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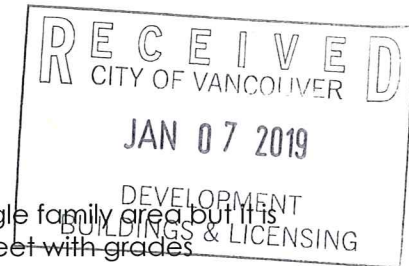
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a. 200 - 1892 West Broadway, Vancouver, BC,
Canada, V6J, 1Y9

Design Rationale

RM7 6-Unit Stacked Townhouses
4770 Duchess Street, Vancouver, BC

DP - 2019 - 00003



1. Project Description

1.1 Site Information

This corner site is 49.5' in width and 106.25' in depth. It is located within single family area but it is zoned for RM7. The site terrain is high at the lane and low at Cheyenne Street with grades dropping about 12' in elevation. The rear lane is available for vehicle access. The total site area is 5,262 sf.

1.2 Building Information

The proposed project is a two-and-half storey wood frame building with basement and it consists of 6 stacked-townhouse units. The proposed FSR is 1.2 with 6,314 square-foot floor area.

2.

2.1 Neighborhood/Streetscape Character

The project introduces a two-and-half storey design which allows the project overall massing to be compatible with single family dwellings in this neighborhood. The design provides clear visible identity to each dwelling units from the street by the front stairs, front porches, front entry doors etc., which a common features found in single family dwellings.

The social opportunities are provided by the presence of porches, front doors and front stairs where the interaction is promoted between residents and people from the street. Extensive front-yard garden/planting also fosters semi-private realm and buffer zone for the residents.

The open parking lots are provided at the back and can be accessed from the lane. It is covered by an open trellis and paved with grasscrete pavers.

The front-yard setback is 21' 2" is compatible to the surrounding residential lots.

2.2 Development Scenarios and Building Typologies.

There are no existing houses that will be retained. The size of the site is eligible for Multiple Dwelling in the form of Stacked Townhouses with 1.2 FSR. And the project is designed with Stacked Townhouse Characteristics where one half-basement garden level unit, one main floor unit, one upper unit with attic are all stacked on top of each other.

2.3 Orientation

Each unit has an entrance door which is visible from both streets (Cheyenne Street and Duchess Street). The porches, stairs, roof decks are all facing to the streets to maximize the street life.

2.4 Light and Ventilation

Each unit has two or three-side exterior walls to provide maximum natural light and cross ventilation.

2.5. Privacy

The overlook of private open space and direct line of sight into windows are avoided for this development. Side-windows are offset from the neighbors to avoid direct sightlines. The front stairs are located at the convenient location so that the circulation area can be minimized.

3.

3.1 Lock-off units.

Three lock-off units are provided for the project due to site slope and two flanking streets. The accessibility of the site offers more opportunities for rental.

4.

4.1 Off-Street Parking and Bicycle Storage.

Total of 4 open parking stalls are provided at the back-lane. These parking spaces will be shared by 6 units. In terms of Bicycle parking storage, we have proposed 10 bike rooms at the rear yard and 5 enclosed bicycle rooms under unit #3 porch.

5. Architectural Components

5.1 Roof and Massing

The two main pitched-roofs sit on two and half storey above. The top level attic habitable space is setback from the perimeter of the building. Therefore, the overall building massing has been substantially reduced to match the surrounding single family dwellings. The top attic level presents itself as dormers viewing from the Horley Street and they are treated as secondary roof so that the main roof can be emphasized.

5.2 Exterior Walls and Finishes

The Vernacular American Craftsmanship style will be introduced to this project. The exterior wall finishes are articulated on all building faces. The street facades are dressed with wood frame post-and-beam structure at the front porch. Thin Brick veneer is introduced to the vertical bays at three elevations.