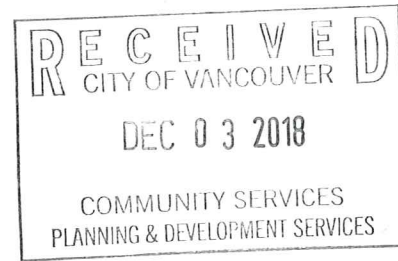




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Design Rationale for the Development at 6102 Windsor St.

The intent for the site at **6102 Windsor St.** is to design a duplex and infill that falls within the City's RS-1 design guidelines as well as to present a well detailed craftsman home to the neighbourhood.

Building Design

With an allowable increase of the floor space ratio (FSR) to 0.85 for a multiple dwelling residential building, one of the main challenges of the design is to produce a building that appears as a single house on a single lot plus a suite in the back.

We have attempted to make the exterior compatible with the streetscape and add character elements to the building including use of heritage colors (Kitsilano Gold), craftsman character elements and entry porch. We have decided to protect most of the existing structure and form of the existing building and bring life into the building, through a contemporary infill house.

Since the land is located on a peat bug area, we have raised the existing basement height by 1 feet, raised the existing first floor by 6 inches and raised the grade around front of the house by 6 inches, to keep the look of the house consistent with the old proposal.

We decided early on in the design development stage that our building would front Windsor St. This would allow for our building to fall back inline with the rest of the residential buildings on the 6100 block of Windsor St. However, we feel that our design should still respect Character retention. We achieve this through various means: we maintain a strong appeal with the board painted with heritage colors which itself just off the front of the house; finally, while the rear of the house faces the rear yard, it is exposed to lane - we acknowledge this by ensuring the detailing of such things as the rear porch, the columns that support it and all the other trims and boards that are applied to the street-fronting facades are applied to the rear elevation as well.

Two car garages and one open parking spot is allocated to three of the units, located at the rear of the site. They are separated to not only allow light to penetrate through to the lane but to also minimize massing while still creating some privacy from a lane. Please note that since the lane has a guy wire (wire holder), the existing house's garage faces E 45th Ave. In order to comply with BC Hydro clearances from transformers and also guy wires, the only way to accommodate three parking (one per each unit) was to access the garage from E 45th Ave (the same way as excising house) for the covered garages. We also discussed this with Mr. Ben Ostrander and coming up with other solutions seemed hard during the meeting.

Thank you for considering this proposal

L.R. Design