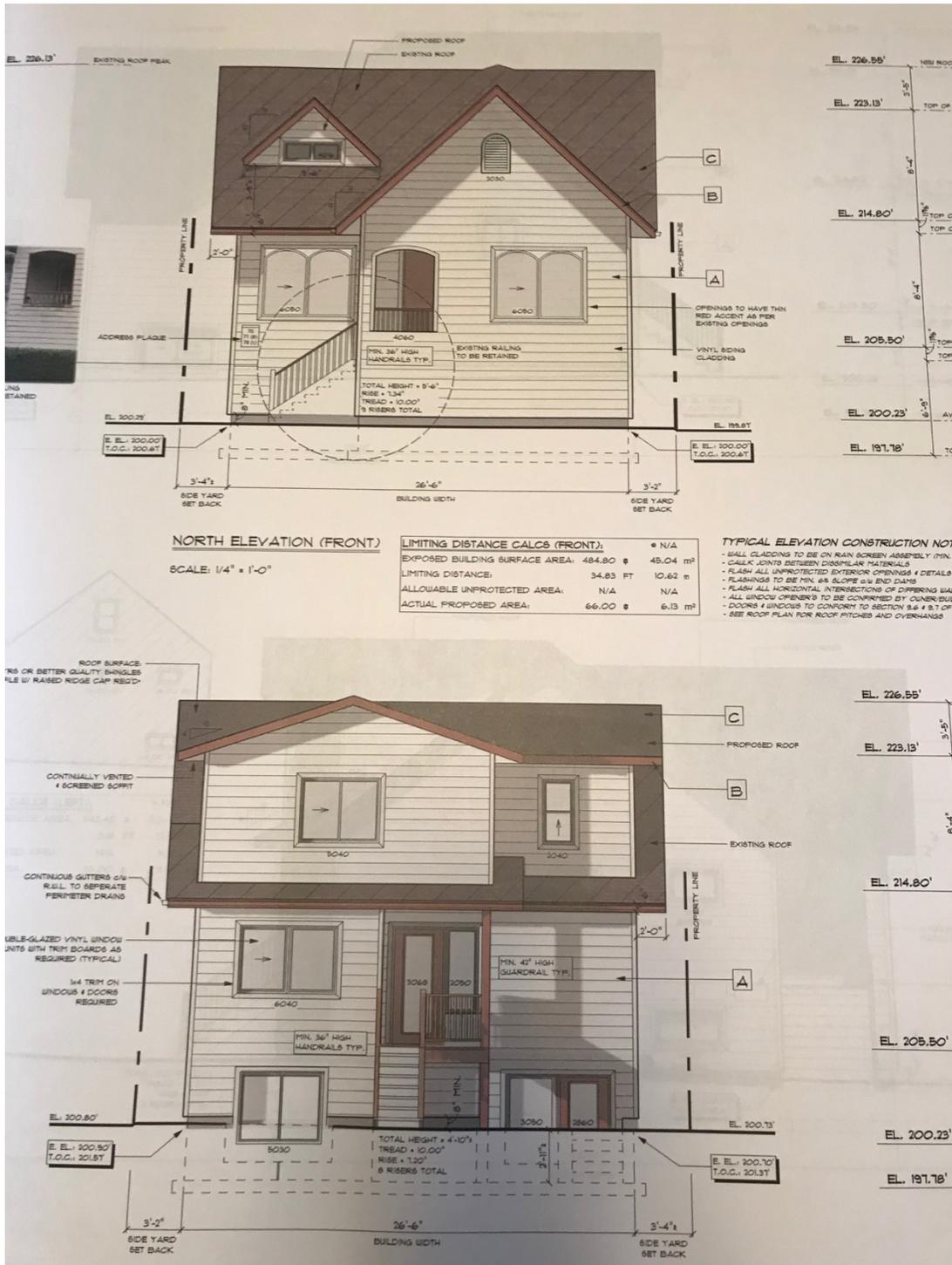


# DESIGN RATIONALE

## 70 WEST 18<sup>TH</sup> AVENUE



FOR: CITY OF VANCOUVER  
PLANNING, DESIGN & SUSTAINABILITY  
DEVELOPMENT, BUILDING AND LICENSING SERVICES

August 13, 2019  
c/o Development & Building Review Branch

## Design Rationale for 70 West 18<sup>th</sup> Avenue

### **1. Introduction**

This site has an existing pre-1940's home which the City of Vancouver has determined has character merit and is therefore entitled to consideration under the RS-7 zoning for additional development density in return for the owner saving the front façade and character of the existing home and front yard.

We are therefore proposing to retain the existing home but totally renovate the home to bring it up to modern code and interior comfort standards while retaining the front façade and provide for a legal secondary suite in the basement. The footprint of the home will not be changed but a slight addition to the upper floor will be made so as to increase the livability of the main and upper floors.

A new Infill home will replace the asphalt parking area at the rear of the property. The new Infill home will be approximately 1,000 square feet but spread over a basement, main and upper floor so as to minimize the footprint of same.

Other than an approximately 200 square foot addition to the rear upper floor of the main house and a small "peek-a-boo" dormer on the front roof facing the street, the main house will retain all of its existing character elements, including front stairs and railing, curved window sashes with traditional trim, the traditional clapboard siding, and the arched gable vent. The Infill home's architecture will replicate that of the main house for a consistent architectural aesthetic over the entire property.

The development will therefore have roof pitches, window styles, door styles, massing and volume which will match and complement the other homes within the neighbourhood which were also built around the pre-1940's era, including the adjacent home to the east.

Much of the existing landscaping in the front yard will be retained and improved while maintaining the existing lot grade and elevations. The landscaping in the new rear yard area will be in keeping with the City's guidelines for new Infill homes which provide for as much permeable surface as possible and lots of plants and vegetation. Again, there will be no change to lot grade or elevation.

### **2. Roof and Chimneys**

The roof form will stay the same except for the new "peek-a-boo" dormer on the front façade and the new dormer added to the rear of the upper floor. As is currently, the roof will be asphalt shingles. There are currently no chimneys nor are any new chimneys planned.

### **3. Windows and Skylights**

All of the windows will be a custom tinted vinyl with a 4" trim around the top and sides with a 2" thick sill and 2" apron at the bottom to closely match the current architectural style of the existing home's windows as much as possible (while meeting current code requirements for insulation and air resistance values). No skylights are planned for this development.

#### **4. Entrance Stairs and Porches**

The original front entrance stairs, railing, and porch including their architectural elements will be replicated with all new materials but is intended to look identical to the existing porch when complete.

The existing sub-surface entrance to the basement will be enhanced to provide a nice space for the secondary suite occupants, namely a sunken porch with enough room for 2 bistro chairs, a small table and a small BBQ.

The rear entrance for the main and upper floor dwelling unit will be a small (23 square foot) covered deck located just next to the basement entrance.

The Infill will have an inviting front entrance porch that will greatly improve the aesthetic appeal of the lane (particularly when compared to the unsightly bare asphalt area comprising most of the rear yard of the property at this time).

#### **5. Balconies and Sundecks**

The Infill will have its own small (35 square foot) upper floor balcony overlooking the lane (facing away from adjacent neighbours and the main house). Aside from the existing front porch (which remains unchanged) and the two slightly re-configured above-noted rear entrances for the main house, no new porches or balconies are proposed for the main house.

#### **6. Exterior Walls and Finishes**

The exterior cladding will replicate the existing clapboard siding using a synthetic material such as composite or vinyl. All exterior cladding will be installed over a rainscreen assembly in accordance with current building code requirements.

#### **7. Front Yard Setback**

The front yard setback will remain “as is” since the house is not being moved or relocated in any way. A recent survey indicates the setback is 35 feet. The Infill is set back 3.31 feet from the lane property line and 9.92 feet and 3.60 feet from the east and west property lines respectively.

#### **8. Side Yard Setback**

The side yard setback will remain “as is” since the house is not being moved or relocated. A recent survey indicates the setback is approximately 3.36 feet on the east side and 3.17 feet of the west side.

#### **9. Floor Space Ratio [Allowable Density]**

The outright permitted FSR on this property under the RS-7 zoning is 64%. However, under the conditional use where the Director of Planning may permit additional density in return for the owner saving the existing house and its front façade, the maximum permitted density is 85% of the lot area. We have proposed just under 85% so as to obtain needed additional density to compensate for the retention of the existing home and front façade (which is smaller than permitted and set back 35 feet from the front property line).

## **10. Building Depth**

The permitted main building depth is 48'. We are proposing only 37' since the existing house is currently 37' and we are not proposing to change the footprint of same.

The Infill building depth is 18.6 feet with a width of 19.5 feet.

## **10. Landscaping**

The Landscaping plan is respectful of the current landscaping of the front yard with the addition of a small patio with cedar hedging adjacent to the front porch, while the rear yard landscaping will give each dwelling unit more privacy and at the same time enhance the overall environment of the property and the neighbourhood in general with lots of new hedges, shrubs and vegetation.