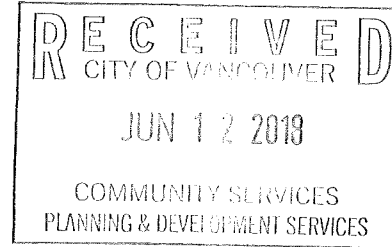


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19 April 2018

RE: 727 East 26th Avenue Design Rationale

727 East 26th Avenue and its neighbour to the east, 735 East 26th each have single family character houses with lot widths of 56' and 33', respectively. The proposed simultaneous redevelopment of both sites entails re-subdivision of the existing lots into more equal 45' and 44' lots.

The proposal utilizes the incentives for character retention in RS zones, which allows addition to the character house and infill building and 0.85 FSR with 4 dwelling units on the site. The principal building, comprised of the existing character house and addition, contains 2 dwelling units. The massing, primary roof form, period details, window openings and wood cladding of the 1925 character house will be retained or reinstated to the original, with the original roof line being raised a modest amount to allow for a partial second storey. The addition to the character house is proposed to the rear and is in keeping with the original style of the character building. The infill building at 0.25 FSR contains 2 dwelling units on 2 floors within a contemporary steeply pitched building. 4 parking spaces are provided.

The following relaxations are being requested:

Relaxation for proposed front yard of 10% exceeding permitted 20%. The rationale for this relaxation is that the proposed front yard matches the existing front yard of the character building which is currently 10%, allowing the character building to maintain its original location on the site.

Relaxation for proposed area of impermeable materials of 71% exceeding permitted area of 60%. The rationale for this relaxation is that the area of pathways and patios (26%) will be pervious paving per Vancouver Integrated Rainwater Management Plan, Best Management Practice Toolkit, Volume 2.

Thank you,

A handwritten signature in black ink, appearing to read "Darren Huebert". The signature is fluid and cursive, with a large loop at the end.

Darren Huebert, Intern Architect AIBC
Birmingham & Wood Architects and Planners