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Processing Centre - Building
City of Vancouver
515 West 10th Avenue
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RE: 735 East 26th Avenue Design Rationale

735 East 26th Avenue and its neighbour to the west, 727 East 26th each have single family character houses with lot widths of 33' and 56', respectively. The proposed simultaneous redevelopment of both sites entails re-subdivision of the existing lots into more equal 44' and 45' 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 1911 character house will be retained or reinstated to the original. The addition to the character house is proposed entirely to the rear and is contemporary - sensitively designed to be distinguishable yet related to the existing character house. 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 height of 31.4' for the Principal Building (character building) exceeding permitted height of 31.2'. The rationale for this relaxation is that the proposed height matches the existing height of the character building which is currently 31.4', allowing the character building to maintain its original height.

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 73% exceeding permitted area of 60%. The rationale for this relaxation is that the area of pathways and patios (29%) will be pervious paving per Vancouver Integrated Rainwater Management Plan, Best Management Practice Toolkit, Volume 2.

Thank you,



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