

SITE CONTEXT

This newly created duplex lot in Glenmore lies at a 90 degree bend along Glengarry Crescent with its front yard facing Glenmore Park to the south and its flanking side yard facing the front parking area of Collingwood School to the east. Adjacent and to the north lies an existing 2-storey single family home whose front yard faces east and which has a sun deck at its second level that has exposure to south light over the duplex site. To the west of the subject site are two new single family lots with the same zoning (RD1) whose size will allow 2-storey homes. These new homes will both face southwards towards Glenmore Park and, being at a higher elevation, will have roof heights that are greater than for the subject site. The lot adjacent to the subject site will share a side yard with it.

SITE DESCRIPTION

The site generally slopes down from the north west corner to the lowest point in the south east corner, exposing it to good sunlight for most of the day, with the advantage that this light will be filtered through the tall evergreens bordering the north edge of Glenmore park and the front of the school. Evening sun will wash both the front yard and the north west part of the site for most of the year.

Views out from the site are generally open for the mid distance looking towards the school and into the park through an evergreen screen. There are limited north easterly long distance views towards Grouse mountain across Glengarry Crescent. The north and west of the site are bordered by the adjacent lots however some north westerly hillside views will be possible

Vehicular and pedestrian access to the property is from the east. Only a single driveway crossing is allowed and on-site vehicular turn around necessitates a sizeable paved area in the south east part of the front yard, which will double as a children's play area. Separate paved pathways from Glengarry lead across the driveway to private steps that in turn lead up to the front doors of each unit.

ARCHITECTURAL DESIGN

The proposed building is two storeys with the upper storey having a significantly smaller footprint than the main and basement levels. The duplex units both face the east property line and each of their interlocked plans differs from the other. The plan of the building follows the angled property lines and is cut back at the north west corner to create a usable rear yard for the north unit. While the west facade generally hugs the setback line, it is cut back at the north west corner to create a usable rear yard for the north unit. The south unit has usable outdoor space provided to its south. The east facade is modulated by the use of layered setbacks and heights of parts of the building mass creating a hierarchy of entrances, decks, roofs and balcony recesses. The front entrances and garages of each unit are separated and made distinct from each other, while they share a similar vocabulary. The building mass is reduced to a single storey at both the south and the north of the east facade to further articulate the front facade and to reduce the impact of shadowing on the adjacent property to the north and on the rear yards of the single family lots to the west.

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103 Glengarry Crescent Duplex Development Permit Application

DESIGN STATEMENT

The building (measured along the east elevation) will not be very wide at 60 feet - smaller than the typical 65 to 75 foot wide single family home in the neighbourhood. While the zoning bylaw requires just 25 feet for front and flanking street setbacks, the duplex, other than garage fronts, is set back a minimum of 30 feet at these yards. This allows for a larger usable yard for each duplex unit which, when landscaped, will be in character with the typical front yards of the older homes in the neighbourhood. Side yards are at the minimum with the larger yard provided at the north property line which again helps in reducing any shadowing impact on the sun deck to the north.

Roofs are generally flat with the lowered masses having sloped roofs providing cathedral ceilings to the main floor below. A raised parapet coincides with a recess on the west facade creating some play in height on the second floor roof.

The duplex has been given a contemporary glassy character faced in natural coloured materials that will respond to the facade treatment of the new school building. The extensive use of glass will create bright and expansive feel to what are relatively small housing units. Horizontal lines created by deep roof soffit shadows, window muntin bars and metal balcony railings are used to animate the building's facade and modulate its height. Each unit's front door is set in a tall glassy element that contains the main stair. A glazed metal framed canopy is used to identify each entry. Ledge stone facing is used as a noble material to further articulate each entry mass. The stone also serves to visually connect the building to its heavily landscaped ground plane. The remainder of the building is finished in a sandfloat acrylic stucco articulated with prefinished cedar siding and soffits. All materials will have a natural hue and a deep tone.

LANDSCAPE DESIGN

The site is to be landscaped from the building to the curb interspersed with walkways, private paved patios and driveways. Plant materials will create a sea of colour and contrast through the use of a variety of evergreen and flowering trees, shrubs, grasses and perennials. The south unit has access to a usable lawn in its front yard. The north unit front yard is focused around three existing evergreen trees. While the south unit has the larger landscaped area, the north unit private outdoor space is enhanced with a gem of a waterfall feature. The overall result of the landscaping will be the creation of an enhanced streetscape that maintains a strong separation between private and public space and will improve greatly on the singularly green existing laurel hedge. Planting heights are lower than the hedge thereby improving visibility across the duplex site from Glengarry to the Collingwood School entrance.

