HRA Amendment Package for :

MATHER'S CRESCENT WEST VANCOUVER

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Submitted to the District of West Vancouver by jonChoo Design as an amendment to the proposal submitted in October, 2017

Heritage Review Presentation
January, 2019

Statement of Intent

Binning House HRA

JonChoo Design Inc. is pleased to make this application for a **Heritage Revitalization Agreement** for the Binning Residence. **This application proposes the conservation + revitalization of one of Canada's most significant heritage houses by way of subdividing the existing property and converting the existing residence into a private gallery.**

Proposed Use of The Binning House

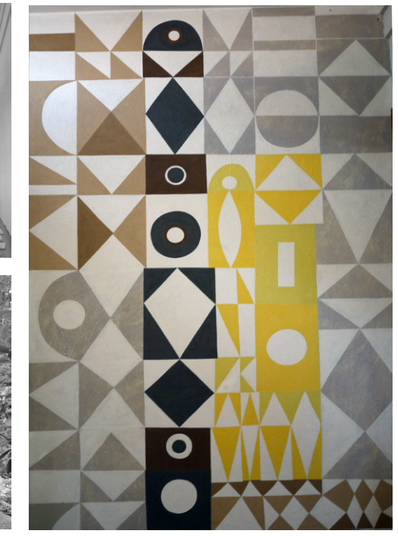
The house will serve as a private gallery preserved as a 'time capsule' through the restoration of architectural details, placement of original furniture, exhibition of select personal items owned by the Binnings, and storage of all Binning related contents. The house will be available for regular viewings by the public as well as private event bookings.

Most importantly, faculties of Art + Architecture across the nation will be invited to send their students to experience the Binning House first hand. Professor Bertram Charles Binning helped establish the Faculty of Fine Arts at UBC and taught both there and at the Vancouver School of Art (today's Emily Carr University). This proposal will ensure that his legacy as an educator will endure as countless generations will be inspired by a collection of his life's work, set in the context of his greatest architectural achievement.

The Proposal

Revitalizing the Binning House beyond its 'former glory' and preserving it for public viewing is one of the main goals of this project. Additionally, preserving the garden landscape and its setting, surrounded by wilderness, is of utmost importance. Furthermore, this proposal strives to create an appropriate response to the Binning House by thoughtfully considering view lines, privacy, and the conservation of not just the historical site, but its architectural concepts and ideologies as well.

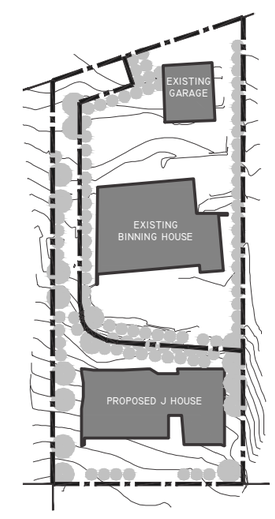
Binning House Photos 2014



Interior Hallway Mural

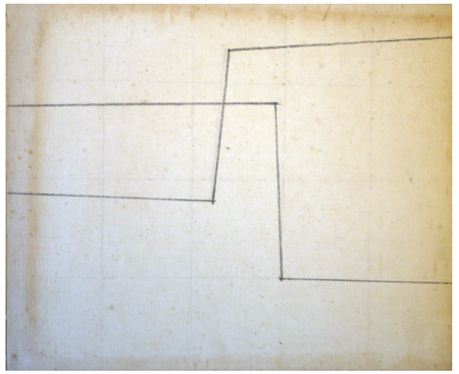
Subdivision Rationale

- Not only did the current owner purchase all the original furniture from the Binning Estate, but also all of the Binnings' personal artifacts. If subdivided, the original house could serve as a place to display these artifacts in their original context. Something that rarely, if ever, has been achieved in heritage.
- A secondary residence would allow greater public access to the Binning House as it would negate the necessity of it serving as a primary residence for the rest of its existence.
- Subdivision allows for the preservation/restoration of the bathroom and kitchen in their original condition, as they are currently not protected under the existing bylaw. If the secondary residence is built, the need to upgrade them to the modern standards would diminish and they could be further protected under an updated bylaw.
- Subdividing the Binning property would be the only example of a heritage revitalization/ restoration that fully preserves the heritage asset inside and out. This is in contrast to other approved heritage revitalization agreements that only maintain a small portion of the original asset.

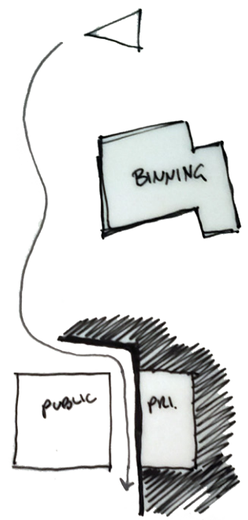


Proposed Subdivision

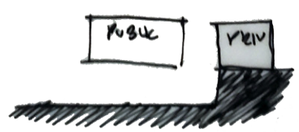
Design Proposal



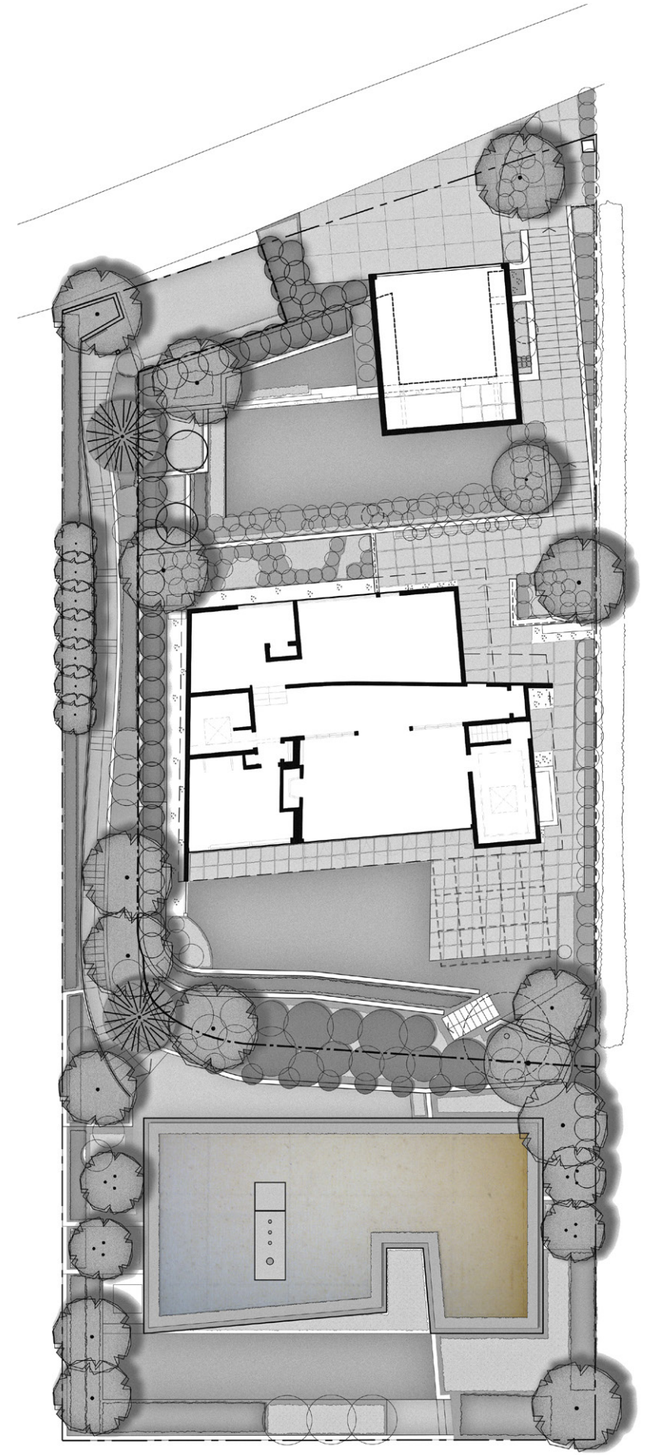
Line Study by Bertram Binning



Program Sketch Plan



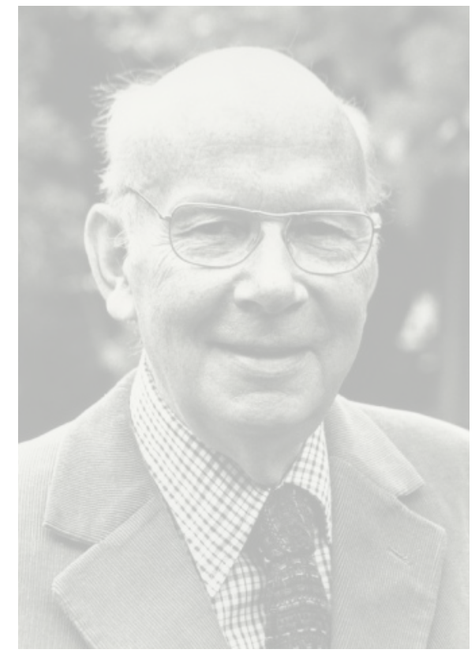
Program Sketch Section



Proposed Landscape Diagram

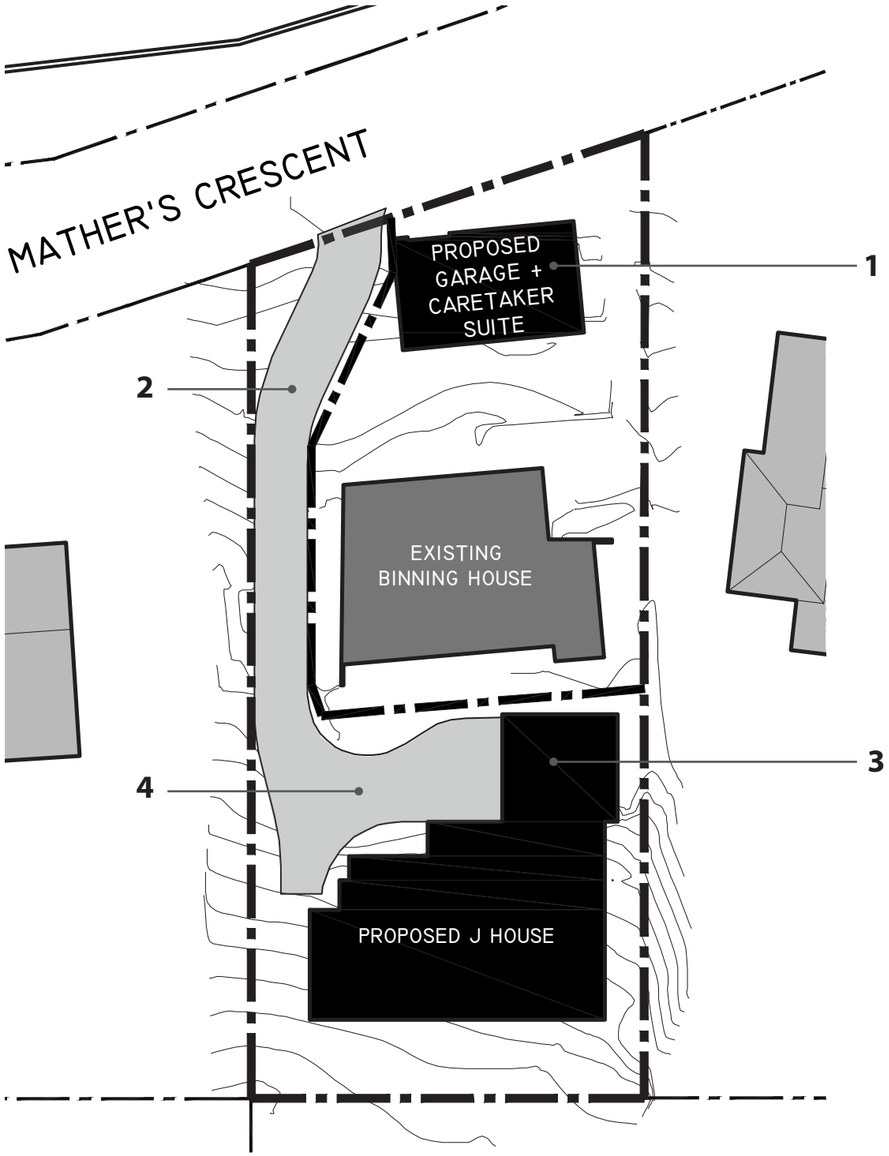
Modernism:

- asymmetrical compositions
- use of general cubic shapes
- flat roofs
- use of reinforced concrete
- metal and glass frameworks often resulting in large windows in horizontal bands
- an absence of ornament or moldings



Prof. Bertram Charles Binning

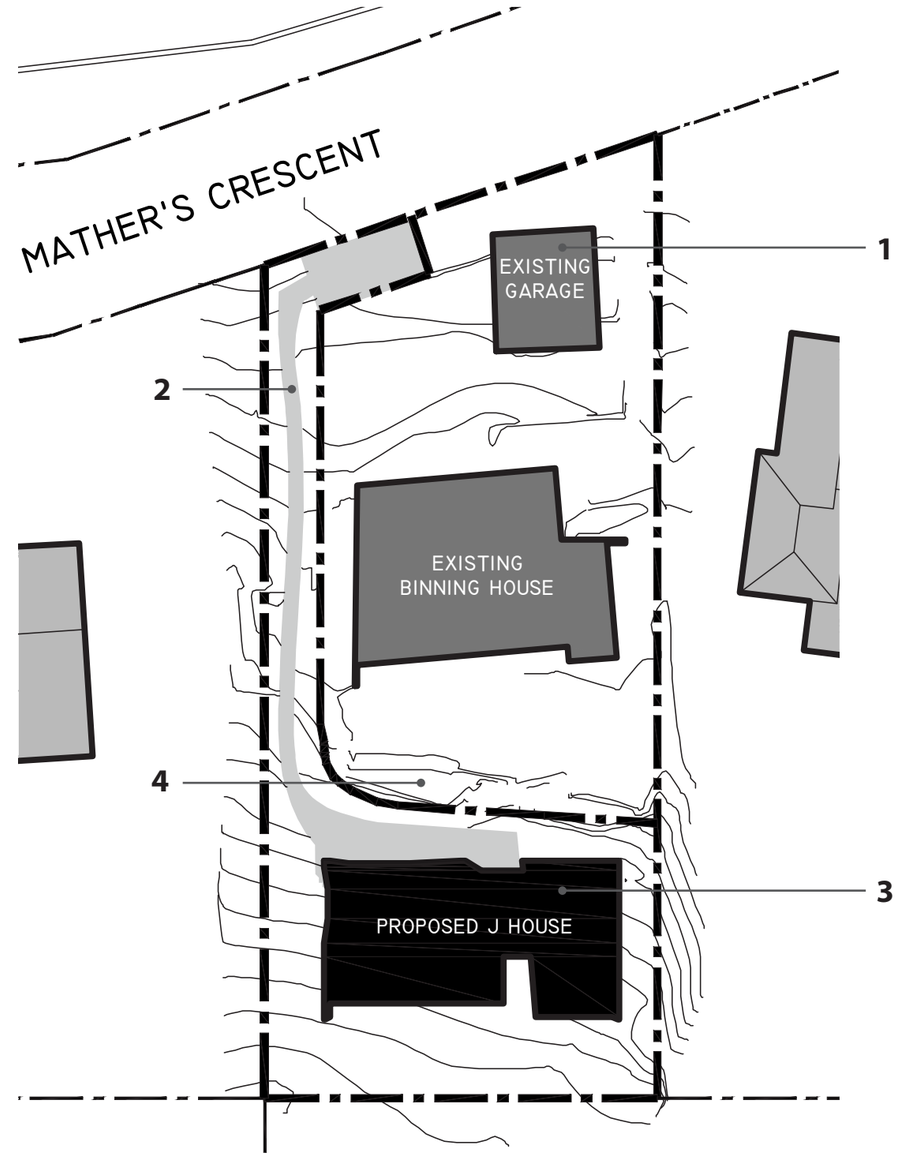
Original Proposal 2017



Concerns of the DRC

1. Consider the volume and siting of the proposed new garage and caretaker suite;
2. Access to the new j_House;
3. Volume, scale and proximity of the j_House in relationship to the Binning House;
4. Reconsider the extent of manipulation of the landscape to accommodate the proposed driveway.

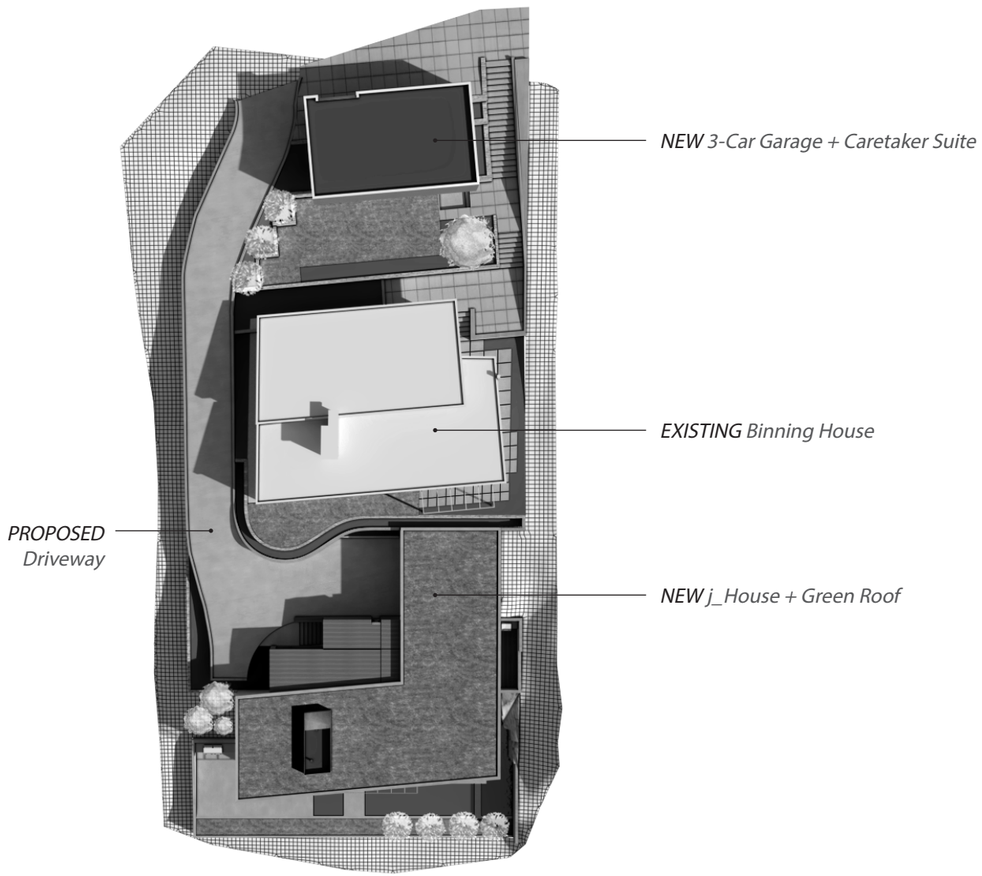
Revised Proposal 2018



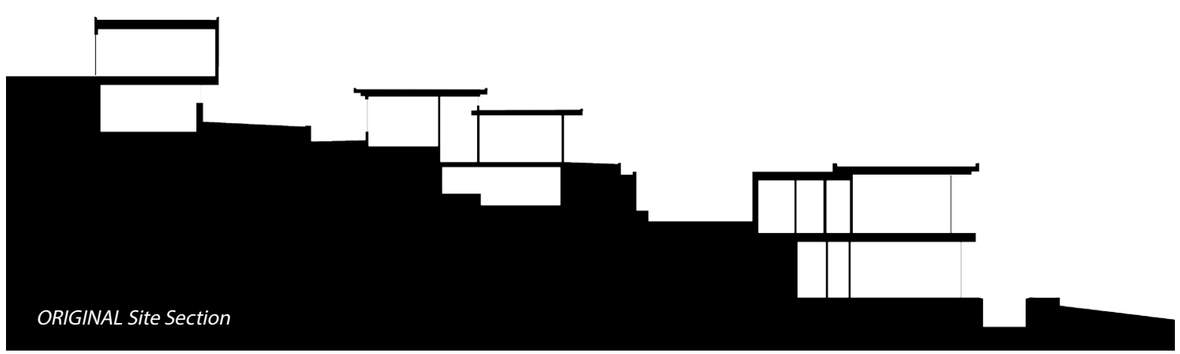
Responses to the Concerns of the DRC

1. New garage + caretaker suite omitted. Existing garage to be restored.
2. Access to the new j_House is via an exterior footpath from off-street parking.
3. j_House is now 40'-0" away from Binning House and 5'-0" lower than Binning Main Floor.
4. Footpath in lieu of driveway / Landscape designed to conceal the j_house and its access.

Original Proposal 2017

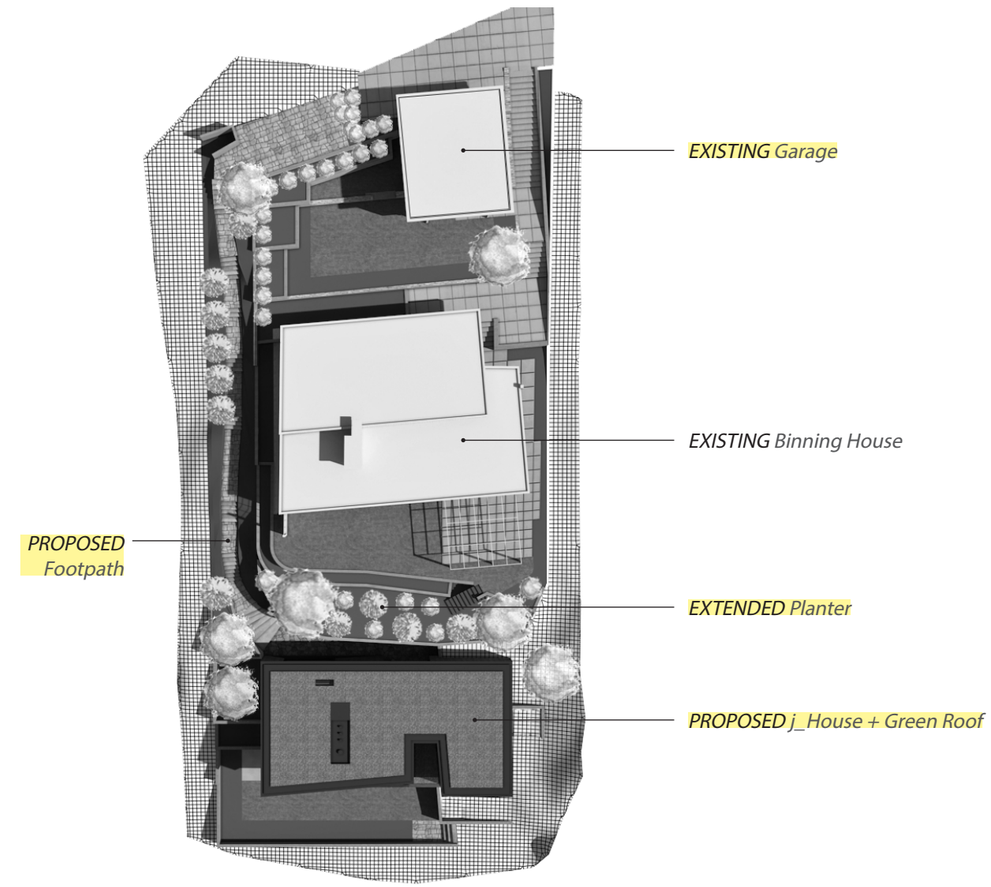


ORIGINAL Overhead Site View

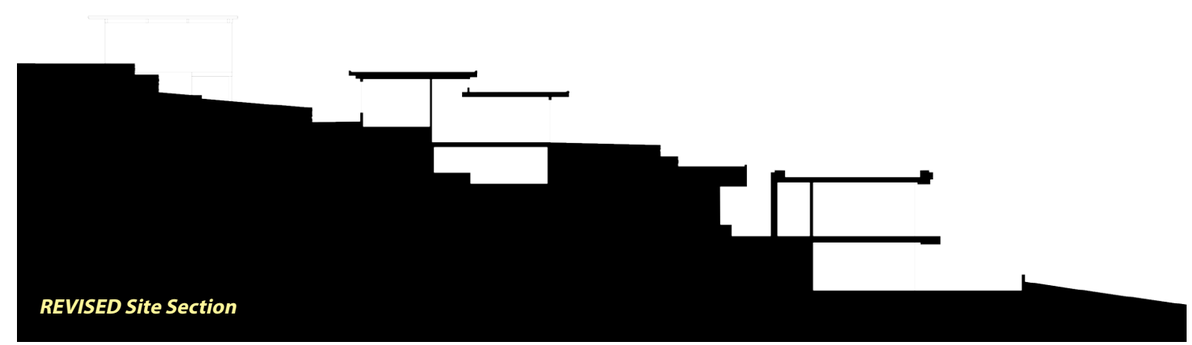


ORIGINAL Site Section

Revised Proposal 2018



REVISED Overhead Site View



REVISED Site Section

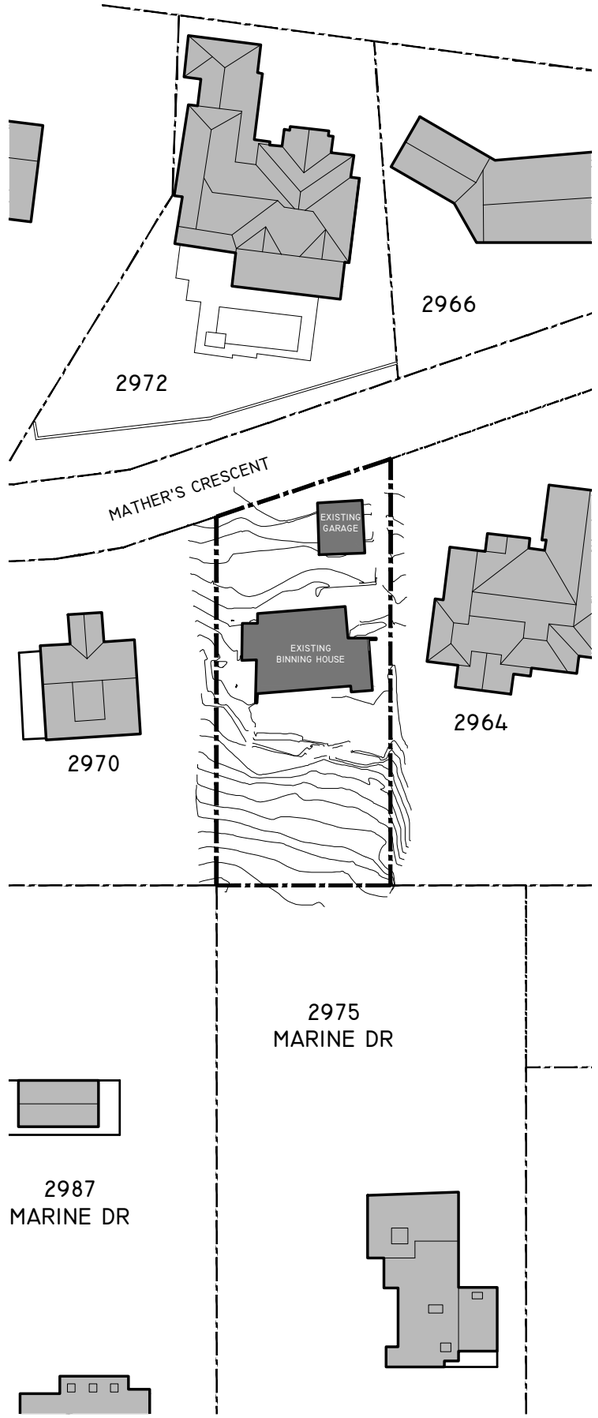
Site Context

Binning House Location:
2968 Mather's Crescent, West Vancouver

View from below the Binning House rear yard garden

The Site - Existing

Situated in Altamont, one of West Vancouver's most sought after neighborhoods, the Binning House is nestled on a hill. The site's orientation is north-south which allows for ample sun exposure while the undulating terrain and side yard tree coverage shelter the site from prevailing winds and the afternoon sun. The total area of the existing site is 12,837 sqft.



Existing Site

Additions

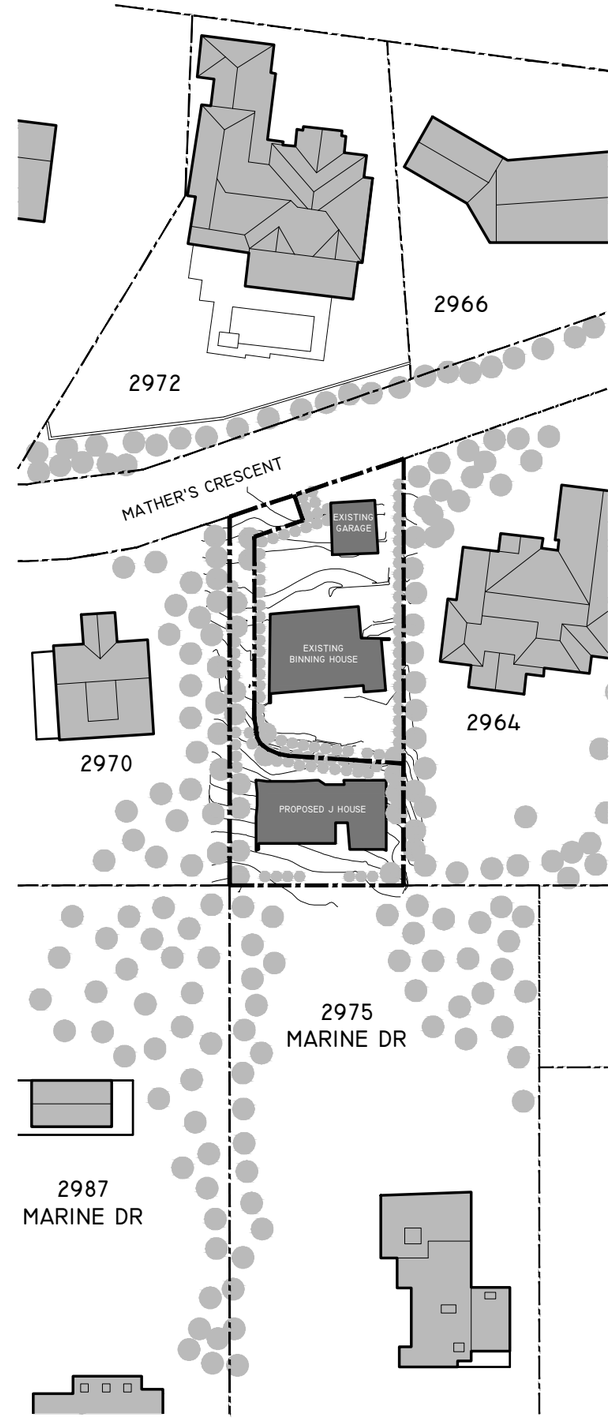
There have been two main additions to the Binning House. First, in 1966, a 2-car garage + shed was constructed at street level and secondly, in 1989, a bathroom was added to the west elevation of the house itself.

The Site - Proposed

The existing garage + shed will remain intact and be restored to match the restoration of the main house. The sub-division will respect the most southerly existing retaining walls and preserve the rear yard garden's current size. Tiered planting has been designed to maintain a sense of wilderness beyond the garden and conceal the new infill residence further downslope. The 1989 bathroom addition will be removed to allow pedestrian access to the new residence.

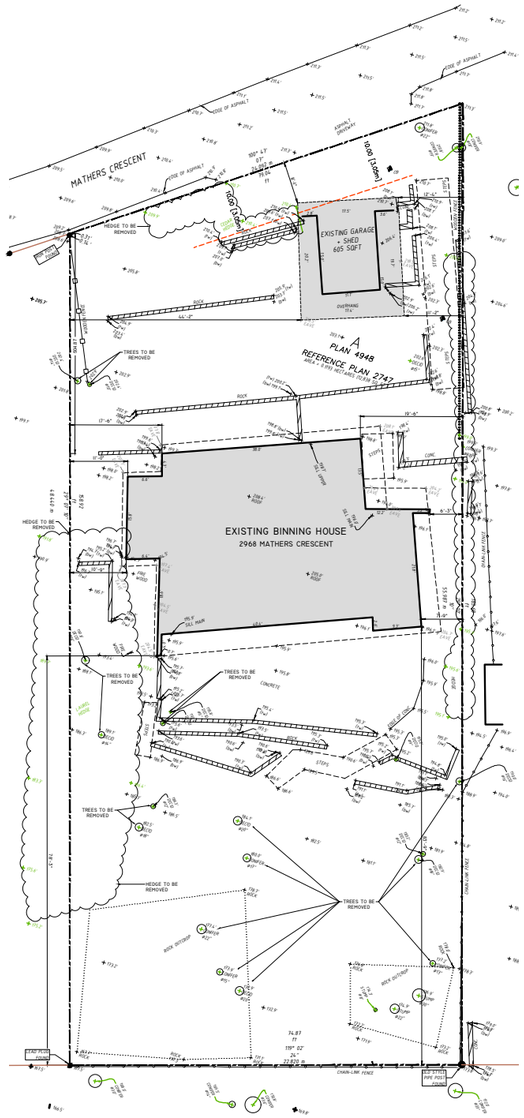
Neighbor Consideration

The property to the **east** sits approximately 5'-0 above the proposed infill roof peak (a flat green roof,) thus their view lines will not be impeded. The abandoned house to the **west** will remain hidden due to its elevation as well as the amount of tree coverage on its property. Its views will remain the same. The house to the **south** is approximately 150 feet away from the proposed infill residence and will therefore not be disturbed in any way.



Proposed Site

Subdivision



Existing Site Plan

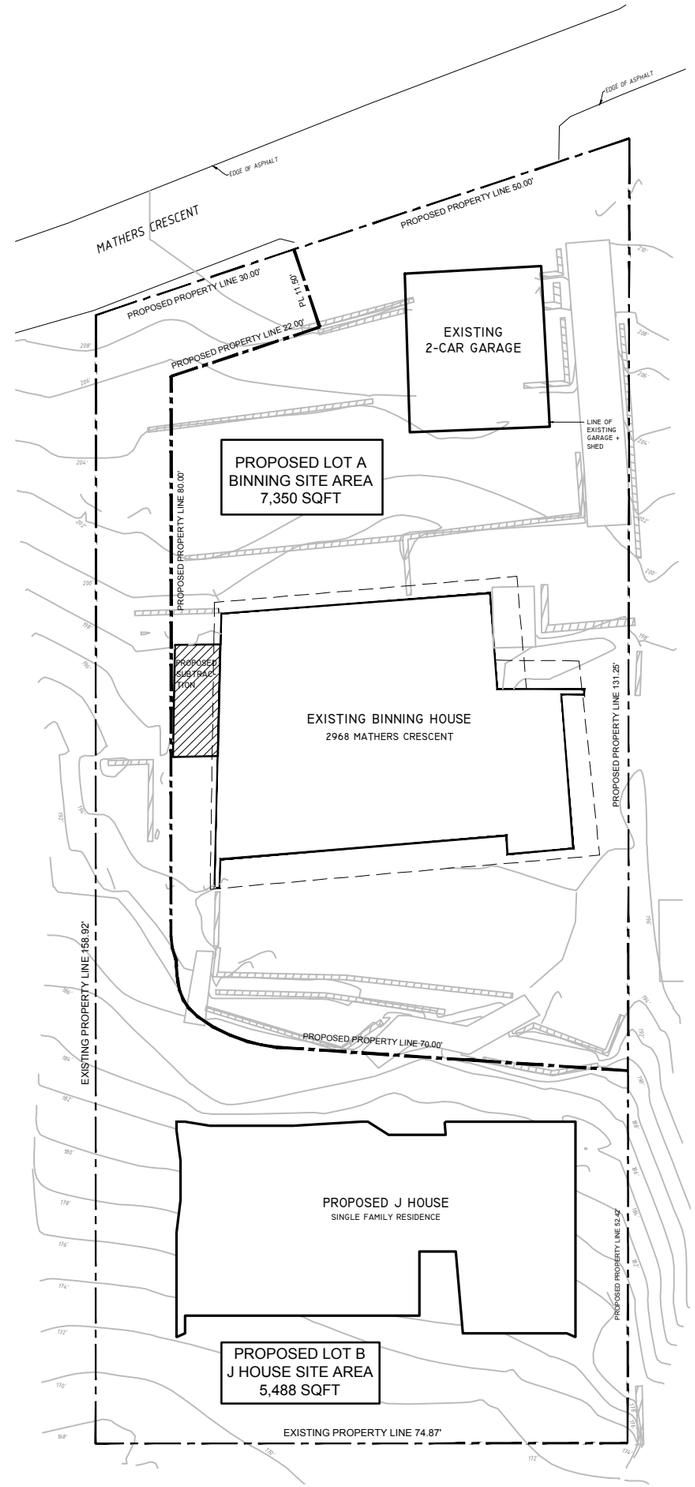
The

existing 12,837 sqft Binning property will be **sub-divided into two lots:**

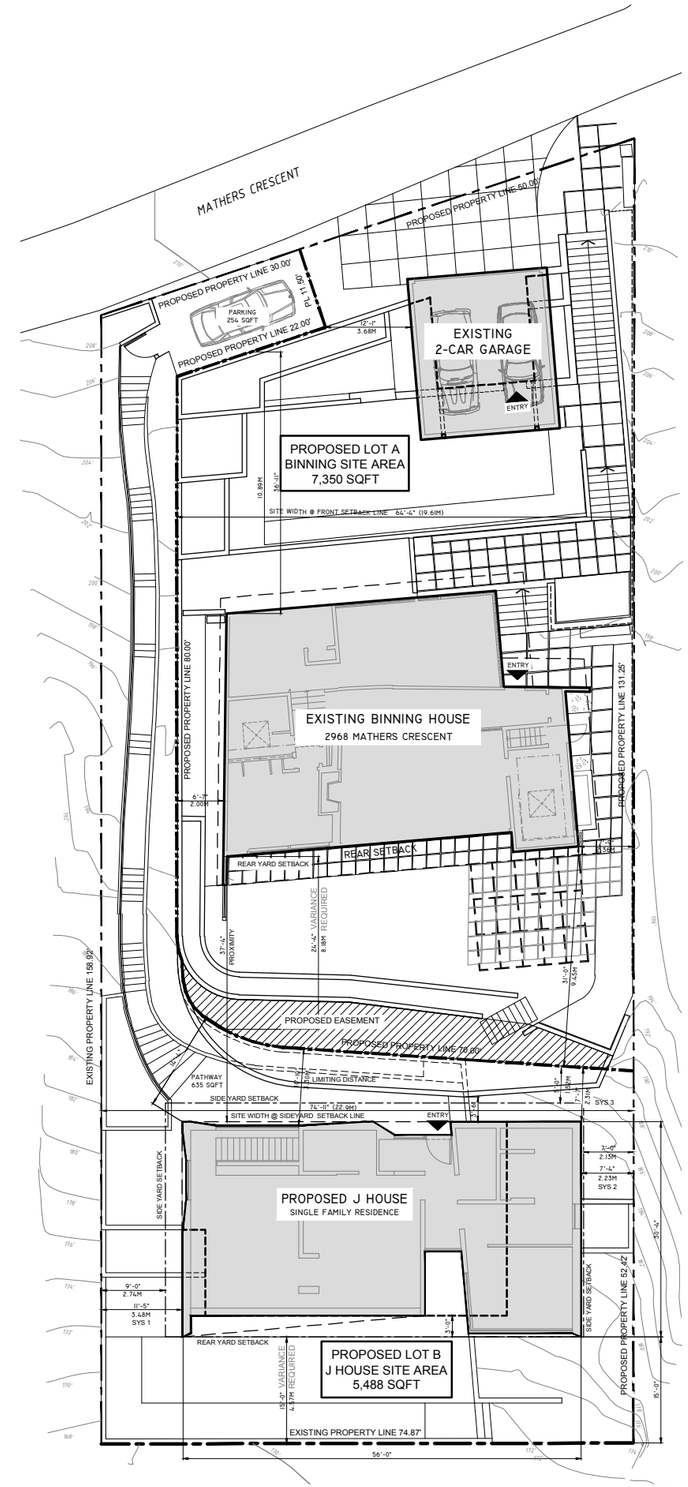
Lot A (Binning) 7,350 sqft
Lot B (Infill j_House) 5,488 sqft

The Binning property will retain all of its landscape features such as the eastern entry sequence and private front and rear yard gardens. The 1989 bathroom addition will be removed to make way for planting alongside a pedestrian footpath providing access to the new residence. The southern property line of Lot A is located along the most southernly existing retaining walls. The bottom tier has been cantilevered over the pedestiran footpath to maximize the planting area above and conceal the infill residence below.

Lot B has been appropriately sized in order to meet the desired programmatic criteria for a new residence while respecting the *genius loci* of the Binning House entirely. The program was set to meet the needs of a young couple and/or those looking to downsize within the Altamont neighborhood.

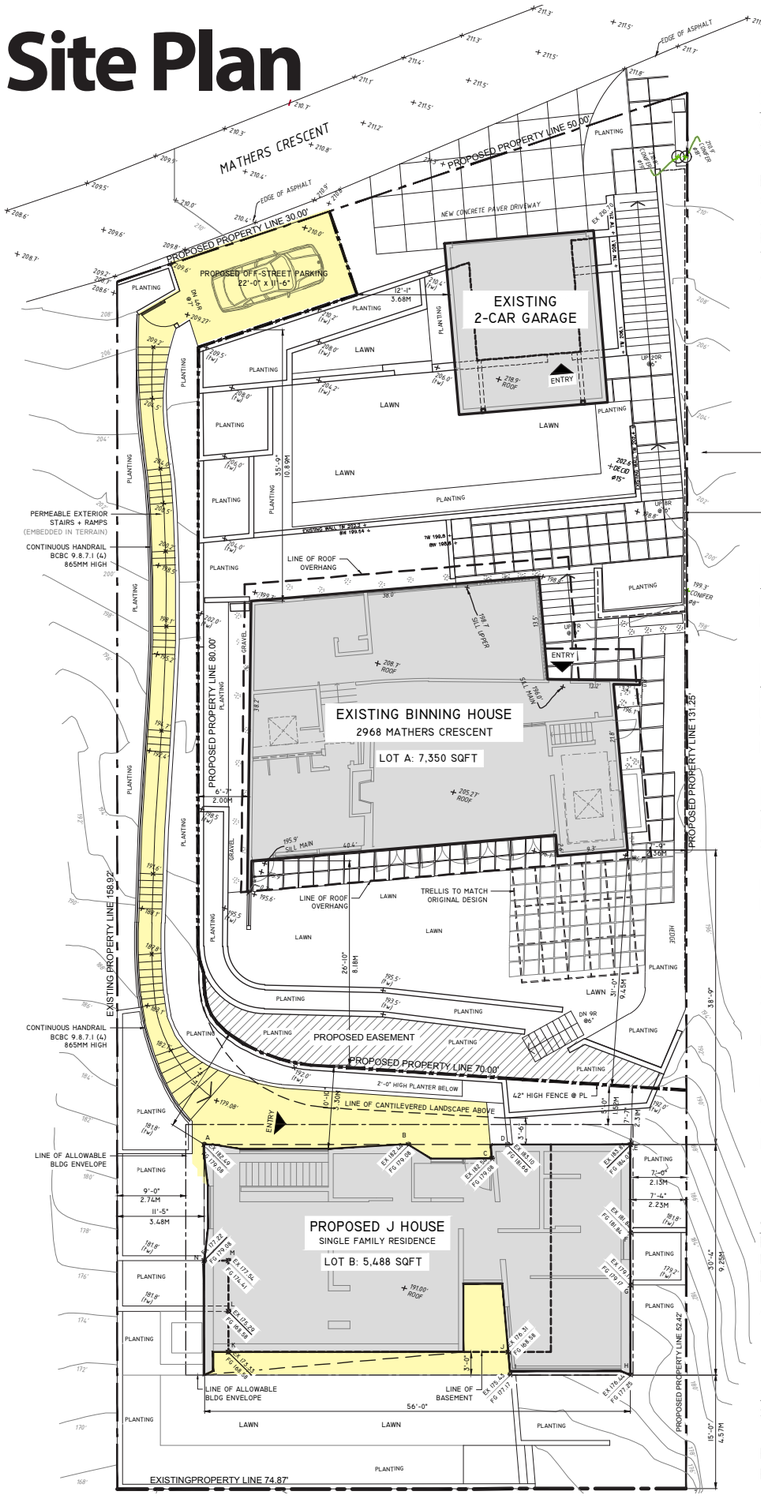


Proposed Subdivision



Proposed Set Backs

Site Plan



Proposed Site Plan

GARAGE + SHED AREA

621 SQFT OF BUILT AREA
57.7 M²

EXEMPTIONS:
440 SQFT FOR GARAGE
240 SQFT FOR BLDG >15' FROM PRINCIPLE BLDG
THEREFORE GARAGE + SHED ARE EXEMPT FROM TOTAL FSR

GARAGE ELEVATIONS

ROOF PEAK ELEV. 218.78
MAIN FLOOR ELEV. 210.70
SHED SLAB ELEV. 203.00

AVERAGE GRADE: 207.97

BINNING HOUSE AREA

1552 SQFT
144.2 M²

BINNING HOUSE ELEVATIONS

ROOF PEAK ELEV. 208.69
UPPER FLOOR ELEV. 198.70
MAIN FLOOR ELEV. 196.00
BASEMENT SLAB ELEV. 188.42

BINNING SITE COVERAGE

INCLUDING ACCESSORY BLDG
SITE AREA: 7,350 SQFT

PERMITTED: 2,856 SQFT
PROPOSED: 2,000 SQFT

J_HOUSE AREA

ALLOWABLE: 2,551 SQFT
PROPOSED: 1,709 SQFT (1,492 MAIN + 217 BASEMENT)
159 M²

EXEMPTIONS:
991 SF OF BASEMENT
< 2'-0" ABOVE FINISHED GRADE
1,208 (TOTAL BASEMENT) - 991= 217 SF

J HOUSE ELEVATIONS

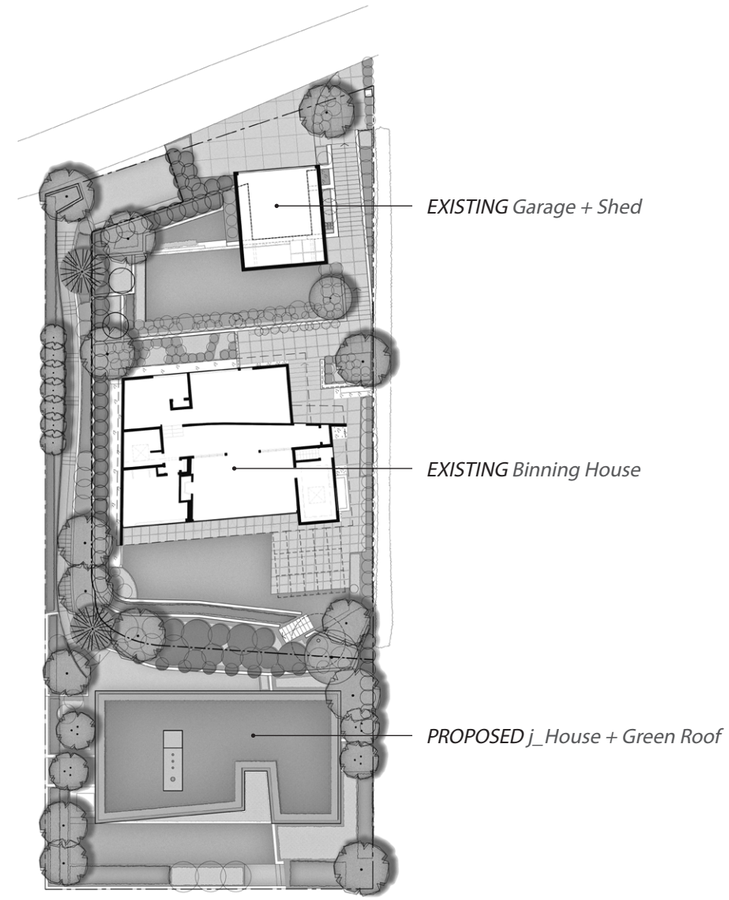
ROOF PEAK ELEV. 191.00
MAIN FLOOR ELEV. 179.25
BASEMENT SLAB ELEV. 169.58

AVERAGE GRADE: 175.78

J_HOUSE SITE COVERAGE

SITE AREA: 5,488 SQFT

PERMITTED: 2,195 SQFT 40%
PROPOSED: 1,700 SQFT 31%



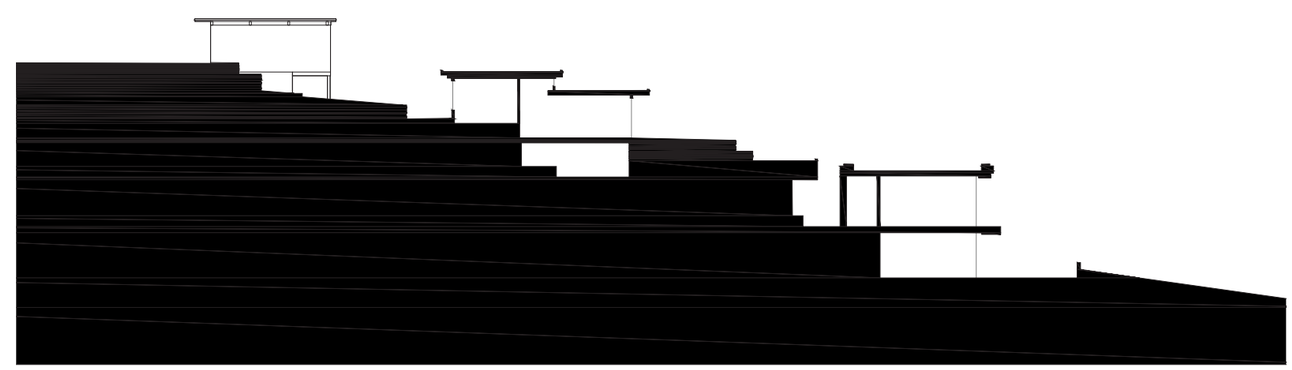
Proposed Landscape Diagram

Site Features

The sites' natural + finished topography allows for complete privacy between the Binning House property and the proposed infill residence. An average of 12'-6" of tiered and cantilevered planting area will create a buffer of foliage which will obscure the infill house from public view while trees have been specifically located to maintain an enigmatic boundary between manicured garden and wilderness - a concept of great interest to 'West Coast Modernism'.

Access to the infill residence will be via an exterior footpath which is sunken into the land; hidden from public view. This path extends 150' from the car park to the front door and meanders the natural fall line of the site.

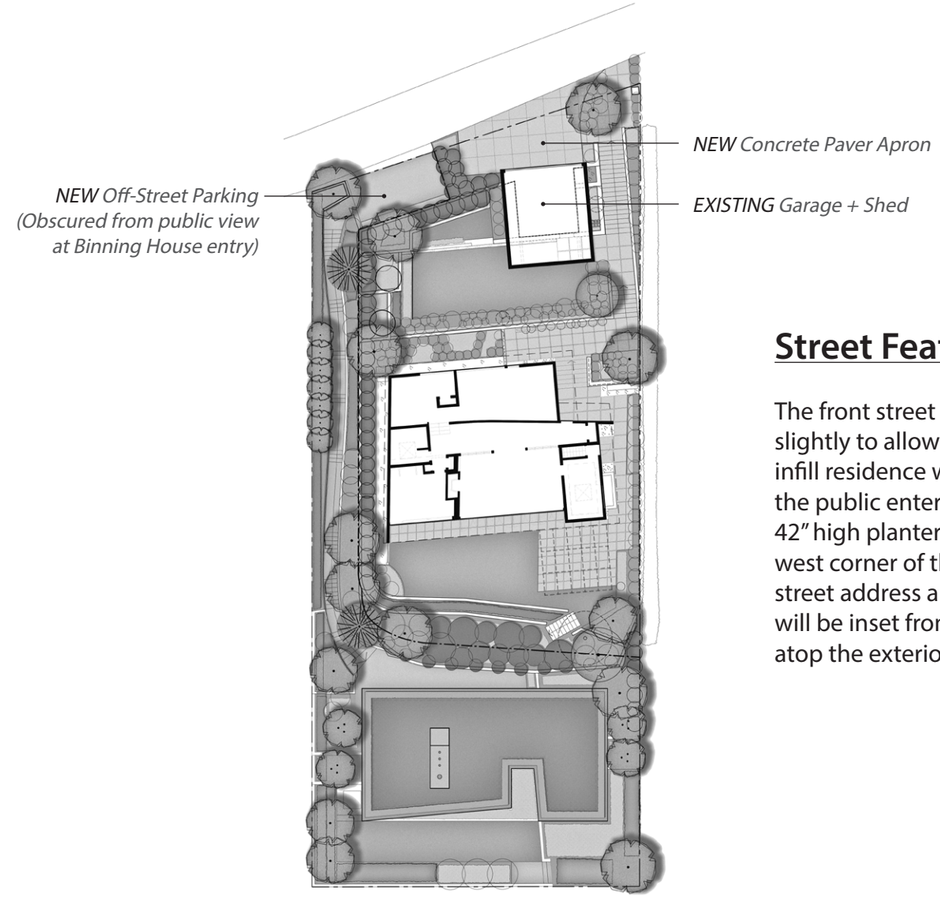
The cantilevered planter overhangs the footpath creating a 'cave' like condition which conceals the front door entry. This planter is 'peeled' back, allowing light to cascade over the north side of the house and illuminate the interior stairwell.



Site Section Diagram

Streetscape

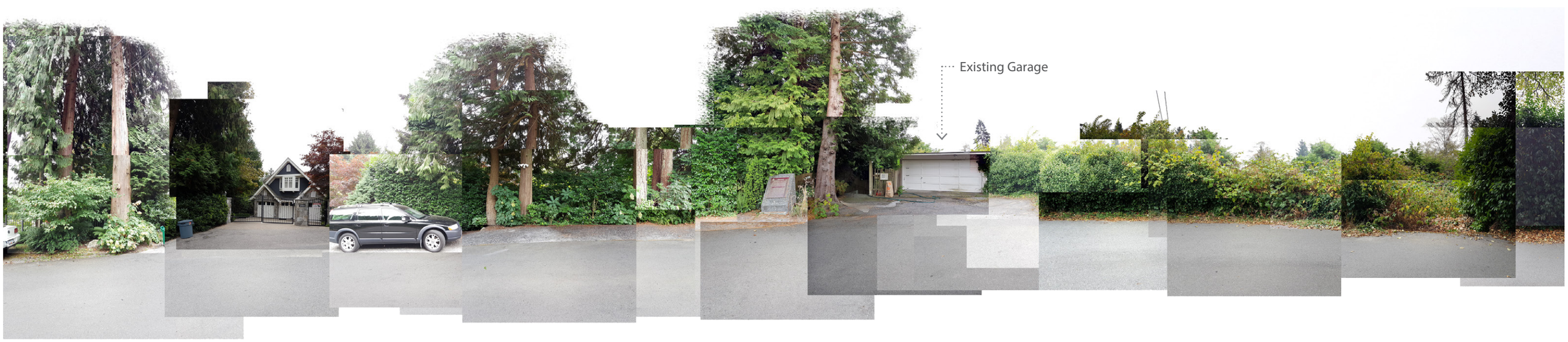
Proposed Streetscape



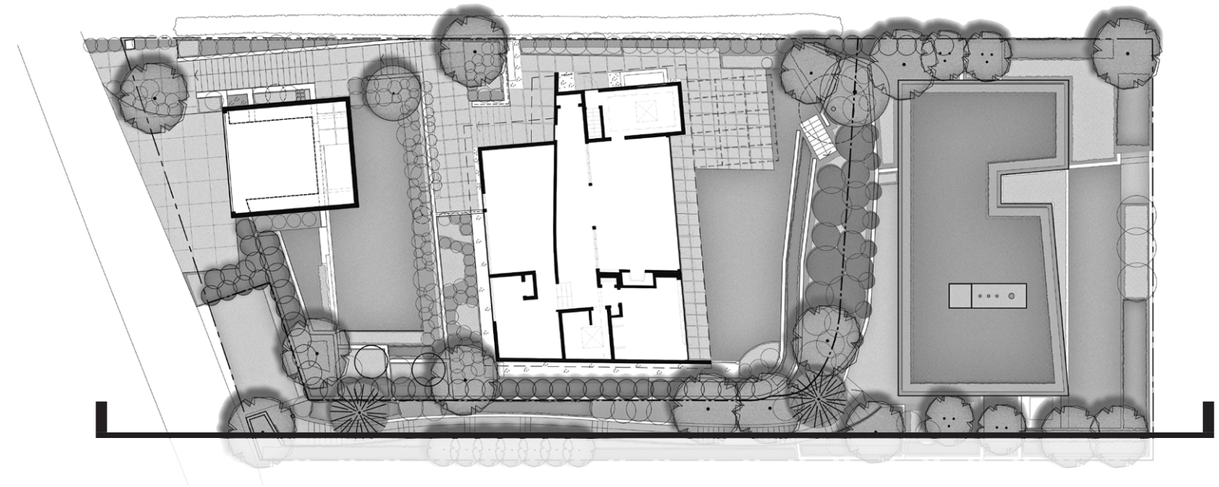
Proposed Landscape Diagram

Street Features

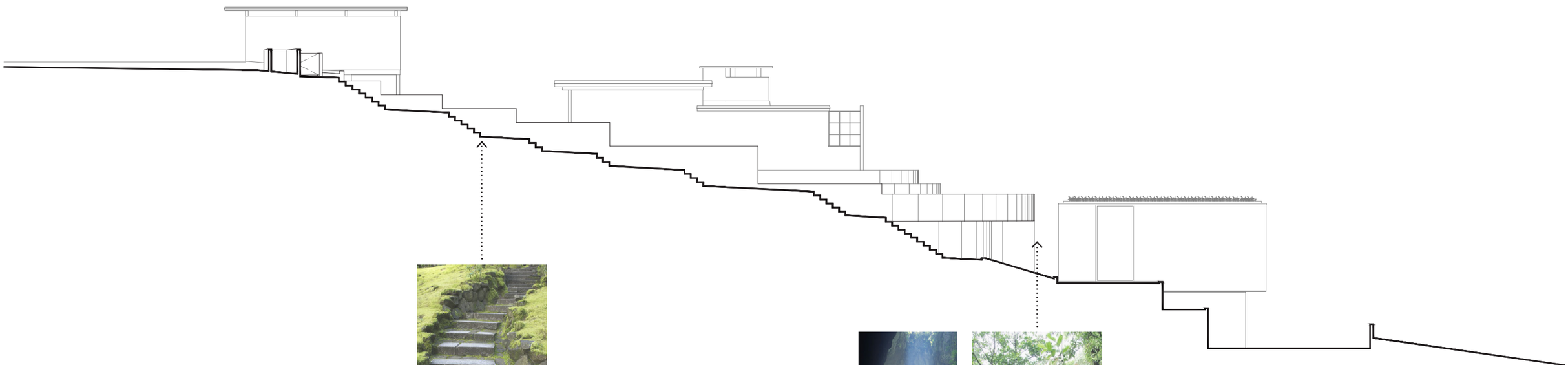
The front street hedge will be pulled in slightly to allow off-street parking for the infill residence while obscuring it from the public entering the historical site. A 42" high planter, located at the north west corner of the site, will house the new street address and mailbox. A man gate will be inset from the planter and located atop the exterior footpath.

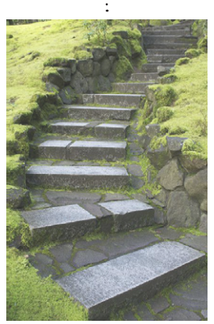


Exterior Stair _ Section

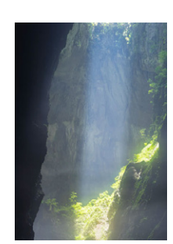


Reference Plan





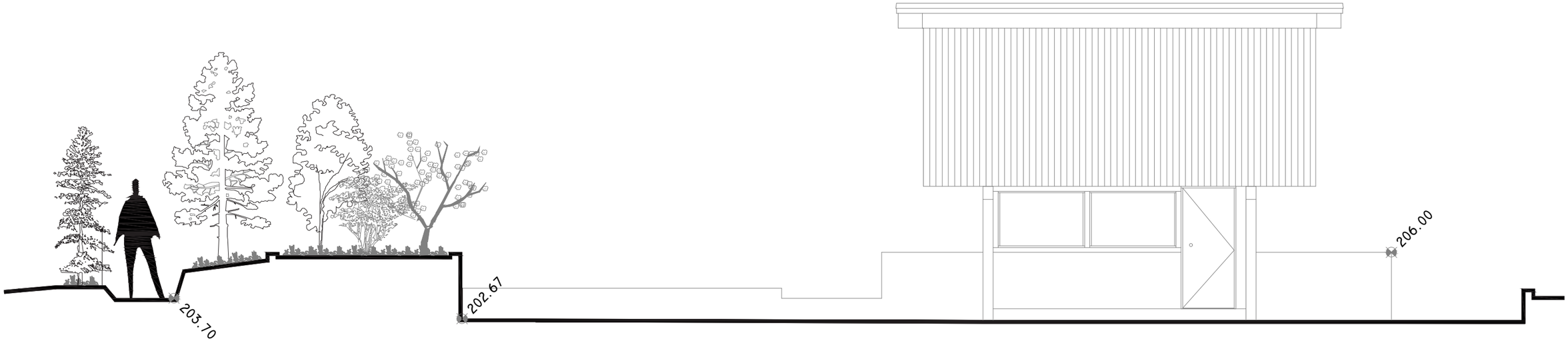
Exterior Stair Precedent



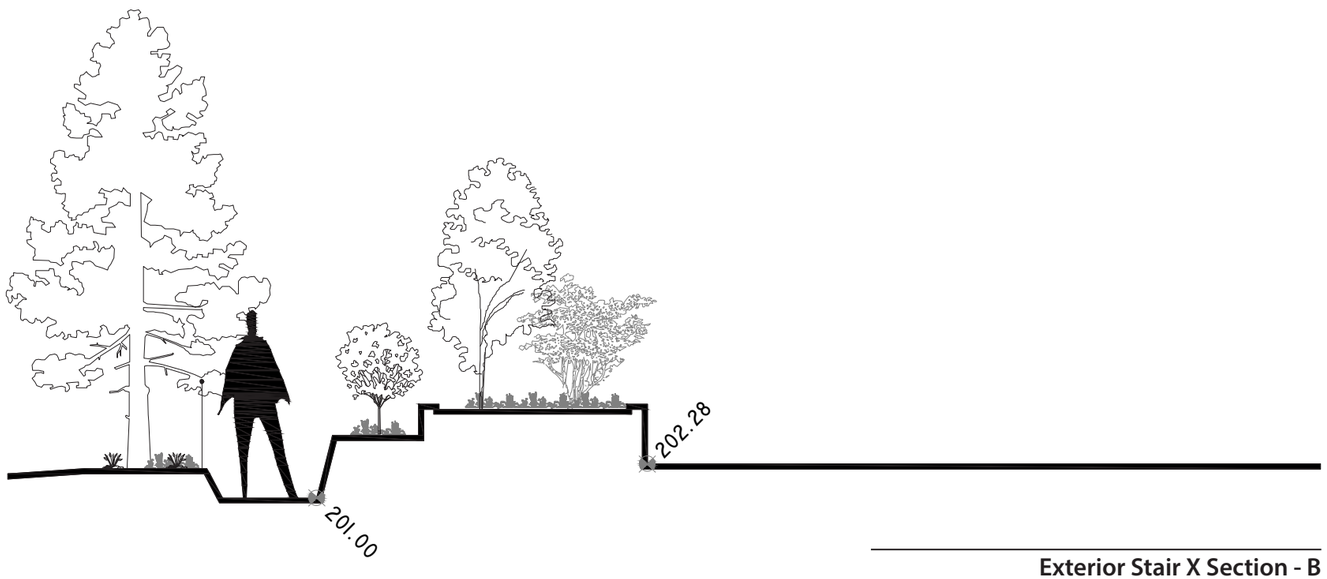
Entry 'Mood'

Exterior Stair Section

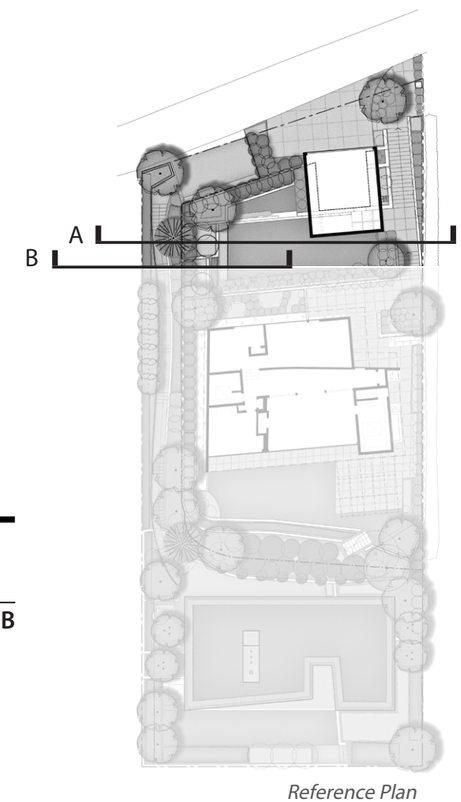
Exterior Stair _ X Sections



Exterior Stair X Section - A



Exterior Stair X Section - B

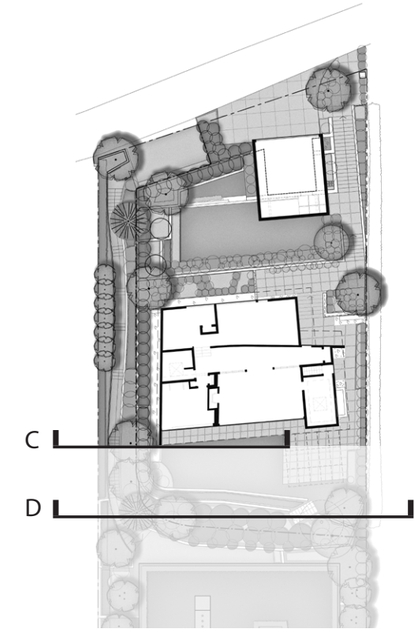


Reference Plan

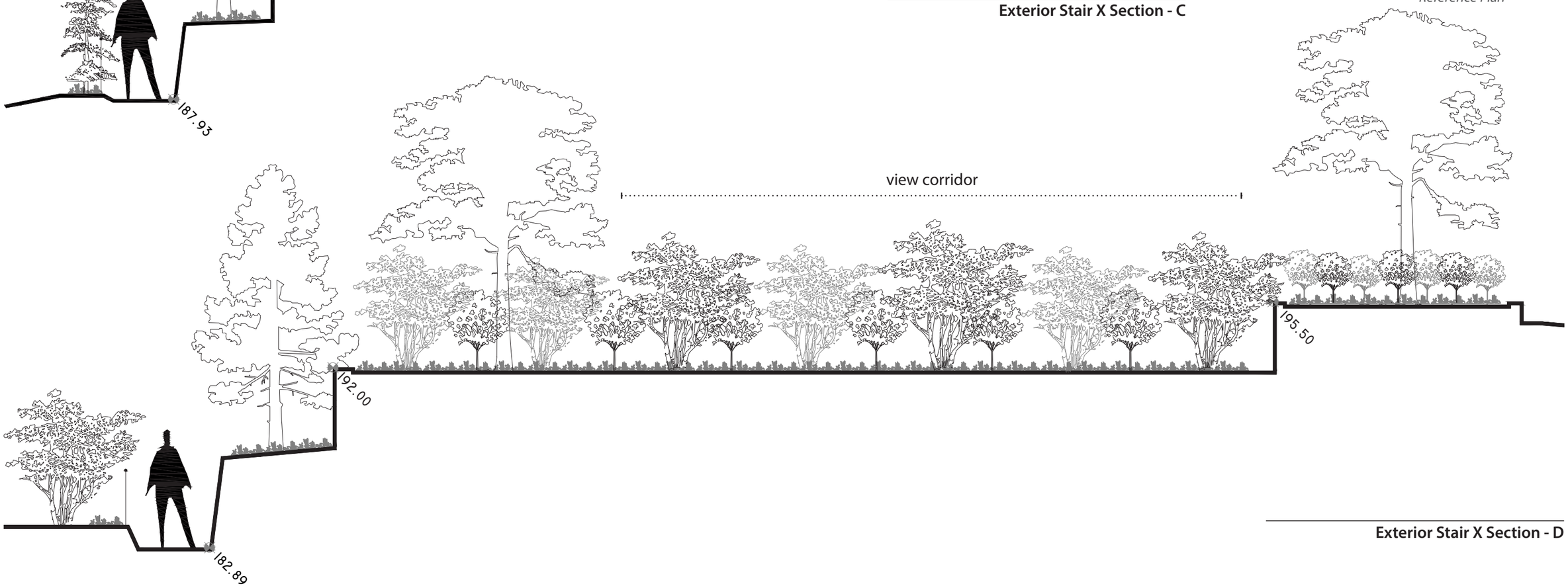
Exterior Stair Precedent

Exterior Stair _ X Sections

Exterior Stair X Section - C

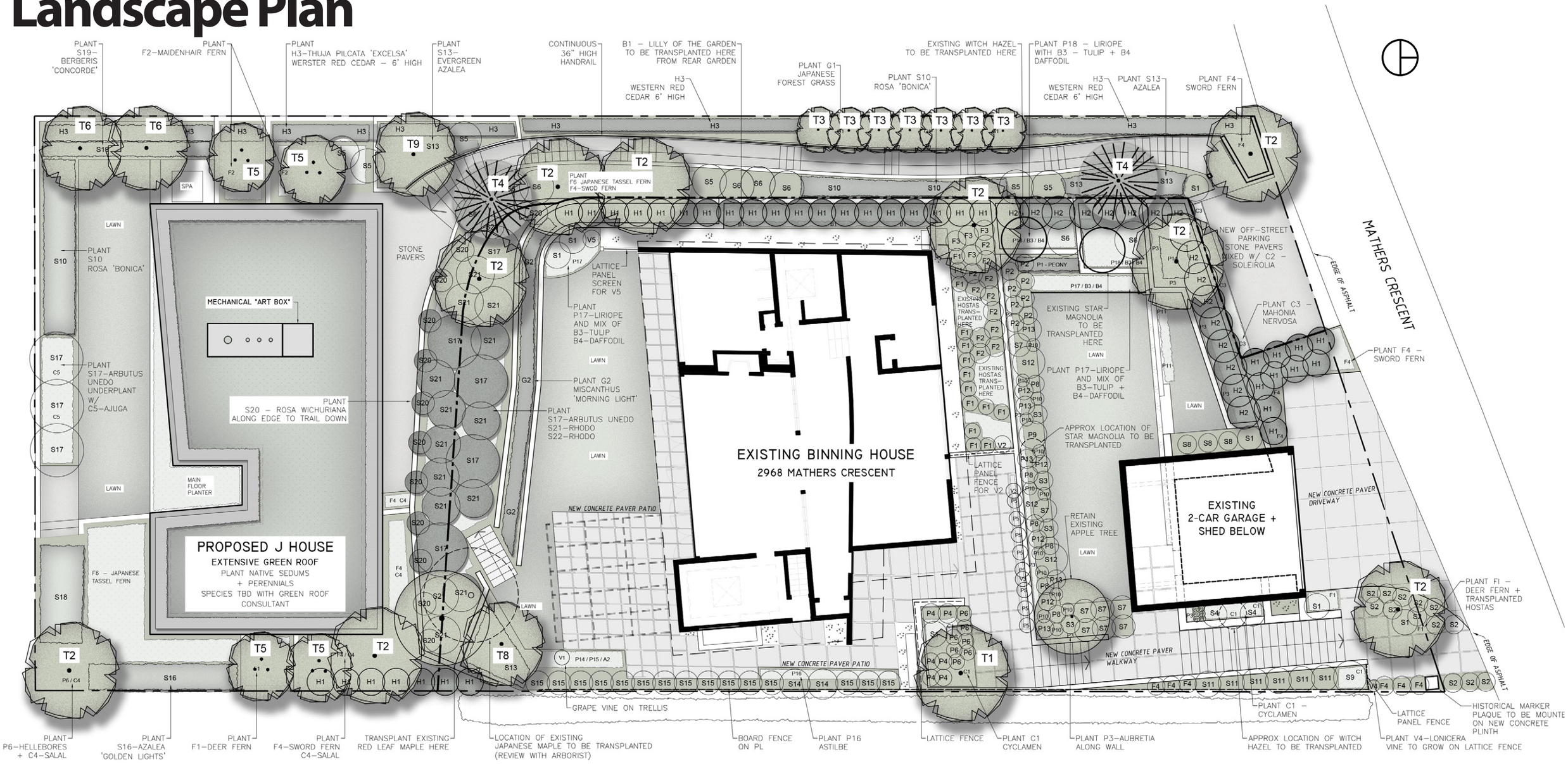


Reference Plan



Exterior Stair X Section - D

Landscape Plan



"Through photographic evidence of the garden in its early state, we have worked to identify the plant species and post-war style of planting that Jessie & B.C. Binning had created for their wonderful West Coast Modern home. Working with a local nursery, as well as researching plant catalogues from the 1940's, we have come up with a scheme which we feel reflects the vibrancy and character of the original home, a place where the garden was cared for and lived in. The interior-exterior connections of the residence play a strong role in the lifestyle of the house, and the owner's spent much time taking in the views across to the UBC Endowment Lands. The Binning residence maintains its existing siting, settled into the slope of the site."

Ron Rule Consultants

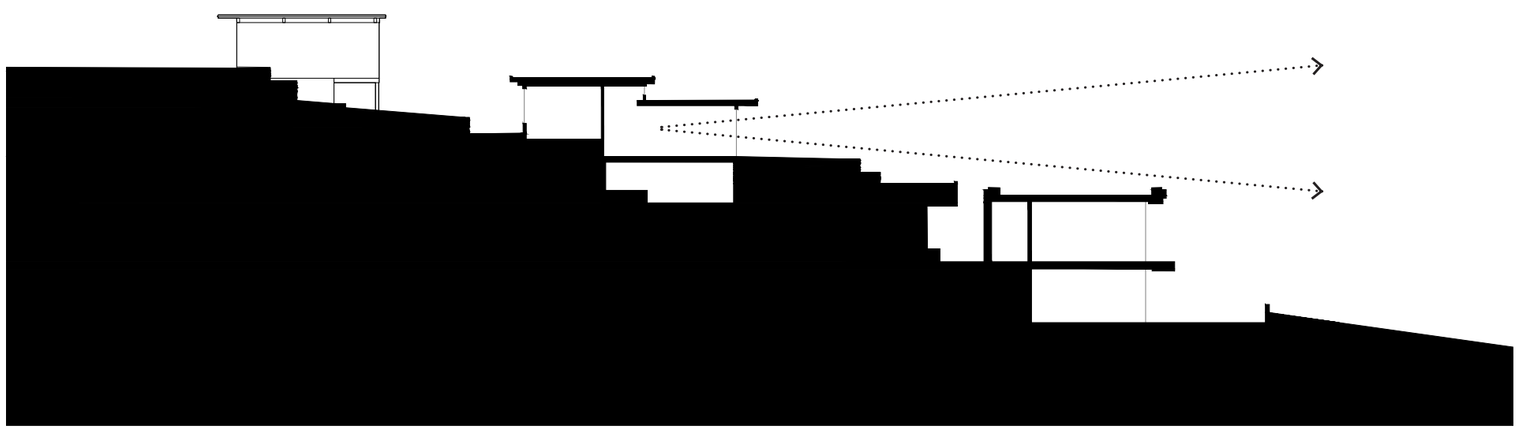
Historic Photos - Binning Garden

Proposed Binning House View + Garden

Original photograph by Michael Perlmutter

Proposed View from Binning House

Original Backyard



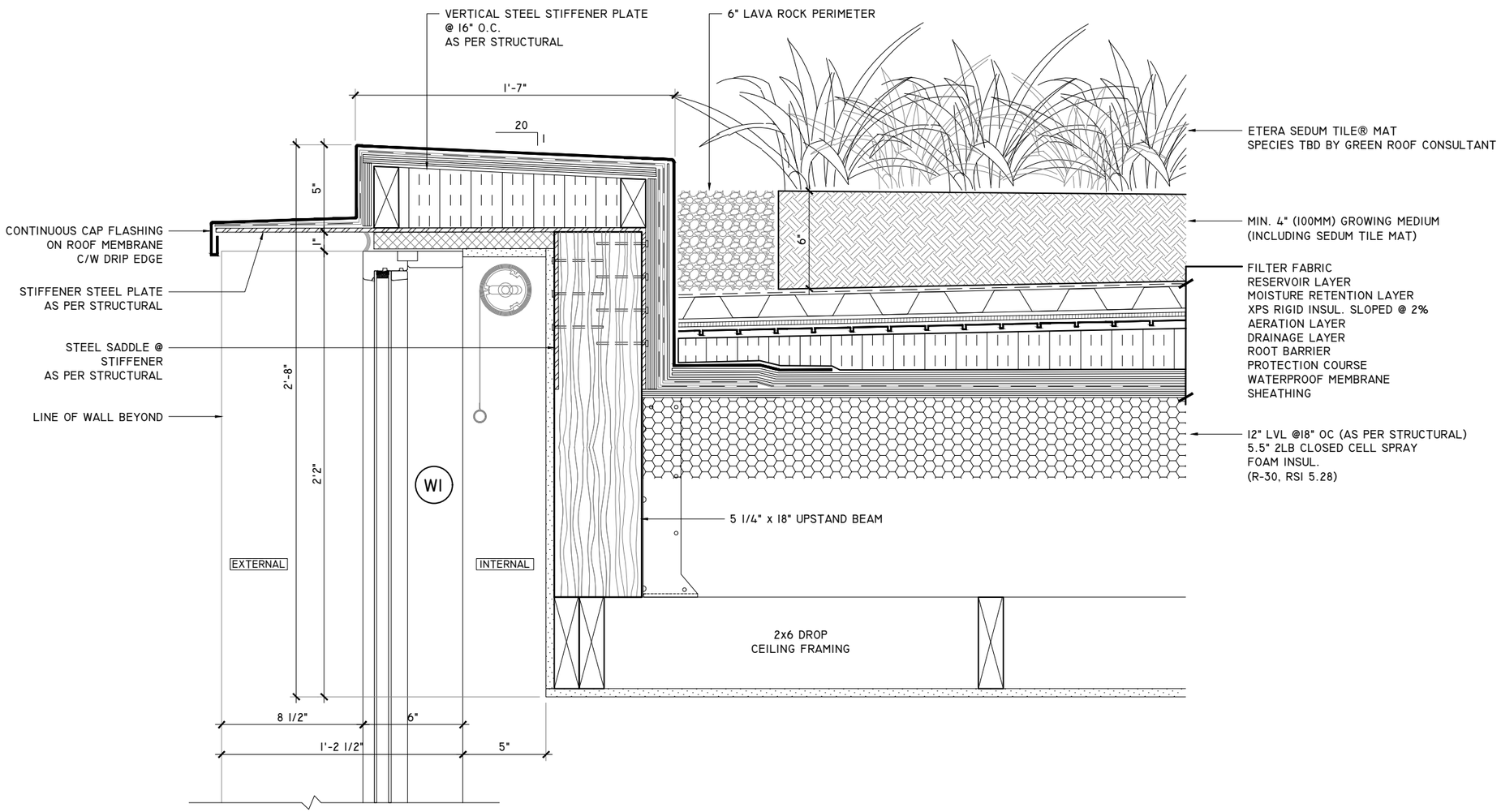
Site Section Diagram

Rear Yard Design Intent

The rear yard garden will remain as per existing. However, the tiered planting area south of the garden will be extended by an average of 12'-6" to allow ample space for planting native tree and bush species. A sense of wilderness beyond the manicured garden will be created and obscure the infill house below while a view corridor to the UBC peninsula will be maintained. In this way, the spatial experience and ambiance of the Binning House will better reflect its original design.

A proposed green roof will be 4'-6" lower than the rear yard garden. It's intended that the new infill house be completely concealed from public view within the Binning House. However, while standing at the perimeter of the garden, one will see (through the foliage) a flourishing green roof, lending itself as a natural plane framing the view.

Green Roof Detail



Green Roof + Window Detail

Etera - Tuff Stuff - Sedum Tile® Mat

Plant Name	Flower Time	Flower Color	Winter Interest	Zone	Mature Height
Sedum album 'Coral Carpet'	Early Summer	White	Yes	4 - 8	0.5 - 1"
Sedum cauticolum *Signature Variety*	Mid Summer	Pink	No	3 - 8	3 - 6"
Sedum kamtschaticum	Early Summer	Yellow	Yes	3 - 8	5 - 6"
Sedum middendorfianum diffusum	Mid Summer	Yellow	Yes	3 - 8	3 - 4"
Sedum reflexum 'Blue Spruce'	Late Spring	Yellow	Yes	3 - 8	4 - 6"
Sedum rupestre *Signature Variety*	Mid Summer	Yellow	Yes	4-8	4 - 6"
Sedum sexangulare	Mid Summer	Yellow	Yes	3-8	3 - 4"
Sedum spurium 'Album Superbum'	Mid Summer	White	Yes	4-8	4 - 6"
Sedum spurium 'Fuldaglut'	Early Summer	Red	Yes	3-8	4 - 6"
Sedum spurium 'Summer Glory'	Mid Summer	Pink	Yes	3-8	4 - 6"
Sedum takesimensis 'Golden Carpet'	Mid Summer	Yellow	Yes	4 - 8	4 - 6"

Overview

The Sedums in Tuff Stuff are the toughest, most durable, most drought resistant choices available. They have proven ability to survive wind, cold, heat, drought, and tough environments that limit plant choices. Each SEDUM TILE® mat includes 8-10 of the listed varieties. Substitutes may be used for non-signature varieties.

Benefits

- Quick and easy installation
- Immediate vegetative cover
- The coconut fiber base assures effective rooting of the plants to the underlying growth media
- Minimal maintenance requirements once established

Technical Data

- Vegetation: minimum 95% coverage
- Fiber/soil base: approximately 1" thick
- Size: 12"w x 24"l x 2-3"h (2 sq. ft. per tile)
- Max weight: 5.48 lb./sq. ft. fully saturated

Installation

Install SEDUM TILE mat directly over a minimum 2" fully saturated growth media. Maintain good overall contact with the media avoiding gaps between and beneath the TILE. Water thoroughly after installation.

Green Roof Consultant

Architek™
202-28 West 7th Ave
Vancouver, BC V5Y 1L6
+1 604 714 0028 / info@architek.com

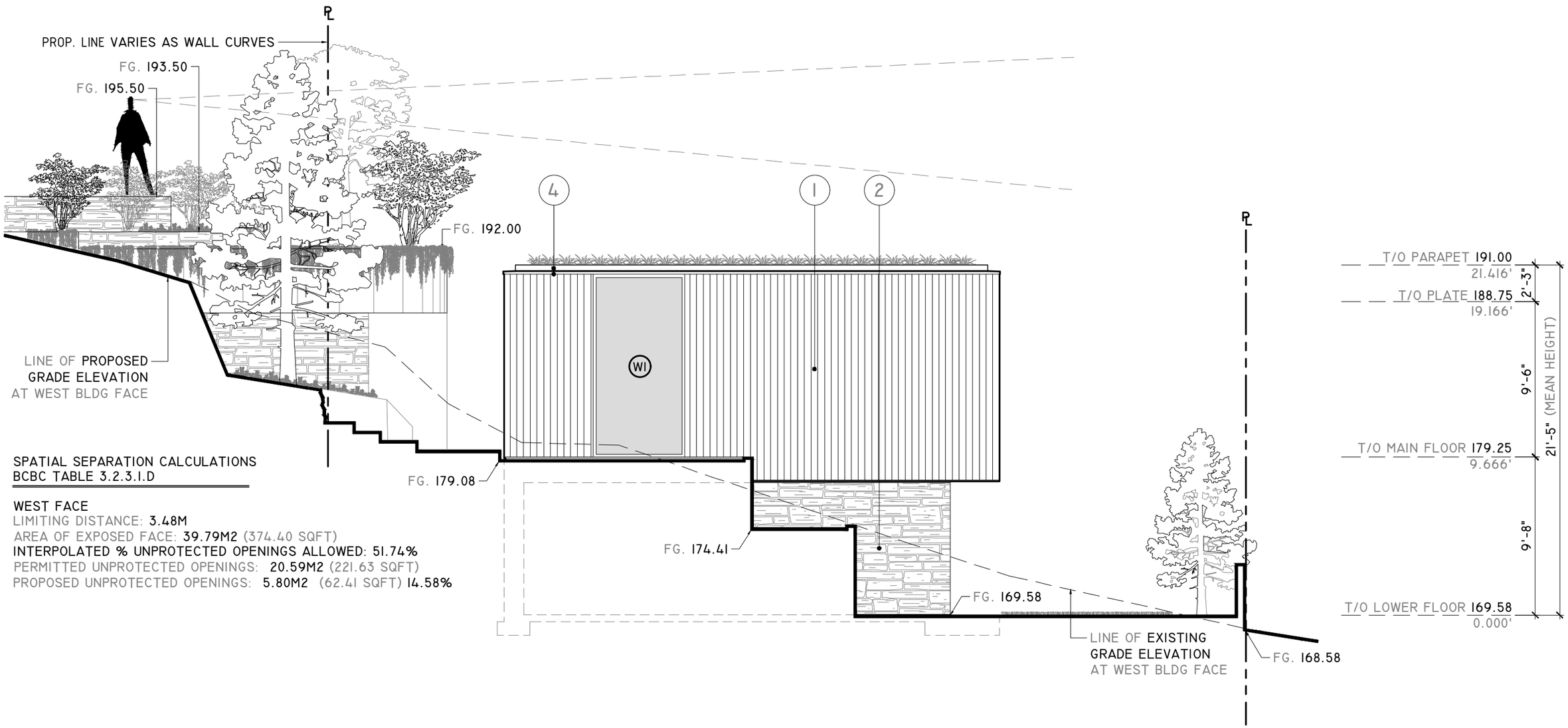
j_House West Elevation

EXTERIOR FINISH SCHEDULE

1 T+G RED CEDAR SIDING
2 STONE WALL - LOCAL BASALT - DRY FIT
3 ARCHITECTURAL CONCRETE
4 DARK GREY METAL FLASHING
5 DARK GREY METAL PLANTER BOX
6 WEATHERED DARK BRASS PANELING

LEGEND

FG PROPOSED FINISHED GRADE
EX EXISTING/NATURAL GRADE



SPATIAL SEPARATION CALCULATIONS
BCBC TABLE 3.2.3.1.D

WEST FACE
LIMITING DISTANCE: 3.48M
AREA OF EXPOSED FACE: 39.79M2 (374.40 SQFT)
INTERPOLATED % UNPROTECTED OPENINGS ALLOWED: 51.74%
PERMITTED UNPROTECTED OPENINGS: 20.59M2 (221.63 SQFT)
PROPOSED UNPROTECTED OPENINGS: 5.80M2 (62.41 SQFT) 14.58%

Not to Scale

j_House North Elevation

EXTERIOR FINISH SCHEDULE

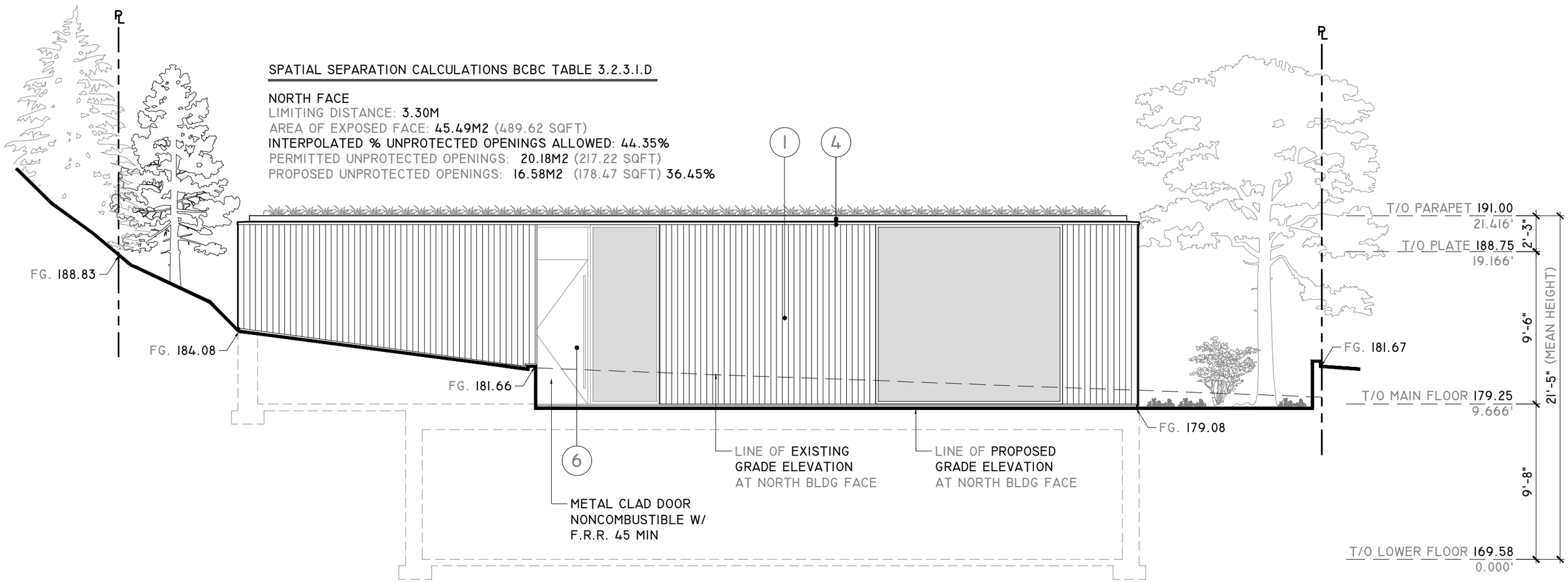
1 T+G RED CEDAR SIDING
2 STONE WALL - LOCAL BASALT - DRY FIT
3 ARCHITECTURAL CONCRETE
4 DARK GREY METAL FLASHING
5 DARK GREY METAL PLANTER BOX
6 WEATHERED DARK BRASS PANELING

LEGEND

FG PROPOSED FINISHED GRADE
EX EXISTING/NATURAL GRADE

SPATIAL SEPARATION CALCULATIONS BCBC TABLE 3.2.3.1.D

NORTH FACE
LIMITING DISTANCE: 3.30M
AREA OF EXPOSED FACE: 45.49M2 (489.62 SQFT)
INTERPOLATED % UNPROTECTED OPENINGS ALLOWED: 44.35%
PERMITTED UNPROTECTED OPENINGS: 20.18M2 (217.22 SQFT)
PROPOSED UNPROTECTED OPENINGS: 16.58M2 (178.47 SQFT) 36.45%



Not to Scale

j_House East Elevation

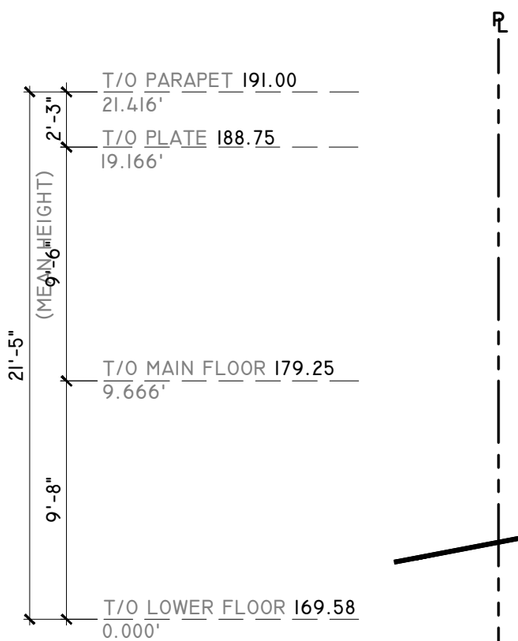
Precedent:
Poll Residence (1959)
925 Highland Drive, West Vancouver

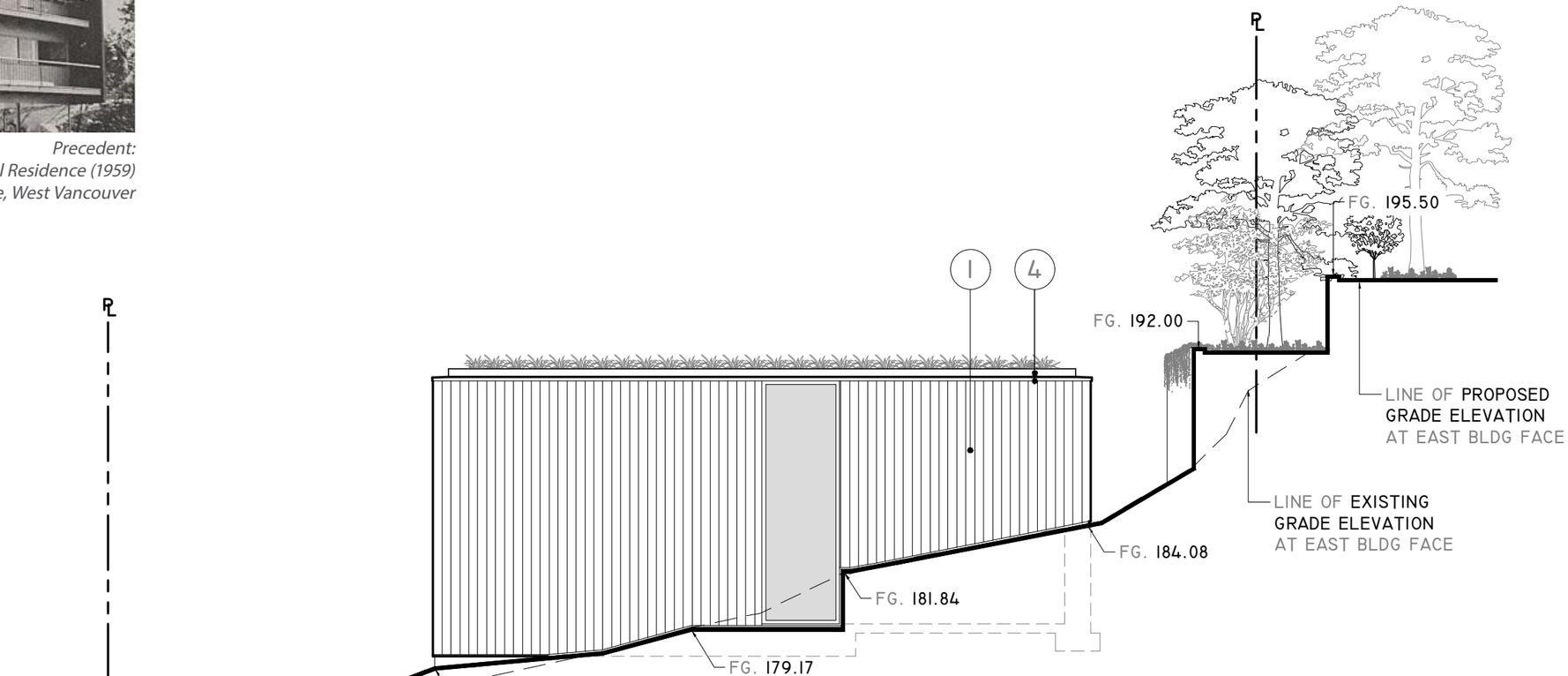
EXTERIOR FINISH SCHEDULE

1 T+G RED CEDAR SIDING
2 STONE WALL - LOCAL BASALT - DRY FIT
3 ARCHITECTURAL CONCRETE
4 DARK GREY METAL FLASHING
5 DARK GREY METAL PLANTER BOX
6 WEATHERED DARK BRASS PANELING

LEGEND

FG PROPOSED FINISHED GRADE
EX EXISTING/NATURAL GRADE





SPATIAL SEPARATION CALCULATIONS BCBC TABLE 3.2.3.1.D

EAST FACE
LIMITING DISTANCE: 2.23M
AREA OF EXPOSED FACE: 23.83M2 (256.50 SQFT)
INTERPOLATED % UNPROTECTED OPENINGS ALLOWED: 32.46%
PERMITTED UNPROTECTED OPENINGS: 7.74M2 (83.31 SQFT)
PROPOSED UNPROTECTED OPENINGS: 3.70M2 (39.80 SQFT) 13.66%

Not to Scale

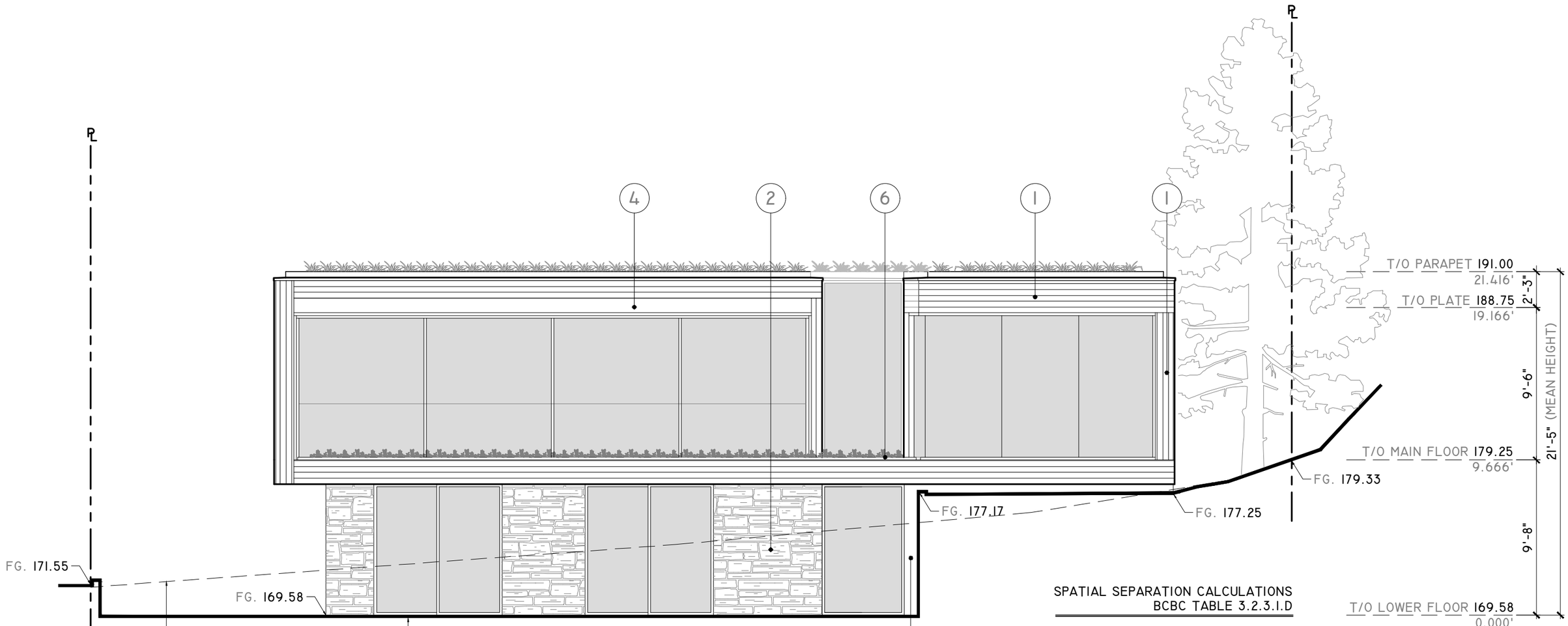
j_House East Elevation

EXTERIOR FINISH SCHEDULE

1 T+G RED CEDAR SIDING
2 STONE WALL - LOCAL BASALT - DRY FIT
3 ARCHITECTURAL CONCRETE
4 DARK GREY METAL FLASHING
5 DARK GREY METAL PLANTER BOX
6 WEATHERED DARK BRASS PANELING

LEGEND

FG PROPOSED FINISHED GRADE
EX EXISTING/NATURAL GRADE



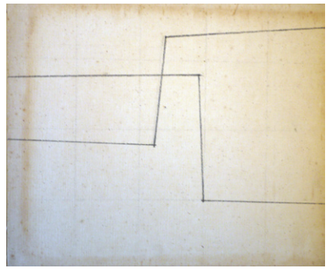
SPATIAL SEPARATION CALCULATIONS
BCBC TABLE 3.2.3.1.D

SOUTH FACE
LIMITING DISTANCE: 4.57M
AREA OF EXPOSED FACE: 89.99M2
INTERPOLATED % UNPROTECTED OPENINGS ALLOWED: 47.55%
PERMITTED UNPROTECTED OPENINGS: 42.79M2 (460.59 SQFT)
PROPOSED UNPROTECTED OPENINGS: 59.69M2 (642.53 SQFT) 66.33%

***ALTERNATIVE SOLUTION REQUIRED TO MEET SPATIAL SEPARATION REQUIREMENTS
IE...EXTERIOR SPRINKLERS

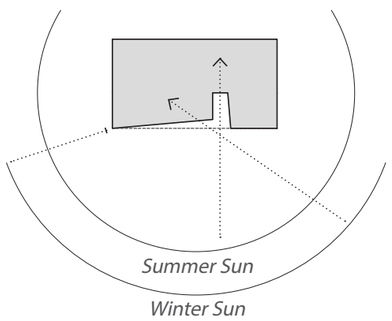
Not to Scale

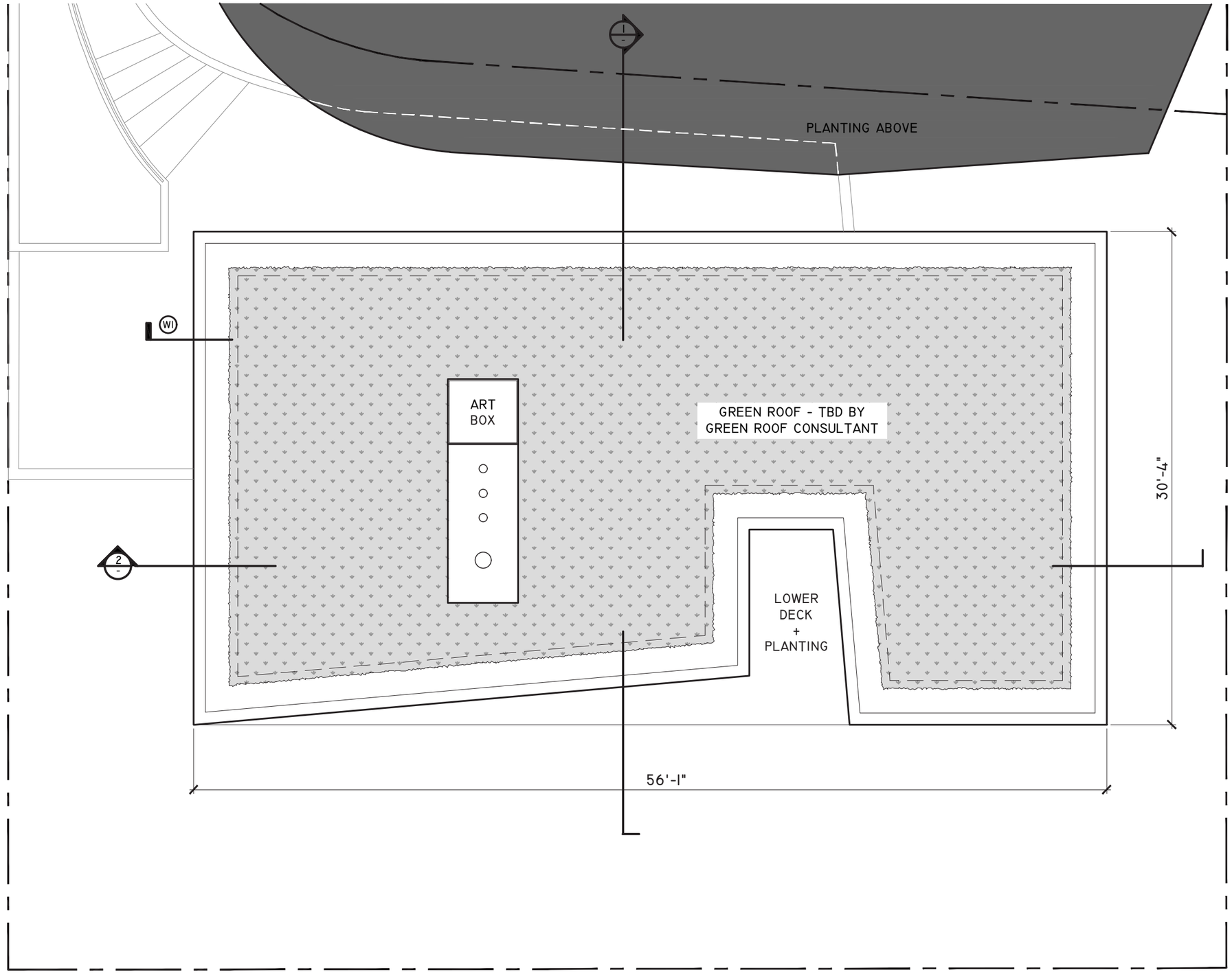
j_House Roof Plan



LIne Study by Bert Binning

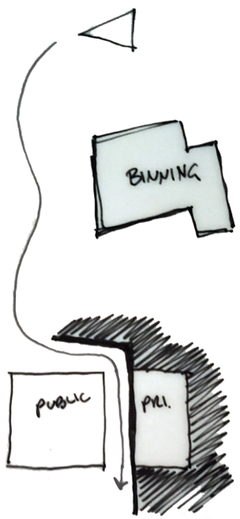
The roof will be void of all mechanical protrusions, save for those concealed by the proposed mechanical 'art box'.



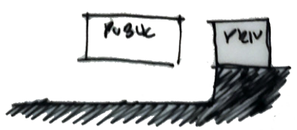


Not to Scale

j_House Main Floor Plan

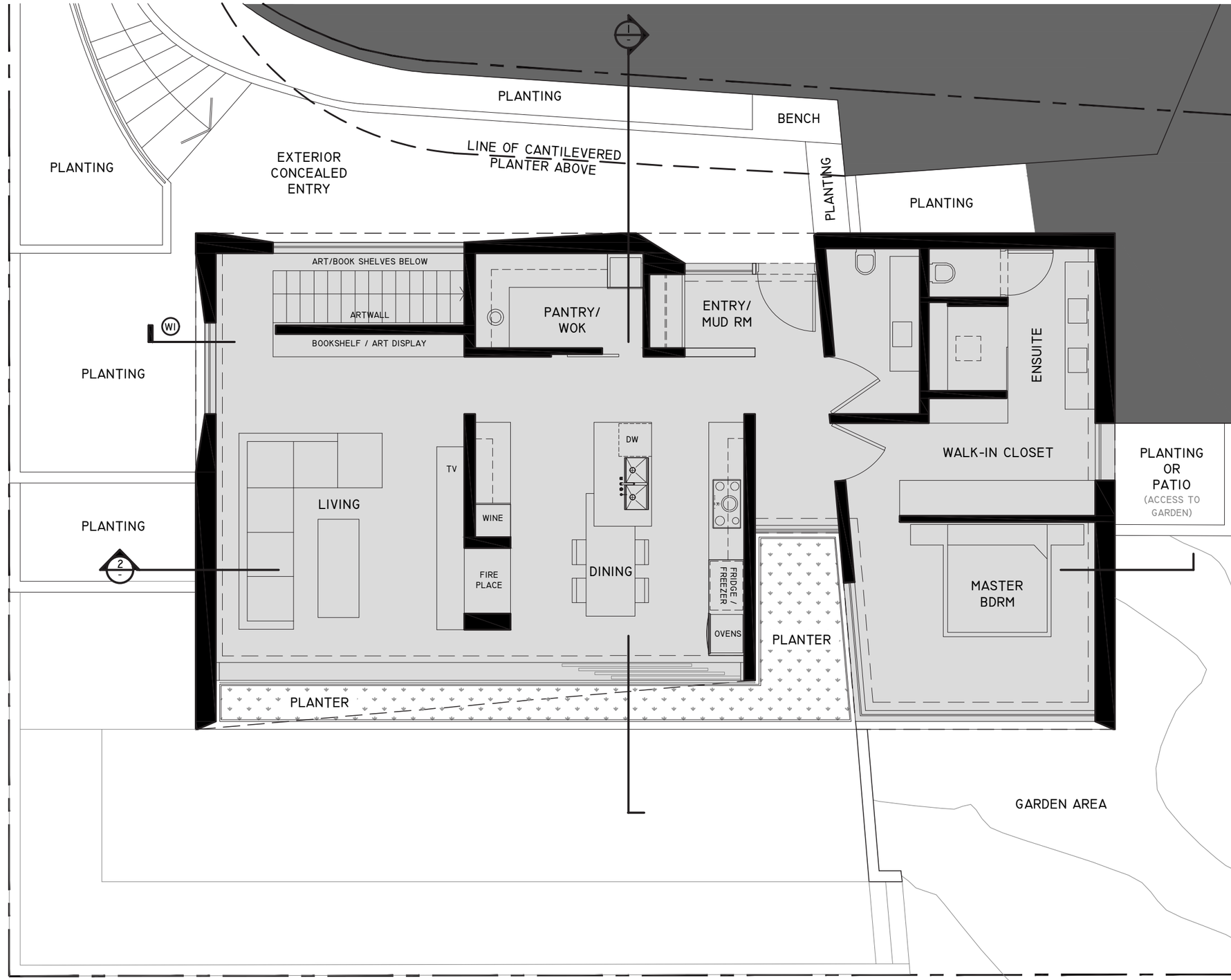


Program Sketch Plan



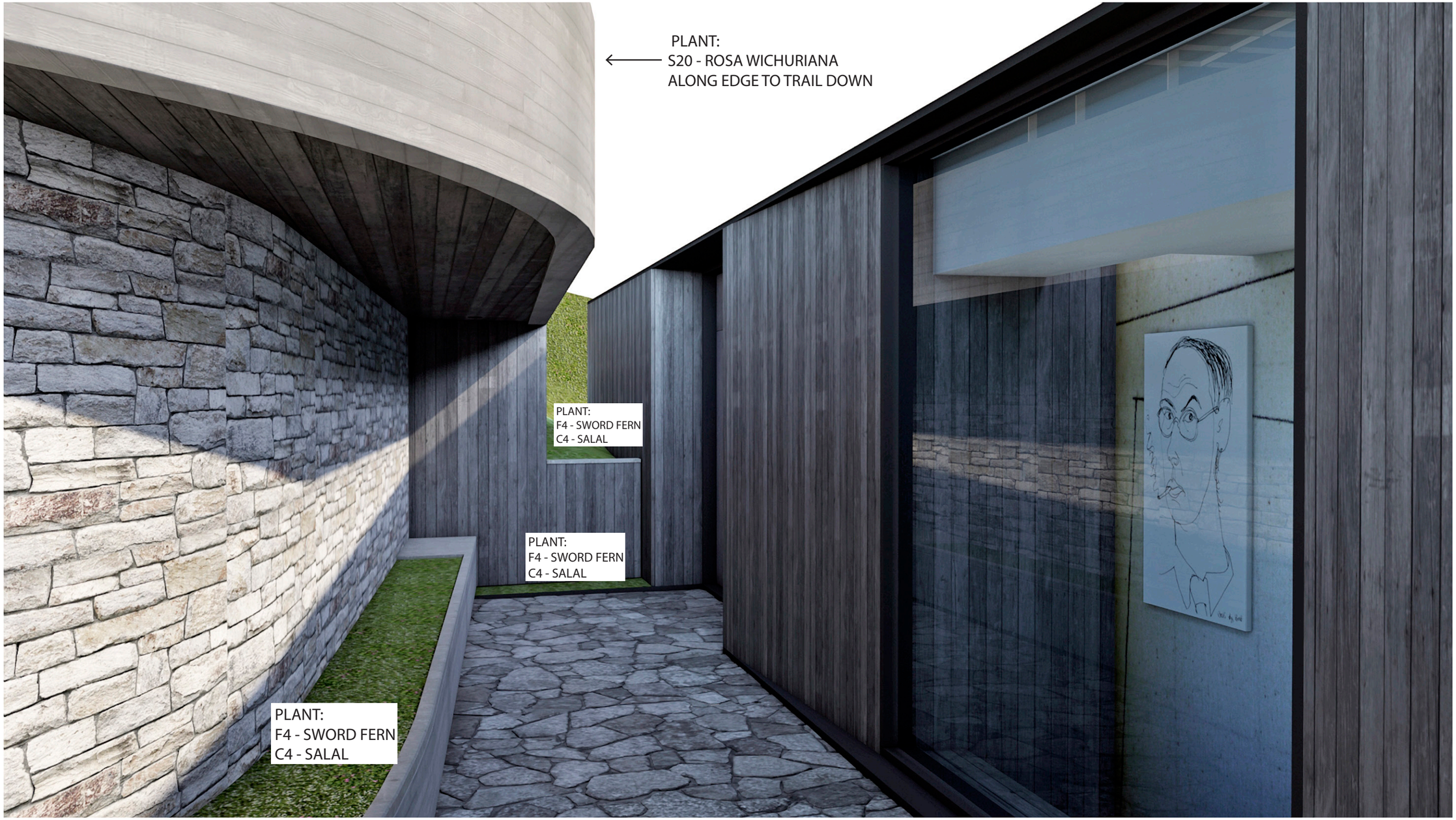
Program Sketch Section

The 'journey' continues through the house and separates/organizes the program into private and public space.



Not to Scale

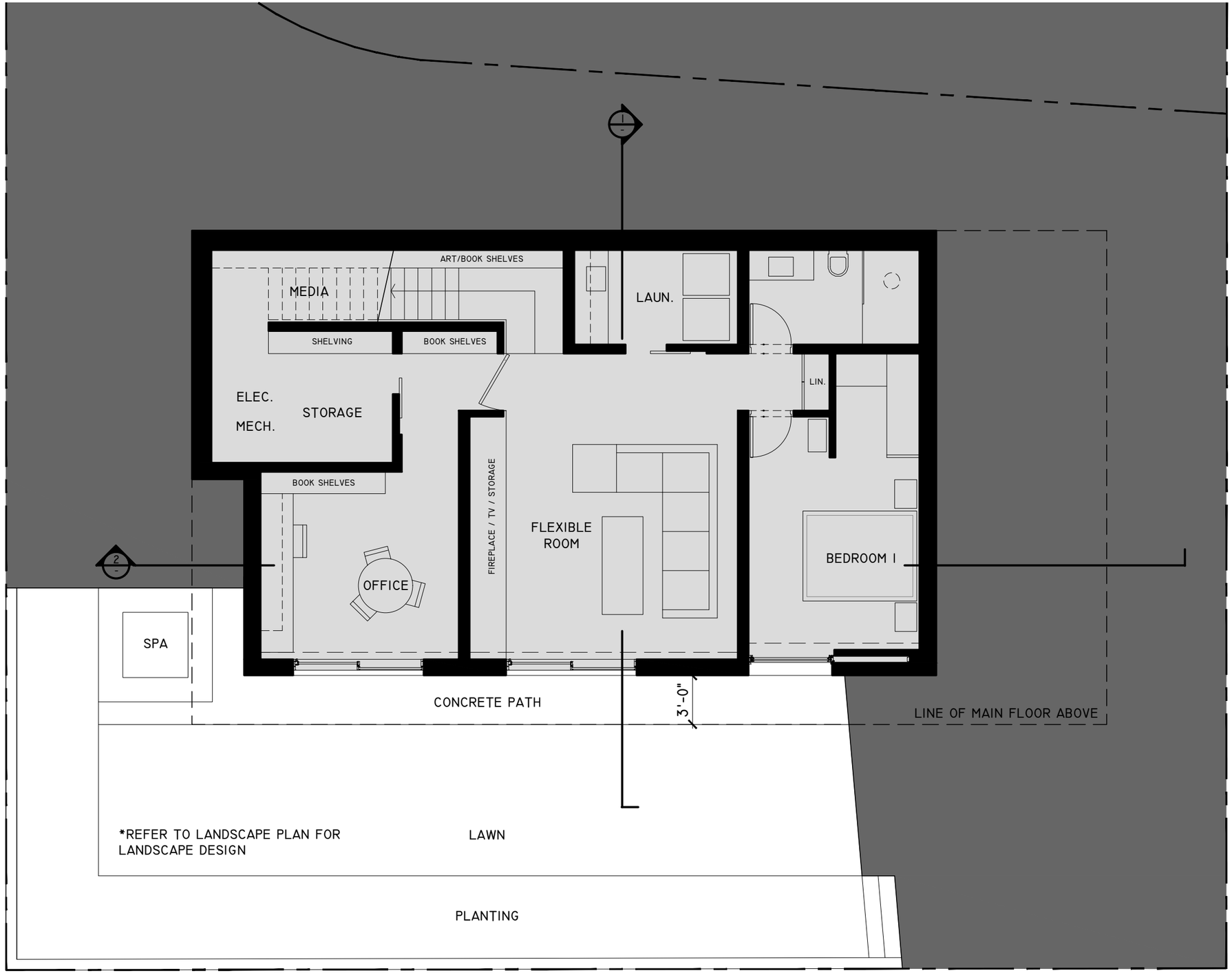
j_House Main Floor - Entry Perspective



Contemporary Weast Coast Residential Architecture: the use of natural materials and modern-day building techniques to create a living space visually void of cumbersome detail while facilitating a 'cozy' and familiar spatial experience.

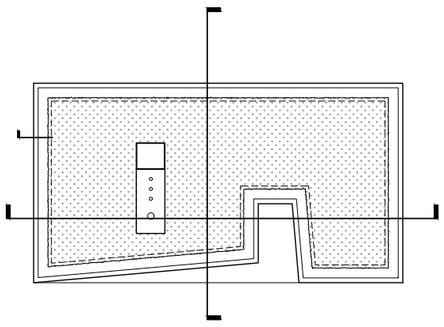
j_House Basement Plan

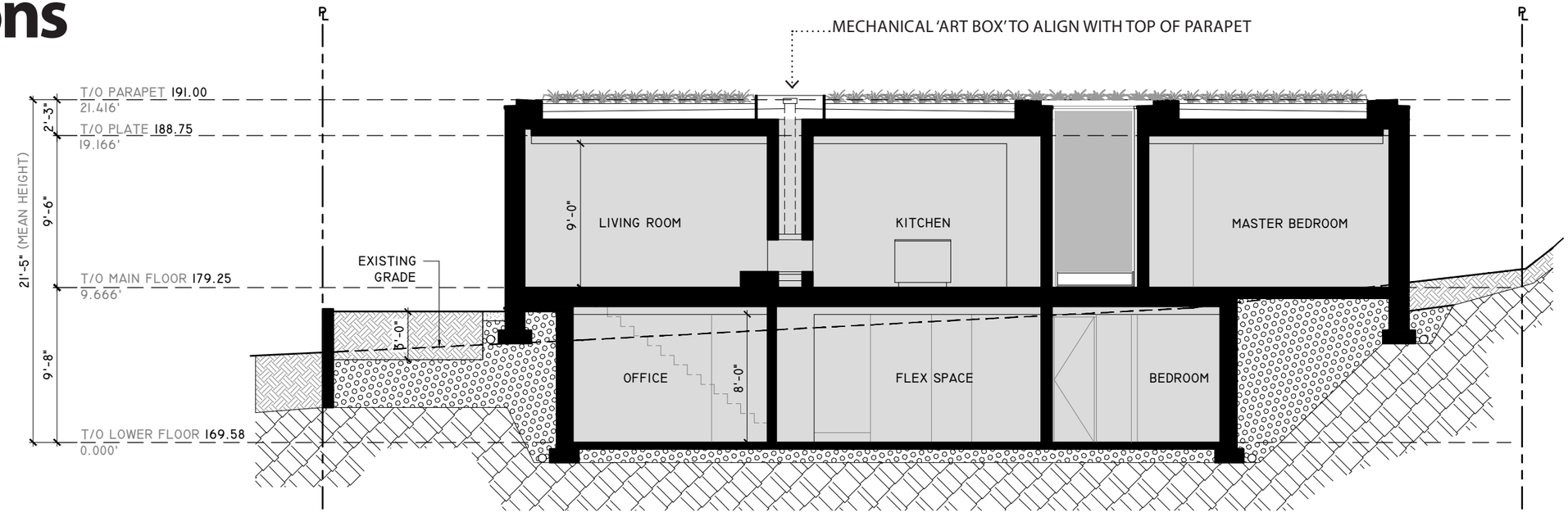
The house is situated to minimize the amount of excavation + site disturbance necessary to provide adequate living space.



Not to Scale

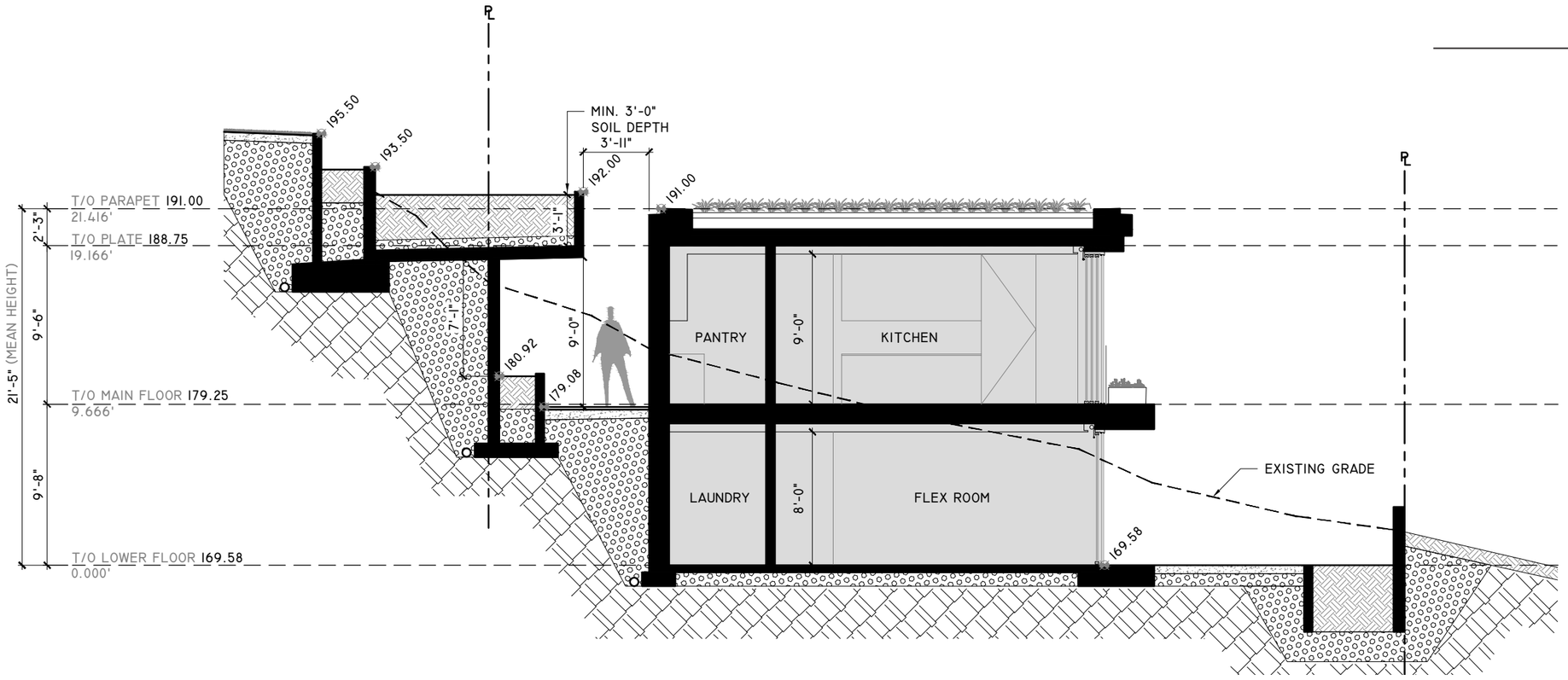
j_House Sections



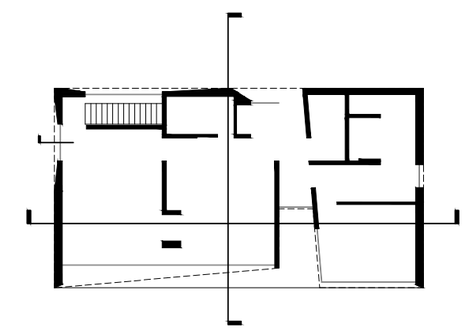


Long Section - 2

Scale 1/8" = 1'-0"

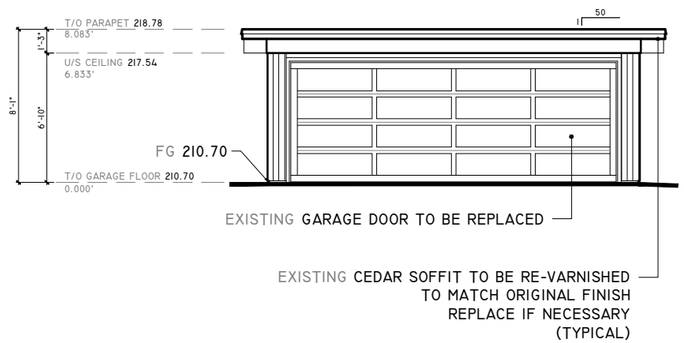


Cross Section - 1

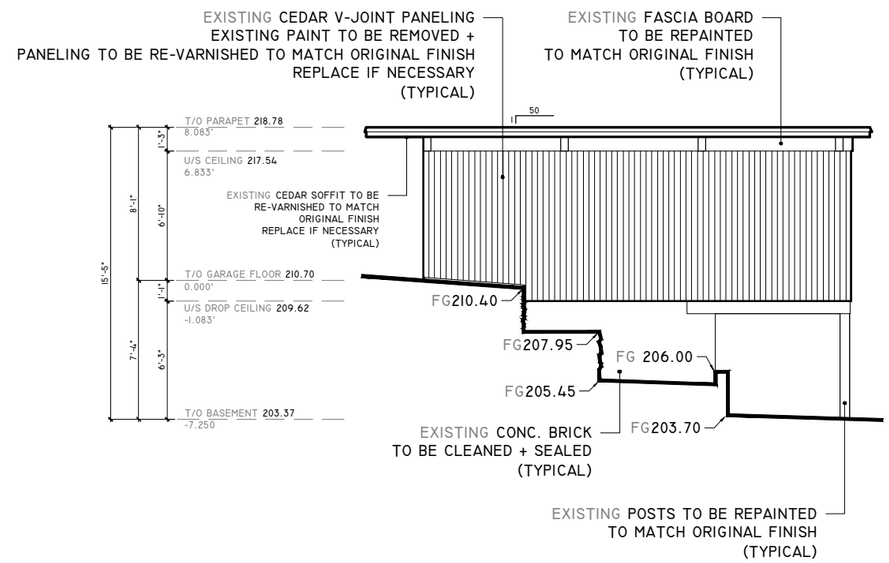


Scale 1/8" = 1'-0"

Existing Garage Elevations - Restorations

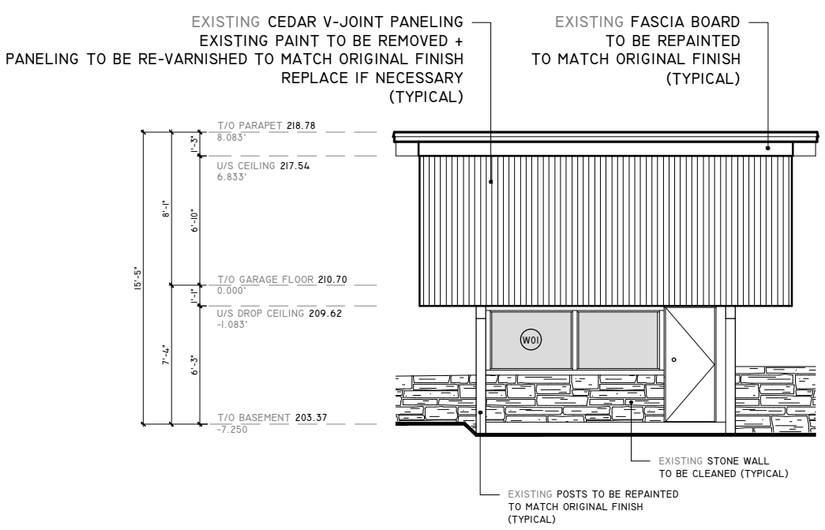


North Elevation

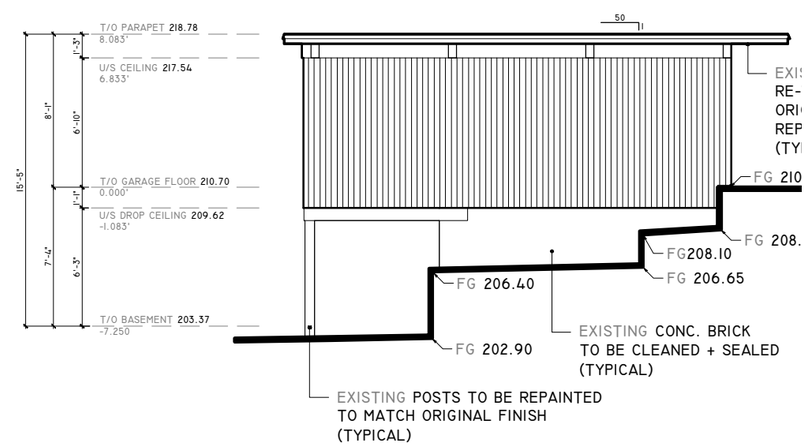


West Elevation

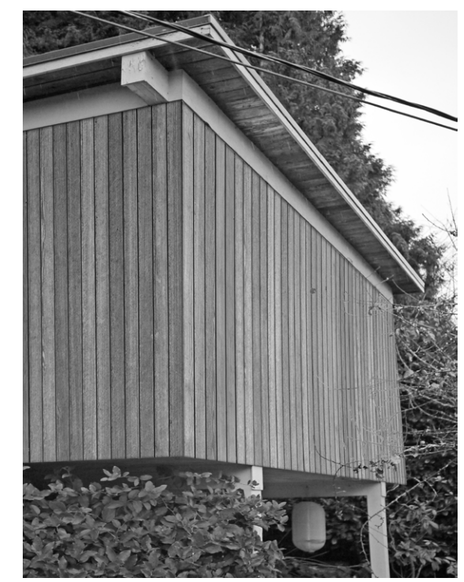
View of Existing Garage from Garden



South Elevation



East Elevation



Proposed Cedar Siding

Scale 1/8" = 1'-0"

Binning House Revitalization

FLOOR FINISH SCHEDULE

F1 HARD WOOD FLOORING
TO BE RESTORED TO ORIGINAL FINISH

F2 FIR FLOORING
TO BE RESTORED TO ORIGINAL FINISH

F3 LINOLEUM FLOORING
TO BE REMOVED AND REPLACED WITH:
TILE IN BATHROOM - 'BINNING' STYLE
RESTORE HARDWOOD IN KITCHEN

F4 EXPOSED CONCRETE
TO BE CLEANED AND PATCHED WHERE INECESSARY

F5 ORIGINAL ARCHITECTURAL CONCRETE TILE PAVERS
TO REPLACE EXISTING EXPOSED AGGREGATE CONCRETE PAVERS

WALL FINISH SCHEDULE

1 PLASTER
TO BE RE-PAINTED + RE-PLASTERED WHERE NECESSARY TO MATCH ORIGINAL FINISH
COLOR TBD

2 V-JOINT CEDAR PANELING (3 1/4" O.C.)
PAINT TO BE REMOVED AND PANELS TO BE RE-VARNISHED TO MATCH ORIGINAL FINISH
OR: IF NECESSARY REPLACE WITH NEW CEDAR PANELING TO MATCH ORIGINAL FINISH

3 GYPSUM BOARD
TO BE RE-PAINTED - COLOR TBD

4 'ROCK FACE' STONE WALL
TO BE CLEANED AND GROUT TO BE RE-SEALED

5 WALLPAPER
TO BE REMOVED AND RE-PAINTED AND RE-PLASTERED WHERE NECESSARY - COLOR TBD

6 CEDAR BOARD INTERIOR FASCIA
TO BE RE-VARNISHED TO MATCH ORIGINAL FINISH

7 SHOWER TILE
TO BE CLEANED AND GROUT RE-SEALED OR TILE TO BE REPLACED

8 INTERIOR MURAL
TO BE CLEANED AND TOUCHED UP WHERE NECESSARY TO MATCH ORIGINAL DESIGN

9 EXPOSED CONCRETE
TO BE CLEANED AND PATCHED WHERE NECESSARY

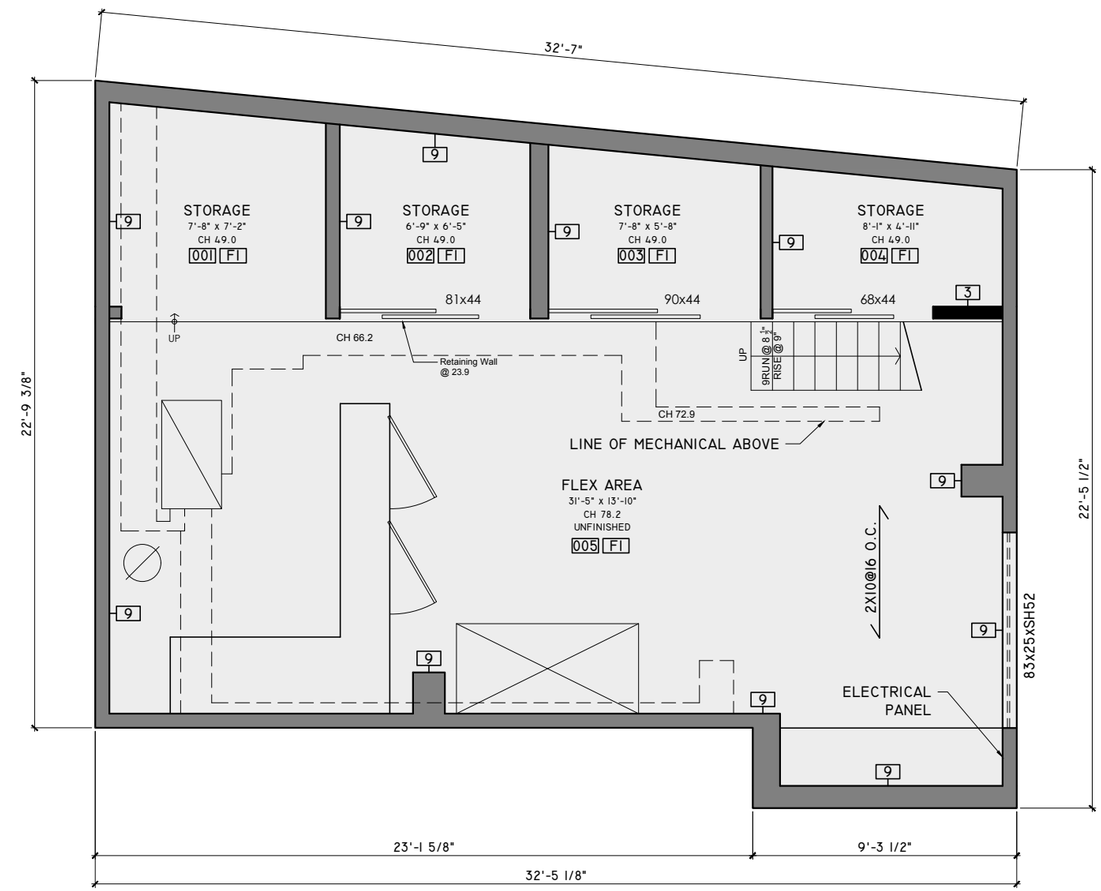
Interior Restoration

Binning Interior Mural

Binning Interior Hall

The majority of the interior will either be restored or replaced in accordance to the recommendations of the Conservation Plan[1]. For example, the linoleum on the kitchen floor will be removed to expose the hardwood restored to its original finish. The inside/outside existing concrete paver's will need to be replaced with those that match the original design. The interior hallway mural will be attended to by a specialist. ***Please refer to the Finish Schedule + Main Floor Plan for further details.***

1 *Binning House Conservation Plan*
Donald Luxton and Associates Inc.
December, 2018



Basement Plan

Binning House Revitalization

FLOOR FINISH SCHEDULE

F1 HARD WOOD FLOORING
TO BE RESTORED TO ORIGINAL FINISH

F2 FIR FLOORING
TO BE RESTORED TO ORIGINAL FINISH

F3 LINOLEUM FLOORING
TO BE REMOVED AND REPLACED WITH:
TILE IN BATHROOM - 'BINNING' STYLE
RESTORE HARDWOOD IN KITCHEN

F4 EXPOSED CONCRETE
TO BE CLEANED AND PATCHED WHERE INECESSARY

F5 ORIGINAL ARCHITECTURAL CONCRETE TILE PAVERS
TO REPLACE EXISTING EXPOSED AGGREGATE CONCRETE PAVERS

WALL FINISH SCHEDULE

1 PLASTER
TO BE RE-PAINTED + RE-PLASTERED WHERE NECESSARY TO MATCH ORIGINAL FINISH
COLOR TBD

2 V-JOINT CEDAR PANELING (3 1/4" O.C.)
PAINT TO BE REMOVED AND PANELS TO BE RE-VARNISHED TO MATCH ORIGINAL FINISH
OR: IF NECESSARY REPLACE WITH NEW CEDAR PANELING TO MATCH ORIGINAL FINISH

3 GYPSUM BOARD
TO BE RE-PAINTED - COLOR TBD

4 'ROCK FACE' STONE WALL
TO BE CLEANED AND GROUT TO BE RE-SEALED

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TO BE REMOVED AND RE-PAINTED AND RE-PLASTERED WHERE NECESSARY - COLOR TBD

6 CEDAR BOARD INTERIOR FASCIA
TO BE RE-VARNISHED TO MATCH ORIGINAL FINISH

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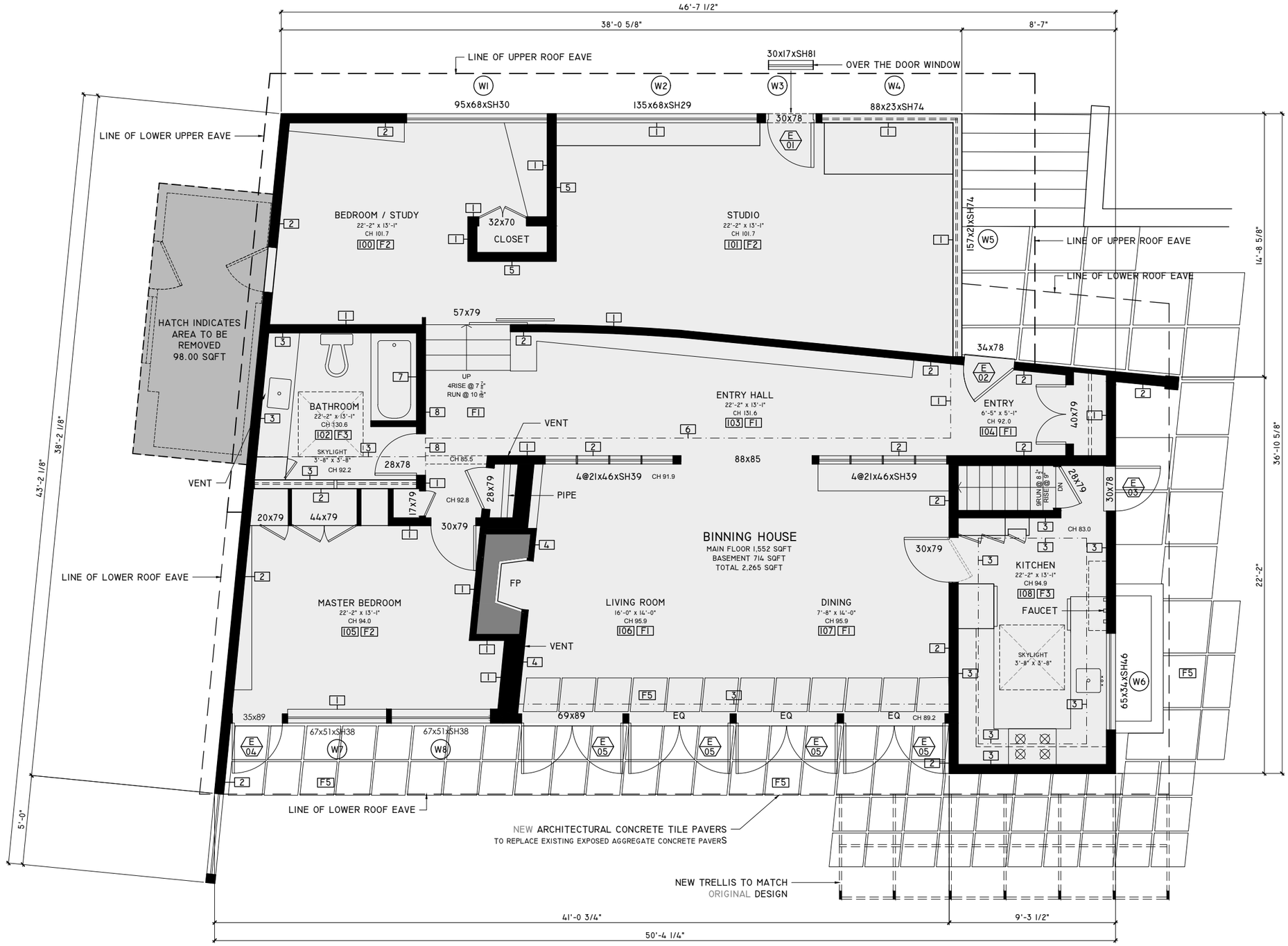
TO BE CLEANED AND GROUT RE-SEALED OR TILE TO BE REPLACED

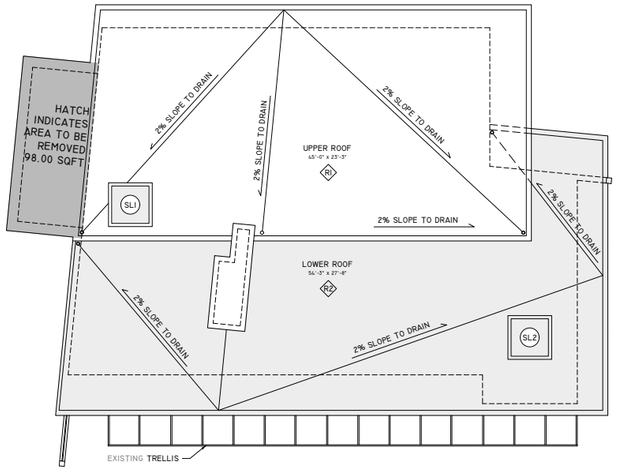
8 INTERIOR MURAL
TO BE CLEANED AND TOUCHED UP WHERE NECESSARY TO MATCH ORIGINAL DESIGN

9 EXPOSED CONCRETE
TO BE CLEANED AND PATCHED WHERE NECESSARY



Main Floor Plan

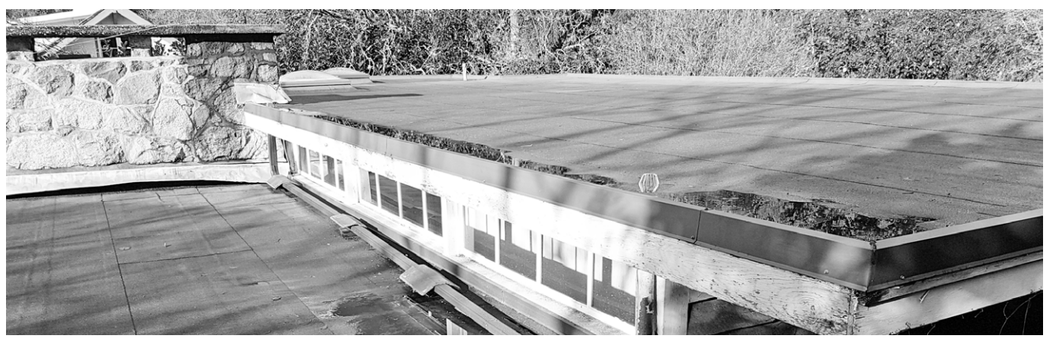
Binning House Revitalization



Existing Roof Plan

The

original tar & gravel roof consists of two planes with slight slopes, large overhangs, and a cantilevered canopy above the front door. Three additional skylights were commissioned, presumably by Jessie, to provide more daylight in the kitchen, bathroom, and later addition. Later roof repairs included the installation of a torch-down roofing material, new aluminum flashings around the chimney and the roof perimeter. The original drainage system appears to remain in place."[1]

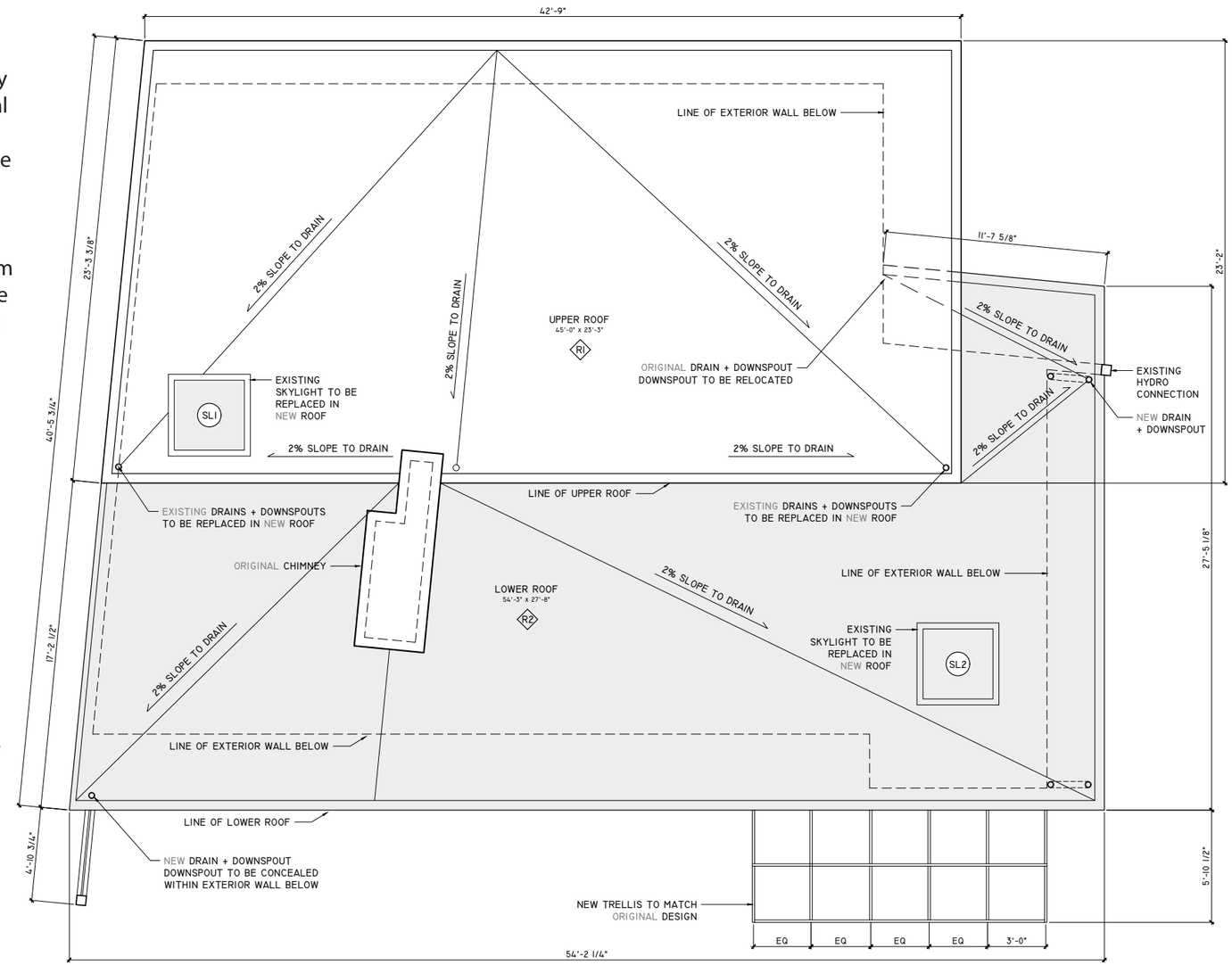


Existing Roof

Roof Replacement

The roof system and skylights will be replaced to match the original design. One important change will be the re-sloping of the bottom plane away from the clerestory windows above the main hallway. This will alleviate the current water pooling and leakage at the roof / window interface.

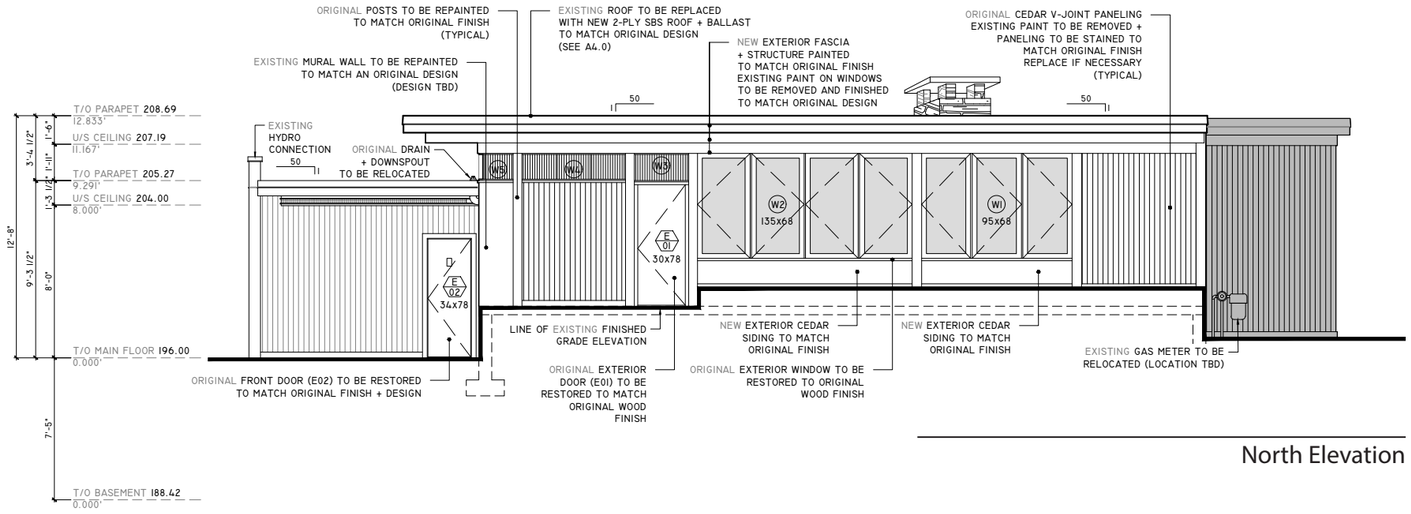
All structural elements and electrical wiring will be completely replaced while the fascia boards and trim will be restored where possible. All new flashings will match the original design intent and be 'minimal' in their aesthetic. The existing drain and downspout causing water damage to the exterior mural will be relocated *(see roof plan)*. The chimney stones and cap will be replaced if necessary and the grout resealed.



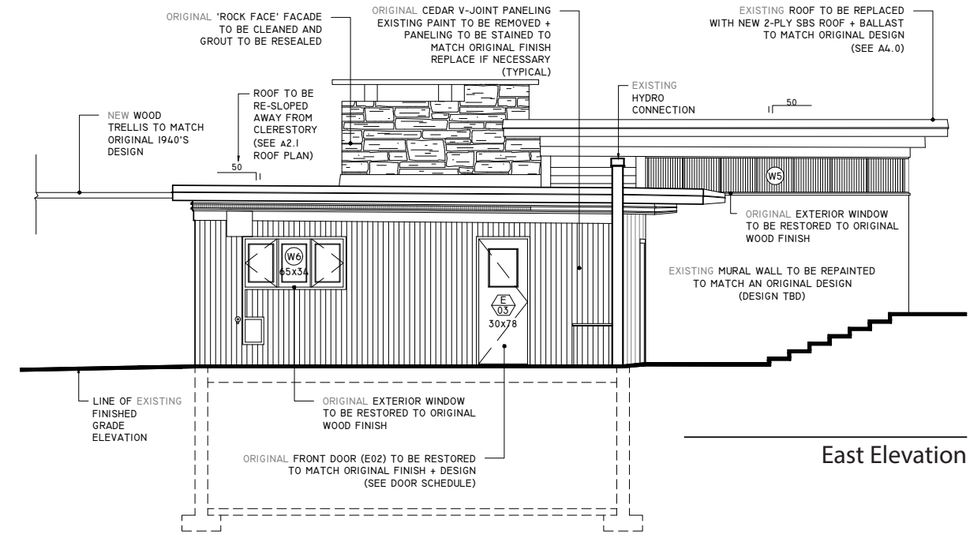
Proposed Roof Plan

1 *Binning House Conservation Plan*
Donald Luxton and Associates Inc.
December, 2018

Binning House Revitalization



North Elevation



East Elevation

Existing Entry Conditions

Past Mural Variation

Exterior Restoration

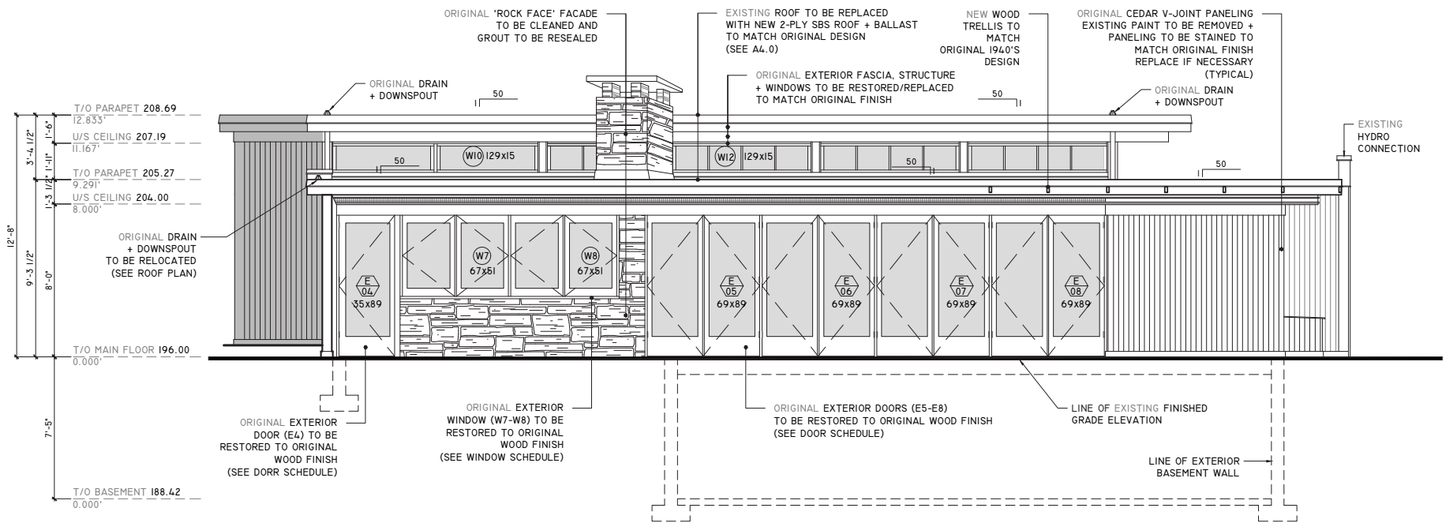
All exterior elements will be restored in accordance to the recommendations of the *Conservation Plan*[1]. There is evidence of rot in various locations and an investigation will be undertaken to determine which specific elements need replacement. The cedar siding will be completely replaced and varnished to match the original design while the windows are intended to stay in place while they are sanded, cleaned and re-stained. The existing exposed aggregate concrete pavement will be replaced to match the original parallelogram pattern while the concrete foundation walls will be repaired and/or reinforced where necessary.

Mural Restoration

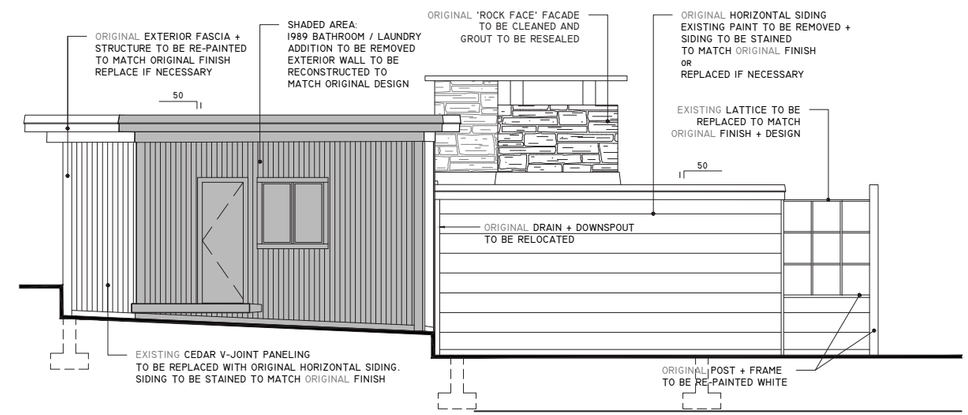
The infamous exterior 'Binning Mural' is one of the most important elements to conserve and restore. A specialist will be hired to 'peel back the layers' of the paint in order to expose the mural shown directly to the left *(with Bert Binning)*. An artist will then be commissioned to retrace and repaint the mural to match the original design.

1 *Binning House Conservation Plan*
Donald Luxton and Associates Inc.
December, 2018

Binning House Revitalization



South Elevation



Existing West Elevation

Original West Elevation

Original Garden Trellis

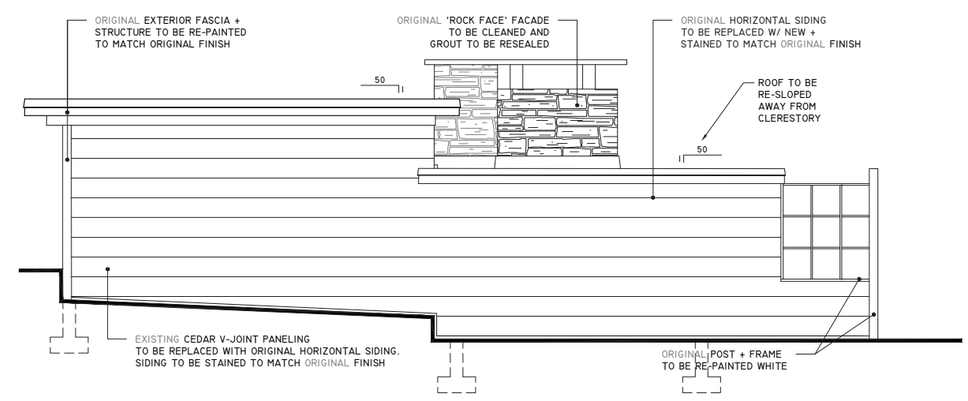
Garden Trellis

"The original large wood trellis appended to the east portion of the south facade is shown in several archival photos from the 1940s. It was later replaced by a shallow trellis, which extends the full length of the south facade; this second trellis is extant."[1]

A new trellis on a 3'-0" grid will be installed to match the original design extending the living room space to the outside.

West Elevation

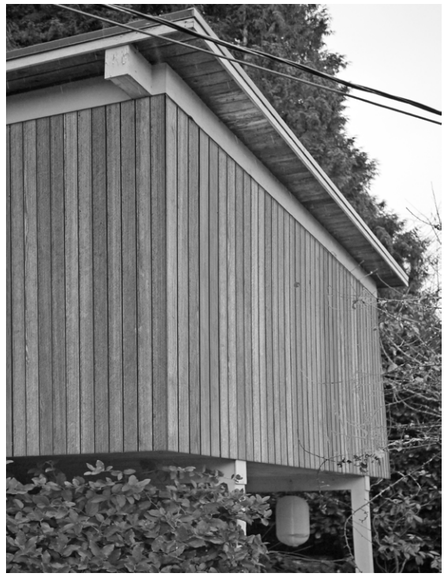
The 1989 bathroom addition will be removed and all siding replaced to match the original design intent. This elevation differs from the rest of the house in that the siding is horizontal and much wider.



Proposed West Elevation

1 *Binning House Conservation Plan*
Donald Luxton and Associates Inc.
December, 2018

Materials - Binning House



Garage - Restoration

The

existing cedar panel facades of both the garage and Binning House will be replaced with new tongue + groove red cedar siding with an 1/8" reveal between the boards to match the original design. A water based stain will be applied to match the color of the original lacquer - a lacquer which is no longer available. The exposed structural elements and windows will be repainted or replaced if necessary to match the original design as well.

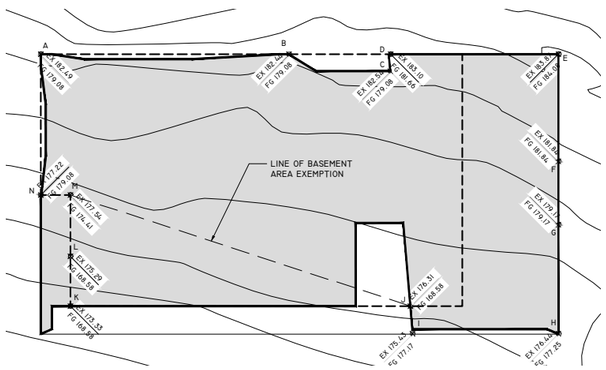
Binning House - Historical Photo of South Facade

Binning House - Historical Photo of North Facade Entry

Materials - j_House

j_House Materials Precedent

Project Data



Average Grade + BLDG Height Calculation Reference

AVERAGE FINISHED GRADE ELEVATION

Elevation (y) X Length = x

	Elevation		Elevation (y)		Length		X
A	179.08		179.08		26.92		4820.83
B	179.08		179.08		11.00		1969.88
C	179.08		180.37		1.83		330.08
D	181.66		182.87		18.17		3322.75
E	184.08		182.96		11.58		2118.68
F	181.84		180.51		6.92		1249.09
G	179.17		178.26		11.83		2108.76
H	177.34		177.30		15.83		2806.66
I	177.26		172.92		2.50		432.30
J	168.58		168.58		36.83		6208.80
K	168.58		168.58		5.42		913.70
L	168.58		171.50		6.67		1143.87
M	174.41		176.75		3.25		574.42
N	179.08		179.08		15.25		2730.97
TOTAL			2,298.74		174.00		30,730.79

AVERAGE GRADE = Xt / Lt

Therefore Average FINISHED Grade = 75,214.37 / 304.91 = 176.61

Max BLDG Height = 201.61 *****GOVERNS**

BINNING HOUSE PROJECT DATA				
EXISTING ZONING	RS-2	**PROPOSED**	-	
EXISTING SITE AREA (SF)	12,837	**PROPOSED**	-	
EXISTING SITE WIDTH	24 m	**PROPOSED**	-	
EXISTING SITE DEPTH	52 m	**PROPOSED**	-	
			ft/sqft	**m/m2**
BINNING SITE AREA (SF) **LOT A**	-	**PROPOSED**	7,350	541 m²
BINNING SITE WIDTH	-	**PROPOSED**	64.33'	19.6 m
BINNING SITE DEPTH	-	**PROPOSED**	116.5'	35.5 m
j_HOUSE SITE AREA (SF) **LOT B**	-	**PROPOSED**	5,488	510 m²
j_HOUSE SITE WIDTH	-	**PROPOSED**	75.0'	22.9 m
j_HOUSE SITE DEPTH	-	**PROPOSED**	162.58'	51.4 m
MAX. ALLOWABLE F.S.R.	**BYLAW**	**PROPOSED**	**SQFT**	
Existing	35%	*13% (existing)*	*1,674*	
Binning House (Accessory BLDG Exempt)	35%	21% (Lot A)	1,552	
j_House	2,551 sqft	34% (Lot B)	1,709	
MAX. ALLOWABLE SITE COVERAGE	**BYLAW**	**PROPOSED**	**SQFT**	
Existing	40%	*16% (existing)*	*2,113*	
Binning House + Accessory BLDG	40%	27%	2,000	
j_House	40%	31%	1,700	
MAX. BLDG HEIGHT (ft)	**BYLAW**	**PROPOSED**		
Binning House	25'	11.5' *AS PER EXISTING*		
Accessory BLDG	12'	10.9' *AS PER EXISTING*		
j_House	25'	16.22'		
BUILDING HEIGHT (ft)	**BINNING**	**ACCESSORY**	**j_HOUSE**	
Storeys	**1**	**1**	**1**	
Average Grade	197.20	207.97	176.61	
Building Heights Above Average Grade	11.49	10.90	14.39	
Elevation at Roof Peak	208.69	218.78	191.00	
Elevation of Basement	188.42	203.42	169.58	
Elevation of Main Floor	196.00	210.70	179.25	
SET BACKS	**BYLAW**	**PROPOSED**		
BINNING HOUSE **LOT A**				
SYS #1	MIN. SYS 1.5 m CSYS 16'	2.00 m		
SYS #2	MIN. SYS 1.5 m CSYS 16'	2.36 m		
FRONT	9.14 m	10.89 m		
REAR	9.14 m	8.18 m		**VARIANCE REQUIRED**
j_HOUSE **LOT B**				
SYS #1	MIN. SYS 1.5 m CSYS 16'	3.48m		
SYS #2	MIN. SYS 1.5 m CSYS 16'	2.23m		
SYS #3	MIN. SYS 1.5 m	2.31m		
FRONT	9.14 m	34.90 m		
REAR	9.14 m	4.57 m		**VARIANCE REQUIRED**
BUILDING AREA *(actual - including basement)*	**EXISTING**	**PROPOSED**	**DELETION**	
BINNING HOUSE	2,364 sqft	2,266 sf	98 sf	
ACCESSORY BLDG		621 sf		
TOTAL		**2,887 sqft**		
j_HOUSE		**2,701 sqft**		
PARKING	**BYLAW**	**EXISTING**	**PROPOSED**	
BINNING HOUSE	Min. 1	2	2	
j_HOUSE	Min. 1		1	

Lucy on a Chair
Bert Binning

Key Points

- Binning House Lot A site coverage = 2,000 sqft
  j_House Lot B site coverage = 1,700 sqft
  300 sqft LESS

- Binning House Lot A actual built area = 2,887 sqft
  j_House Lot B actual built area = 2,701 sqft
  186 sqft LESS

- j_House allowable FSR = 2,551 sqft
  j_House proposed FSR = 1,709 sqft
  842 sqft LESS

- j_House allowable BLDG Height = 201.61 ft
  j_House proposed BLDG Height = 191.00 ft
  10.61 ft LESS

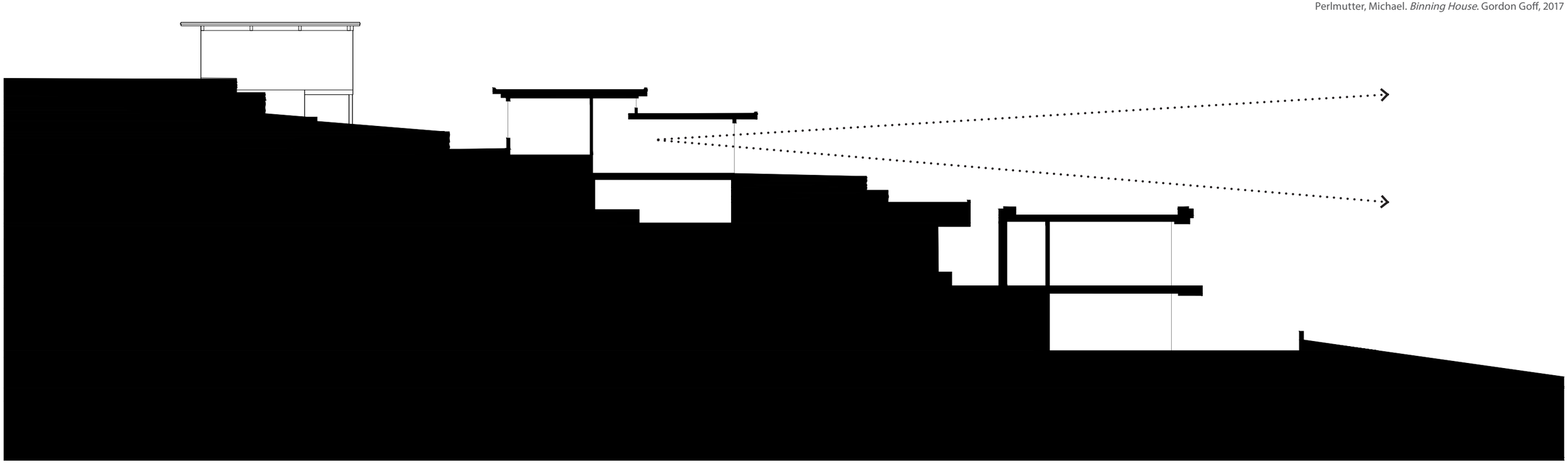
Proposal Conclusions

In summary,

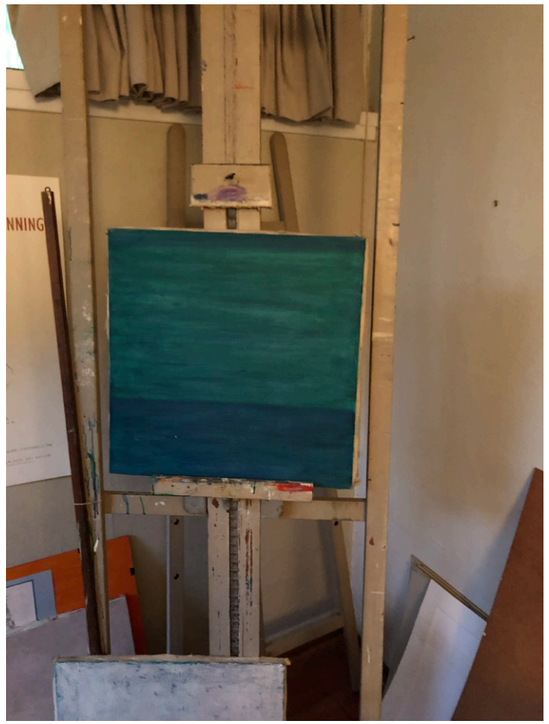
we feel our proposal is an appropriate, thoughtful, and respectful response to the challenge of saving and restoring the Binning House. More importantly, B.C. Binning's legacy as an educator will live on as generations of students and professionals will surely benefit from experiencing his life's work, set in the context of his enduring architectural achievement.

There will likely never be a candidate more willing to make this vision into a reality. Not only is the current owner willing to fund the restoration and open the house to the public, he will also walk up and down 46 steps everyday in all types of weather out of respect and admiration for the historical site. I sincerely hope that you will decide to approve this proposal, as a restored and accessible Binning House not only contributes to the legacy of the house, but to that of the Binnings as well.

Proposed View from Binning House
Adapted from the original photograph by
Perlmutter, Michael. *Binning House*. Gordon Goff, 2017



Sampling of Binning Collection Items



1

2

3

4

5

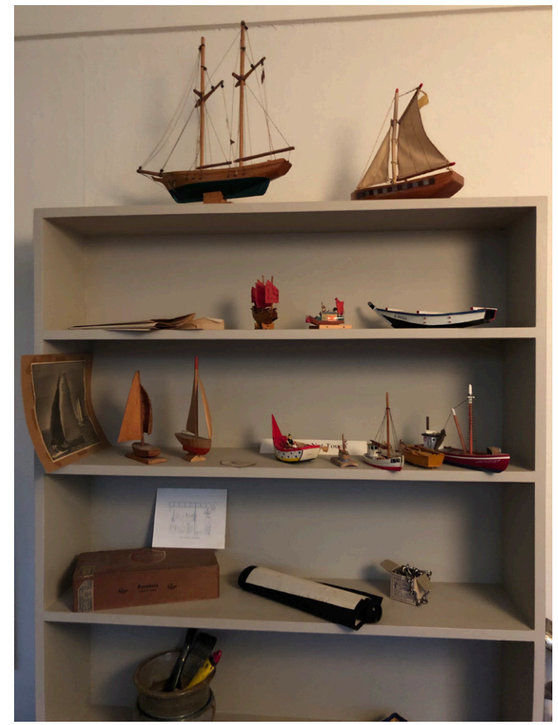
6

1. Binning's original easel and practice artwork
2. Binning's original typewriter
3. Binning owned Hans Wegner "The Chair"
4. Binning's personal Bruno Mathsson lounger w/ easel
5. Sampling of pottery and original radio
6. Sampling of library collection

Sampling of Binning Collection Items

1

2



3

1. Binning handmade tissue paper covered boxes
2. Binning's original paints and brushes
3. A sampling of carved and collected ships
4. Various Japanese calligraphy scrolls
5. Personal artifacts
6. Personal artifacts

4

5

6