



Major Rush Mews

A Proposal for a Heritage Revitalization Agreement

Submitted to the District of West Vancouver

by Major Rush House Developments Ltd.

Revised October, 2017



The large corner Rush House property as it appears today. A garage, art studio and garden area occupy the southern half of the lot.

Index

<i>Covering letter</i>	<i>page 4</i>
<i>Introduction</i>	<i>page 5</i>
<i>A house with a storied history</i>	<i>page 6</i>
<i>Architectural character</i>	<i>page 7</i>
<i>Neighbourhood context and surrounding properties</i>	<i>pages 8-11</i>
<i>Proposed site plan within neighbourhood context</i>	<i>page 12</i>
<i>Features of the plan</i>	<i>page 13</i>
<i>Statement of Significance</i>	<i>page 14</i>
<i>Heritage Conservation Plan</i>	<i>page 15</i>
<i>12th Street and Lane elevation</i>	<i>page 16</i>
<i>View along Jefferson Avenue</i>	<i>page 17</i>
<i>View along 12th Street</i>	<i>page 18</i>
<i>View along Lane</i>	<i>page 19</i>
<i>Bird's eye view looking north</i>	<i>page 20</i>
<i>Bird's eye view looking west</i>	<i>page 21</i>
<i>Landscape Plan and concept</i>	<i>page 22-23</i>
<i>Rush House floor plans</i>	<i>page 24</i>
<i>Garden Suite floor plan</i>	<i>page 25</i>
<i>Laneway Cottage floor plan</i>	<i>page 26</i>
<i>Garden Cottage floor plan</i>	<i>page 27</i>
<i>Sustainability Measures</i>	<i>page 28</i>
<i>Accessibility, adaptability and livability features</i>	<i>page 29</i>

Project Team

<i>Developer:</i>	<i>Major Rush House Developments Ltd</i>
<i>Architect:</i>	<i>Formwerks Architectural</i>
<i>Landscape Architect:</i>	<i>Formwerks Landscape Architecture</i>
<i>Heritage Consultant:</i>	<i>Donald Luxton & Associates Inc.</i>
<i>Structural Engineer:</i>	<i>Ennova Engineering</i>
<i>Mechanical Engineer:</i>	<i>Fluid Engineering</i>
<i>Electrical Engineer:</i>	<i>Opal Engineering</i>
<i>Envelope Consultant:</i>	<i>CSA Building Science Western</i>
<i>Environmental:</i>	<i>David Kelly Environmental</i>
<i>Geotechnical:</i>	<i>Braun Geotechnical Ltd.</i>
<i>Arborist:</i>	<i>Mountain Maple Garden & Tree Service</i>
<i>Contractor</i>	<i>TBD</i>

Major Rush House Developments Ltd

3366 Deering Island Place, Vancouver BC V6N 4H9
Phone 778 997 9980 email geller@sfu.ca

October 1, 2017

Mr. Jim Bailey,
Director, Planning, Land Development and Permits
District of West Vancouver,
750 17th Street, West Vancouver, BC, V7V 3T3

Dear Mr. Bailey,

**Re: Major Rush Mews
A Heritage Revitalization Agreement Proposal**

Major Rush House Developments Ltd. is pleased to submit this revised application for a Heritage Revitalization Agreement for Major Rush House, located at the south-west corner of Jefferson Avenue and 12th Street in Ambleside.

At a time when many older character houses are being demolished to make way for large new houses, this proposal will conserve one of West Vancouver's significant older heritage homes and create new, much-needed alternative housing choices appealing to local residents.

This proposal has been developed in collaboration with neighbourhood residents who wanted to see this house retained and conserved. It is similar to the Vinson House Cottages HRA proposal that was approved by Council in 2016 and now under construction. Many lessons were gained from the planning and approval of the Vinson House project which have been addressed in this submission.

This application addresses many of the recommendations of the District's Working Groups on Neighbourhood Character and Housing, and Heritage Strategic Plan Implementation. It also incorporates the helpful recommendations of West Vancouver's Design Review Committee which was supportive of the application.

I would like to thank Lisa Berg who has greatly assisted me in developing this application and guiding me through the District's approval process.

Finally, it is my hope that a positive response and timely approval for this proposal will encourage other property owners and builders to seek HRA approvals for West Vancouver's many other heritage and character houses that should be saved, rather than demolished, which sadly is too often happening.

Yours sincerely,

Major Rush House Developments Ltd.



Michael Geller Architect AIBC, FCIP, RPP, President



A historic panorama view of Ambleside in the 1920s when the Rush House was completed

Rush House, located at 1195 12th Street, was built in 1923 for Major Frederick Rush. It was one of the early houses in the Ambleside area, and originally stood on a 1.8 acre farm. It is now sited on a large 97' x 122' corner lot and is a well preserved, excellent example of the Craftsman style.



An early view of Rush House shortly after it was completed in 1923

According to a Statement of Heritage significance and Heritage Conservation Plan prepared by Donald Luxton & Associates, Rush House has many decorative features including a large wrap-around verandah, triangular brackets at the eaves, tapered porch columns and flared window surrounds

Today Rush House remains a valuable link to West Vancouver's early history.



While alterations have been made to the house over the years, it is in good condition and lends itself to conservation and renovation and a return to its former significance and glory.

Historic photographs courtesy of the West Vancouver Archives

INTRODUCTION

In late 2014, Michael Geller learned that the heritage Vinson House property was for sale and purchased the property with a partner, with the intention of retaining and conserving the house in return for zoning incentives offered by the District of West Vancouver under its Heritage Conservation Program.

At the May 2016 Vinson House HRA Public Hearing, an Ambleside resident spoke in favour of the application in the hope that if it was approved, a similar initiative might take place for Rush House, a heritage house across the street from where he lived. One of the councillors indicated support and offhandedly suggested that the developer should purchase this property too. Although the house was not for sale at the time, it was subsequently listed for sale and in December 2016, a company owned by Michael Geller purchased Rush House with the intention of seeking another similar HRA approval.

The planning process leading up to this submission has taken place over the past 10 months. In February 2017, preliminary plans were presented at a Heritage Week Open House in the West Vancouver Community Centre, attended by West Vancouver residents, District staff, and a member of Council. The initial response to the proposal was very positive. Since then, revisions have been made to the plans to address comments and suggestions offered by staff, neighbours, and West Vancouver's Design Review Committee.



Aerial view looking west along Jefferson Avenue



Aerial view looking south

This report describes the revised proposal which is largely based on the Vinson House HRA and Geller Properties' highly acclaimed Hollyburn Mews project completed in 2014.

If approved, Rush House will be moved approximately 30 feet towards 12th Street to accommodate a new 2-car garage accessed from Jefferson Avenue, and raised 3 feet to accommodate a Garden Suite below. The single level garden suite would also be accessed from Jefferson Avenue.

Two infill houses are proposed on the southern half of the large (almost double) lot: a Laneway Cottage, entered from 12th Street through a central garden; and a Garden Cottage at the south-east corner of the property. The four homes would be sold as a strata-titled development.

The Rush House remains approximately the same size as it is now, while the size of the basement suite is dictated by the dimensions of the house above. The two infill dwellings have been designed to cater to West Vancouver households ready to downsize, or families with children attracted to a location close to schools and transit.

The architectural design of the new dwellings fits into the neighbourhood and complements Rush House, without detracting from its heritage significance.



Presentation panels on display at the February 2017 West Vancouver Heritage Week Open House.



Rush House as viewed from 12th Street, with its garden areas. If possible, a large rhododendron that has become a neighbourhood landmark will be transplanted to the north-east corner of the property.

2005 North Shore Heritage Weekend

Rush House 1923



Rush House, view from south, circa 1920's (WVA RAH 1368)

This neighbourhood landmark was built in 1923, and is a good example of a shingle-clad Craftsman bungalow. It is listed as a 'secondary building' in the West Vancouver Heritage Inventory. The Rush house was originally sited on a 1.8 acre farm, but the property was later subdivided to create the neighbouring residential lots.



Fred Fraser, Jim Fraser and Ian Macdonald playing in a haystack, 1920's (Courtesy of Ian Macdonald)



Ian Macdonald with Garry (dog), mid 1930's (Courtesy of Ian Macdonald)

Ian Macdonald, a long-time West Vancouver resident and member of the West Vancouver Historical Society recalls his childhood memories of this house and growing up in Ambleside.



View of Ambleside from Stanley Park, circa 1921 (WVA RAH 460/461)



Rush House, view from northwest, 1978 (WVML McP 0706)



Rush House on original 2-acre parcel, 1920's (Courtesy of Ian Macdonald)



Major Frederick Rush, England, circa WWI or earlier (Courtesy of Ian Macdonald)



Rush & Macdonald Families, Christmas 1925 (Courtesy of Ian Macdonald)



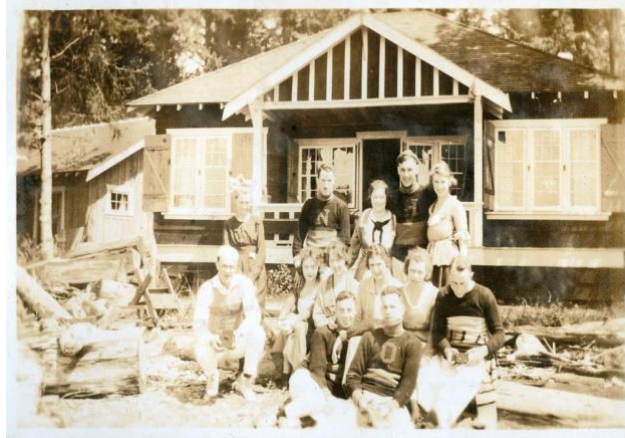
Ian Rush with Garry (dog), mid 1930's (Courtesy of Ian Macdonald)

The house has been lovingly restored by its present owner, and master gardener, Patricia Tipping. It is graced by a beautiful garden, which contains an array of surviving original plantings. The complementary nature of the building and its setting evoke a strong impression of an earlier era.



The District of West Vancouver has issued a new poster of "Ambleside Houses" depicting the Rush House in its original rural context. Proceeds from the sale of this poster will support the West Vancouver Archives Building Development Fund.

AN ARCHITECTURAL CHARACTER INSPIRED BY EARLY WEST VANCOUVER COTTAGES



Picnic at Mowats's Cottage 1921



Pilot Station at Pilot Bay 1906



Excerpt from 1918 poster



Faulknor house at 1328 Gordon Avenue 1916



Kay Meek's summer home (between 1940 and 1959)



With its strong but simple roof lines and dormers, large porches and framed windows Rush House offers wonderful design inspiration for the balance of the development



Kilby house 1930's



Vinson House as it appeared in 1913



Dorothy Jone's house at 1252 14th Street 1915

The architectural character of the development is inspired by the design of Rush House, and features found in other early West Vancouver houses.

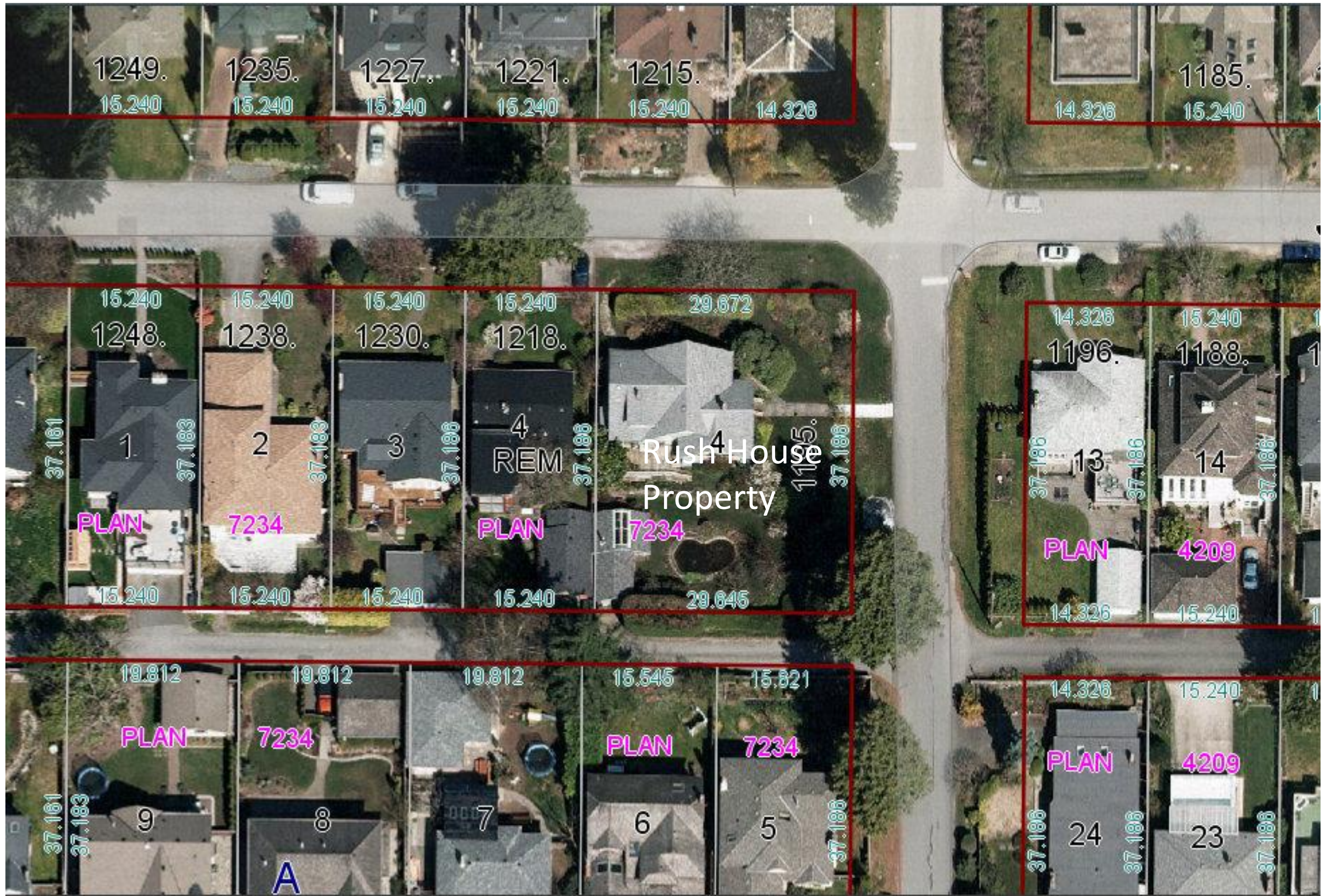
To the extent possible, the original appearance will be conserved and restored. The design of the infill houses and garages will complement the character of the main house by incorporating a variety of traditional details. These include:

- *covered porches with open railings, and various gable details;*
- *a mixture of horizontal siding and shingles;*
- *window details with smaller panes and special trim;*
- *steeply sloping roofs with dormers, open soffits and joist tails;*
- *contemporary interpretation of traditional window detailing;*
- *'heritage' colours offering both harmony and variety.*

The new dwellings will also include some more modern details including discreet skylights in selected locations and rough-ins for future solar panels.

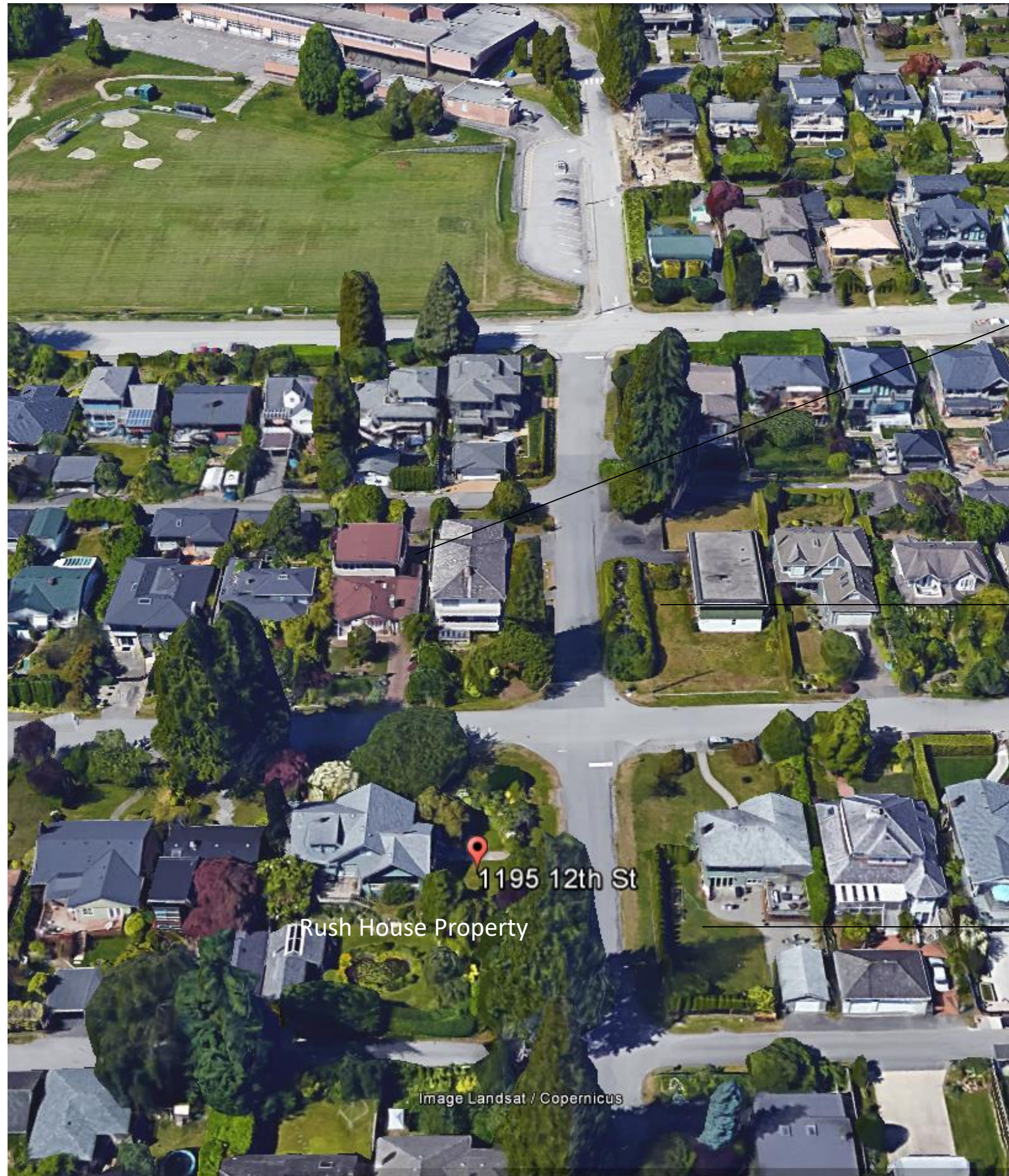
All photos: Courtesy of West Vancouver Archives

NEIGHBOURHOOD CONTEXT AND SURROUNDING PROPERTIES



Properties of the same size as the subject property, located on the other three corners of Jefferson Avenue and 12th Street, have each been subdivided into two lots. Although there is a lane system in the neighbourhood, a number of nearby properties along the north and south side of Jefferson Avenue have parking access directly off the street.

NEIGHBOURHOOD CONTEXT AND SURROUNDING PROPERTIES



View of house due north at corner of Jefferson Avenue and 12th Street



View of house to north-east at corner of Jefferson Avenue and 12th Street



View of house to the east at corner of Jefferson Avenue and 12th Street (recently for sale)

NEIGHBOURHOOD CONTEXT AND SURROUNDING PROPERTIES



Properties along the north side of Jefferson Avenue with their parking access directly from the street



This attractive renovated one and two-storey house is immediately to the west of Rush House.



Further to the west is another bungalow with its parking garage accessed from Jefferson Avenue.



House to the west as it appears from the lane

The attractive house to the west of Rush House has been renovated over the years and the owners are most interested in remaining in their home for years to come. A number of discussions with this owner have taken place and a commitment has been made to provide landscape screening to be selected by the owner.



View of Rush House from the front of the house to the west. The proposal is to move Rush House 30 feet to the east to accommodate a new garage which will be at the same elevation as the neighbouring garage.



View of Rush House as seen from the kitchen/family room of the house to the west

Consideration for neighbouring properties

A number of meetings and discussions have been held with neighbouring property owners who advised they are pleased to learn that the Rush House will be conserved if this application is approved, rather than see it replaced by a large new house. However, there are concerns about potential disruption in the neighbourhood during construction, noting another nearby house is under construction.

The property most impacted by this proposal is the house immediately to the west of Rush House. Other properties across the lane and along Jefferson Avenue and around the site may be impacted to a lesser degree.

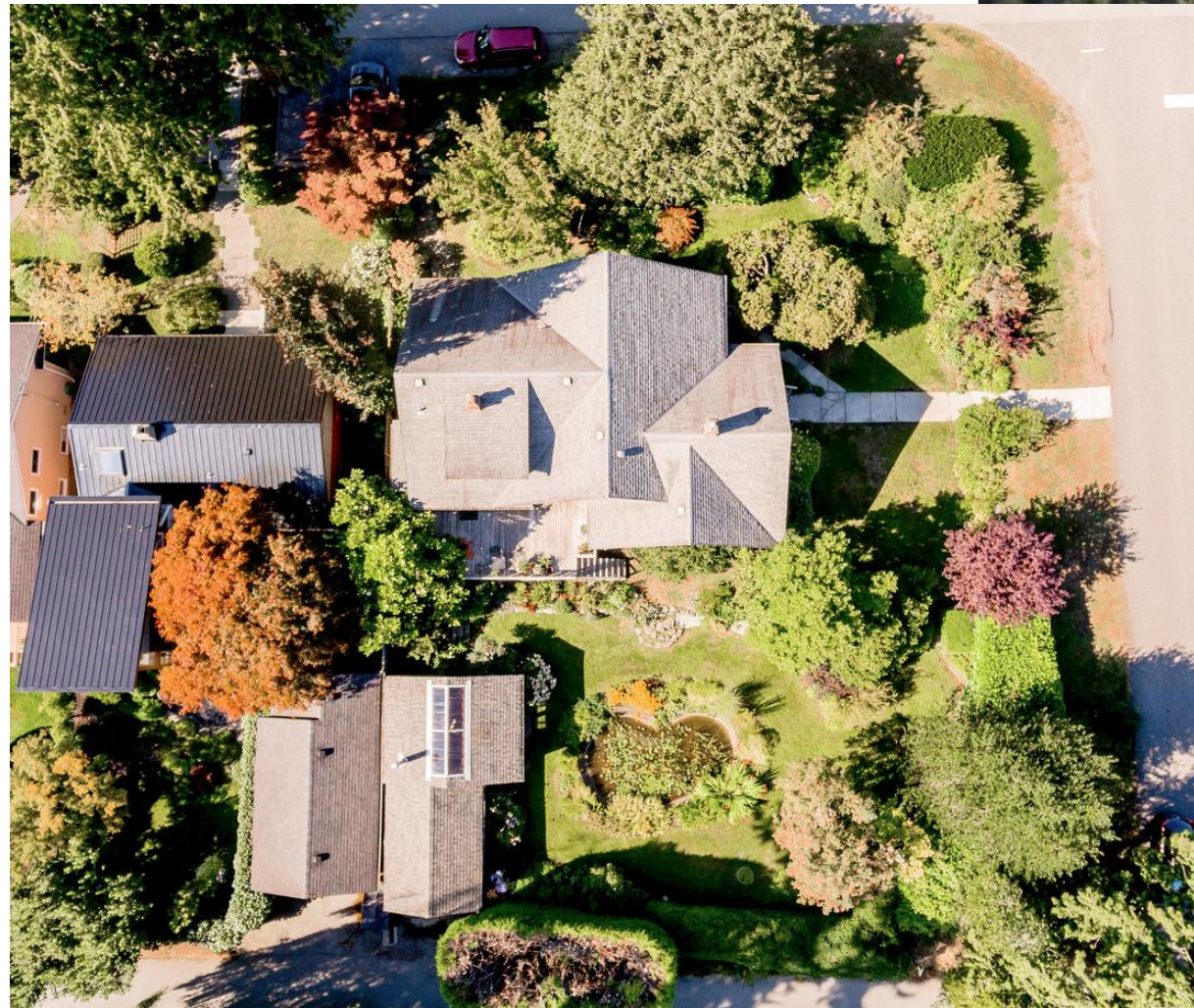
Moving Rush House approximately 30 feet to the east will offer some benefits for the house to the west. However to minimize other impacts, careful consideration has been given to the massing of the Laneway Cottage and window placement along the property line. Landscaping will also be important.

As illustrated in the photo above, taken from the kitchen of the house to the west, Rush House is partially screened by existing landscaping. The developer has committed to work with this neighbour in the selection and approval of all future landscaping along the shared property line.

Out of respect for other properties along the north and south sides of Jefferson Avenue, the existing setback from the street will be maintained. As noted in the following section, the existing heritage rhododendron will be transplanted to the north-east corner of the property if at all feasible.

Properties across the lane to the south are well screened from the subject property by existing trees on both sides of lane. One of these properties is now being redeveloped. Careful attention will be given to maintain the somewhat 'semi-rural' character along this lane.

PROPOSED SITE PLAN WITHIN NEIGHBOURHOOD CONTEXT



Aerial view of existing Rush House showing relationship to neighbouring house to the west, existing art studio and garage to the south abutting neighbour's garage, and extensive open space.

As illustrated, Rush House will be moved approximately 30 feet towards 12th Street to make room for a new two car garage serving Rush House and the Garden Suite below.



Site plan showing the relocated Rush House, and new infill cottages. The front setback for Rush House along Jefferson Avenue remains the same as present. The setback along 12th Street matches that of the houses along the north side of Jefferson Avenue and south across the lane.

FEATURES OF THE PLAN

- **Rush House** and the surrounding grade will be raised approximately 3 feet to better relate to surrounding streets.
- The existing 1970s deck addition along the south side of Rush House will be removed. The existing back porch will be expanded and redesigned to be more in keeping with the original design.
- The 1970s French doors and large windows will be replaced with windows more in keeping with the original design.
- A new **dormer window** will be added along the Jefferson Avenue façade, similar to a dormer that was previously added to the south façade.
- **The Garden Suite** will have its entry from Jefferson Avenue. A sunken courtyard will provide private outdoor space along the south side.
- The **Laneway Cottage** is sited in the south-west corner of the property in an area currently occupied by a garage and art studio. It will have its main entry from 12th Street through the communal garden. A second entry will be directly off the lane.
- The **Garden Cottage** is sited in the south-east corner of the property, partially screened from the street and neighbouring properties by a large cedar tree.
- Each of the homes has its own private porches and patio areas. All homes will share a **large communal garden** enhanced with a covered gazebo, Edwardian landscape planting and decorative fixtures.
- To address the **comments of the Design Review Committee**, the new garage structure has been visually separated from Rush House; the entry to the Garden Suite has been enhanced; more distinct colours will be used for the Laneway and Garden Cottages; and the exterior siding design and materials are being carefully considered.
- The resulting **Floor Area Ratio (FAR) is approximately 0.67** which is comparable to Hollyburn Mews and Vinson House Cottages when the area of existing and proposed verandas and porches is included.
- The resulting **site coverage is approximately 0.43** which is also comparable to Hollyburn Mews and Vinson House Cottages.



Stairs from 12th Street lead awkwardly down into the garden. It is proposed that this be improved by raising the grade and house by approximately 3 feet.



The pattern of cedar shakes and horizontal siding will be retained and replicated on the new Laneway and Garden Cottages



The 1970s deck along the south side of the house will be removed along with the French doors and large windows and replace with more traditional windows.



The front setback along Jefferson Avenue will be maintained. The Laneway Cottage will replace the existing art studio and garage.



A new dormer is proposed for the 12th Street façade, similar to the dormer that was added along the south façade (see middle photo)



If possible, a large rhododendron will be relocated to the north-east corner of the property



1195 12TH STREET

STATEMENT OF SIGNIFICANCE

MARCH 2017

STATEMENT OF SIGNIFICANCE: RUSH HOUSE, 1195 12TH STREET, WEST VANCOUVER



Rush House, between 1923 and 1933, West Vancouver Archives 3264.WVA.PHO



Rush House and surrounding hay field, between 1923 and 1929, West Vancouver Archives 13265.WVA.PHO

DONALD LUXTON & ASSOCIATES INC. MARCH 2017
5

STATEMENT OF SIGNIFICANCE: RUSH HOUSE, 1195 12TH STREET, WEST VANCOUVER



Rush House under construction, 1923, West Vancouver Archives 3267.WVA.PHO



Rush House, 1923, West Vancouver Archives 1368.WVA.RAH

DONALD LUXTON & ASSOCIATES INC. MARCH 2017
3



RUSH HOUSE
1195 12TH STREET, WEST VANCOUVER, BC
CONSERVATION PLAN
APRIL 2017

DONALD LUXTON
AND ASSOCIATES INC 

The heritage conservation of Rush House will be carried out in accordance with the recommendations of the Heritage Conservation Plan prepared by Donald Luxton & Associates Inc.

Particular attention will be given to the exterior of the house, with the goal of replicating the way certain portions looked when it was first completed.

Noting this was really a farmhouse, where appropriate, interior features on the main floor will also be conserved.

CONSERVATION RECOMMENDATIONS

5.3 FOUNDATIONS

The existing foundation walls beneath the cedar-shingle siding of the Rush House were inaccessible during the site visit. As part of the proposed rehabilitation scheme, the heritage asset will include new foundation walls upon its relocation within the property lines, and new cedar-shingle siding will be reinstated to match original. Careful attention should be executed to ensure the exterior wood-frame walls above grade are not damaged during rehabilitation work.

Conservation Strategy: Rehabilitation

- As new foundations are proposed, concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.



side elevation of the Rush House, at corner of 12th Street and Jefferson Avenue.



CONSERVATION RECOMMENDATIONS

5.7 FENESTRATION



Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada.

5.7.1 WINDOWS & TRIMS

The Rush House features surviving, original wood windows, including a number of multi-pane casement and multi-pane double-hung assemblies with true-divided lights. Based on initial visual review of the original wood window assemblies, the window sashes appear to be operable and in good, repairable condition.



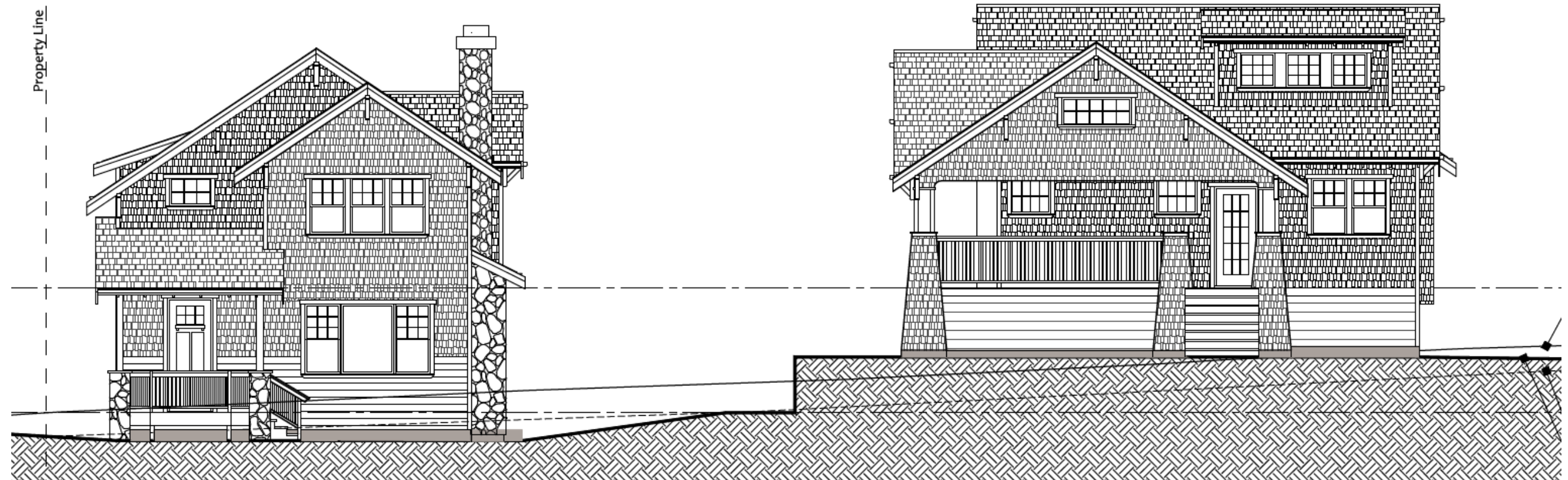
photos showing original windows of the Rush House.



12th STREET AND LANE ELEVATIONS



LANE ELEVATION SHOWING LANEWAY COTTAGE (LEFT) AND GARDEN COTTAGE (RIGHT)



12TH STREET ELEVATION SHOWING RUSH HOUSE (LEFT) AND GARDEN COTTAGE (RIGHT)



Earlier elevation showing Rush House and the new garage structure. A dormer has been added, as suggested by the architect and heritage consultant, to give Rush House a more impressive appearance from the street.

The insert drawing shows the new porch that has been added, similar to that found in the original plans. It also incorporates the DRC recommendation to create a more distinct break between Rush House and the garages.



The view along 12th Street illustrating the earlier proposal to use the same colour for the Laneway and Garden Cottages. However, as a result of the Design Review Committee recommendations, different but complementary heritage colours are now proposed for the two infill cottages, along with a mix of shingles and horizontal siding similar to the existing Rush House

VIEW ALONG THE EAST-WEST LANE ILLUSTRATING THE LANEWAY COTTAGE (LEFT) AND GARDEN SUITE



Note the colours of these two cottages are being revised to add greater variety while not competing with the heritage Rush House



Views along the existing lane. White stake indicates the property boundary.



Looking west (above) . Note the lane is less than the standard 18 foot in width.



Looking east (above)



An earlier Bird's eye view looking north (Note: the rear deck between Rush House and the garage structure has subsequently been revised in response to the DRC comments)



An earlier bird's eye view looking west from 12th Street. (Note: drawing is being revised to show differing colours for Laneway and Garden cottages and other design refinements)

JEFFERSON AVENUE



LANDSCAPING PLAN and CONCEPT

The overall landscaping concept and planting plan is intended to recreate an Edwardian garden. The lawn area has been kept as large as possible in order to be in proportion with the heritage house. The planting exhibits considerable variety, with an extensive use of deciduous shrubs and perennials.

The planting plan incorporates the transplanted rhododendron and possibly other mature plants. A heather edge has been designed along the front entry paths. Boxwood has been added against the garden suite courtyard railings and along the east side of the heritage house path, and the north-south walk.

Other plants include flowering shrub roses, hardy fuchsia, flowering perennials and some taller evergreen spring bouquet around the dining patio, off the Garden Cottage.

Yew is proposed for all hedges. A suitable vine will be selected for the main trellis along 12th Street near the centre of the property. A low kinnikinnick groundcover is proposed along the side yards between the houses and the side property line fences. The extent of hedges along the side property lines will be finalized after further discussions with the adjacent property owner.

A number of small seating areas are proposed in the garden to be shared by all the residents. Edwardian-style planters, bird baths and other similar fixtures will be installed.

Efforts have been made to maximize the amount of landscaping along the lane, while recognizing the need to provide adequate space for garbage can storage, and safe and convenient access for vehicles and pedestrians.

A variety of paving stones are proposed including tumbled heritage pavers along the main entry pathway, to be set in a traditional pattern, and flagstone pavers in the private patios,

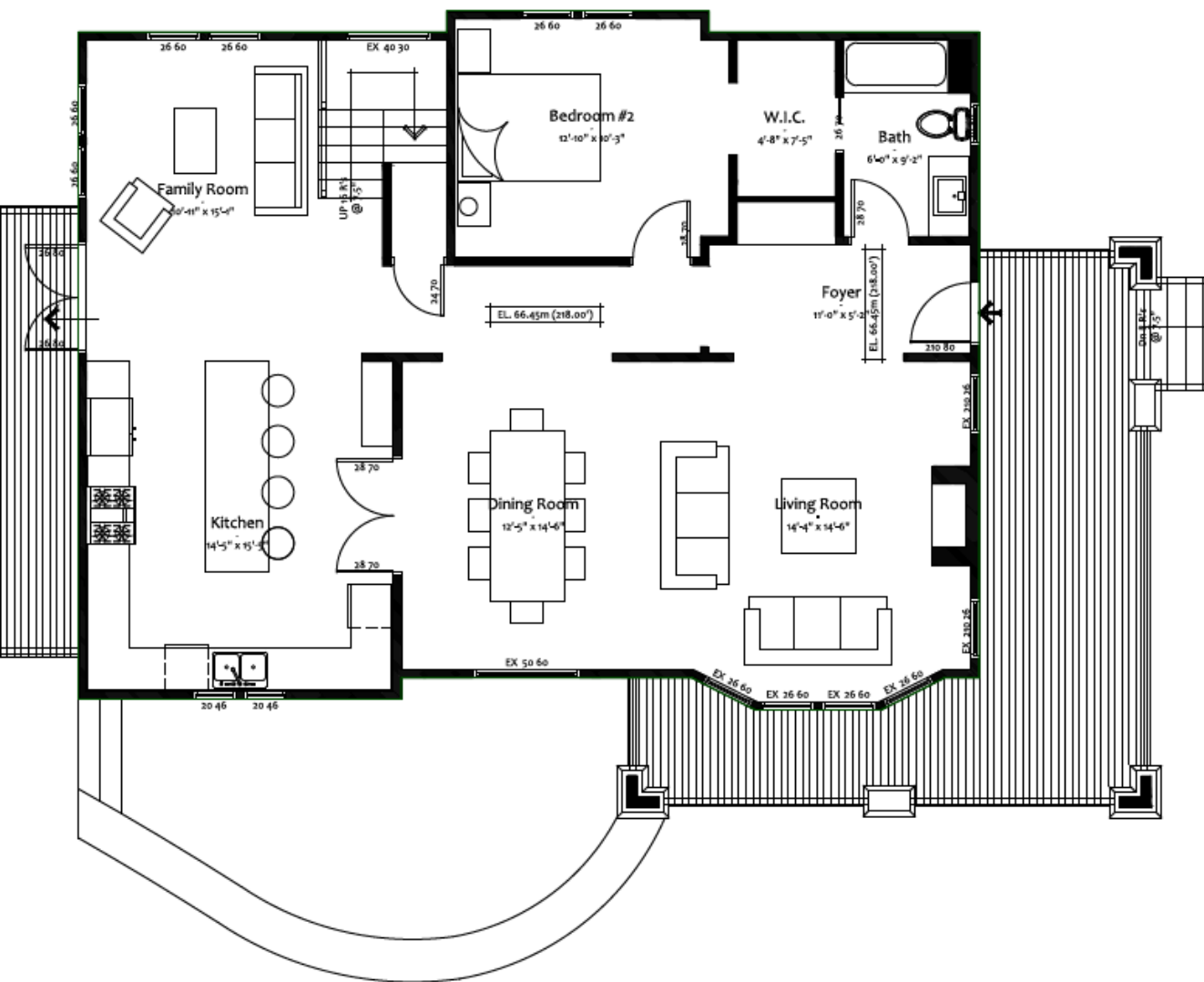




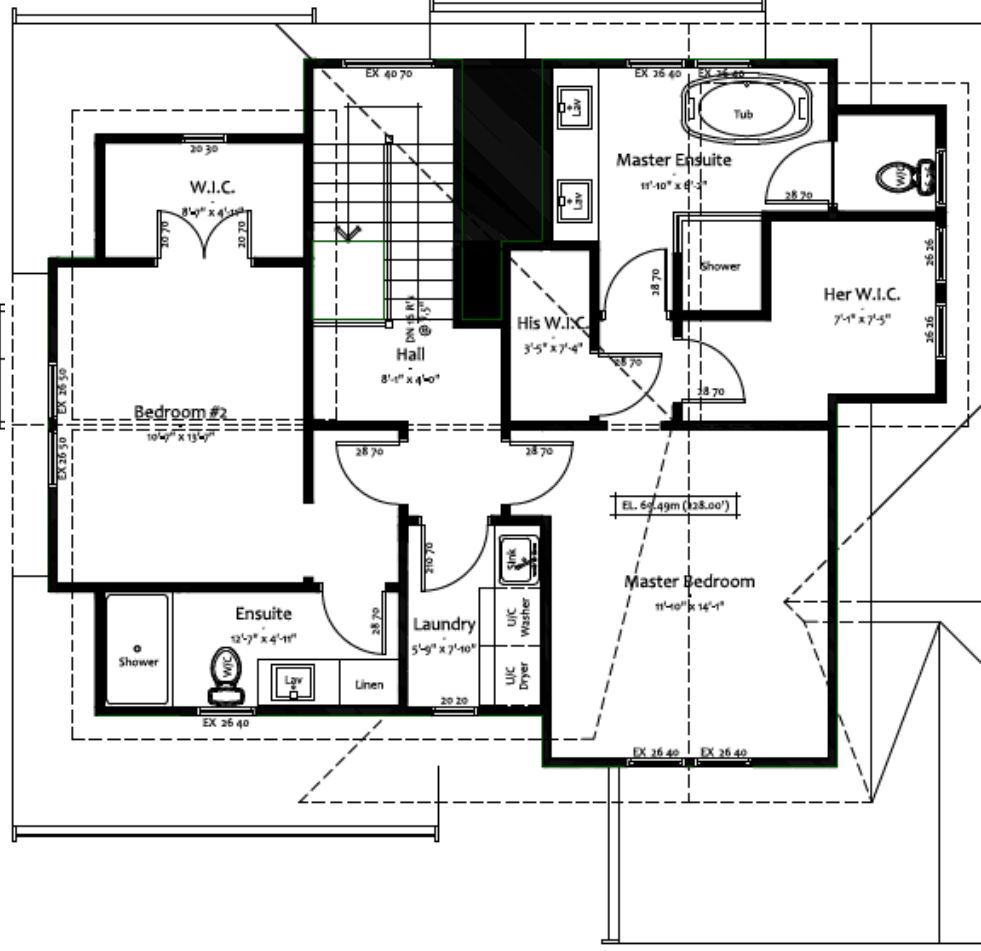
(JEFFERSON AVENUE) ○ NORTH PROPERTY LINE ELEVATION
SCALE: 3/16" = 1'-0"



(12TH STREET) ○ EAST PROPERTY LINE ELEVATION
SCALE: 3/16" = 1'-0"



Main level Rush House



Upper level Rush House

RUSH HOUSE FLOOR PLANS

The planning of Rush House has been guided by the Heritage Conservation Plan prepared by Donald Luxton Associates Inc. The main floor plan retains some of the existing layout with a couple of exceptions. The existing bathroom has been eliminated in order to expand the small kitchen and connect it to a new family room. The existing dining room is being converted to a master bedroom, and the ensuite bath will also serve as a powder room. While the flooring will be replaced, efforts will be made to retain some of the existing heritage features as recommended in the conservation plan.

The upper floor has been reconfigured to better suit today's liveability requirements

Over the years, most of the original windows have been replaced. However, it is intended that the remaining original windows be retained and some of the newer windows be replaced with more original type windows. New wood windows will be fabricated to replicate the original windows.

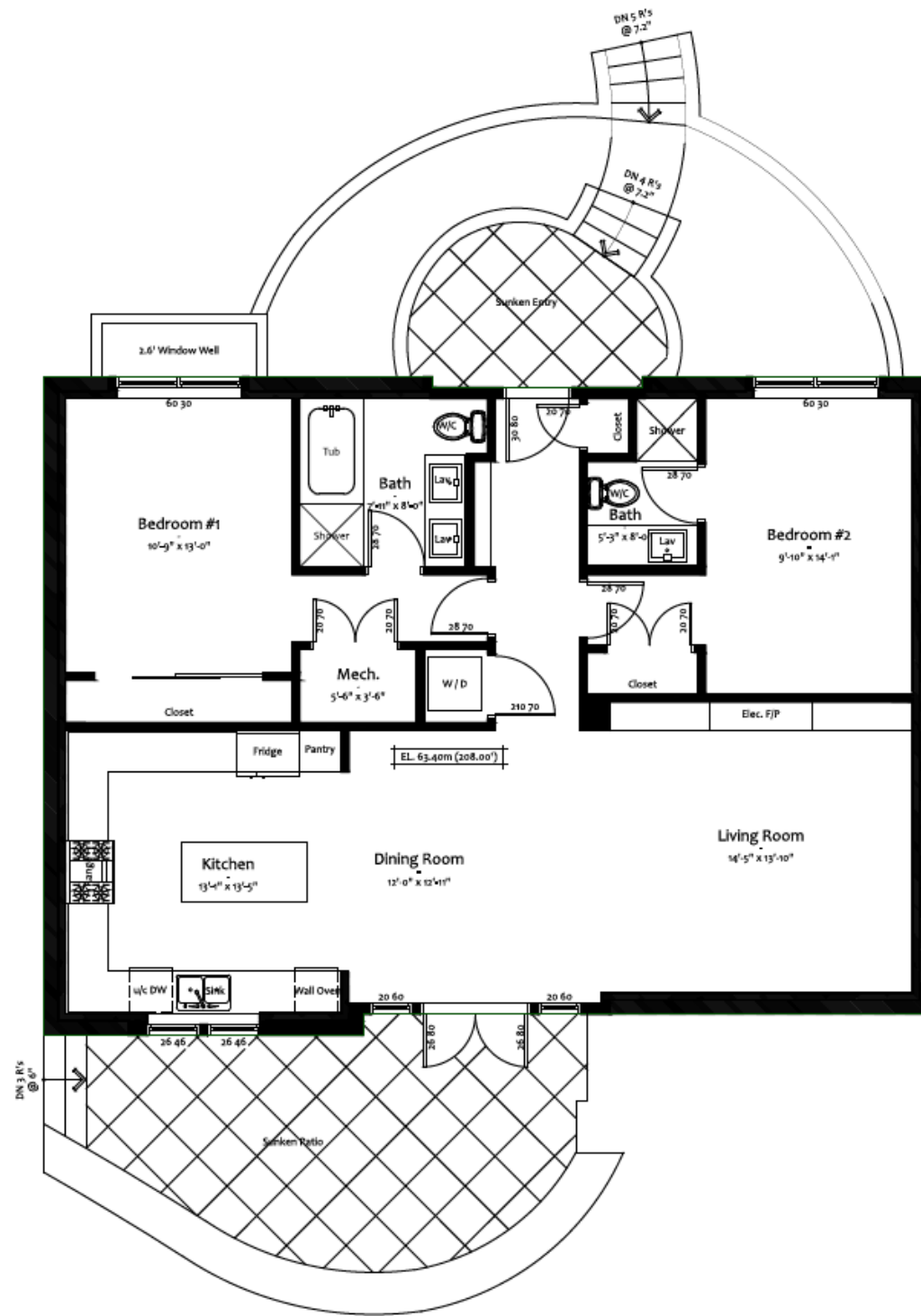
The roof and dormer design will generally remain; however, two new dormers along the north and east facades are proposed to improve the proportions of the house and create more usable interior spaces.

Private outdoor space for the heritage house will be provided on the large, wrap-around veranda, and a new deck off the kitchen/family room.

The usable area of the heritage house will remain at approximately 2296 square feet plus 294 square feet of covered veranda.



Photos of Rush House as it appears today



GARDEN SUITE FLOOR PLAN

The major changes to the heritage house will occur at the basement level. New foundation and basement walls will be constructed, resulting in a highly liveable single level garden suite.

While consideration was given to incorporating the basement as part of the house above, it was determined that the resulting plan would be too large for the desired market, and out of scale with the cottages, noting this will be a strata development.

The garden suite has its main entry off the front pathway from Jefferson Avenue, through a partially sunken courtyard. A rear entry is located through a sunken courtyard along the southern face of the building providing direct access from the garage.

New wood windows and doors will be fabricated to replicate those in the house above. The exterior siding will be designed to match the original siding. A variety of window wells will bring natural light into the unit.

Given that the unit is generally below grade, the interior will be kept light in colour and the suite will be designed with extensive millwork and heritage-style details, as illustrated below.

Private outdoor space for the garden suite will be provided in two sunken courtyards at the front and rear. Residents can also share the front garden.

The size of the garden suite is dictated by the size of the house above and is approximately 1290 square feet.



An example of the type of millwork that will be built into the main living areas



An example of the fireplace detail and built-ins in the family room



An example of the kitchen cabinets and central island proposed for the kitchen



A contemporary interpretation of heritage details is proposed for the bathrooms



An example of the type of window-well detail proposed for the rear bedroom

LANEWAY COTTAGE FLOOR PLANS

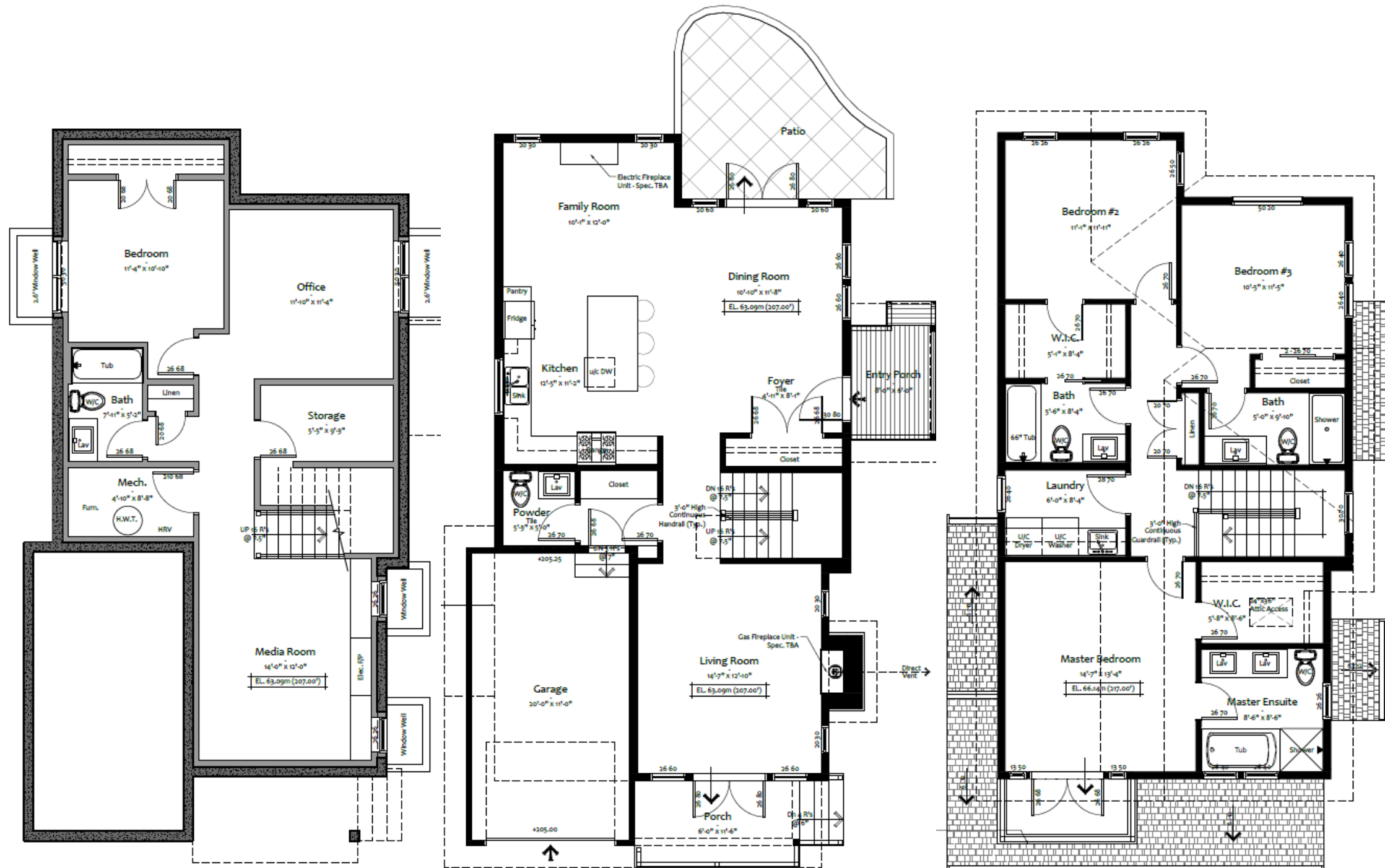
The laneway cottage has been designed to complement the heritage house both in form and character. It has an entrance off the lane and another entry from 12th Street through a small porch accessed from the main pathway. There is also an entry from the attached garage.

It features an separate living room and large dining/kitchen/family space on the main level and three bedrooms above, each with an ensuite bathroom. The basement level will be finished with a recreation/media room, office and a guest bedroom, bathroom and storage areas. However, the basement has not been designed, nor is it suitable, for use as a secondary suite.

There is a small balcony off the master bedroom and a walk-out patio off the dining area. A small covered porch has been added off the front living room, in keeping with the Rush House verandah.

The exterior materials are hardie board shingles in a warm grey, so as not to conflict with the richer colour proposed for the heritage house. Careful attention has been given to the roof shapes to complement the main house. The roofing material will be similar in appearance.

The area of the laneway cottage is approximately 1859 square feet plus basement.



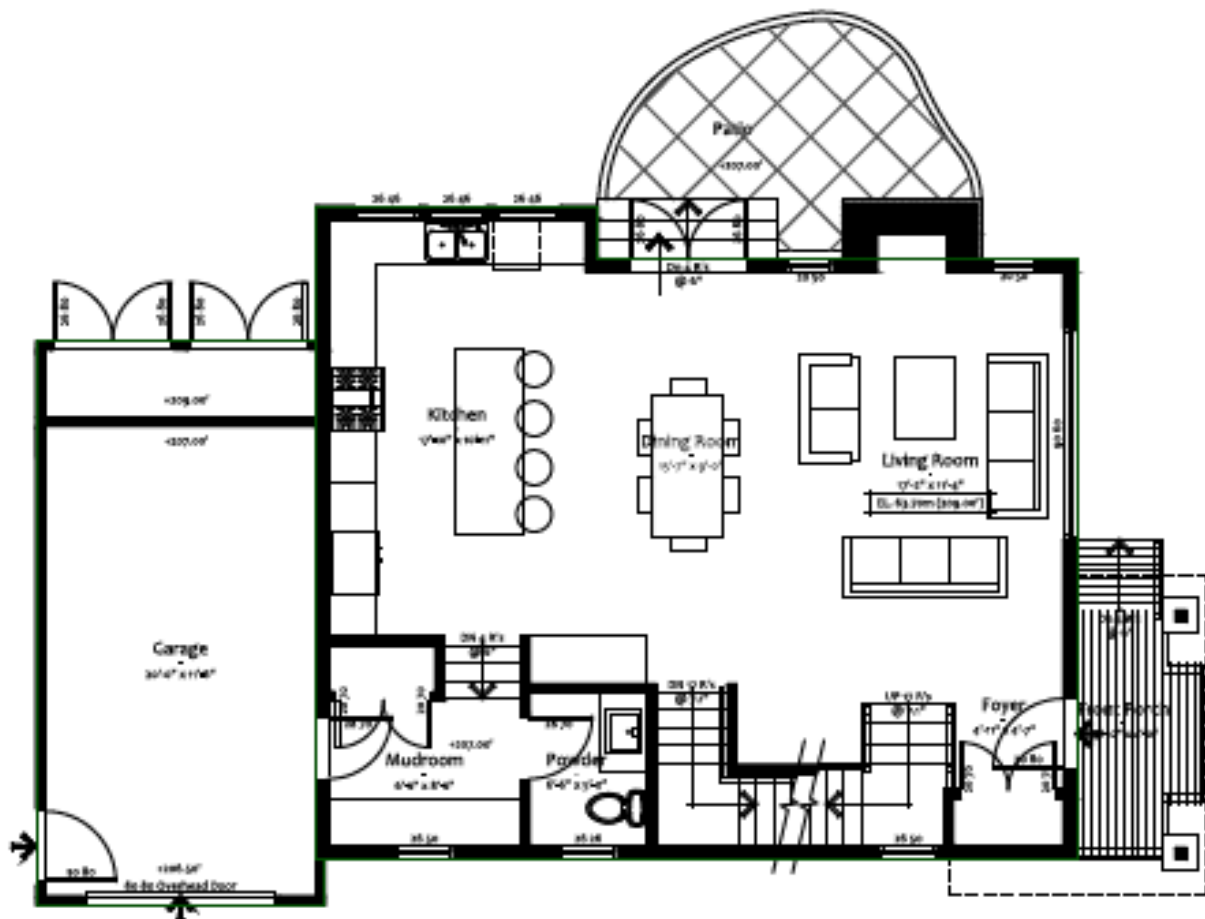
Basement

Main floor

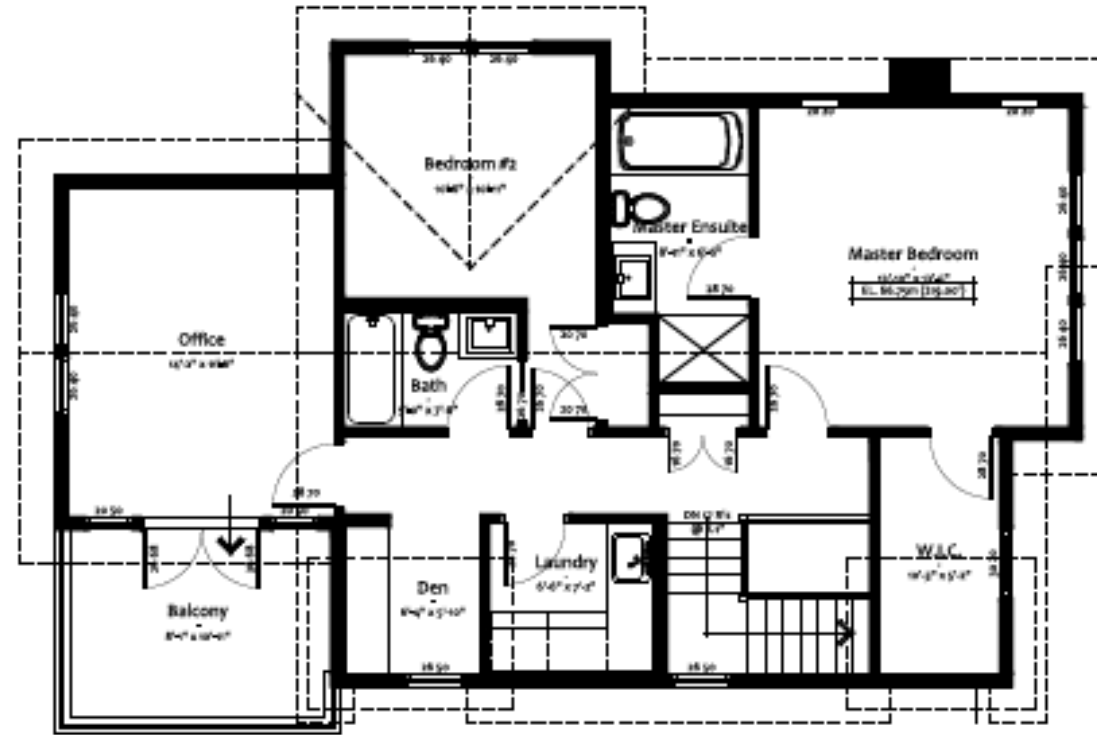
Upper floor



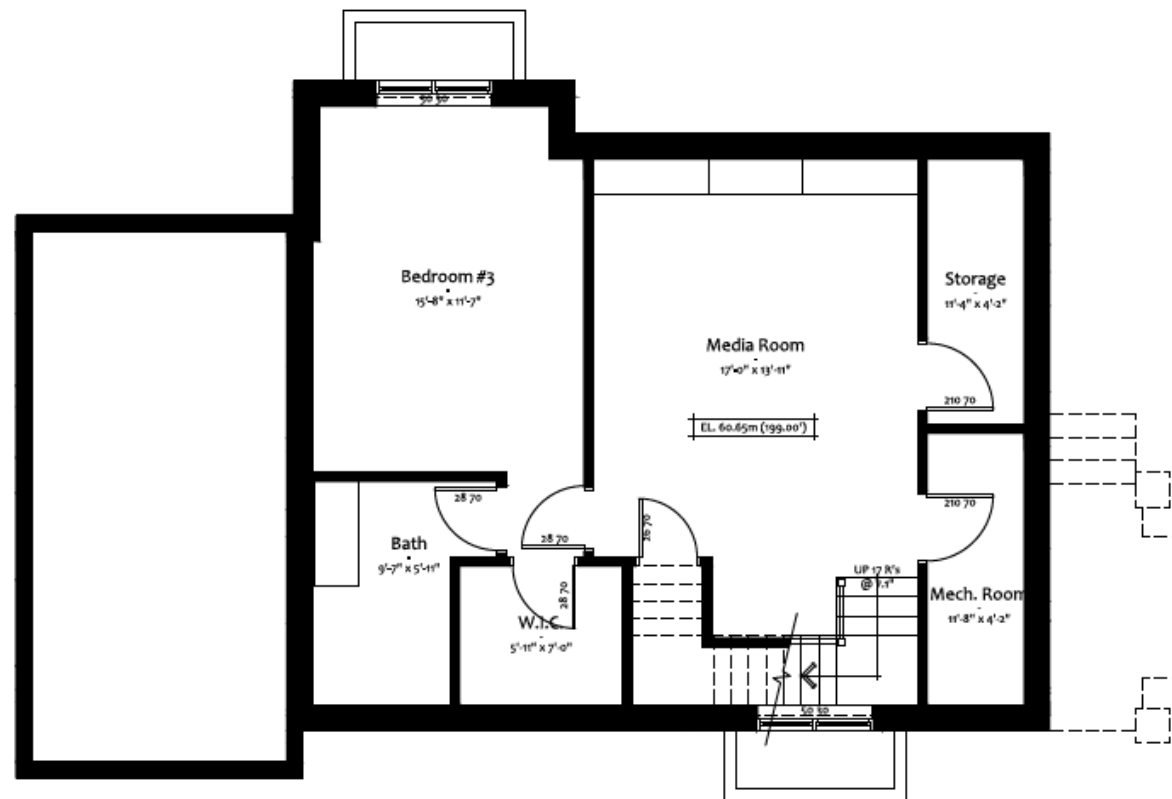
With its open plan and well-designed kitchen, the laneway cottage is expected to appeal to longstanding West Vancouver residents seeking to downsize into a new, smaller home, while remaining in their community. However, with three bedrooms above, it may also appeal to a family with children attending the nearby school.



Main floor



Upper floor



Basement

GARDEN COTTAGE FLOOR PLANS

The front door of the garden cottage is off a short pathway leading from 12th Street. There is a small mud room at the rear entry leading to the garage. A small outdoor patio is provided off the dining area, overlooking the large Edwardian garden.

The main floor plan features an open living/dining/kitchen space. There are two master bedrooms on the upper level, each with a walk-in closet and ensuite bathroom. There is also an office, small den, and laundry room on this level.

The basement comprises two multi-use spaces which can be used for a variety of purposes. Natural light and ventilation will be provided by two window wells. There is no provision for a basement suite.

Like the laneway cottage, the garden cottage has been designed to appeal to longstanding West Vancouver residents seeking to downsize into a smaller home in their community, or a young family.

The area is approximately 1852 square feet plus basement.



An example of the heritage details being proposed for the garden cottage interior

SUSTAINABILITY MEASURES

This development is being designed to create healthy homes with reduced environmental impacts, in accordance with the BUILTGREEN single family checklist. The following summarizes key site planning and house features :

Sensitive Site Development

- Erosion and sediment control measures will be implemented and monitored during construction. Onsite stormwater management will maintain runoff at pre-development rates;
- Indigenous plant materials with low water requirements shall be used wherever possible without compromising the Edwardian landscape concept;
- The landscape plan shall exceed minimum plant requirements; the limited turf areas shall be drought-tolerant; soil shall meet the specified requirements;
- Trees and other plantings shall provide shading for at least 50% of hard surfaces within 15 meters of the homes.

Energy Efficiency

- Exterior walls in the new buildings shall have increased insulation values; new windows shall have EnergyStar labels;
- EnergyStar appliances shall be installed;
- Alternatives to incandescent bulbs shall be installed in all non-living spaces and habitable spaces where appropriate, respecting the heritage character;
- Main floor fireplaces shall be gas fuelled with electronic ignitions and direct vents; electric fireplaces will be installed in basements;
- Energy efficient combi boilers will be installed in the units; hot water piping shall meet minimum insulation requirements to avoid heat loss;
- Homes will have 'pre-piping' for future roof-mounted solar panels;
- An EnerGuide Rating System Report shall be prepared prior to occupancy;
- Glazing areas will be designed to support passive solar heating.

Water Efficiency

- Dual flush toilets and low flow fixtures shall be installed.

Indoor Environmental Quality

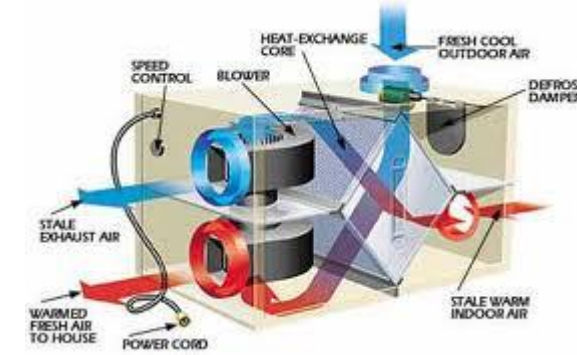
- Heat recovery ventilators shall be installed in the new cottages;
- Low VOC emitting paints, materials and flooring shall be specified where possible.

Waste Management

- A construction waste management plan will be prepared in accordance with the Metro Vancouver BuildSmart Waste Management Toolkit guidelines to target a 50% reduction from industry norms;
- Space for garbage and recycled waste shall be provided.

A transit oriented development

- The development is located in a highly walkable neighbourhood, close to a wide range of amenities and transit;
- Only one parking garage per unit is being provided; garages shall be pre-wired for electric vehicles



ACCESSIBILITY, ADAPTABILITY AND LIVEABILITY FEATURES

Many West Vancouver residents are living in homes or on properties that are too big or unsuitable for aging in place. While some are choosing to move into apartments or townhouses, others would prefer smaller ground oriented detached homes with their own yard and outdoor spaces. Major Rush Mews is being designed to appeal to these households.

While the new homes are not large, they will have many features to make them comfortable and liveable for those seeking to age in place.

The Garden Suite has been designed for those 'empty nesters' and seniors seeking a home on one level.

The Garden and Laneway Cottages have been designed with wider stairs which could accommodate a stair lift if required at some time in the future.

A number of other features have been incorporated into the house designs to make them more attractive and liveable for an aging population. Features in the garden suite and new cottages include:

- Kitchens with full height pantries, accessible cupboards, drawers in the lower cabinets, 'lazy susans' and an island seating area;
- Higher levels of lighting in bedrooms, closets, kitchens, bathrooms and corridors;
- Provision for support bars in bathrooms if and when needed; medicine cabinets and drawers for toiletries and medications;
- Raised electrical outlets and lower light switches for easier access;
- Lever hardware on all doors and bathroom fixtures; larger showers with fixed and European-style handheld shower heads;
- Wider corridors, wider door openings and flush door thresholds;
- Raised planting beds in patio areas;
- Incorporation of SAFERHOME design standards wherever feasible;

