

Project Summary for Development Proposal
440 13th Street

The proposed development is for a carriage house to be sited at the back of the property at 440 13th Street. As the property rear boundary fronts on 14th Street, the project would be built with a 'street face', seeking to blend into and enhance the existing streetscape as much as possible.

The carriage house design incorporates multiple siding finishes (hardishingle, batten, hardiplank) and an offset face to visually minimize the bulk of the structure. Muntined windows, a proposed pergola feature and a balcony also differentiate the building's exterior. Exterior paint colours will seek to create a harmonious whole while still giving the illusion of two buildings. The design of the carriage house will comply with all of the development guidelines for its zone.

The property is fully landscaped, and almost all of the existing landscaping will be retained, including three heritage fruit trees.