

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001134 – 633 MILTON STREET

**Owner / Applicant:** KIRSTEN HOLT AND MARTIN WEBB

**Architect:** JOYCE REID TROOST ARCHITECT

**Landscape Architect:** 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

**Subject Property:**

<i>Zoning</i>	R14 – Old City Low Density (Fourplex) Residential
<i>Location</i>	The subject property is located in the 600 block of Milton Street.
<i>Total Area</i>	436m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Neighbourhood; Map 3 – Development Permit Area DPA No. 8 – Old City Neighbourhood
<i>Old City Neighbourhood Plan</i>	Sub Area 3 – Multi-Family Low Density
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines

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## BACKGROUND

The subject property is located within the Old City Neighborhood Plan area. The neighbourhood plan encourages moderate increased density of portions of the residential neighbourhood in a manner that encourages the maintenance of the character features of older homes.

The subject property formerly contained a character home which was demolished in 2018 in preparation for redevelopment.

### Site Context

The site is located on the south side of Milton Street, between Hecate Street and Victoria Road. The lot is rectangular in shape and has frontage on Sophia Lane to the south. No buildings or structures are currently located on the property. The surrounding area is predominantly characterized by established single family residential properties.

## PROPOSED DEVELOPMENT

The applicant proposes to construct a three-unit infill development on the subject property:

- Unit 1: 103m<sup>2</sup>, three bedrooms;
- Unit 2: 81m<sup>2</sup>, two bedrooms; and,
- Unit 3: 93m<sup>2</sup>, three bedrooms.

The building also includes indoor bike storage, a sprinkler room, and a trash and recycling area.

The proposed building's gross floor area (GFA) is 281m<sup>2</sup> and the floor area ratio (FAR) is equal to 0.64 within the maximum permitted 0.65.

### Site Design

The proposed building is long and narrow due to the shape and size of the lot. The building consists of three units with two on each end (facing Milton Street and Sophia Lane), with the front door of the middle unit also facing Milton Street. Each unit is stepped down in elevation due to the slight sloping nature of the lot. Landscaping and an internal sidewalk is provided to connect each unit to the parking located at the rear and Milton Street located at the front.

Garbage collection and recycling is located in a small room on the southern side of the lot. The bike storage and sprinkler room is located in separate small rooms on the eastern side of the lot. Each utility room is accessed by all units from the outside. Parking is located at the rear, accessed from Sophia Lane.

#### Staff Comments:

- The Old City Neighbourhood Plan encourages a full range of housing forms that ensure new design is sensitive to the scale and character of the surrounding neighbourhood.

### Building Design:

The proposed building consists of two and three storeys with a maximum height of 7.9m, which will require a variance of 0.4m. Finishing materials include board and batten, hardie lap siding, and wood. Each unit has their own separate entrance accessed from the outside. Southern facing windows and projecting features provide articulation. Covered front porches with stairs leading down to ground level are included for each unit, with the units on each end having larger spaces facing the streets.

Due to the long and narrow nature of the building, the view from Milton Street gives the illusion of a single family dwelling. Gable and hip roofs, heavy trim, and rectangular windows maintain an architectural style that is consistent with the residential character of the Old City neighbourhood. A welcoming building face oriented towards Milton Street provides a visual connection with the street.

#### Staff comments:

- The Old City Neighbourhood Plan limits new multi-family and commercial building heights to a maximum of three storeys in order to maintain public ocean views and keep new buildings in scale with historic development.

### Landscape Design

The proposed landscape plan is complete with functional outdoor spaces and ample plantings. A perimeter fence is located on the property line around each side of the lot, except the lot line facing the lane on the south side. Bamboo hedges in planters are also placed along the majority of the perimeter which will provide privacy and screening for residents and adjacent neighbours. A concrete walkway is located along the eastern property line to promote accessibility within the site, connecting Milton Street and each unit to the parking area on Sophia Lane.

Special paving, ornamental grasses, planting areas and trellises with vines are located throughout the site. There are two large deciduous shade trees along with multiple smaller ornamental deciduous trees and shrubs. An amenity area with a bench is located at the front of the property for resident use. Lighting is provided along the pathways to promote safety and direct people around the building. Temporary bike storage is located at the rear, near the parking stalls.

Staff Comments:

- Due to the topography of the site, one retaining wall is proposed located to the south of the property. We will require more information regarding the retaining wall and the fence that will be built on top to determine if a fence height variance is required.

## **PROPOSED VARIANCES**

### *Maximum Building Height*

A variance is requested to increase the maximum building height from 7.5m to 7.9m (a variance of 0.4m). The additional height is requested in order to accommodate the steep roof pitch that is required as part of the Old City Multiple Family Residential Design Guidelines.

### *Off-street Parking*

The required parking is 5 parking spaces. The proposed parking is 3 parking spaces, a proposed variance of 2 parking spaces.

### *Front Yard Setback*

A variance is requested to decrease the maximum front yard setback from 6m to 2.3m (a variance of 3.7m) due to the narrow site (which requires longer units).

### *Landscaping Requirements*

The required landscape buffer is 1.8m. In order to locate the parking in the rear, a reduction from 1.8m to 1.4m is required.