

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001205 – 478 MACHLEARY STREET

Owner / Applicant: SUNPORCH HOMES LTD.

Subject Property and Site Context:

<i>Zoning</i>	R13 – Old City Duplex Residential
<i>Location</i>	The subject property is located in the 400 block of Machleary Street.
<i>Total Area</i>	872m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Neighbourhood; Map 3 – Development Permit Area DPA No. 8 – Old City Neighbourhood; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development.
<i>Old City Neighbourhood Plan</i>	Sub Area 1a Single Family / Duplex
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines

The subject property is located within the Old City Neighborhood Plan area. The neighbourhood plan encourages sensitive infill that is consistent with the historical, architectural character of the neighbourhood.

The site is located on the north side of Machleary Street, between Albert Street and Franklyn Street. The lot is rectangular in shape and slightly sloped upward from the south to the north corner. No buildings or structures are currently located on the property. The subject property formerly contained a duplex that was damaged by a fire and later demolished in 2014. The surrounding area is predominantly characterized by established single family residential properties.

PROPOSED DEVELOPMENT

The applicant proposes to construct a two-storey side-by-side duplex with a detached garage on the subject property. The building is proposed to cover 28.7% of the lot with a total gross floor area (GFA) of approximately 423m². Each unit is approximately 188.25m², has four bedrooms, three full bathrooms, and private outdoor spaces. The detached garage is approximately 46.5m².

Site Design

The proposed building is setback 10.55m from the front property line on Machleary Street. The building consists of two side-by-side units with identical floor plans. Both front doors have covered porches facing Machleary Street.

A two-car detached garage is located at the rear of the lot, and is accessed by the lane. Two additional parking spaces are located on either side of the detached garage, providing four parking spaces in total. There are also two roughed-in electric vehicle (EV) charging stations proposed for the parking area.

Pedestrian access from the parking area at the rear is provided by way of a concrete walkway to the rear entrance, and along each side of the building to the front porches. Pedestrian access to the street is also provided from the front porches. Each unit will have their own fenced in area in the front and rear of the building.

Staff Comments:

- Consider moving the pedestrian pathway at the rear of Unit B closer to the side lot line to create a larger amenity space.
- Consider staggering the entrances in order to better express individual units.

Building Design:

The proposed building consists of two storeys with a maximum height of 8.75m and a roof pitch of 8:12, which will require a variance of 1.0m. Finishing materials include board and batten, horizontal vinyl siding, vinyl shingles, and wood. Each unit has a separate entrance.

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. Southern facing windows and projecting features provide articulation. Covered front porches with stairs, leading down to ground level are included for each unit. A welcoming building face, oriented towards Machleary Street, provides a visual connection with the street.

Staff comments:

- The Old City Multiple Family Residential Design Guidelines state that materials suitable for cladding exterior walls are horizontal wood siding (either shiplap or clapboard), wood shingles, and smooth trowelled stucco combined with robust wood trim. The use of vinyl or aluminum siding is typically discouraged.
- Consider larger, more prominent ornamental heritage features within gable peaks.
- Consider enclosing the porch of Unit A with a low, permeable railing similar to Unit B.

Landscape Design

The proposed landscape plan consists of outdoor amenity spaces, flowering trees, shrubs, and perennials. A terraced boulder garden wall with supplemental plantings is provided in front of Unit B. The planting list predominantly features native plants to reduce water consumption. The circumference of the building is skirted in an ornamental gravel rock with a board edging.

A perimeter fence is located along the property lines, with the exception of the lot line facing the lane on the south side. Two gates are proposed at the entrances from the street to the walkways leading to the front door of each unit. Lighting is provided along the pathways for wayfinding.

Staff Comments:

- Remove the ornamental rock around the building as the Old City Multiple Family Residential Design Guidelines discourages the use of bark, stone or other mulch materials without plant materials as a permanent ground cover.

- Consider adding more trees throughout the site, as well as low plantings within the front yard to create a formal edge along the street.
- Consider a more detailed fence along the front lot line with low ornamentation or accent lighting.

PROPOSED VARIANCES

Maximum Building Height

A variance is requested to increase the maximum building height from 7.75m to 8.75m, a proposed variance of 1.0m. The additional height is requested in order to accommodate the steep roof pitch (8:12) that is required as part of the Old City Multiple Family Residential Design Guidelines.