

Design Rationale ~ 478 Machleary Street

The proposed residential duplex located at 478 Machleary is in the 'townhouse' style consisting of two side-by-side living units. Our design objectives are to:

1. Follow Nanaimo's Old City Design Guidelines.
2. Complement and further enhance the existing streetscape and traditional neighbourhood character.
3. Provide 'missing middle' housing solutions by building desirably located, affordable, quality-built housing.

Overview of the Project:

This project addresses the demand for higher density housing located within walking distance of the historic downtown core. This two-story building consists of 2 units. Each front entry is distanced apart, offering privacy, and making this multi-family design inconspicuous from a single-family dwelling. Further, each unit has 4 bedrooms, a study area, 3 full bathrooms and private outdoor spaces. The property has 4 lane accessed parking spots (2 garage, 2 open) and two roughed-in EV charging stations. This duplex design and its affordability will appeal to young families and first-time homeowners.

Respecting the Residential Character of the Neighbourhood:

The emphasis of our design has been on enhancing the traditional neighbourhood character at higher density. This is an impactful location of Nanaimo and the design of the building is important to retain and further enhance the character of the neighbourhood.

- New building on this portion of Machleary Street will reinvigorate this aging neighbourhood (see Neighbourhood Context / Landscape attachment).
- This home's design reinforces the residential character and streetscape of the area.
- The 2 units increase the density on the site while avoiding block-like massing by its distinct residential expression.
- This distinct residential expression is achieved by taking advantage of the sloped lot's contours and rising elevation. This allows for the reduction of scale and massing, thereby complementing the surrounding residential character.
- The building is placed to re-establish consistency of front yard depths and to ensure neighbours' views of Mount Benson without introducing overshadowing.
- Street facing covered porches retain views for neighbouring properties, giving homeowners the chance to connect with their neighbours and form an old-time sense of community.

Proposed Building Design:

Our design was inspired by the Craftsman-style and embodies the neighbourhood character and ideals of a family culture by:

Entries:

- ✓ Each unit is stepped in elevation with the topography of the site.
- ✓ Each unit has its own front entrance and porch.
- ✓ Each unit has separate and private side doors for entry from the backyard.

Exterior:

- ✓ Recessed porches create covered outdoor space and mimic the residential character of the neighborhood.
- ✓ Tapered square porch columns.
- ✓ Use of cedar outlookers and dentil moulding above front entryways.
- ✓ Rectangular windows with wide wood trim.
- ✓ Extensive use of painted wood trim for fascia, belly bans, barge boards and corners.
- ✓ The use of horizontal, board & batten siding and traditional shingles create patterns of interest.
- ✓ Traditional gable and hip styled roof.
- ✓ Roof overhangs.
- ✓ Craftsman shed roof over second floor window on Unit A.
- ✓ Asphalt shingled roofing.

Other Design Points:

- ✓ 4 parking spaces access from the lane.
- ✓ All units have southern facing windows to maximize their sun exposure.
- ✓ Particular focus was paid to emphasize each occupant's ownership of the space and the ownership of the street/sidewalk/lane around them.
- ✓ Two internal sidewalks provide access parking around the property.
- ✓ Providing proper lighting to the site is important for safety, but is also used to easily direct people around the building and to the main doors of each unit.

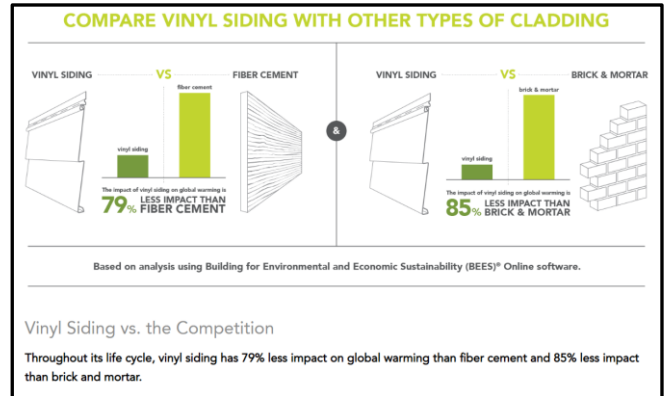
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Variance Rationale ~ Old City Design Guidelines:

The use of vinyl siding is discouraged by the Old City Design Guidelines.

- ✓ The horizontal cladding in our design is vinyl siding. By choice we use Sequoia Select, which is a substantial improvement over the traditional vinyl siding used elsewhere. This product's extra-heavy wall thickness greatly enhances rigidity and stability.
- ✓ It has much deeper color pigmentation which provides for a sense richness and warmth.
- ✓ Each panel is solid colour throughout, as such it won't chip, flake or blister like painted surfaces.
- ✓ A 3/4" full lap height creates a deeper dimensional look and enhanced shadow lines for a true wood-like appearance.
- ✓ Cedar grain emboss provides for natural appeal, excellent durability and reduced exterior maintenance as it never needs to be painted and will not warp and twist like wood.
- ✓ Reduced impact on global warming as vinyl siding has 79% less impact than fiber cement cladding and 85% less than brick and mortar.

(source: <https://www.vinylsiding.org/vsi-resources/sustainability/>)



Shingles and Stone Accents on Ground Floor.

There is extensive use of shingles in our exterior design. The use of stone accents on the ground floor was excluded as we wanted the fluted porch columns to be clad in shingles to provide for continuity matching to the shingle clad peaks.

Variance Request & Rationale ~ 478 Machleary Street

Variance Request - Height of Building:

A 1.0-meter variance is requested (moving from 7.75 meters to 8.75 meters).

Rationale for Variance Request:

- ✓ The roof pitch for this project is 8/12. This steeper pitch is to conform to the Building Massing Design Guideline Section 3-h. that states 'roof slopes of less than 8 in 12 are not acceptable'.
- ✓ Established building heights and streetscape profiles in the neighbourhood reflect an 8/12 pitch and this height.
- ✓ To be consistent with the neighbourhood context, Unit B has been raised further from the natural grade in order to elevate the front entry porch. This increased the building height calculation.
- ✓ This building lot is at the crest of the hill and therefore has no impact on neighbourhood views. Refer to Figure 1 (Contour Map).

As a point of interest, if the roof pitch of 4/12 was acceptable, then a variance would not be required as the building height would be 7.64 meters.

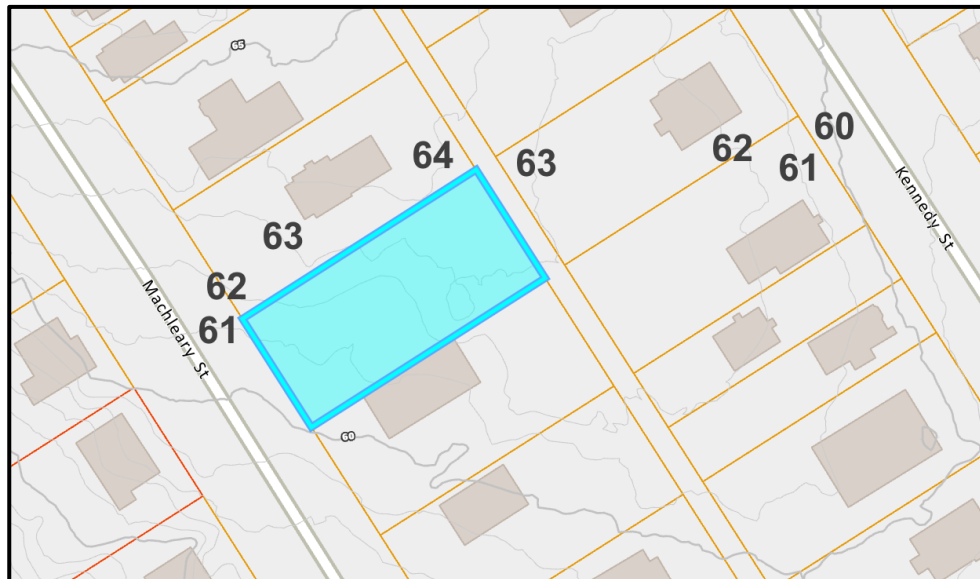


Figure 1 – Contour Map Showing Crest of Hill

Subject Property & Site Context ~ 478 Machleary Street



Applicant/Owner: Sun Porch Homes Ltd.
House Designer: Sun Porch Homes Ltd.
Landscape Designer: Sun Porch Homes Ltd.

Zoning Overview & OCP:

- Zoning R13: Old City Duplex Residential
- Old City Neighbourhood Plan Area: Sub-Area 1 'Single Family Residential'
- Design Guidelines: Old City Multiple Family Residential Design Guidelines

Official Community Plan (OCP):

- Map 1 (Future Land Use): defined as 'Neighbourhood'
- Map 3 (Development Permit Area): does not apply

Site Context:

The subject property is a vacant lot. It is 871.76 m² in size and is located on Machleary Street which dead-ends at the east corner of Machleary and Albert Street. The property's lane is two-way accessed. The site slopes downhill from north to south. The lane height is at the crest of the hill with a height of about approximately 60 meters.

The surrounding properties include a vacant and shuttered residential house. For an in-depth look of the surrounding properties please refer to the 'Neighborhood Context / Streetscape' document.

Proposed Development:

The proposed residential duplex is in the 'townhouse' style consisting of two living units located side-by-side. The property has 4 lane accessed parking spots (2 garage, 2 open) and two roughed-in EV charging stations. This duplex design attracts young families and first-time homeowners by providing 'missing middle' housing solutions that are desirably located, affordable and quality-built.

Landscape Design:

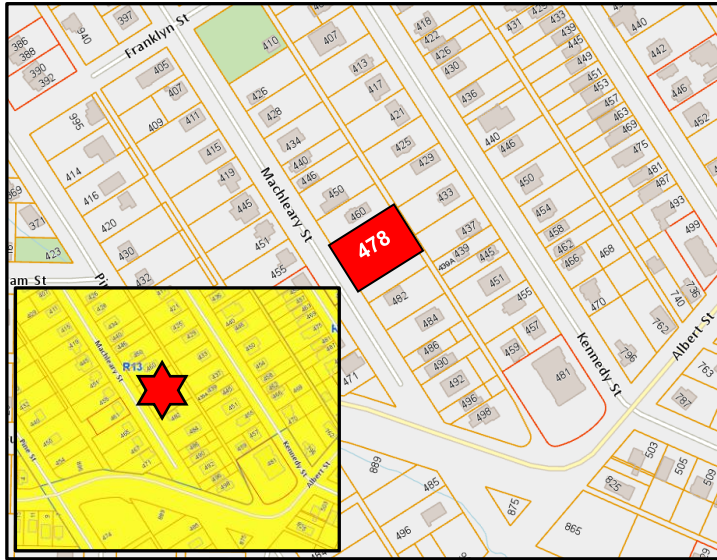
A cedar fence topped with lattice will enclose the entire property. From Machleary Street, the site is accessed by two pedestrian entrances complete with lockable front yard gates and cedar pergolas. Two Douglas Maples and smaller shrubs are proposed along the Machleary Street frontage. On the west side of the property line there is already a well established and mature assortment of greenery so only a cedar fence will be installed. On the east side of the property line a cedar fence will be installed for the full length of the property. The back yard will be completely lawn and provides for two concrete patios and privacy fencing separating Unit A and Unit B. As this side-by-side duplex has no common areas, the homeowners of Unit A and Unit B will be able to further develop their own landscaping plans independently.




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Site Location Map & Photos~ 478 Machleary Street



LOCATION PLAN
 Civic: 478 Machleary Street
 Legal: Section D, Lot 8, Block W, Section 1,
 Nanaimo District, Plan 584

 Subject Property



View Adjacent House



Existing Site View from Machleary w/ adjacent House



View from Rear Lane with View of Mt. Benson



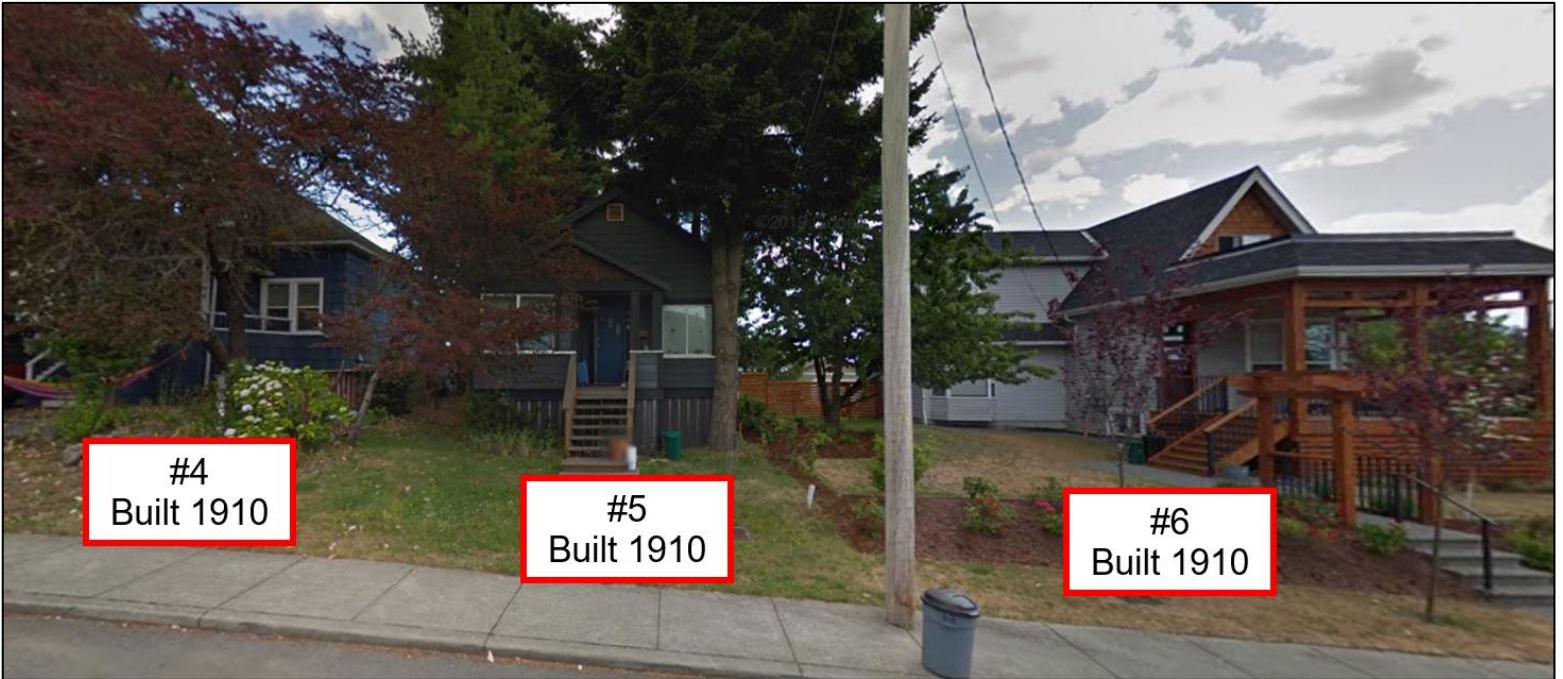
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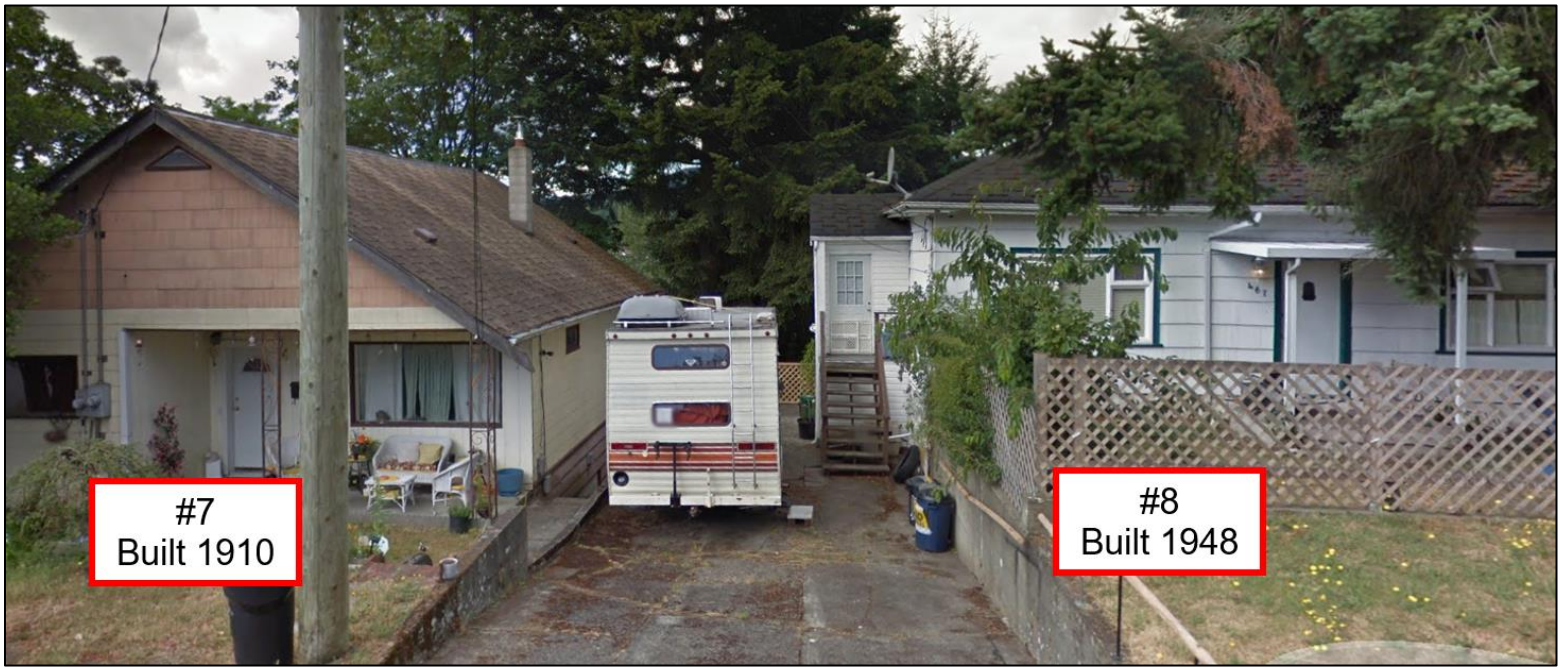


Lane View - North



Lane View - South





#7
Built 1910

#8
Built 1948



#9
Built 1952

#10
Built 1948

#11
Built 1950

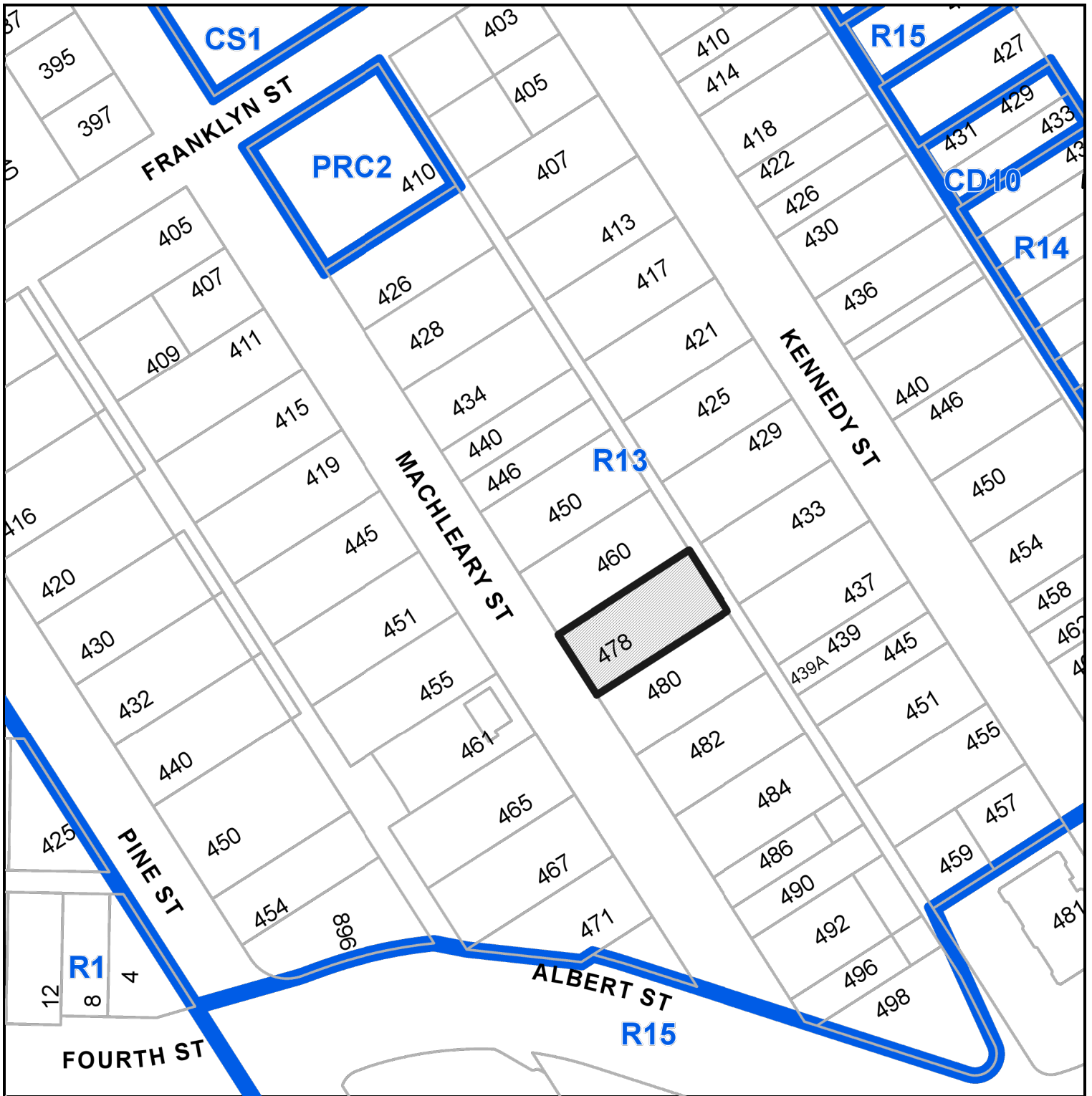


#12
Built 1910

#13
Built 1910

#14
Built 1913

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001205

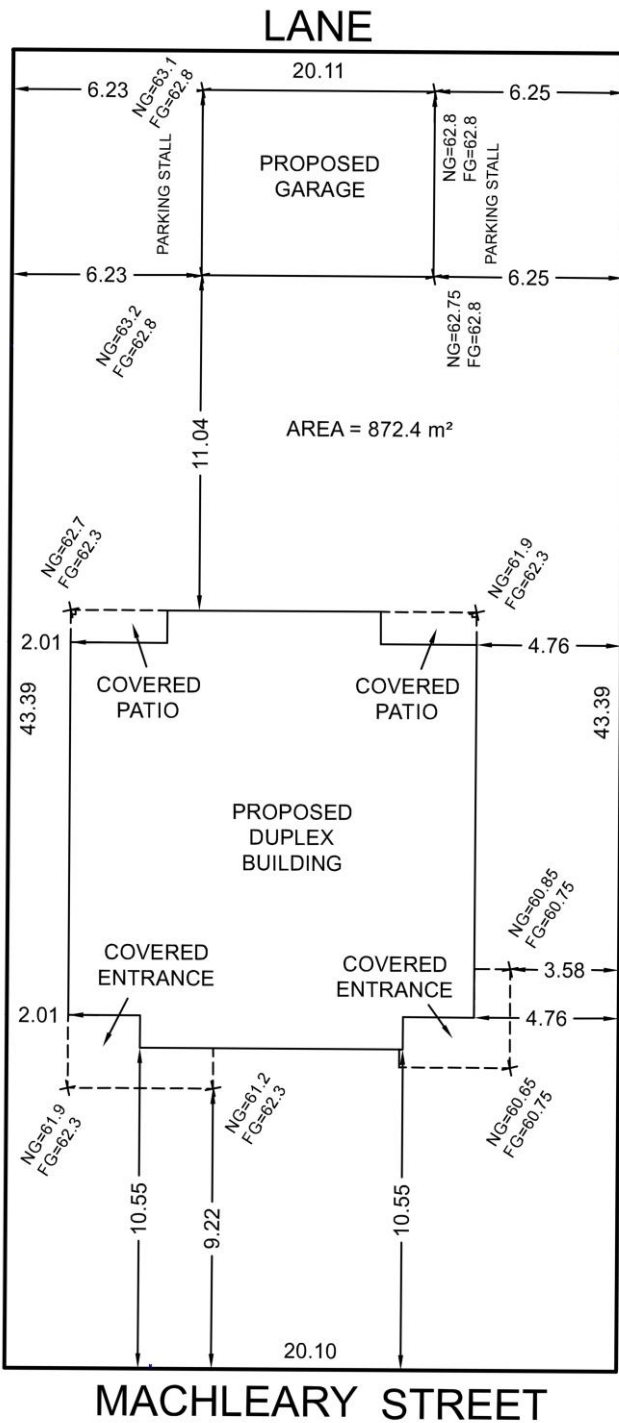


Subject Property

CIVIC: 478 MACHLEARY STREET

LEGAL: SECTION D, LOT 8, BLOCK W, SECTION 1, NANAIMO DISTRICT, PLAN 584

Site Plan ~ 478 Machleary Street



Exiting Street Elevation Along Machleary



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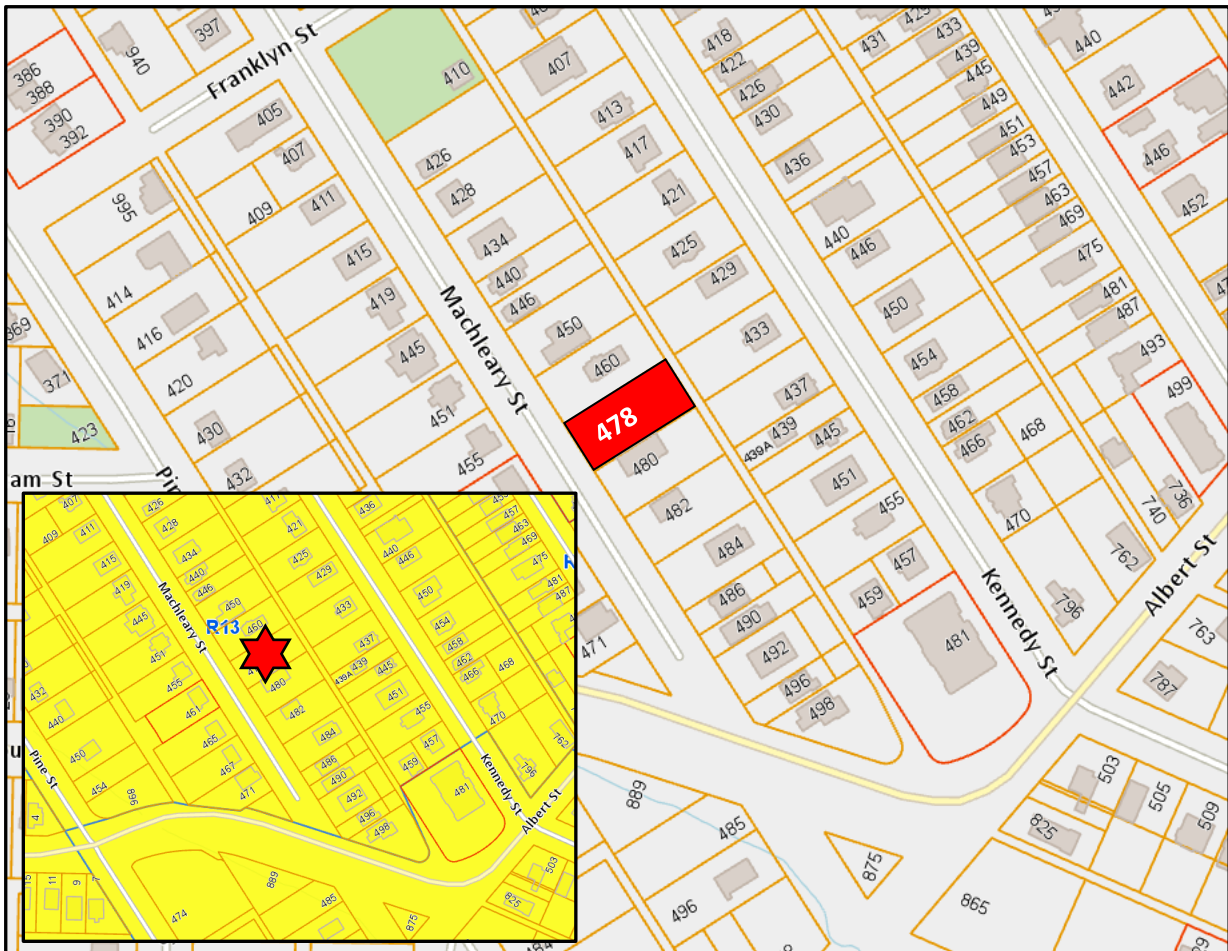


Aerial Photo

Development Data ~ 478 Machleary Street



DEVELOPMENT DATA		
	PROPOSED	ALLOWED
Zone:	R13 – Old City Duplex	–
Lot Area:	9,383 SF (872 SM)	–
Lot Coverage:	2,698 SF (28.7%) ✓	3,753 SF (40%)
FAR:	n/a	n/a
Total Units:	2 Units	2 Units
Max Height:	8.75M (1.0M Variance)	7.75M
Total Cars:	4	4
Front Setback:	10.55M ✓	4.5M
Side Left Setback:	2.01M ✓	1.5M
Side Right Setback:	4.76M ✓	1.5M
Rear Setback:	18.44M ✓	7.5M
Unit Summary:		
Unit A/B Lower floor	2,198 SF	–
Unit A/B Upper floor	1,857 SF	–
Total Building SF:	4,055 SF	–
Garage (2 car) SF:	500 SF	–



LOCATION PLAN

Civic: 478 Machleary Street
 Legal: Section D, Lot 8, Block W, Section 1,
 Nanaimo District, Plan 584

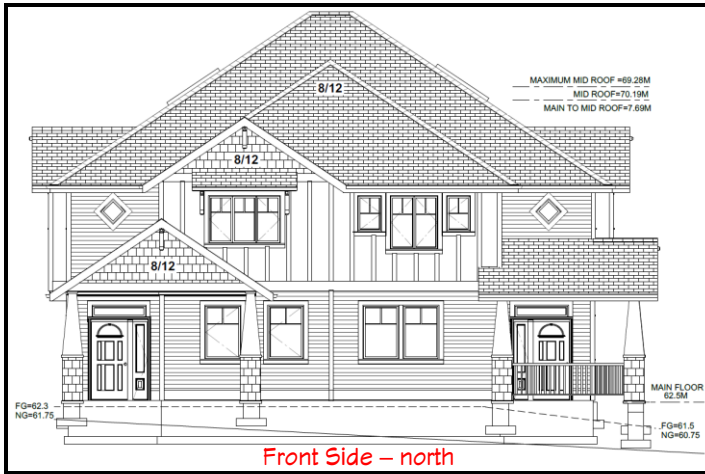


**Subject
Property**

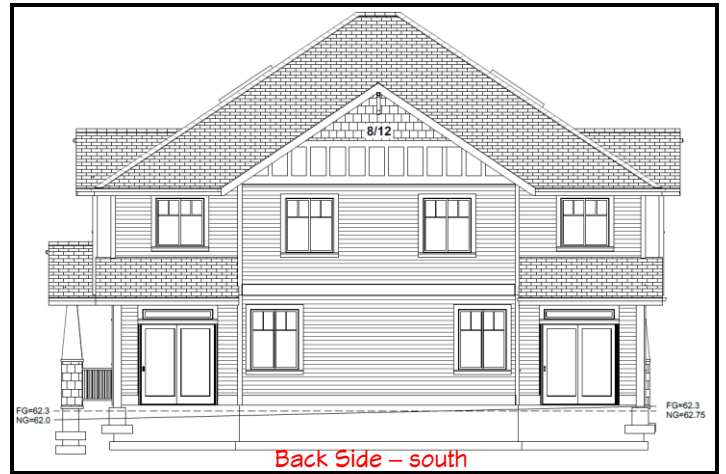
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Two Unit Attached Duplex



Front Side – north



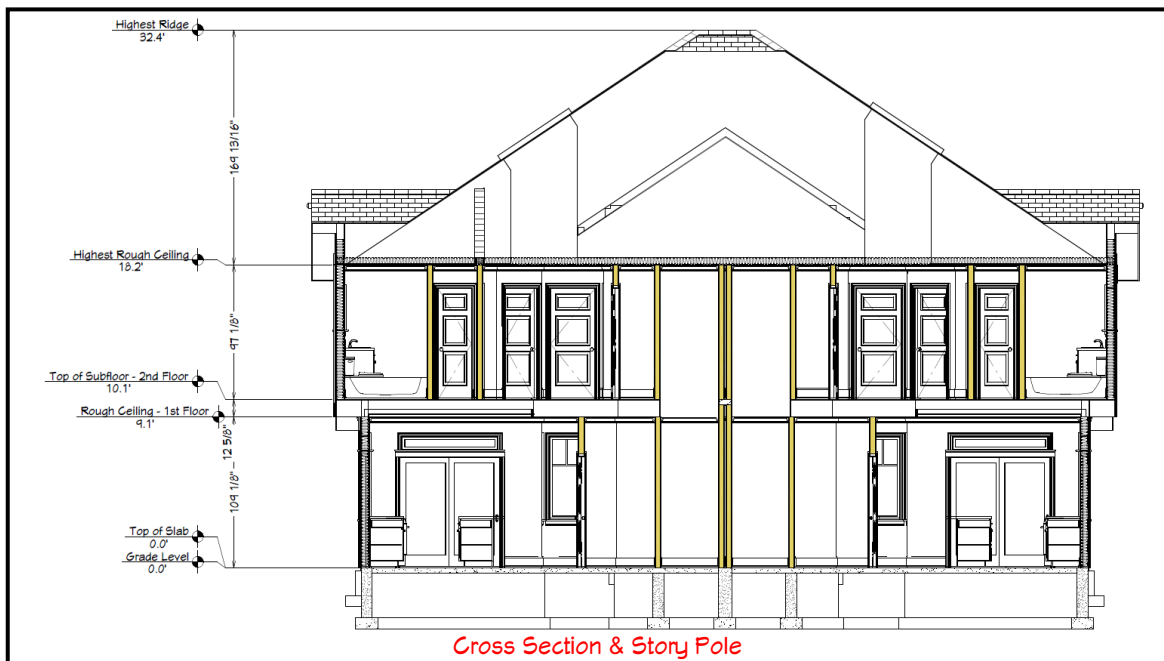
Back Side – south



Left Side – west



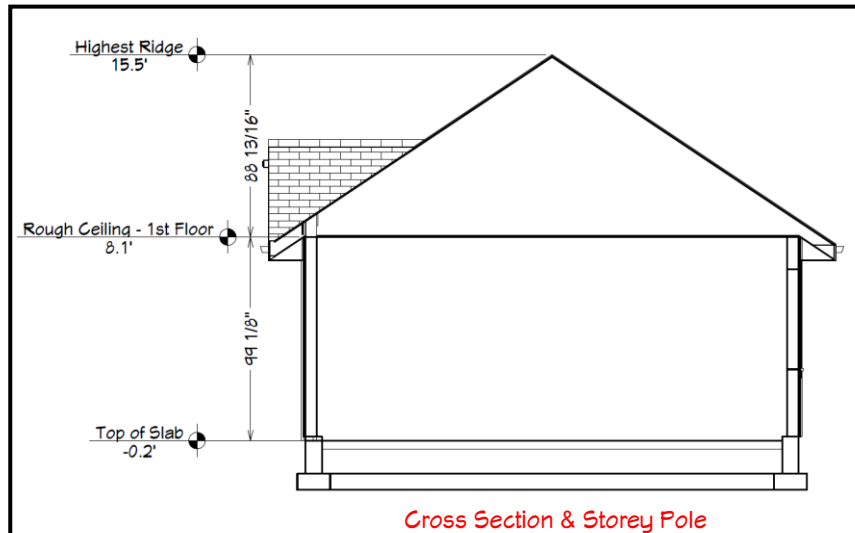
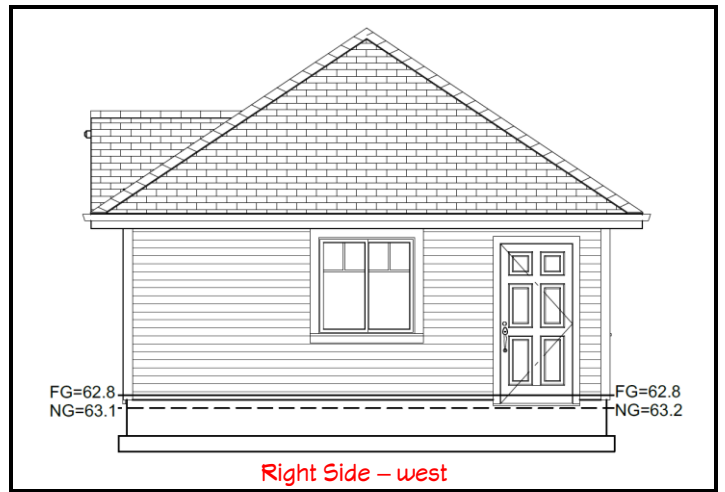
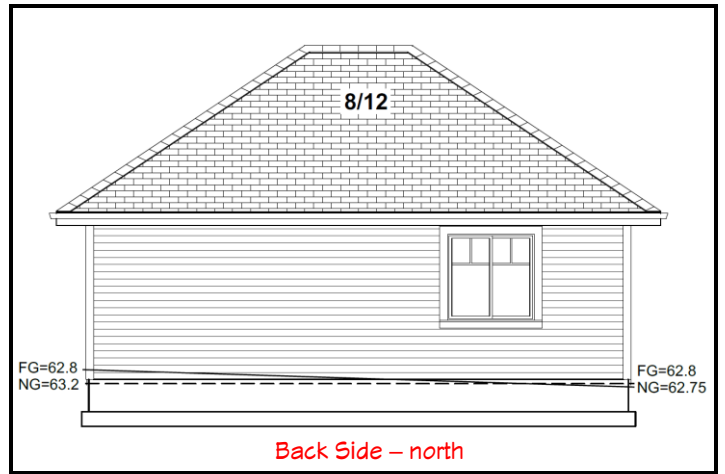
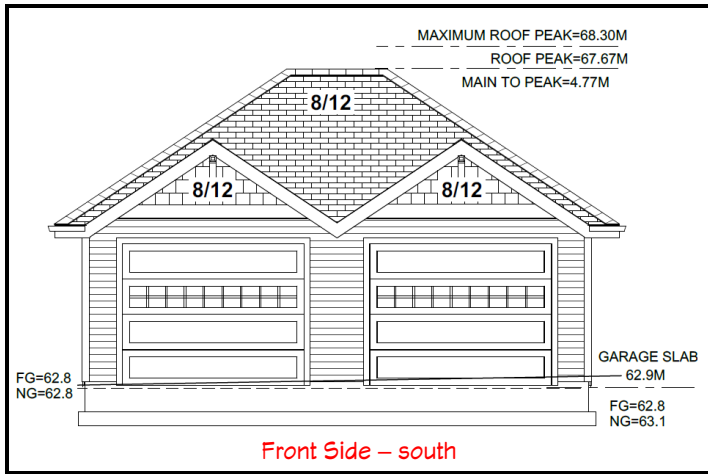
Right Side – east



Cross Section & Storey Pole

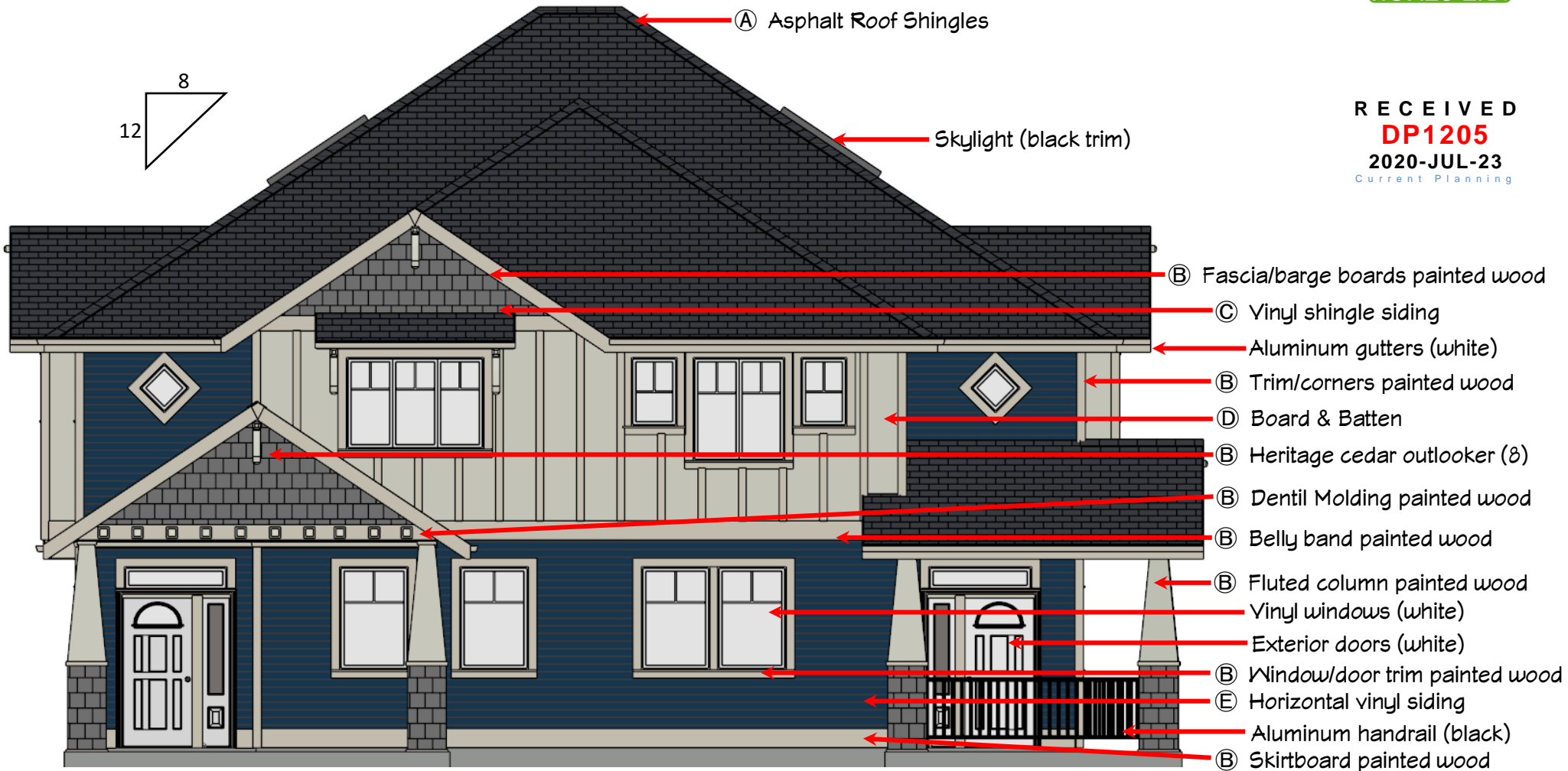
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Two Car Detached Garage



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① Roofing: double laminate shingles 'Shadow Black'



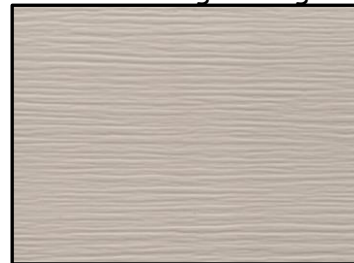
② Wood Trim: 'Nicker Café'



③ Shingle Siding: Sequoia Select 'Heritage Grey'



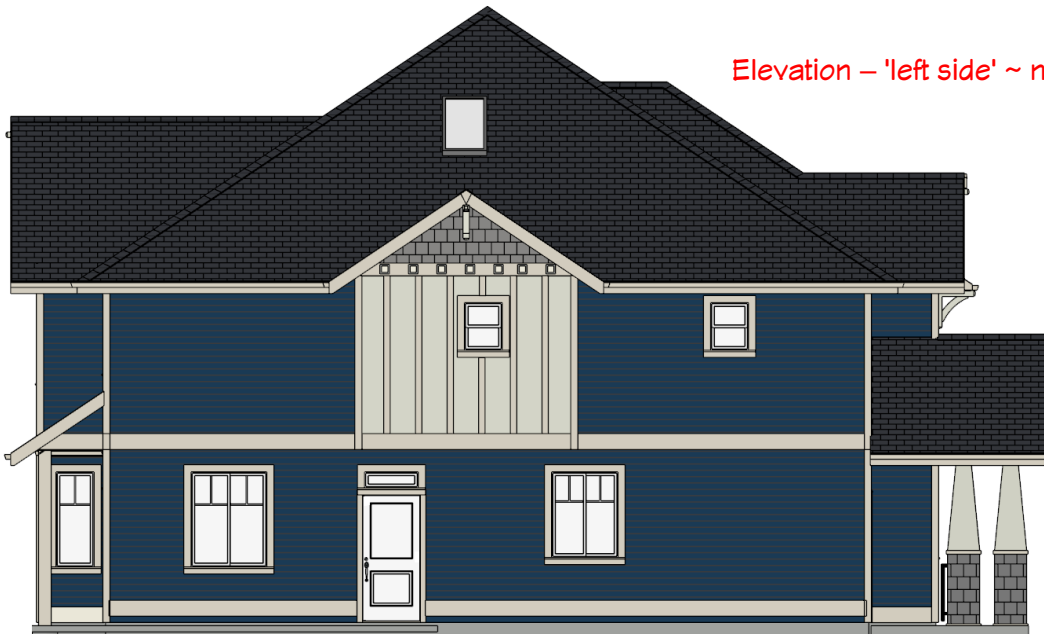
④ Board & Batten: Hardie Board 'Canyon Clay'



⑤ Horizontal Siding: Sequoia Select 'Marine Dusk'



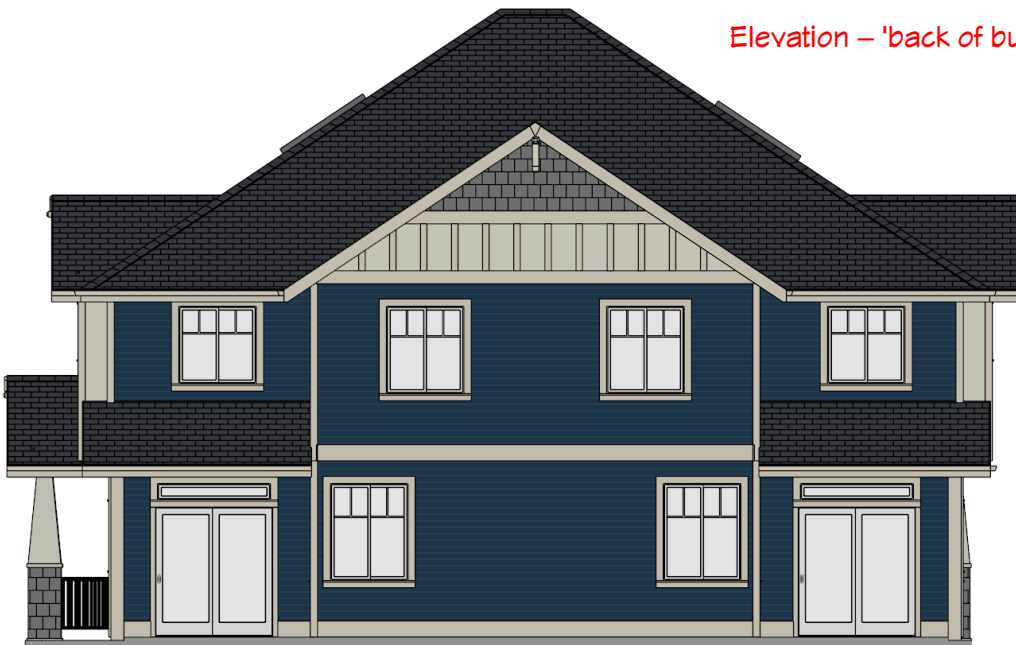
Elevation – 'left side' ~ north/east



Elevation – 'right side' ~ north/west



Elevation – 'back of building' ~ north



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Exterior Finishes (Blue/Tan Scheme)

*Refer to coloured elevations for specific siding colour location

Roofing Shingles

asphalt, double laminate shingles,
'Shadow Black'



Wood Trim

facia, barge boards, gables, corners,
doors & windows. 'Wicker Café'



Shingle Siding

vinyl, all areas are Sequoia Select
'Heritage Grey'



Board & Batten

Hardie Panel vertical siding
Select CedarMill, 'Canyon Clay'



Horizontal Siding

vinyl, double 4", Sequoia Select,
'Marine Dusk'



Other Items

- Handrail, aluminum, 'black'
- Exterior doors, fiberglass, 'white'
- Sliding Glass Doors, vinyl, 'white'
- Outlooks, cedar, 'Wicker Café'

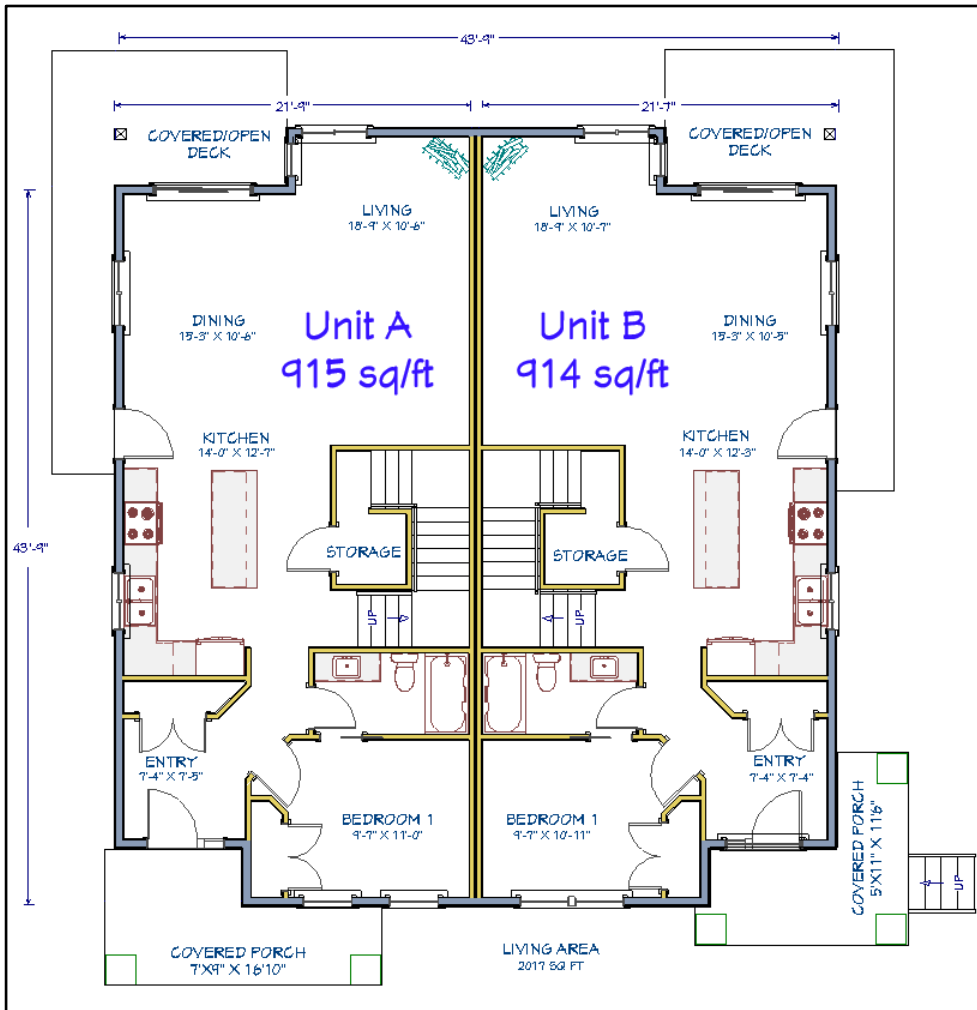
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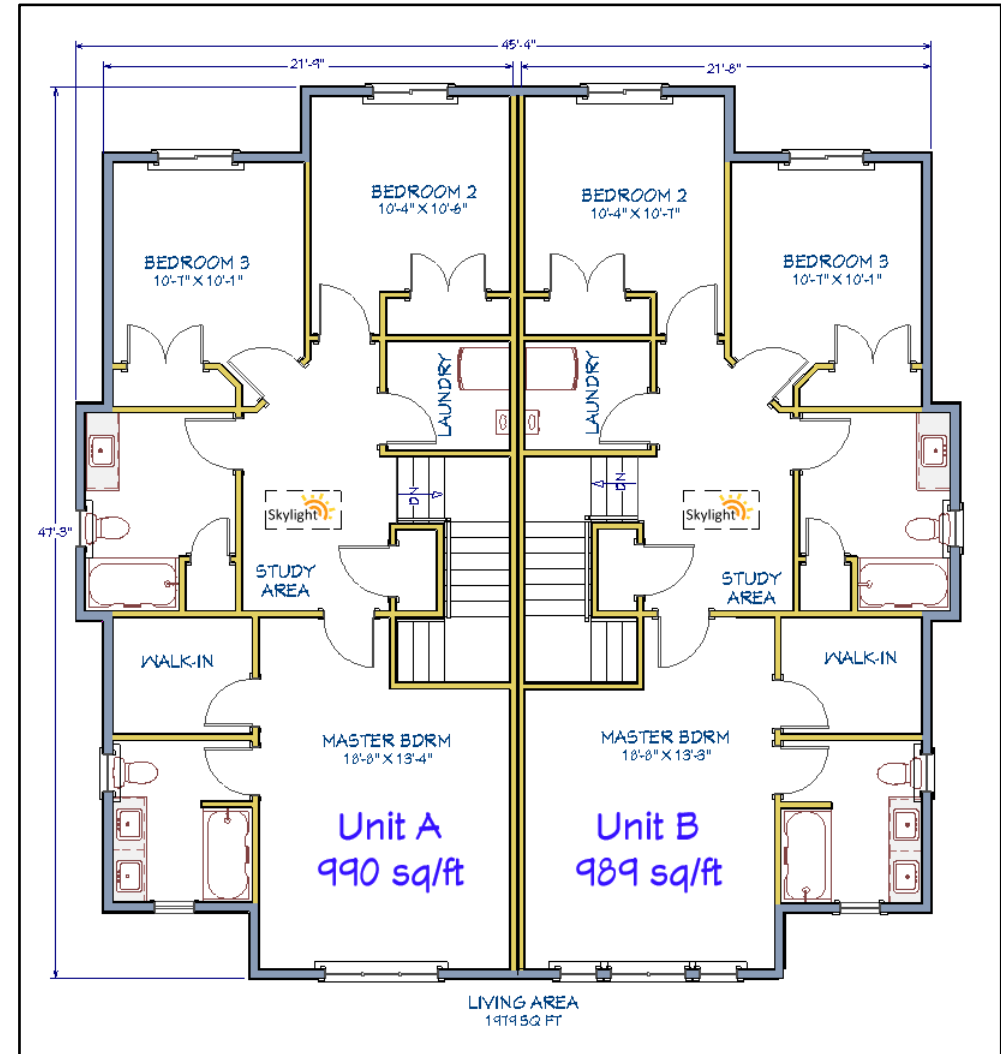
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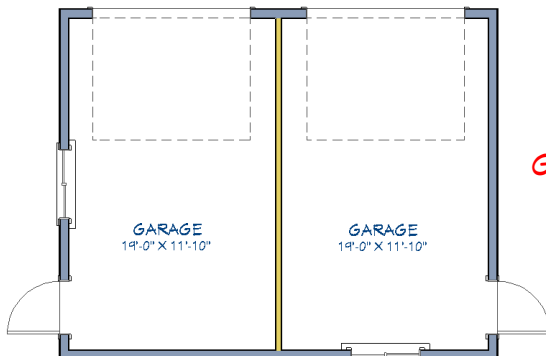
Floor Plan ~ 478 Machleary Street



Main Floor Plan



Upper Floor Plan



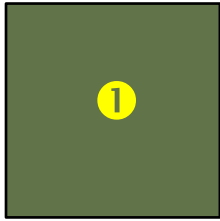
Garage Floor Plan

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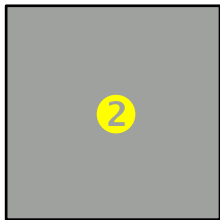


Landscape Plan ~ 478 Machleary Street

1 Lawn: Fescue blend



2 Aggregate concrete walkways & patios



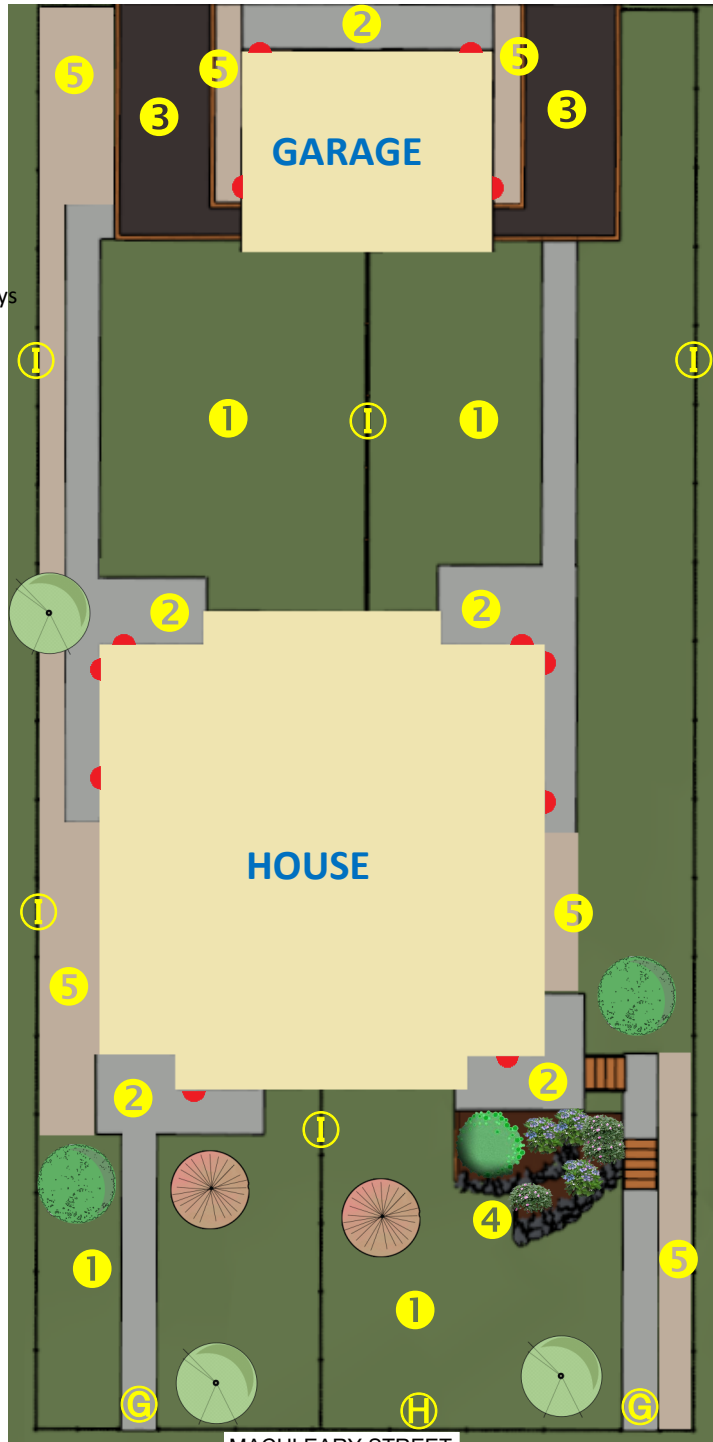
3 Driveway & parking driveway chip



4 Basalt boulder garden wall



5 Ornamental rocks around building for maintenance



PLANT NAMES, QUANTITIES & SIZES				
	TYPE	NAME	#	SIZE
(A)	FLOWERING TREE	EDDIE'S WHITE DOGWOOD [Cornus nuttallii 'Eddie's White Wonder']	2	#7 POT
(B)	FLOWERING TREE	NATIVE RED ELDERBERRY [Sambucus racemosa]	2	#7 POT
(C)	SHRUB	PACIFIC RHODODENDRON [Rhododendron macrophyllum]	1	#2POT
(D)	SHRUB	LIMELIGHT HYDRANGEA [Hydrangea paniculata]	2	#2 POT
(E)	PERENNIALS	DOUGLAS NATIVE ASTER [Aster douglasii subspicatus]	3	10CM POT
(F)	PERENNIALS	NOOTKA ROSE [Rose nutkana]	3	10CM POT

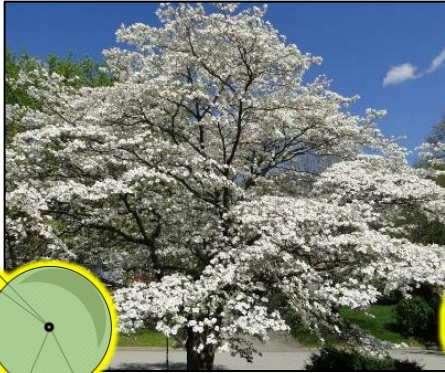
PLANT LEGEND			
	(A) EDDIE'S WHITE DOGWOOD		(D) LIMELIGHT HYDRANGEA
	(B) NATIVE RED ELDERBERRY		(E) DOUGLAS NATIVE ASTER
	(C) PACIFIC RHODODENDRON		(F) NOOTKA ROSE

FENCING & LIGHTING		
ITEM	COMMENTS	
(G) FRONT GATE (2)	CLOSING & LOCKING	
(H) FRONT FENCE	47" (1.2M) HIGH	
(I) SIDE/REAR FENCE	94.4" (2.4M) HIGH	
	12 WALL/SOFFIT MOUNTED	



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PLANT PHOTO LEGEND



Ⓐ EDDIE'S WHITE DOGWOOD



Ⓑ NATIVE RED ELDERBERRY



Ⓒ PACIFIC RHODODENDRON



Ⓓ LIMELIGHT HYDRANGEA



Ⓔ DOUGLAS NATIVE ASTER

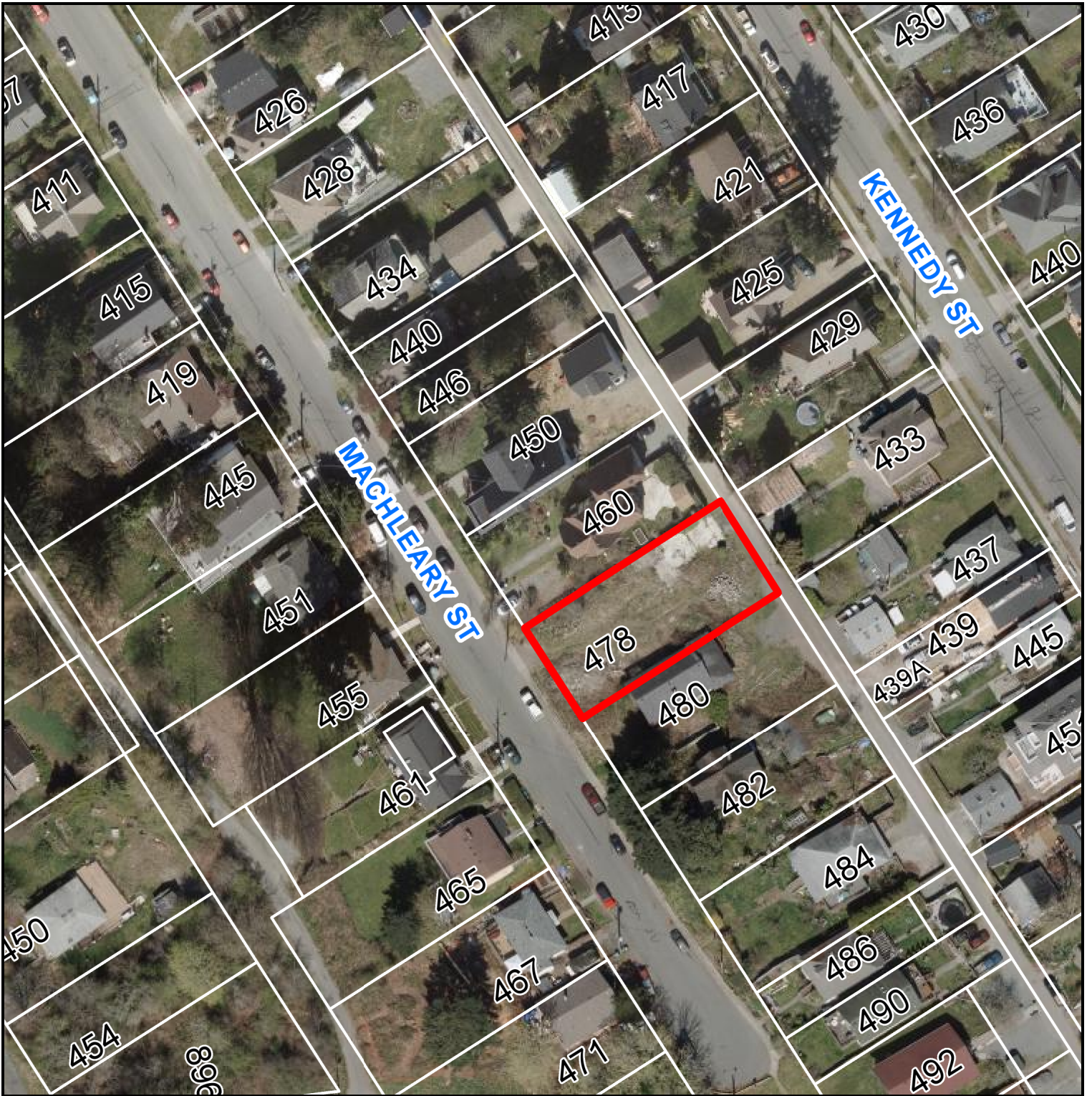


Ⓕ NOOTKA ROSE

Things to Note:

1. Predominantly native plants have been selected for the landscaping to reduce water consumption and to encourage better rooting through acclimatization.
2. A low maintenance blend of Fescue grass has been chosen as this grass blend is deep rooted requiring less water while also needing less fertilizer and less maintenance as its maximum growing height is about 6 inches.
3. The circumference of the building is skirted in an ornamental rock covering with a board edging. This rock skirting will prevent moisture and insect damage.
4. An underground sprinkler system was not considered as the property's landscaping plan is orientated toward the reduction of water consumption. Also, four hose bibbs will be installed on this property.
5. As this side-by-side duplex has no common areas, the homeowners of Unit A and Unit B will be able to further develop their own landscaping plans independently.

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001205

 478 MACHLEARY STREET