

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001226 – 421 PRIDEAUX STREET

Owner / Applicant: KENCO ENTERPRISES (1982) LTD

Architect: JOYCE REID TROOST ARCHITECTURE

Landscape Architect: MYSTIC WOODS LANDSCAPE DESIGN

Subject Property and Site Context:

<i>Zoning</i>	DT8 – Old City Mixed Use
<i>Location</i>	The subject property is located on the west side of Prideaux Street between Franklyn and Albert streets.
<i>Total Area</i>	808m 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 6 Mixed Multi-Family / Commercial
<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 neighbourhood. The neighbourhood plan encourages sensitive infill that is consistent with the historical, architectural character of the neighbourhood. The subject property is vacant and slopes downward from west to east with a lane at the rear. The E & N Railway runs in front of the property, across Prideaux Street. Established single family and multi-family residential properties predominantly characterize the surrounding area.

PROPOSED DEVELOPMENT

The applicant proposes to construct a three-storey multi-family apartment building with 16 micro-units and an underground storage area. The proposed building has a total gross floor area (GFA) of approximately 650m² and achieves a floor area ratio (FAR) of 0.80.; the maximum permitted FAR is 0.85.

Site Design

The building is situated close to Prideaux Street with eight surface parking spaces located at the rear of the lot, which will be accessed from the lane. A pedestrian connection from the parking area is provided by a walkway along the north side of the building, accessing side entrances and leading to the main entrance at the front of the building. The ground floor units will have their own outdoor amenity areas which are separated from common areas by landscaping.

Secured, long-term bicycle storage is provided within the north side of the building. Garbage and recycling is contained within the building at the rear of the property, facing the parking area.

Staff Comments:

- The site configuration with access from the lane is consistent with the Old City Multiple Family Residential Design Guidelines.

Building Design:

The proposed building consists of three storeys with a maximum height of 11.4m. The units range in size from approximately 24m² to 26m². The rooflines and pitches are varied in order to step the building's massing and blend it with adjacent residential uses. Finishing materials include board and batten, horizontal vinyl siding, and vinyl shingles.

The building mass is stepped with the first and second storeys set back 1.81m from the front property line on Prideaux Street, and the third storey set back 3.78m. The main entrance of the building faces Prideaux Street and is emphasized by a covered porch.

Gable roofs, heavy trim, French doors, balconies, a front porch, and rectangular windows maintain an architectural style that is consistent with the residential character of the neighbourhood and the Old City Multiple Family Residential Design Guidelines. Southern facing windows and projecting features provide articulation. A welcoming building face, oriented towards Prideaux Street, provides a visual connection with the street.

Staff comments:

- The Old City Multiple Family Residential Design Guidelines encourage the use of horizontal wood siding (either shiplap or clapboard), wood shingles, and smooth trowelled stucco combined with robust wood trim.
- Consider further detail on upper gables for the front and rear elevations.
- Consider ways to mitigate overlook from balconies on the sides of the building onto adjacent residences.

Landscape Design

The proposed landscape plan consists of outdoor amenity spaces on the ground level which provides flowering trees, shrubs, and perennials. A small landscape buffer is provided on the north side yard and on either side of the parking area at the rear, to screen it from adjacent properties. A more robust landscape buffer is provided along the south property line which includes a flagstone path, a bike rack, and a bench. No additional landscaping is provided within the site along the front property line adjacent to the public sidewalk.

Trellises are used around the site to identify private areas and pedestrian connections from the rear parking area. Lighting is provided throughout the site for safety as well as to direct people around the property and between the parking area and the main entrance.

Low retaining walls are proposed around the site to address the grade change. A perimeter picket fence is proposed along the property lines, with the exception of a portion of the lot line at the rear to provide access to the parking area. A double gate is proposed at the entrance to the site from the street, leading to the main entrance and walkway.

Staff Comments:

- Explore the opportunity to incorporate some landscape features along the front property line within the subject property.
- Identify any existing trees to be retained and incorporate them within the proposed landscape plan.

PROPOSED VARIANCES

Maximum Building Height

A variance is requested to increase the maximum building height from 10.5m to 11.4m, a proposed variance of 0.9m. The additional height is requested in order to accommodate varied pitched rooflines as encouraged within the Old City Multiple Family Residential Design Guidelines.

Front Yard Setback

A variance is requested to reduce the minimum required front yard setback for the first storey from 3m to 1.81m, for the second storey from 4m to 1.81m, and for the third storey from 4m to 3.78m. This represents proposed variances of 1.19m, 2.19m and 0.22m, respectively.

Side Yard Setback (North and South)

A variance is requested to reduce the minimum required side yard setback from 3m to 2.15m (north side), and 1.9m (south side). This represents variances of 0.85m and 1.1m, respectively.

Minimum Landscape Treatment Level

The minimum required landscape buffer is 1.8m along the front and rear yard property lines. A variance is requested to reduce the minimum required landscape buffer in the front and rear yards from 1.8m to 0m, a proposed variance of 1.8m.