

DATE OF MEETING | June 21, 2021 |

AUTHORED BY | LAINY STEVENSON, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1205 –  
478 MACHLEARY STREET** |

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for a proposed duplex at 478 Machleary Street. |

### **Recommendation**

That Council issue Development Permit No. DP1205 at 478 Machleary Street with the following variances to:

- increase the maximum allowable principal building height from 7.75m to 8.75m; and
- increase the maximum allowable fence height within the front yard setback from 1.2m to 2.2m for the proposed decorative arbours. |

## **BACKGROUND**

A Development Permit application, DP1205, was received from Sun Porch Homes Ltd. for a proposed duplex at 478 Machleary Street.

### **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 between Albert Street and Franklyn Street.
<i>Total Area</i>	872m <sup>2</sup>
<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 lot is rectangular in shape and slightly sloped upward from south to north. 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.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a two-storey side-by-side duplex with a detached garage. The building contains 2 four-bedroom units, approximately 188.25m<sup>2</sup> in floor area, with a total gross floor area (GFA) of approximately 423m<sup>2</sup>.

#### *Site Design*

The proposed duplex is set back 10.55m from the front property line on Machleary Street, which is consistent with the siting of other homes along the street. Each unit has a covered porch facing Machleary Street with direct pedestrian access to the street and to the rear of the building.

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 the required four parking spaces. There are also two roughed-in electric vehicle (EV) charging stations proposed for the parking area and secure bike storage within the garage. Garbage and recycling bins will be stored to the rear of each unit.

#### *Building Design*

The proposed building faces Machleary Street and provides a visual connection to the street. Finishing materials include board and batten, horizontal vinyl siding, vinyl shingles, and wood. Gable and hip roofs with a steep pitch (8:12), heavy trim, and rectangular windows reflect the residential character of the Old City neighbourhood in accordance with the City's design guidelines. Southern-facing windows and projecting features provide articulation and interest.

#### *Landscape Design*

The proposed landscape plan includes a private yard for each unit with 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 indigenous and drought-tolerant plants to reduce water consumption. Aggregate concrete walkways and patios are provided with supplemental gravel edging around the building.

A wooden fence is proposed to be located along the perimeter of the property. Two decorative arbours with gates are proposed at the walkway entrances to each unit along Machleary Street. Lighting is provided both on the building and along the pathways for wayfinding.

## Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-OCT-22, accepted DP001205 as presented with support for the proposed variances. The following recommendation was provided:

- Consider the addition of more trees and landscape features to the property.

The applicant responded to the DAP recommendations by adding more trees to the landscape plan.

## Proposed Variances

### *Maximum Building Height*

A variance is required to increase the maximum allowable 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 intended by the Old City Multiple Family Residential Design Guidelines and is consistent with the character of the surrounding neighbourhood. Staff support the proposed variance.

### *Maximum Fence Height*

A variance is required to increase the maximum allowable fence height within the front yard setback from 1.2m to 2.2m, a proposed variance of 1.0m, in order to add two decorative arbours with gates adjacent to the sidewalk. The remainder of the proposed fencing complies with the maximum permitted fence height. These landscape features will identify the unit entries from the street and add interest to the property frontage as intended by the Old City Multiple Family Residential Design Guidelines. Staff support the proposed variance.

## **SUMMARY POINTS**

- Development Permit Application No. DP1205 is for a proposed duplex at 478 Machleary Street.
- Variances are requested to increase the maximum allowable principal building height and fence height for the proposed decorative arbours.
- The proposed development meets the City's design guidelines and Staff support the proposed variances.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Survey Plan  
ATTACHMENT E: Building Elevations and Details  
ATTACHMENT F: Landscape Plan and Details  
ATTACHMENT G: Aerial Photo

### **Submitted by:**

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### **Concurrence by:**

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