

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001377 – 415 PRIDEAUX STREET

Applicant/Architect: SAANICH DESIGNS LTD.

Owner: 1299787 BC LTD.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Old City Mixed Use (DT8)
<i>Location</i>	The subject property is located on the west side of Prideaux Street, between Franklyn Street and Albert Street
<i>Total Area</i>	807m ²
<i>City Plan (OCP)</i>	Future Land Use Designation: Old City Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multi-Family Residential Design Guidelines

The subject property is located in the Old City neighbourhood. The lot is rectangular shaped and fronts onto Prideaux Street with access from a lane to the rear. The lot is vacant and treed and slopes downward 4m from west to east. Established single-family dwellings and multi-family developments characterize the surrounding area with commercial services nearby.

PROPOSED DEVELOPMENT

The applicant is proposing to construct two 3-storey ground-oriented multi-family residential buildings, comprising a total of five townhouse units (three 2-bedroom and two 3-bedroom). The proposed total gross floor area is 581m², and the proposed FAR is 0.72.

Site Design

The proposed buildings are oriented to face the street or the lane. Onsite parking (6 spaces) includes a private garage for each unit and 1 visitor parking space at the end of the drive aisle beside Building A. One long-term bicycle parking space will be located in each private garage. A pedestrian pathway connects the driveway to Prideaux Street. Three-stream waste management containers are located in a waste management enclosure abutting Building B beside the driveway.

Staff Comments:

- Remove the additional parking space (which is in excess of the required 5 parking spaces) and relocate the pathway along the north lot line to connect the rear units along the lane to the street.
- Provide increased separation or a transition in landscaping between the pathway and the buildings.
- Provide a textured finish for the driveway, concrete pathway, and patios; or consider accent areas of high texture paving, such as exposed aggregate, brick, stone, or interlocking concrete pavers in accordance with the Old City Multi-Family Residential Design Guidelines.
- Redesign the waste management enclosure access to minimize potential vehicle and pedestrian conflicts.

Building Design

The proposed 3-storey townhouse buildings are designed in a traditional craftsman style with pitched roofs, recessed entries, and bay windows reflective of the Old City form and character. To accommodate the grade of the site, the building abutting the lane presents a 2-storey façade. Building interest is achieved through the incorporation of wood corbel and dentil details, a variety of colour and materials, and low picket fencing. The exterior finishes of the buildings include a mix of Hardie plank and batten siding; barge board; vinyl windows; and solid wood front entry doors.

Staff Comments:

- Use of traditional residential elements (dentil molding, wide barge board with corbels, bay windows) and the strong building presence on the street are supported by the Old City Multi-Family Residential Design Guidelines.
- Consider additional opportunities to incorporate traditional wall cladding (ie. shingles).
- Address the blank walls along the sides of the buildings.
- Consider opportunities to further emphasize the front porches.

Landscape Design

The proposed development includes clearing the existing vegetation (retaining a shared Oak tree along the south side yard) and planting various deciduous and coniferous trees, shrubs, hedging, and flowers. Each unit has a private patio surrounded by low fencing.

Staff Comments:

- Consider incorporating arbor or other features to formalize pedestrian entries for wayfinding.
- Consider replacing the Japanese maple with more traditional Old City tree species.
- Consider incorporating traditional heritage planting in accordance with the Old City Multi-Family Residential Design Guidelines between the patio and street to complement the deciduous trees.

PROPOSED VARIANCES

The applicant has not identified any proposed variances.