

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001383 480 MACHLEARY STREET

***Applicant:*** 480 MACHLEARY DEVELOPMENTS

***Designer:*** RC DRAFTING & DESIGN SERVICES

***Landscape Architect:*** KINSHIP DESIGN ART ECOLOGY

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	R14 - Old City Low Density (Fourplex) Residential
<i>Location</i>	The subject property is located on the east side of Machleary Street, within the Old City Neighbourhood.
<i>Total Area</i>	871m <sup>2</sup>
<i>City Plan</i>	Future Land Use Designation – Old City Neighbourhood Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multi-Family Residential Design Guidelines

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The subject property is rectangularly shaped and sloped downward approximately 3.0m from east to west. The property is accessed via a rear lane and is currently vacant. The surrounding neighbourhood is predominantly characterized by low density residential development, including single-family dwellings, secondary suites, and duplexes.

#### PROPOSED DEVELOPMENT

The applicant proposes to construct a three-storey multi-family fourplex development. All proposed units will include three bedrooms and under-building parking. Each unit will be approximately 203m<sup>2</sup> in floor area, including the garage. The combined floor area for the development is 812m<sup>2</sup>.

##### Site Design

The proposed development will be accessed from the existing rear lane by a sloped driveway located along the southern perimeter of the property line leading to the under-building parking. Pedestrian circulation is proposed around the site, and from Machleary Street to the front units. The building is setback from Machleary Street, which assists in maintaining the existing pedestrian-oriented character along the public sidewalk.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 7 parking spaces (at a rate of 1.68 spaces per 3-bedroom unit). Each unit will have two parking spaces located within individual under-building garages. Two long-term bicycle parking spaces are required for this development.

Staff Comments:

- Site access is proposed from the lane and utilizes the existing slope of the site, in accordance with the Old City Multi-Family Residential Design guidelines.

Building Design

Due to the site topography, the proposed building appears as two storeys fronting Machleary Street, which is consistent with existing dwellings in the neighbourhood. Each unit has an individual covered entrance. The front units are accessed by a split staircase with balustrades and the rear units are accessed at ground level. Pitched roofs and traditional rectangular windows with wide wood trims and casings are proposed to create building symmetry and a traditional appearance. Dormers with shed roofs create projections to further meet the Old City Multi-Family Residential Design guidelines. The building will be clad with horizontal cement board siding and wood shingles within the gable ends.

Staff Comments:

- Pitched roofs, dormers, and detailed gable ends are provided, in accordance with the Old City Multi-Family Residential Design guidelines.
- Consider additional natural wood-tone elements or other ornamentation to add further building interest from street view.
- Consider wall lighting on the building face abutting the proposed concrete unit paver path.

Landscape Design

The proposed landscape design maintains a consistent streetscape, reinforces the character of the area, and strengthens the pedestrian orientation of the neighbourhood. Private patios, front porches, and a common amenity area provide usable outdoor space and are appropriately screened using trees and cedar board fencing. To accommodate the site grades, railings and retaining walls are required and have been integrated into the landscape design using decorative materials. They effectively separate the street from the private lot with a continuous screen of plantings. Decorative pavers are used to identify pedestrian areas throughout the site and recessed wall lights are proposed to illuminate the pedestrian area adjacent to Machleary Street.

Staff Comments:

- Pedestrian areas include walkways and an amenity area with decorative finishes, in accordance with the Old City Multi-Family Residential Design guidelines.
- Consider the addition of a dark-sky compliant bollard light within the shared garden patio area.