Development permit Design Rationale for 4 UNIT TOWNHOUSE DEVELOPMENT #480 MACHLEARY STREET Nanaimo B.C.

Site data

Legal description SECTION C, LOT 8, BLOCK W, SECTION 1, NANAIMO DISTRICT, PLAN 584

Zoning: R14 Lot area 871.76 sq m² (9377.47 sq. ft) TOTAL BUILDING AREA = 341.88 sq.m. = 39.2% LOT COVERAGE

Unit finished floor area (excluding garage) 165.83 sq. m. X 4 = 663.33 sq. m. Floor Area Ratio = Not more than 4 units (R14). Parking Req'd 2 x 4 = 8 vehicles. Provided 8 (including guest) Allowable building height = 7.75 m. Building is 3 storeys = building height Because of the slope and layout of the site, building height is 7.52m. from average finished grade at corners of building

Wednesday, March 12, 2025

Dear Sir / Madam

Further to our development permit application here is a brief outline as to our design rationale and conformity to NANAIMO'S "OLD CITY Multiple Family Residential Design Guidelines"

In following the Old City Multiple Family Residential Design Guidelines:

2. YARDS

The development aims to keep the pedestrian-oriented style of the area by providing sidewalk from Machleary Street to the entrances of residences. Parking will provided by access from the lane and down a side entry to underground parking. The landscape design plans indicate treatment of front, rear, and side yards that are important elements in the establishment of a consistent street rhythm and an overall residential neighbourhood identity. Open space's have been be designed with the same high quality and standards as the built environment.

3. BUILDING MASSING

Appropriate building massing which refers to the height, width, extent of articulation, and roof profile of a building, is critical in establishing and maintaining the rhythm of a street.

This ground floor accessed residential townhouse development has a building height of 7.52m (24'8"). This fits within the current zoning regulations and fits the neighbourhood aesthetic.

An element of building massing is placement of entrances. In this development they are placed consistently with the character of the neighbourhood,.

Height of the new development responds with sensitivity to that of adjacent development.

The new development design blends in with the general massing and silhouette of the existing housing and the new development on the north neighbouring lot.

The new development responds to the immediately adjacent buildings and strives to follow the the standard which redevelopment of adjacent properties has expressed.

Pitched roofs are common gables, shed and hips keeping with traditional residential neighbourhoods. Roof profiles have responded to neighbouring roof forms. Roof slopes have been set to 8 in 12 as suggested by the guidelines.

The inclusion of shed roofs assists in supporting the character of main roofs by adding living space to the interior.

Projections and recesses (in the form of room projections with shed roof's and covered porches for entrance's) further work to meet these guidelines .

4. ARCHITECTURAL ELEMENTS

4.1 Entries

In keeping with the character of residential neighbourhoods, the development provides each dwelling unit with an attractive and easily identifiable ground floor entry, visible from the street. The covered entrances are above grade, and are accessible via a generous split stair with aluminum balustrades, and a sidewalk to the entry door. The dwelling unit entrances are singled out architecturally, by means of a roof, awning, or trellis gate.Such canopies serve to pinpoint the entry location and act as weather protection.

4.2 Porches, Verandas, Balconies

The use Porches, verandas and garden patios provide a traditional socializing spaces and is an s important elements in building massing.



4.3 Windows

The use of traditional rectangular windows with wide wood trim and casings is encouraged, with the windows arranged to limit the amount of window to wall area to give a traditional, substantial appearance.

The window arrangement from floor to floor demonstrates a balance of order.

Any windows with narrow aluminum trim shall be be bordered with 150 mm (6") wood frames to emphasize them and give them a more traditional, substantial appearance.

4.4 Materials And Details

The cladding for the exterior walls is to be horizontal cement board siding (clapboard), in combination with wood shingles, or board and batten hardipanel detailed trim work.

Traditional roofing materials will include the use of fiberglass or asphalt shingles.

c) Colour scheme employs two contrasting hues emphasizing architectural details such

as wood window trim, fascia boards, etc. Refer to attached colour scheme file as provided.

I trust this is satisfactory, please call if I can be of further assistance in clarification of details.

Your's truly

Russell Collins RC Drafting and Design Services

SUBJECT PROPERTY MAP



480 MACHLEARY STREET

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AERIAL PHOTO





















Machleary Fourplex

480 Machleary Street, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - FEBRUARY 7, 2025

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Sections
- L1.03 Landscape Details
 - 1. Fence Type 01 Metal Railing 2. Fence Type 02 - Cedar Board Picket Fence
 - 3. Fence Type 03 Cedar Board Privacy Fence
- L2.01 Planting Plan
- L2.01 Plant List and Planting Notes
- L3.01 Tree Protection

DESIGN RATIONALE

480 Machaeyy Street is situated within the Old City Neighbourhood Concept Fain area of the City of Namino. In keeping with the vision and design objectives for this historic part of the city, the landscape design aims to support a family-oriented development that maintains a consistent streetscape, reinforces the older character and strengthens the pedestrian constraint on of the neighbourhood.

To provide a useful outdoor space for each unit in the fourplex, parking is located underground. This allows for a generous garden patio on the southeast side of the parcel that capitalizes on views to Mount Benson, as well as more private patios for units adjacent to the rear lane.

The underground parkade amplifies the natural slope of the site, resulting in a significant grade change between the main floor of the fourpiex and Machieary Street. To moderate this, retaining walls are employed to create terraces and landings that connect the units to the street and usable outdoor spaces on the parcel.

These retaining wells and the decorative railings they require, as well as fort and skeyard fences are designed to respond to the frontage landscape treatment guidelines described in the Old City Multiple Family Residential Design Guidelines, in particular, the heights of fences and wells, and the presence of generous plant screening create deshy defined yards and usable transitional spaces between the building and the street.

The effect of this approach is a balance between the need for screening and physical separation and the overall benefit of allowing for 'eyes on the street'.

The approach to planting is to provide a luch, layered understory of incigenous and complementary ornamental goundcovers, perionials, shrubs and trees. This offers a climate resilient reluge that immerses ofly divellers in a small pocket of nature, and creates a thriving system that supports brids, pollinators and other beneficial species. It is also a low maintenance alternative that, once established, requires only assential maintenance, compared to the frequent mowing of traditional turi lawns.

DESIGN PRECEDENTS





10/0 Nelson Street, Nanarmo BC, V9S 2K2 250-753-8093 kate.stefisk@kinshipdesign.ca chris.midgley@kinshipdesign.ca



CLIENT STEVE PARHAR NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT MACHLEARY FOURPLEX 480 Machleary Street Naraimo, BC COVER SHEET

PROJECT ID 24011 DB KS CB KS SCALE. NTS (\mathcal{O}) START DATE 2024-10-15 L0.00







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Refer to Sheet L1.01 for Landscape Plan Refer to Sheet L1.03 for Landscape Details Refer to Sheet L2.01 for Planting Plan Refer to Sheet L2.02 for Plant List & Planting Notes Refer to Sheet L3.01 for Tree Protection

NOT FOR CONSTRUCTION

PROJECT ID 24011 DB KS





CLIENT STEVE PARHAR NO. | DATE | ISSUE 2025-02-07 DP SUBMISSION NO. | DATE | REVISION

LANDSCAPE	SECTIONS
480 Machleary Street Nanaimo, BC	DP1383 2025-MAR-19 Current Planning
MACHLEARY FOURPLEX	RECEIVED



CB KS

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CB KS DB KS kinship design • art • ecology A POPE STEELER STEVE PARHAR MACHLEARY FOURPLEX RECEIVED 480 Machleary Street SCALE. 1.100 \bigotimes 2025-MAR-19 START DATE 2024-10-15 Nanaimo, BC 1070 Nelson Street, Nanaimo BC, V9S 2K2 250-753-8093 **PLANT LIST & PLANTING** L2.02 All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent. kate.stefiuk@kinshipdesion.ca NOTES chris.midgley@kinshipdesign.ca



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TREE PROTECTION

L3.01