

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001385 – 952 WENTWORTH STREET

Applicant / Designer: ANDERSON GREENPLAN LTD.

Owner: SHELL BEACH HOLDINGS INC.

Landscape Architect: TERRA LUMA DESIGN

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Old City Low Density (Fourplex) Residential (R14)
<i>Location</i>	The subject property is located on the north side of Wentworth Street, between Pine Street and Machleary Street
<i>Lot Area</i>	975m 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; and Old City Multi-Family Residential Design Guidelines (“the Old City Guidelines”)

The subject property is located in the Old City Neighbourhood and is presently vacant. A lane runs along the east property line and connects Wentworth Street with Campbell Street. There was previously a single residential dwelling on the property that was demolished in 2016, and subsequently a privately managed garden on the site until 2023. The property is relatively flat.

The surrounding neighbourhood consists of predominantly single-family homes with some smaller multi-family residential buildings. Nearby amenities include Sid Clark Gyro Park, approximately 75m to the east, Fairview Elementary School, approximately 360m to the west, and the Old City Quarter, approximately 500m to the southeast.

PROPOSED DEVELOPMENT

The applicant is proposing a two-storey multi-family fourplex building with four 3-bedroom units. The proposed gross floor area is 589m² and the total Floor Area Ratio (FAR) is 0.60. There is no maximum FAR in the R14 zone.

Site Design

The site is arranged with all vehicle access coming directly from the lane. The four units will be aligned side-by-side with one unit facing Wentworth Street, and three units facing the lane. Required vehicle parking will be provided on-site with all units containing a single-car garage, two spaces available on the driveways in front of the middle two units, and two additional spaces accessed from the lane to the north of the building.

Staff Comments:

- Consider incorporating a walkway onsite parallel to the lane to provide pedestrian access to the lane-facing units.
- Ensure that required long-term bicycle storage spaces are provided, either in a secure shared space or in individual units.

Building Design

The proposed building design presents a residential character with gables, ground-level patios, and a mix of board-and-pattern and lap siding. The second storey is stepped back from the ground storey to break up the vertical massing. On the east elevation, facing the lane, the building is articulated to differentiate units, with the middle two units recessed further from the lane than the end units. Exterior cladding materials consist of white vinyl board-and-batten siding, darker shades of vinyl lap siding, and cedar shingle gable ends.

Staff Comments:

- Consider ways to individualize the units in the building form and exterior design, particularly the middle two units facing the lane.
- Consider a larger entry porch or veranda and more detailing to strengthen the front elevation facing Wentworth Street, for example, with ornamentation in the gable ends.
- Consider wider window trims in keeping with the Old City neighbourhood character.
- Consider stronger traditional cladding materials, particularly for the front elevation facing Wentworth Street.
- Look at providing wall-mounted exterior lighting on the south and east elevations.

Landscape Design

Private lawns are proposed in the front and rear yards of each unit. Shrubs and hedging are proposed along the street frontage including ornamental species such as Portuguese laurel and green spire euonymus.

Staff Comments:

- Look at incorporating additional planting areas, particularly along the west and north property lines, and in front of the unit entries on the east side of the building.
- Consider retaining or replicating the existing low hedge along a portion of the Wentworth Street frontage in keeping with the character of the neighbourhood.

PROPOSED VARIANCES

No variances have been requested.