

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001391 641 MILTON STREET

Applicant: ARCHITRAVE ARCHITECTURE DESIGN BUILD LTD.

Architect: ARCHITRAVE ARCHITECTURE DESIGN BUILD LTD.

Landscape Architect: PROSPECT & REFUGE LANDSCAPE ARCHITECTS

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 south side of Milton Street, west of Victoria Road.
<i>Total Area</i>	872m ²
<i>City Plan</i>	Future Land Use Designation – Old City Neighbourhood Development Permit Area DPA 4 – Abandoned Mine Workings Hazards Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	Form & Character Design Guidelines

The subject property is located within the Nob Hill Neighbourhood and slopes up from east to west. A single-family dwelling exists on the lot and the surrounding neighbourhood is characterized by low and medium density residential development, including triplexes and ground-oriented townhouses, with some surrounding institutional and small-scale commercial uses.

PROPOSED DEVELOPMENT

The applicant proposes to construct a multi-family development consisting of two fourplexes. The proposed development includes two three-storey buildings and surface parking located at the rear of the site, accessed by the adjacent lane. The units will include one-bedroom, two-bedroom and four-bedroom units. The total proposed Gross Floor Area (GFA) is 699.5m². The site is currently undergoing a concurrent rezoning application (RA529), to allow site-specific FAR of 0.95 in the proposed R15 zone.

Site Design

Vehicle access to the site is proposed to be from Sophia Lane and parking will be provided at the rear of the proposed buildings. The proposed buildings are abutting the side property lines and a central courtyard is proposed between the buildings and acts as a pedestrian connection from Milton Street to the surface parking area to the ground-level unit entries. A series of landscaped areas and stairs provide wayfinding on the site and the waste-management area is proposed abutting the west property line.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 11 parking spaces (at a rate of 1.07 spaces per one-bedroom unit, 1.44 spaces per two-bedroom

unit and 1.68 spaces per unit with three or more bedrooms). Additionally, four long-term and one short-term bicycle spaces are required.

Staff Comments:

- Pedestrian connection is provided between buildings, entrances, parking areas, etc. (2.1.2.1(i)).
- Vehicle access and waste collection are facilitated from the rear of the site (2.1.3.2).
- Consider the addition of ramps and/or bike runnels to improve universal design leading from the surface parking area to the central courtyard (2.1.2.1(ii)).

Building Design

The proposed buildings have a peaked roof design with wood accent trim and weather-protected entries for all units. The upper units are accessed via wood staircases, and traditional materials are further incorporated in the proposed design including wood railings, porches, doors, and window trims. Wood beam and posts characterize the proposed buildings alongside horizontal, painted wood siding and asphalt shingles.

Staff Comments:

- Pitched roofs, traditional cladding (wood), porches, and dormers are provided (3.5.1.6, 3.5.1.9, 3.5.1.10).
- Consider the addition of decorative gable elements, wood grilles or stained-glass panels to enhance the Old City character (3.5.1.17).

Landscape Design

Along Milton Street, the pedestrian site entrance is emphasized using evergreen hedges and a wood trellis that leads to the central courtyard, which is landscaped with decorative permeable pavers, a variety of shrubs and bollard lighting. Where concrete steps are proposed, tiered planters are provided, and sunken patios are provided for the rear units. The proposed surface parking at the rear of the site is screened with a series of trees and shrubs, as well as a 1.8m high cedar fence.

Staff Comments:

- Common areas, walkways, and building entrances are adequately lit to ensure visibility and wayfinding (2.1.5.4).
- Formalized low hedges are provided along the front lot lines (3.5.3.8).
- Consider the addition of window boxes and formal planting design in front yards, in lieu of proposed sodden lawn (3.5.3.5).

PROPOSED VARIANCE

Maximum Building Height

Section 7.6 of the Zoning Bylaw allows a maximum building height of 9.5m. The applicant proposes a building height of 10.1m for both buildings, a requested variance of 0.6m.

Waste Management Enclosure

Section 17.1.6 of the Zoning Bylaw required waste management enclosures be set back a minimum of 3.0m from any lot line abutting a residential use. The applicant proposed to reduce the required setback to 0.0m along the west side property line, a requested variance of 3.0m.

Minimum Required Off-Street Parking

The required number of parking spaces is 11. The applicant is proposing 8 parking spaces, a requested variance of 3 spaces.