

388 Machleary Street – Current Planning and Land Use Policy Notes:

Site Info:

- Total Lot Area: 2.86 acres (124,581 sq. ft. or 1.16 hectares)
- Dimensions: approximately 90 metres along Franklyn Street, approximately 136 metres along Machleary Street, and approximately 121 metres along Kenndy Street.

The current OCP designation is “Neighbourhood”:

- Housing type supported: single family and multi-family (duplex+,townhouse) residential
- Density: 10-50 dwelling units per hectare
- Building Height: 2-4 stories
- Housing Form: should complement existing neighbourhood character including the ground-oriented nature of existing housing.

The current Old City Neighbourhood Plan designation is “Sub Area 1a – Single Family/Duplex”:

- Housing type supported: single family dwelling or duplex
- Density: one single family or duplex per lot
- Building Height: 2-3 stories

The current zoning is Community Service 1 (CS-1) – this zone provides for public-oriented uses designed to serve the community:

- Housing type allowed: Personal Care Facility, Congregate Seniors Housing (no regular multi-family residential)
- Density: Maximum floor area ratio is 1.25 (1.25 X site area = building floor area allowance)
- Building Height: Maximum height is 14 metres (approximately 4 stories)

Given the existing OCP and Neighbourhood Plan designation guidelines, the only rezoning currently supportable on the site, unless the designations are amended on a site-specific basis, would be the following:

Zone: R-13 Old City Duplex Residential

- Housing type allowed: single family dwelling or duplex
- Density: one single family or duplex per lot (subdivision of the lot would likely permit 12-15 lots (so up to 24-30 units if duplexes built on all lots).
- Building Height: Maximum perimeter wall height is 7.75 metres (2-3 stories)

Zone: R-6 Townhouse Residential

- Housing type allowed: single family dwelling, duplex or multi-family residential
- Density: .45 FAR plus up to .15 sustainability bonus - .45 density would give roughly a 56 unit yield for the subject lot (assuming 1,000 sq. ft. unit sizes) – 62 units with .15 sustainability bonus factored in. This is close to the maximum density target specified in the OCP (50 units per hectare) so would likely be supported.
- Building Height: maximum height is 9 metres (2-3 stories)