

Planning and Urban Development Department Planning Division



Subject: R-5 Design Review – 84 Irving Street

Written by: Caitlin Cameron, Urban Designer

Date of Review: Friday, September 16, 2016

The two-family dwelling at 84 Irving Street was reviewed against the *R-5 Small Residential Lot Development Design Standards* (Appendix 6 of the Design Manual). Reviewers: Caitlin Cameron, Urban Designer, Planning Division of the Department of Planning & Urban Development.

Design Review Comments (*red text denotes standards that are not met*):

1 Context – Met

- Form and massing of the new construction are generally compatible with the residential context.

2 Public Realm – Met

- The main entry to the building is side-facing – provide a paved path to the entry from the sidewalk.
- It appears building will be set back from street to a comparable degree with neighboring buildings but not clear without a site plan. Building should be set back enough to provide privacy for ground-floor spaces.

3 Orientation – **Not Met**

- The principal façade and entrance are side-facing – the street façade is being treated like a side façade.
- **The standard requires a side-facing entry to include a porch or covered entry that extends towards the street.**

4 Articulation – **Not Met**

- **Street façade is lacking articulation. Street facades in this context include an entry with porch, stoop, or canopy and/or window bays. At least one of these elements or a similar architectural feature is needed.**
- **At least 15% of street façade needs to be fenestrated.**
- **The windows have a vertical proportion but are shorter, it appears, than the context. Make sure the window height/proportion are comparable to street.**

5 Garages – Met

- Garage is side-facing and door is less than 40% of facade

6 Materials – **Info needed**

- **What are the proposed materials?**

PLEASE
SEE
OPTION
1#
2 POINT
PERSPECTIVE