Heritage Alteration Permit with Variances Application No. 00017 for 1702 Fernwood Road

Location in Fernwood Neighbourhood
Existing Garage

West Elevation
Heritage Status: Designated, Not in HCA
• Constructed in 1907-08
• An excellent example of the Queen Anne Style of residential architecture in Victoria

Character Defining Elements
• landmark corner location
• the overall symmetry when viewed on a diagonal
• Queen Anne elements of the design
• the Classical Revival elements
• The stone wall and metal gate

Basement & Main Floor Plans
Variance: 8.72 m existing building height vs 7.6 m permitted

Variance: 3 parking spaces proposed, 4 required

Variances: 0.4 m side and rear yard setbacks vs 0.6 m required

Variances: 1.2 m existing side yard setback vs 1.77 m required

Variances: 3.7 m existing height vs 3.5 m required

Variances: 1 m> landscape strip vs 1.5 m required, 24.4% rear landscape amount vs 33% required

Variances: 3.7 m existing height vs 3.5 m required

Variance: Addition of space at the rear of the house (not allowed under conversion regs)