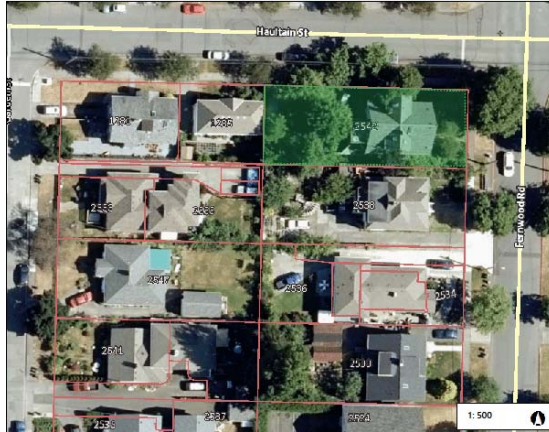


### 2542 Fernwood Road – Rezoning & DP



Property located at the SW corner of Fernwood Rd and Haultain St

Existing duplex on an R-2 zoned lot

Rezoning to permit the addition of a third dwelling unit on the west side of the existing building

### 2542 Fernwood Road - Rezoning & DP



Existing duplex building to be retained on the lot and removal of the garage at the NW corner

Existing upper & lower units currently occupied by the owner and a tenant

Addition proposed to the west end of the existing building facing Haultain

Owner intends to live in the new unit and rent out the existing two units

## 2542 Fernwood Road – Rezoning & DP



### Design Features;

- Consideration of neighbourhood context and City Design Guidelines
- Preservation of privacy through setbacks, windows, fencing and landscaping
- Outdoor areas provided for all three units
- Direct connection to the adjacent streets for all three units
- Massing varied in height and space over the new garage

## 2542 Fernwood Road – Rezoning & DP



No changes will be visible from the Fernwood Rd frontage.

No changes are proposed for the existing building

Large lot area permits larger rear setback, a lower FSR and a greater percent landscaped area

### 2542 Fernwood Road - Frontages



View of the Fernwood Rd frontage looking south.



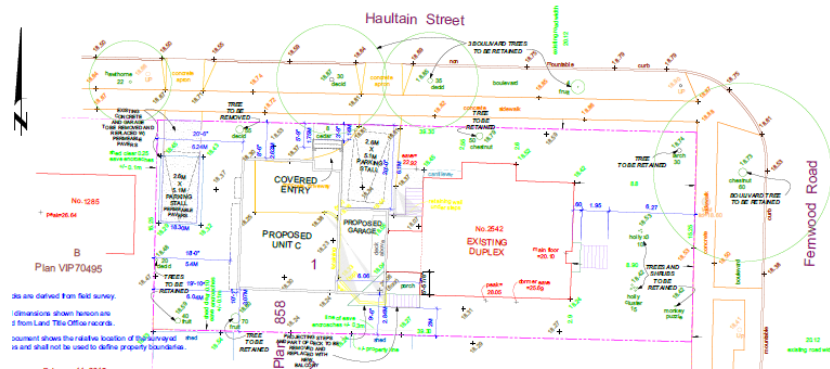
View of the Haultain frontage looking west.

### 2542 Fernwood Road – Community Consultation

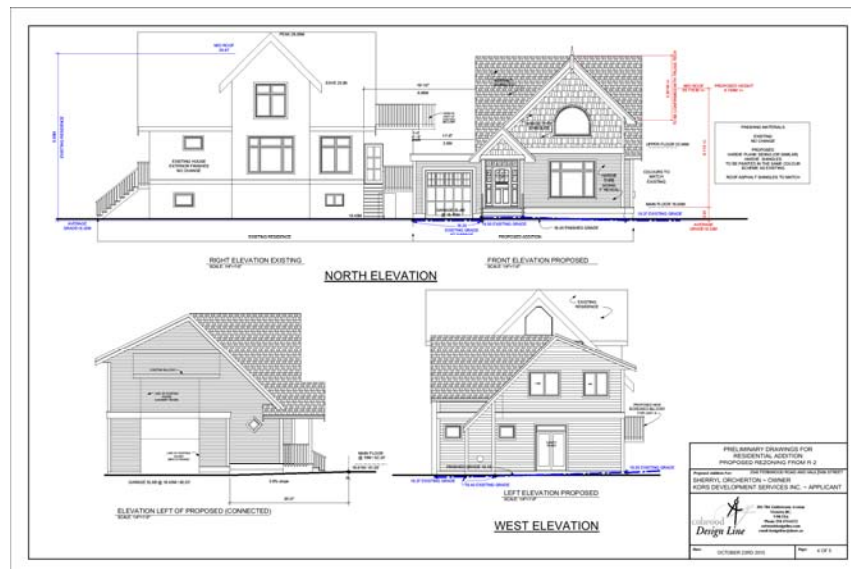
- Following the completion of the design, we contacted the Fernwood Community Association.
- The design drawings were presented at a meeting of the Fernwood Community Association Land Use Committee on May 6, 2015.
- Two neighbours who live to the west and the owner attended the meeting.
- Following this meeting, a letter dated July 2, 2015 was received.
- No further correspondence has been received since that time.

## 2542 Fernwood Road – Site Plan

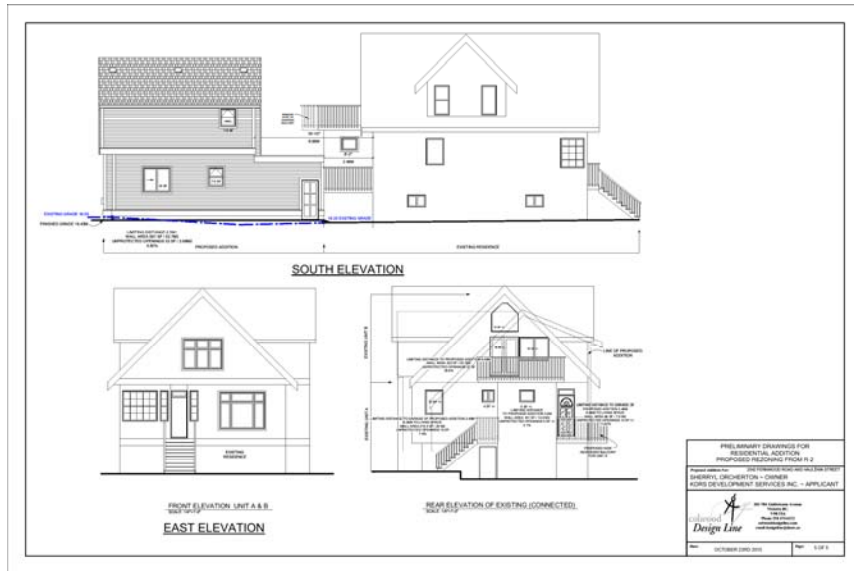
- Addition maintains north and south building setbacks
- Proposed rear setback on west side is 5.4m
- Existing driveways are proposed to be utilized
- Minimum impact to boulevard and on-site trees



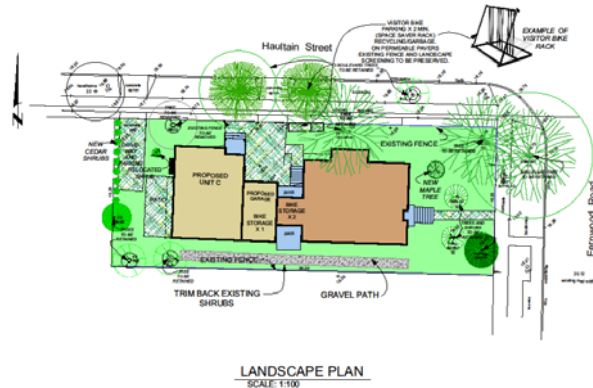
## 2542 Fernwood Road – Building Design



## 2542 Fernwood Road – Building Design



## 2542 Fernwood Road – Landscape Design



- One tree on-site impacted – replacement proposed
- Retention of remaining boulevard and on-site trees
- Permeable surfaces proposed for driveways, parking & patio
- Cedar hedge proposed beside west parking space for screening

### **2542 Fernwood Road – Additional Design Considerations**

- Location close to downtown, transit, shopping, schools and parks
- Transit stop at Fernwood frontage
- Visitor bike parking provided as well as secure, covered resident bike parking
- Currently the owner and tenant each have one car. With the addition of one more stall on-site, there will be no net increase in the on-street parking.
- Screening of garbage and recycling area
- Preservation of existing vegetation and additional cedar hedge along west property line

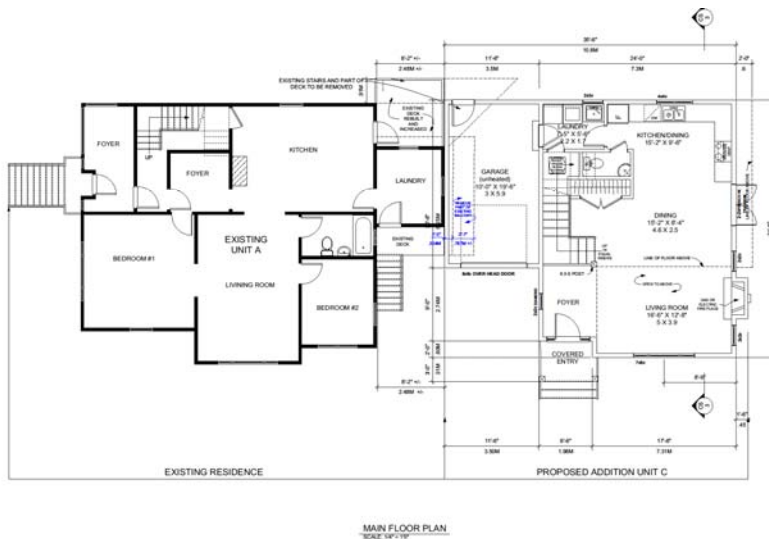
### **2542 Fernwood Road**

Questions?

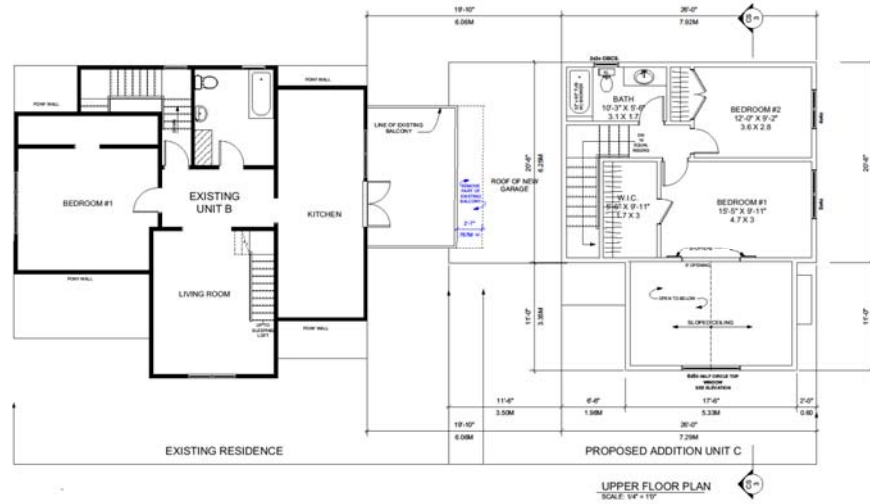
## 2542 Fernwood Road – Zoning Data Table

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	R-2
PROPOSED ZONE	C-D (TO BE DETERMINED)
SITE AREA	599.33m <sup>2</sup>
LOWER FLOOR (BASEMENT)	85.66
MAIN FLOOR	168.90
SECOND FLOOR	124.21
HALF STOREY/LOFT	27.78
COMBINED FLOOR AREA	406.55
TOTAL FLOOR AREA	320.89
FLOOR SPACE RATIO	0.54 to 1
SITE COVERAGE	37.47
OPEN SPACE	55.33%
FRONT YARD COVERAGE	0%
PARKING STALLS	3
TANDEM PARKING	1/3 TANDEM PARKING MAX
YARD SETBACKS	
FRONT TO STEPS EXISTING	6.27m
FRONT TO WALL EXISTING	8.8m
REAR YARD	5.4m
EXTERIOR SIDE YARD	1.14m TO PORCH STEPS ~ 2.62m TO WALL
INTERIOR SIDE YARD	2.00m TO INCREASED BALCONY ~ 2.84m TO WALL
EAVES	0m
AVERAGE GRADE	18.32
MAXIMUM HEIGHT	EXISTING 8.55m PROPOSED 6.795m +/-
NUMBER OF STOREYS	3 1/2 EXISTING ~ 2 PROPOSED
LOT WIDTH	15.25m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	3
UNIT TYPE	2 BEDROOMS
GROUND-ORIENTED UNITS	YES
MINIMUM UNIT FLOOR AREA	101.72m <sup>2</sup> Unit A smallest unit

## 2542 Fernwood Road – Floor Plans - Main



## 2542 Fernwood Road – Floor Plans - Upper



## 2542 Fernwood Road – Floor Plans – Basement & Loft

