

CALUC Meeting Report: Aug 27, 2020

1840 Crescent

Proponent: Adam Fryatt

Attendance: Community 30 (approx.); CALUC 4;



Project Summary

Subdivide the panhandle lot to create two lots: R1-G lot retaining the existing home in its current location (corner of Crescent & Irving); and a new R1-G2 Gonzales small lot with a newly constructed single-family home (access off Irving).

	R1-G2	Proposed
Lot area	300m ²	345m ²
Total floor area	160m ²	156m ²
FSR	0.55	0.45
Site coverage	30%	33%
Height	7.5m	6.77m
Parking	1 space	1 (garage)
Setbacks – front; rear; side; side	6m; 9.1m; 1.5m 2.4m	6m; 9.1m; 1.5m; 2.4m

Comments & Questions

- Why not increase the size of the small lot? A: A larger lot wouldn't allow any additional floor space in the home, so opted to retain yard with existing home.
- Any indication of blasting to excavate the basement: A: not anticipated.
- Tree removals? A: Some protected trees require removal, replacements will be replanted as part of landscape plan. One tree will be relocated.
- Any feedback from the immediate neighbours? A: notified neighbours prior to meeting, but no specific feedback currently.
- Variances? A: Variance on stories and site coverage are sought in order to accommodate an attached garage on the ground floor (garage area causes second floor to be counted as a full floor rather than a 0.5). Home remains below floor area and height guidelines.