

# RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

20-052

2021-07-06

Rezoning Package

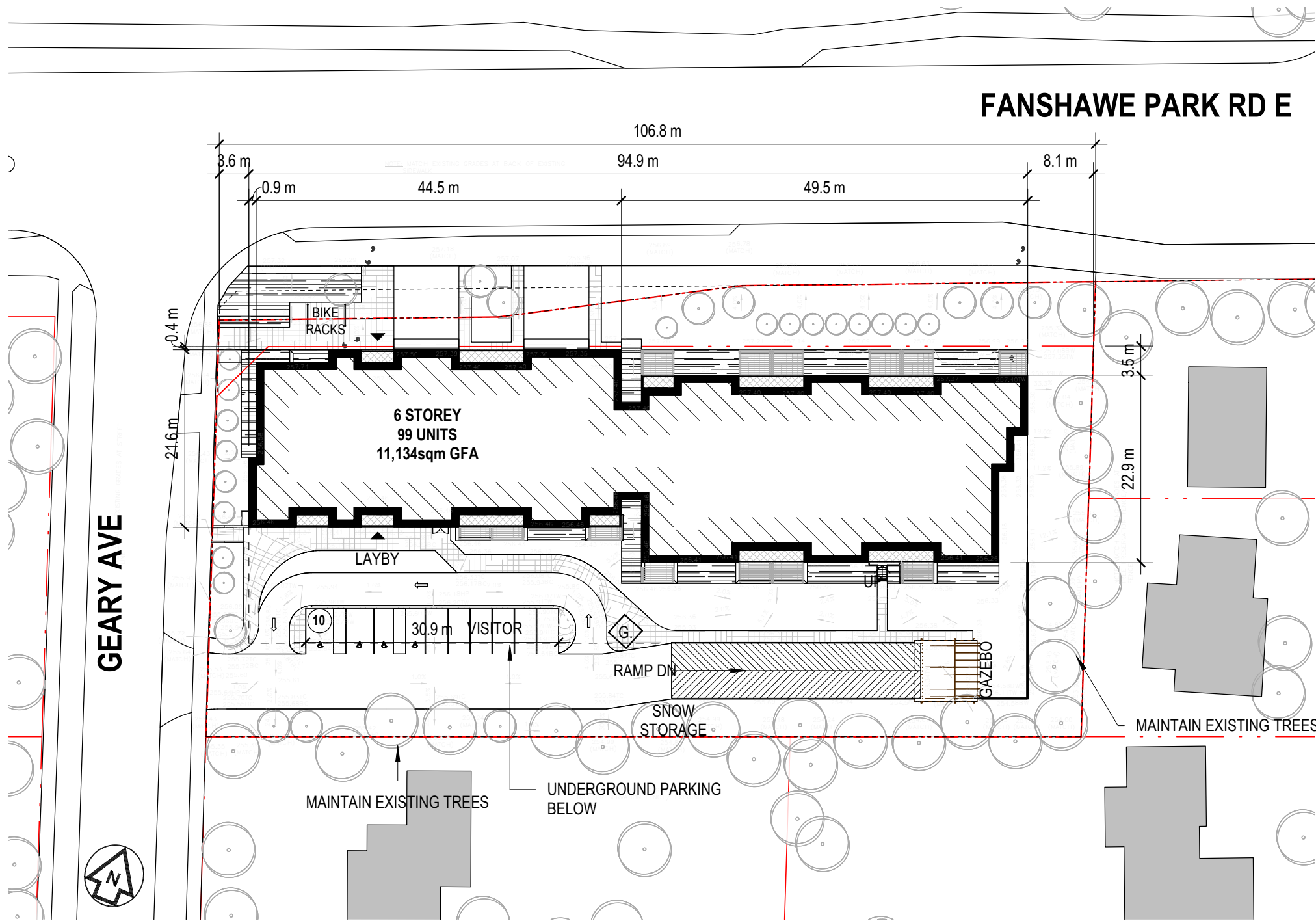


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ARCHITECTURE | DESIGN | PLANNING

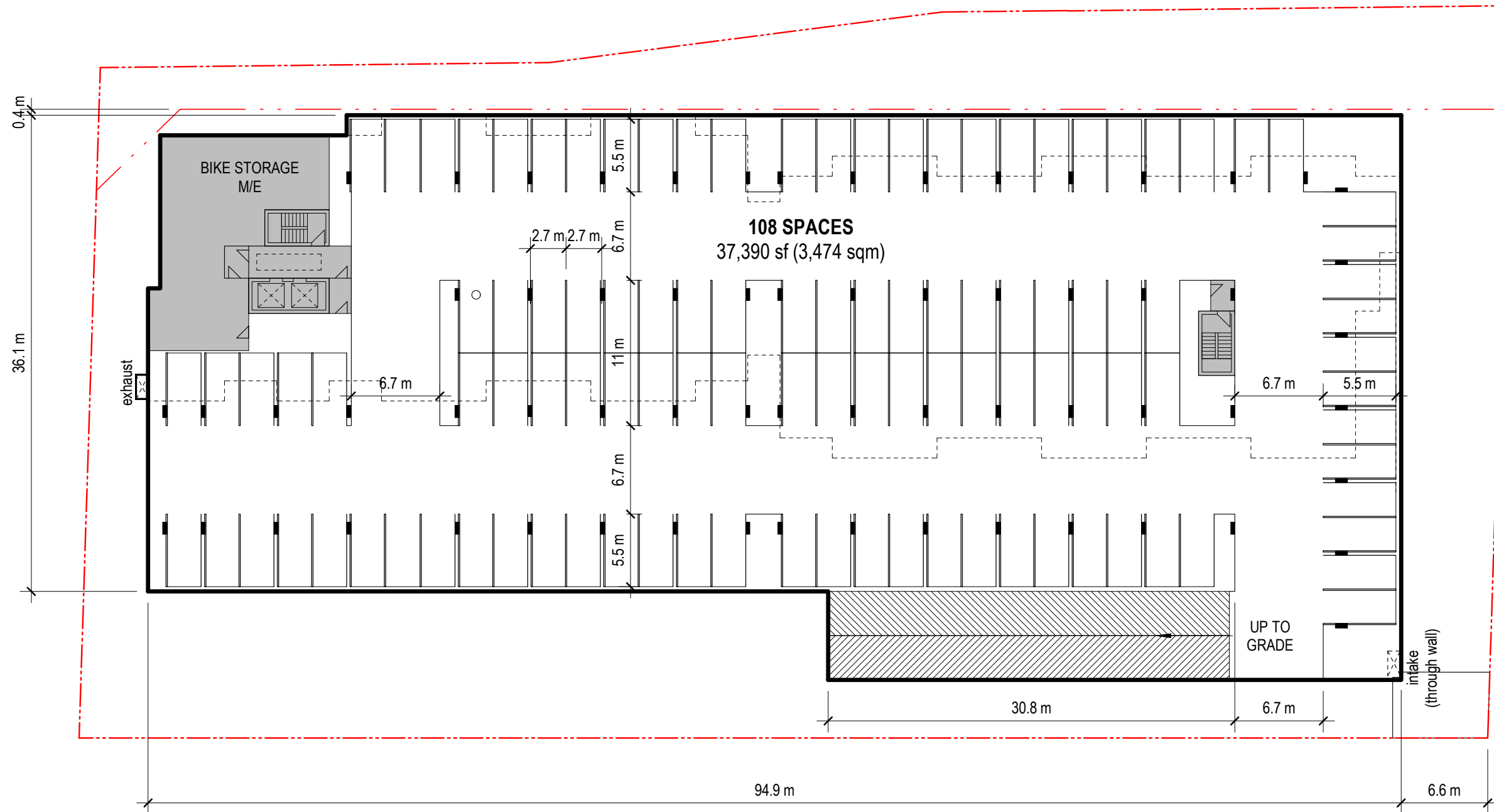
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Site Development Stats			
517,521,525 Fanshawe Park Rd. E			
	ITEM	PROPOSED	ACTUAL
1	ZONE - PROPOSED BUILDING PERMITTED USES	R8-4 APARTMENT BUILDINGS	Apartment
2	LOT AREA (MINIMUM)	1,000 sqm	5,668 sqm
3	LOT FRONTAGE (MINIMUM)	30m	106.8 m
4	FRONT YARD SETBACK (MINIMUM)	6m + 1m per 10m of bldg above first 3m (7.73m req.)	0.4m
5	EXTERIOR SIDEYARD SETBACK (MINIMUM)	6m + 1m per 10m of bldg above first 3m (7.73m req.)	3.5m
6	REAR YARD DEPTH (MINIMUM)	1.2m per 3m of bldg above first 3m (4.5m min.) (6.9m req.)	21.2m
7	INTERIOR SIDEYARD DEPTH (MINIMUM)	1.2m per 3m of bldg above first 3m (4.5m min.) (6.9m req.)	8.1m
8	LANDSCAPE OPEN SPACE (% MINIMUM)	30%	2,762sqm (48%)
9	COVERAGE (% MAXIMUM)	30%	1,891sqm (33.4%)
10	HEIGHT (M MAXIMUM)	13m	20.3m
11	DENSITY (UPH MAXIMUM)	40uph	99 units (175uph)
12	COMMERCIAL ALLOWABLE (SQM MAXIMUM)	n/a	n/a
13	COMMERCIAL PARKING	n/a	n/a
14	RESIDENTIAL PARKING	1.25 per unit	118 (1 : 1.19)
15	RESIDENTIAL BIKE PARKING	0.75 per unit	75 spaces (1:0.75)

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Scale : 1" = 30'-0"

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Parking Level Floor Plan

2021-03-01

SD2.1

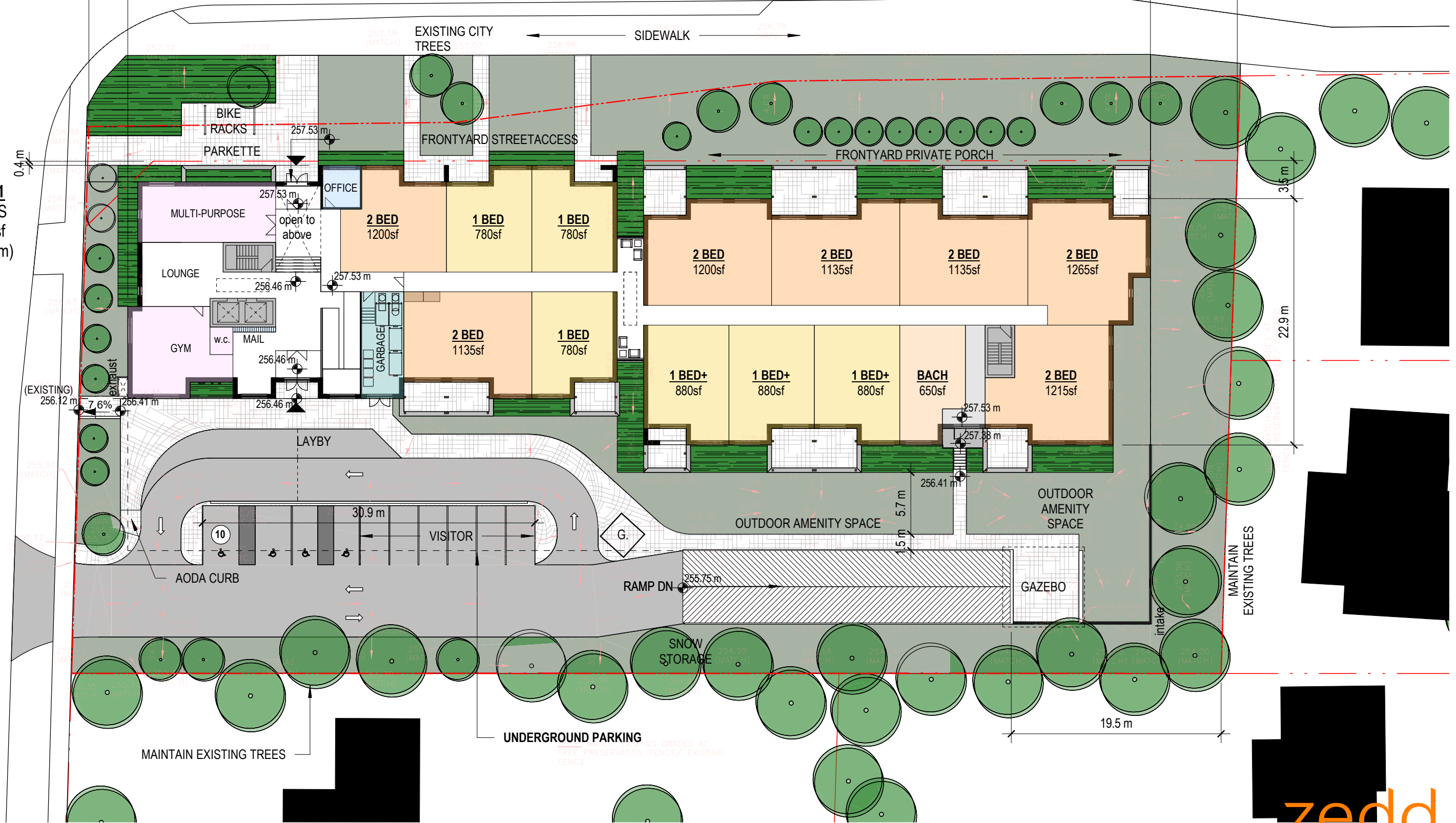
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3.6 m 94.9 m 8.1 m

# FANSHAWE PARK RD E

NOTE: MATCH EXISTING GRADES AT BACK OF EXISTING SIDEWALK



**LEVEL 1**  
14 UNITS  
20,350 sf  
(1,891 sqm)

NOTE: MATCH EXISTING GRADES AT STREET LINE

**GEARY AVE**

MAINTAIN EXISTING TREES

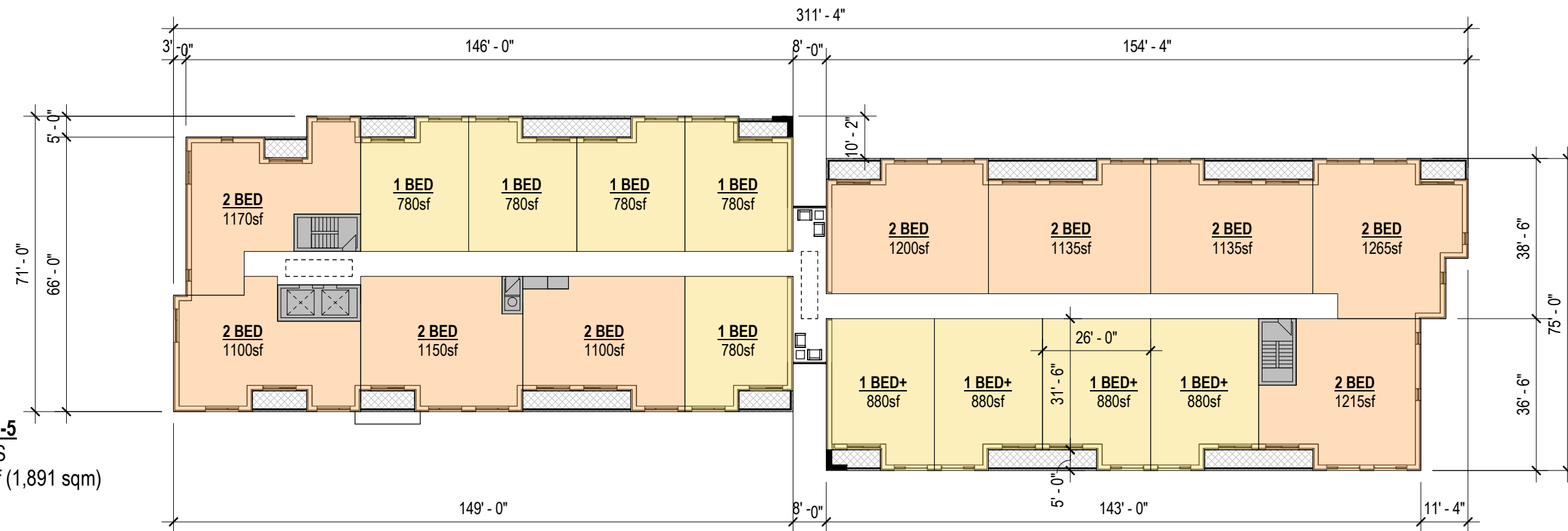
UNDERGROUND PARKING

MAINTAIN EXISTING TREES

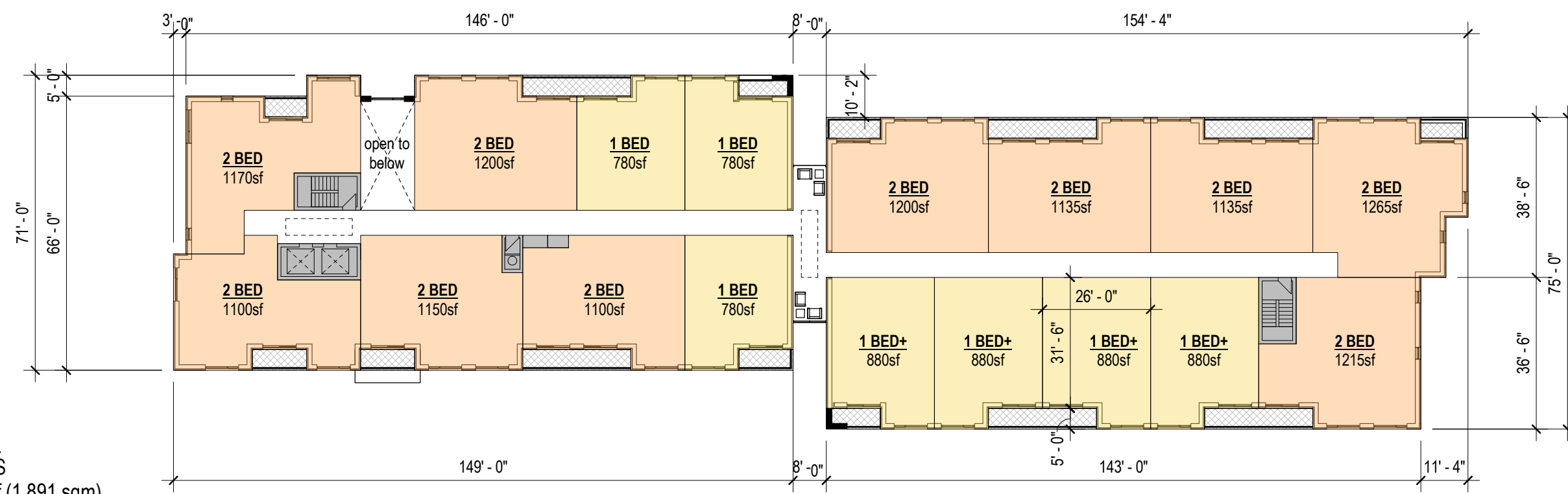


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**LEVEL 3-5**  
18 UNITS  
20,350 sf (1,891 sqm)

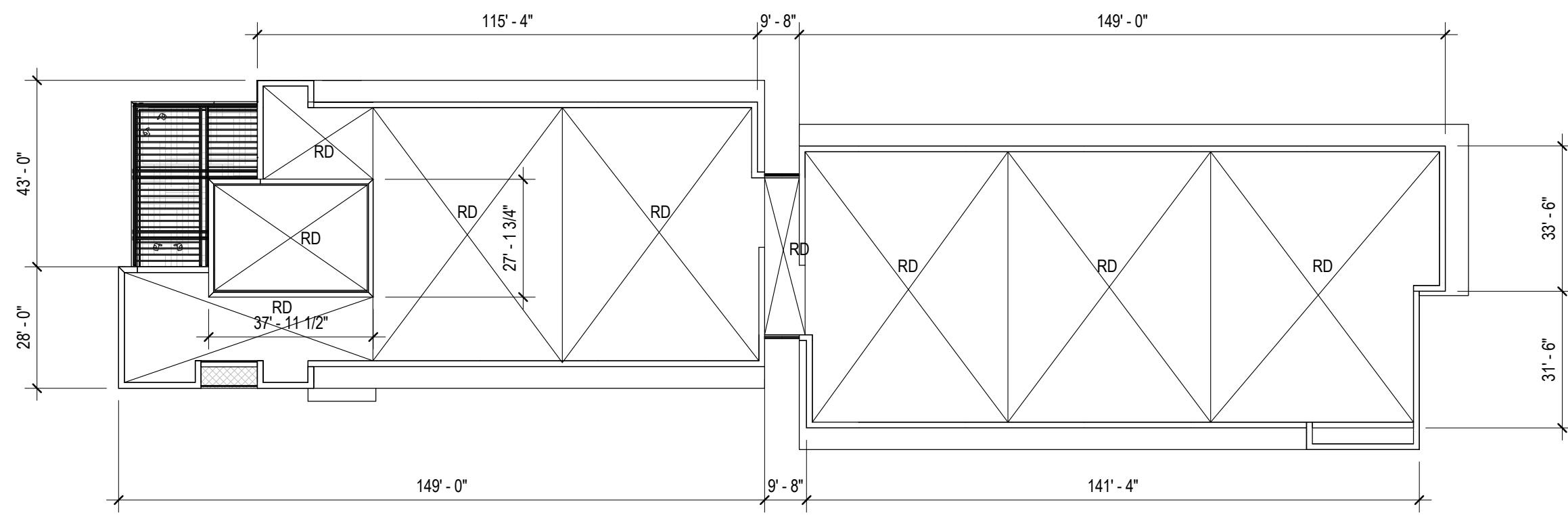
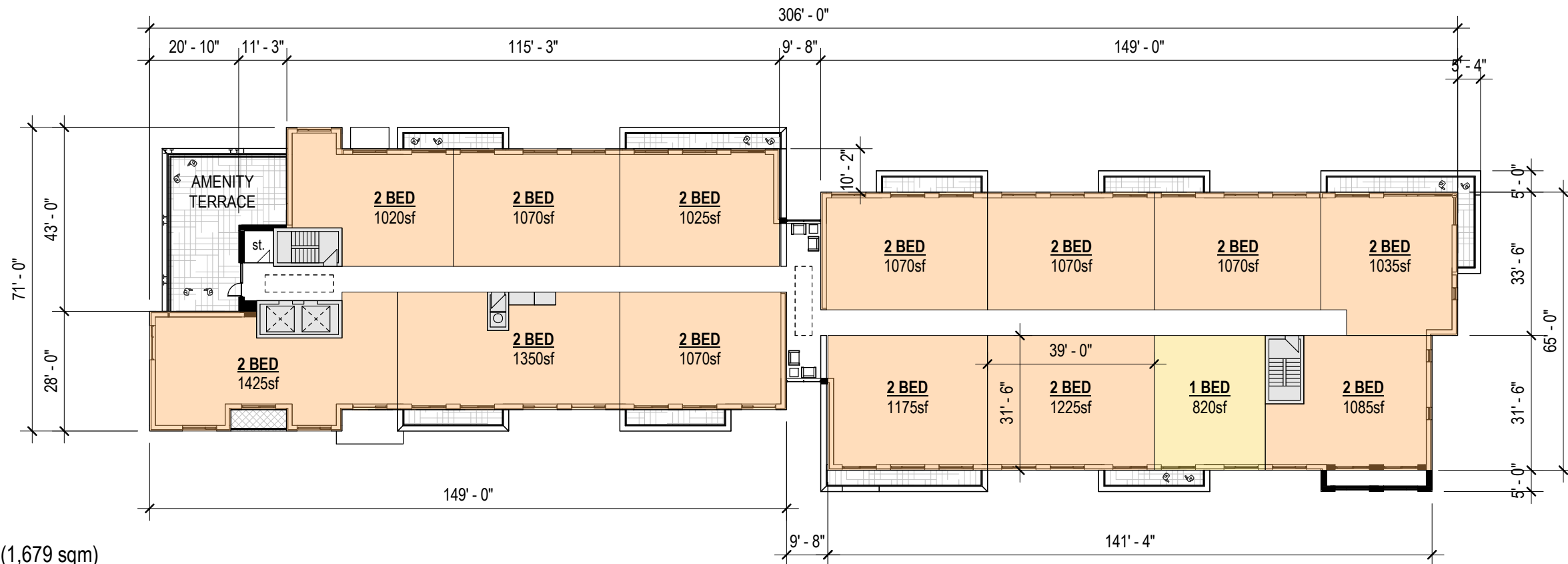


**LEVEL 2**  
17 UNITS  
20,350 sf (1,891 sqm)



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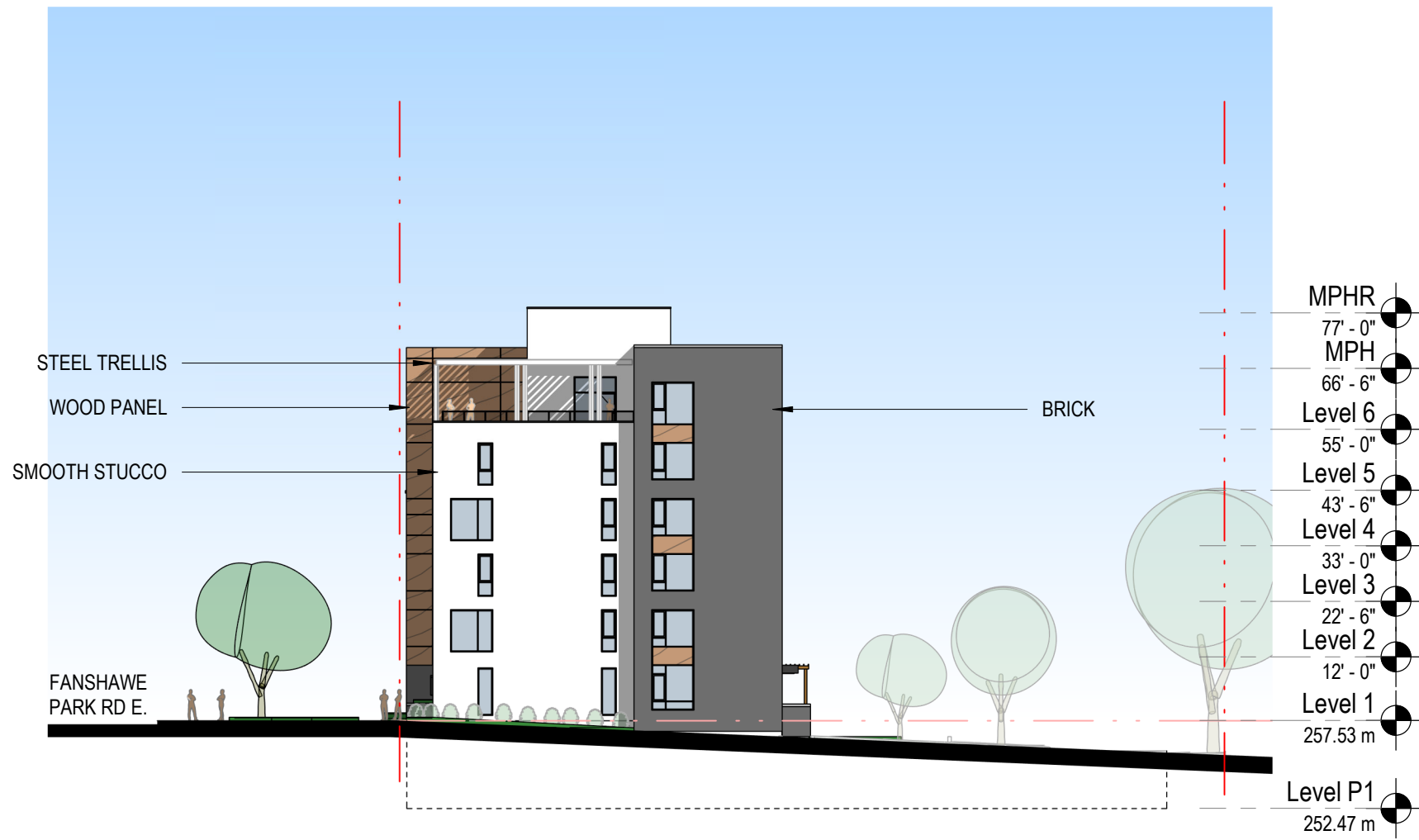
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# NORTH ELEVATION - FANSHAWE PARK RD

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## WEST ELEVATION - GEARY AVE.

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SMOOTH STUCCO  
WOOD SPANDREL PANEL  
BRICK  
TINTED GLASS RAIL

GEARY AVE.

517

WOOD PERGOLA

- MPHR 77' - 0"
- MPH 66' - 6"
- Level 6 55' - 0"
- Level 5 43' - 6"
- Level 4 33' - 0"
- Level 3 22' - 6"
- Level 2 12' - 0"
- Level 1 257.53 m
- Level P1 252.47 m

# SOUTH ELEVATION

Scale : 1" = 30'-0"

20-052

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## SOUTH ELEVATION

Scale : 1" = 30'-0"

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

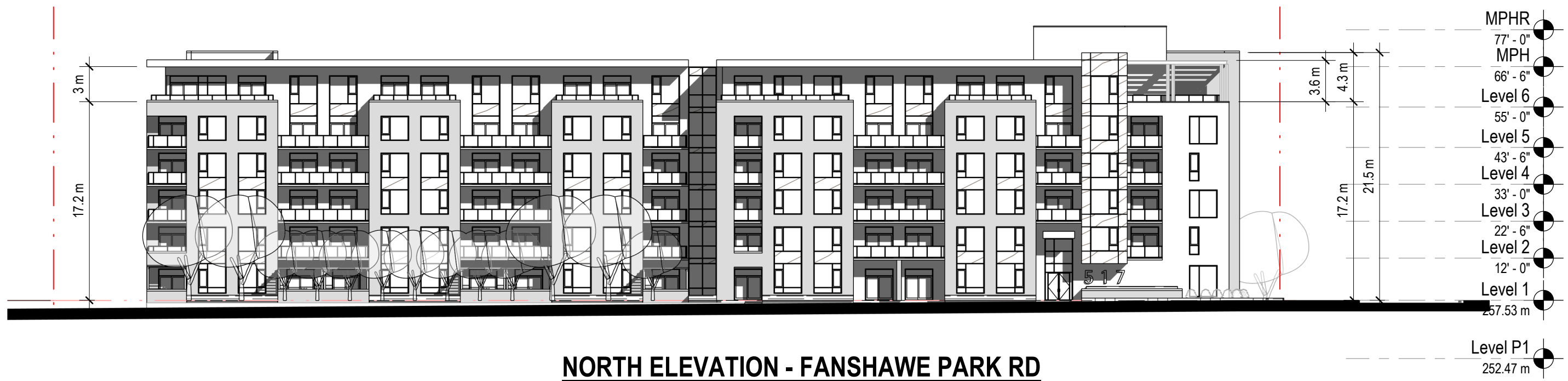
Elevation - East

2021-03-01

SD4.4

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Scale : 1" = 30'-0"

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Elevation B/W

2021-03-01

SD4.5

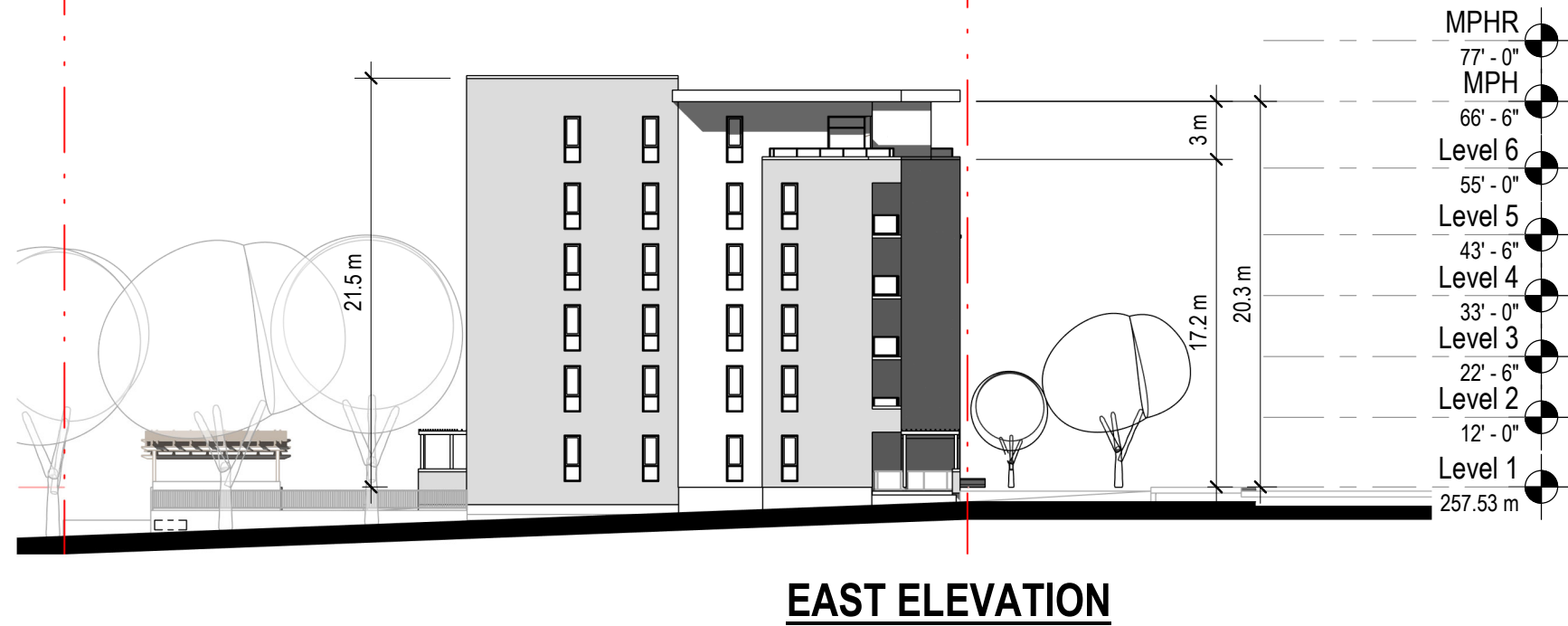
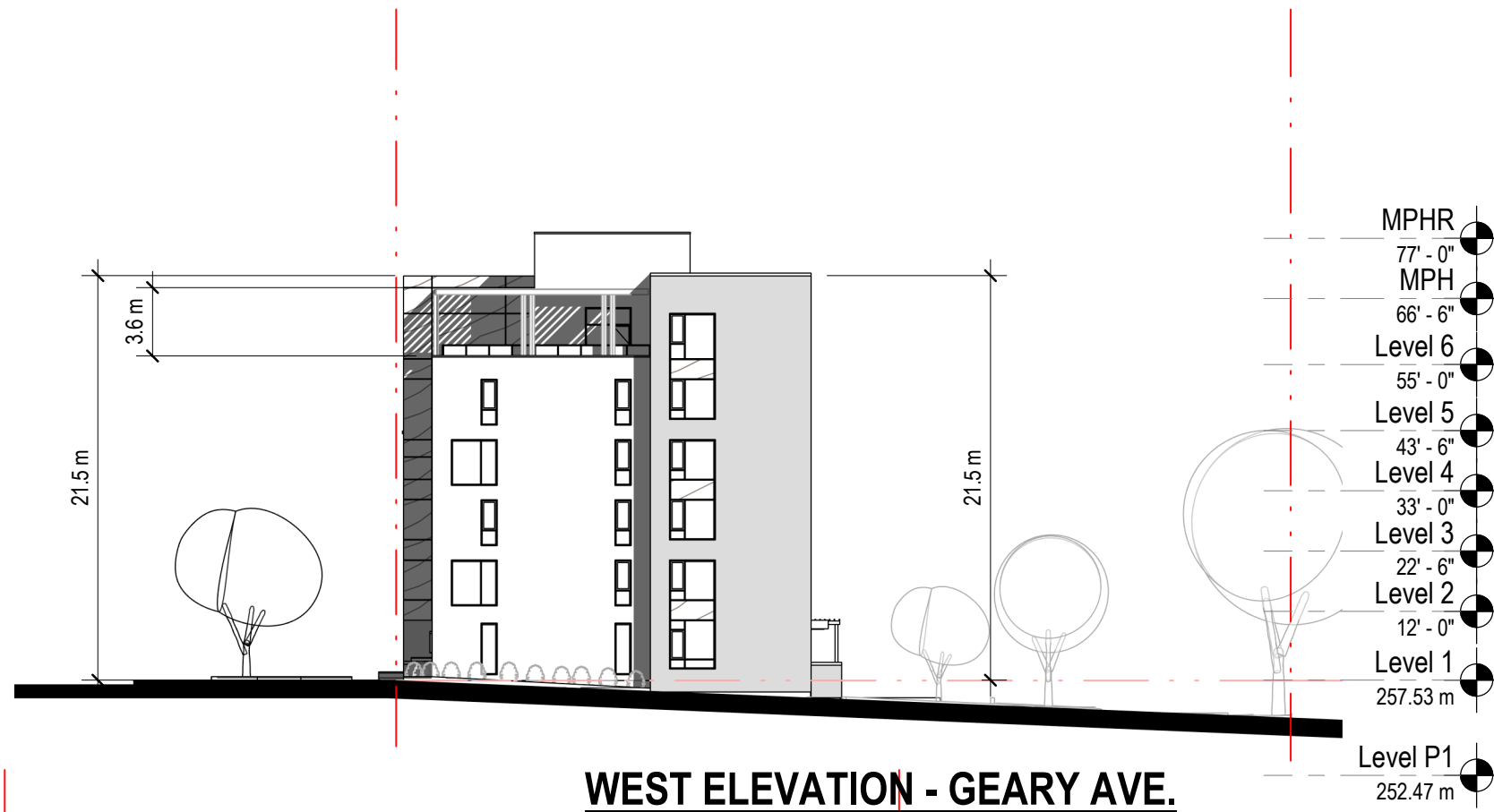
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Scale : 1" = 30'-0"

20-052 RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Elevation B/W

2021-03-01

SD4.6

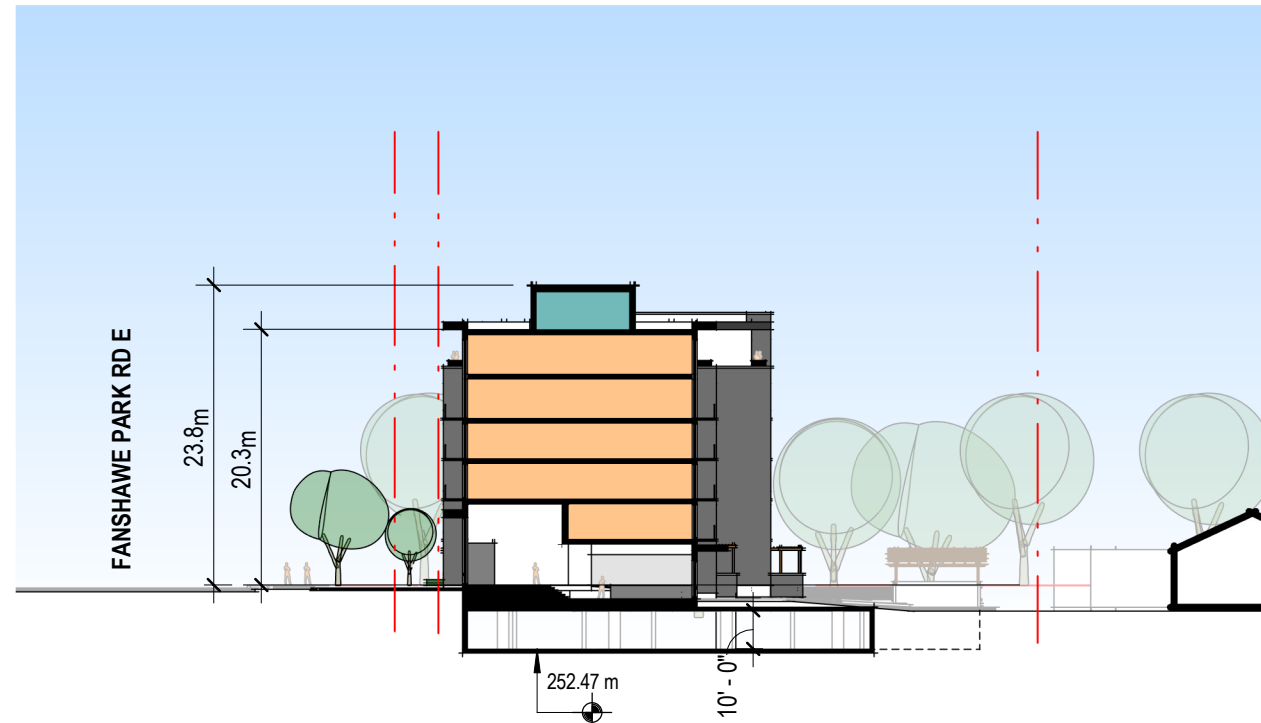
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**NORTH-SOUTH SECTION**



**EAST-WEST SECTION**

Scale : 1" = 50'-0"

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Sections

2021-03-01

SD5.1

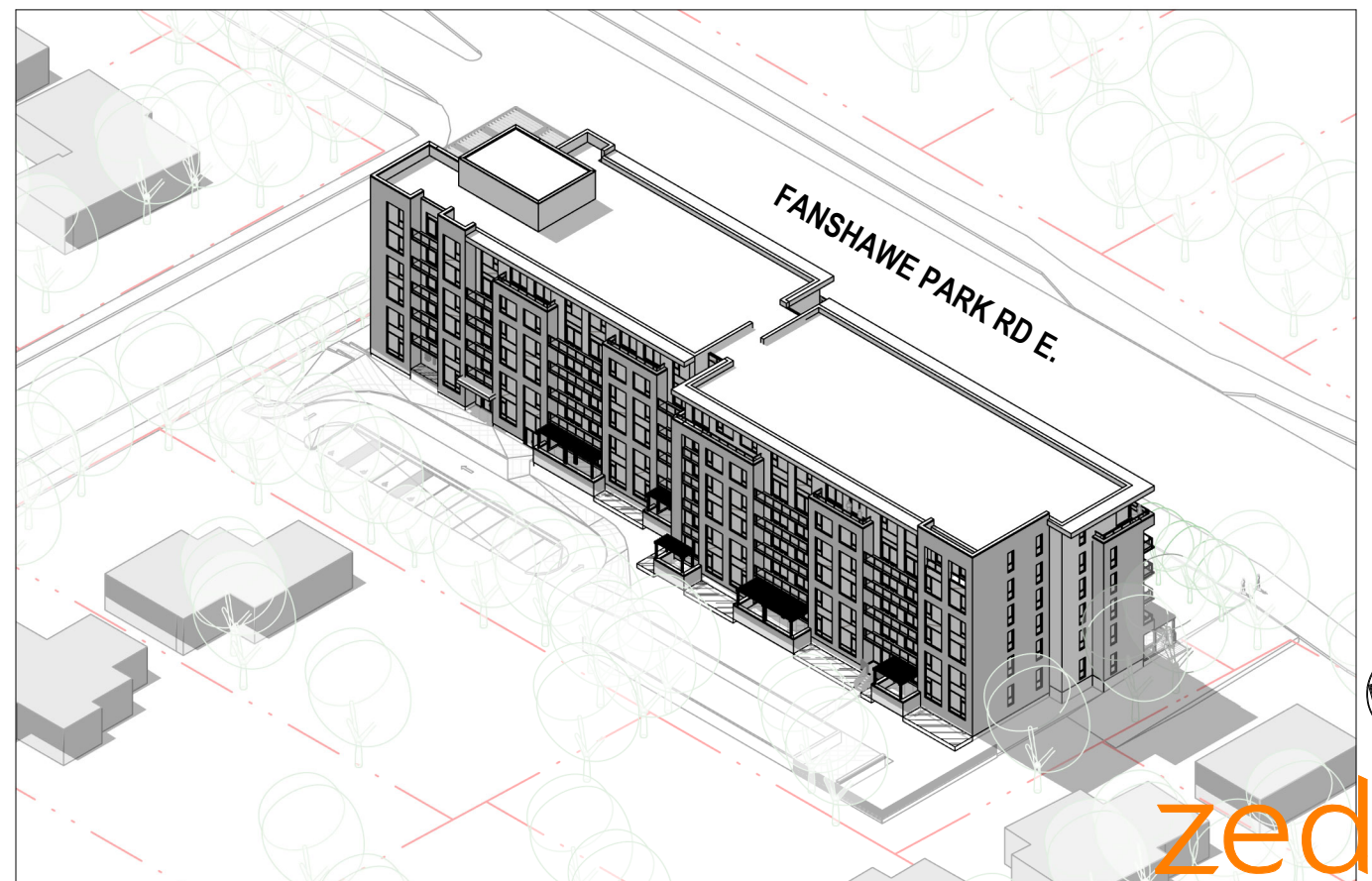
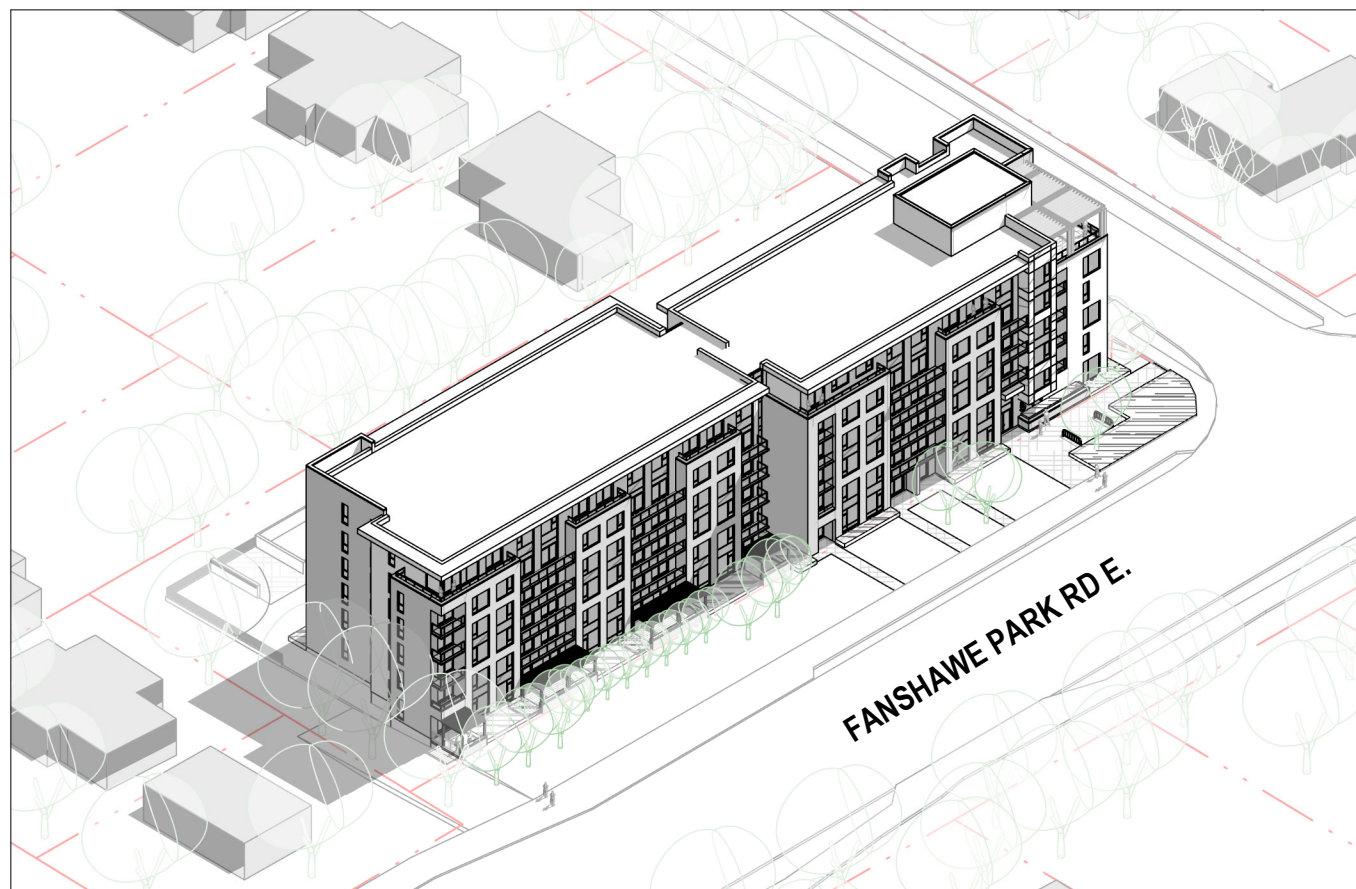
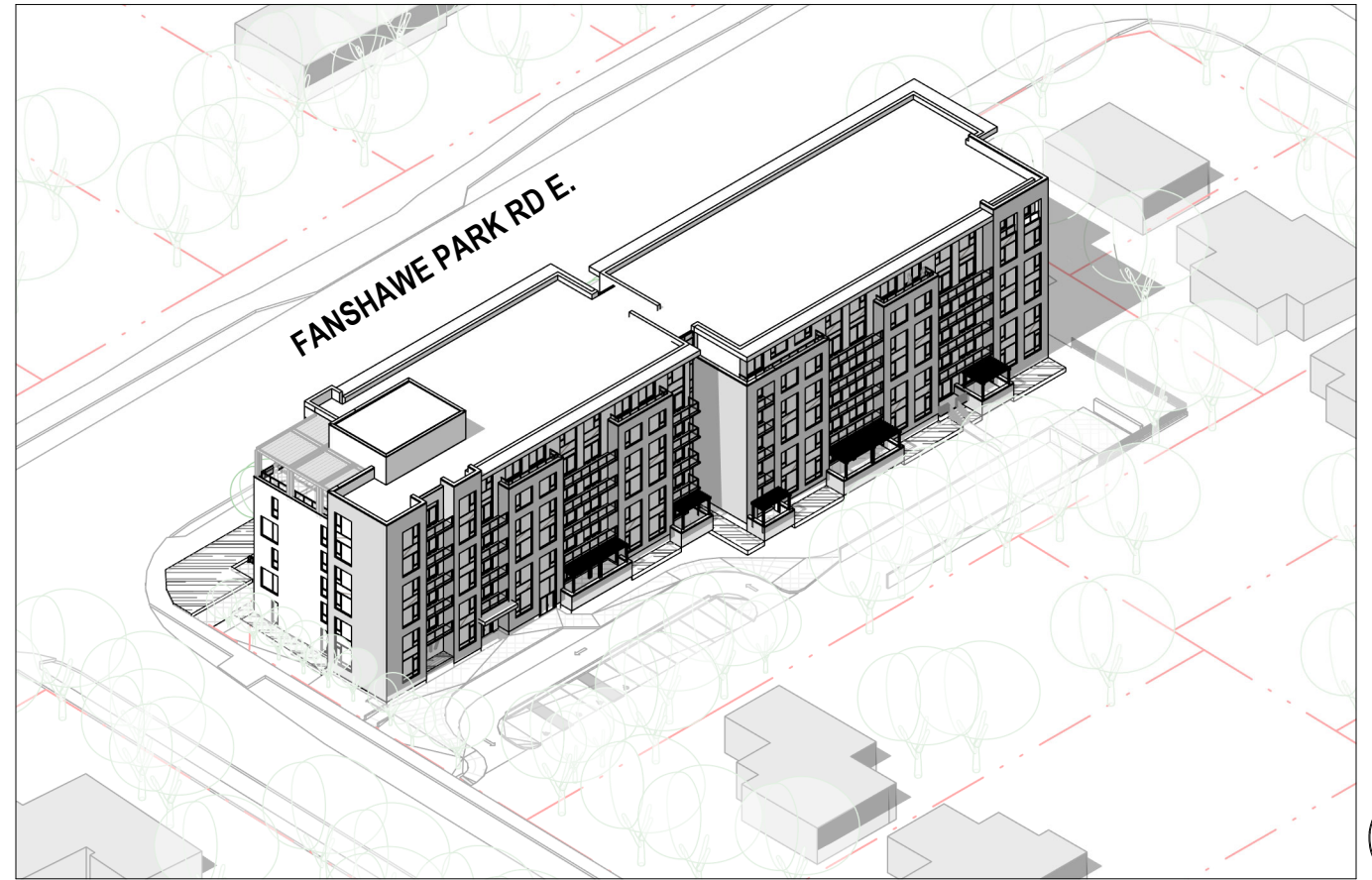
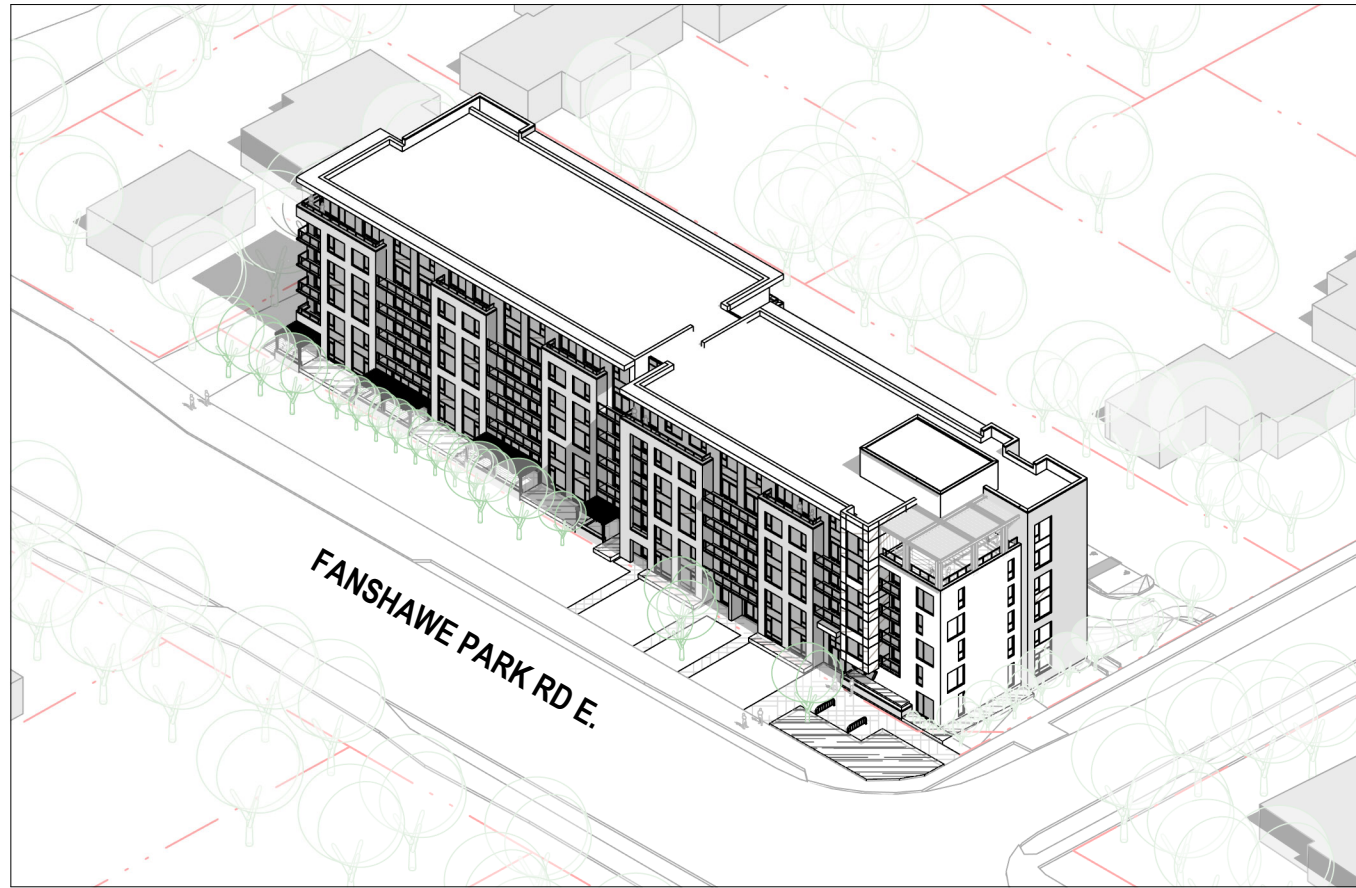
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Scale:

20-052 RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Isometric

2021-03-01 SD6.1

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**VIEW FROM FANSHAWE AND GEARY**

Scale :

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Perspective

2021-03-01

SD6.2

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### VIEW FROM FANSHAWE

Scale :

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Perspective

2021-03-01

SD6.3

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**VIEW FROM FANSHAWE AND GEARY**

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Scale :

**20-052** RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Perspective

2021-03-01 SD6.4



VIEW FROM REAR YARD

Scale :

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Perspective

2021-03-01

SD6.5

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**VIEW FROM FANSHAWE ROAD**

Scale :

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Perspective

2021-03-01

SD6.6

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Scale :

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Isometric

2021-03-01

SD6.7

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Scale :

20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Isometric

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SD6.8

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MARCH 21 - 9 AM



MARCH 21 - 12 PM



MARCH 21 - 3 PM

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20-052

RPH - Fanshawe Park Midrise

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Shadow - March

2021-03-01

SD7.1

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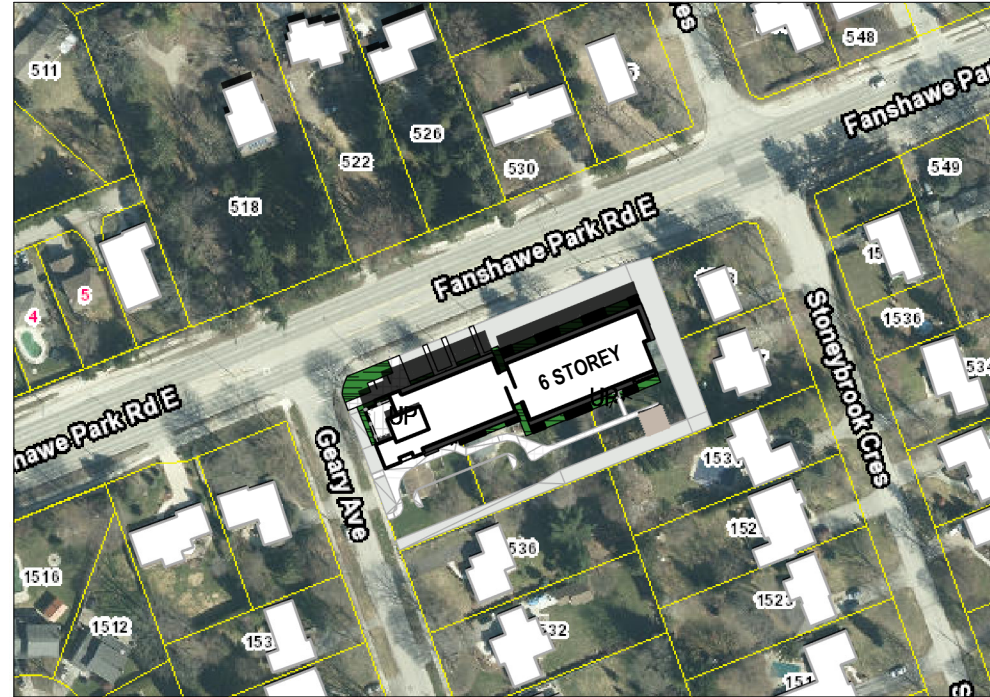
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**JUNE 21 - 9 AM**



**MARCH 21 - 12 PM**



**MARCH 21 - 3 PM**

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20-052

RPH - Fanshawe Park Midrise

517, 521, 525 Fanshawe Park Rd. E

Shadow - June

2021-03-01

SD7.2

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2021-07-13 9:30:57 AM

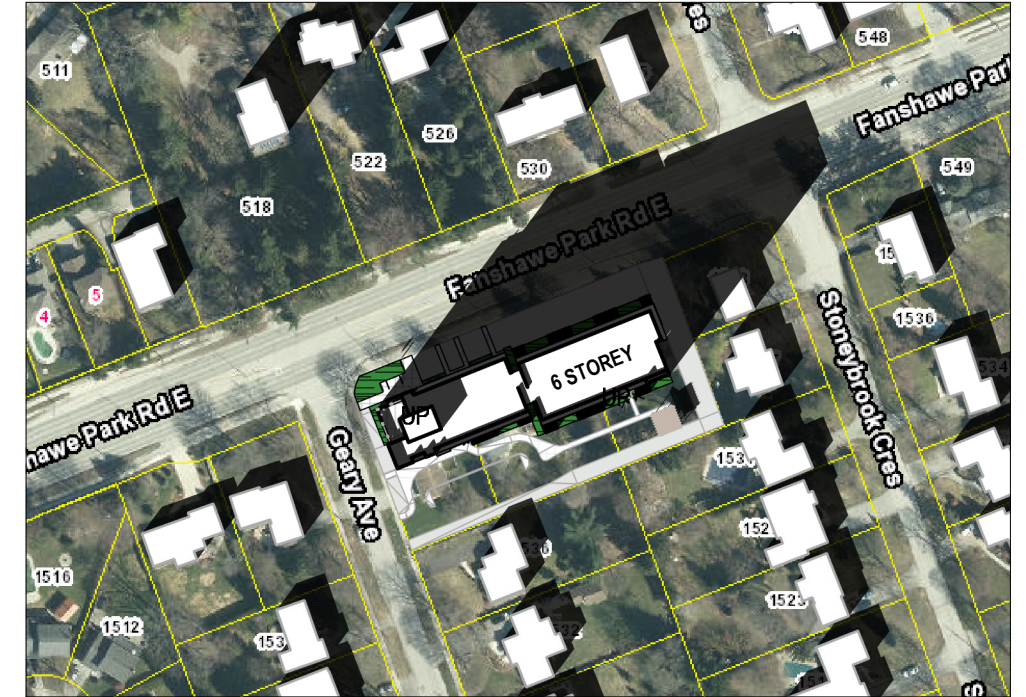
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DECEMBER 21 - 9 AM



DECEMBER 21 - 12 PM



DECEMBER 21 - 3 PM

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RPH - Fanshawe Park Midrise

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Shadow December

2021-03-01

SD7.3

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