

MAY 1ST, 2023

26 Chestnut Street, Fonthill Severance & Minor Variance



Site Context

- North → Townhouses and Single Detached Residential



- East → Single Detached Residential



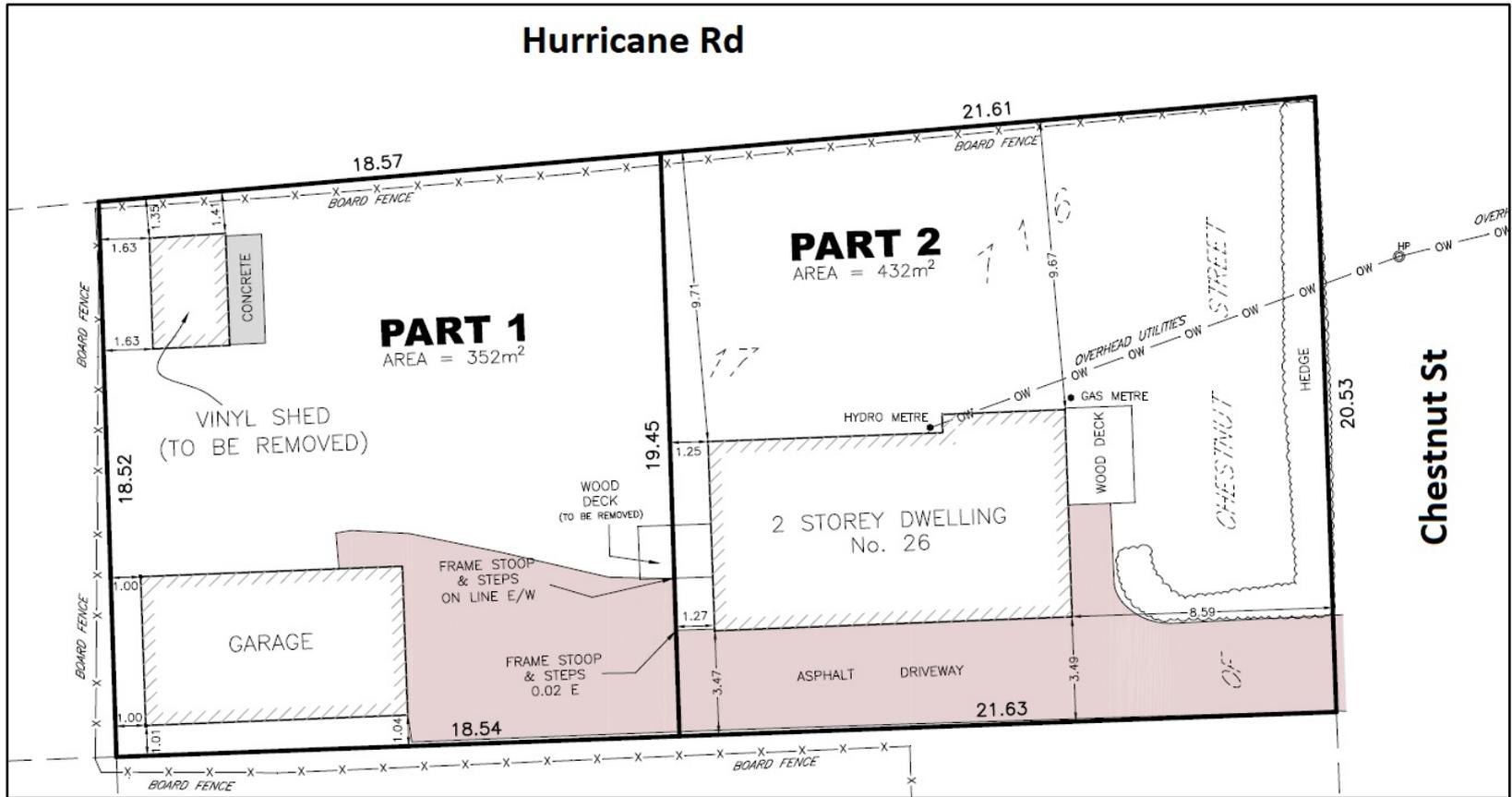
- South → Single Detached Residential



- West → Single Detached & Duplex Residential



Proposed Severance



- Sever existing 784 m² corner lot & create one new lot fronting Hurricane Rd on a 352 m² lot (Part 1)
- Preserve existing detached dwelling & shed.
- Shed to be relocated onto retained lot (Part 2).
- Maintain existing detached garage footprint with potential small expansion.

Urban Design



- Pedestrian-oriented design + subordinated rear yard garage.
- Human-scale proportions + prominent front-entrance.
- Vertically dominant + aligned windows at proper elevation help engage the street level.

Proposed Elevation Plans



Proposed North Elevation
1/4" = 1'-0"

**FORE
STOR
EEN**

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Proposed West Elevation
1/4" = 1'-0"

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Proposed South Elevation
1/4" = 1'-0"

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Proposed East Elevation
1/4"

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Town of Pelham Official Plan

*“To encourage intensification and redevelopment within the Urban Area **specifically in and in proximity to the Downtowns.** (Policy A2.2.2)”*



*“To **encourage** the development of neighbourhoods which are compact, pedestrian-friendly and provide a mix of housing types. (Policy A2.3.2)”*

“To maintain existing infrastructure in a manner that is cost effective. (Policy A2.5.2)”

Public Comments



