

Attachment 5

Project Statistics and Proposed Relaxations

PROJECT STATISTICS AND PROPOSED RELAXATIONS

Table 1: Project Statistics for Heritage House (Lot “B”)

	Permitted / Required Under NR-2 Zone	Proposed	Relaxation
Min. Site Area	557.4 sq. m. (6,000 sq. ft.)	226.4 sq. m. (2,437 sq. ft.)	331 sq. m. (3,563 sq. ft.)
Lot Width	--	14.05 m. (46.08 ft.)	--
Lot Depth	--	16.13 m. (52.92 ft.)	--
Max. Floor Area	135.8 sq. m. (1,462.2 sq. ft.)	159.95 sq. m. (1,721.67 sq. ft.)	24.15 sq. m. (259.47 sq. ft.)
Max. Floor Space Ratio	0.6 FSR	0.71 FSR	0.11
Max. Floor Space Ratio Above Grade	0.4 FSR	0.37 FSR	--
Max. Site Coverage	35%	37%	2%
Min. Front Setback	3.23 m. (10.58 ft.)	4.27 m. (14.01 ft.)	--
Min. Rear Setback	3.23 m. (10.58 ft.)	2.96 m. (9.71 ft.)	0.27 m. (0.87 ft.)
Min. Side Setback (West)	1.22 m. (4 ft.)	1.83 m. (6 ft.)	--
Min. Side Setback (East)	1.22 m. (4 ft.)	1.75 m. (5.74 ft.)	--
Max. Height (Roof Peak)	10.67 m. (35 ft.)	5.93 m. (19.44 ft.)	--
Max. Height (Midpoint)	7.62 m. (25 ft.)	4.53 m. (14.87 ft.)	--
Max. Attached Accessory Structure Area	10%	2%	--
Min. Off-Street Parking	1 space	1 space	--
Location of Off-Street Parking	On-site	Off-site (on adjacent Lot “A”)	Off-site parking

** Grey rows indicate proposed relaxations/variances*

Table 2: Project Statistics for Townhouses (Lot “A”)

Despite the site being zoned Neighbourhood Single Detached Residential (NR-2), since the proposed Heritage Revitalization Agreement would enable a change in use to townhouses, the following table provides an overview of how the proposed townhouses on Lot “A” would relate to the Infill Townhouse and Rowhouse Residential (RT) zoning provisions for comparison:

	Permitted / Required Under RT Zone	Proposed
Residential Units	Side-by-side townhouse units	Side-by-side townhouse units, stacked townhouse units
Site Area (Net)	--	1,644 sq. m. (17,697 sq. ft.)
Total FSR Inclusive of Basement	1.0 FSR	1.13 FSR
Total FSR Excluding Basement	0.85 FSR	1.05 FSR
Building Height	10.67 m. (35 ft.)	Building 1: 12.08 m. (39.63 ft.) Building 3: 11.13 m. (36.52 ft.) Building 4: 8.4 m. (27.56 ft.)
Unit Mix and Family-Friendly Housing	Minimum 30% two and three bedroom units, of which 10% are three or more bedrooms	Studio units: 4 (23.5%) 1 bedroom units: 0 (0%) 2 bedroom units: 0 (0%) 3 bedroom units: 11 (64.7%) 4 bedroom units: 2 (11.8%) Total: 17 units
Off-Street Parking Resident Visitor Total	17 spaces 2 spaces 19 spaces	13 spaces 1 space (with shared loading) 14 spaces
Bicycle Parking	17 spaces	24 spaces (long term) 4 spaces (short term)
Parking space or maneuvering aisle setback from side or rear site line (for sites with multiple dwelling uses)	1.52 m. (5 ft.)	Side (west): 0.39 m. (1.28 ft.) Rear: 0.61 m. (2 ft.)