

Attachment #4

Proposed Project Statistics and Relaxations

ATTACHMENT #4 PROJECT STATISTICS AND PROPOSED RELAXATIONS

A summary of the proposed project statistics are outlined in Table 4 and 5. Relaxations being sought through the HRA are highlighted in grey.

Table 4: Summary of Proposed Relaxations for 208 Fifth Avenue (Heritage House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	372 sq. m. (4,000 sq. ft.)	185 sq. m. (2,000 sq. ft.)
Lot Frontage	--	20.1 m. (66 ft.)	--
Lot Depth	--	18.5 m. (60.6 ft.)	--
Maximum Floor Space	260 sq. m. (2,800 sq. ft.)	260 sq. m. (2,800 sq. ft.)	--
Maximum Floor Space Ratio	0.7	0.7	--
Maximum Number of Units	3	2	--
Maximum Site Coverage	35%	27%	--
Minimum Front Setback	3.7 m. (12.1 ft.)	3.9 m. (12.8 ft.)	--
Minimum Front Yard Projection Setback	2.5 m. (8.1 ft.)	3.1 m. (10.3 ft.)	--
Minimum Rear Setback	3.7 m. (12.1 ft.)	2.9 m. (9.4 ft.)	0.8 m. (2.7 ft.)
Minimum Rear Yard Projection Setback (eaves)	2.5 m. (8.1 ft.)	1.3 m. (4.4 ft.)	1.2 m. (3.7 ft.)
Minimum Side Setback (left)	1.5 m. (5 ft.)	5.1 m. (16.7 ft.)	--
Minimum Side Setback (right)	1.5 m. (5 ft.)	8 m. (19 ft.)	--
Maximum Height (Roof Peak)	10.7 m. (35 ft.)	8.4 m. (27.4 ft.)	--
Maximum Height (Midpoint)	7.6 m. (25 ft.)	7.5 m. (24.6 ft.)	--
Maximum Attached Accessory Area	10% 37.2 sq. m. (400 sq. ft.)	7.1% 26.3 sq. m. (283 sq. ft.)	--
Minimum Off-Street Parking	2 spaces	1 space	1 space

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 5: Summary of Proposed Relaxations for 471 Elgin Street (New House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	438 sq. m. (4,710 sq. ft.)	119 sq. m. (1,290 sq. ft.)
Lot Frontage	--	20.1 m. (66 ft.)	--
Lot Depth	--	21.8 m. (71.4 ft.)	--
Maximum Floor Space	223 sq. m. (2,402 sq. ft.)	280 sq. m. (3,017 sq. ft.)	57 sq. m. (615 sq. ft.)
Maximum Floor Space Ratio*	0.51	0.64	0.13
Maximum Number of Units	3	1	--
Maximum Site Coverage	35%	32%	--
Minimum Front Setback	4.4 m. (14.3 ft.)	4.5 m. (14.8 ft.)	--
Maximum Bay Width to Allow Projection into Front Setback	1.8 m. (6 ft.)	3.2 m. (10.6 ft.)	1.4 m. (4.6 ft.)
Minimum Rear Setback	4.4 m. (14.3 ft.)	6.2 m. (20.5 ft.)	--
Minimum Rear Yard Projection Setback	3.1 m. (10.3 ft.)	3.1 m. (10.3 ft.)	--
Minimum Side Setback (left)	1.5 m. (5 ft.)	5.4 m. (17.7 ft.)	--
Minimum Side Setback (right)	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--
Maximum Height (Roof Peak)	10.7 m. (35 ft.)	9.4 m. (30.7 ft.)	--
Maximum Height (Midpoint)	7.6 m. (25 ft.)	7.4 m. (24.3 ft.)	--
Maximum Detached Accessory Area	10% 43.8 sq. m. (471 sq. ft.)	10% 43.7 sq. m. (470 sq. ft.)	--
Maximum Attached Accessory Area	10% 43.8 sq. m. (471 sq. ft.)	8% 34.8 sq. m. (375 sq. ft.)	--
Minimum Off-Street Parking	1 space	1 space	--

*includes the allowable increase of 0.01 FSR for Energy Step Code Level 3

NOTE: grey rows indicate proposed variances, white rows meet City regulations.