

## Attachment 5

### *Site Context and Project Statistics*

## **Site Context Information**

### **Tree Management Plan**

#### **On-Site Trees**

Five (5) on-site trees are proposed for removal – one of these trees is long dead and is little more than a stump; we will not charge replacement trees for this removal. The remaining trees will be approved for removal at the tree permitting stage and eight (8) replacement trees will be bonded for; at this time, four (4) replacement trees are proposed on-site with four (4) remaining proposed as cash-in-lieu. The species, locations and available soil volume are appropriate and this is an acceptable proposal to replacing the loss of urban forest canopy on this site.

#### **City Trees**

Protection of the two City trees – trees #1 and #6 in the arborist report – will be a crucial component of the tree permit and the City Arborists are satisfied at this time with the proposed protection measures for these two trees. At the tree permitting stage, the project arborist will be required to be actively involved in developing the design and execution of the tree protection measures for a City Arborist to review. All work within 1m of the tree protection barriers/critical root zones will be required to be directed and supervised by the project arborist.

### **Proximity to Transit Service and Other Sustainable Transportation Options**

Both Fader and Major Streets are designated as local roads. The sidewalk network surrounding the site is complete, including a curb letdown at the intersection. The Crosstown and Central Valley Greenways are located directly in front, along Fader Street. Transit service is proximate, as shown in Table 1 below:

*Table 1: Site Proximity to Transit Service*

<b>Transit Facility</b>	<b>Frequency</b>	<b>Distance</b>
Bus Service #109 / 155	Approximately 20 minutes	185 m. (610 ft.) to the bus stop located at East Columbia St
Bus Service #128 / 155	Approximately 30 minutes	250 m. (835 ft.) to the bus stop located on Braid Street
Skytrain		615 m. (2000 ft.) to Sapperton Station

## **Project Statistics and Relaxations**

A summary of the project statistics are outlined in Tables 2-4. Relaxations being sought through the HRA are highlighted in grey.

*Table 2: Summary of Overall Proposed Project Statistics*

<b>Attributes</b>	<b>RS-1 Zoning</b>	<b>Proposed</b>	<b>Relaxation</b>
<b>Maximum Number of Units</b>	3	3	--
<b>Tenure</b>	One single detached dwelling (SDD) with a secondary suite and a detached accessory dwelling unit	Two stratified single detached dwellings (SDD) and one secondary suite	Second ownership unit (rather than rental)
<b>Minimum Site Area</b>	6,000 sq. ft. (557.4 sq. m.)	5,106.3 sq. ft. (474.4 sq. m.)	No change
<b>Lot Frontage</b>	--	45.2 ft. (13.8 m.)	--
<b>Lot Depth</b>	--	113 ft. (34.4 m.)	--
<b>Site Coverage</b>	35%	27.2%	--
<b>Maximum Floor Space Ratio*</b>	0.61	0.662	0.05
<b>Maximum Floor Space</b>	3,114.8 sq. ft. (289.4 sq. m.)	3,382.7 sq. ft. (314.3 sq. m.)	267.9 sq. ft. (24.9 sq. m.)
<b>Minimum Off-Street Parking</b>	3 spaces	3 spaces	--
<b>Minimum Parking Space Setback from Property Line</b>	6 ft. (1.8 m.)	6 ft. (1.8 m.)	--
<b>Minimum Parking Space Length</b>	17.39 ft. (5.3 m.)	15.02 ft. (4.58 m.)	2.37 ft. (0.72 m.)

\* includes 0.51 FSR for non-protected principal building, built to Step 3 of the Energy Step Code, and 0.1 for detached accessory dwelling unit built to Step 2 of the Energy Step Code.

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

Table 3: Proposed Project Statistics for 441 Fader Street (Heritage House)

<b>Attributes</b>	<b>RS-1 Zoning</b>	<b>Proposed</b>	<b>Relaxation</b>
<b>Maximum Floor Space</b>	2,553.2 sq. ft. (237.2 sq. m.)	1,414 sq. ft. (131.4 sq. m.)	--
<b>Maximum Floor Space Ratio</b>	0.50	0.28	--
<b>Maximum Number of Units</b>	2	1	--
<b>Minimum Front Setback (east)*</b>	19 ft. (5.8 m.)	24 ft. (7.3 m.)	--
<b>Minimum Rear Setback (west)*</b>	22.6 ft. (6.9 m.)	60.8 ft. (18.5 m.)	--
<b>Minimum Left Side Setback (south)*</b>	4.52 ft. (1.4 m.)	13.3 ft. (4.1 m.)	--
<b>Minimum Right Side Setback (north)*</b>	4.52 ft. (1.4 m.)	6.6 ft. (2.0 m.)	--
<b>Maximum Height (Roof Peak)</b>	35 ft. (10.7 m.)	18.4 ft. (5.6 m.)	--
<b>Maximum Height (Midpoint)</b>	25 ft. (7.6 m.)	14.2 ft. (4.3 m.)	--
<b>Maximum Attached Accessory Area</b>	10%	2.6%	--

\* existing setback

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

Table 4: Summary of Proposed Project Statistics for 247 Major Street (Infill House)

<b>Attributes</b>	<b>RS-1 Zoning</b>	<b>Proposed</b>	<b>Relaxation</b>
<b>Maximum Floor Space</b>	510.6 sq. ft. (47.4 sq. m.)	1,968.7 sq. ft. (182.9 sq. m.)	1,458.1 sq. ft. (135.5 sq. m.)
<b>Maximum Floor Space Ratio</b>	0.1	0.39	0.29
<b>Maximum Number of Units</b>	1	2	1
<b>Major Street Setback (south) <i>front</i></b>	4.52 ft. (1.4 m.)	12.54 ft. (3.8 m.)	--
<b>Lane Setback (west) <i>rear</i></b>	22.6 ft. (6.9 m.)	21.0 ft. (6.4 m.)	1.6 ft. (0.5 m.)
<b>Minimum Side Setback (north) <i>rear</i></b>	4.52 ft. (1.4 m.)	4.66 ft. (1.4 m.)	--
<b>Minimum Side Setback (east) <i>Separation between buildings</i></b>	--	17.0 ft. (5.2 m.)	--
<b>Maximum Height (Roof Peak)</b>	35 ft. (10.7 m.)	27.03 ft. (8.24 m.)	--
<b>Maximum Height (Midpoint)</b>	25 ft. (7.6 m.)	17.0 ft. (5.16 m.)	--

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