

Attachment C

Proposed Project Statistics and Relaxations

ATTACHMENT C: PROPOSED PROJECT STATISTICS AND RELAXATIONS

A summary of the proposed project statistics are outlined in Tables 4-6. Relaxations being sought through the HRA are highlighted in grey.

Table 4: Summary of Overall Proposed Project Statistics

Attributes	RS-1 Zoning	Proposed	Relaxation
Maximum Number of Units	3	3	--
Number of Dwelling Units / Tenure	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	Two stratified single detached dwellings (SDD) and one secondary suite
Minimum Site Area	6,000 sq. ft. (557.4 sq. m.)	5,106.3 sq. ft. (474.4 sq. m.)	No change
Lot Frontage	--	45.2 ft. (13.8 m.)	--
Lot Depth	--	113 ft. (34.4 m.)	--
Site Coverage	35%	27.2%	
Maximum Floor Space Ratio*	0.61	0.662	0.05
Maximum Floor Space	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.)
Minimum Off-Street Parking	3 spaces	3 spaces	--
Minimum Parking Space Setback from Property Line	6 ft. (1.8 m.)	6 ft. (1.8 m.)	--
Minimum Parking Space Width	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 5: Proposed Project Statistics for 441 Fader Street (Heritage House)

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

* existing setback

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

Table 6: Summary of Proposed Project Statistics for 247 Major Street (Infill House)

Attributes	RS-1 Zoning	Proposed	Relaxation
Maximum Floor Space	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.)
Maximum Floor Space Ratio	0.1	0.386	0.286
Maximum Number of Units	1	2	1
Major Street Setback (south) <i>front</i>	4.52 ft. (1.4 m.)	12.54 ft. (3.8 m.)	--
Lane Setback (west) <i>rear</i>	22.6 ft. (6.9 m.)	21.0 ft. (6.4 m.)	1.6 ft. (0.5 m.)
Minimum Side Setback (north) <i>rear</i>	4.52 ft. (1.4 m.)	4.66 ft. (1.4 m.)	--
Minimum Side Setback (east) <i>Separation between buildings</i>	--	17.0 ft. (5.2 m.)	--
Maximum Height (Roof Peak)	35 ft. (10.7 m.)	28.1 ft. (8.6 m.)	
Maximum Height (Midpoint)	25 ft. (7.6 m.)	21.8 ft. (6.6 m.)	--

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