

## Appendix C

### *Proposed Project Statistics and Relaxations*

## **APPENDIX C: PROJECT STATISTICS AND PROPOSED RELAXATIONS**

A summary of the proposed project statistics are outlined in Tables 5-7. Relaxations being sought through the HRA are highlighted in grey.

*Table 5: Summary of Overall Proposed Project Statistics*

<b>Attributes</b>	<b>RS-4 Zoning</b>	<b>Proposed</b>	<b>Relaxation</b>
<b>Number of Dwelling Units / Tenure</b>	One single detached dwelling (SDD) with a secondary suite and a detached accessory dwelling unit	One single detached dwelling (SDD) and a detached accessory dwelling unit	--
<b>Minimum Site Area</b>	557 sq. m. (6,000 sq. ft.)	749 sq. m. (8,057 sq. ft.)	--
<b>Lot Frontage</b>	--	20.1 m. (66 ft.)	--
<b>Lot Depth</b>	--	37.2 m. (122 ft.)	--
<b>Maximum Floor Space Ratio*</b>	0.6	0.6	--
<b>Maximum Floor Space</b>	449 sq. m. (4,834 sq. ft.)	452 sq. m. (4,862.6 sq. ft.)	--
<b>Maximum Number of Units</b>	3	2	--
<b>Minimum Off-Street Parking</b>	2 spaces	2 spaces	--
<b>Minimum Parking Space Setback from Property Line</b>	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--
<b>Maximum Site Coverage</b>	35%	28.4%	--

\* includes 0.5 FSR for non-protected principal building and 0.1 for detached accessory dwelling unit

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

Table 6: Summary of Proposed Project Statistics for 323 Regina Street (Heritage House)

Attributes	RS-4 Zoning	Proposed	Relaxation
<b>Maximum Floor Space</b>	374 sq. m. (4,029 sq. ft.)	320 sq. m. (3,443 sq. ft.)	54 sq. m. (586 sq. ft.)
<b>Maximum Floor Space Ratio</b>	0.5	0.43	--
<b>Maximum Number of Units</b>	2	1	--
<b>Maximum Site Coverage</b>	35%	20.4%	--
<b>Minimum Front Setback (south)*</b>	5.8 m. (19 ft.)	9.4 m. (30.71 ft.)	--
<b>Minimum Rear Setback (north)*</b>	7.4 m. (24.4 ft.)	13.4 m. (44 ft.)	--
<b>Minimum Left Side Setback (west)*</b>	1.5 m. (5 ft.)	4.2 m. (13.7 ft.)	--
<b>Minimum Right Side Setback (east)*</b>	1.5 m. (5 ft.)	0.6 m. (2.1 ft.)	0.9 m. (2.9 ft.)
<b>Maximum Height (Roof Peak)</b>	10.7 m. (35 ft.)	7 m. (23 ft.)	--
<b>Maximum Height (Midpoint)</b>	7.6 m. (25 ft.)	5.3 m. (17.5 ft.)	--
<b>Maximum Attached Accessory Area</b>	10%	4%	--
<b>Minimum Off-Street Parking</b>	1 space	1 space	--
<b>Minimum Parking Space Setback from Property Line</b>	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

\* existing setback

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

Table 7: Summary of Proposed Project Statistics for 471 Fourth Street (Infill House)

Attributes	RS-4 Zoning	Proposed	Relaxation
<b>Maximum Floor Space Ratio</b>	0.1	0.18	0.08
<b>Maximum Floor Space *</b>	74.9 sq. m. (805.7 sq. ft.)	132 sq. m. (1,420 sq. ft.)	57.1 sq. m. (614.3 sq. ft.)
<b>Maximum Number of Units</b>	1	1	--
<b>Maximum Site Coverage</b>	10%	8%	--
<b>Fourth Street Setback (west front)</b>	1.5 m. (5 ft.)	2.3 m. (7.75 ft.)	--
<b>Sydney Street Setback (north side)</b>	1.5 m. (5 ft.)	0.9 m. (3 ft.)	0.6 m. (2 ft.)
<b>Minimum Side Setback (east rear)</b>	1.5 m. (5 ft.)	7.2 m. (23.5 ft.)	--
<b>Minimum Side Setback (south) <i>Separation between buildings</i></b>	4.9 m. (16 ft.)	5.2 m. (17 ft.)	--
<b>Maximum Height (Peak)</b>	7.0 m. (23 ft.)	6.9 m. (22.5 ft.)	--
<b>Maximum Front Entry Landing Area</b>	3 sq. m. (32 sq. ft.)	3 sq. m. (32 sq. ft.)	--
<b>Minimum Off-Street Parking</b>	1 space	1 space	--
<b>Minimum Parking Space Setback from Property Line</b>	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--

\* Under the Heritage Conservation Area Incentives Program, the size of the infill house for a protected property could be increased up to 89 sq. m. (958 sq. ft.) with a corresponding decrease in the size of the principal building.

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