

Attachment 3

Project Statistics and Proposed Relaxations

ATTACHMENT 3: PROJECT STATISTICS AND PROPOSED RELAXATIONS

A summary of the proposed project statistics are outlined in Tables 1-3. Relaxations being sought through the HRA are highlighted in grey.

Table 1: Summary of Overall Proposed Project Statistics

Attributes	RS-4 Zoning	Proposed	Relaxation
Number of Dwelling Units / Tenure	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	--
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	749 sq. m. (8,057 sq. ft.)	--
Lot Frontage	--	20.1 m. (66 ft.)	--
Lot Depth	--	37.2 m. (122 ft.)	--
Maximum Floor Space Ratio*	0.6	0.6	--
Maximum Floor Space	449 sq. m. (4,834 sq. ft.)	452 sq. m. (4,862.6 sq. ft.)	--
Maximum Number of Units	3	2	--
Minimum Off-Street Parking	2 spaces	2 spaces	--
Minimum Parking Space Setback from Property Line	1.5 m. (5 ft.)	1.5 m. (5 ft.)	--
Maximum Site Coverage	35%	%	--

* 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 2: Summary of Proposed Project Statistics for 323 Regina Street (Heritage House)

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

* existing setback

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

Table 3: Summary of Proposed Project Statistics for 471 Fourth Street (Infill House)

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