

Attachment 5
*Proposed Project Statistics and
Relaxations*

SUMMARY OF PROJECT STATISTICS AND PROPOSED RELAXATIONS

Table 3: Project Statistics for the Heritage House at 102 Seventh Avenue

Characteristic	RS-1 Zoning	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557.4 sq. m.)	3,320 sq. ft. (308 sq. m.)	2,680 sq. ft. (249 sq. m.)
Lot Frontage	22.6 ft. (6.9 m.)	52.8 ft. (16.1 m.)	--
Total Floor Area	1,660 sq. ft. (154 sq. m.)	2,497 sq. ft. (232 sq. m.)	837 sq. ft. (78 sq. m.)
Floor Space Ratio	0.5 ¹	0.75	0.25
Units	One principal dwelling unit and a secondary suite, one DADU	One principal dwelling unit and a secondary suite	--
Site Coverage	35%	30%	--
Min Front Yard Setback	12 ft. (3.7 m.)	27.7 ft. (8.4 m.)	--
Min Rear Yard Setback	12 ft. (3.7 m.)	2.9 ft. (0.9 m.)	9.1 ft. (2.8 m.)
Side Yard Setback (West)	5 ft. (1.52 m.)	6.8 ft. (2.1 m.)	--
Side Yard Setback (First St.)	5 ft. (1.52 m.)	11.4 ft. (3.5 m.)	--
Height (Roof Peak)	35 ft. (10.7 m.)	26.4 ft. (8.0 m.)	--
Height (Midpoint)	25 ft. (7.62 m.)	19.83 ft. (6.04 m.)	--
Accessory Structures Area	332 sq. ft. (30.8 sq. m.)	52.5 sq. ft. (4.8 sq. m.)	--
Off-Street Parking	2	2	--

¹Note: This figure reflects the permitted density for existing single-detached houses in the RS-1 zone.

Table 4: Project Statistics for the Duplex (686 First Street)

Characteristic	RS-1 Zoning	Proposed	Relaxation
Lot Area ³	6,000 sq. ft. (557 sq. m.)	2,649 sq. ft. (246 sq. m.)	3,351 sq. ft. (311 sq. m.)
Lot Frontage	21.4 ft. (6.5 m.)	52.8 ft. (16.1 m.)	--
Total Floor Area	1,348 sq. ft. (125 sq. m.)	2,050 sq. ft. (190 sq. m.)	702 sq. ft. (65 sq. m.)
Floor Space Ratio	0.6 ²	0.77	0.17
Permitted Uses	Single detached dwellings, DADUs, secondary suites	Duplexes	Duplexes
Units	1 principal unit, 1 secondary suite, 1 DADU	Two duplex dwellings	Two duplex dwellings

Characteristic	RS-1 Zoning	Proposed	Relaxation
Site Coverage	35%	38%	3%
Front Yard Setback	10.6 ft. (3.2 m.)	7 ft. (2.1 m.)	3.6 ft. (1.1 m.)
Rear Yard Setback	10.6 ft. (3.2 m.)	10.8 ft. (3.3 m.)	--
Side Yard Setback (North)	5 ft. (1.52 m.)	1 ft. (0.3 m.)	4 ft. (1.2 m.)
Side Yard Setback (Lane)	5 ft. (1.52 m.)	20 ft. (6.1 m.)	--
Height (Roof Peak)	35 ft. (10.7 m.)	22.3 ft. (7.1 m.)	--
Height (Midpoint)	25 ft. (7.62 m.)	18.6 ft. (6.0 m.)	--
Accessory Structures Area	270 sq. ft. (25 sq. m.)	80 sq. ft. (7.4 sq. m.)	--
Off-Street Parking	2	2	--

²Note: This figure reflects the overall permitted density for new construction projects in the RS-1 zone.

³Note: Lot area reflects required dedication as per the project's Engineering requirements.