

Attachment 6

Proposed Project Statistics

and Relaxations

PROJECT STATISTICS AND PROPOSED RELAXATIONS SUMMARY

Table 2: Project Statistics for the Heritage House, 1324 Nanaimo Street

Characteristic	Permitted/ Required	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557 sq. m.)	4,315 sq. ft. (401 sq. m.)	1,685 sq. ft. (157 sq. m.)
Lot Frontage	--	65.34 ft. (19.9 m.)	--
Total Floor Area	2,157 sq. ft. (200 sq. m.)	3,085 sq. ft. (286 sq. m.)	912 sq. ft. (85 sq. m.)
Floor Space Ratio	0.50	0.71	0.21
Floor Space (above grade)	0.40	0.47	7%
Upper level Site coverage	80%	72%	--
Units	2	2	--
Site Coverage	35%	27%	--
Min Front Yard Setback	13.21 ft. (4.0 m.)	15 ft. (4.57 m.)	--
Min Rear Yard Setback	13.21 ft. (4.0 m.)	13.7 ft. (4.18 m.)	--
Side Yard Setback (Left)	5 ft. (1.5 m.)	21 ft. (6.4 m.)	--
Side Yard Setback (Right)	4 ft. (1.2 m.)	6 ft. (1.8 m.)	--
Height (Midpoint)	25 ft. (7.6 m.)	19.2 ft. (5.8 m.)	--
Accessory Structures	10%	5.4%	--
Off-Street Parking	2 spaces	1 space	1 space
Off-Street Parking Setback (14 th St.)	Not in front yard setback	In front yard setback	In front yard setback

Table 3: Project Statistics for New House (Fourteenth Street)

Characteristic	Permitted/ Required	Proposed	Relaxation
Lot Area	6,000 sq. ft. (557 sq. m.)	3,194 sq. ft. (296 sq. m.)	2,800 sq. ft. (260 sq. m.)
Lot Frontage	--	48.34 ft. (14.7 m.)	--
Total Floor Area	1,696 sq. ft. (157.6 sq. m.)	1,687.5 sq. ft. (156.7 sq. m.)	--
Floor Space Ratio For Step Code level 3	0.51	0.53	0.02
Upper level Site (Second Floor) coverage	80%	90%	10%
Floor Space (above grade)	0.40	0.49	9%
Windows above grade	Above grade	Below grade	2 windows below grade
Sunken Patio at Cellar Level	30 ft. (9.1 m.)	60.5 ft. (18.44 m.)	30.5 ft. (9.29 m.)
Units	2	2	--
Site Coverage	35%	25%	--
Front Yard Setback (house) (14 th St.)	13.21 ft. (4.0 m.)	10 ft. (3 m.)	3.21 ft. (1.0 m.)
Front Yard Setback (porch) (14 th St.)	9.2 ft. (2.8 m.)	7.0 ft. (2.13 m.)	2.2 ft. (0.67 m.)
Rear Yard Setback	13.21 ft. (4.0 m.)	23 ft. (7.0 m.)	--
Side Yard Setback (Left)	4 ft. (1.2 m.)	8 ft. (2.4 m.)	--
Side yards combined	12.09 ft (3.68 m)	22.39 ft. (6.82 m.)	--
Height (Roof Peak)	35 ft. (10.67 m.)	30 ft. (9.27 m.)	--
Height (Midpoint)	25 ft. (7.6 m.)	24.75 ft. (7.3 m.)	--
Lane Setback	12 ft. (3.65 m.)	7.27 ft. (2.21 m.)	4.73 ft. (1.44 m.)
Off-Street Parking	2 spaces	1 space	1 space