

Attachment 4

Project Statistics and Proposed Relaxations

ATTACHMENT #4 PROJECT STATISTICS AND PROPOSED RELAXATIONS

A summary of the proposed project statistics are outlined in Table 2 and 3. Relaxations being sought through the HRA are highlighted in grey.

Table 2: Summary of Proposed Relaxations for 328 Second Street (Heritage House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	341 sq. m. (3,678 sq. ft.)	216 sq. m. (2,321 sq. ft.)
Lot Frontage	--	12.01 m. (39.43 ft.)	--
Lot Depth	--	28.4 m. (93.3 ft.)	--
Maximum Floor Space	239.24 sq. m. (2,575.17 sq. ft.)	269.62 sq. m. (2,902.21 sq. ft.)	30.38 sq. m. (327 sq. ft.)
Maximum Floor Space Ratio	0.7	0.79	0.09
Maximum Site Coverage	35%	29%	--
Minimum Front Setback (east)	5.79 m. (19 ft.)	8.79 m. (28.85 ft.)	--
Minimum Rear Setback (south)	5.68 m. (18.6 ft.)	3.05 m. (10 ft.)	2.62 m (8.6 ft.)
Minimum Rear Porch Projection (south)	1.21 m (4 ft)	0.86 m. (2.84 ft.)	0.35 m. (1.14 ft.)
Minimum Side Setback (west)	1.2 m. (4 ft.)	5.59 m. (18.33 ft)	--
Minimum Side Setback (north)	1.2 m. (4 ft.)	2.66 m. (8.73 ft.)	--
Maximum Height (Roof Peak)	10.7 m. (35 ft.)	9.08 m. (29.82 ft.)	--
Maximum Height (Midpoint)	7.6 m. (25 ft.)	7.21 m. (23.67 ft.)	--
Maximum Attached Accessory Area	10%	0%	--
Minimum Off-Street Parking	2 space	0 spaces	2 provided on adjacent lot

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

Table 3: Summary of Proposed Relaxations for 328 Second Street (Infill House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Minimum Site Area	557 sq. m. (6,000 sq. ft.)	416.9 sq. m. (4,487 sq. ft.)	140 sq. m. (1,513 sq. ft.)
Lot Frontage	12.4m (40.7 ft)	4.74m. (15.57 ft.)	7.66 m (25.13 ft)
Lot Depth	--	45.25 m. (148.48 ft.)	--
Maximum Floor Space	208.45 sq. m. (2,243.7 sq. ft.)	208.43 sq. m. (2,243.62 sq. ft.)	---
Maximum Floor Space Ratio	0.5	0.5	---
Maximum Site Coverage	35%	16.88%	
Minimum Front Setback (east)	3.36 m. (11.04 ft.)	3.87 m. (12.7 ft.)	--
Minimum Front Projection	1.21 m. (4 ft.)	0.54 m. (1.8 ft.)	--
Minimum Rear Setback (south)	3.36 m. (11.03 ft.)	3.81 m. (12.53 ft.)	--
Minimum Side Setback (west)	1.52 m. (5 ft.)	7.1 m. (23.31ft.)	--
Minimum Side Setback (north)	1.52 m. (5 ft.)	1.52 m. (5 ft.)	--
Maximum Height (Roof Peak)	10.6 m. (35 ft.)	8.96 m. (29.41 ft.)	--
Maximum Height (Midpoint)	7.62 m. (25 ft.)	7.39 m. (24.26 ft.)	--
Maximum Attached Accessory Area	10%	0%	--
Minimum Off-Street Parking	1 space	1 space	--
Minimum Parking Space Setback from front Property Line	3.36 m. (11.04 ft.)	0 m. (0 ft.)	3.36 m. (11.04ft.)

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