

Appendix B

Proposed Design Plans, Project Statistics and Relaxations

APPENDIX B: 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.

In total, eight Zoning Bylaw relaxations would be considered over both lots. The more significant relaxations would be to the lot size and heritage house density. The remainder are minor siting or site design aspects related to the unusual layout. These minor siting or site design relaxation are proposed in order to meet the heritage best practice of keeping the heritage house in-situ in its current location (discussed further below). The shared areas over both lots would be secured through the HRA and necessary legal agreements on title.

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.