

Attachment 5

Project Details Analysis and Statistics

Attachment 5: Project Details, Analysis and Statistics

Project Statistics

A summary of the proposed project statistics are outlined in Table 1 and 2 below. Relaxations being sought through the HRA are highlighted in grey. *Table 1: 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. (3,674 sq. ft.) | 216 sq. m. (2,326 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.) | 1.70 m. (5.59 ft) | -- |
| Minimum Side Setback (north) | 1.2 m. (4 ft.) | 2.68 m. (8.8 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 | 1 space | 0 spaces | 1 provided on adjacent lot |

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

Table 2: 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.) | 417 sq. m. (4,488 sq. ft.) | 140 sq. m. (1,512 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.) | 208.36 sq.m. (2,242.79 sq. ft.) | --- |
| Maximum Floor Space Ratio | 0.5 | 0.5 | --- |
| Maximum Site Coverage | 35% | 17% | |
| Minimum Front Setback (east) | 3.36 m. (11.04 ft.) | 3.87 m. (12.7 ft.) | -- |
| Minimum Front Projection | 1.21 m. (4ft.) | 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 | -- |

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