

3550 WELWYN STREET - RS CHARACTER RETENTION

LEGAL DESCRIPTION	RS-2 BYLAW	PERMITTED	PROPOSED	
LOT 23 DISTRICT LOT 751 NWD PLAN 1201	3.2 USE	-	MULTIPLE CONVERSION/INFILL	
	4.1 MINIMUM SITE AREA	-	3,927.00 SQ.FT.	
	4.1 WIDTH	-	33.00'	
	4.3 HEIGHT	35.10' / 25.26'	29.86' / 25.26'	
	4.4 FRONT YARD	-	18.50'	
	4.5 SIDE YARD	3.94'	4.00' / 4.00'	
	4.6 REAR YARD	1.97'	2.00'	
	4.7 FSR (TOTAL)	0.87	0.87	
	4.8 SITE COVERAGE	45.0% = 1,767.15 SQ.FT.	46% = 1,812.00 SQ.FT.	
	4.8 SITE IMPERMEABILITY	60% = 2,356.20 SQ.FT.	52.4% = 2,059.71 SQ.FT.	
	PARKING SPACES	3	3	
	BICYCLE SPACES	0	0	
	FLOOR AREAS		PERMITTED	PROPOSED
	GARAGE		EXCLUDED	
EXISTING HOUSE		0.617 = 2,484.04 SQ.FT.	0.617 = 2,484.65 SQ.FT.	
INFILL		0.25 = 1,006.50 SQ.FT.	0.25 = 1,002.82 SQ.FT.	
TOTAL		0.867 = 3,490.54 SQ.FT.	3,487.47 SQ.FT.	

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