***1138 Matthews – Architects comments***

-----Original Message-----

From: Keith Jakobsen <jakobsenk@netrover.com>

Subject: Re: 1138 Matthews Avenue/New House

Hi Les,

I reviewed the First Shaughnessy bylaw and these are the numbers I came up with.

The existing lot is 21,888 square feet (based on your web site statistics).

The above grade area (main and upper) are determined by a formula of .25 plus 1500sf (for new houses). This comes out to a total of 6972 square feet.

The overall floor space total (including basement) would be around 11,400 square feet. This includes a 398 square foot double height bonus, a daylighting bonus, and thermal exclusion bonus.

You also get a three (3) car stand alone garage of 869 square feet, that is not included in the house square footage.

Those are my numbers to date without confirming them with City Hall.

PS. As a comparison if you were renovating a heritage house you get 45 % above grade FSR, which would work out to 9850 square feet above grade, and 15,000 square feet overall. So City Hall used the "carrot" of extra FSR when negotiating with the neighbourhood in developing the new First Shaughnessy zoning bylaw.

The basement area is dependent on the final house design. It is sometimes exactly the same as the main floor, but you can usually capture some extra space under the large covered porches.

Under the new zoning bylaw there are so many competing rules. The trick is to try and make a design that best uses all the rules to their maximum capacity to gain floor space. The house of course has to work proportionally as well. Aesthetics are very important in FSD.

So unfortunately there is no one formula that is the definite answer. I always have a hard time explaining this to my clients. They can't understand why the maximum is not a definite single number but that is how the new bylaw works. City wants to have discretionary power so you work hard for the extra floor space with a good design that suits the neighbourhood.

Ultimately they want houses that really fit into the neighbourhood.

Regards,

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