84 ULSTER STREET
A CASE FOR THE YELLOWBELT

DECEMBER 5, 2019
EXISTING BUILDING:
SINGLE FAMILY HOUSE

DENSITY (FSI): 1.59
SETBACKS (FRONT, SIDE): 0.0M, 0.0M
BUILDING LENGTH: 19.2M
BUILDING HEIGHT: 5.5M
PARKING: 2
LANEWAY HOUSE PERMITTED?: YES
ALLOWABLE MASSING: SINGLE FAMILY HOUSE

DENSITY (FSI): 1.0
SETBACKS (FRONT, SIDE): 1.1M, 0.9M
BUILDING LENGTH: 17M
BUILDING HEIGHT: 12M
REQUIRED PARKING: 0
LANEWAY HOUSE PERMITTED?: YES
DENSITY (FSI): 1.0
SETBACKS (FRONT, SIDE): 1.1M, 1.2M
BUILDING LENGTH: 14M
BUILDING HEIGHT: 12M
REQUIRED PARKING: 0
LANEWAY HOUSE PERMITTED?: YES

ALLOWABLE MASSING: FOURPLEX

DECEMBER 5, 2019
DENSITY (FSI): 1.0
SETBACKS (FRONT, SIDE): 1.1M, 1.2M
BUILDING LENGTH: 14M
BUILDING HEIGHT: 12M
REQUIRED PARKING: YES
LANEWAY HOUSE PERMITTED?: NO

ALLOWABLE MASSING: APARTMENT
PROPOSED MASSING: FOURPLEX

DENSITY (FSI): 1.89
SETBACKS (FRONT, SIDE): 1.1M, 0.0M
BUILDING LENGTH: 15M
BUILDING HEIGHT: 12M
REQUIRED PARKING: 0
LANEWAY HOUSE PERMITTED?: YES
PROPOSED MASSING: FOURPLEX / FIRST FLOOR PLAN
PROPOSED MASSING: FOURPLEX
PROPOSED MASSING: FOURPLEX
PROPOSED MASSING: WEST ELEVATION

GROUND
SECOND
THIRD
GRADE / GROUND
PROPOSED MASSING: WEST ELEVATION

PROPERTY LINE

WEST ELEVATION

DECEMBER 5, 2019
PROPOSED MASSING: VIEW FROM ULSTER AND LIPPINCOTT
LOCAL PRECEDENTS
1. ZONING
   DENSITY (FSI): N/A
   SETBACKS: 0.0M,
   BUILDING LENGTH: 17M
   BUILDING HEIGHT: 13M
   PARKING: 0
   BIKE PARKING: YES
   LANEWAY STRUCTURE: 2 FLOORS, 6M HIGH

2. APPROVALS
   AS OF RIGHT
   NO SPA
   VARIANCES BY COA

3. INCENTIVES
   DC CHARGE FORGIVEN