



## ZONING SKETCH 396 EDITH CAVELL BLVD.

### ZONING COMPLIANCE TABLE

	R1 ZONING REQUIREMENTS	Parcel B	Parcel A
LOT AREA (MIN.)	4,000 sq.ft. (371.6 m <sup>2</sup> )	1,818 m <sup>2</sup>	578 m <sup>2</sup>
LOT FRONTAGE (MIN.)	40 feet (12.2 m)	10.3 m	10.3 m
LOT DEPTH (MIN.)	100 feet (31 m)	160 m	60 m
COVERAGE DWELLING (MAX.)	25%	5.8%	18.3%
COVERAGE ACCESSORY (MAX.)	8%	2.7%	8.5%
FRONT YARD DEPTH	25 feet (7.6 m)	7.6 m	7.6 m
REAR YARD DEPTH	Height of the main building	97 m	4.5 m
SIDE YARD DEPTH (INT.)	6 and 10 ft (1.8 and 3.1 m)	1.2 m	1.2 m
HEIGHT (MAX.)	2 storeys	2 storeys	2 storeys
GROUND FLOOR AREA (MIN.)	950 sq.ft. (42 m <sup>2</sup> )	1,140 sq.ft. (106 m <sup>2</sup> )	1,140 sq.ft. (106 m <sup>2</sup> )
FLOOR AREA RATIO (MAX)	0.40	0.10	0.30
OFF-STREET PARKING	3 SPACES	4 SPACES	4 SPACES
ARU HEIGHT (MAX.)	4 m	9 m	9 m
YARDS ARUS PERMITTED	Rear and Interior Side Yard	Front Yard	Front Yard

**CJDL**  
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