



ZONING SKETCH 396 EDITH CAVELL BLVD.

ZONING COMPLIANCE TABLE

	OS3 ZONING REQUIREMENTS	Parcel B	Parcel A
LOT AREA (MIN.)	4,000 sq.ft. (371.6 m ²)	1,818 m ²	578 m ²
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 (MAX.)	25%	TBD	TBD
FRONT YARD DEPTH	25 feet (7.6 m)	7.6 m	7.6 m
REAR YARD DEPTH	Height of the main building	97 m	0 m
SIDE YARD DEPTH (INT.)	10 ft (3.1 m)	1.2 m	1.2 m
HEIGHT (MAX.)	2 storeys	TBD	TBD
GROUND FLOOR AREA (MIN.)	950 sq.ft. (42 m ²)	TBD	TBD
FLOOR AREA RATIO (MAX)	0.40	TBD	TBD
OFF-STREET PARKING	2 SPACES	2 SPACES	2 SPACES