

62 Cambridge Street

Proposed Small Lot Subdivision

Overview



Existing Bare Land Photo



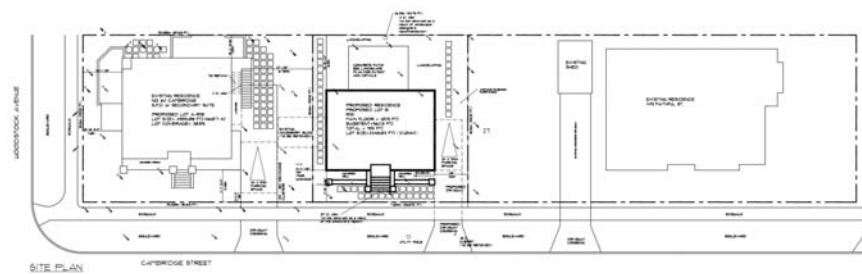
Existing Cambridge House

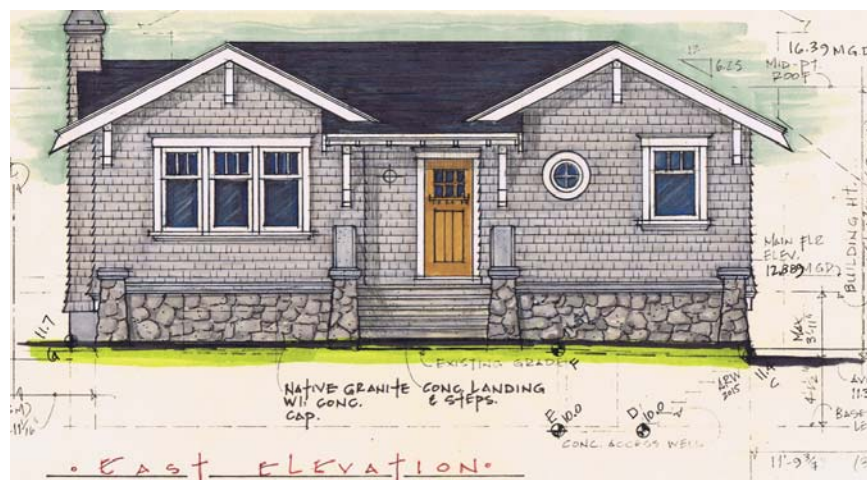


1149 Faithfull Rear Yard Separation



Site Plan





Site Data For Proposed Lot

SINGLE-FAMILY DWELLING

SITE DATA	ZONED RI-B	PROPOSED LOT B
ITEMS	PERMITTED	PROPOSED
LOT AREA	26.042 (2798.6 m ²) MIN.	31.0442 (3348.03 m ²)
LOT COVERAGE	40%	36.1% (4.12 m ² (234.82 m ²))
BUILDING HEIGHT	3.0m	3.0m
STOREYS	1 (MAX)	1
LANDSCAPING (OPEN SITE SPACE)	N/A	5.44% (6.522 m ²)
REAR YARD	N/A	100%
ACCESSORY BUILDING	N/A	N/A
SETBACKS		
FRONT (EAST) ***	6m (7.6875 m)	3.5m (4.48 m) ***
REAR (WEST)	6m (7.6875 m)	6m (7.6875 m)
SIDE (NORTH)	3m (4.12 m)	3.6m (4.5 m)
SIDE (SOUTH) ***	3m (4.12 m) 1.6m REQUIRED FOR WINDOWS	3m (4.12 m) *** FOR WINDOWS
FLOOR AREA		
MAIN FLOOR	+	59.642 (1079 m ²)
BASEMENT	+	69.442 (1413.9 m ²) NOT INCLUDED IN TOTAL FLOOR AREA
TOTAL FLOOR AREA	46.042 (1722.7 m ²)	59.642 (1079 m ²)
GARAGE	+	+
FLOOR SPACE RATIO	(0.6 TO 1)	(0.3 TO 1)

*** DEVELOPMENT VARIANCE REQUIRED

Site Data For Existing Lot

SINGLE-FAMILY DWELLING WITH SECONDARY SUITE (RESIDENCE BUILT PRIOR TO 1931)

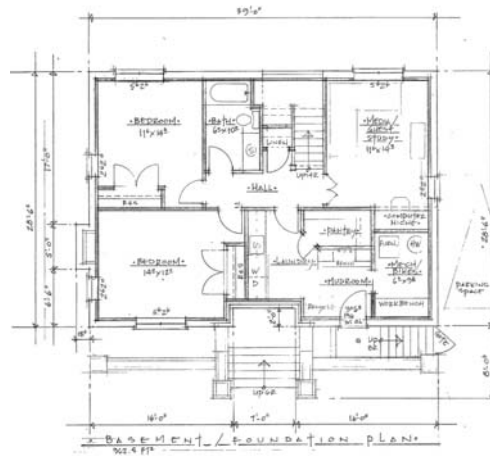
SITE DATA	ZONED RI-B	PROPOSED LOT A
ITEMS	PERMITTED	PROPOSED
LOT AREA	4795.4 m ² (46.0 m ²)	4799.0 m ² (46.035 m ²)
LOT COVERAGE	40% MAX.	38.5%
BUILDING HEIGHT	7.60 m	7.82m (NO CHANGE)
OPEN SITE SPACE	N/A	36%
REAR YARD	N/A	100%
SETBACKS		
FRONT (SOUTH)	7.50m (24.6 m)	2.0m (6.72 m)
REAR (NORTH) ***	7.50m (24.6 m)	6.705m (22.01 m) ***
SIDE (WEST)	1.83m (6 m)	2.43m (7.95 m)
SIDE (EAST)	3.50m (11.48 m)	3.4m (11.5 m)

*** SITE SPECIFIC ZONING REQUIRED
*** DEVELOPMENT VARIANCE REQUIRED

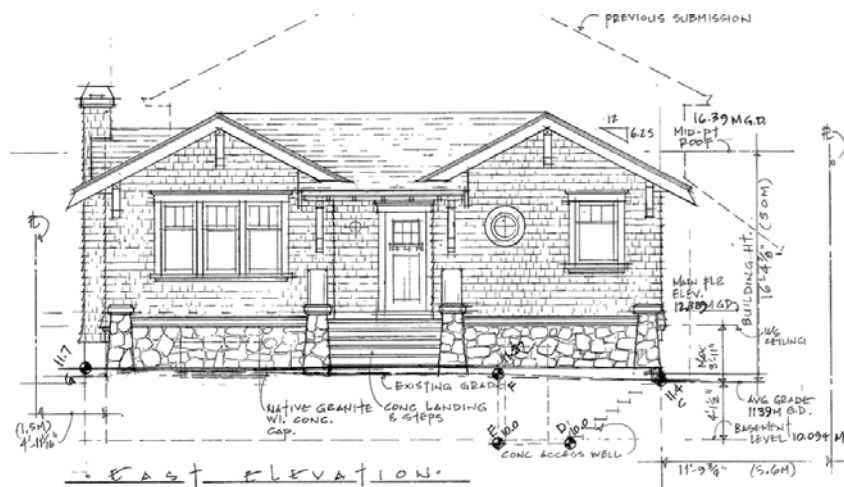
SITE DATA	ZONED RI-B	PROPOSED LOT A
ITEMS	PERMITTED	PROPOSED
FLOOR AREA		
UPPER FLOOR	++	97.04 m ² (1044.51 m ²)
MAIN FLOOR	++	136.2342 (1466.45 m ²)
LOWER FLOOR	++	140.65 m ² (1503.8 m ²)
GARAGE	+	+
TOTAL FLOOR AREA ****	300 m ² (3275.17 m ²)	374.92 m ² (4034.82 m ²)

*** SITE SPECIFIC ZONING REQUIRED
*** DEVELOPMENT VARIANCE REQUIRED

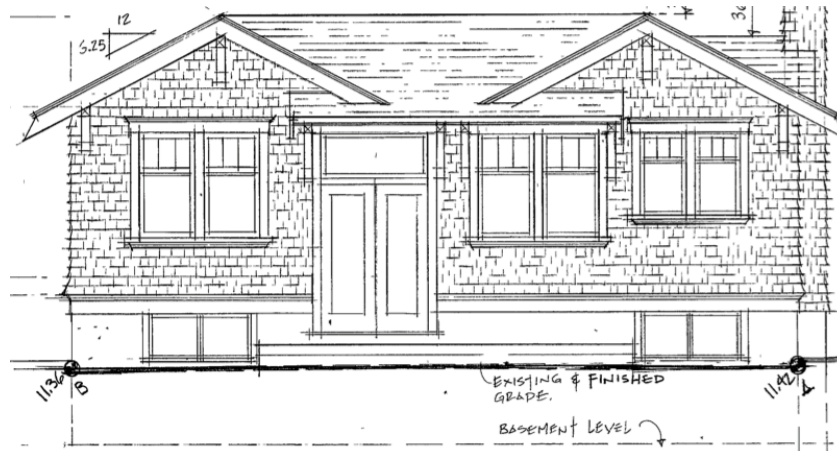
Basement Plan



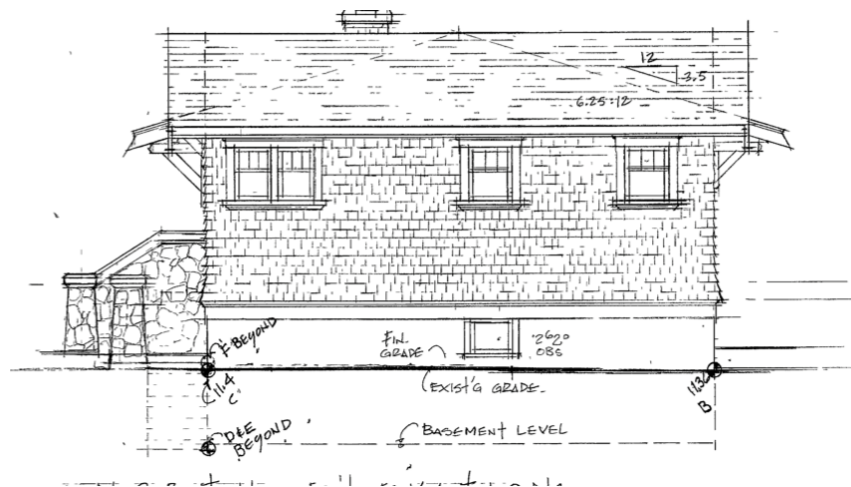
Front (East) Elevation



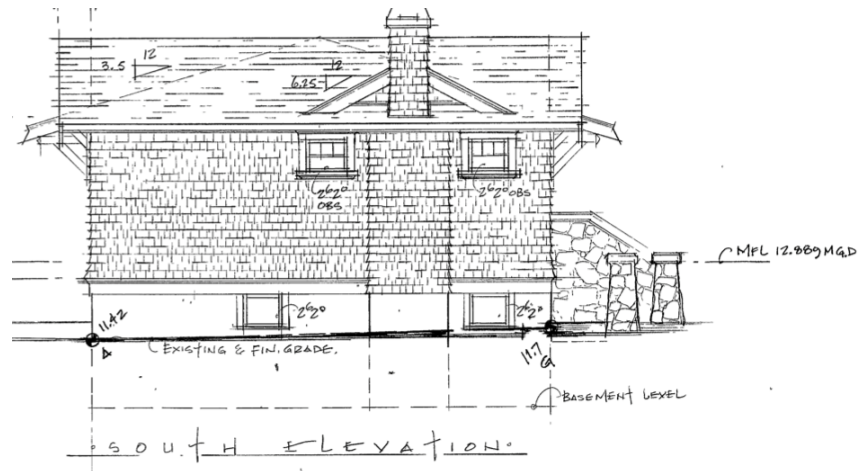
Rear (West) Elevation



Side (North) Elevation



Side (South) Elevation



Section

