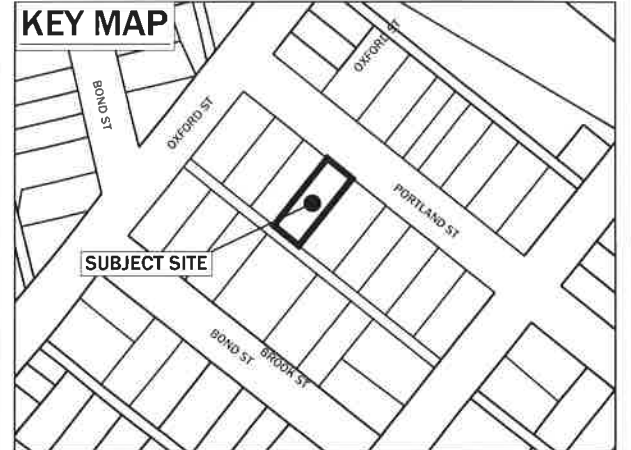


**ZONING BY-LAW &  
OFFICIAL PLAN AMENDMENT  
SKETCH PLAN**

42 PORTLAND ST  
PART OF LOT 96  
PLAN 447  
CITY OF CAMBRIDGE  
ROLL # 300607000513900

**KEY MAP**



**ZONING REQUIREMENTS - RM1**

	REQUIRED	PROVIDED	VARIANCE
LOT FRONTAGE	30 m	13.7 m	16.3 m
FRONT YARD	4.5 m	6.8 m	-
REAR YARD	3.0 m	8.3 m	-
INTERIOR SIDE YARD	3.0 m	2.9 m / 1.7 m	0.1 m / 1.3 m
LANDSCAPING (min.)	30%	30.3 %	-
MIN AMENITY AREA (per unit.)	20 sq. m	30.8 sq. m	-
MAXIMUM DENSITY (units per hectare)	250	80 (after OPA)	-
MINIMUM GROSS FLOOR AREA (sq. m per unit)	50	75 sq. m	-

**NOTES**

- Proposing a zone change from N1 Institutional (site specific amendment s.4.1.165) to RM1 Residential; to allow for a 4-plex residential dwelling
- This application is being submitted concurrently with an OPA application to allow for a density of 80 dwelling units per hectare

**SITE STATISTICS**

Total Lot Area = 501.3 m<sup>2</sup>

Total Building Area = 302.8 m<sup>2</sup>

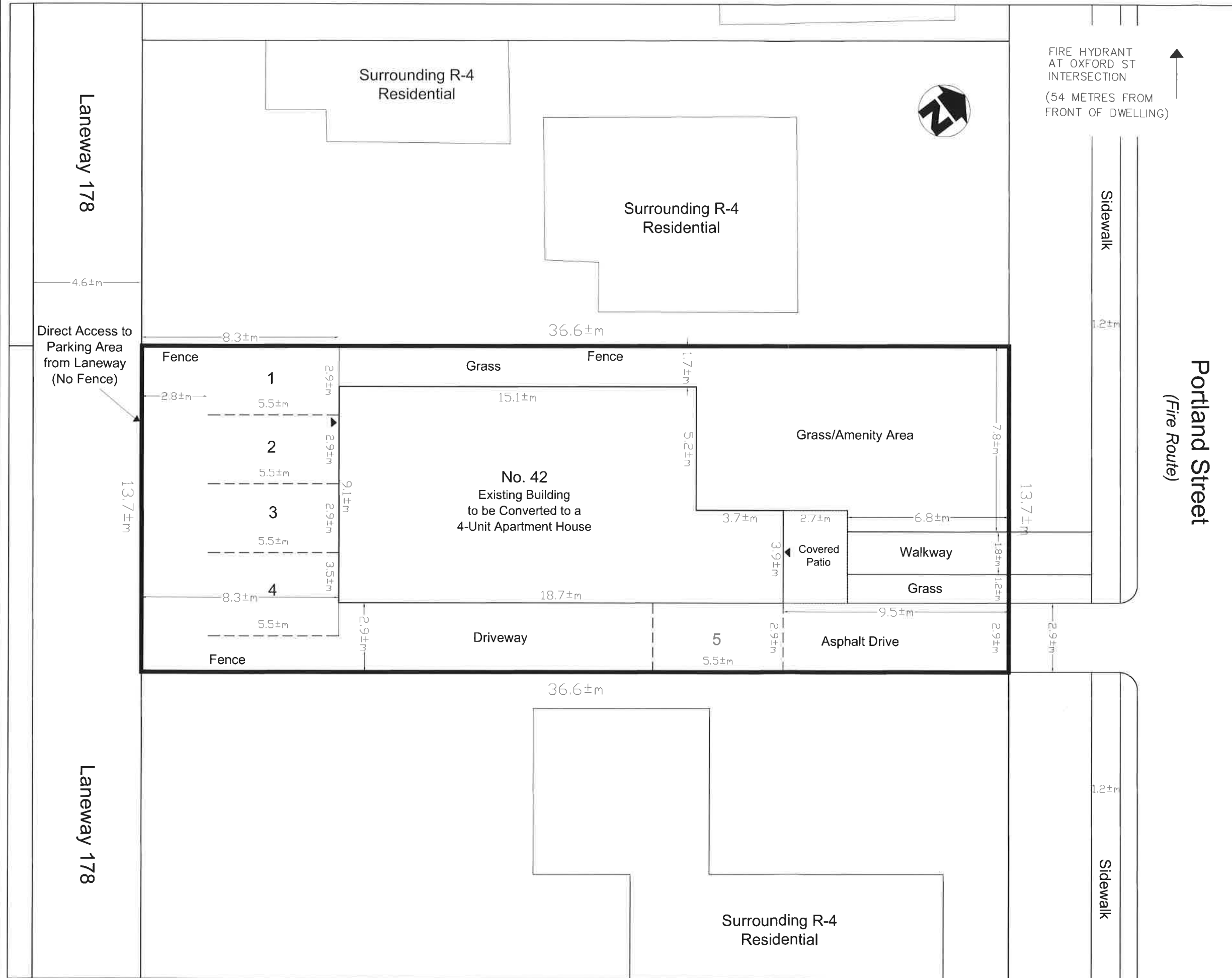
Zoning: Current - N1 Institutional (site specific s.4.1.165)  
Proposed - RM1 Residential

Official Plan Designation: Low-Medium Density Residential

**DRYDEN  
& SMITH  
& HEAD**  
Planning Consultants Ltd.

REVISION:

DATE: JANUARY 25, 2021  
SCALE: 1:155  
ACAD DWG. FILE: 16010 OPA/ZBA PLAN  
JOB NO.: 16010  
FILE NO.: 16010



Laneway 178

Laneway 178

Portland Street  
(Fire Route)

Sidewalk

Sidewalk

FIRE HYDRANT  
AT OXFORD ST  
INTERSECTION  
(54 METRES FROM  
FRONT OF DWELLING)



Direct Access to  
Parking Area  
from Laneway  
(No Fence)

No. 42  
Existing Building  
to be Converted to a  
4-Unit Apartment House

Grass/Amenity Area

Walkway

Grass

Asphalt Drive

Covered  
Patio

Driveway

Surrounding R-4  
Residential

Surrounding R-4  
Residential

Surrounding R-4  
Residential