

CITY OF CAMBRIDGE ZONING BY-LAW

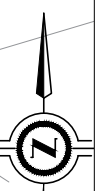
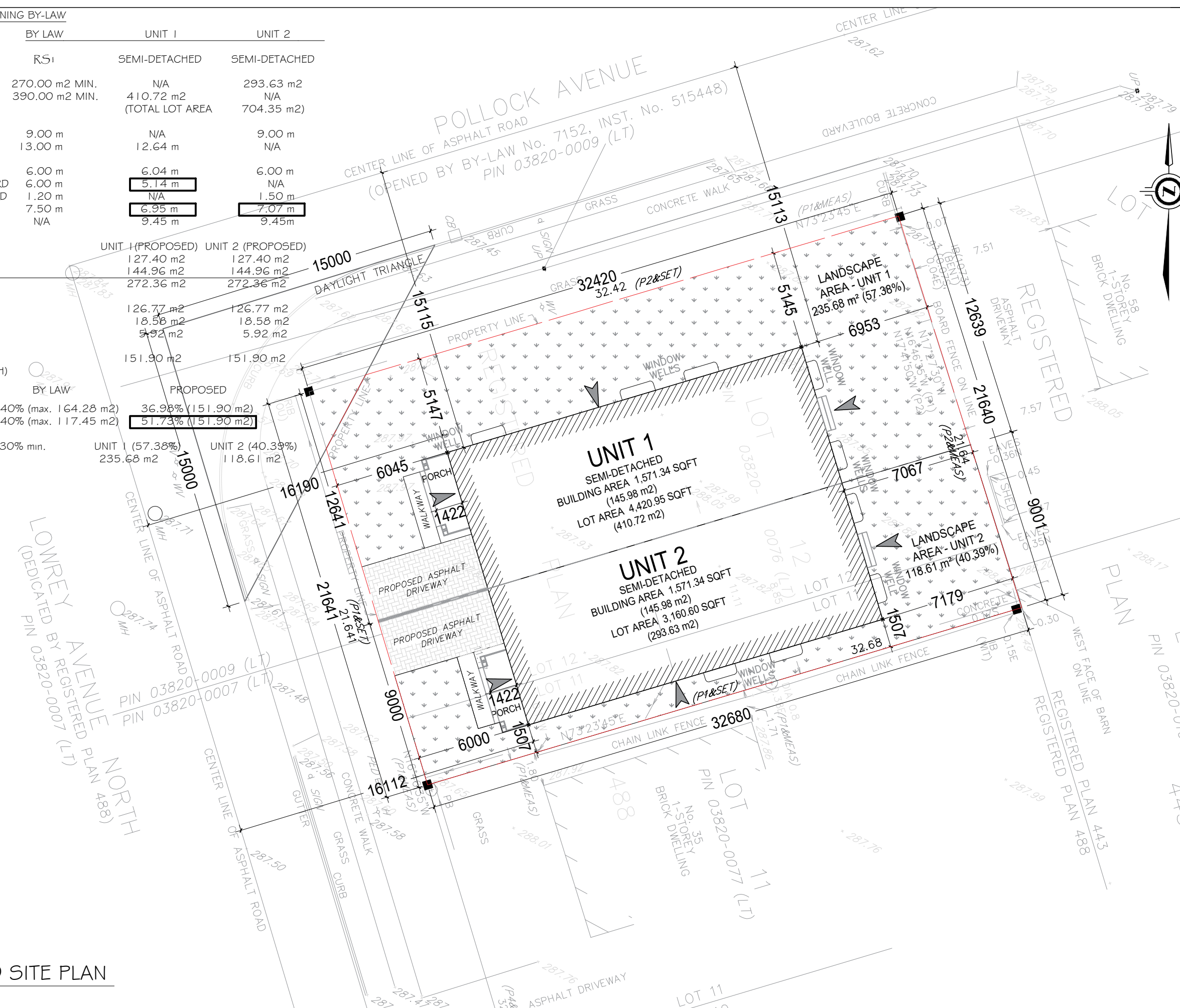
ZONE C3 (EXISTING) REZONING (PROPOSED)	BY LAW RS1	UNIT 1 SEMI-DETACHED	UNIT 2 SEMI-DETACHED
INTERIOR LOT AREA	270.00 m2 MIN.	N/A	293.63 m2
CORNER LOT AREA	390.00 m2 MIN.	410.72 m2 (TOTAL LOT AREA)	N/A 704.35 m2
INTERIOR LOT FRONTAGE	9.00 m	N/A	9.00 m
CORNER LOT FRONTAGE	13.00 m	12.64 m	N/A
MIN. FRONT YARD	6.00 m	6.04 m	6.00 m
MIN. EXTERIOR SIDE YARD	6.00 m	5.14 m	N/A
MIN. INTERIOR SIDE YARD	1.20 m	N/A	1.50 m
MIN. REAR YARD	7.50 m	6.95 m	7.07 m
MAX. HEIGHT	N/A	9.45 m	9.45 m

BUILDING AREA	UNIT 1 (PROPOSED)	UNIT 2 (PROPOSED)
FIRST FLOOR	127.40 m2	127.40 m2
SECOND FLOOR	144.96 m2	144.96 m2
TOTAL	272.36 m2	272.36 m2

BASEMENT AREA	UNIT 1 (PROPOSED)	UNIT 2 (PROPOSED)
GARAGE	126.77 m2	126.77 m2
FRONT PORCH	18.58 m2	18.58 m2
TOTAL COVERAGE (FIRST+GARAGE+PORCH)	151.90 m2	151.90 m2

LOT COVERAGE	BY LAW	PROPOSED
LOT COVERAGE UNIT 1	40% (max. 164.28 m2)	36.98% (151.90 m2)
LOT COVERAGE UNIT 2	40% (max. 117.45 m2)	51.73% (151.90 m2)

LANDSCAPE AREA	BY LAW	UNIT 1 (57.38%)	UNIT 2 (40.39%)
	30% min.	235.68 m2	118.61 m2



KEY PLAN



REV.	DESCRIPTION	DATE
03	RE-ZONING APPLICATION	SEP. 07th, 2023
02	RE-ZONING APPLICATION	AUG. 17th, 2023
01	RE-ZONING APPLICATION	OCT. 05th, 2022

PROJECT: PROPOSED SEMI-DETACHED DWELLING

CLIENT: 39 Lowrey Ave. N. Cambridge, ON

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

PFP
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 5147 Preservation Circle,
 Mississauga, ON, L5M7T4
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DWG TITLE: PROPOSED SITE PLAN

SHEET: SP-02	SCALE: 1:200
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DRAWN: Zainab Khudair	DATE: Feb. 14, 2022
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PROPOSED SITE PLAN
 SCALE 1:200