

Queen Elizabeth School - 35 Barker Street - Zoning Compliance Table

5-Aug-26

ZONE PROVISIONS		ZONE REQUIREMENTS	PROVIDED
Section 3.0 General Provisions			
3.18	Multiple uses on one lot	No dwelling shall be erected closer than 1.8 m to any other building or structure on the lot	within the same building
3.28	Sight Triangles	Local Street: 9m by 9m	3m by 3m
Section 4.0 Parking Provisions			
4.1.a	Minimum Parking (Apartment Dwelling)	1.2 spaces/dwelling unit = 161	0.87 spaces/dwelling unit = 116
4.1.a	Minimum Parking (Senior Citizens' Apartment dwelling)	1.2 spaces/dwelling unit = 90	0.5 spaces/dwelling unit = 38
4.1.a	Minimum Parking (Community Hub)	1 / 56 m ² = 33	1 / 165.1 m ² = 11
4.1.5	Minimum Parking Space Requirements	L 6m x W 3 m	L 5.2 m x W 2.5 m
4.1.6	Access Driveways	6m	6m
4.2	Minimum Visitor Parking Space Requirements	0.1 space per dwelling = 21	0.1 space per dwelling = 21
4.3.a	Minimum Barrier-Free Parking Requirements	2% of total required parking spaces = 7	20
4.3.g	Minimum Barrier-free parking space dimensions	Type A: W 3.4 m x L 5.5 m; Type B: W 2.75 m x L 5.5 m	Type A: W 2.60m x L 5.20m Type B: W 3.50m x L 5.20m ?
4.4.a	Minimum Bicycle Parking Requirements	0.5 spaces/ dwelling unit = 116	116
7.0 Urban Residential Zone			
7.2.b	Minimum Lot area	928 m ²	17,919.41
	Minimum lot frontage	20 m	74.91
	Maximum lot coverage	35%	28.71
7.3	Maximum Height	18 m	20.2m
	Minimum Front Yard	3 m	8.58m
	Minimum Rear Yard	7.5 m	3m
	Minimum Exterior Side Yard	3 m	0.92m
	Minimum Interior Side Yard	4.5 m	12m
	Minimum Landscaped Open Space	35%	18.32%
	Minimum contiguous Amenity Area, excluding private outdoor space	The greater of 5.6 m ² per dwelling unit or 10% of the lot area = 1,815.3 m ²	1,834.6 m ²