

**ZONING: R2  
QUARTER ACRE RESIDENTIAL**

**SCHOOL CATCHMENTS:  
RAY SHEPHERD ELEMENTARY  
ELGIN PARK SECONDARY**

16 Ave

**FRONTAGE: 40 FT**

**TOTAL LOT  
AREA: 4,680 SQFT**

**117 FT**

**115 FT**

13482 16 Avenue

Scale: 1:504

