



ZONING TABLE			
Current Zoning	TXC250 (1) 9400-ft		
Site Area	2,170.48 ac ²	23,427.43 sq ft	
Number of Dwelling Units	242 Units = 1 Guest Suite on Level 1		
	UNIT TYPE	NO	%
	Studio	64	26%
	1 Bedroom	87	36%
	1 Bedroom + Den	32	13%
	2 Bedroom	39	16%
	2 Bedroom + Den	20	8%
	REQUIRED	PROVIDED	
Lot Area	N/A	2,176.48 ac ²	23,427.43 sq ft
Lot Frontage	N/A	38.92 ft	
Minimum Lot Width	N/A	30.92 ft	
	Front Yard	REFER TO ZONING ENVELOPE	
	Corner Side Yard	5.0m	
	Interior Side Yard	REFER TO ZONING ENVELOPE	
	Rearyard	5.0m	
Maximum Building Heights	60.5m - REFER TO ZONING ENVELOPE	71.91 m which: penthouse: 67.41 w/o roof	
Amenity Area		Private Amenity Space: 940 m ²	
	2,001 sqm (or dwelling unit) 1,452 sq ft	Common Amenity Space: 780 m ²	
Where 50% is required to be common	Common (50% of required total): 720 m ²	Total Amenity Space: 1,730 m ²	
		Landscaped Area = 852 m ²	
Percentage of Site Landscaping 30% of site to be landscaped	30% Site Area = 651.673m ²		
Parking Residential: 5 spaces/unit after first 12 Visitors: 1 space/unit after first 12	Minimum Required Visitors: 1 = 25 spaces	Total Provided: 89 (0.37 ratio) Residential: 64 spaces (0.26 ratio) Visitors: 25 spaces (0.11 ratio)	
Dicycle/Parking Requirements Residential: 1.0 spaces/units	Minimum Required Residential: 242 units x 1.0 = 242	Total Provided: 242 (1.02 ratio) As Grade Ent: 4 spaces Indoor-Horizontal Decked: 242 spaces located at P2	

Note: all existing site information as per site survey plan dated September 16, 2015 and prepared by STANTEC GEOMATICS Ltd.
Ref No. 101013350-310

B	250417	Released for GPC
A	250325	ISSUED FOR 33% REVIEW
no	date	revision

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/ OR OMISSIONS TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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HOBIN
ARCHITECTURE

PROJECT
1950 SCOTT STREET

DRAWING TITLE

SITE PLAN

DRAWN	DATE	SCALE
FB	07/31/2024	As indicated

PROJECT	2126
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DRAWING NO.

A1.01

REVISION NO. 3

#1915

