



ZONING NOTES:

CURRENT ZONING: WEST PARCEL L1, EAST PARCELS TM102

DEVELOPMENT STATS PHASE 1 + PHASE 2	REQUIRED	PROPOSED
LOT WIDTH		101.4m IRREGULAR
LOT DEPTH		75.3m IRREGULAR
FRONT YARD SETBACK	SCOTT STREET 3m	VARIES - 2.7-7.8m
REAR YARD SETBACK	7.5m	VARIES - 5.4-18.1m
SIDE YARD SETBACK	ATHLONE AVE. 3m	3.0m
INTERIOR SIDE YARD SETBACK	7.5m	VARIES - 6.0-11.2m

AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE: 6 m² REQUIRED PER UNIT
 842 UNITS X 6 SQ.M. = 5052 SQ.M. TOTAL AMENITY REQUIRED
 REQUIRED AMENITY SPACE TO BE COMMON: 2926 SQ.M.
 PROVIDED COMMON AMENITY SPACE = 2526 SQ.M.

BUILDING 1	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	12.3m
FRONT YARD SETBACK	SCOTT STREET VARIES - 3.1-7.8m
REAR YARD SETBACK	FROM PROPERTY LINE VARIES - 12.6-18.1m
INTERIOR SIDE YARD SETBACK	PODIUM SEPARATION FROM B2 24.2m
SIDE YARD SETBACK	TOWER SEPARATION FROM B2 (ABOVE LEVEL 10) 25.2m
INTERIOR SIDE YARD SETBACK	FROM PROPERTY LINE VARIES - 6.0-11.2m
	ADJACENT PROP. TOWER SEPARATION (ABOVE LEVEL 10) 12.8m

BUILDING 2	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	12.3m
FRONT YARD SETBACK	SCOTT STREET VARIES - 2.7-7.8m
REAR YARD SETBACK	FROM PROPERTY LINE VARIES - 5.4-11.2m
SIDE YARD SETBACK	ATHLONE AVE. 3.0m
INTERIOR SIDE YARD SETBACK	PODIUM SEPARATION FROM B1 24.2m
	TOWER SEPARATION FROM B1 (ABOVE LEVEL 10) 25.2m

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.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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BUILDING 1 - PHASE 1	REQUIRED	PROPOSED
TOTAL UNIT COUNT		459
STUDIOS		39 8%
1 BEDROOM		217 47%
1 BEDROOM + DEN		71 15%
2 BEDROOM		117 25%
2 BEDROOM + DEN		15 3%
MAXIMUM HEIGHT		12.3m
NUMBER OF STOREYS		40 STOREYS
AREA - BUILDING AREA		1684 SQ.M.
AREA - TYPICAL PODIUM		1684 SQ.M.
AREA - TYPICAL PLATE		866 SQ.M.
AREA - TOTAL GFA		+/- 40,594 SQ.M.

BUILDING 1 PARKING REQUIREMENTS: 459 units * 0.5 = 230 Residential + 459 units * 0.1 = 46 Visitor (Total = 276 parking spaces required)

LAND USE	PROVIDED RESIDENTIAL VEHICLE PARKING
APARTMENT	245 RESIDENTIAL PARKING SPACES PROVIDED FOR 459 UNITS (0.53/UNIT)

2. REQUIRED VISITOR PARKING	PROVIDED VISITOR PARKING
LAND USE	46 VISITOR PARKING SPACES PROVIDED FOR 459 UNITS (0.10/UNIT)* LOCATED IN PARKING GARAGE

TOTAL PARKING PROVIDED: 291 TOTAL PARKING SPACES PROVIDED (ALL INTERIOR)

BUILDING 2 - PHASE 2	REQUIRED	PROPOSED
TOTAL UNIT COUNT		354
STUDIOS		39 11%
1 BEDROOM		159 45%
1 BEDROOM + DEN		43 12%
2 BEDROOM		81 23%
2 BEDROOM + DEN		32 9%
MAXIMUM HEIGHT		12.3m
NUMBER OF STOREYS		40 STOREYS
AREA - BUILDING AREA		1254 SQ.M.
AREA - TYPICAL PODIUM		1254 SQ.M.
AREA - TYPICAL PLATE		741 SQ.M.
AREA - TOTAL GFA		+/- 32,167 SQ.M.

BUILDING 2 PARKING REQUIREMENTS: 354 units * 0.5 = 177 Residential + 354 units * 0.1 = 36 Visitor (Total = 213 parking spaces required)

LAND USE	PROVIDED RESIDENTIAL VEHICLE PARKING
CONDO	219 RESIDENTIAL PARKING SPACES PROVIDED FOR 354 UNITS (0.61/UNIT)* LOCATED IN UNDERGROUND PARKING GARAGE

2. REQUIRED VISITOR PARKING	PROVIDED VISITOR PARKING
LAND USE	36 VISITOR PARKING SPACES PROVIDED FOR 354 UNITS (0.1/UNIT)* LOCATED IN PARKING GARAGE

TOTAL PARKING PROVIDED: 255 TOTAL PARKING SPACES PROVIDED (ALL INTERIOR)

BUILDING 1 + 2 BICYCLE PARKING REQUIREMENTS: 813 units * 0.5 = 407

PROVIDED BICYCLE PARKING

514 (368 VERTICAL + 146 HORIZONTAL) BICYCLE PARKING SPACES PROVIDED FOR 813 UNITS (0.64/UNIT)
 * LOCATED IN UNDERGROUND PARKING GARAGE



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 314 & 318 ATHLONE AVE., 2006,2020, 2026 SCOTT ST.
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DRAWING TITLE:
 SITE PLAN

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PROJECT:
 2126

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