

Zoning Matrix – 1546 Scott Street

Provision	Section	Required	Proposed	Relief Required
1546 Scott Street MC12[22] F (3.0) S99, S100				
Permitted Uses	191 (1)(b)		High-rise Apartment; Various non-residential	No
Lot area (min)	191 2(a)	No minimum	2,524.5 m ²	No
Lot width (min)	191 2(b)	No minimum	31.64 m	No
Front yard and corner side yard setback (min)	[22]	6 m	2.4 m (Ground Floor)	Yes
Interior side yard setback (min)	[22]	6 m	East: 1.8 m (closest point is north end to F2)	Yes
			West: 0 m	Yes
Rear yard setback (min)	[22]	6 m	1.2 m (Ground Floor) (closest point is garage ramp)	Yes
Floor space index (max)	191 2(f)	3.0 (as per zoning map)	5.7	Yes
Building height (min)	191 2(g)(i)	6.7 m	148.2 EASL	No
Building height (max)	191 2(h)(iii)	Schedule 100 Area A = 98.35 m ASL Area C = 72.35 m ASL	148.2 m EASL	Yes
Width of landscaped area (min)	191 2(i)	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard	783.0 m ²	No

		must be landscaped.		
Minimum Parking Space Rates	101 (2)	Area Z, Schedule 1A; No parking required	126	No
Visitor Parking Spaces	102 (2) Table 102	0.1 space per unit above 12 units; Max 30 spaces in Area Z	22	No
Maximum Parking Spaces Near Rapid Transit	Table 103	345 (1.5 per dwelling unit - combined total of resident and visitor parking)	345	No
Landscaping Provisions for Parking Lots	110 (1)	Minimum of 15% of parking lot area must be provided as perimeter or interior landscaped area	52%	No
Landscaping Provisions for Parking Lots	Table 110	For a parking lot containing 10 or fewer spaces	None	No
Bicycle Parking Spaces	Table 111A	114 (228 x 0.50 per unit)	230	No
Bicycle Parking Spaces	Table 111A	1 (1 per 250 sq m GFA)	5	No
Loading	113A (e)	None required	1 Loading Dock provided, shared by residential and commercial.	No
Amenity Space (total) (min)	137 (1)(4)	1,368 m ² (6 m ² per dwelling unit)	1,369 m ²	No
Amenity Space (communal) (min)	137 (1)(4)	690 m ² (minimum 50% of required total amenity area)	832 m ²	No