

# **601 Scottsdale Drive:**

## **Statutory Public Meeting for a Proposed Zoning By-law Amendment**

December 13, 2021

# Site Context

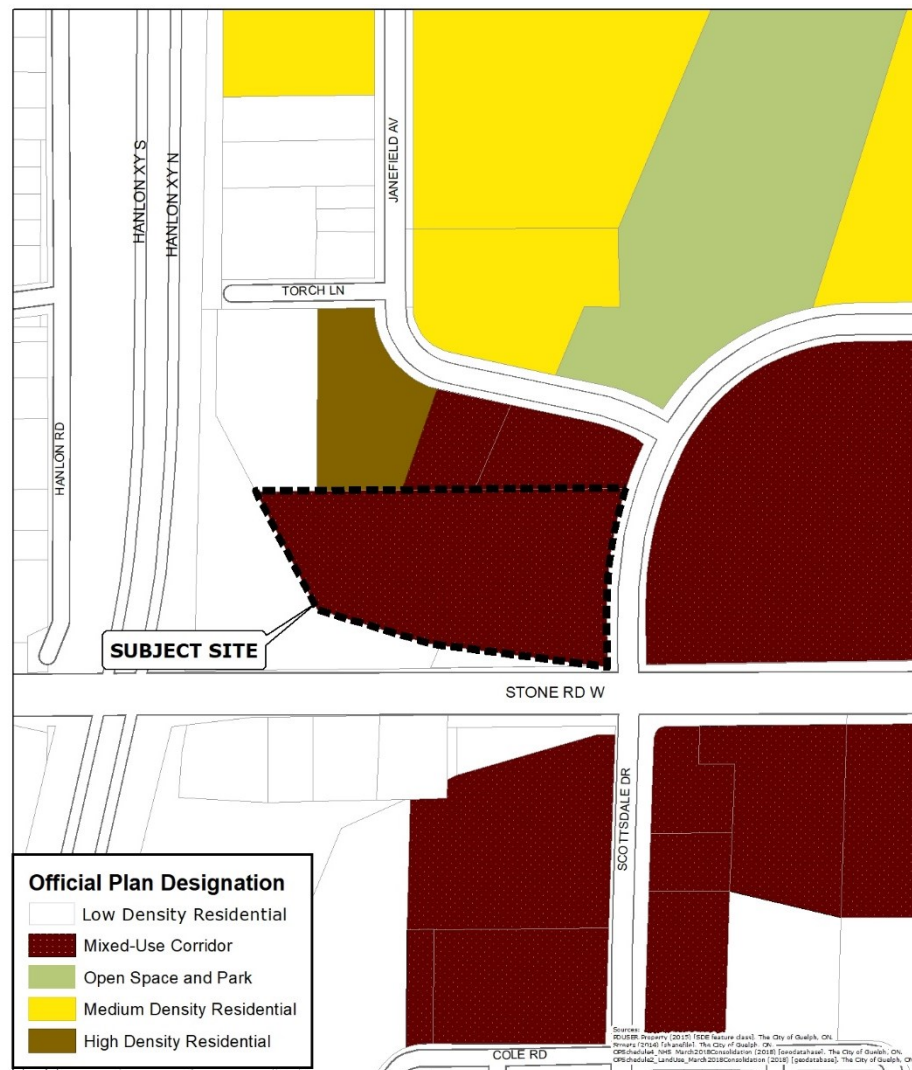
- 2.2 hectares in size
- Contains one building, proposed to be converted from hotel to student residence



# Official Plan

OP Designation:

- Mixed-Use Corridor



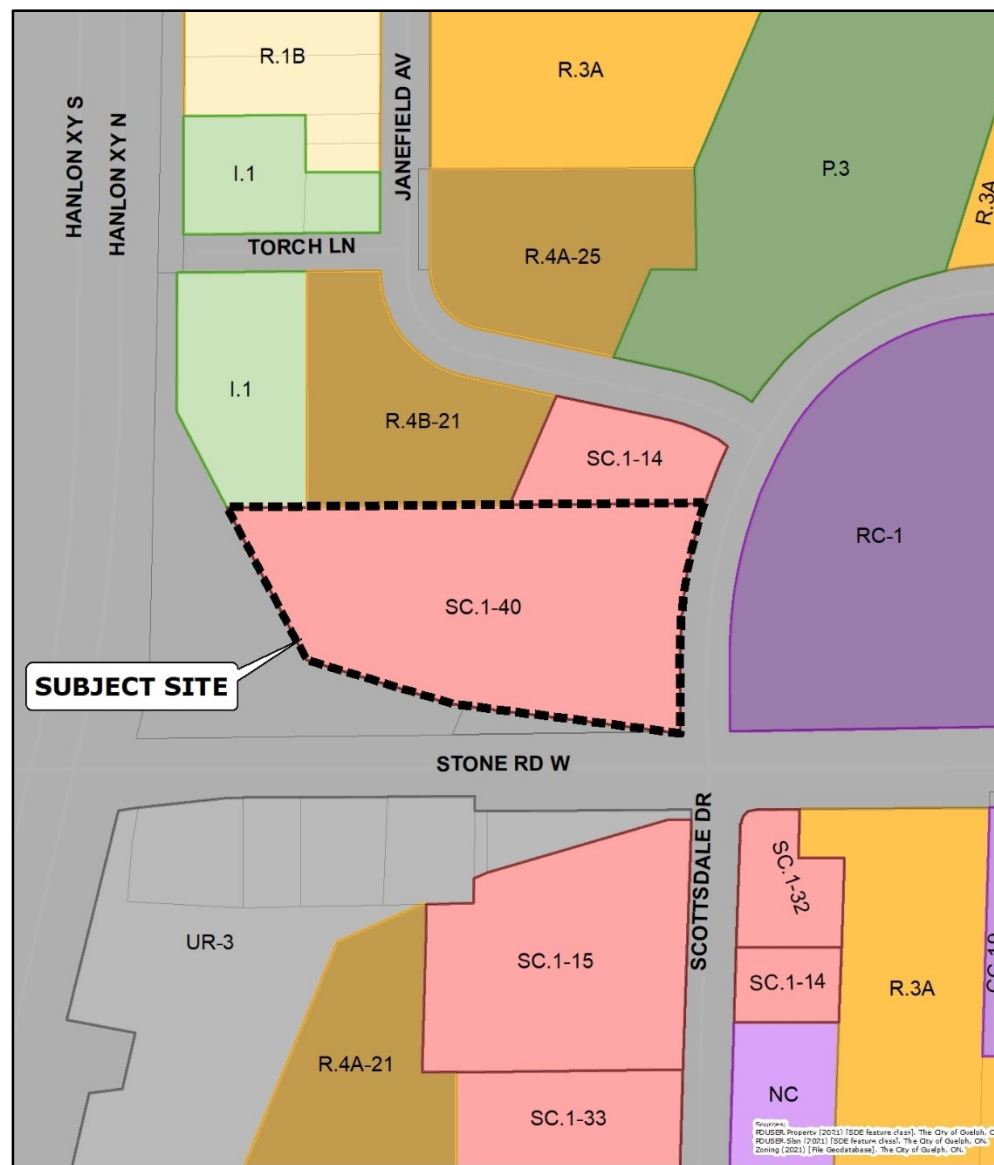
# Zoning

Current Zoning:

- SC.1-40 (Specialized Service Commercial)

Proposed Zoning:

- Revisions to the uses and specialized regulations permitted in the SC.1-40 Zone



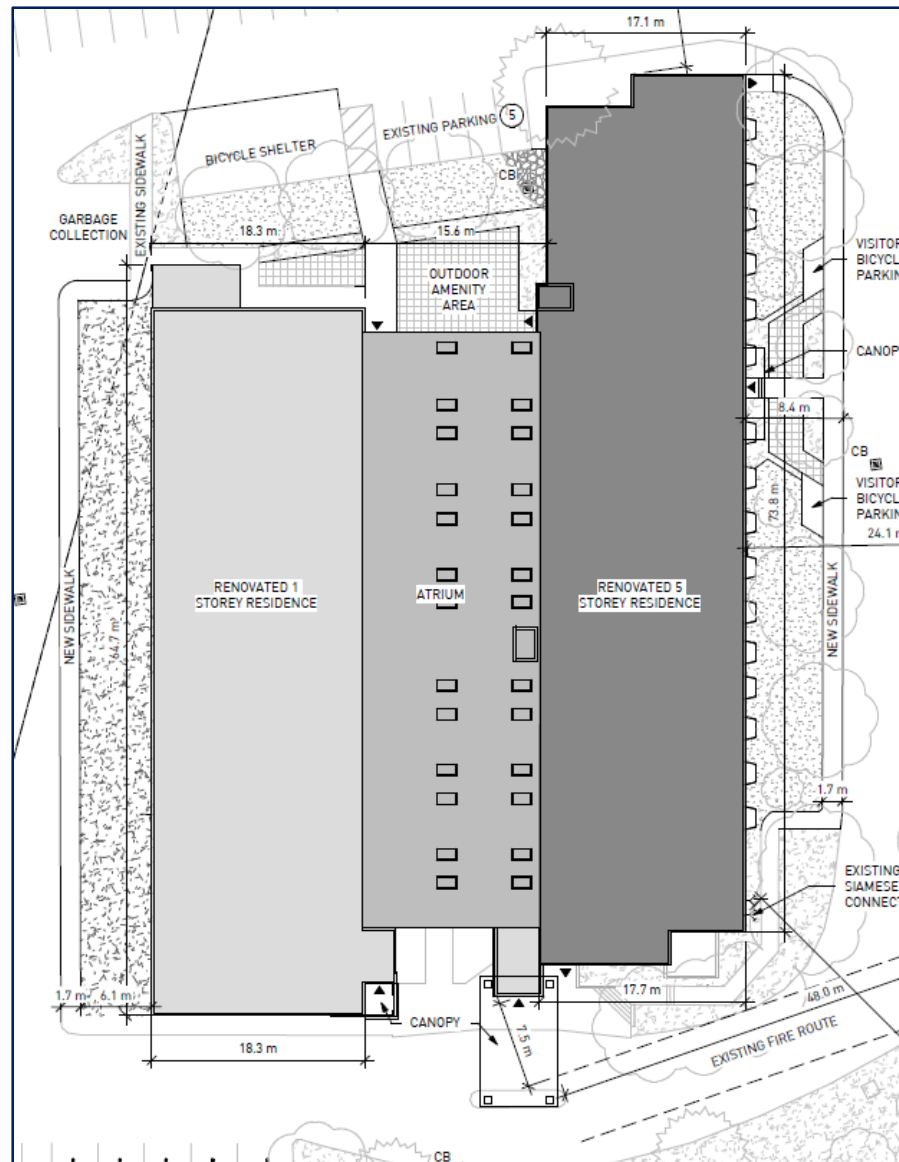
## **Requested Zoning Uses**

- Student Residence
- Apartments

## **Requested Zoning Regulations**

- That a maximum density of 150 units per hectare shall apply for a Student Residence or Apartment Building, and that suites shall be considered units for the purpose of this calculation.
- That the minimum required parking for a Student Residence shall be 1 parking space for every 2 bedrooms.

# Proposed Site Plan



# Proposed Building Concept

