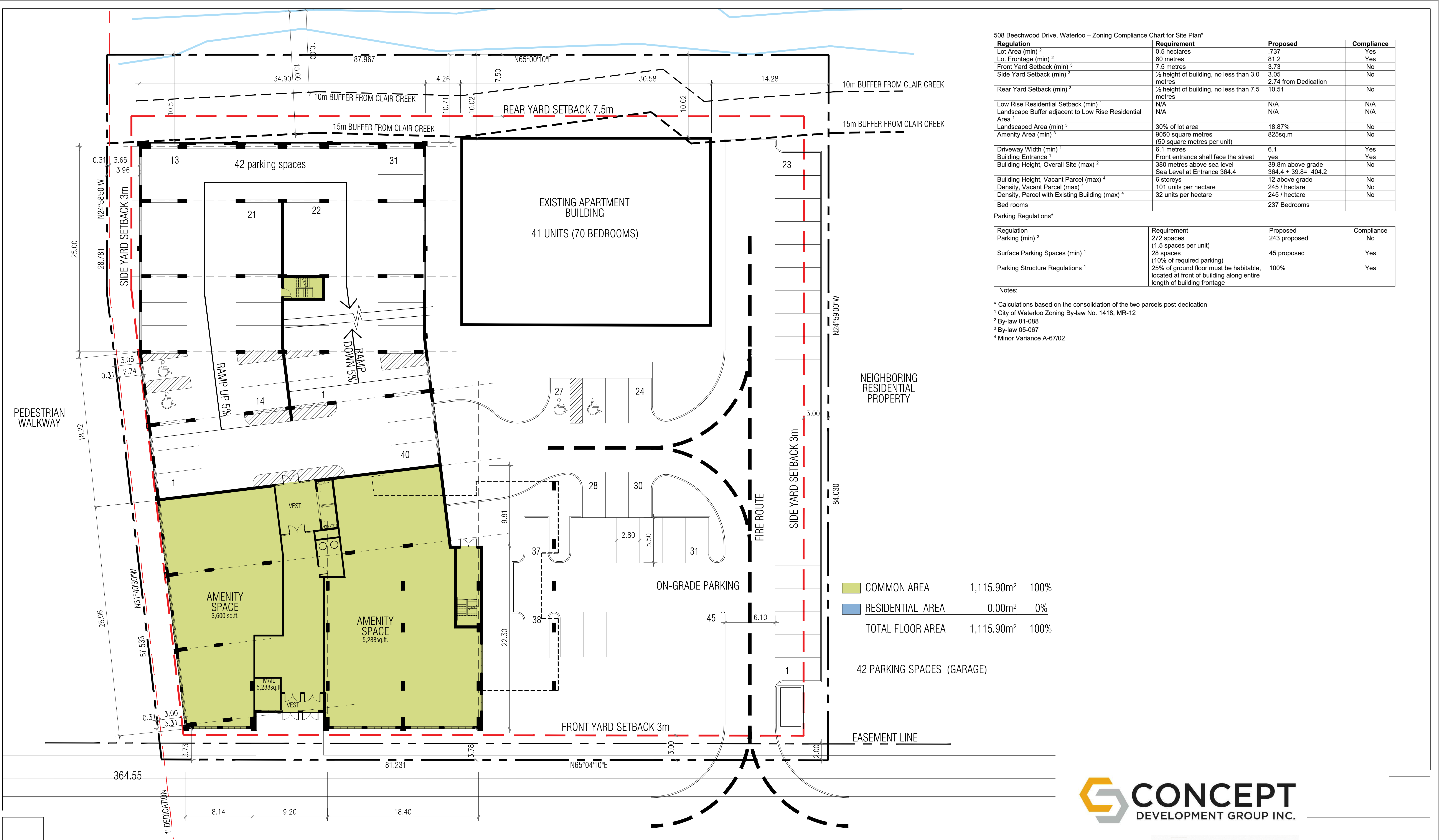




508 Beechwood Drive, Waterloo – Zoning Compliance Chart for Site Plan\*

| Regulation                                                          | Requirement                                               | Proposed                                 | Compliance |
|---------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------|------------|
| Lot Area (min) <sup>2</sup>                                         | 0.5 hectares                                              | 737                                      | Yes        |
| Lot Frontage (min) <sup>2</sup>                                     | 60 metres                                                 | 81.2                                     | Yes        |
| Front Yard Setback (min) <sup>3</sup>                               | 7.5 metres                                                | 3.73                                     | No         |
| Side Yard Setback (min) <sup>3</sup>                                | ½ height of building, no less than 3.0 metres             | 3.05<br>2.74 from Dedication             | No         |
| Rear Yard Setback (min) <sup>3</sup>                                | ½ height of building, no less than 7.5 metres             | 10.51                                    | No         |
| Low Rise Residential Setback (min) <sup>1</sup>                     | N/A                                                       | N/A                                      | N/A        |
| Landscape Buffer adjacent to Low Rise Residential Area <sup>1</sup> | N/A                                                       | N/A                                      | N/A        |
| Landscaped Area (min) <sup>3</sup>                                  | 30% of lot area                                           | 18.87%                                   | No         |
| Amenity Area (min) <sup>3</sup>                                     | 9050 square metres (50 square metres per unit)            | 825sq.m                                  | No         |
| Driveway Width (min) <sup>1</sup>                                   | 6.1 metres                                                | 6.1                                      | Yes        |
| Building Entrance <sup>1</sup>                                      | Front entrance shall face the street                      | yes                                      | Yes        |
| Building Height, Overall Site (max) <sup>2</sup>                    | 380 metres above sea level<br>Sea Level at Entrance 364.4 | 39.8m above grade<br>364.4 + 39.8= 404.2 | No         |
| Building Height, Vacant Parcel (max) <sup>4</sup>                   | 6 storeys                                                 | 12 above grade                           | No         |
| Density, Vacant Parcel (max) <sup>4</sup>                           | 101 units per hectare                                     | 245 / hectare                            | No         |
| Density, Parcel with Existing Building (max) <sup>4</sup>           | 32 units per hectare                                      | 245 / hectare                            | No         |
| Bed rooms                                                           |                                                           | 237 Bedrooms                             |            |

Parking Regulations\*

| Regulation                                 | Requirement                                                                                                  | Proposed     | Compliance |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------|------------|
| Parking (min) <sup>2</sup>                 | 272 spaces (1.5 spaces per unit)                                                                             | 243 proposed | No         |
| Surface Parking Spaces (min) <sup>1</sup>  | 28 spaces (10% of required parking)                                                                          | 45 proposed  | Yes        |
| Parking Structure Regulations <sup>1</sup> | 25% of ground floor must be habitable, located at front of building along entire length of building frontage | 100%         | Yes        |

Notes:  
\* Calculations based on the consolidation of the two parcels post-dedication  
<sup>1</sup> City of Waterloo Zoning By-law No. 1418, MR-12  
<sup>2</sup> By-law 81-088  
<sup>3</sup> By-law 05-067  
<sup>4</sup> Minor Variance A-67/02

|                  |                        |      |
|------------------|------------------------|------|
| COMMON AREA      | 1,115.90m <sup>2</sup> | 100% |
| RESIDENTIAL AREA | 0.00m <sup>2</sup>     | 0%   |
| TOTAL FLOOR AREA | 1,115.90m <sup>2</sup> | 100% |

42 PARKING SPACES (GARAGE)