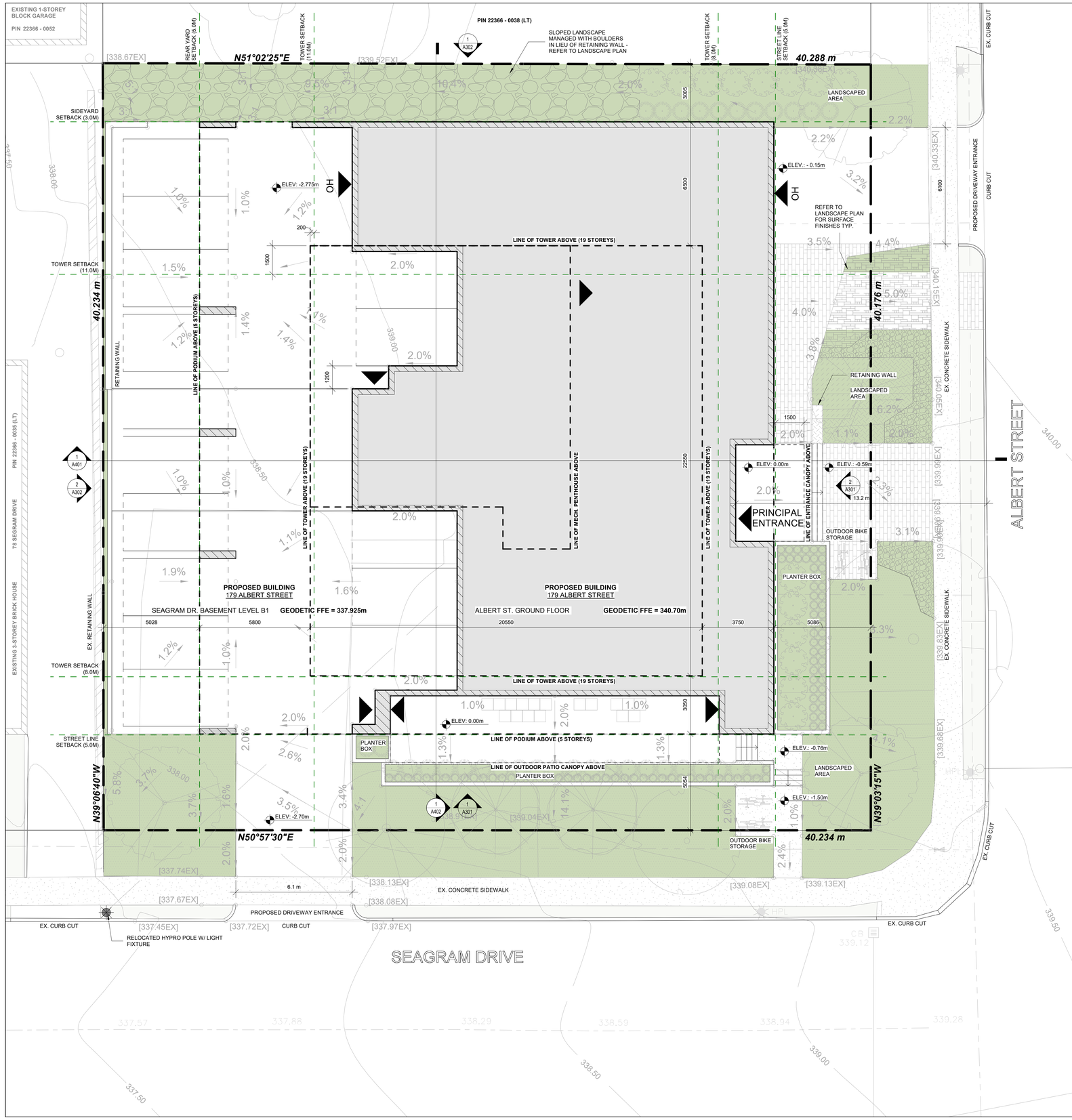


177-179 ALBERT STREET | SITE PLAN DATA CHART

Planning Information			
Assigned Address	177-179 ALBERT STREET, WATERLOO, ON		
Zoning	RMU-81, UC-81, AND SITE SPECIFIC BY-LAW C-178		
Site Breakdown		**Metric**	**Imperial**
Building Coverage	59.8%	966.21 sqm	10,400.2 sqft
Pavement	3.5%	56.53 sqm	608.5 sqft
Landscape Open Space (min. 30%)	24.6%	397.54 sqm	4,279.1 sqft
Total Site Area		1,617.02 sqm	17,405.4 sqft
Lot Frontage (Min. 20m)		32.10 m	105.3 ft

Setbacks	**Regulation (m)**	**Provided (Albert)**	**Provided (Seagram)**
Street Line (Minimum)	5	5.08 m	5.05 m
Street Line (Maximum)	75% within 6	100% @ 5.08 m	100% @ 5.05 m
Tower Setback (Minimum from Podium)	3	3.75 m	3.05 m
		Provided (North)	**Provided (West)**
Side Yard (Minimum)	3	3 m	
Rear Yard (Minimum)	5		5 m
Tower Setback (Min. from Interior Lot Line)	11	9.50 m	10.80 m

Landscape Open Space	**Regulation**	**Required Area**	**Provided Area**
	30%	485 sqm	398 sqm

Density			
Allowable Density (Based on RMU-81)	Minimum	150 Bedroom/ha	
	Maximum	750 Bedroom/ha	
Site Area (ha)			0.162
Maximum Allowable Bedroom Count			121 bedrooms
Total Maximum Allowable Bedrooms		**750 bdrm/hec**	**121 bedrooms**
Total Proposed Bedrooms		**1064 bdrm/hec**	**172 bedrooms**

Building Height	**Required**	**Provided**
Building Height (Minimum)	13.50 m	75.24 m
Building Height (Maximum)	81.00 m	
Height of First Storey (Minimum)	4.00 m	5.00 m
Podium		
Podium Height (Minimum)	10.50 m	18.00 m (5 storeys)
Podium Height (Maximum)	21.00 m	

Floor-by-Floor	Floor Area (sm)	Units 1bdrm	2brm	Bedrooms	Indoor Amenity (sm)	Outdoor Amenity (sm)
Level B2 PARKING	1,138	0	0	0	0.0	0.0
Level B1	186	0	0	0	0.0	0.0
Level 01	921	0	0	0	156.0	0.0
Level 02	966	11	2	15	21.3	0.0
Level 03	966	11	2	15	21.3	0.0
Level 04	966	11	2	15	21.3	0.0
Level 05	966	11	2	15	21.3	0.0
Level 06	463	4	0	4	95.0	156.0
Level 07	463	4	1	6	0.0	0.0
Level 08	463	4	1	6	0.0	0.0
Level 09	463	4	1	6	0.0	0.0
Level 10	463	4	1	6	0.0	0.0
Level 11	463	4	1	6	0.0	0.0
Level 12	463	4	1	6	0.0	0.0
Level 13	463	4	1	6	0.0	0.0
Level 14	463	4	1	6	0.0	0.0
Level 15	463	4	1	6	0.0	0.0
Level 16	463	4	1	6	0.0	0.0
Level 17	463	4	1	6	0.0	0.0
Level 18	463	4	1	6	0.0	0.0
Level 19	463	4	1	6	0.0	0.0
Level 20	463	4	1	6	0.0	0.0
Level 21	463	4	1	6	0.0	0.0
Level 22	463	4	1	6	0.0	0.0
Level 23	463	4	1	6	0.0	0.0
Level 24	463	4	1	6	0.0	0.0
Subtotal		**120**	**26**		**336.2**	**156.0**
Total	**14,906**	**146**		**172**	**492.2**	
GFA excl. basements	**13,582**					

Amenity Space	**Required**	**Provided**
Amenity Space	3sqm for the first bedroom + 2sqm for each additional bedroom in a unit	490.0 sqm / 492.2 sqm

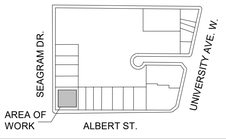
Parking (Based on Northdale Rate)	**Number of Beds**	**Parking Required**	**Parking Provided**
Residential (Rate = 0.2/Bed)	172	35	35
Visitor Parking (Rate=0.05/Bed)	172	9	9
Total Parking		**44**	**44**
Surface Parking			18
Parking in Structure - Below Grade			26
Accessible Parking	Type A	1	1
	Type B	1	1

Parking (Based on RMU-81)	**Number of Units**	**Parking Required**	**Parking Provided**
Residential (Rate = 0.6/Unit)	146	88	35
Visitor Parking (Rate=0.1/Unit)	146	15	9
Total Parking		**103**	**44**
Surface Parking			18
Parking in Structure - Below Grade/At Grade/Above Grade			26
Accessible Parking	Type A	4	1
	Type B	4	1

Bike Parking (Based on RMU-81)	**Number of Units**	**Required**	**Provided**
Type 'A' (secure indoors) (Rate=0.3/Unit)	146	44	84
Type 'B' (all other) (Rate=0.3/Unit)	146	44	4

Bike Parking (Based on Northdale Rate)	**Number of Beds**	**Required**	**Provided**
Total Bike Parking (Rate=0.25/Bed)	172	**43**	**88**

KEYPLAN



TRUE NORTH

PROJECT NORTH

No.	ISSUANCE	DATE
1	ISSUED FOR OPA / ZBA	2023-11-20

CLIENT

14688210 CANADA INC.

CLIENT ADDRESS

PROJECT

177-179 ALBERT STREET DEVELOPMENT

177-179 Albert Street, Waterloo, ON N2L 3T4

TITLE

ARCHITECTURAL SITE PLAN

WALTERFEDY

KITCHENER | HAMILTON | TORONTO | CALGARY

A PART OF WF GROUP

800.685.1378 walterfedy.com

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS — FEI WEI — LICENCE 6907 — Nov. 20, 2023

ONTARIO ASSOCIATION OF ARCHITECTS — 2023.11.20 — BENJAMIN D. GREGORY — LICENCE 8312

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SCALE :	1 : 100
DATE :	2023.11.20
PROJECT NO :	2022-0400-10
DRAWN BY :	MK
CHECKED BY :	DO

SHEET NO :

A101