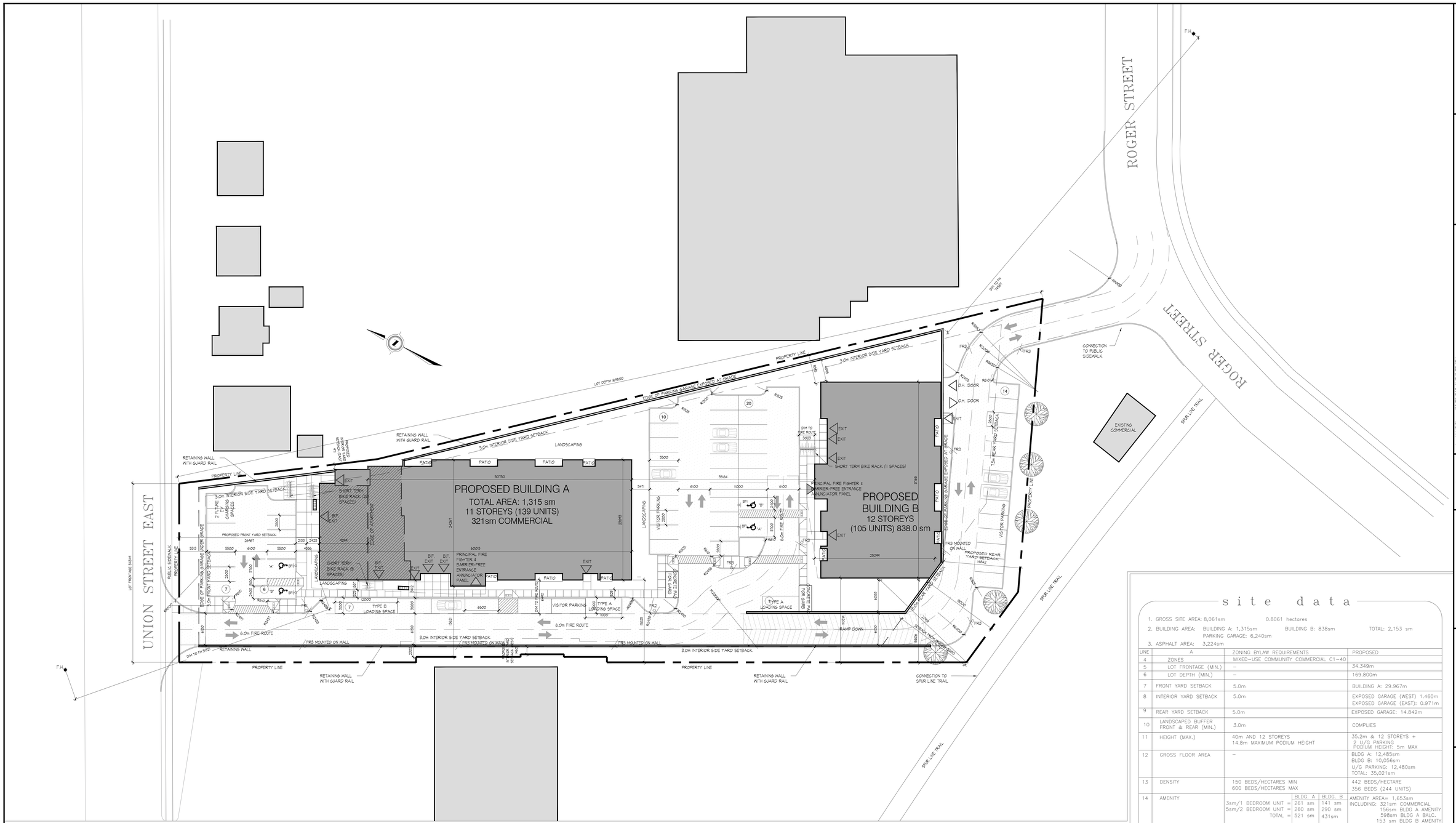
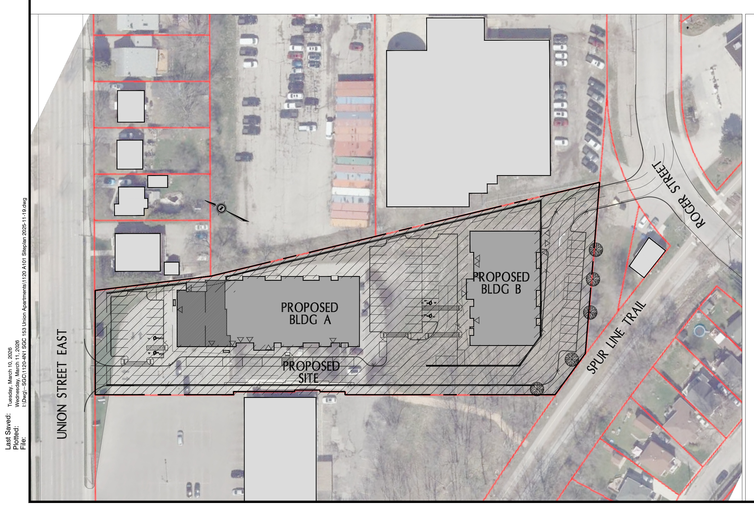




Last Saved: Tuesday March 21, 2023
Last Saved By: philip agar
Plot: Monday, March 20, 2023 10:49 AM
DWG: 3520-153-ARC SITE 153 Union Apartments 11STA.RVT Stamped: 2023-11-16.dwg

OBC DESIGNATION

BUILDING AREAS:
BUILDING A= 321 s.m - GROUP E MERCANTILE
994 s.m - GROUP C RESIDENTIAL
BUILDING B= 838 s.m - GROUP C RESIDENTIAL
PARKING GARAGE= 6,240 s.m - GROUP F, DIVISION 3 INDUSTRIAL

PART 3 BUILDING 3.2.2.42= 3.2.2.57 + 3.2.2.77
NON-COMBUSTIBLE CONSTRUCTION

FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH A 2 HR FIRE RATING

BUILDING IS REQUIRED TO BE SPRINKLERED.

LOAD-BEARING WALLS/SUPPORTING STRUCTURE TO HAVE A FIRE EQUAL TO THE SUPPORTED ASSEMBLY

3.4.2.5.(c) MAX. TRAVEL DISTANCE FROM ANY POINT ON
3.4.2.5.(d) A FLOOR AREA TO AN EXIT 45m (147'-8")
3.4.2.5.(e) (SPRINKLERED)

MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR MAY. WALL + CEILING SURFACES

FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASTME 814 AND CAN4-S115M. PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT + OFFICIALS

CONCEALED CEILING SPACES USED AS RETURN AIR PLENUMS TO HAVE MAX FLAME SPREAD RATING OF 25 AND A MAX. SMOKE DEVELOPMENT CLASSIFICATION OF 50

LEGEND

- FIRE ACCESS ROUTE
- BICYCLE RACK
- ASPHALT PAVING
- CONC. SIDEWALK
- PROPOSED BUILDING
- FIRE FIGHTER/ BARRIER FREE ENTRY
- PRINCIPAL/ FIRE FIGHTER/ BARRIER FREE ENTRY
- F.H. FIRE HYDRANT
- HP HYDRO POLE
- GB CATCH BASIN
- MH MANHOLE
- LS POLE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SOFFIT MOUNTED LIGHT FIXTURE
- FR3 FIRE ROUTE SIGN
- BARRIER/PRIVACY FENCE
- DC DROP CURB

site data

1. GROSS SITE AREA: 8,061sm — 0.8061 hectares
2. BUILDING AREA: BUILDING A: 1,315sm — BUILDING B: 838sm — TOTAL: 2,153 sm
   PARKING GARAGE: 6,240sm
3. ASPHALT AREA: 3,224sm

LINE	A	ZONING BYLAW REQUIREMENTS	PROPOSED
4	ZONES	MIXED-USE COMMUNITY COMMERCIAL C1-40	
5	LOT FRONTAGE (MIN.)	–	34.349m
6	LOT DEPTH (MIN.)	–	169.800m
7	FRONT YARD SETBACK	5.0m	BUILDING A: 29.967m
8	INTERIOR YARD SETBACK	5.0m	EXPOSED GARAGE (WEST) 1.460m EXPOSED GARAGE (EAST): 0.971m
9	REAR YARD SETBACK	5.0m	EXPOSED GARAGE: 14.842m
10	LANDSCAPED BUFFER FRONT & REAR (MIN.)	3.0m	COMPLIES
11	HEIGHT (MAX.)	40m AND 12 STOREYS 14.8m MAXIMUM PODIUM HEIGHT	35.2m & 12 STOREYS + 2 U/G PARKING PODIUM HEIGHT: 5m MAX
12	GROSS FLOOR AREA	–	BLDG A: 12,485sm BLDG B: 10,056sm U/G PARKING: 12,480sm TOTAL: 35,021sm
13	DENSITY	150 BEDS/HECTARES MIN 600 BEDS/HECTARES MAX	442 BEDS/HECTARE 356 BEDS (244 UNITS)
14	AMENITY	BLDG. A / BLDG. B 3sm/1 BEDROOM UNIT = 261 sm / 141 sm 5sm/2 BEDROOM UNIT = 260 sm / 290 sm TOTAL = 521 sm / 431sm COMMON AMENITY REQ 30% = 156 sm / 129 sm	AMENITY AREA= 1,653sm INCLUDING: 321sm COMMERCIAL 156sm BLDG A AMENITY 598sm BLDG A BALC. 153 sm BLDG B AMENITY 425sm BLDG B BALC.
15	LANDSCAPED OPEN SPACE	–	32%
16	PARKING REQUIRED	NO SPACES REQUIRED, LOCATED WITHIN MTSA 4 TYPE "A" B/F @ 324 SPACES 5 TYPE "B" B/F @ 324 SPACES 2 EV CHARGING SPACES @ 65 SURFACE	TOTAL PROVIDED: 324 SPACES INCLUDING: 4 TYPE "A" B/F INCLUDING: 5 TYPE "B" B/F INCLUDING: 24 VISITOR SPACES INCLUDING: 2 TYPE "A" LOADING INCLUDING: 2 EV CHARGING
17	BICYCLE PARKING	SHORT TERM BIKES (TYPE B) 0.3/UNIT= 74 SECURED BIKE (TYPE A) 0.3/UNIT= 74 COMMERCIAL (TYPE B) 25% BIKE RATE= 3 PER AREA E	SHORT TERM BIKES (TYPE B)= 36 SECURED BIKE (TYPE A)= 116 TOTAL= 152 SPACES
18	TOWER SEPARATION	22m FROM A TOWER ON THE SAME LOT 6m FROM AN INTERIOR LOT LINE (3.T.5.2)	35.184m FROM TOWER – TOWER 13.621m BLDG A WEST SETBACK 0.971m BLDG A EAST SETBACK 16.204m BLDG B WEST SETBACK 5.595m BLDG B EAST SETBACK
19	HORIZONTAL TOWER DIMENSION	40m MAXIMUM	50.730m BLDG A HORIZONTAL DIM 37.651m BLDG B HORIZONTAL DIM
20	TOWER FOOTPRINT	1,000sm MAXIMUM	1,315sm BLDG A FOOTPRINT 838sm BLDG B FOOTPRINT
21	TOWER STEPBACK	3m ABOVE PODIUM, INCLUD. BALCONIES ON THE FRONT BLDG FACADE & FLANKAGE BLDG FACADE (MINIMUM)	BLDG A 9.299m STEP BACK AT SECOND FLOOR

1	JAN. 5/2	ISSUED FOR CLIENT REVIEW	
2	FEB. 10/23	ISSUED FOR CLIENT REVIEW	
3	FEB. 17/23	ISSUED FOR SPA	

PRELIMINARY NOT FOR CONSTRUCTION

AA AGAR ARCHITECT
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SOUTHSIDE GROUP

SITE PLAN
PROPOSED APARTMENT
-
153 UNION
WATERLOO, ONTARIO

Project No:	1120
Scale:	AS NOTED
Dwn/Chkd. By:	SA/PA
Date:	MAY 2023

Dwg. No:
A101

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Check scales, grid & title box before plotting.
1" = 20'-0"
0 10 20 40 60 80

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1	JUN 3/21	ISSUED FOR CLIENT REVIEW
2	SEPT 03/21	ISSUED FOR CLIENT REVIEW
3	FEB 16/26	ISSUED FOR ZBA

AA AGAH ARCHITECT
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SOUTHSIDE GROUP

UNDERGROUND PARKING PLAN LEVEL 1
PROPOSED APARTMENT
153 UNION
WATERLOO, ONTARIO

Project No:	1120
Scale:	1:150
Dwn/Chkd. By:	AT/SA
Date:	MAY 2023

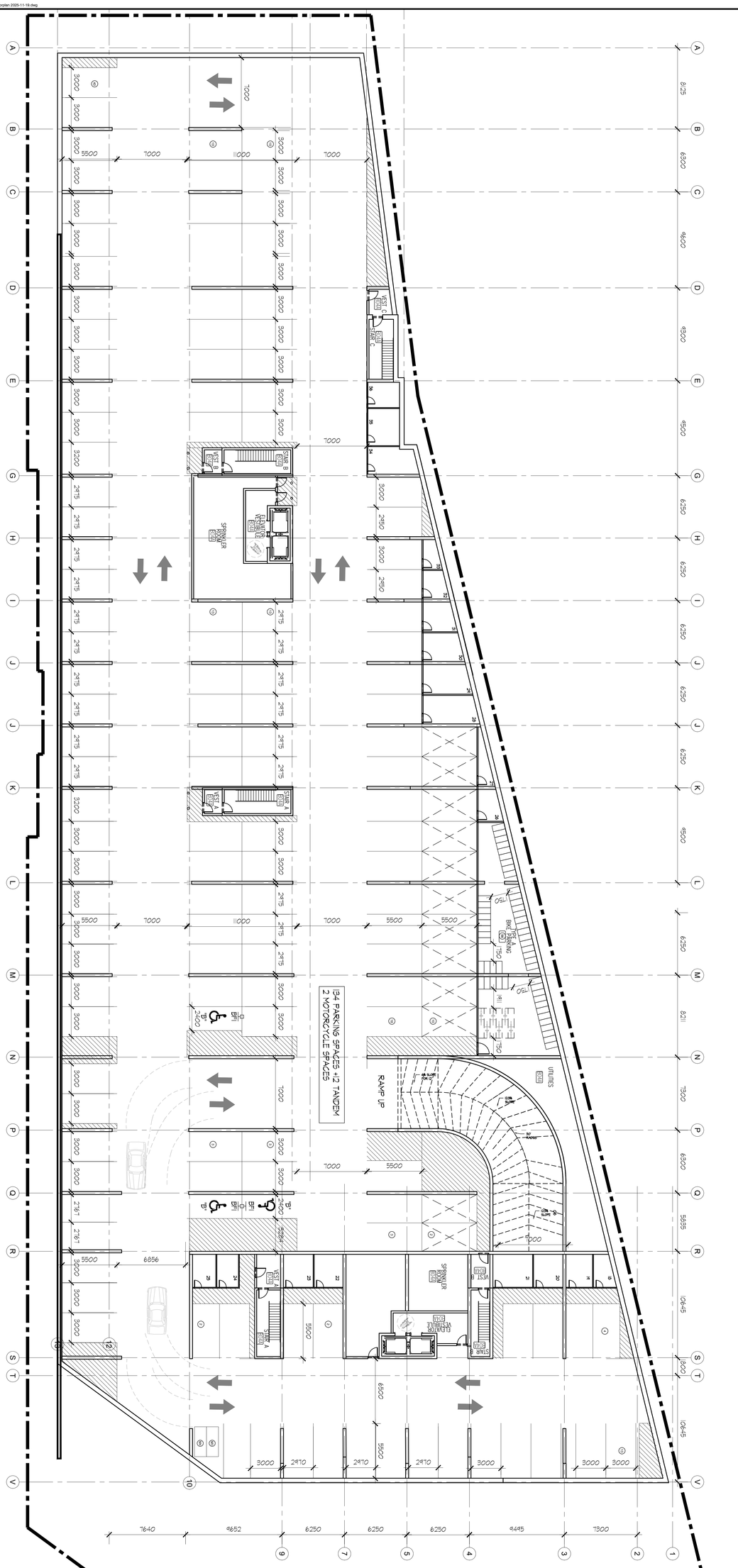
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1 U/G PARKING OVERALL
SCALE: 1:150

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1 UG PARKING OVERALL
SCALE: 1:150



UNDERGROUND PARKING PLAN LEVEL 2

PROPOSED APARTMENT
–
153 UNION
WATERLOO, ONTARIO

Project No:	1120
Scale:	1:150
Dwn/Chkd. By:	AT/SA
Date:	MAY 2023
Dwg. No:	A202

SOUTHSIDE GROUP

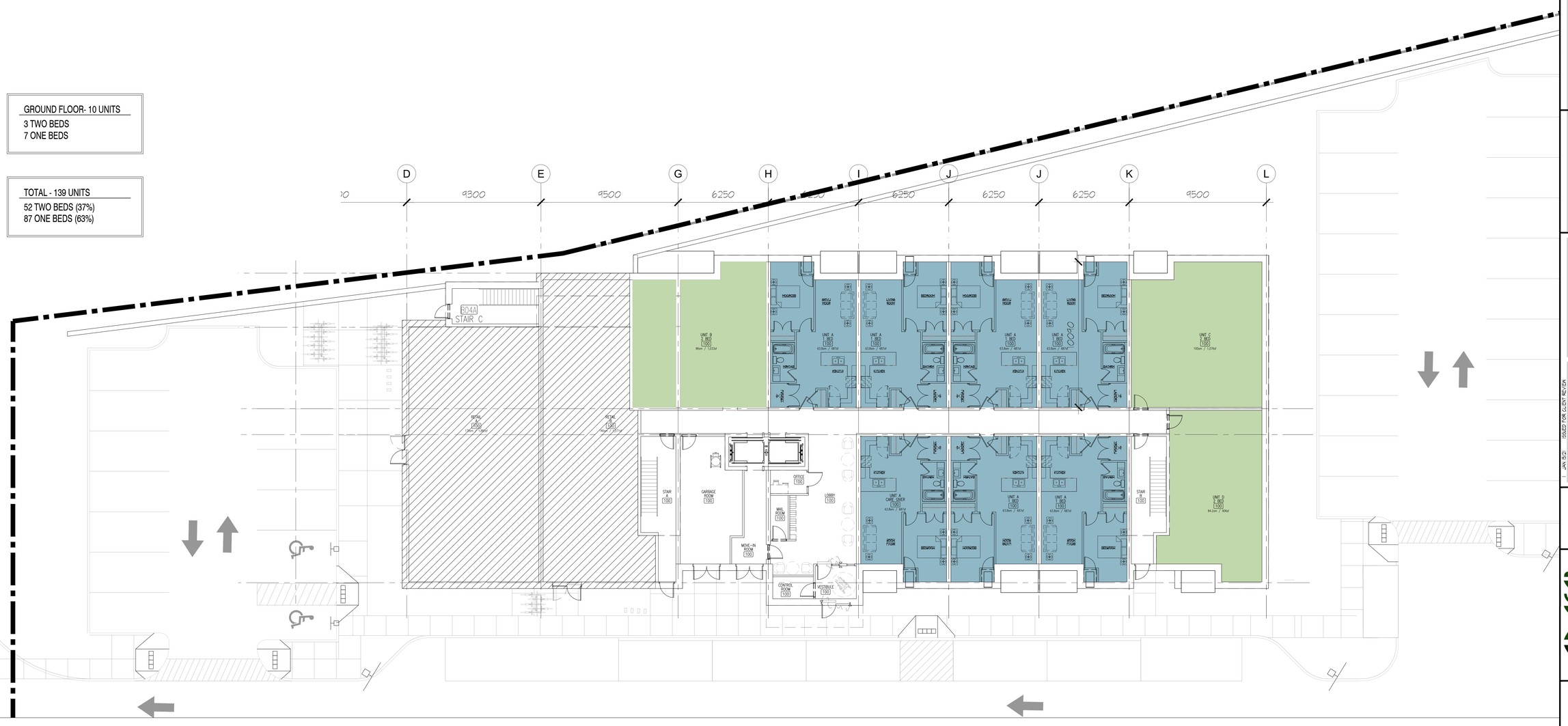
AGAR ARCHITECT
philip agar architect inc.
513 queens avenue, london, on n6b 1y3
tel: 519 432-7368 info@agar-arch.com

1	JAN 15/21	ISSUED FOR CLIENT REVIEW
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GROUND FLOOR- 10 UNITS
3 TWO BEDS
7 ONE BEDS

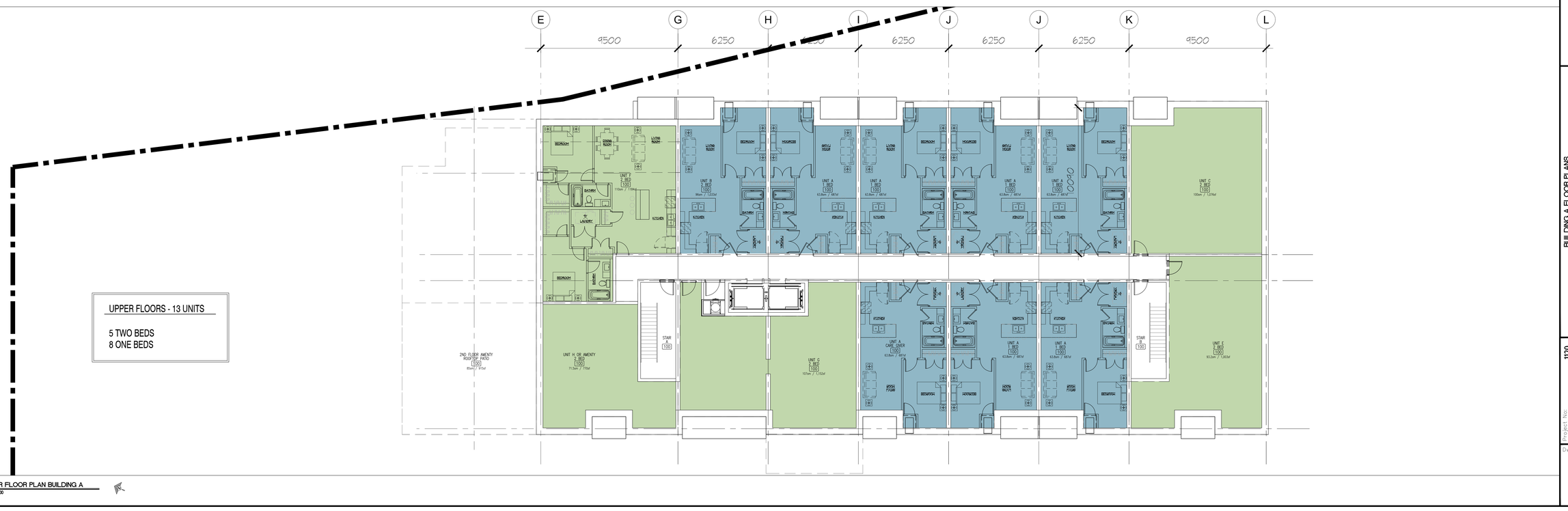
TOTAL - 139 UNITS
52 TWO BEDS (37%)
87 ONE BEDS (63%)



1 A204 GROUND FLOOR PLAN BUILDING A
SCALE : 1100

UPPER FLOORS - 13 UNITS

5 TWO BEDS
8 ONE BEDS



1 A204 UPPER FLOOR PLAN BUILDING A
SCALE : 1100

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2	SEP. 15/23	ISSUED FOR CLIENT REVIEW
3	FEB. 29/24	ISSUED FOR SPA

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SOUTHSIDE GROUP

BUILDING A FLOOR PLANS
PROPOSED APARTMENT
153 UNION
WATERLOO, ONTARIO

Project No:	1120
Scale:	1:100
Dwn/Chkd. By:	AT/SA
Date:	MAY 2023

Dwg. No:
A203

Last Saved: Friday, February 29, 2024
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GROUND FLOOR - 6 UNITS

3 TWO BEDS
3 ONE BEDS

TOTAL - 105 UNITS

58 TWO BEDS (55%)
47 ONE BEDS (45%)

1 A204 GROUND FLOOR PLAN BUILDING B
SCALE: 1100

UPPER FLOOR - 9 UNITS

5 TWO BEDS
4 ONE BEDS

2 A204 UPPER FLOOR PLAN BUILDING B
SCALE: 1100

Last Saved: Friday, February 24, 2023
Plotted: Friday, February 24, 2023
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2	FEB 15/23	ISSUED FOR CLIENT REVIEW
3	FEB 24/23	ISSUED FOR SPA

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SOUTHSIDE GROUP

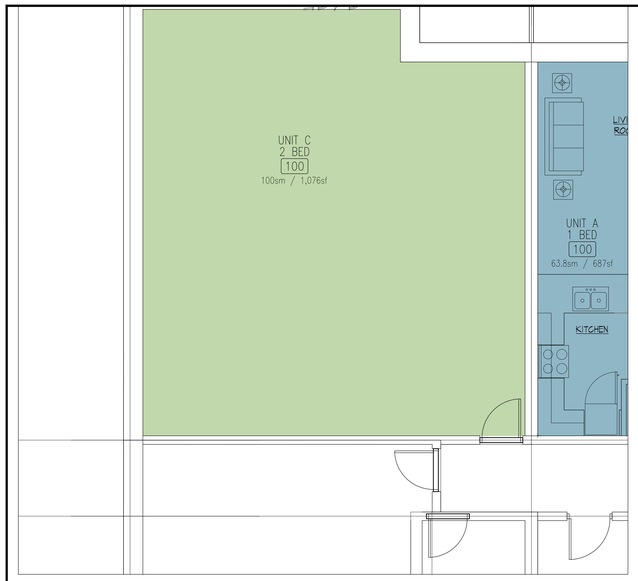
BUILDING B FLOOR PLANS

PROPOSED APARTMENT
-
153 UNION
WATERLOO, ONTARIO

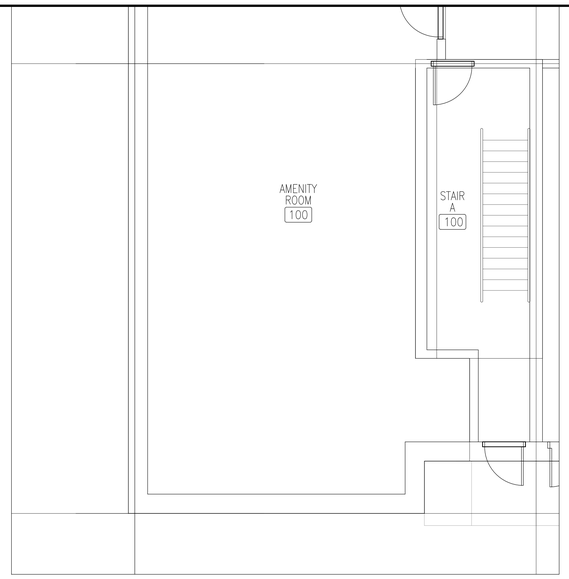
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Scale:	1:100	Date:	MAY 2023

Dwg. No:

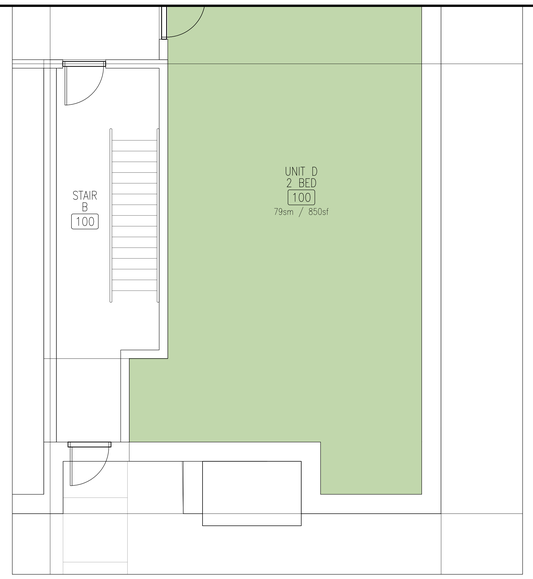
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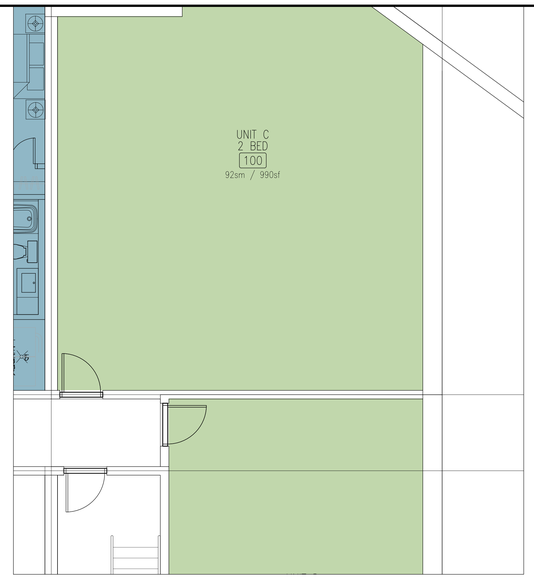
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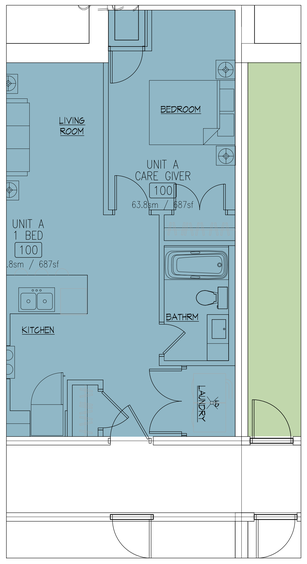
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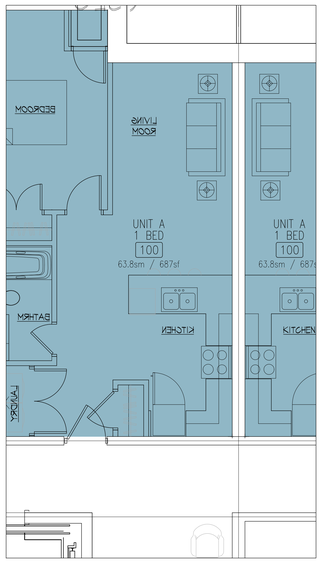
3 A210 UNIT C FLOOR PLAN
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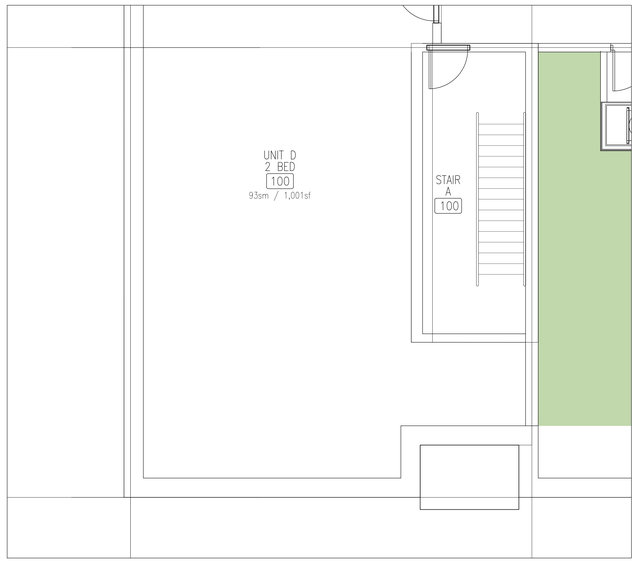
4 A210 UNIT D FLOOR PLAN
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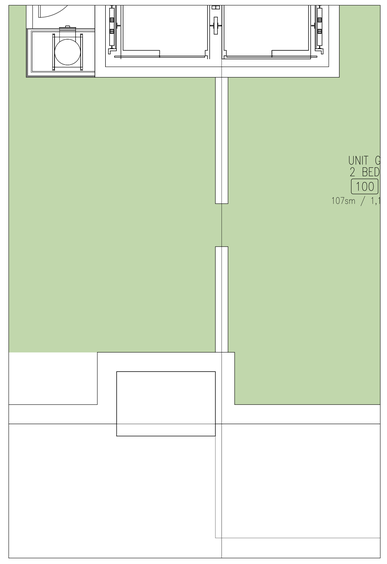
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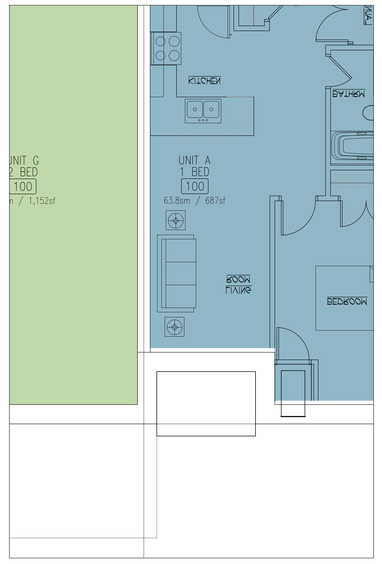
2 A210 UNIT F FLOOR PLAN
SCALE: 1:50



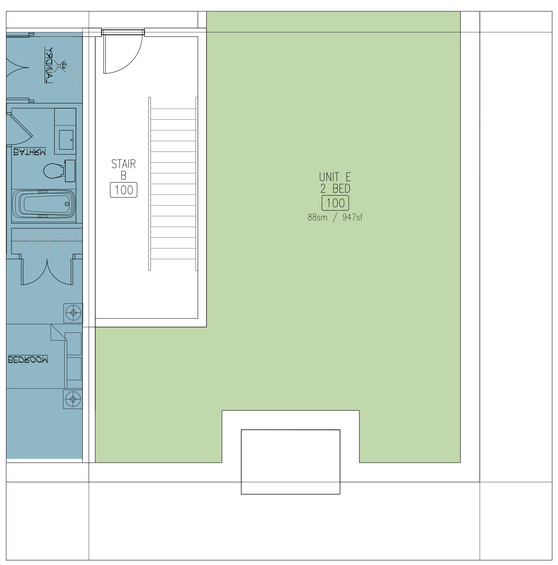
3 A210 UNIT G FLOOR PLAN
SCALE: 1:50



4 A210 UNIT H FLOOR PLAN
SCALE: 1:50



1 A210 UNIT J FLOOR PLAN
SCALE: 1:50



10 A210 UNIT K FLOOR PLAN
SCALE: 1:50

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0 1/2" 1"

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SOUTHSIDE GROUP

BUILDING B - UNIT PLANS

PROPOSED APARTMENT
-
153 UNION
WATERLOO, ONTARIO

Project No:	1120
Scale:	1:50
Dwn/Chkd By:	AT/SA
Date:	MAY 2023

Dwg. No:
A210

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Friday, February 23, 2024
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SIGNAGE
153


SIGNAGE
SIGNAGE
153


SIGNAGE
UNION RESIDENCES




SIGNAGE
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UNION RESIDENCES


UNION RESIDENCES


EXIT
ENTER

