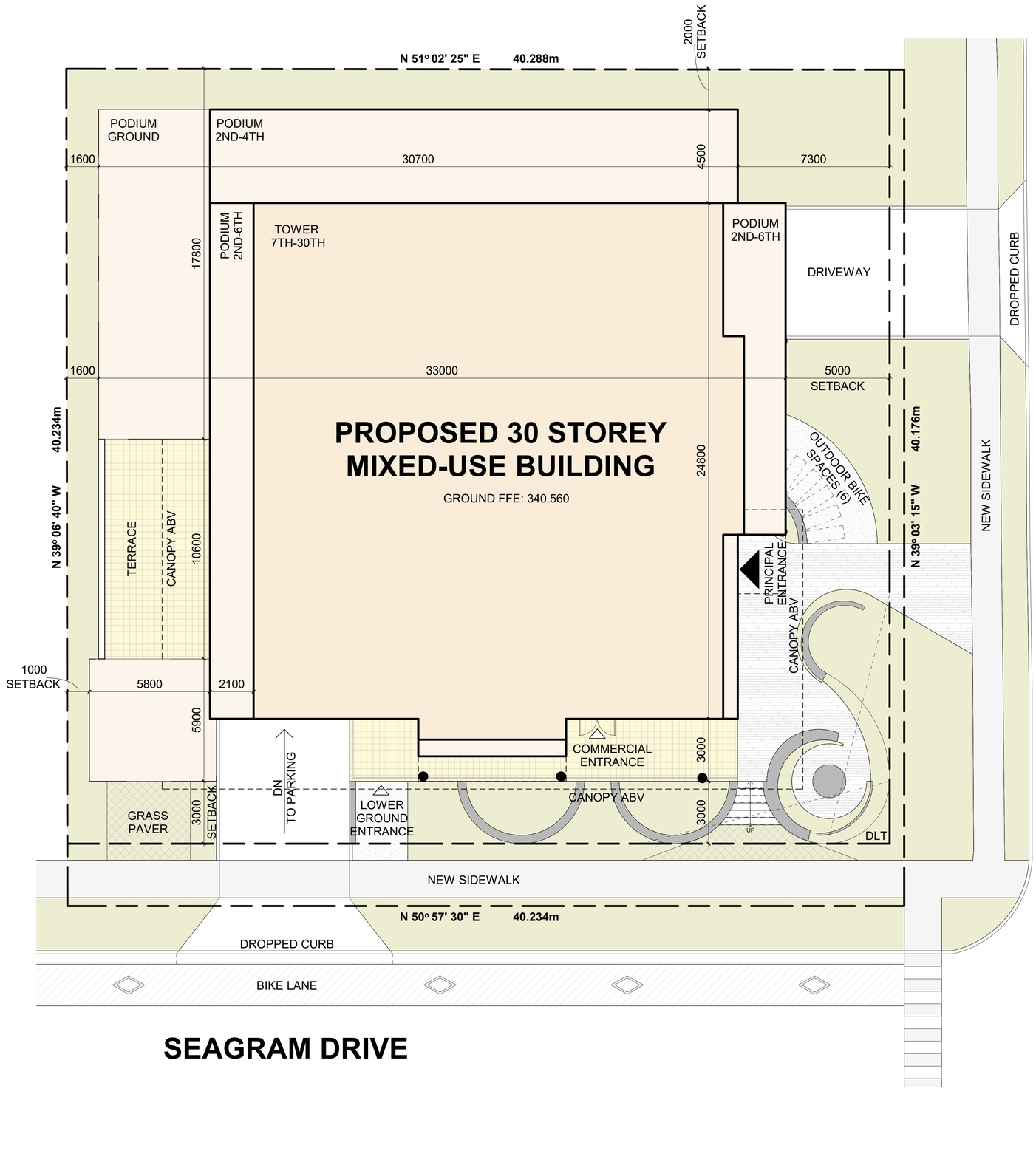
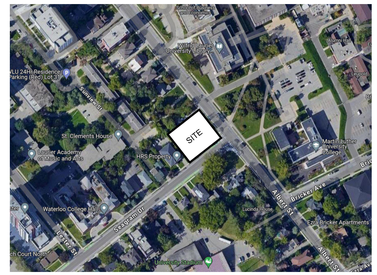


ALBERT STREET



KEY PLAN

RENTABLE FLOOR AREA	
GROUND FLOOR (COMM)	2400 (SF)
2ND-3RD FLOOR	20 UNITS
4ND-5TH FLOOR	18 UNITS
7TH-30TH FLOOR	8 X 24 STOREY = 192 UNITS
TOTAL	**2400 SF COMM + 230 RES UNITS**

GROSS FLOOR AREA (SF)	
BASEMENT	12,360
LOWER GROUND FLOOR	12,018
GROUND FLOOR	9855
2ND-3RD FLOOR	8694 X 2 STOREY = 17,388
4ND-5TH FLOOR	7479 X 2 STOREY = 14,958
6TH FLOOR	7618
7TH-30TH FLOOR	6207 X 24 STOREY = 148,968
MECH PENTHOUSE	2480
TOTAL	**225,645**

DETAILS OF DEVELOPMENT

DATA		REQUIRED	PROVIDED
ZONING		RMU-81	
GROSS LOT AREA (m²)		1619	
AREA OF ROW (m²)		146	
NET LOT AREA (m²)		1473	
NUMBER OF UNITS		230	
UNIT TYPES STUDIO 1 BED 2 BED 3 BED		 58 34 134 4	
LOT FRONTAGE (MIN-m)		20	40
SETBACKS (MIN-m)	E. SL	5.0	5
	RY	5.0	1
	SY	3.0	2
	S. SL	3.0	3
SL SETBACKS (MAX-m) E. SL: 6.0 S. SL: 75% OF THE SL		 6.0 30	 5 3
BUILDING HEIGHT (MIN-m)		13.5	102
BUILDING HEIGHT (MAX-m)		81	102
HEIGHT OF FIRST STOREY (MIN-m)		4	6.2
PODIUM HEIGHT (MIN-m)		10.5	21
PODIUM HEIGHT (MAX-m)		21 6 STOREY	21 6 STOREY
NUMBER OF STOREYS		25	30
DENSITY (MIN-BEDRM/HA)		150	2525
DENSITY (MAX-BEDRM/HA)		750	2525
NUMBER OF BEDROOMS		110	372
LANDSCAPE AREA (MIN-m²)		442	358
LANDSCAPE AREA (MIN-%)		30	24
HORIZONTAL TOWER DIMENSION (MAX-m)		40	24
TOWER FOOTPRINT (MAX-m²)		1000	578
TOWER STEPBACK ABOVE PODIUM (MIN-m)		3	RANGES 0-7.4m
AMENITY AREA 3m² / UNIT + 2m² / ADDITIONAL BEDROOM		3(228) +2(140) = 684	INDOOR= 550 OUTDOOR= 230 BALCONY= 266 TOTAL= 1046
PARKING REQUIRED		0	44
No. OF BARRIER FREE SPACES OF TOTAL 1 TYPE 'A' AND 2 TYPE 'B'		3	3
BIKE RACKS 0.3/UNIT		69 TYPE A 69 TYPE B	281 6
GARBAGE		INDOOR	

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.

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REVISIONS:

NO.:	DATE:	ISSUED:
1	2024.10.10	ISSUED FOR OPA/ZBA

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PROJECT:

MIXED-USE BUILDING

177-179 ALBERT STREET, WATERLOO

MODERN REAL ESTATE DEVELOPMENT

DRAWING TITLE:

SITE PLAN

DATE: 2024.09.20
SCALE: As indicated
DRAWN: HS
STATUS: ZBA
JOB NO.: 2410

DRAWING NO.:

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