AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

August 21st, 2026

APPENDIX #3 - AMENITY AREAS

REQUIRED AND PROVIDED PRIVATE AND COMMON AMENITY AREAS, INCLUDING THE 20% ROOFTOP AMENITY CAP

As per Waterloo Zoning By-Law 2018-050

As per Waterloo Zoning By-law 2018-050

Sections 9S.3.9 - Table 9S-H: Regulations - Station Area Mixed-Use Zone (SAMU), and 3.A.4 - Amenity Area

Table 9S-H: Regulation – STATION AREA MIXED-USE (SAMU)	
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres
LANDSCAPED OPEN SPACE (minimum)	15%
AMENITY AREAS (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT

3.A.4 AMENITY AREA

3.A.4.1 AMENITY AREA shall be provided on the same LOT for which it is required.

3.A.4.2 APARTMENT BUILDINGS, MULTI-UNIT RESIDENTIAL BUILDINGS and MIXED USE BUILDINGS containing fifty (50) BEDROOMS or more shall provide a minimum of thirty percent (30%) of the required AMENITY AREA as common AMENITY AREA, meaning AMENITY AREA designed, intended and accessible to all residents of the BUILDING.

3.A.4.4 Notwithstanding anything to the contrary, a maximum twenty percent (20%) of the required AMENITY AREA may be outdoor rooftop amenity space (such as rooftop decks and terraces) located more than 22 metres above GRADE.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

Appendix # 3 - Amenity Areas

The proposed development provides a combination of common and private amenity areas across five development phases at 170 and 180 Columbia Street West.

Each building independently satisfies the applicable amenity requirements. Lot-level and overall development totals are provided as consolidated summaries of the building-specific calculations.

The results are also summarized by lot for 170 Columbia Street West (Phases 1 and 2) and 180 Columbia Street West (Phases 3, 4 and 5) to demonstrate the coordinated amenity strategy for the comprehensive development.

Each building independently satisfies the applicable amenity requirements, with the lot-level and overall development totals provided as consolidated summaries.

Required Amenity Area (Refer to Appendix 1)

On a building-specific basis:

- **Phase 1** contains 439 dwelling units and 654 bedrooms, requiring **1,747.00 m²** of amenity area.
- **Phase 2** contains 379 dwelling units and 555 bedrooms, requiring **1,489.00 m²** of amenity area.
- **Phase 3** contains 443 dwelling units and 650 bedrooms, requiring **1,743.00 m²** of amenity area.
- **Phase 4** contains 268 dwelling units and 392 bedrooms, requiring **1,052.00 m²** of amenity area.
- **Phase 5** contains 378 dwelling units and 638 bedrooms, requiring **1,654.00 m²** of amenity area.

The total amenity requirement for the overall development is therefore **7,685.00 m²**.

Private Amenity Area

Private amenity area is provided through residential balconies.

Private Amenity Area - Balconies

LOT	PHASE	PRIVATE AMENITY AREA (m²)
170 COLUMBIA	Phase 1	3,361.00
	Phase 2	2,747.00
170 COLUMBIA TOTAL	**PHASES 1+2**	**6,108.00**
180 COLUMBIA	Phase 3	3,377.00
	Phase 4	2,173.00
	Phase 5	2,978.00

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

180 COLUMBIA TOTAL	**PHASES 3+4+5**	**8,528.00**
TOTAL DEVELOPMENT	**ALL PHASES**	**14,636.00**

Common Indoor and Outdoor Amenity Area

TOTAL COMMON INDOOR AND OUTDOOR AMENITY AREA			
PHASE	LEVEL	AREA NAME	AREA (m^2)
		PHASE 1	
PHASE 1	LEVEL 1	INDOOR AMENITY	111 m^2
PHASE 1	LEVEL 2	INDOOR AMENITY	220 m^2
PHASE 1	LEVEL 2	OUTDOOR AMENITY	124 m^2
PHASE 1	LEVEL 35	INDOOR AMENITY	102 m^2
PHASE 1	LEVEL 35	OUTDOOR AMENITY	330 m^2
TOTAL			887 m^2
		PHASE 2	
PHASE 2	LEVEL 1	INDOOR AMENITY	200 m^2
PHASE 2	LEVEL 1	OUTDOOR AMENITY	412 m^2
PHASE 2	LEVEL 7	INDOOR AMENITY	206 m^2
PHASE 2	LEVEL 7	OUTDOOR AMENITY	183 m^2
PHASE 2	LEVEL 30	INDOOR AMENITY	92 m^2
PHASE 2	LEVEL 30	OUTDOOR AMENITY	343 m^2
TOTAL			1,437 m^2
170 COLUMBIA			2,324 m^2
		PHASE 3	
PHASE 3	LEVEL 7	INDOOR AMENITY	206 m^2
PHASE 3	LEVEL 7	OUTDOOR AMENITY	154 m^2
PHASE 3	LEVEL 35	INDOOR AMENITY	105 m^2
PHASE 3	LEVEL 35	OUTDOOR AMENITY	322 m^2
TOTAL			787 m^2
		PHASE 4	
PHASE 4	LEVEL 4	INDOOR AMENITY	207 m^2
PHASE 4	LEVEL 4	OUTDOOR AMENITY	126 m^2
PHASE 4	LEVEL 25	INDOOR AMENITY	81 m^2
PHASE 4	LEVEL 25	OUTDOOR AMENITY	361 m^2
TOTAL			775 m^2
		PHASE 5	
PHASE 5	LEVEL 7	INDOOR AMENITY	206 m^2

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

PHASE 5	LEVEL 7	OUTDOOR AMENITY	142 m²
PHASE 5	LEVEL 30	INDOOR AMENITY	99 m²
PHASE 5	LEVEL 30	OUTDOOR AMENITY	323 m²
TOTAL			771 m²
180 COLUMBIA			2,333 m²
		GRAND TOTAL	**4,657 m²**

The development therefore provides a total **of 4,657.00 m²** of common amenity area before application of the common outdoor rooftop amenity cap.

Total Outdoor Rooftop Amenity Area Above 22m

TOTAL OUTDOOR ROOFTOP AMENITY (ABOVE 22 m)			
	LEVEL	AREA NAME	AREA (m²)
		PHASE 1	
PHASE 1	LEVEL 35	OUTDOOR AMENITY	330 m²
	TOTAL		330 m²
		PHASE 2	
PHASE 2	LEVEL 7	OUTDOOR AMENITY	183 m²
PHASE 2	LEVEL 30	OUTDOOR AMENITY	343 m²
	TOTAL		526 m²
	170 COLUMBIA		856 m²
		PHASE 3	
PHASE 3	LEVEL 7	OUTDOOR AMENITY	154 m²
PHASE 3	LEVEL 35	OUTDOOR AMENITY	322 m²
	TOTAL		477 m²
		PHASE 4	
PHASE 4	LEVEL 25	OUTDOOR AMENITY	361 m²
	TOTAL		361 m²
		PHASE 5	
PHASE 5	LEVEL 7	OUTDOOR AMENITY	142 m²
PHASE 5	LEVEL 30	OUTDOOR AMENITY	323 m²
	TOTAL		465 m²
	180 COLUMBIA		1,303 m²

TOTAL OUTDOOR ROOFTOP > 22 m	**2,159 m²**

The development provides a total of **2,159.00 m²** of common outdoor rooftop amenity area located above 22 m.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

Note for tables: individual areas are displayed as rounded values. Totals are calculated using the precise, unrounded areas and may not equal the sum of the displayed values due to rounding.

Rooftop Amenity Cap

Rooftop common outdoor amenity area has been capped at **20% of the total required amenity area for each building**. Any rooftop common outdoor amenity area exceeding the applicable 20% cap is not credited toward the required amenity area.

LOT	PHASE	COMMON OUTDOOR ROOFTOP AMENITY (m^2)	TOTAL REQUIRED AMENITY (m^2)	20% ROOFTOP CAP (m^2)	EXCESS NOT CREDITABLE (m^2)
170 COLUMBIA	Phase 1	330.00	1,747.00	349.40	**0.00**
	Phase 2	526.00	1,489.00	297.80	**228.20**
170 COLUMBIA TOTAL	**Phases 1+2**	**856.00**	**3,236.00**	**647.20**	**228.20**
180 COLUMBIA	Phase 3	477.00	1,743.00	348.60	**128.40**
	Phase 4	361.00	1,052.00	210.40	**150.60**
	Phase 5	465.00	1,654.00	330.80	**134.20**
180 COLUMBIA TOTAL	**Phases 3+4+5**	**1,303.00**	**4,449.00**	**889.80**	**413.20**
TOTAL DEVELOPMENT	**All Phases**	**2,159.00**	**7,685.00**	**1,537.00**	**641.40**

Note: Lot and development totals shown for the 20% rooftop cap represent the sum of the applicable building-specific caps. Compliance with the rooftop amenity limitation is assessed individually for each building.

Based on the building-specific application of the rooftop amenity cap, a total of **641.40 m^2** of common outdoor rooftop amenity area exceeds the permitted 20% cap and is therefore **not credited** toward the required amenity area.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

Building-Specific Amenity Compliance

LOT	PHASE	REQUIRED TOTAL AMENITY (m^2)	MIN. COMMON @ 30% (m^2)	CREDITABLE COMMON AMENITY AFTER ROOFTOP CAP (m^2)	PRIVATE AMENITY PROVIDED (m^2)	TOTAL CREDITABLE AMENITY PROVIDED (m^2)	COMMON STATUS @ 30%	OVERALL STATUS (COMMON + PRIVATE)
170 COLUMBIA	Phase 1	1,747.00	524.10	887.00	3,361.00	4,248.00	PASS	PASS
	Phase 2	1,489.00	446.70	1,208.80	2,747.00	3,955.80	PASS	PASS
170 COLUMBIA TOTAL	Phases 1+2	3,236.00	970.80	2,095.80	6,108.00	8,203.80	PASS	PASS
180 COLUMBIA	Phase 3	1,743.00	522.90	658.60	3,377.00	4,035.60	PASS	PASS
	Phase 4	1,052.00	315.60	624.40	2,173.00	2,797.40	PASS	PASS
	Phase 5	1,654.00	496.20	636.80	2,978.00	3,614.80	PASS	PASS
180 COLUMBIA TOTAL	Phases 3+4+5	4,449.00	1,334.70	1,919.80	8,528.00	10,447.80	PASS	PASS
TOTAL DEVELOPMENT	ALL PHASES	7,685.00	2,305.50	4,015.60	14,636.00	18,651.60	PASS	PASS

Conclusion

The proposed development provides a total of **19,293.00 m^2** of common and private amenity area before application of the rooftop amenity cap.

Following the building-specific application of the 20% rooftop common outdoor amenity cap, **641.40 m^2** of rooftop amenity area is not creditable toward the required amenity area. The development therefore provides **4,015.60 m^2 of creditable common amenity area** and **14,636.00 m^2 of private amenity area**, for a total of **18,651.60 m^2 of creditable amenity area**.

Each proposed building individually satisfies the minimum requirement for **30% of the required amenity area to be provided as common amenity area**, following application of the rooftop amenity cap. Each building also provides total creditable common and private amenity area in excess of its respective minimum amenity requirement.

The combined minimum amenity requirement for the overall development is **7,685.00 m^2**. The proposed development therefore complies with the applicable amenity area requirements on a **building-specific basis**. Lot-level and overall development totals are provided as consolidated summaries of the individual building calculations.

AAA Architects Inc.
130 Queens Quay East, Suite 1018
Toronto, ON M5A 0P6
T: (647) 948.4889 F: (647)948.4889

Appendix # 3 - Amenity Areas



Domenica Arias

Architectural Technologist

T: 647.948.4889 - Ext. 105

C: 437.269.6053

E: darias@aaa-architects.ca

AAA Architects Inc.

1018-130 Queens Quay East, Toronto, ON M5A 0P6