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APPENDIX #2 - NON-RESIDENTIAL USES

As per Waterloo Zoning By-Law 2018-050

Section 9S.3.3 - TABLE 9S-G: REGULATIONS – STATION AREA MIXED-USE ZONE (SAMU)

This appendix is prepared to support and explain the calculations of the non-residential uses, to comply with zoning by-law 2018-050-March 2026. As per section 9S.3.3.-Table 9S-G, the station area mixed use zone (SAMU). For lots with more than 1,000 dwelling units, the minimum BFA of non-residential uses shall be 2 m^2 per dwelling unit. See below:

Table 9S-G: Regulations – STATION AREA MIXED-USE ZONE (SAMU)	
LOT FRONTAGE (minimum)	20.0 metres
STREET LINE setback (minimum)	4.0 metres
STREET LINE setback (maximum)	75% of the STREET LINE BUILDING FAÇADE shall be within 6.0 metres of the STREET LINE
SIDE YARD setback (minimum)	3.0 metres
REAR YARD setback (minimum)	3.0 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
Non-Residential Uses (minimum)	For LOTS with more than 1,000 DWELLING UNITS, the minimum BUILDING FLOOR AREA for non-residential uses in 9S.3.1, excluding STRUCTURED

Table 9S-G: Regulations – STATION AREA MIXED-USE ZONE (SAMU)	
	PARKING, shall be 2.0 square metres per DWELLING UNIT, and 1.0 square metre per DWELLING UNIT in all other instances
Complementary Uses (maximum)	Complementary uses specified in section 9S.3.1.2 shall not collectively exceed 50% of the total BUILDING FLOOR AREA of all BUILDINGS on a LOT, excluding STRUCTURED PARKING
Ancillary Uses (maximum)	Ancillary uses specified in section 9S.3.1.3 shall not collectively exceed 15% of the total BUILDING FLOOR AREA of all BUILDINGS on a LOT, excluding STRUCTURED PARKING
	The maximum BUILDING FLOOR AREA of each Ancillary Use shall not exceed 1,858 squares metres
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

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Proposed Residential Unit Floor Area

Note: For the purposes of this Appendix, the residential unit floor area has been calculated to the centreline of the walls enclosing each residential unit, consistent with the applicable unit floor area definition and measurement methodology. The calculation is limited to the floor area contained within the residential units and excludes corridors, stairs, elevators, lobbies, service areas, and any other common or non-dwelling areas.

RESIDENTIAL UNIT FLOOR AREA CALCULATION				
PHASE	**LEVEL**	**COUNT**	**AREA PER FLOOR (m²)**	**TOTAL AREA (m²)**
PHASE 1	LEVEL 2	1	641.00	641.00
	LEVEL 3	1	913.00	913.00
	LEVEL 4	1	913.00	913.00
	LEVEL 5	1	913.00	913.00
	LEVEL 6	1	913.00	913.00
	LEVEL 7	1	616.00	616.00
	LEVEL 8-34	27	614.00	16,578.00
			TOTAL	21,487.00
PHASE 2	LEVEL 2	1	836.00	836.00
	LEVEL 3	1	937.00	937.00
	LEVEL 4	1	937.00	937.00
	LEVEL 5	1	937.00	937.00
	LEVEL 6	1	937.00	937.00
	LEVEL 7	1	396.00	396.00
	LEVEL 8	22	618.00	13,596.00
			TOTAL	18,576.00
PHASE 3	LEVEL 2	1	827.00	827.00
	LEVEL 3	1	936.00	936.00
	LEVEL 4	1	936.00	936.00
	LEVEL 5	1	936.00	936.00
	LEVEL 6	1	936.00	936.00
	LEVEL 7	1	396.00	396.00
	LEVEL 8	27	617.00	16,659.00
			TOTAL	21,626.00
PHASE 4	LEVEL 4	1	398.00	398.00
	LEVEL 5-24	20	618.00	12,360.00
			TOTAL	12,758.00
PHASE 5	LEVEL 2	1	781.00	781.00
	LEVEL 3	1	917.00	917.00
	LEVEL 4	1	917.00	917.00
	LEVEL 5	1	917.00	917.00
	LEVEL 6	1	917.00	917.00
	LEVEL 7	1	397.00	397.00
	LEVEL 8	22	619.00	13,618.00
			TOTAL	18,464.00
			ALL PHASES TOTAL	**92,911.00**

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PROPOSED TOTAL UNIT AND BEDROOM COUNTS

PHASE	UNIT COUNT	BEDROOM COUNT	
PHASE 1	439	654	**170 COLUMBIA**
PHASE 2	379	555	
TOTAL	**818**	**1,209**	
PHASE 3	443	650	**180 COLUMBIA**
PHASE 4	268	392	
PHASE 5	378	638	
TOTAL	**1,089**	**1,680**	
TOTAL DEVELOPMENT	**1,907**	**2,889**	

Based on the BFA and unit information, the proposed development has an average residential unit size of approximately **48.72 m² (524.43 ft²)**.

AVERAGE UNIT SIZE

TOTAL RESIDENTIAL AREA/TOTAL NUMBER OF UNITS

92,911 m² / 1907 UNITS

48.72 m²

For the purposes of establishing an equivalent residential unit count, an average market-area apartment unit size of approximately **62.7 m²** has been applied*.

AVERAGE APARTMENT SIZE IN WATERLOO*

62.70 m²

Dividing the total proposed residential Unit Floor Area by this average unit size results in an equivalent unit count of approximately **1,482 units.**

92,911 (Total Residential Unit Floor Area) ÷ 62.7 m² per unit = approximately 1,482 equivalent units

**Refer to the Planning Justification Report for more information.*

NON-RES REQUIREMENTS

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IF THE APARTMENT SIZE WERE THE CITY'S AVERAGE, THIS WOULD EQUATE TO:
48.72 m^2 x # OF UNITS / 62.7 m^2/unit

170 COLUMBIA	636	UNITS
180 COLUMBIA	847	UNITS
TOTAL	**1483**	**UNITS**

Although the development-wide calculation results in approximately 1,482 equivalent units, for a conservative assessment, the equivalent unit count has been calculated separately for each property using the proposed development-wide average residential unit size of approximately 48.72 m^2.

170 Columbia:

818 units x 48.72 m^2 ÷ 62.7 m^2 = 635.6 = **636 equivalent units**

180 Columbia:

1,089 units x 48.72 m^2 ÷ 62.7 m^2 = 846.2 = **847 equivalent units**

Total equivalent unit count = **1,483 units**

Applying a requirement of **2.0 m^2 of non-residential GFA per equivalent residential unit** results in the following:

1,483 equivalent units x 2.0 m^2 per unit = 2,966.00 m^2

Accordingly, the proposed development has been evaluated based on a total non-residential GFA requirement of approximately **2,966.00 m^2**.

This methodology accounts for the comparatively smaller average unit size proposed within the development and provides a proportional basis for determining the required office/non-residential component.

Proposed Development

The development proposes a total of 2,967.00 m^2 non-residential GFA. Compliant with the equivalent unit count proposed.

NON-RESIDENTIAL USES AREA

170 COLUMBIA	AREA (m^2)
PHASE 1	463 m^2
PHASE 2	42 m^2

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TOTAL	505 m²

180 COLUMBIA	
PHASE 3	277 m²
PHASE 4	2,055 m²
PHASE 5	130 m²
TOTAL	2,462 m²

TOTAL	**2,967 m²**

Conclusion

Based on the equivalent-unit methodology described in this Appendix, the proposed development has been assessed using an equivalent residential unit count of **1,483 units**. Applying the required rate of 2 m² of non-residential Building Floor Area per equivalent dwelling unit results in a minimum non-residential Building Floor Area requirement of:

1,483 equivalent units x 2 m² per unit = 2,966 m²

The development proposes a total of **2,967 m²** of non-residential Building Floor Area, consisting of:

- 505 m² at 170 Columbia Street West; and
- 2,462 m² at 180 Columbia Street West.

The proposed non-residential Building Floor Area therefore exceeds the calculated requirement by 1 m².

Accordingly, subject to the City's acceptance of the equivalent-unit methodology outlined herein, the proposed development satisfies the minimum non-residential Building Floor Area requirement established through this Appendix.

The calculations contained in this Appendix are based on the current development statistics and architectural plans. Any revisions affecting the residential unit count, residential unit floor area, or proposed non-residential Building Floor Area may require the calculations to be reviewed and updated.

Thank you,

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