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August 21st, 2026

APPENDIX #1 - Required Amenity Calculations

As per Waterloo Zoning By-Law 2018-050

Section 9S.3.9, Table 9S-H Regulation – STATION AREA MIXED-USE (SAMU)

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

The required amenity area has been calculated based on a requirement of 3.0 m^2 for the first bedroom within each dwelling unit, plus 2.0 m^2 for each additional bedroom.

The calculation may therefore be expressed as follows:

Required Amenity Area= (3.0 m^2 x Total Units) + [2.0 m^2 x (Total Bedrooms - Total Units)]

For calculation purposes, this formula can also be simplified to:

Required Amenity Area = (2.0 m^2 x Total Bedrooms) + (1.0 m^2 x Total Units)

Based on the current unit and bedroom counts:

170 Columbia Street – Phase 1

(2.0 m^2 x 654 bedrooms) + (1.0 m^2 x 439 units)

= 1,308 m^2 + 439 m^2

= 1,747 m^2 required

170 Columbia Street – Phase 2

(2.0 m^2 x 555 bedrooms) + (1.0 m^2 x 379 units)

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= 1,110 m² + 379 m²

= 1,489 m² required

170 Columbia Street Total – Phases 1 and 2

1,747 m² + 1,489 m² = 3,236 m² required

180 Columbia Street – Phase 3

(2.0 m² x 650 bedrooms) + (1.0 m² x 443 units)
= 1,300 m² + 443 m²
= 1,743 m² required

180 Columbia Street – Phase 4

(2.0 m² x 392 bedrooms) + (1.0 m² x 268 units)
= 784 m² + 268 m²
= 1,052 m² required

180 Columbia Street – Phase 5

(2.0 m² x 638 bedrooms) + (1.0 m² x 378 units)
= 1,276 m² + 378 m²
= 1,654 m² required

180 Columbia Street Total – Phases 3, 4 and 5

1,743 m² + 1,052 m² + 1,654 m² = 4,449 m² required

The combined amenity area requirement for all phases is therefore:

3,236 m² + 4,449 m² = 7,685 m²

See table below:

Required Amenity Area

LOT	PHASE	UNITS	BEDROOMS	REQUIRED AMENITY (m²)
170 COLUMBIA	Phase 1	439	654	1,747.00
	Phase 2	379	555	1,489.00
170 COLUMBIA TOTAL	**PHASES 1 + 2**	**818**	**1,209**	**3,236.00**

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180 COLUMBIA	Phase 3	443	650	1,743.00
	Phase 4	268	392	1,052.00
	Phase 5	378	638	1,654.00
180 COLUMBIA TOTAL	**PHASES 3 + 4 + 5**	**1,089**	**1,680**	**4,449.00**
TOTAL DEVELOPMENT	**ALL PHASES**	**1,907**	**2,889**	**7,685.00**

This calculation applies the amenity requirement separately to the first bedroom of each unit and to all additional bedrooms. Any alternative calculation would result from a different interpretation of the applicable amenity area requirement.

If there's any outstanding questions or concerns, please contact the undersigned.



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