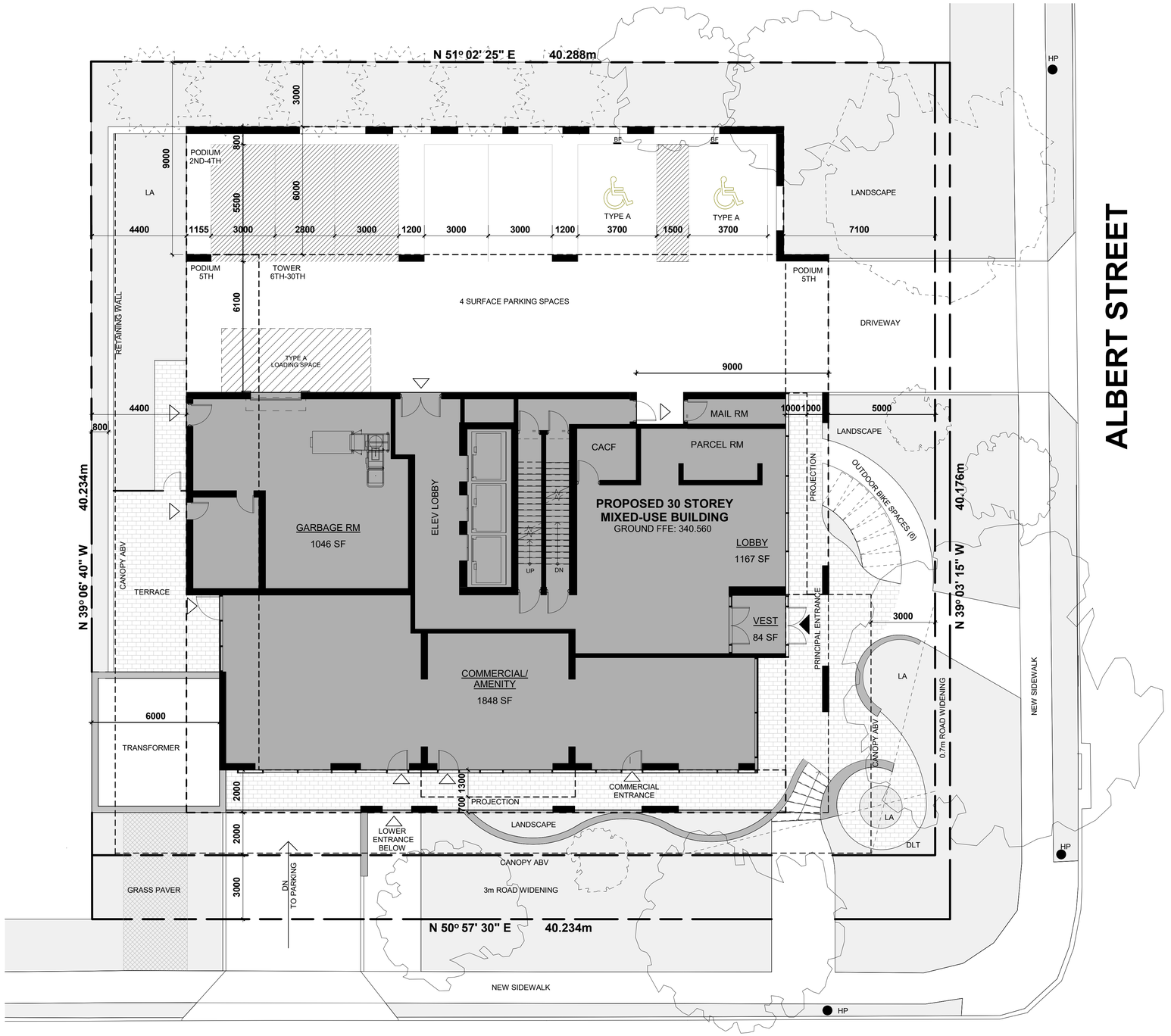
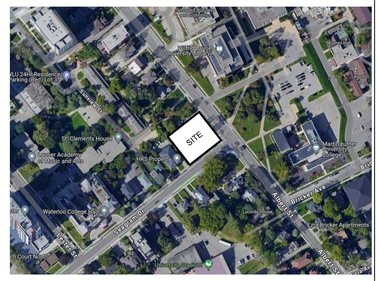


SEAGRAM DRIVE

1 A1.1 **SITE PLAN**
SCALE: 1 : 100



KEY PLAN

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		231	
UNIT TYPES STUDIO 1 BED 2 BED 3 BED		 56 35 86 54	
LOT FRONTAGE (MIN-m)		20	40
SETBACKS (MIN-m)	FY ALBERT	5.0	5.0
	RY	5.0	4.4
	RY BASEMENT		0.8
	SY	3.0	3.0
	SY SEAGRAM SUPPORT COLUMN	3.0	2.0
	SY SEAGRAM BUILDING	3.0	4.0
SL SETBACKS (MAX-m) E. SL: 6.0 S. SL: 75% OF THE SL		 6.0 30	 5.0 2.0
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	2887
DENSITY (MAX-BEDRM/HA)		750	2887
NUMBER OF BEDROOMS		110	425
LANDSCAPE AREA (MIN-m²)		442	521
LANDSCAPE AREA (MIN-%)		30	35.4
HORIZONTAL TOWER DIMENSION (MAX-m)		40	24
TOWER FOOTPRINT (MAX-m²)		1000	578
TOWER STEPBACK ABOVE PODIUM (MIN-m)		3	2
AMENITY AREA 3m² / UNIT + 2m² / ADDITIONAL BEDROOM		3(231) +2(194) = 1081	INDOOR= 607 OUTDOOR= 136 BALCONY= 340 TOTAL= 1083
PARKING REQUIRED		0	37
No. OF BARRIER FREE SPACES OF TOTAL 1 TYPE 'A' AND 2 TYPE 'B'		0	3
BIKE RACKS 0.3/UNIT		70 TYPE A 70 TYPE B	198 6
GARBAGE		INDOOR	

RENTABLE FLOOR AREA	
GROUND FLOOR (COMM)	1848 (SF)
2ND-4TH FLOOR	8 X 3 STOREY = 30 UNITS
5TH FLOOR	9 UNITS
7TH-30TH FLOOR	8 X 24 STOREY = 192 UNITS
TOTAL	**1848 SF COMM + 231 RES UNITS**

GROSS FLOOR AREA (SF)	
BASEMENT	11,670
LOWER GROUND FLOOR	11,530
GROUND FLOOR	5,110
2ND-4TH FLOOR	9460 X 3 STOREY = 28,380
5TH FLOOR	7,650
6TH FLOOR	6,670
7TH-30TH FLOOR	6630 X 24 STOREY = 159,120
MECH PENTHOUSE	2,570
TOTAL	**232,700**

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

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REVISIONS:

NO.:	DATE:	ISSUED:
1	2025.05.12	ISSUED FOR OPA/ZBA

ONTARIO ASSOCIATION OF ARCHITECTS
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PROJECT:

177-179 ALBERT ST

177-179 ALBERT STREET, WATERLOO

MODERN REAL ESTATE DEVELOPMENT

DRAWING TITLE:

SITE PLAN

DATE:	2025.04.08
SCALE:	As indicated
DRAWN:	HS
STATUS:	WD
JOB NO.:	2410

DRAWING NO.: ..A1.1