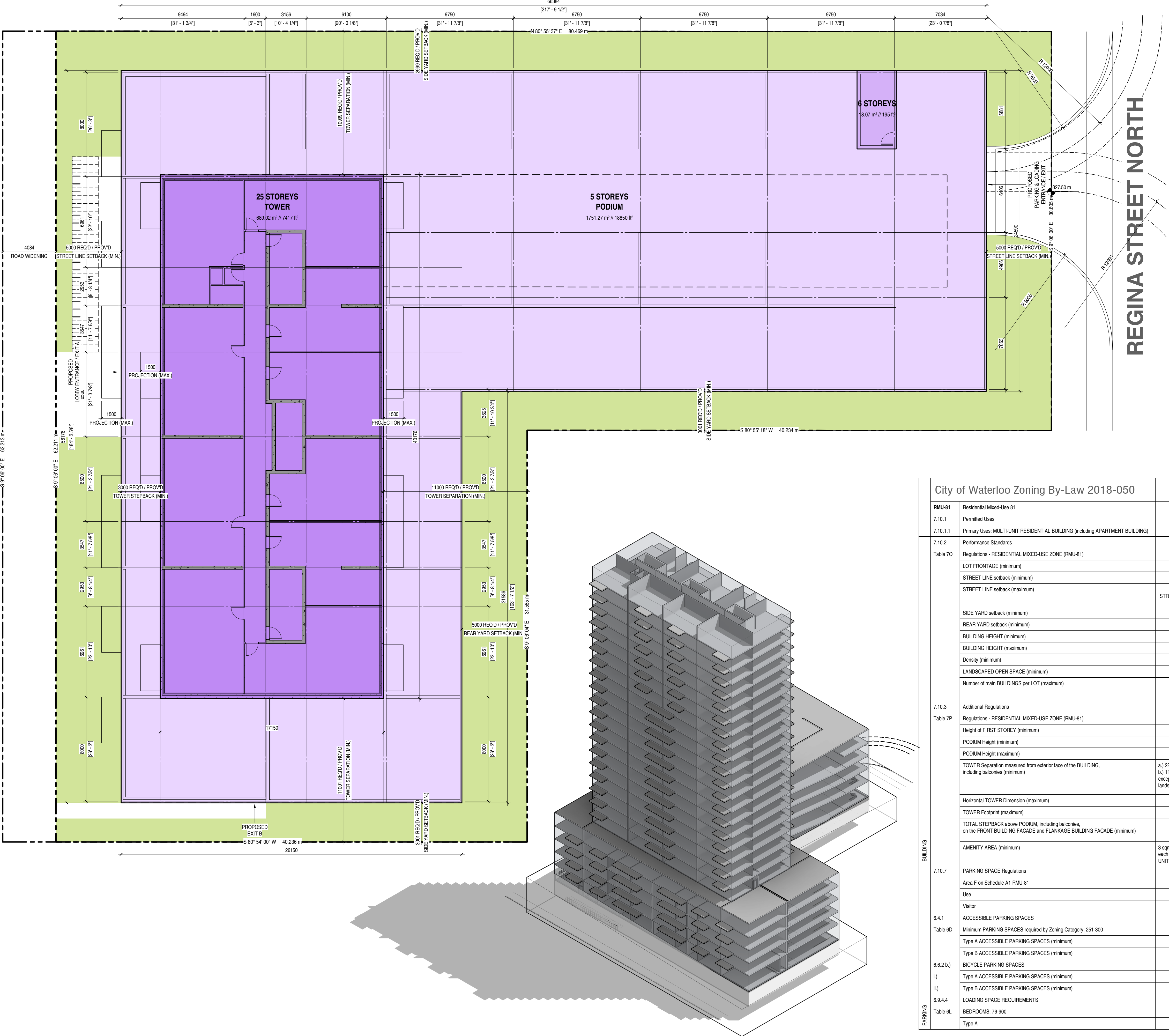
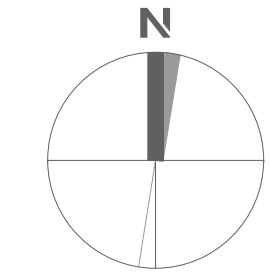




1 Site Plan
1:150

2 SITE 3D AXO SW

City of Waterloo Zoning By-Law 2018-050		Required	Proposed	Variance
BUILDING	RMU-81	Residential Mixed-Use 81		
	7.10.1	Permitted Uses		
	7.10.1.1	Primary Uses: MULTI-UNIT RESIDENTIAL BUILDING (including APARTMENT BUILDING)		
	7.10.2	Performance Standards		
	Table 7O	Regulations - RESIDENTIAL MIXED-USE ZONE (RMU-81)		
		LOT FRONTAGE (minimum)	20 m	30.6 m
		STREET LINE setback (minimum)	5 m	5 m
		STREET LINE setback (maximum)	6 m / 75% STREET LINE FRONT BUILDING FACADE	5 m / 90% STREET LINE FRONT BUILDING FACADE
		SIDE YARD setback (minimum)	3 m	3 m
		REAR YARD setback (minimum)	5 m	5 m
BUILDING	7.10.3	Additional Regulations		
	Table 7P	Regulations - RESIDENTIAL MIXED-USE ZONE (RMU-81)		
		Height of FIRST STOREY (minimum)	4 m	4 m
		PODIUM Height (minimum)	10.5 m	17 m
		PODIUM Height (maximum)	21 m & 6 Storeys	17 m & 5 Storeys
		TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum)	a.) 22 m from a TOWER on the same LOT b.) 11 m from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1	a.) N/A b.) 11 m from an INTERIOR LOT LINE
		Horizontal TOWER Dimension (maximum)	40 m	40 m
		TOWER Footprint (maximum)	1000 sqm	689 sqm
		TOTAL STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FACADE and FLANKAGE BUILDING FACADE (minimum)	3 m	3 m
		AMENITY AREA (minimum)	3 sqm for the first BEDROOM and 2 sqm for each additional BEDROOM in the DWELLING UNIT	14 sqm for the first BEDROOM and 7 sqm for each additional BEDROOM in the DWELLING UNIT
PARKING	7.10.7	PARKING SPACE Regulations		
		Area F on Schedule A1 RMU-81		
		Use	0.90 / Dwelling Unit	0.72 / Dwelling Unit REQD
		Visitor	0.10 / Dwelling Unit	0.10 / Dwelling Unit
	6.4.1	ACCESSIBLE PARKING SPACES		
	Table 6D	Minimum PARKING SPACES required by Zoning Category: 251-300		
		Type A ACCESSIBLE PARKING SPACES (minimum)	4	4
		Type B ACCESSIBLE PARKING SPACES (minimum)	4	4
	6.6.2 b.)	BICYCLE PARKING SPACES		
	i.)	Type A ACCESSIBLE PARKING SPACES (minimum)	0.30 / Dwelling Unit	0.36 / Dwelling Unit
PARKING	ii.)	Type B ACCESSIBLE PARKING SPACES (minimum)	0.30 / Dwelling Unit	0.99 / Dwelling Unit
	6.9.4.4	LOADING SPACE REQUIREMENTS		
PARKING	Table 6L	BEDROOMS: 75-900		
		Type A	1	1



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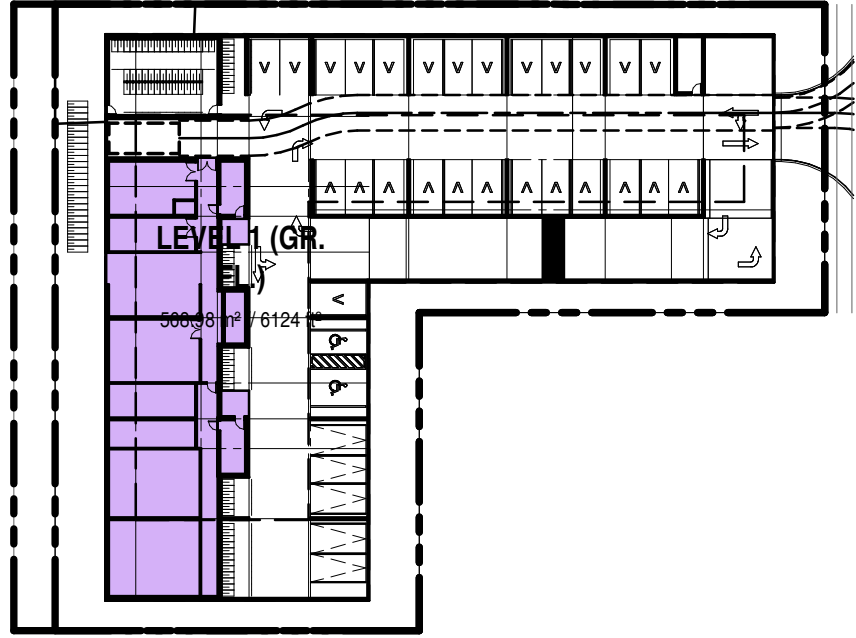
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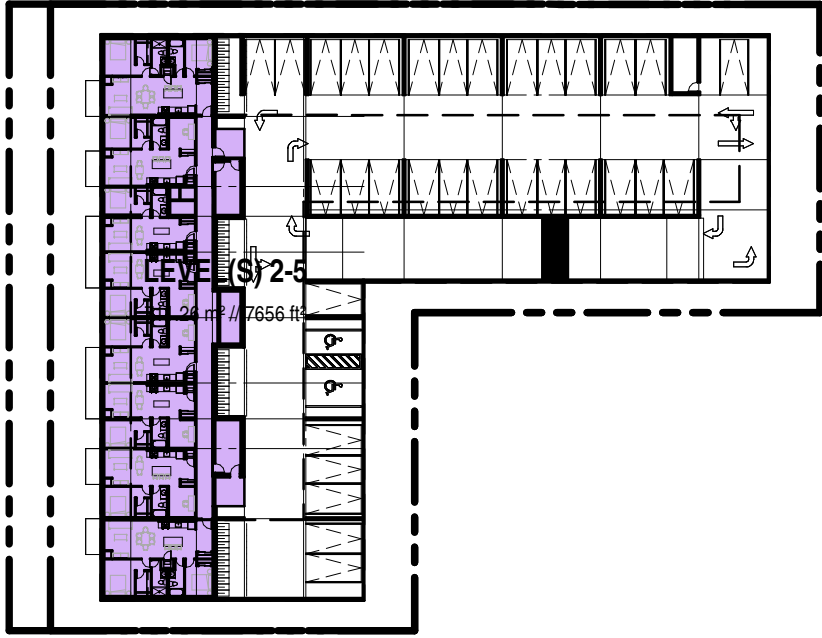
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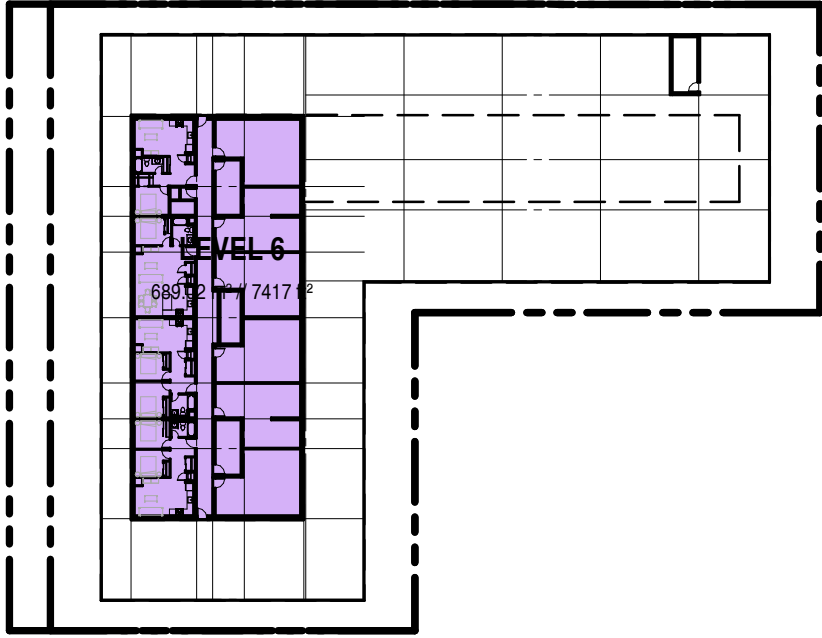
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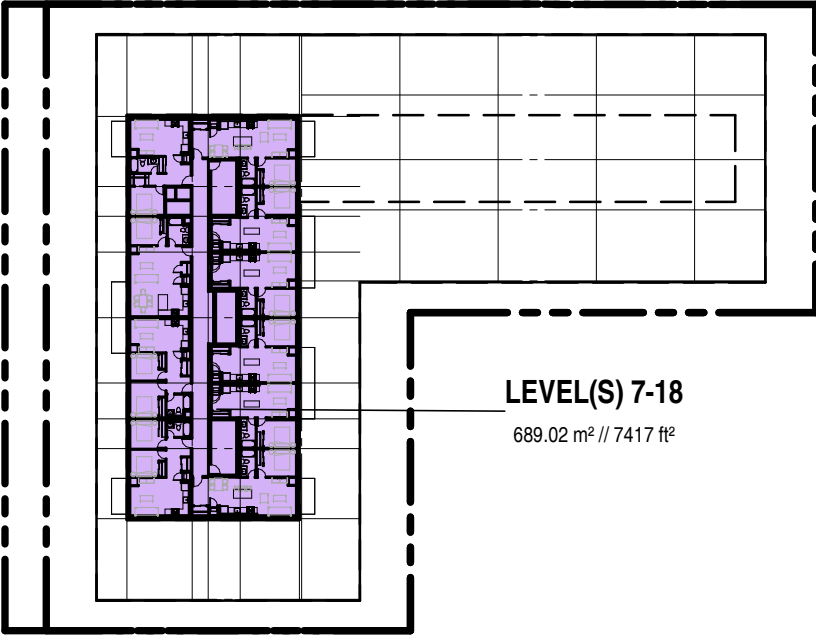
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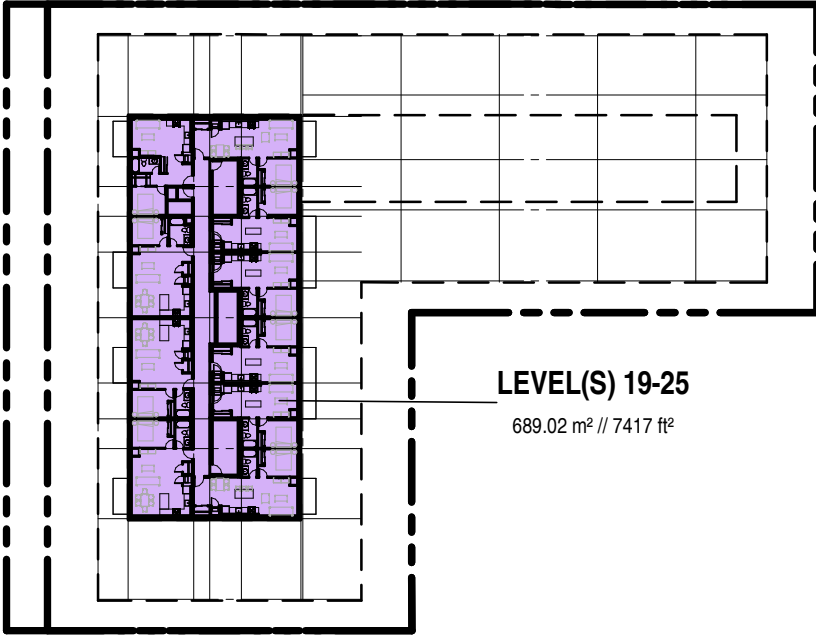
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4 Level 06
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5 Level 07
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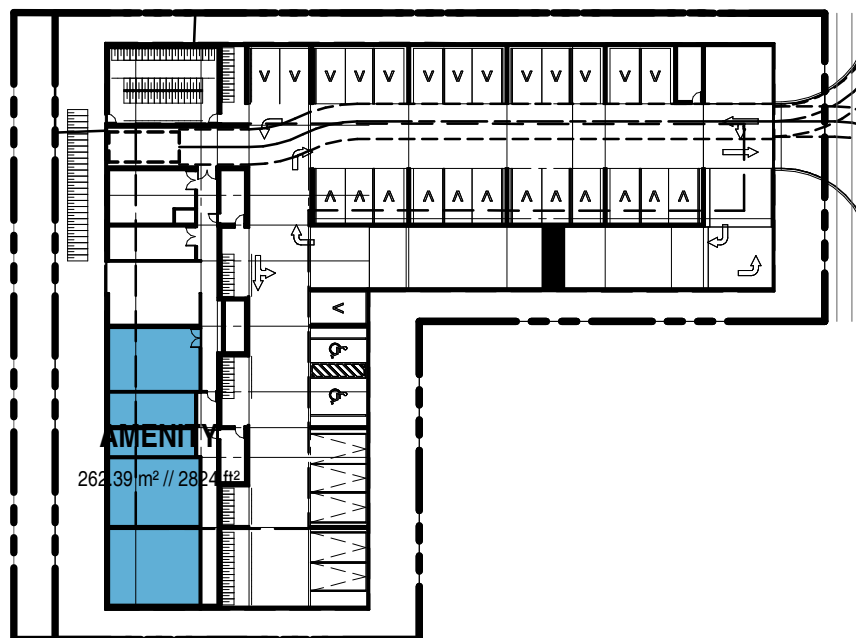
6 Level 19
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BUILDING FLOOR AREA / UNITS / BEDROOMS									
LEVEL(S)	BFA / FLR. (SQM)	BFA / FLR. (SQFT)	# FLR.(S)	UNIT(S) / FLR.	# UNITS	BR.(S) / FLR.	# BEDROOMS	BFA (SQM)	BFA (SQFT)
LEVEL 1 (GR. FL.)	568.98	6124	1	0	0	0	0	568.98	6124
LEVEL(S) 2-5	711.26	7656	4	8	32	10	40	2845.05	30624
LEVEL 6	689.02	7417	1	4	7	7	7	689.02	7417
LEVEL(S) 7-18	689.02	7417	12	10	120	12	144	8288.22	89898
LEVEL(S) 19-25	689.02	7417	7	10	70	70	70	4823.13	51916
TOTAL:					226		261	17194.39	185079

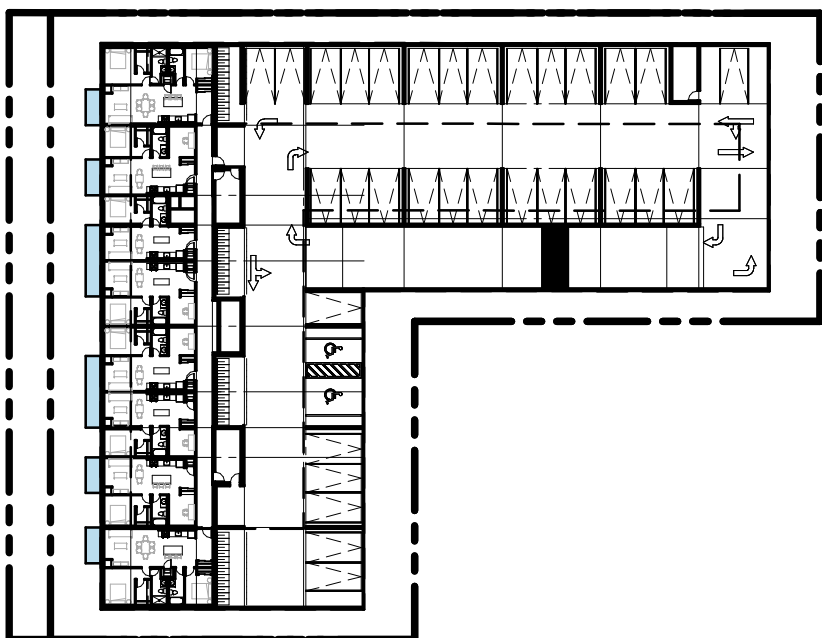
DENSITY				
BFA (SQM)	FAR	# BEDROOMS	SITE AREA (HA)	DENSITY
17194.39	4.94	261	0.348	750

PARKING					
TYPE	# UNITS	RATIO PROV'D (# UNITS)	# SPACES PROV'D (# UNITS)	# SPACES REQ'D (OTHER)	TOTAL # SPACES PROVIDED
ACCESSIBLE PARKING TYPE A	261	0.00	0.0	4	4
ACCESSIBLE PARKING TYPE B	261	0.00	0.0	4	4
PARKING	261	0.72	186.6	0	179
VISITOR PARKING	261	0.10	26.1	0	26
TOTAL:					213

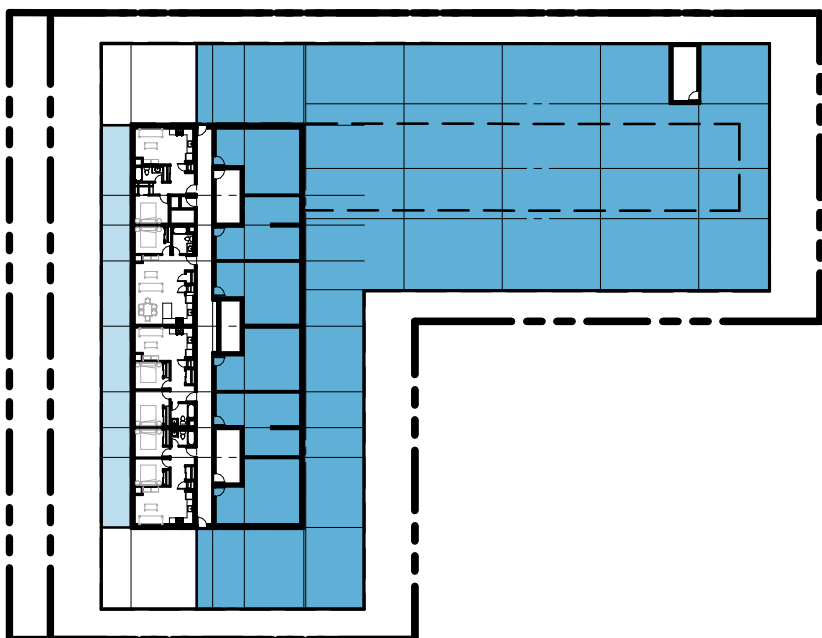
BICYCLE PARKING					
TYPE	# UNITS	RATIO PROV'D (# UNITS)	# SPACES PROV'D (# UNITS)	# SPACES REQ'D (OTHER)	TOTAL # SPACES PROVIDED
BICYCLE PARKING TYPE A	261	0.38	94.0	0	95
BICYCLE PARKING TYPE B	261	0.99	258.4	0	259
TOTAL:					354



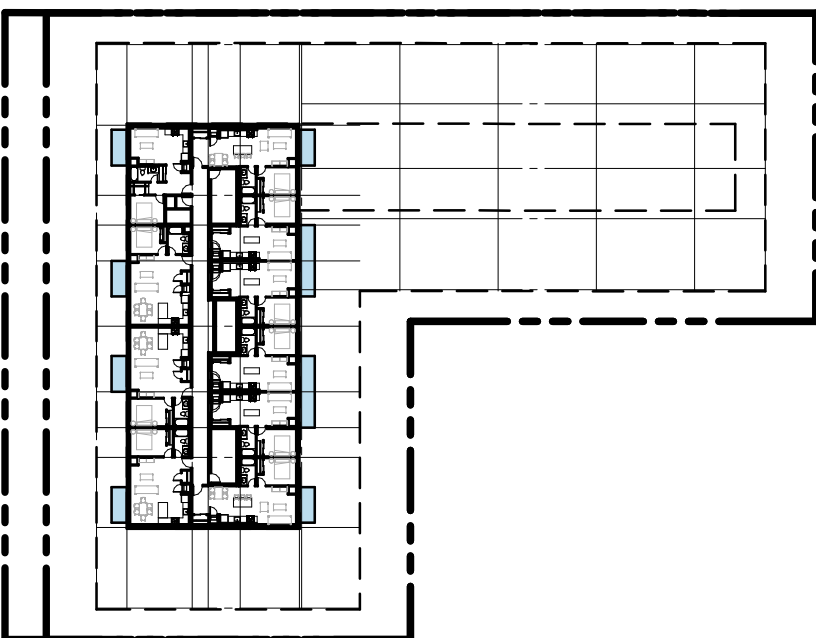
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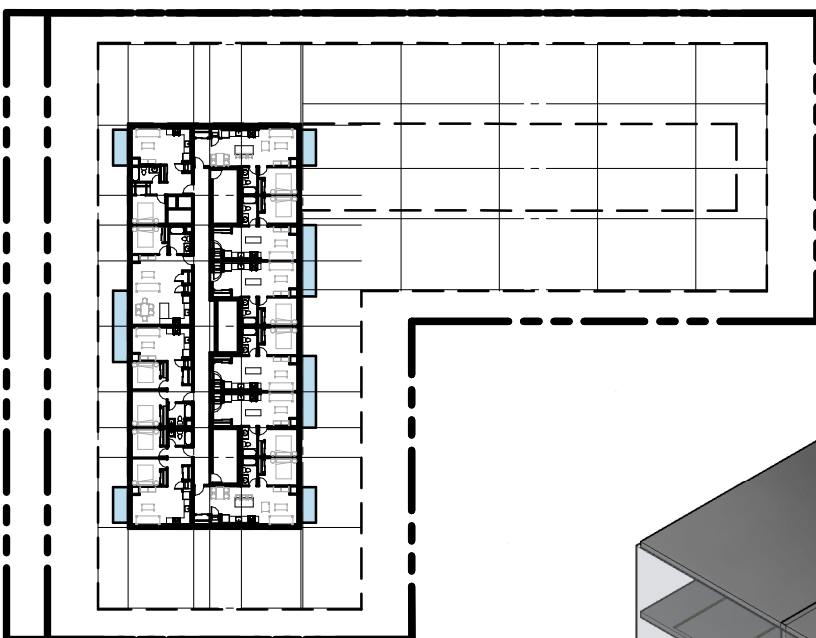
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9 Level 06
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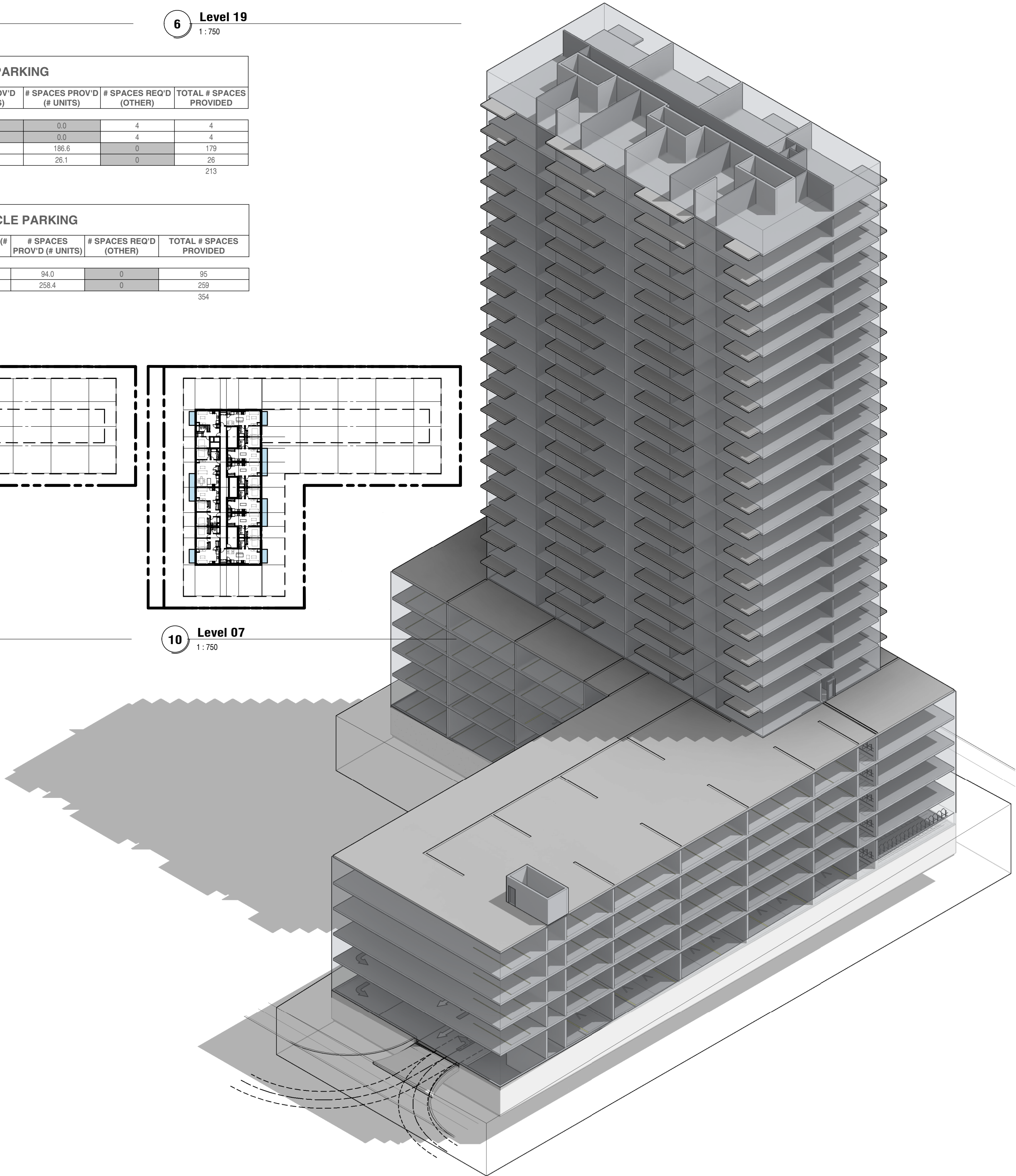
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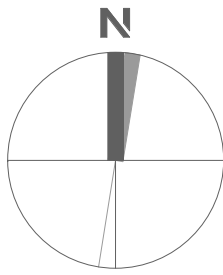
10 Level 07
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AMENITY REQ'D									
LEVEL(S)	# FLR.(S)	# 1 BED / FLR.	# 1 BED	# 2 BED / FLR.	# 2 BED	REQ'D AMENITY / 1 BED	REQ'D AMENITY / 2 BED	AMENITY REQ'D	
LEVEL 1 (GR. FL.)	1	0	0	0	0	3.00 m²	5.00 m²	0.00 m²	
LEVEL(S) 2-5	4	6	24	2	8	3.00 m²	5.00 m²	112.00 m²	
LEVEL 6	1	2	2	2	2	3.00 m²	5.00 m²	16.00 m²	
LEVEL(S) 7-18	12	8	96	2	24	3.00 m²	5.00 m²	408.00 m²	
LEVEL(S) 19-25	7	10	70	0	0	3.00 m²	5.00 m²	210.00 m²	
TOTAL:			192		34			746.00 m²	

AMENITY PROV'D		
LEVEL(S)	# FLR.(S)	AMENITY PROV'D
Level 01	1	262.39 m²
Level 02	4	170.26 m²
Level 06	1	1909.20 m²
Level 07	12	638.46 m²
Level 19	7	372.44 m²
TOTAL:		3352.74 m²



12 SITE 3D AXO NE



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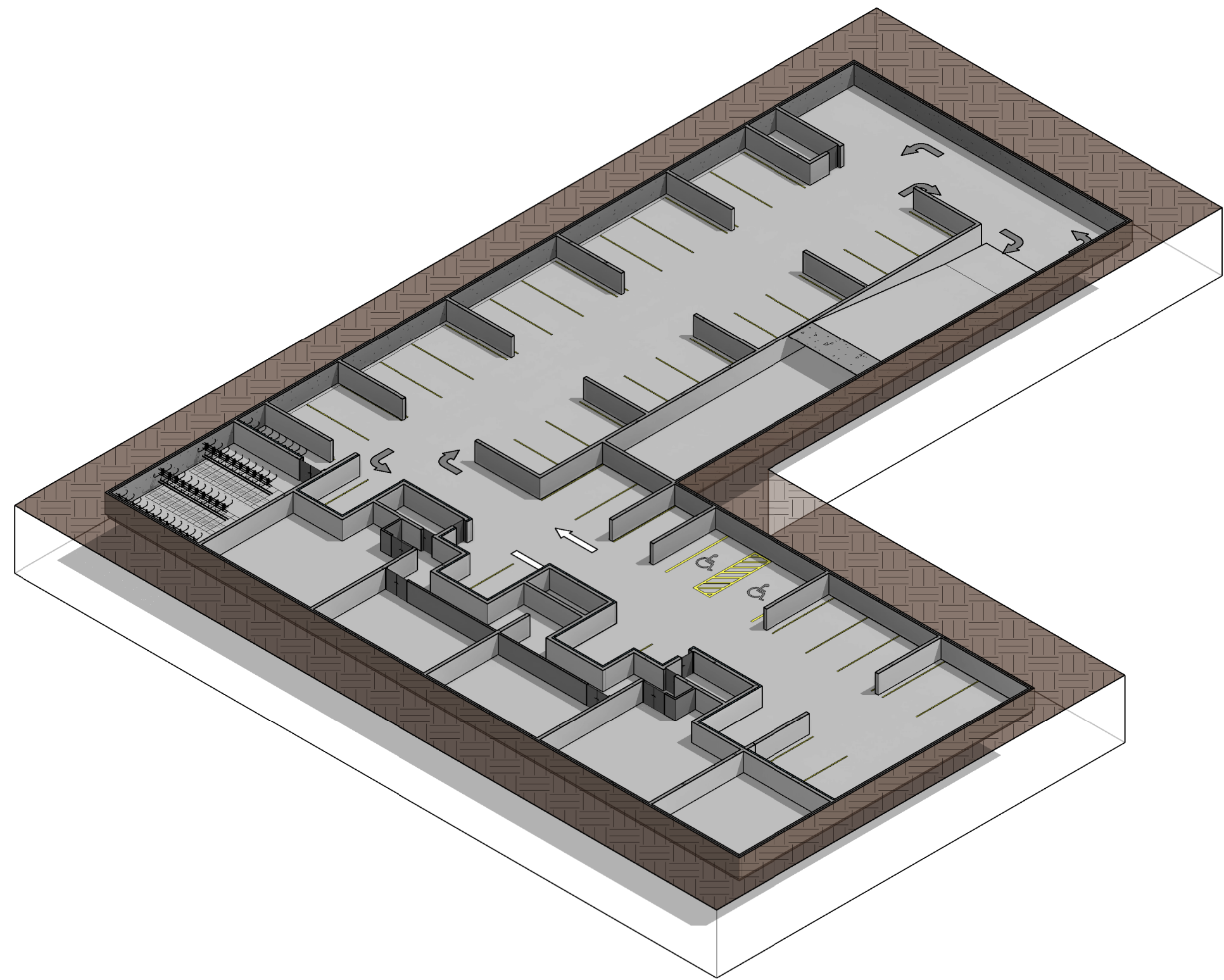
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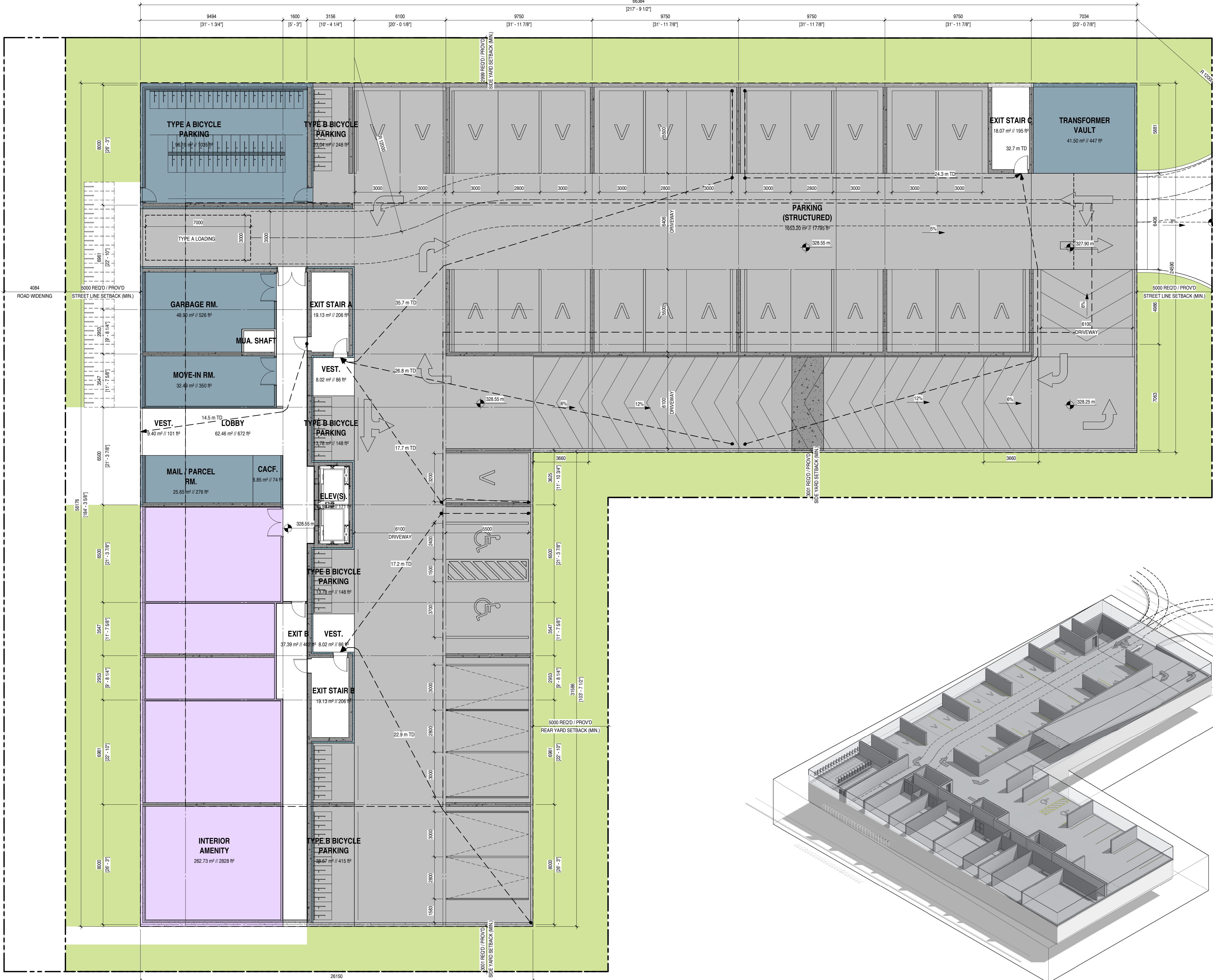
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LEVEL 0 (U/G PARKING)

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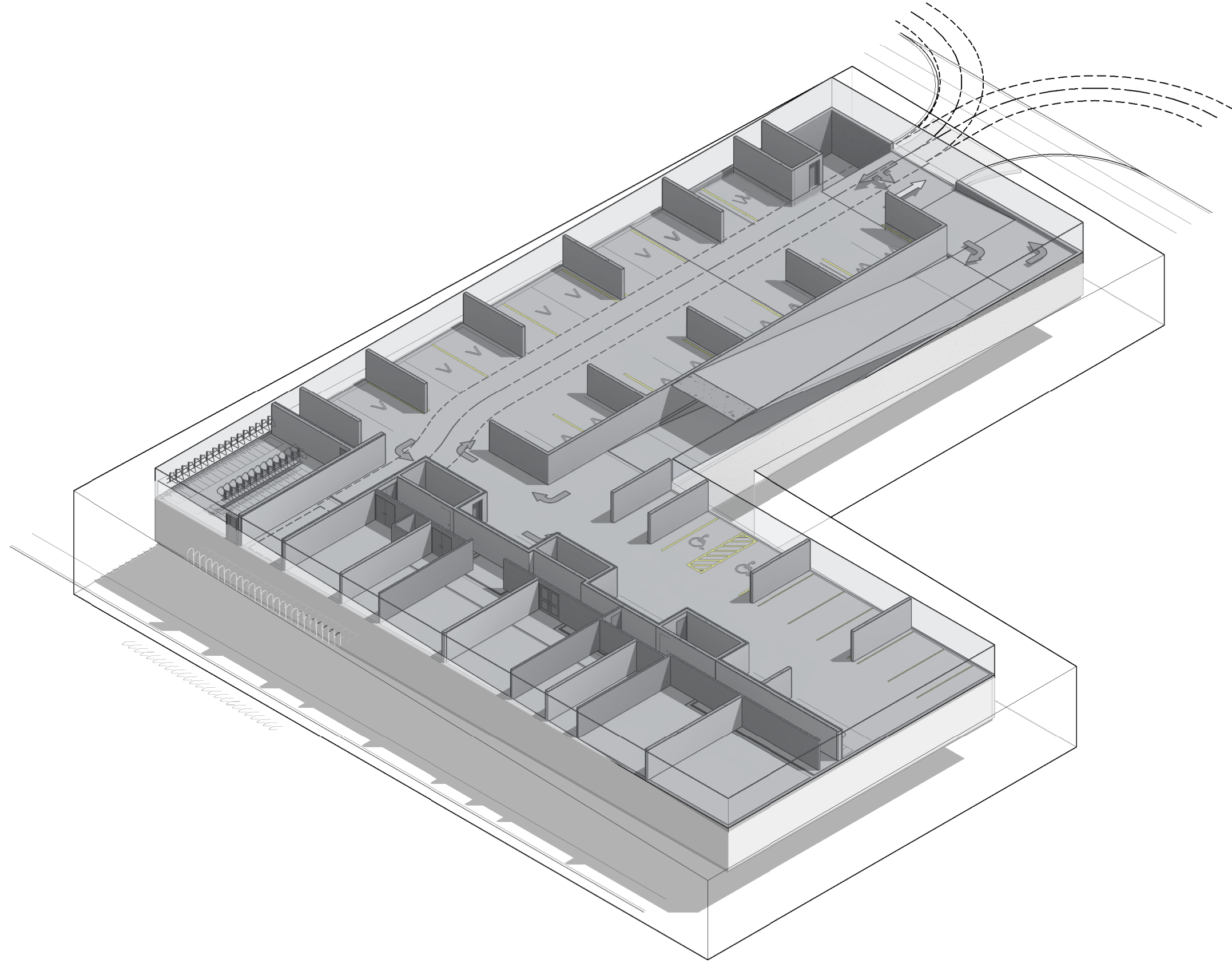
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KING STREET NORTH

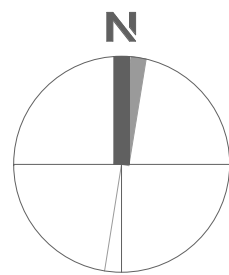


1 Level 01
1:125

2 Level 01 AXO SW



REGINA STREET NORTH



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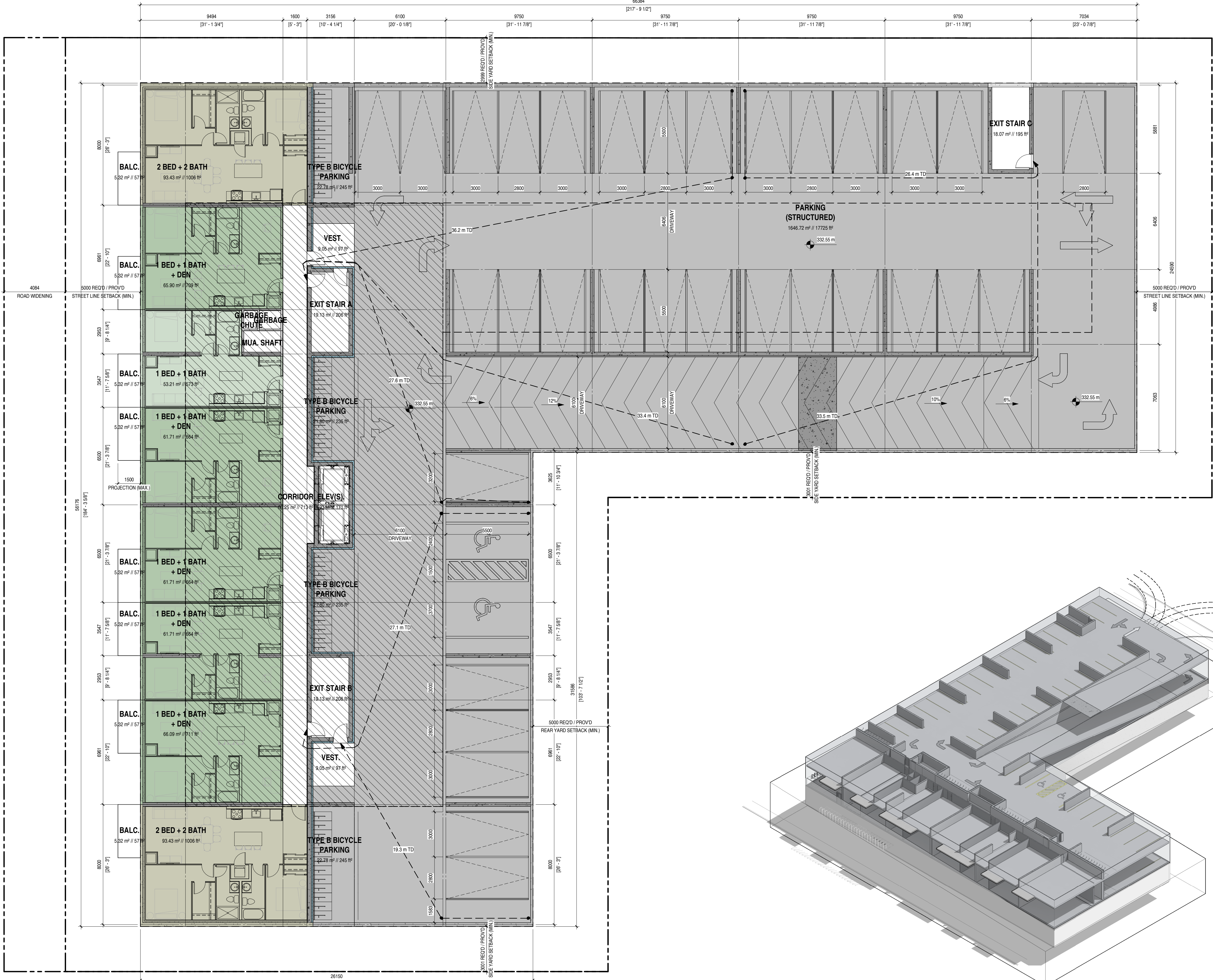
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LEVEL 1 (GR. FL.)

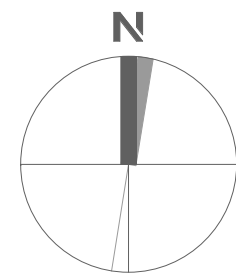
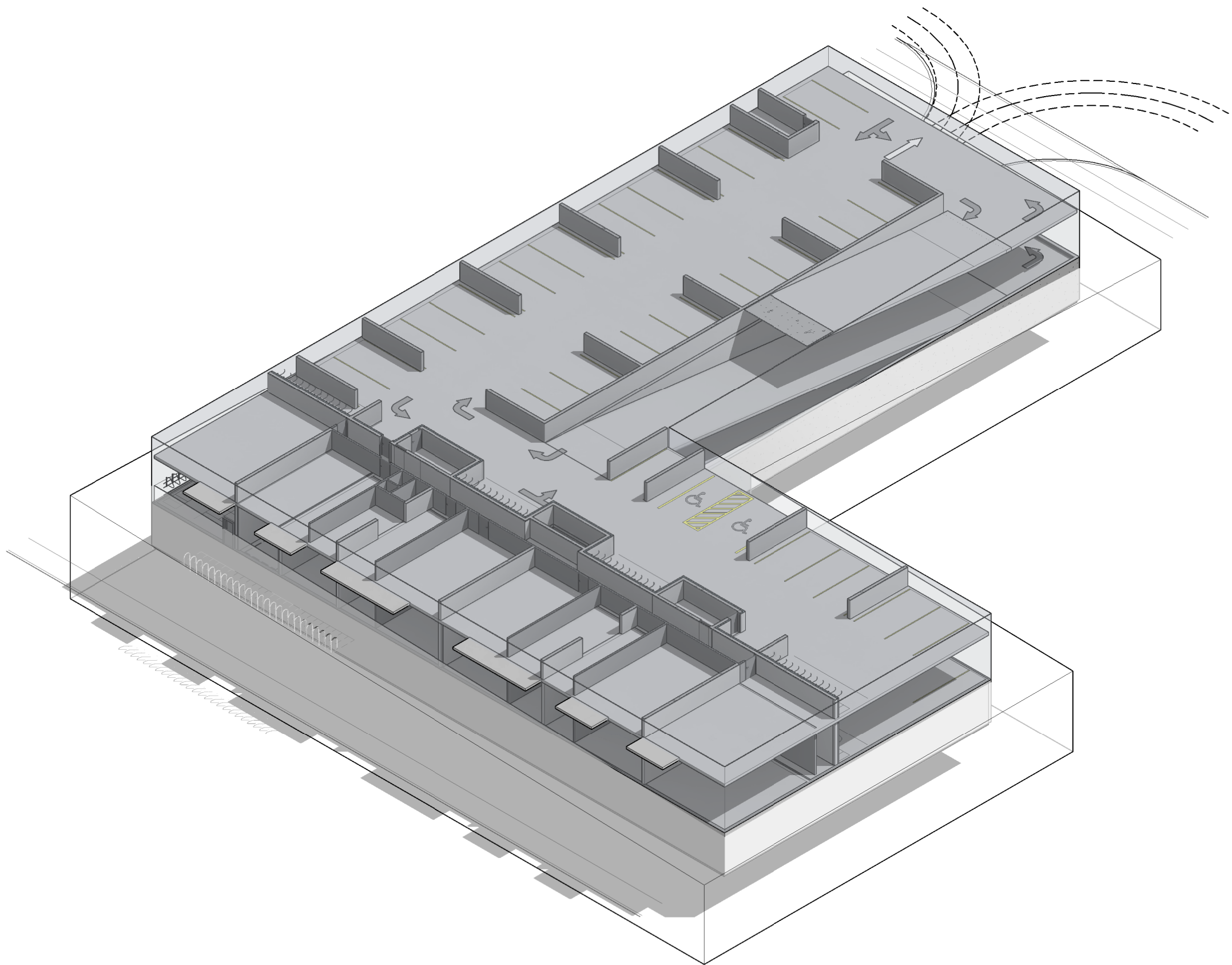
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1 Level 02
1 : 125

2 Level 02 AXO SW



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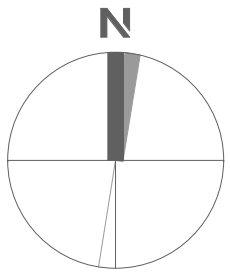
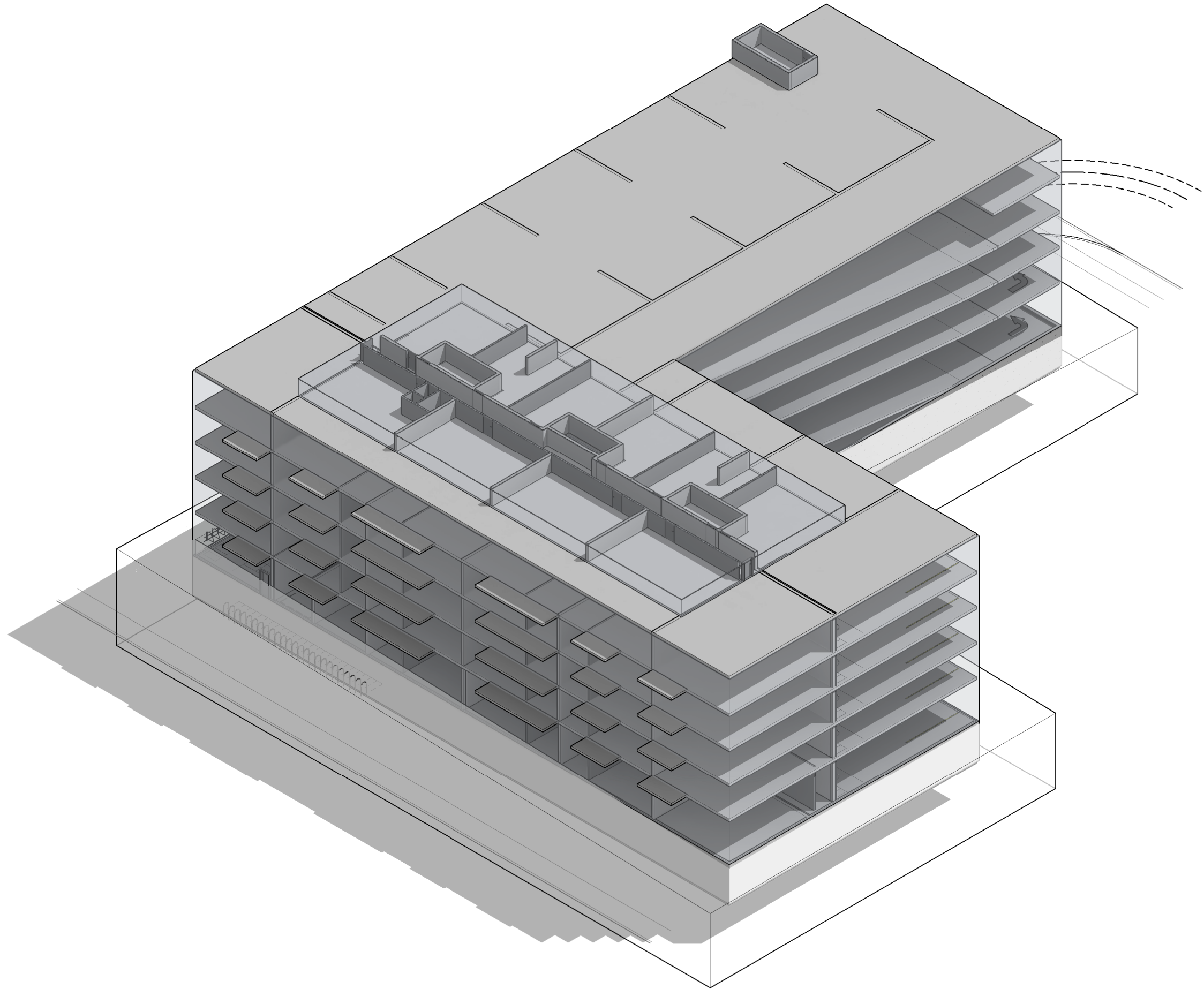
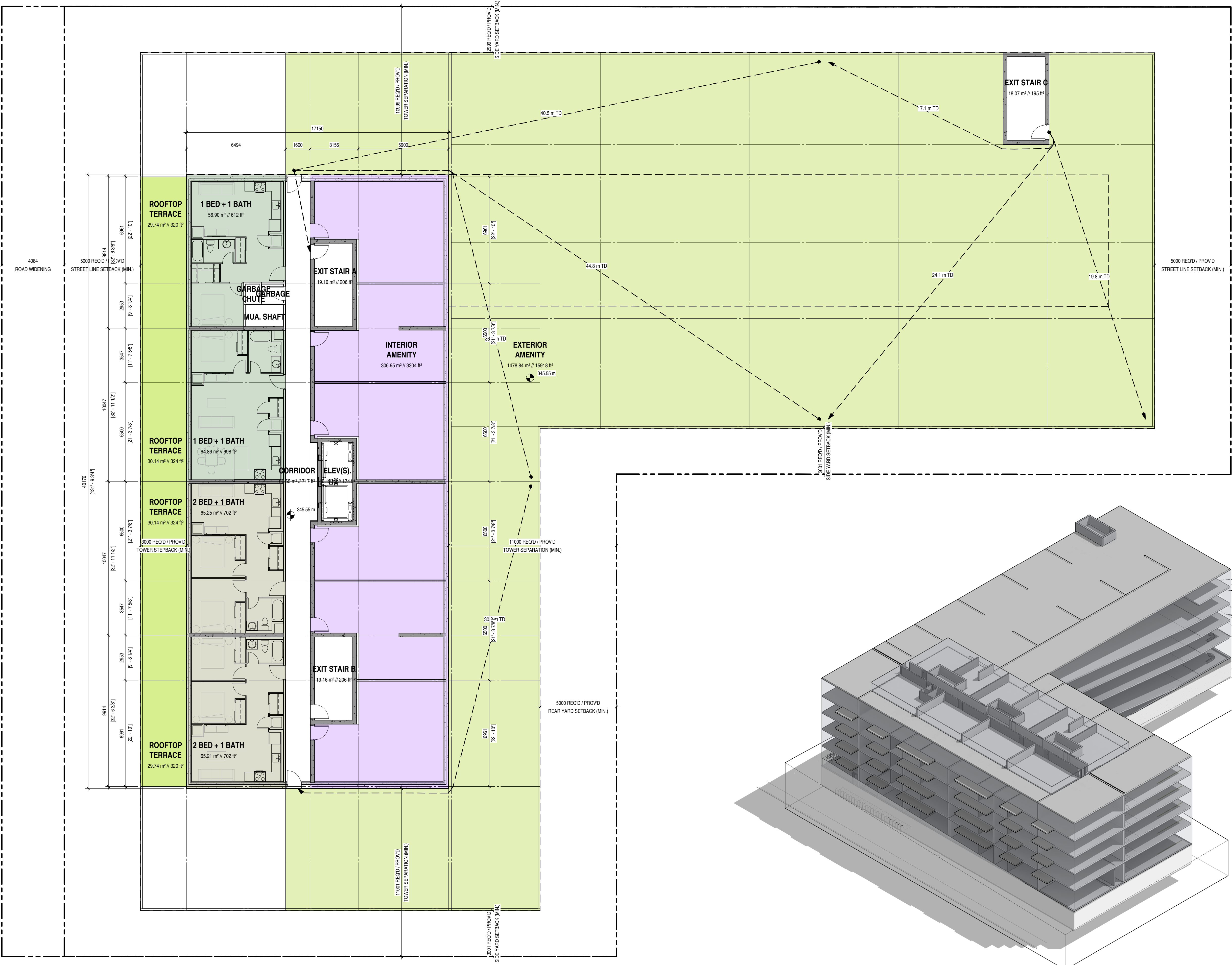
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LEVEL(S) 2-5 (TYP.)

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LEVEL 6

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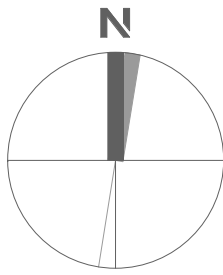
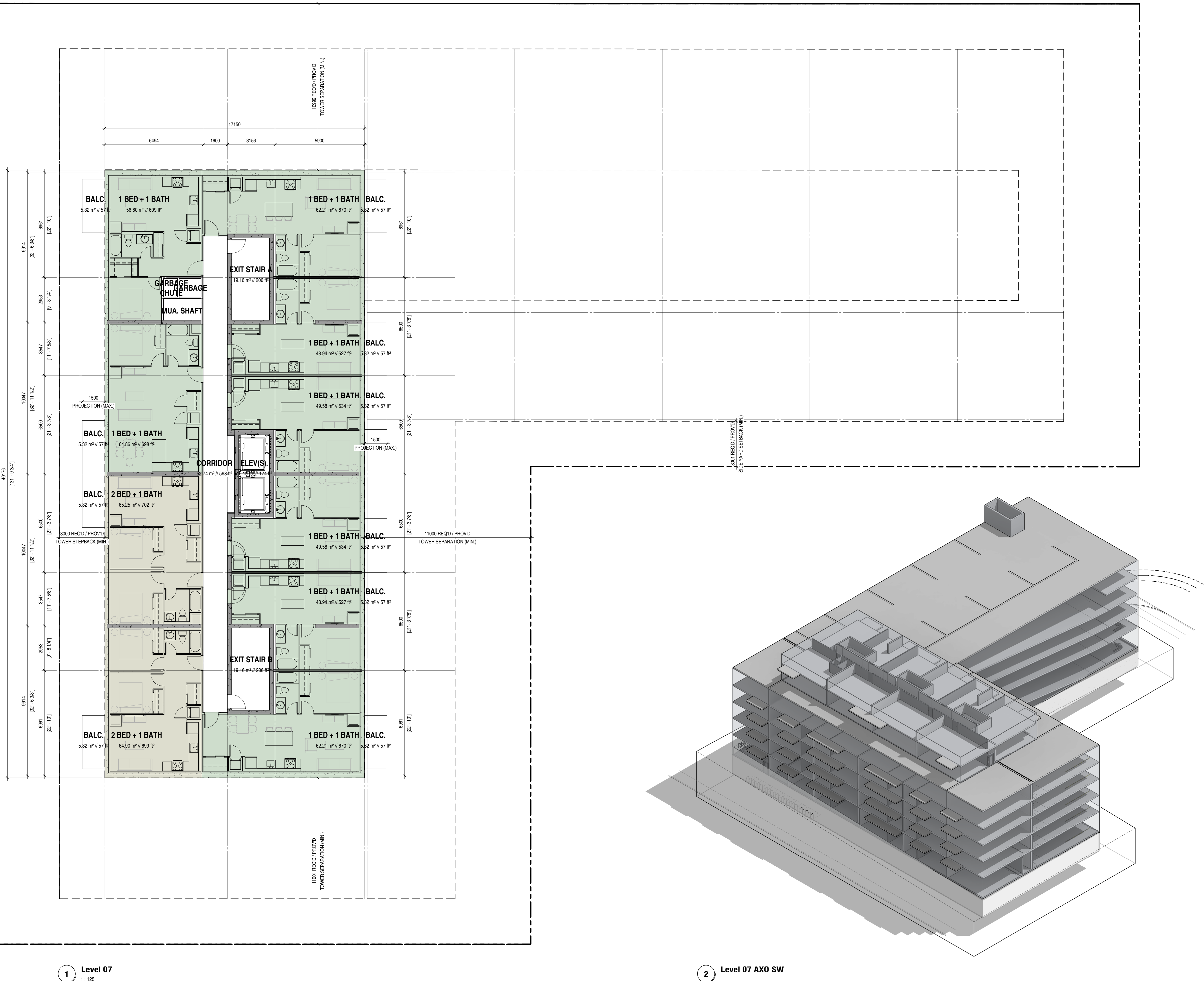
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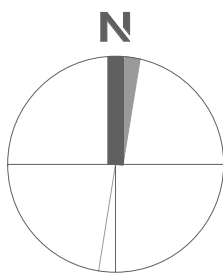
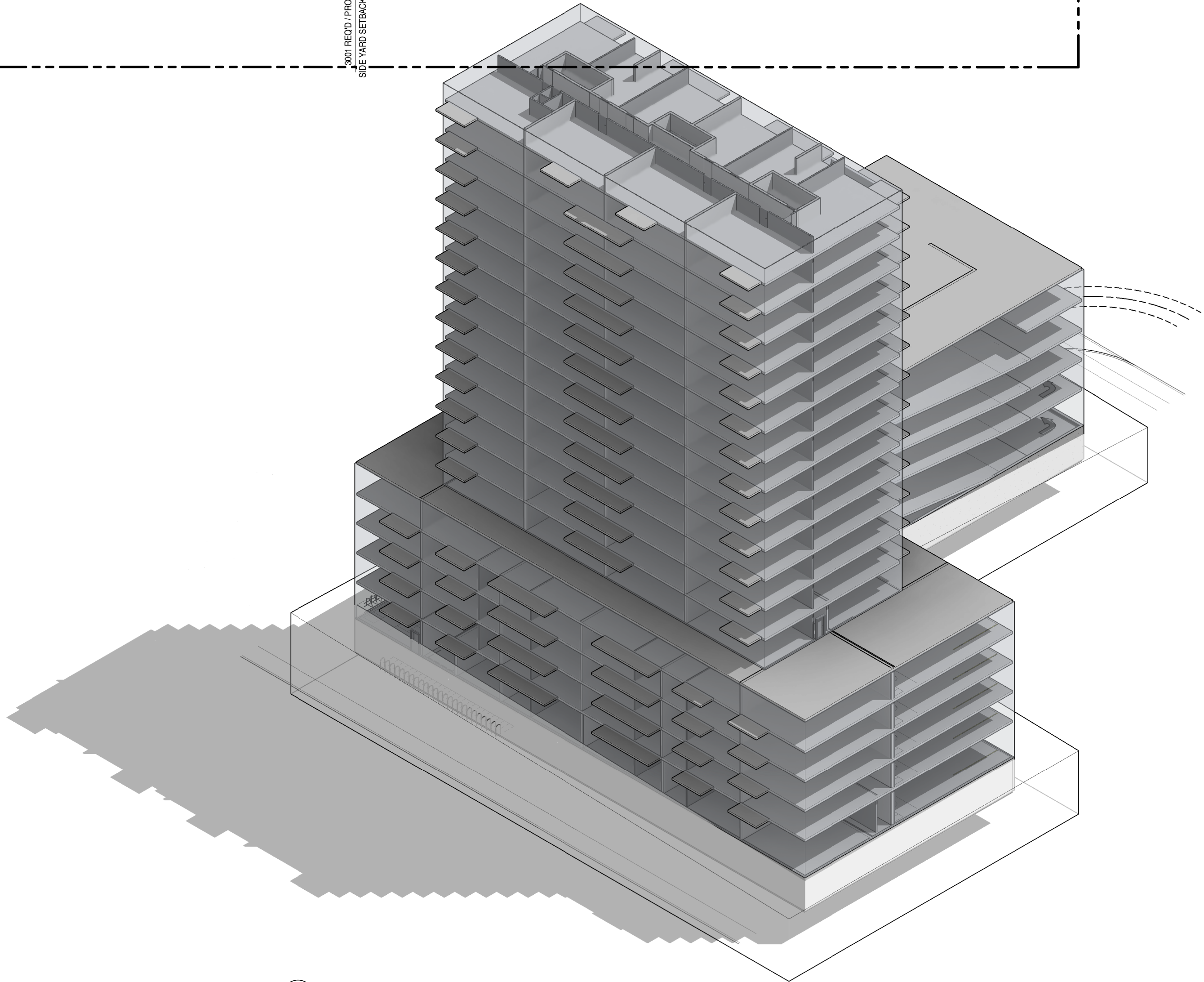
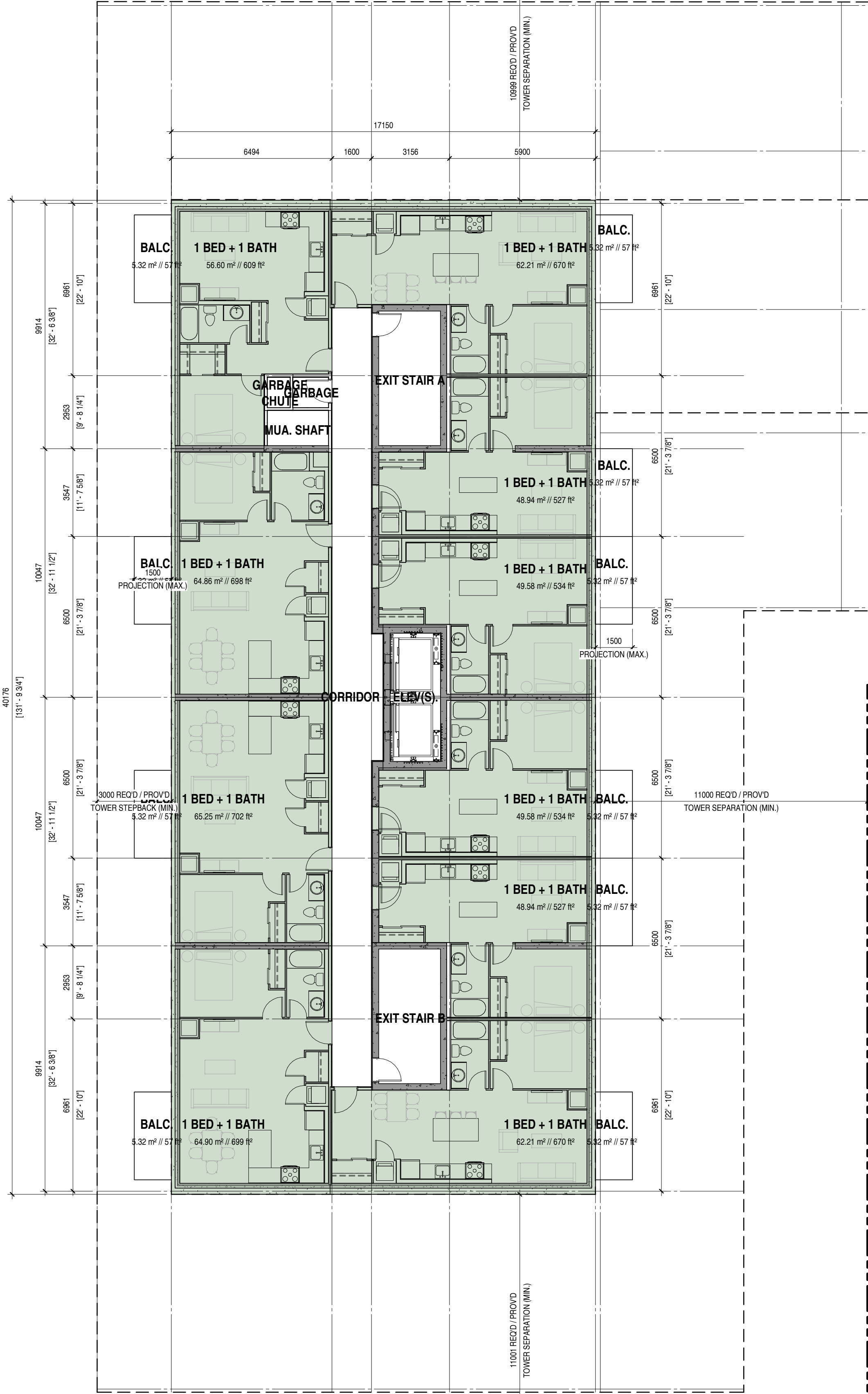
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LEVEL(S) 7-18 (TYP.)

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