

**ZONING AND BUILDING DATA**

**310 - 316 ERB STREET WEST**  
**WATERLOO, ONTARIO**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 PREPARED BY EDGE ARCHITECTS LTD.  
 JULY 19, 2021

**ZONING COMPLIANCE CHART**  
**ZONING:** MIXED USE ZONING (RMU-20) - BY-LAW NO. 2018-050

USE	REQUIRED	PROVIDED
LOT AREA	---	GROSS SITE AREA: 2,981.25m <sup>2</sup> REGIONAL ROAD WIDENING: 214.09m <sup>2</sup> NET SITE AREA: 2,767.16m <sup>2</sup>
MINIMUM LOT FRONTAGE	20.00m	66.90m
MINIMUM STREET LINE SETBACK	3.00m	9.74m (PRE-ROAD WIDENING) 6.54m (POST-ROAD WIDENING)
MAXIMUM STREET LINE SETBACK	75% OF THE FRONT BUILDING FACADE WITHIN 7.50m OF THE STREET LINE	---
MINIMUM SIDE YARD SETBACK	3.00m	3.00m (EAST) 8.99m (WEST) 2nd-6th FLOOR 1.63m (WEST) RETAINING WALL
MINIMUM REAR YARD SETBACK	7.50m	14.71m (NORTH)
MIN. LOW RISE RESIDENTIAL SETBACK	1/2 HEIGHT OF BUILDING; OR 2.00m MINIMUM; WHICHEVER IS GREATER	3.50m (EAST) 14.71m (NORTH - FROM REAR OF BUILDING) 1.56m (NORTH - FROM EXPOSED U/G PARKING WALL)
BUILDING HEIGHT	MINIMUM 7.50m; MAXIMUM 20.00m AND 6 STOREYS	20m - AVERAGE OF FIVE POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BLDG. FACADE
DENSITY	MAXIMUM 450 bedrooms/ha = 0.2767 ha x 450 bedrooms/ha = 124 BEDS	390 bedrooms/ha 108 BEDS
MINIMUM HEIGHT OF FIRST STOREY	4.50m	4.70m
MINIMUM AMENITY AREA	3.00m <sup>2</sup> FOR THE FIRST BEDROOM AND 2.00m <sup>2</sup> FOR EACH ADDITIONAL BEDROOM IN A DWELLING UNIT	GROUND FLOOR AMENITY = 22.24m <sup>2</sup> MEZZANINE LEVEL AMENITY = 101.11m <sup>2</sup> 2nd-6th FLOOR BALCONIES = 328.50m <sup>2</sup> AT GRADE PRIVATE PATIOS = 87.28m <sup>2</sup> 2nd FLOOR PVT. ROOFTOP = 49.11m <sup>2</sup> <b>TOTAL = 588.31m<sup>2</sup></b>
AMENITY AREA (3.A.4)	78 (1-BED) + 15 (2-BED) = 93 UNITS 279m <sup>2</sup> + 30.00m <sup>2</sup> = 309.00m <sup>2</sup>	COMMON AMENITY OF 123.45m <sup>2</sup> PROVIDED ON GROUND FLOOR/MEZZANINE LEVEL
FRONT ENTRANCE (7.10.3)	EVERY BUILDING SHALL HAVE A FRONT ENTRANCE AT GRADE ON THE FRONT BUILDING FACADE	FRONT MAIN ENTRANCE PROVIDED AT GRADE
MINIMUM LANDSCAPED OPEN SPACE	30%	30%
MINIMUM PARKING	PARKING AREA F on SCHEDULE A1 USE: VISITOR: 0.10 SPACES/UNIT TOTAL: 120 SPACES/UNIT <b>1.20 SPACES/UNIT x 93 UNITS TOTAL = 112 SPACES</b>	UNDERGROUND: 52 SPACES SURFACE: 32 SPACES <b>TOTAL: 84 SPACES</b> <b>PARKING PROVIDED AT 0.9 SPACES/UNIT TOTAL = 112 SPACES</b>
VISITOR PARKING	0.10 SPACES/UNIT = 10 SPACES	SURFACE: 10 SPACES
BARRIER-FREE PARKING	AS PER SECTION 6.4.1, TABLE 4D, 101-133 REQ'D PARKING SPACES	UNDERGROUND: 1 TYPE A, 1 TYPE B SURFACE: 1 TYPE A, 2 TYPE B <b>TOTAL: 2 TYPE A, 3 TYPE B</b>
MINIMUM ELECTRIC VEHICLE PARKING SPACES	6.3.1.1 - ALL STRUCTURED PARKING SPACES SHALL BE DESIGNED FOR ELECTRIC VEHICLE PARKING BY-LAW 2020-061 APPROVED SEPT 21, 2021 6.3.1.2 - SURFACE PARKING SPACES SHALL COMPLY WITH TABLE 4C: 20-49 SURFACE PARKING SPACES = 1 EV PARKING SPACE	UNDERGROUND: 52 SPACES SURFACE: 1 SPACE
MINIMUM LOADINGS	RESIDENTIAL USES CONTAINING 16-80 BEDROOMS, 1 TYPE A SPACE (6.9.4.4)	1 TYPE A (3.0m x 7.0m)
MINIMUM BICYCLE PARKING	FOR 20 OR MORE DWELLING UNITS, MIN. 0.3 TYPE A; MIN. 0.3 TYPE B FOR EACH DWELLING UNIT TYPE A: 0.3/UNIT = 28 SPACES TYPE B: 0.3/UNIT = 28 SPACES <b>TOTAL: 56 SPACES</b>	UNDERGROUND: 46 SPACES TYPE A GROUND FLOOR: 12 SPACES TYPE B <b>TOTAL: 58 SPACES</b>
LOW RISE RESIDENTIAL AREA - LANDSCAPE BUFFER (3.1.6)	3.1.6.1. A LANDSCAPED BUFFER SHALL ABUT A LOW RISE RESIDENTIAL LOT LINE. 3.1.6.2. MINIMUM WIDTH OF THE LANDSCAPED BUFFER SHALL BE AN AVERAGE 3m WITH NO POINT LESS THAN 1.5m. 3.1.6.3. LANDSCAPED BUFFER SHALL CONTAIN PLANT MATERIAL THAT FORMS A VISUAL BUFFER; MIN. HEIGHT OF 1.5m.	1.713m AVERAGE WIDTH; NO POINT LESS THAN 1.56m (REAR - NORTH) 3.00m (SIDE - EAST)
DRIVE ASLE WIDTH	6.3.8.3. LOT WITH 10 OR MORE PARKING SPACES REQUIRES DRIVE ASLE WIDTH TO BE MIN. 6.1m AND MAX. 7.3m WIDE. AS PER REGIONAL ACCESS POLICY, DRIVE ASLE MUST BE 7.6m WIDE AT PROPERTY LINE w/ 6.0m TURNING RADIUS.	7.00m AT PROPERTY LINE, TAPERING DOWN TO 6.10m (WESTERLY DRIVEWAY) 6.37m (EASTERLY DRIVEWAY)

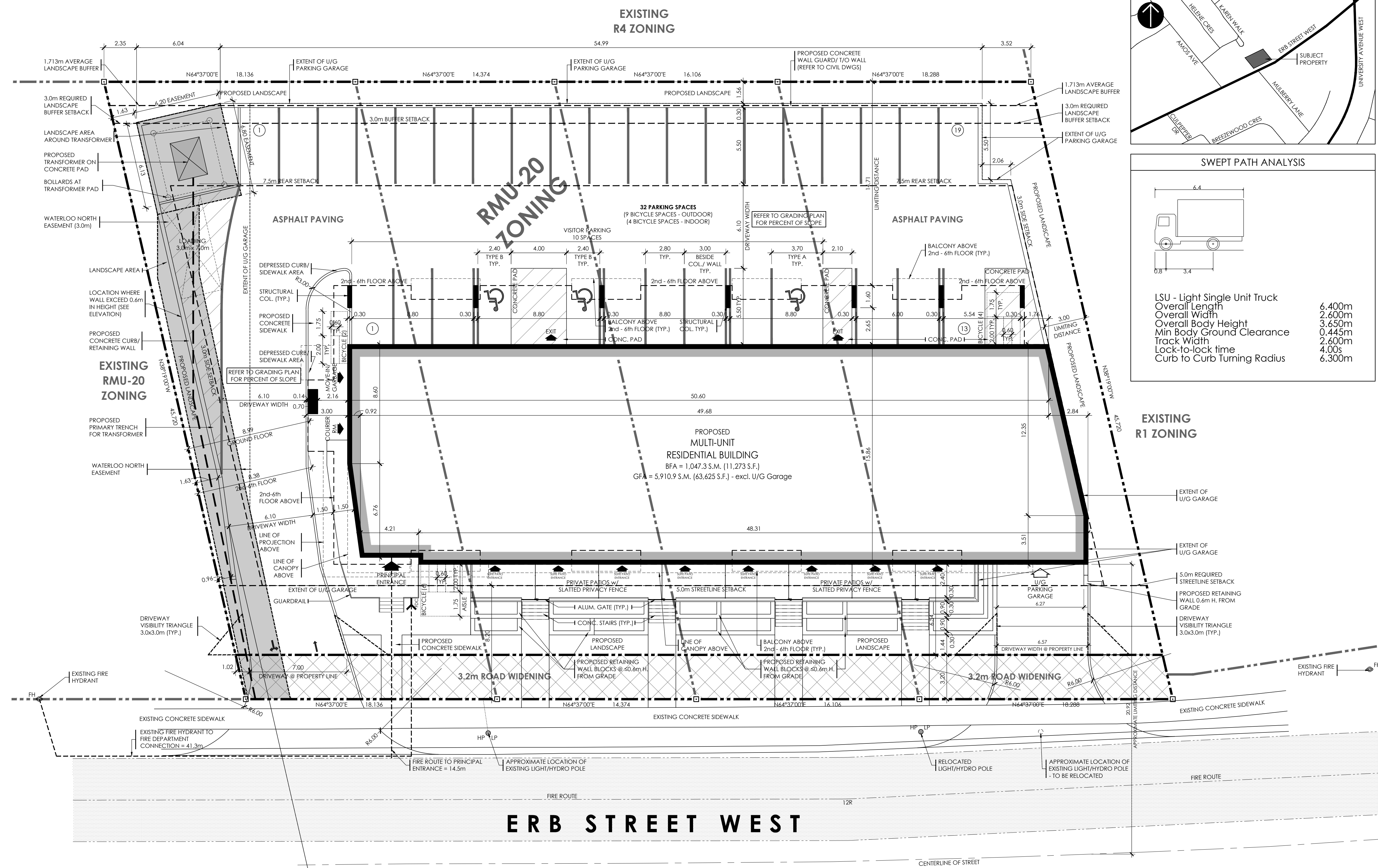
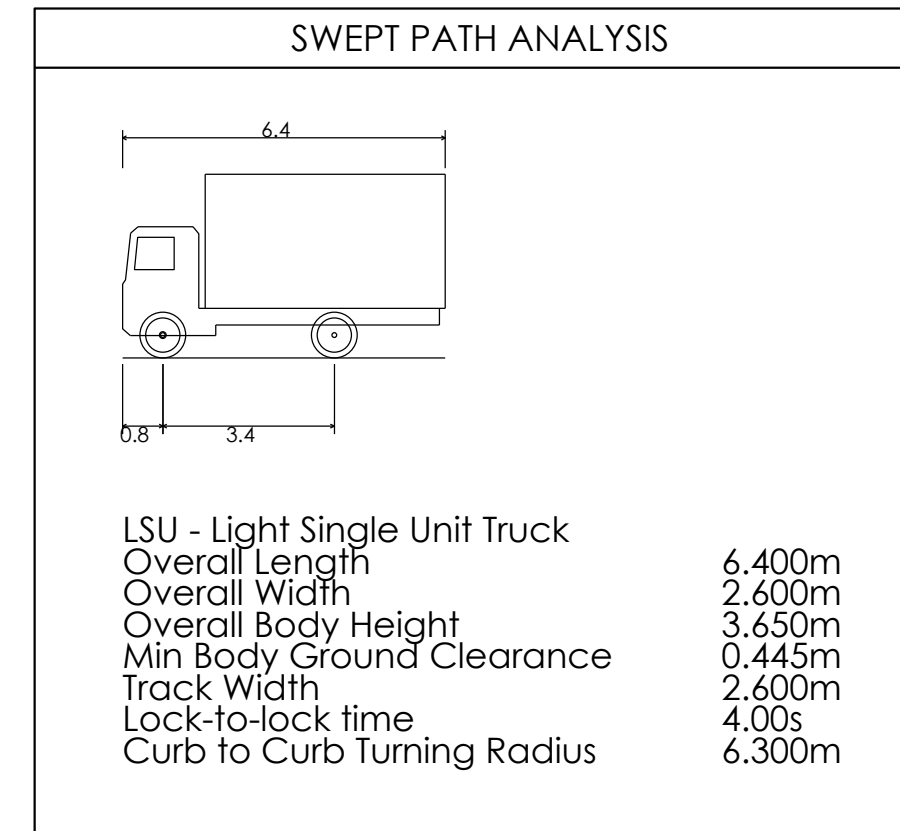
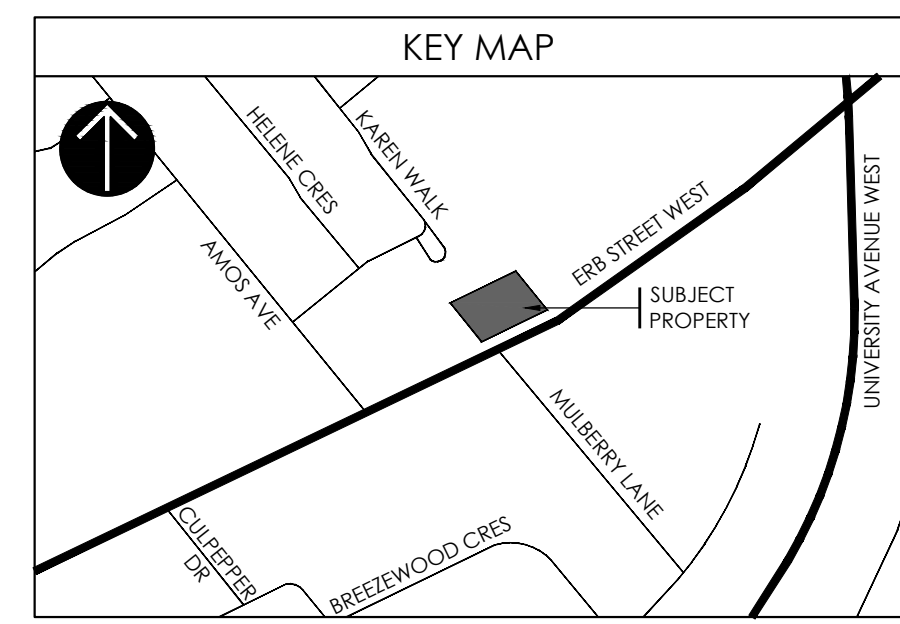
(\*) VARIANCE REQUIRED

**GENERAL NOTES:**

- ALL FINAL LOT DIMENSIONS ARE TO BE PREPARED BY THE PROJECTS SURVEYOR. ALL DIMENSIONS ARE SUBJECT TO APPROVAL OF THE MUNICIPAL AUTHORITY.
- LIGHTING TO BE DIRECTED ONTO SITE AND NOT TO INFRINGE ON ADJACENT PROPERTIES.
- REGULAR PARKING SPACES ARE 2.8m x 5.5m MIN.
- PARKING SPACES WHERE ONE SIDE ABUTS A WALL/COLUMN ARE 3.0m x 5.5m; WHERE BOTH SIDES ABUT A WALL/COLUMN ARE 3.2m x 5.5m.
- BARRIER FREE PARKING SPACES ARE 3.7m x 5.5m FOR TYPE A AND 2.4m x 5.5m FOR TYPE B; AND SHALL MEET ALL CITY OF WATERLOO REQUIREMENTS INCLUDING A MINIMUM 1.5m WIDE ACCESS ASLE. ACCESS ASLES SHALL NOT BE SHARED BETWEEN MULTIPLE ACCESSIBLE BARRIER FREE PARKING SPACES.
- HORIZONTAL BICYCLE PARKING SPACES ARE 0.6m WIDE X 2.0m LONG + 1.75m ACCESS ASLE WIDTH MIN.; VERTICAL BICYCLE PARKING SPACES ARE 0.6m WIDE X 1.25m LONG + 1.25m ACCESS ASLE WIDTH MIN. REFER TO SECTION 6.4.1, TABLE 4F, OF THE BY-LAW.
- GARBAGE & RECYCLING STORAGE TO BE LOCATED INTERNALLY.
- SNOW TO BE PICKED UP AND TAKEN OFF-SITE FOR DISPOSAL.

**SITE LEGEND**

☐	SURVEYORS IRON BAR	---	PROPERTY LINE
♿	BARRIER FREE PARKING SPACE	▤	OVERHEAD DOOR
HP	HYDRO POLE	▤	MAIN ENTRANCE
LP	LIGHT POLE	▤	MAN DOOR
FH	FIRE HYDRANT	⊙	PARKING SPACES COUNT
→	FLOW OF TRAFFIC DIRECTION	⚡	FIRE DEPARTMENT CONNECTION



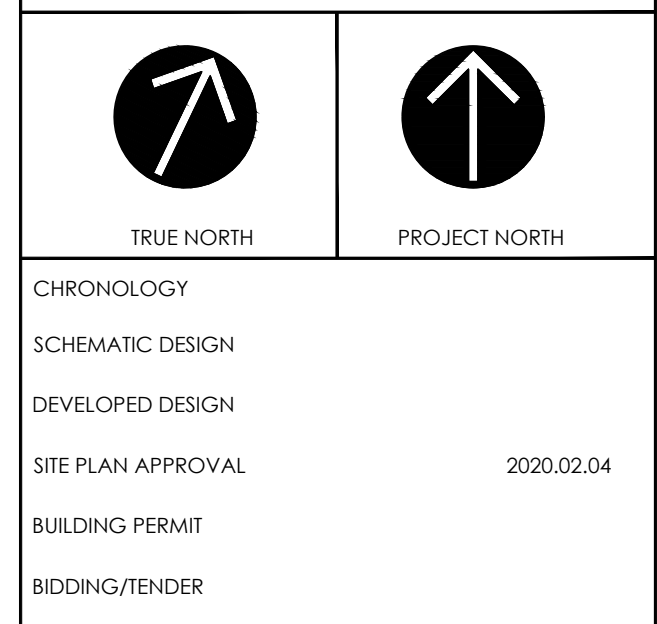
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NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR ZBA	2021.06.03



PROJECT NAME

**301-316 ERB ST W**  
**MULTI-RES DEVELOPMENT**  
 310-316 ERB STREET WEST, WATERLOO, ON

CUEIT

DRAWING TITLE

**PROPOSED SITE PLAN**

PROJECT NUMBER	DRAWING NUMBER
19099	
SCALE	1:150
SHEET SIZE	24x36

**1.3**