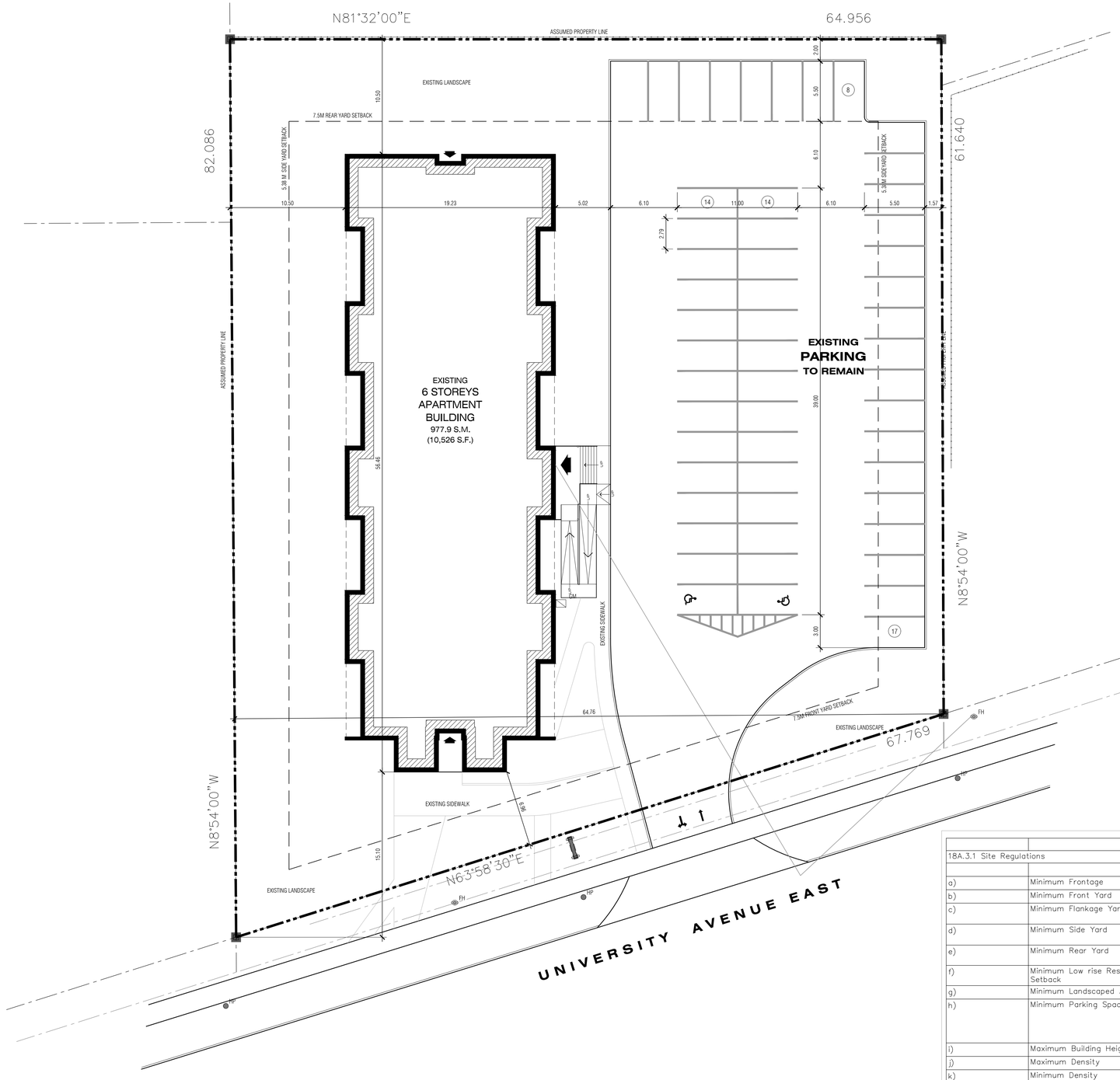


## SITE LEGEND

| | |
|---|---|
| SURVEYORS IRON BAR (ASSUMED) | PROPERTY LINE (ASSUME) |
| BARRIER FREE PARKING SPACE | FENCE |
| HYDRO POLE | MAIN ENTRANCE |
| FIRE HYDRANT | MAN DOOR |
| GAS METER | PYLON SIGN LOCATION |
| FLOW OF TRAFFIC DIRECTION | PARKING SPACES COUNT |

| | | | |
|---|---|---|---|
| 18A.3.1 Site Regulations | | | |
| | | Required | Proposed |
| a) | Minimum Frontage | None | 64.76m |
| b) | Minimum Front Yard | 5.0m | 6.96m |
| c) | Minimum Flankage Yard | 5.0m | 10.5m |
| d) | Minimum Side Yard | 10.0m combination of both side yards. 3.0m minimum. | 10.5m and 34.84m |
| e) | Minimum Rear Yard | 7.5m | 10.5m |
| f) | Minimum Low rise Residential Setback | ½ height of building; 7.5m minimum | N/A – surrounded by MR–25 |
| g) | Minimum Landscaped Area | 30% of lot area | 43.50% |
| h) | Minimum Parking Spaces | 1.0 space per unit | 53 spaces |
| i) | Maximum Building Height | 75.0m | 18.9m (existing) |
| j) | Maximum Density | 250 units per hectare | 50.33 uph* |
| k) | Minimum Density | 100 units per hectare | |
| | Lot Area | – | 4660.13 |

VIVE™ DEVELOPMENT

| № | DATE | ISSUE |
|---|---|---|
| 1 | 01/23/17 | ISSUED FOR PERMIT |


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PROJECT NORTH

PROJECT

# 50 UNIVERSITY AVE RENOVATION

50 UNIVERSITY AVE,
WATERLOO, ON, N2J2V8

DRAWING

# EXISTING SITE PLAN

| DRAWN BY | CHECKED BY |
|---|---|
| JVT | KR |

DATE: JANUARY 23, 2017

SCALE: 1:200

DRAWING №: SP.100

PROJECT №: 17003


PLOT DATE: 2017-07-28 TIME: 3:33:20 PM FILE PATH: K:\15213A - 50 University\50 University Ave., Waterloo, ON - Site Plan - 2017.01.18 - For Laird - Copy.dwg