



- LANDSCAPED AREA
- CONCRETE SIDEWALK

PROFESSIONAL ASSOCIATION OF ARCHITECTS OF ONTARIO
 OF
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SITE DATA - 24-30 Union St. E, Waterloo ZBL 2018-050: Residential Mixed Use (RMU-20)

DENSITY	Minimum	Maximum	Provided
Beds / hectare		450	201
AREAS			
Metric	Imperial		%
Gross Site Area	3,122.6 sq m	33,612.1 sq ft	-
Road widenings (Union St. E)	35.9 sq m	386.5 sq ft	-
Net Site Area	0.3 ha	0.8 acre	-
	3,086.7 sq m	33,225.6 sq ft	100%
Building Footprint at grade	681.1 sq m	7,331.6 sq ft	22%
Asphalt Area	1,246.6 sq m	13,419.1 sq ft	40%
Concrete Area	90.2 sq m	970.5 sq ft	3%
Concrete Sidewalk	283.2 sq m	3,048.2 sq ft	9%
Total Impervious Area	2,301.1 sq m	21,721.3 sq ft	75%
Landscaped/Sodded Area	785.6 sq m	8,456.2 sq ft	25%
Total Permeable Area	785.6 sq m	8,456.2 sq ft	25%
SETBACKS			
Required	Provided		
Street Line Setback (Union St. E) (East)	5.0 m	5.0 m	
Rear Yard Setback (West)	7.5 m	35.9 m	
Side Yard Setback (North)	3.0 m	12.7 m	
Side Yard Setback (South)	3.0 m	3.4 m	
Low Rise Residential Setback (West) (7.5m or ½ BH)	10.0 m	12.6 m	
FRONTAGE			
Min Required	Provided		
Lot Frontage	20.0 m	60.1 m	
75% of the Front Building Façade within 7.5m of the Street Line (East) (Union St. E)	29.6 m	39.5 m	100%
LANDSCAPING			
Min Required	Provided		
Landscaped Open Space (30% of Site Area)	926.0 sq m	1,068.76 sq m	35%
Avg. Landscaped Buffer (Min. 1.5m)	3.0 m	3.0 m	

Parking Data Spaces

VEHICLES							
REQUIRED (Zoning/By-law Parking Requirements)							
Residential (1.1sp/unit)							51
Residential Visitor (0.1sp/unit)							5
Total Parking Required							56
<i>Barrier Free Parking Required (applies for 51-75 spaces req'd)</i>							
Type A Required							3
Type B Required							1
EV Parking							2
							1
PROVIDED							
Visitor	EV	Type A	Type B	Standard			Total:
Surface Parking	4	1	1	2	31		39
Total Parking Provided (@ 0.85sp/unit)	4	1	1	2	31		39
BICYCLES							
REQUIRED							
Type A (0.3sp./unit)							14
Type B (0.3sp./unit)							14
Total							28
PROVIDED							
Type A (interior)							34
Type B (exterior)							14
Bike Parking Total							48

BUILDING DATA

BUILDING AREAS					
Above Grade	Area (sq.m.)	# of Floors	Metric	Imperial	
Basement	681.1	1	681.1 sq m	7,331.5 sq ft	
Above Grade	Area (sq.m.)	# of Floors	Metric	Imperial	
Proposed Apartment Building					
Level 1 (Ground Floor)	681.1	1	681.1 sq m	7,331.6 sq ft	
Levels 2-6	681.1	5	3,405.6 sq m	36,658.2 sq ft	
Mech / Elevator Penthouse	244.2		244.2 sq m	2,628.6 sq ft	
Total Gross Floor Area (Above Grade)			4,330.9 sq m	46,618.5 sq ft	
Total Gross Floor Area (Above+Below Grade)			5,012.0 sq m	53,950.1 sq ft	
BUILDING HEIGHT (Min. 7.5m; Max. 20m, 6 Storeys; Min. Height of First Storey 4.5m)					
	Height (m)	# of Floors	Metric	Imperial	
Average Grade	-0.4	0	0.4 m	1.0 ft	
Level 1 (Ground Floor)	4.0	1	4.0 m	13.0 ft	
Levels 2-5	3.2	4	12.8 m	41.0 ft	
Level 6	3.6	1	3.6 m	11.0 ft	
Total Building Height		6	20.0 m	65.0 ft	
Parapet			1.1 m	3.0 ft	
Mech / Elevator Penthouse (not included in Building Height Calculation)			4.0 m	13.0 ft	
RESIDENTIAL					
UNITS	# of Floors	1 Bed	2 Bed	Units	Beds
Level 1 (Ground Floor)	1	5	1	6	7
Levels 2-6 (Typical)	5	5	3	8	11
Total	6	30	16	46	62
AMENITY					
REQUIRED					
3sm for 1st bed & 2sm for additional bed in dwelling unit			170.0 sq m	1,829.9 sq ft	
PROVIDED					
Outdoor Amenity Area			175.1 sq m	1,885.1 sq ft	
Indoor Amenity			67.9 sq m	730.9 sq ft	
Total			243.0 sq m	2,616.0 sq ft	

