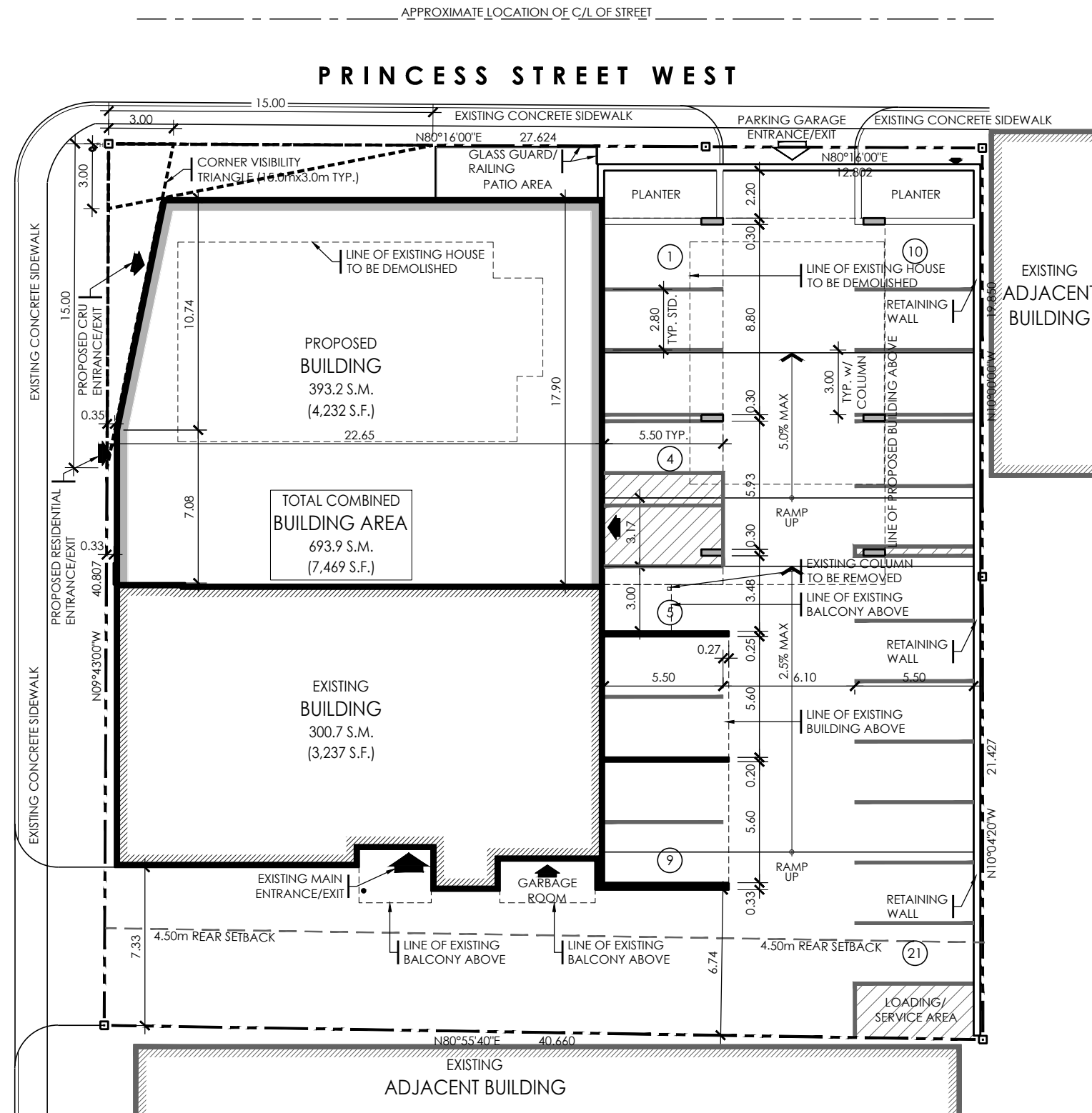


APPROXIMATE LOCATION OF C/L OF STREET

DORSET STREET



SITE DATA:

ADDRESS: 28 DORSET ST., WATERLOO, ON
ZONING: C8-25

SETBACKS:	REQUIRED	PROPOSED
Front Yard (N)	0.0m	0.75m
- Princess Street West Flankage Yard (W)	0.0m	0.33m
- Dorset Street Interior Side Yard (E)	0.0m	4.5m (To Proposed Building) 0.10m (To Retaining Wall) 6.74m (To Existing Building) 0.75m (To U/G Parking Structure)
Rear Yard (S)	4.5m	

DENSITY:	REQUIRED	EXISTING	PROPOSED	TOTAL COMBINED
DENSITY (units/ha)	250 units/ha	66 units/ha	355 units/ha	421 units/ha
DENSITY (beds/ha)	--	96 beds/ha	535 beds/ha	631 beds/ha
UNITS (max)	41	11	59	70
Bedrooms (max)	--	16	89	105
FAR (Excludes P1 Level)	4.0	1.02	3.59	4.61

AREAS:	AREA	PERCENT
Site Area	1,663.6 S.M. (17,907 S.F.)	100.00%
Exist. Building Footprint	300.7 S.M. (3,237 S.F.)	18.08%
Prop. Building Footprint	393.2 S.M. (4,232 S.F.)	23.64%
Comb. Building Footprint	693.9 S.M. (7,469 S.F.)	41.71%

BUILDING DATA:

	GROSS AREA	UNITS	BEDROOMS
EXISTING			
BASEMENT/P1 LEVEL	295.4 S.M. (3,180 S.F.)	N/A	N/A
GROUND FLOOR/P2 LEVEL	300.7 S.M. (3,237 S.F.)	N/A	N/A
2nd FLOOR	356.0 S.M. (3,832 S.F.)	3	4
3rd FLOOR	356.0 S.M. (3,832 S.F.)	3	4
4th FLOOR	356.0 S.M. (3,832 S.F.)	3	4
5th FLOOR	320.5 S.M. (3,450 S.F.)	2	4
SUBTOTAL (Existing)	1,984.6 S.M. (21,362 S.F.)	11	16

PROPOSED			
BASEMENT/P1 LEVEL	1,129.6 S.M. (12,159 S.F.)	N/A	N/A
GROUND FLOOR/P2 LEVEL	393.2 S.M. (4,232 S.F.)	N/A	N/A
2nd FLOOR	595.7 S.M. (6,412 S.F.)	8	10
3rd FLOOR	595.7 S.M. (6,412 S.F.)	8	10
4th FLOOR	595.7 S.M. (6,412 S.F.)	8	10
5th FLOOR	595.7 S.M. (6,412 S.F.)	8	10
6th FLOOR	595.7 S.M. (6,412 S.F.)	8	10
7th FLOOR	518.8 S.M. (5,584 S.F.)	5	9
8th FLOOR	518.8 S.M. (5,584 S.F.)	5	9
9th FLOOR	518.8 S.M. (5,584 S.F.)	5	9
10th FLOOR	485.9 S.M. (5,230 S.F.)	2	6
11th FLOOR	416.4 S.M. (4,482 S.F.)	2	6
ROOFTOP PENTHOUSE	148.7 S.M. (1,601 S.F.)	N/A	N/A
SUBTOTAL (Proposed)	7,108.8 S.M. (76,519 S.F.)	59	89

TOTAL COMBINED GROSS: 9,093.4 S.M. (97,881 S.F.) 70 105

COMMERCIAL:

EXISTING	168.7 S.M. (1,816 S.F.)
PROPOSED	227.7 S.M. (2,451 S.F.)
TOTAL COMBINED COMM.: 396.4 S.M. (3,976 S.F.)	

BUILDING AMENITY:

	REQUIRED	PROVIDED
BUILDING AMENITY	70 units * 5 S.M./Unit = 350.0 S.M.	646.2 S.M. (6,955 S.F.)
- EXISTING - PRIVATE		153.1 S.M. (1,648 S.F.)
- PROPOSED - PRIVATE		475.0 S.M. (5,113 S.F.)
- PROPOSED - COMMON		18.1 S.M. (195 S.F.)

PARKING DATA:

	REQUIRED	PROVIDED
COMMERCIAL PARKING	2.15 space/100 S.M.	0
RESIDENTIAL PARKING	1 space/unit	21
- Surface Parking (*)		30
- Underground Parking		
TOTAL COMBINED		51

BIKE PARKING -- 36
(*) SURFACE PARKING SPACES TO BE MODIFIED DURING CONSTRUCTION.

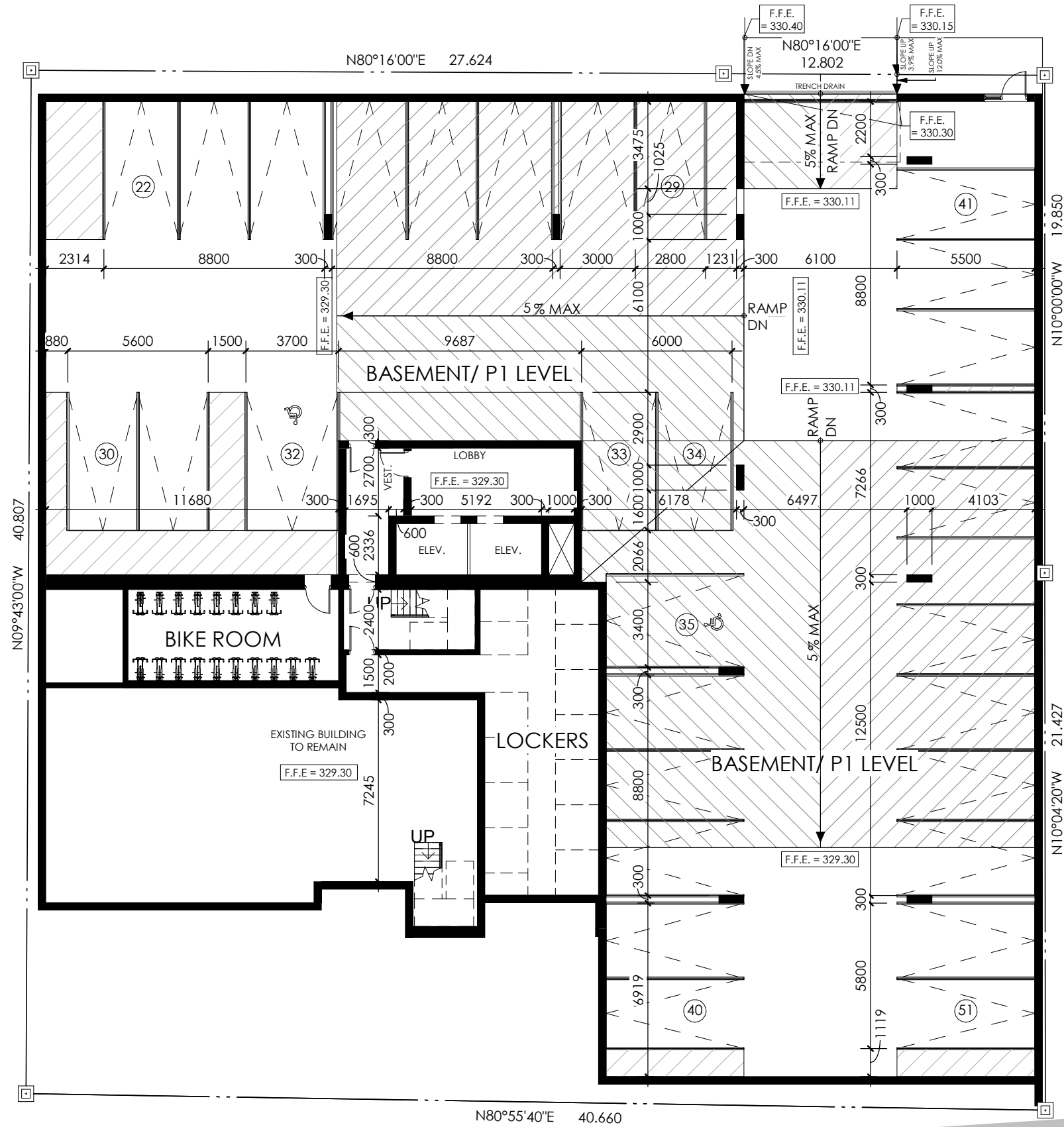
BUILDING HEIGHT:

AVERAGE GRADE @ PRINCESS STREET WEST TO TOP OF PARAPET OF HIGHEST OCC. SPACE	37.8m
AVERAGE GRADE @ DORSET STREET TO TOP OF PARAPET OF HIGHEST OCC. SPACE	37.2m



SCALE: 1: 250
PROPOSED SITE PLAN

[SCHEMATIC]
DESIGN REPORT
APRIL 26, 2018



SCALE: 1:200
BASEMENT/ P1 LEVEL

[SCHEMATIC]
DESIGN REPORT
 APRIL 26, 2018