



405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
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36, 42 Erb Street, 39 Dupont Street
Waterloo
Preliminary Site Statistics

Project Number 16028

March 12 2021

Bylaw 1108
Zoning C6-25,C7-4 & GR4

2018-050
U1-81,U1-20

Gross Site Area 4202 m² 0.42 ha
Widening 77.9
Net Site Area 4,124 44,391
(excluding area allocated for road widening)

(excluding area allocated for road widening)

Level	UNIT TYPE					GCA				GFA													
	TH	S	1b	2b	Total	Retail m ²	ft ²	Parking m ²	ft ²	Residential m ²	ft ²	Total m ²	ft ²	Retail m ²	ft ²	Parking m ²	ft ²	Residential m ²	ft ²	Total m ²	ft ²		
P1					0			2,551	27,453			2,551	27,453			-	0			0	0		
1					0	554	5,963			390	4,198	944	10,161	554	5,963	0	0	390	4,198	944	10,161		
2					0			1,879	20,225	77	829	1,956	21,054			-	0			0	0		
3					0			1,879	20,225	77	829	1,956	21,054			-	0			0	0		
4			19	3	22					1,414	15,221	1,414	15,221					1,414	15,221	1,414	15,221		
5			19	3	22					1,414	15,221	1,414	15,221					1,414	15,221	1,414	15,221		
6			19	3	22					1,414	15,221	1,414	15,221					1,414	15,221	1,414	15,221		
7					0					793	8,536	793	8,536					793	8,536	793	8,536		
8			9	3	12					793	8,536	793	8,536					793	8,536	793	8,536		
9			9	3	12					793	8,536	793	8,536					793	8,536	793	8,536		
10			9	3	12					793	8,536	793	8,536					793	8,536	793	8,536		
11			9	3	12					793	8,536	793	8,536					793	8,536	793	8,536		
12			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
13			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
14			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
15			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
16			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
17			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
18			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
19			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
20			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
21			10	2	12					793	8,536	793	8,536					793	8,536	793	8,536		
Mechanical Penthouse										590	0	590	6,351			0	0	0	0	0	0		
Sub-Totals	0	0	193	41	234	554	5,963	6,309	67,904	17,271	185,907	24,134	259,774	554	5,963	0	0	16,527	177,898	17,081	183,862		
Existing 39 Dupont House					4					155	1,668	155	1,668					155	1,668	155	1,668		
Total			197	82	279					17,426	187,575	24,289	261,442					16,682	179,567	17,236	185,530		
Bedrooms			197	82	279																		

FSI	0.1	0.00	4.0	0.0
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Avg unit size	73.81 sm gross
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Amenity			
	Rate	Required	Provided
Total Amenity Area	3 m2/unit	579	
	2BD:3m2/unit + 2m2 each bd	205	
Total		784	1383 m2

Indoor (Amenity Area)	30% of req total amenity area	235	793 m2	7th F
Outdoor (Amenity Area)	20% of req common amenity area	47	590 m2	7th F
Common Outdoor Area (at grade)	3 % of lot area	126	138 m2	GF

Total Balcony Space	2 sq.m for each bedroom	558	2285 m2
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Vehicular Parking			
	Rate	Required	Provided
residents	0.6 space/unit	0.6	141
visitor	0.1 space per unit	0.1	24
non residential	1.5/100m2	9	9
Total		174	178 spaces

	P1	Surface	2	3	Total
	54	1	44	46	145
		24			24
		9			9
Total	54	34	44	46	178

	BARR- FREE	Required	Provided
Type A		4	4
Type B		4	4
Total		8	8

Bicycle Parking			
	Rate	Required	Provided
Residential	0.6/unit (including type A and type B)		144 spaces
	0.3/unit (type A)	70	
	0.3/unit (type B)	70	
Non-residential	4 % of required parking	9	15 spaces
Total		149	159 spaces

Density			
		Permitted	Provided
	Max= 250 units/ ha	86 units	234 units
	min. = 100 units/ha	34 units	
	Medium Density 450 BR/ha x .1019ha	46 bedrooms	
	High Density 750 BR / ha x .1015	233 bedrooms	279 bedrooms
	Total Bedrooms	279 bedrooms	

Ground Floor Usable Space			
		Required	Provided
	25%	236 m ²	944 m2