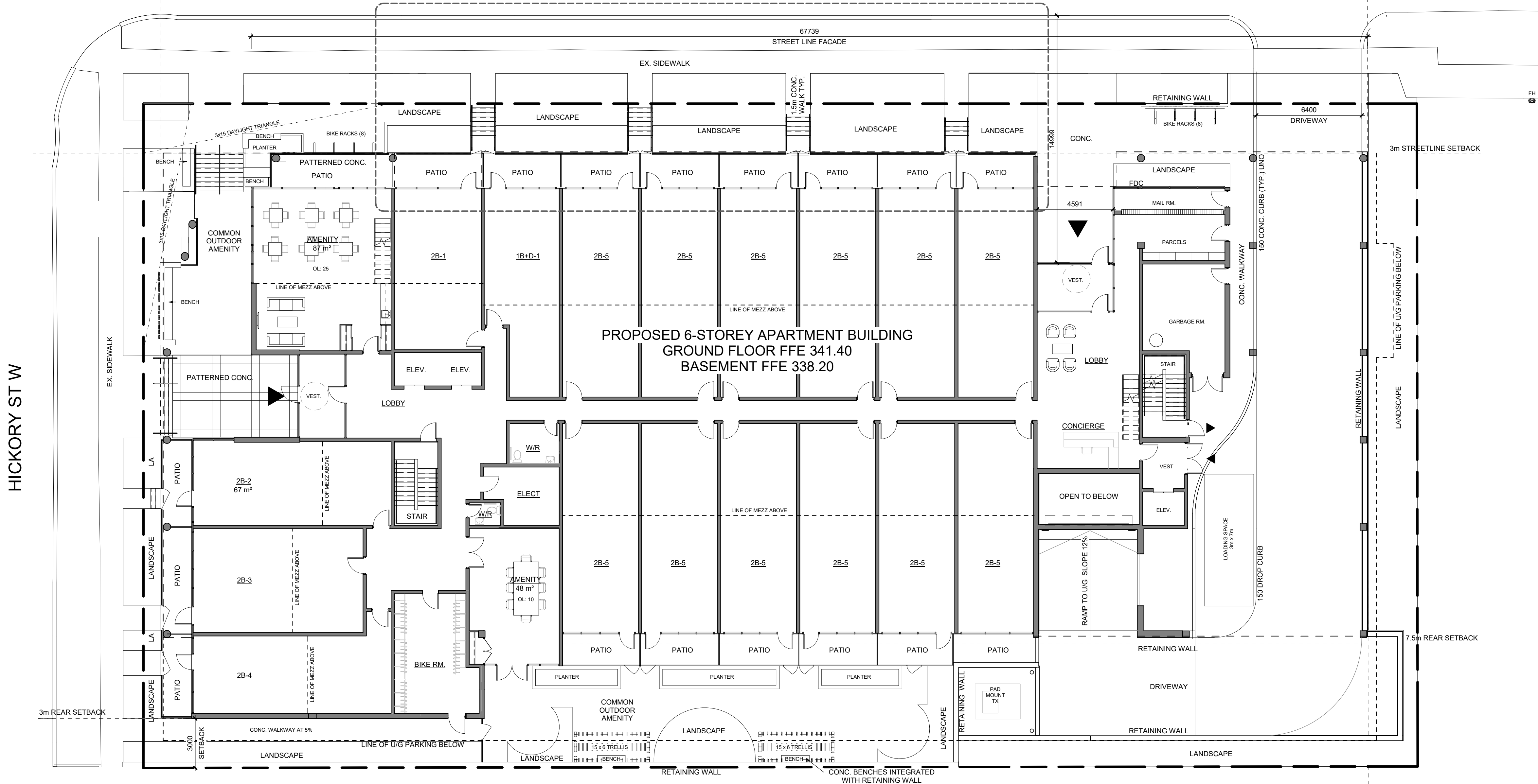


HEMLOCK ST



1 SITE PLAN
AD.3.3 SCALE: 1:150

DETAILS OF DEVELOPMENT

DATA	REQUIRED	PROVIDED	
ZONING (By-law 2020-047)	RN-6		
GROSS LOT AREA (m ²)	3113		
GROSS FLOOR AREA (m ²)	11,493.5		
SETBACKS	Neighbourhood Frontage	3.0-5.0	3.0
	Convertible Frontage	1.0-5.0	1.0
	SIDE YARD (m)	3.0	3.0
	REAR YARD (m)	7.5	3.0
MIN. FRONTAGE (m)	20	77.2	
MIN. ENTRANCES (1/15m)	HICKORY HEMLOCK	3	4
		5	10
NUMBER OF STOREYS	6	6	
BUILDING HEIGHT (m)	21.5	21.1	
HEIGHT OF FIRST STOREY (m)	4.5	5.2	
DENSITY CALCULATION	250 BEDS/ha	652 BEDS/ha	
NUMBER OF UNITS		168	
NUMBER OF BEDROOMS	77	203	
AMENITY AREA 3m ² / UNIT + 2m ² / ADDITIONAL BEDROOM	504+70=574 m ²	COMMON INDOOR - 138	
		COMMON OUTDOOR - 210	
30% OF REQUIRED AMENITY TO BE COMMON		BALCONIES - 625	
		PRIVATE PATIOS - 148 TOT: 1121m ²	
LANDSCAPE AREA (m ²)	934.5	952	
PARKING REQUIRED (0.2 SPACE / BED) ALL SPACES MEET MIN. DIMENSIONS PER 6.1.5.1 ALL SPACES ARE 'DESIGNED ELEC. VEHICLE PARKING' PER 6.3.1.1		41	46
VISITOR PARKING (0.05 SPACE / BED)	11	11	
No. OF BARRIER FREE SPACES OF TOTAL	1 TYPE A and 2 TYPE B	1 TYPE A and 2 TYPE B	
TOTAL PARKING	52	57	
BIKE PARKING (0.25 / BR) TYPE A (VERT. PER 6.6.1) TYPE B (OUTDOOR)		41	16
		TOT - 57	
LOADING SPACE	1 X TYPE A	1 X TYPE A	
DRIVEWAY (6.1 - 7.0m WIDTH)	1 PER LOT	1	

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.
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DO NOT SCALE THESE DRAWINGS.

REVISIONS:

NO.	DATE	ISSUED:
1	2022.08.31	ISSUED FOR ZBA

LEGEND

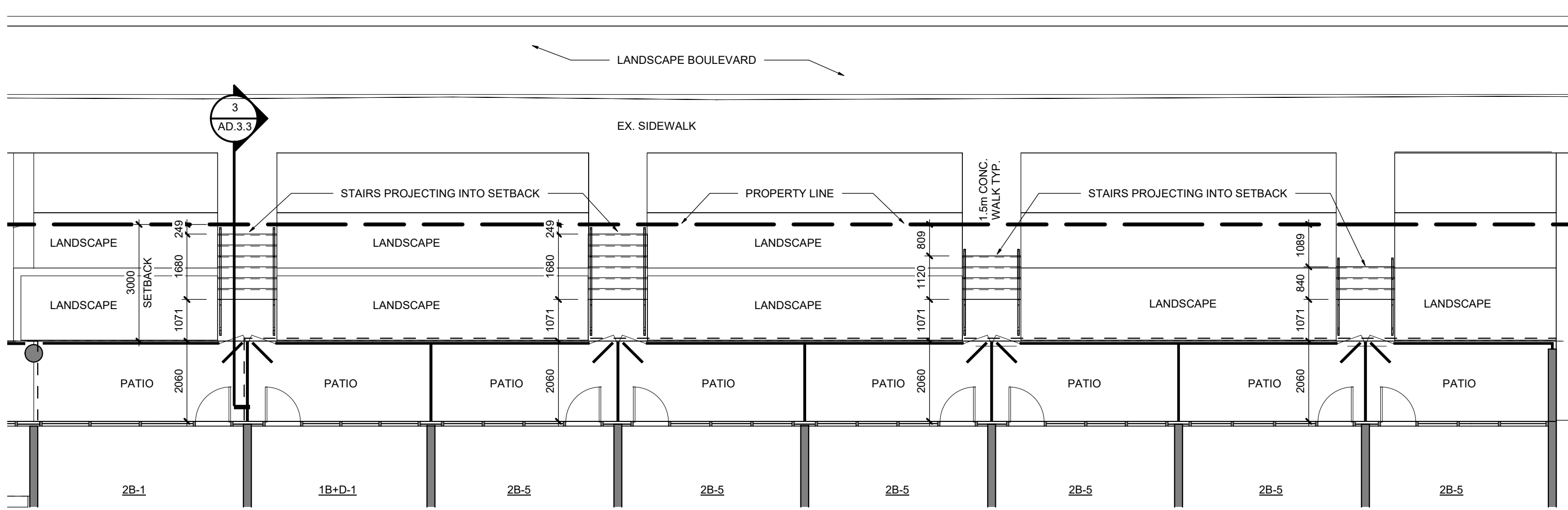
- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCES & EXITS
- B.F. PARKING SYMBOL
- B.F. PARKING SIGN
- VISITOR PARKING SGN (SEE SITE PLAN NOTE #4)
- EVR DESIGNED ELECTRIC VEHICLE PARKING SPACE "ELECTRIC VEHICLE READY" PER WATERLOO ZBL 6.3.1.1
- EVP ELECTRIC VEHICLE PARKING SPACE PER WATERLOO ZBL 6.3.1.2
- VIS VISITOR PARKING SPACE
- LINE CANOPIES ABOVE
- LINE OF STRUCTURED PARKING BELOW
- LINE OF BUILDING SETBACKS
- SIDEWALK TO BE REMOVED

- SITE PLAN NOTES:**
- GARBAGE SHALL BE STORED WITHIN THE GARBAGE ENCLOSURE.
 - IF APPLICABLE, FIRE ROUTE TO BE DESIGNATED BY BY-LAW.
 - ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
 - SIGNAGE IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW AND IS CONCEPTUALLY SHOWN FOR SITE PLAN PURPOSES.
 - THE PROPERTY OWNER IS RESPONSIBLE IN THE CITY RIGHT OF WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
 - ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
 - ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
 - LIGHTING SHALL BE FULL CUT OFF LIGHT FIXTURES THAT ELIMINATE GLARE.
 - LIGHTING SHALL BE LED OR EQUIVALENT FOR REDUCED ENERGY CONSUMPTION, UNLESS OTHERWISE AGREED TO BY THE CITY.
 - ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.

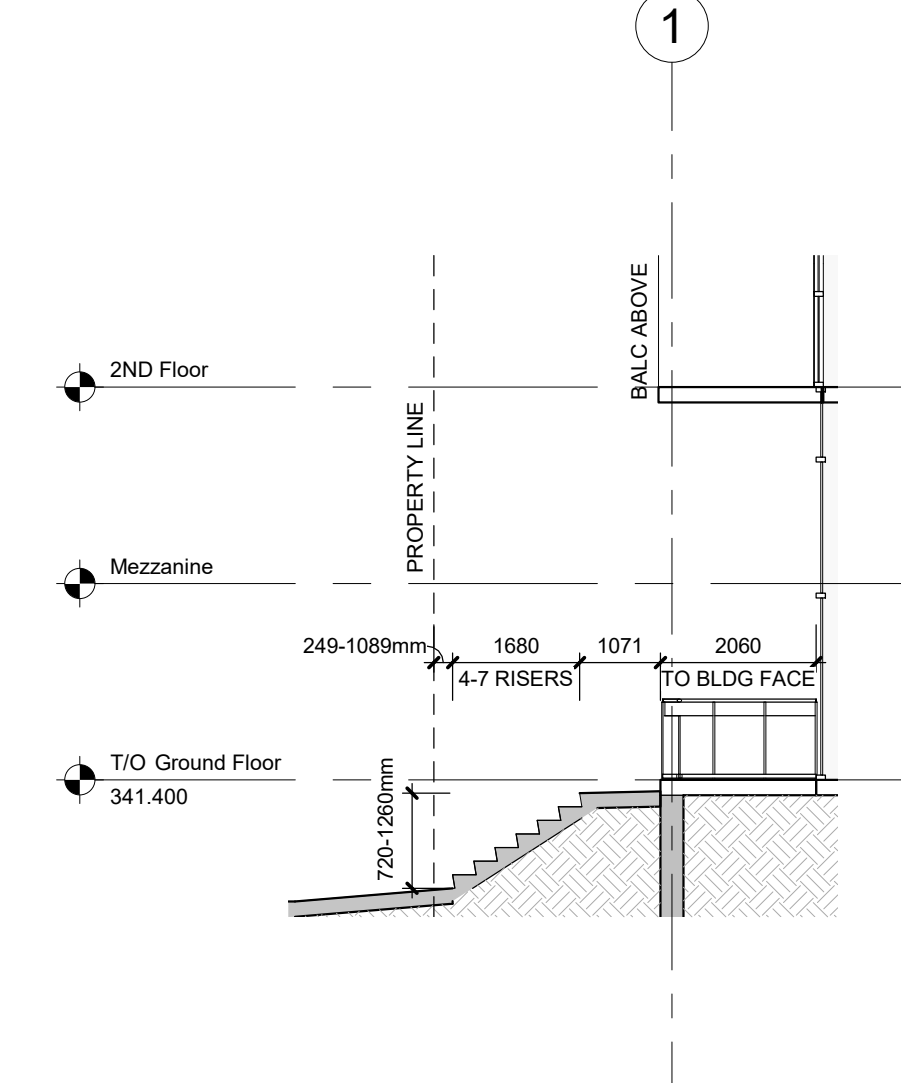
BUILDING UNITS

FLOOR	STUDIO	1 BED	1 BED + DEN	2BED	UNITS PER FLOOR	BEDS PER FLOOR
BASEMENT						
GROUND (W/ MEZZ)	0	0	1	16	17	33
2ND	2	23	2	3	30	33
3RD	1	24	2	4	31	35
4TH	1	24	1	4	30	34
5TH	1	24	1	4	30	34
6TH	1	24	1	4	30	34
TOTALS	6	119	8	35	168	203

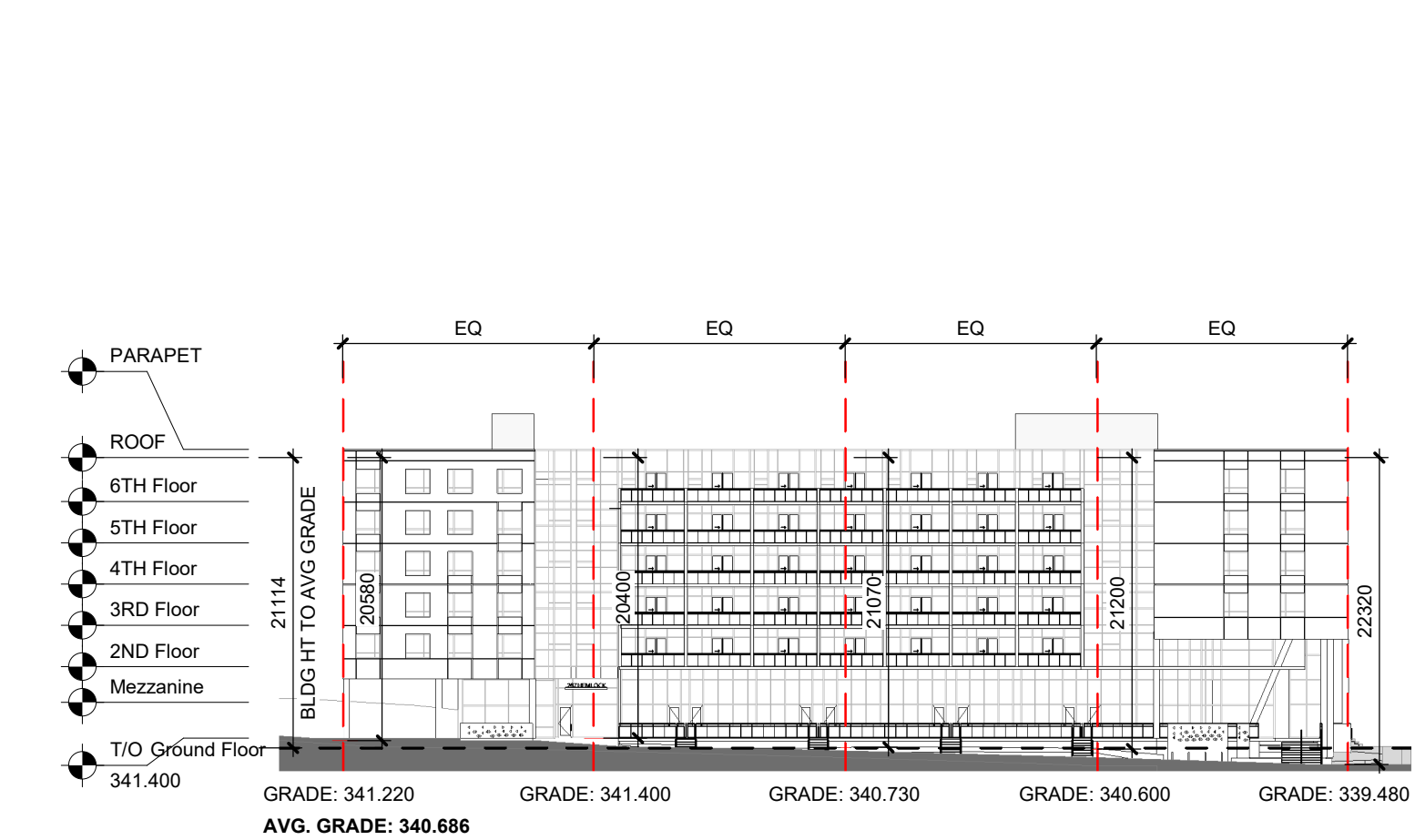
HEMLOCK ST



2 SITE PLAN DETAIL - STAIRS AT PRIVATE PATIOS
AD.3.3 SCALE: 1:100



3 SECTION @ PATIO STAIRS
AD.3.3 SCALE: 1:100



4 BUILDING HEIGHT DIAGRAM
AD.3.3 SCALE: 1:500



PROJECT:
267 HEMLOCK STREET WEST, WATERLOO, ON

DCB DEVELOPMENT CANADA INC.

DRAWING TITLE:

SITE PLAN

DATE:	2022.08.30	DRAWING NO.:	
SCALE:	As indicated		
DRAWN:	BM		
STATUS:	ZBA		
JOB NO.:	2209		

AD.3.3