

### Zoning Information

#### 50-RMU-20 ZONE WITH C53

Regulation	Required	Provided
Min. Lot Frontage	20 m	154 m
Min. University Ave. Setback	10.5 m	7.5 m
Min. Northernly Lot Line Setback	7.5 m	7.5 m
Min. Atlantic Ave Setback	10.5 m	17 m
Min. New Hampshire Setback	7.5 m	7.5m
Min. Yard Setback Abutting a Residential Zone	7.5 m	17m to Un-assisted Living Building 4.5 m
Height of First Storey Minimum	4.5 m	3.2 none
Min. Building Height	none	19.5 m
Max. Building Height	20 m	6 Storeys
Max. Number of Storeys	6 Storeys	none
Min. Number of Storeys in the Base o	none	55%
Max. Percent Impervious Area	50%	45%
Min. Landscaped Area	30%	

#### Parking Requirements

Use	Required
Phase 1 Long Term Care	20 spaces
Phase 2 Independant Detached Living	18 spaces
Phase 3 Independant & Assisted living	48 spaces
Phase 4 Proposed Independant Living	106 spaces (1/unit + 0.1/unit visitor)
<b>Total Required</b>	<b>192 spaces</b>

#### Parking Requirements

Use	Provided
Existing Underground Parking	28
Existing Covered Parking	6
Exisitng Surface Parking	22
New Underground Parking	26
New or Re-Configured Surface Parking	118
<b>Total Provided</b>	<b>200</b>

#### Barrier-Free Accessible Parking Requirements

Use	Required	Provided
Type A	3 Spaces	3 Spaces (Location TBD)
Type B	4 Spaces	4 Spaces (Location TBD)

#### Amenity Area

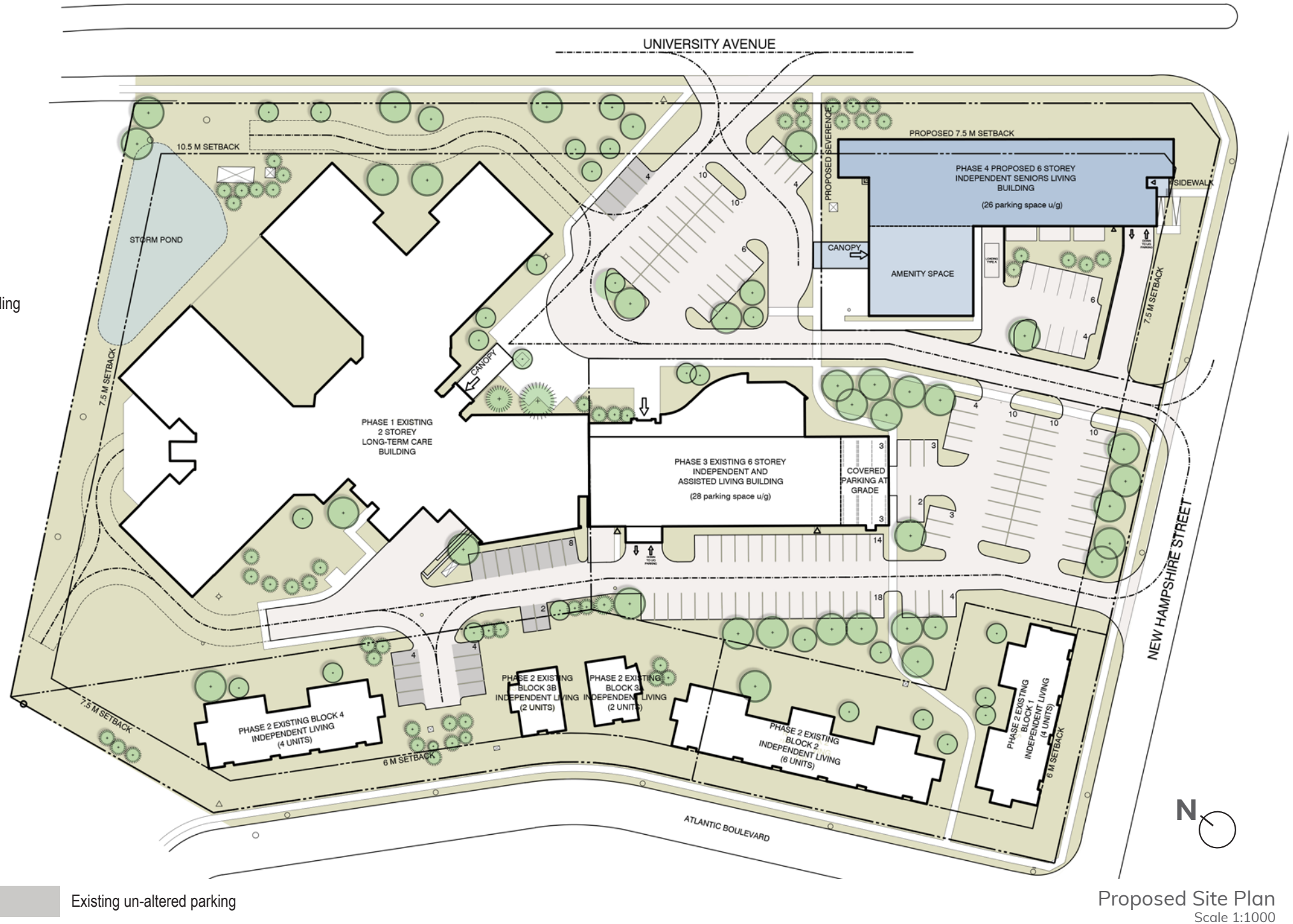
Use	Required	Provided
Total Amenity (sqm.)	2sqm/first bedroom 3sqm/second bedroom =324 sqm.	768 sqm. of amenity
Total Common Amenity (%)	30% of Required Amenity to be Common= 103sqm.	70% of total amenity is common amenity

#### Electric Vehicle Parking Provisions

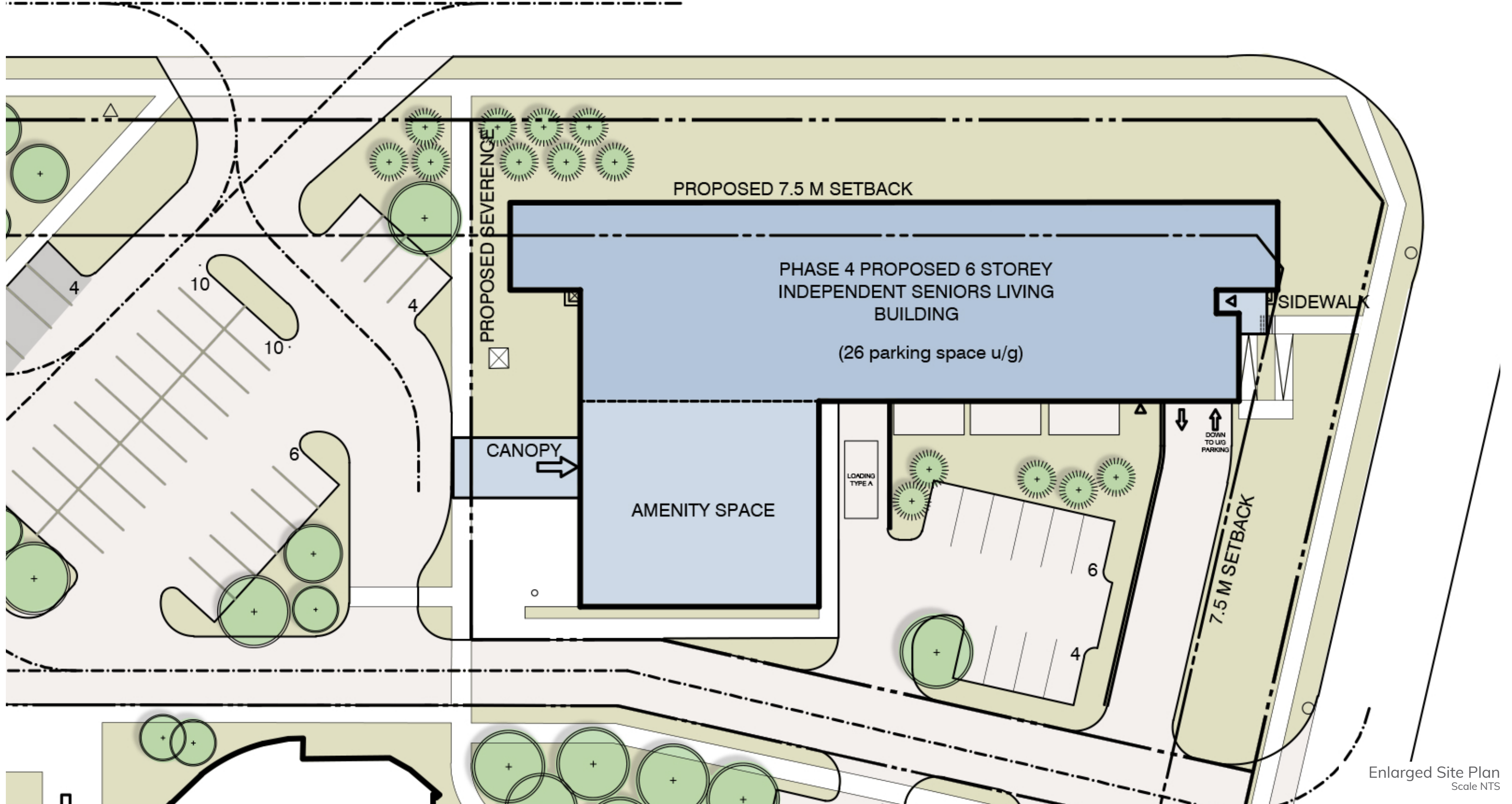
Use	Required	Provided
Sturctured Parking	80% of Structured Spaces	22 Spaces (Location TBD)
Surface Parking	3% of Spaces Provided (Dedicated Level 2 EV Parking)	6 Spaces (Location TBD)

#### Bike Parking Requirements

Use	Required	Provided
Type A	29 (0.3/unit)	xxx
Type B	29 (0.3/unit)	xxx



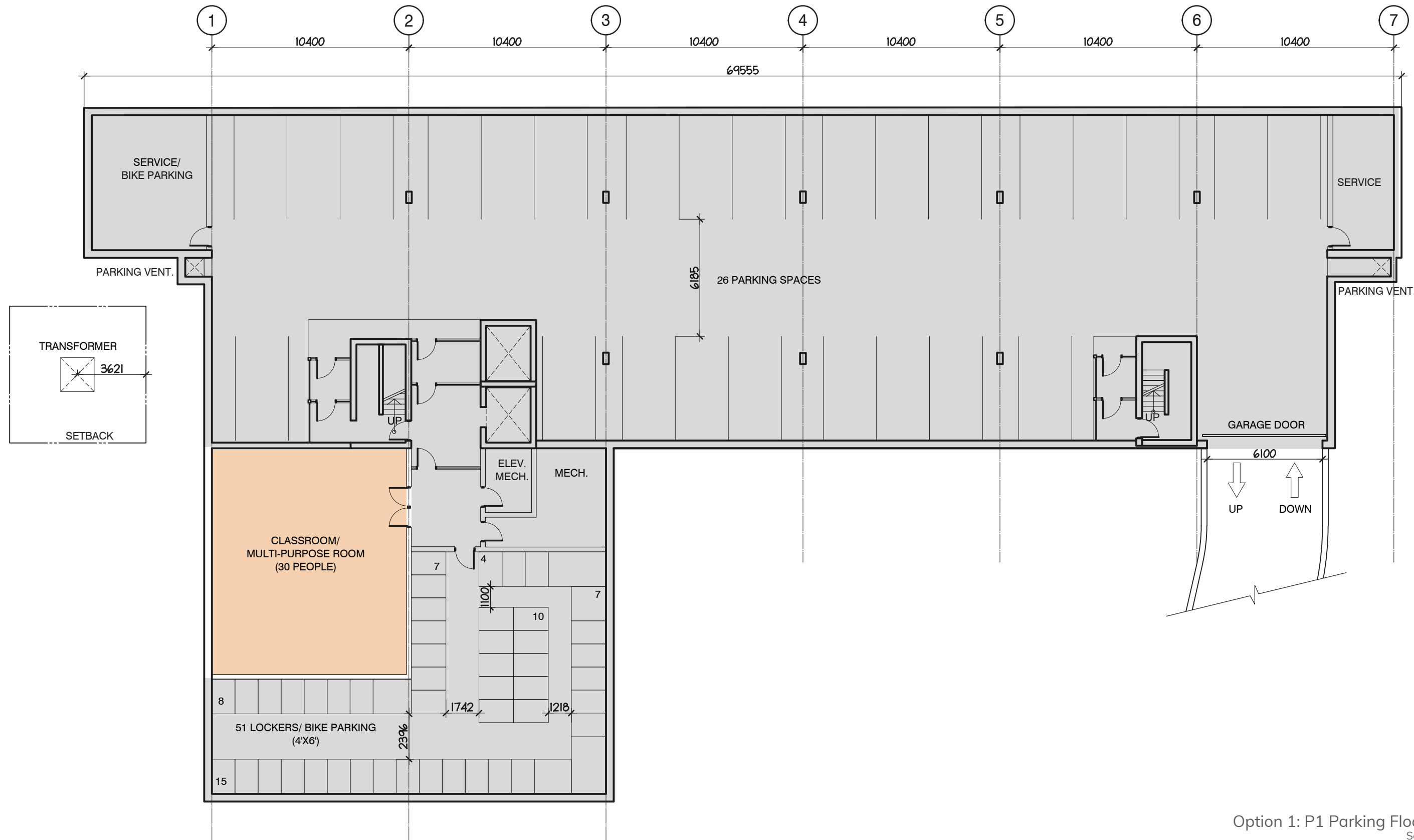
# UNIVERSITY AVENUE



Enlarged Site Plan  
Scale NTS

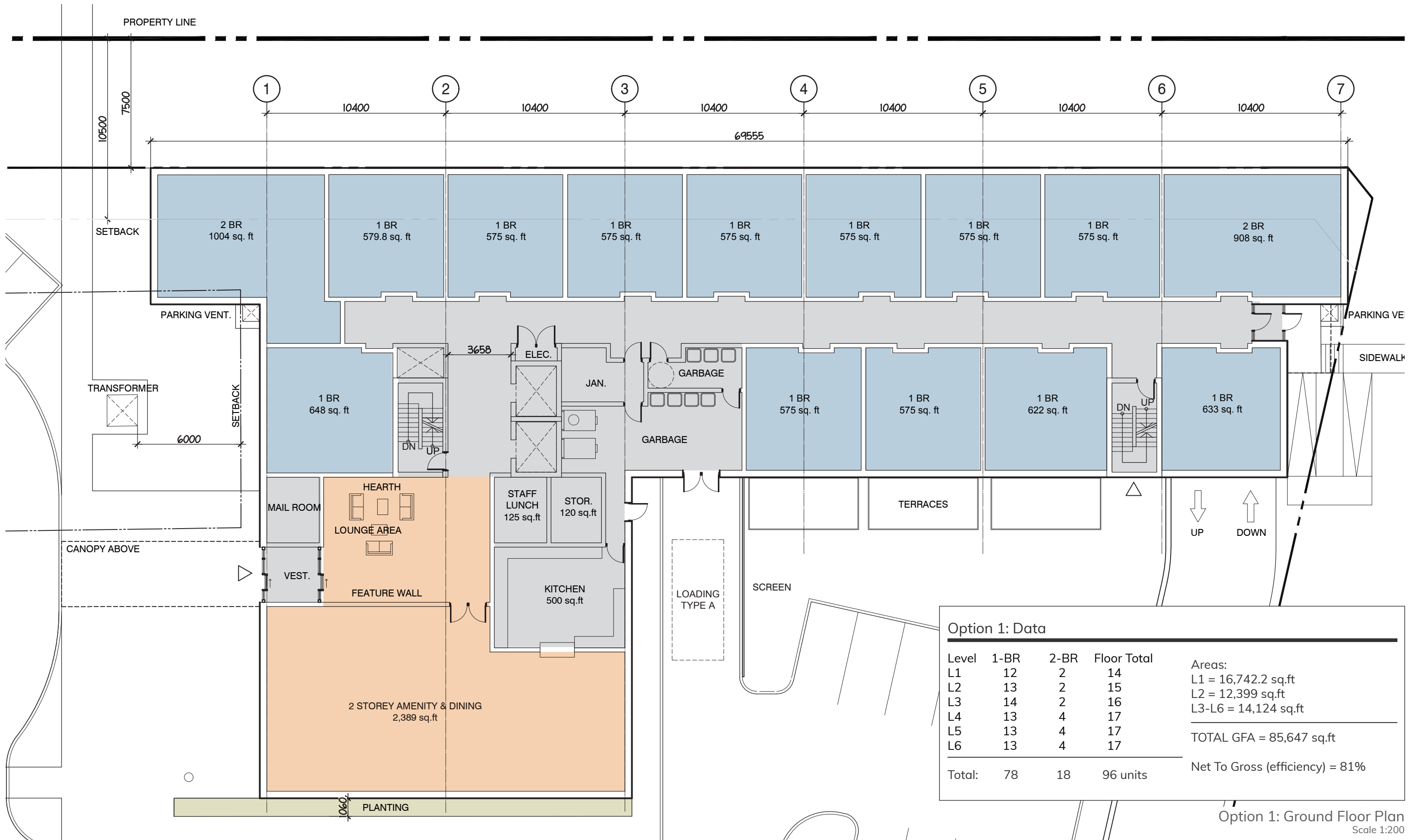
**PARKWOOD-FAIRVIEW**  
276 NEW HAMPSHIRE ST, WATERLOO, ON  
CONCEPT . 2021 . 04 . 14

MARTIN **SIMMONS** ARCHITECTS



Option 1: P1 Parking Floor Plan  
Scale 1:200





**Option 1: Data**

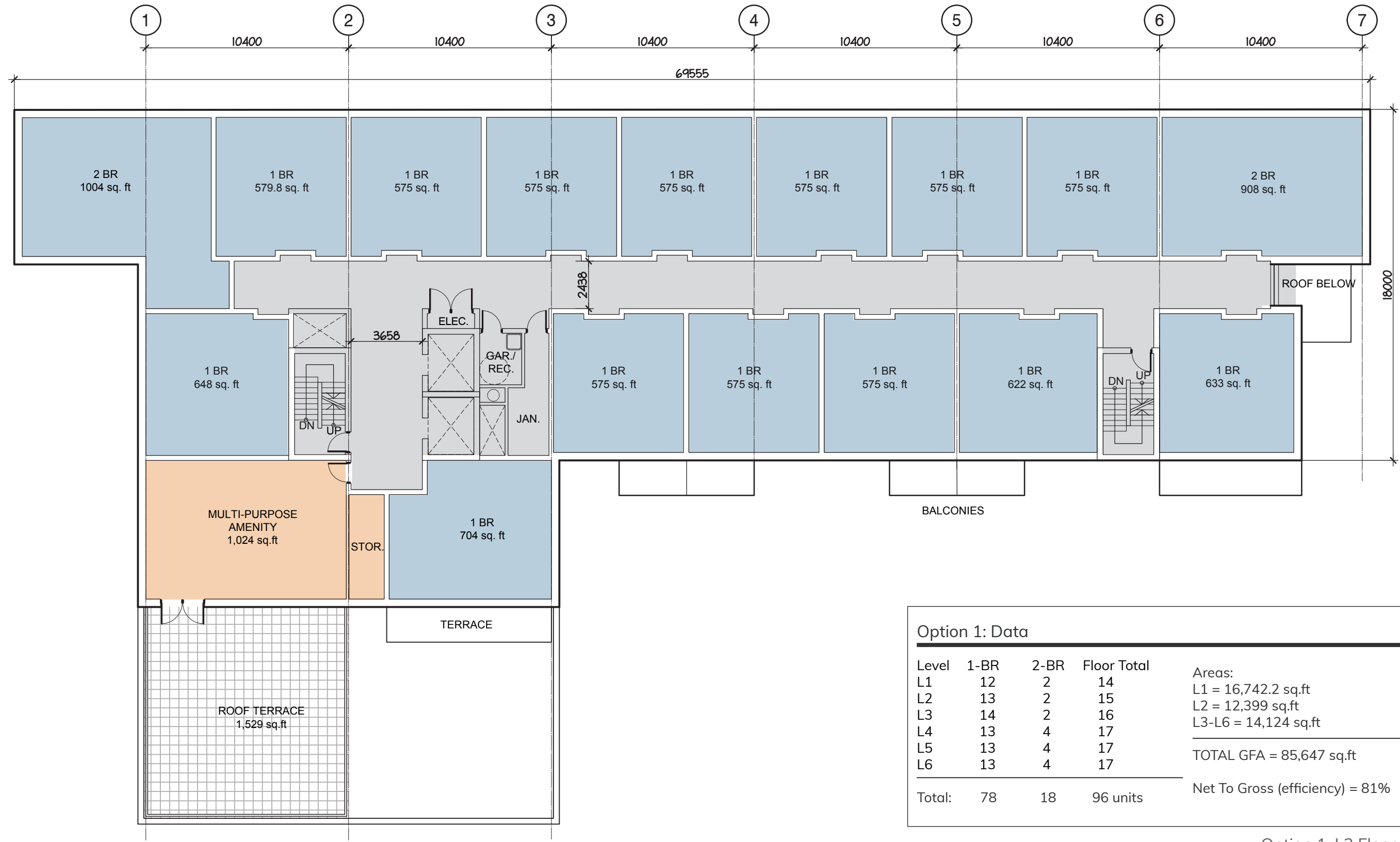
Level	1-BR	2-BR	Floor Total
L1	12	2	14
L2	13	2	15
L3	14	2	16
L4	13	4	17
L5	13	4	17
L6	13	4	17
<b>Total:</b>	<b>78</b>	<b>18</b>	<b>96 units</b>

Areas:  
 L1 = 16,742.2 sq.ft  
 L2 = 12,399 sq.ft  
 L3-L6 = 14,124 sq.ft

TOTAL GFA = 85,647 sq.ft

Net To Gross (efficiency) = 81%

Option 1: Ground Floor Plan  
Scale 1:200



Option 1: Data			
Level	1-BR	2-BR	Floor Total
L1	12	2	14
L2	13	2	15
L3	14	2	16
L4	13	4	17
L5	13	4	17
L6	13	4	17
Total:	78	18	96 units

Areas:  
 L1 = 16,742.2 sq.ft  
 L2 = 12,399 sq.ft  
 L3-L6 = 14,124 sq.ft

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TOTAL GFA = 85,647 sq.ft  
 Net To Gross (efficiency) = 81%

Option 1: L3 Floor Plan  
 Scale 1:200