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PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

22.237P01



TURNER FLEISCHER
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Toronto, ON, M3B 2T8
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ISSUED FOR REZONING #2
2025-03-04

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Rail Consultant
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Folger, Rubinoff LLP
Legal Consultant
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MHBC
Planning Consultant
540 Bingemans Centre Drive, Suite 200, Kitchener, Ontario,N2B 3X9
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Phone Number: (519) 576-3650
Email: thawkins@mhbcplan.com

BUILDING AREA SUMMARY	m²	ft²	% GROSS SUBJECT SITE AREA
DEVELOPMENT LANDS SUMMARY			
BUILDING A	5,458.05	58,750	3.37%
BUILDING B	6,482.02	69,772	4.01%
BUILDING C	5,345.41	57,538	3.31%
BUILDING D	5,988.38	64,458	3.70%
BUILDING J	11,707.48	126,018	7.24%
BUILDING K	13,173.74	141,801	8.15%
BUILDING L	24,564.51	264,410	15.19%
PRIVATE DRIVEWAY	1,751.02	18,848	1.08%
DEVELOPMENT LANDS SUB-TOTAL	**74,470.61**	**801,595**	**46.05%**
OFFICE LANDS SUMMARY			
BUILDING E	6,831.58	73,535	4.22%
BUILDING F	4,685.96	50,439	2.90%
BUILDING G	4,288.10	46,157	2.65%
BUILDING H	2,842.65	30,598	1.76%
BUILDING I	8,437.84	90,824	5.22%
PRIVATE DRIVEWAY	1,395.98	15,026	0.86%
OFFICE LANDS SUBTOTAL	**28,482.11**	**306,579**	**17.61%**
ROADS AND PUBLIC LANDS SUMMARY			
PRIVATE ROAD	6,179.27	66,513	3.82%
PRIVATE ROAD CUL-DE-SAC (TEMP)	392.63	4,226	0.24%
NORTHFIELD DR ROAD WIDENING	759.94	8,180	0.47%
EXPROPRIATED LANDS	1,026.63	11,051	0.63%
EXISTING EASEMENT	309.92	3,336	0.19%
ROADS AND PUBLIC LANDS SUB-TOTAL	**8,668.39**	**93,306**	**5.36%**
ADJACENT LANDS	**50,107.29**	**539,350**	**30.98%**
GROSS SITE AREA	**161,728.40**	**1,740,830**	**100.00%**

DEFINITIONS:

CITY OF WATERLOO ZONING BY-LAW 2018-050

BUILDING FLOOR AREA
means the gross floor area of a BUILDING measured between the outside of all exterior walls. Includes an attic with a clear ceiling of 2.15m for at least 50% of the attic floor area. Excludes STRUCTURED PARKING.

BUILDING HEIGHT

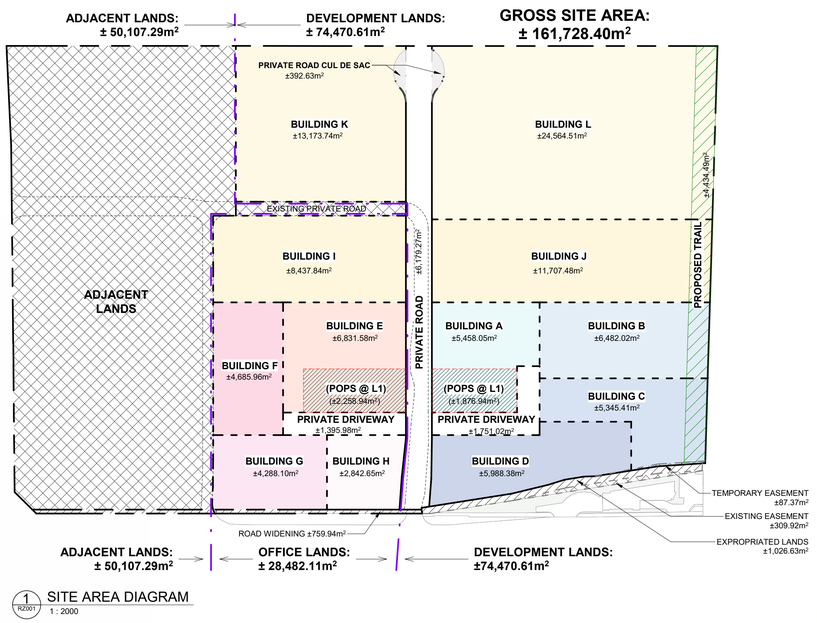
means the vertical distance from the finished ground level abutting the FRONT BUILDING FACADE, measured as the average of five (5) points CITY OF WATERLOO ZBL 2018 - 050 PAGE 1 6 equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to:

a.) for a flat roof, the highest point of:
• the roof's surface; or
• the parapet, where the parapet exceeds 1.2 metres in height, whichever is higher;
b.) for a mansard roof, the roof deck line;
c.) for a gable, hipped, cottage, gambrel, or peaked roof, the mid-point measured between the eaves and the ridges.

The following shall be disregarded when calculating BUILDING HEIGHT:

• chimney
• church spire, church steeple, church belfry, and the like
• rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height
• enclosed stairwell roof access not exceeding four metres in height
• elevator penthouse not exceeding six metres in height
• rooftop architectural feature (see section 3.A.5)
• mechanical and service equipment noise barriers
• elevator penthouse
• stairway structure
• non-habitable and unenclosed rooftop amenity structures • safety guards
• ornamental domes, skylights, and cupolas
• telecommunication equipment

FLOOR AREA RATIO
means the BUILDING FLOOR AREA of all BUILDINGS on a LOT



1 R2001 SITE AREA DIAGRAM
1 : 2000

BUILDING LEGEND

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- BUILDING G
- BUILDING H
- BUILDING I
- BUILDING J
- BUILDING K
- BUILDING L

BLOCK SEPARATION LEGEND

- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASEMENT DELINEATION

PHASE	BUILDING	GROSS BUILDING AREA							AMENITY BREAKDOWN (INCLUDED IN BFA)				GROSS CONSTRUCTION AREA	
		RESIDENTIAL BFA		COMMERCIAL BFA		TOTAL BFA		FAR	INDOOR PROVIDED		OUTDOOR PROVIDED			
		m2	ft2	m2	ft2	m2	ft2		m2	PER UNIT	m2	PER UNIT	m2	ft2
PHASE 1	BUILDING A TOWER A (20 STY)	22,248	239,481			22,248	239,481	4.08	791.2	3.3	405.5	1.7	31,040	334,118
	BUILDING B TOWER B1 (36 STY) TOWER B2 (36 STY)	57,103	614,654			57,103	614,654	8.81	2,208.0	3.3	744.0	1.1	76,537	823,848
	BUILDING C TOWER C1 (31 STY) TOWER C2 (32 STY)	51,156	550,640			51,156	550,640	9.57	1,917.6	3.4	691.8	1.2	70,822	762,333
	BUILDING D TOWER D1 (35 STY) TOWER D2 (28 STY)	55,452	596,883	341.9	3,680.2	55,452	596,883	9.26	1,999.2	3.3	748.2	1.2	74,931	806,559
	TOTAL	**185,958.6**	**2,001,658**	**341.9**	**3,680**	**185,958.6**	**2,001,658**	**7.43**	**6,916.0**	**3.4**	**2,589.5**	**1.3**	**253,331.2**	**2,726,857**
PHASE	**BUILDING**	**RESIDENTIAL BFA**		**COMMERCIAL BFA**		**TOTAL BFA**		**FAR**	**INDOOR PROVIDED**		**OUTDOOR PROVIDED**		**TOTAL GCA**	
PHASE 2	BUILDING E TOWER E (26 STY)	28,943	311,542			28,943	311,542	4.24	1,036.3	3.1	484.8	1.5	40,291	433,692
	BUILDING F TOWER F1 (25 STY) TOWER F2 (28 STY)	41,865	450,635			41,865	450,635	8.93	1,627.0	3.3	620.9	1.2	58,458	629,238
	BUILDING G TOWER G1 (26 STY) TOWER G2 (26 STY)	41,577	447,534			41,577	447,534	9.70	1,685.6	3.4	973.5	1.9	57,277	616,528
	BUILDING H TOWER H1 (27 STY)	22,165	238,580			22,165	238,580	7.80	825.6	3.2	467.2	1.8	31,040	334,113
	TOTAL	**134,549.5**	**1,448,291**			**134,549.5**	**1,448,291**	**6.71**	**5,174.4**	**3.3**	**2,546.4**	**1.6**	**187,065.3**	**2,013,571**
PHASE	**BUILDING**	**RESIDENTIAL BFA**		**COMMERCIAL BFA**		**TOTAL BFA**		**FAR**	**INDOOR PROVIDED**		**OUTDOOR PROVIDED**		**TOTAL GCA**	
PHASE 1+2	**GRAND TOTAL**	**320,508.1**	**3,449,949**	**341.9**	**3,680**	**320,508.1**	**3,449,949**	**7.11**	**12,090.5**	**3.3**	**5,135.9**	**1.4**	**440,396.5**	**4,740,428**
PHASE	**BUILDING**	**RESIDENTIAL BFA**		**COMMERCIAL BFA**		**TOTAL BFA**		**FAR**	**INDOOR PROVIDED**		**OUTDOOR PROVIDED**		**TOTAL GCA**	
PHASE 3	BUILDING I			2,691.1	28,967.0	2,691	28,967	0.32					2,691	28,967
	BUILDING J			3,890.5	41,877.3	3,891	41,877	0.33					3,828	41,207
	BUILDING K			4,855.5	52,264.6	4,856	52,265	0.37					4,856	52,265
	BUILDING L			10,460.4	112,595.7	10,460	112,596	0.43					10,460	112,596
	TOTAL			**21,897.5**	**235,705**	**21,897.5**	**235,705**	**0.38**					**21,835.2**	**235,034**
PHASE	**BUILDING**	**RESIDENTIAL BFA**		**COMMERCIAL BFA**		**TOTAL BFA**		**FAR**	**INDOOR PROVIDED**		**OUTDOOR PROVIDED**		**TOTAL GCA**	
ALL PHASES	**GRAND TOTAL**	**320,508.1**	**3,449,949**	**22,239.4**	**239,385**	**342,405.6**	**3,685,654**	**3.07**	**12,090.5**	**3.3**	**5,135.9**	**1.4**	**462,231.7**	**4,975,462**

PARKING BREAKDOWN					
REQUIRED	PROVIDED	PER UNIT	VISITOR RATE	RESIDENT RATE	
#	#	#	#	#	
191	191	0.80	0.10	0.70	
528	528	0.80	0.10	0.70	
448	448	0.80	0.10	0.70	
480	480	0.80	0.10	0.70	
1,647	**1,647**	**0.80**	**0.10**	**0.70**	
REQUIRED	**PROVIDED**	**PER UNIT**	**VISITOR RATE**	**RESIDENT RATE**	
263	263	0.80	0.10	0.70	
398	401	0.81	0.10	0.71	
401	401	0.80	0.10	0.70	
209	209	0.80	0.10	0.70	
1,271	**1,274**	**0.80**	**0.10**	**0.70**	
REQUIRED	**PROVIDED**	**PER UNIT**	**VISITOR RATE**	**RESIDENT RATE**	
2,918	**2,921**	**0.80**	**0.10**	**0.70**	

REQUIRED	PROVIDED	PER 100SF
41	73	2.71
59	157	4.04
73	69	1.42
157	104	0.99
330	**403**	**1.84**

UNIT BREAKDOWN								
UNITS	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	
#	#	#	#	#	#	#	#	
239	14	74	28	80	30	13		
660	60	150	120	150	120	60		
561	51	76	128	204	51	51		
601	55	143	106	212	34	51		
2,061	180	443	382	646	235	175		
	180	825		881		175		
	8.7%	40.0%		42.7%		8.5%		
329	20	80	86	112	20	11		
498	41	144	84	188		41		
502	40	86	121	208	2	41	4	
262	21	106	21	105			9	
1,591	122	416	312	613	22	93	13	
	122	728		635		106		
	7.7%	45.8%		39.9%		6.7%		
UNITS	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	
3,652	302	859	694	1,259	257	268	13	
	8%	43%		42%		8%		

TURNER FLEISCHER

Turner Fleischer Architects Inc.

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DRAWING LIST

DRAWING NUMBER	DRAWING NAME	Revision Date

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-SUMMARY

PROJECT NO. 22.237P01
PROJECT DATE 2025-02-25
DRAWN BY DVI
CHECKED BY RMM
SCALE As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ001
REV. 2

2025-04-04 12:22:53 PM

SITE AREA

LAND USE	m²	ft²	%
GROUND FLOOR TOWER FOOTPRINT	2,405.8	25,895	44.1%
LANDSCAPED/PAVED OPEN SPACE	3,052.3	32,855	55.9%
TOTAL SITE AREA	**5,458.1**	**58,750**	100.0%

GROSS BUILDING AREA SUMMARY

PARCEL	BUILDING	USE	BFA m²	BFA ft²	FSI
PHASE 1	BUILDING A	RESIDENTIAL	21,457.2	230,963	3.93
		INDOOR AMENITY	791.2	8,516.4	0.14
		TOTAL	**22,248.4**	**239,479**	**4.08**

GROSS CONSTRUCTION AREA SUMMARY

FLOORS	GCA m²	GCA ft²
UNDERGROUND (U/G)	4,589.9	49,406
PODIUM (FLOOR 01-05)	11,496.7	123,704
TOWER (FLOOR 06+)	15,013.7	161,606
TOTAL	**31,040.3**	**334,115**

GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA (BFA) (GCA-EXCLUSIONS) m²	TOTAL BUILDING FLOOR AREA (BFA) (GCA-EXCLUSIONS) ft²
				#	m²	ft²	m²	ft²	m²	ft²	m²	ft²
PHASE 1	BUILDING A	PODIUM	U/G 1				775.2	8,344	**775.2**	**8,344**	775.2	8,344
			1	6	438.6	4,721	1,300.2	13,995	**1,738.7**	**18,715**	1,756.2	18,904
			2	9	669.9	7,211	512.5	5,516	**1,182.4**	**12,727**	1,182.4	12,727
			3	9	669.9	7,211	503.7	5,422	**1,173.6**	**12,633**	1,173.6	12,633
			4	9	669.9	7,211	503.7	5,422	**1,173.6**	**12,633**	1,173.6	12,633
			5	9	669.9	7,211	503.7	5,422	**1,173.6**	**12,633**	1,173.6	12,633
			PODIUM SUB TOTAL	42	**3,118.2**	**33,563.5**	**4,099.1**	**44,121.8**	**7,217.2**	**77,685.3**	**7,234.7**	**77,873.7**
		TOWER A (20 STY)	6	1	104.0	1,120	121.0	1,303	**225.1**	**2,422**	998.8	10,750
			7	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			8	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			9	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			10	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			11	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			12	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			13	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			14	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			15	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			16	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			17	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			18	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			19	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			20	14	876.2	9,431	101.7	1,094	**977.9**	**10,525**	977.9	10,525
			MPH				325.0	477	**325.0**	**3,498**	325.0	3,498
			TOWER A SUB-TOTAL	197	12,370.7	133,156.8	1,869.3	17,099.5	14,240.0	153,278	15,013.7	161,606
		TOTAL	TOTAL	239	15,489	166,720	5,968	61,221	21,457	230,963	22,248.4	239,479

AMENITY BREAKDOWN

PHASE	BUILDING	PART	FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXCLUSIONS m²	AREA EXCLUSIONS ft²	GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) m2	GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) ft2
								TOTAL EXCLUSIONS			
PHASE 1	BUILDING A	PODIUM	U/G 1					3,814.7	41,061	4,589.9	49,406
			1			17.5	188	649.5	6,992	2,405.8	25,895
			2					1,075.4	11,575	2,257.7	24,302
			3					1,084.1	11,669	2,257.7	24,302
			4					1,084.1	11,669	2,257.7	24,302
			5					1,084.1	11,669	2,257.7	24,302
			PODIUM SUB TOTAL			**17.5**	**188.4**	**8,792.0**	**94,635.8**	**16,026.7**	**172,509.4**
		TOWER A (20 STY)	6	405.5	4,365	773.7	8,328			998.8	10,750
			7							977.9	10,525
			8							977.9	10,525
			9							977.9	10,525
			10							977.9	10,525
			11							977.9	10,525
			12							977.9	10,525
			13							977.9	10,525
			14							977.9	10,525
			15							977.9	10,525
			16							977.9	10,525
			17							977.9	10,525
			18							977.9	10,525
			19							977.9	10,525
			20							977.9	10,525
			MPH							325.0	3,498
			TOWER A SUB-TOTAL	405.5	4,365	773.7	8,328			15,013.7	161,605.6
		TOTAL	TOTAL	406	4,365	791	8,516	8,792.0	94,635.8	31,040.3	334,115.0

UNIT MIX BREAKDOWN

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
PODIUM	1				4	2				6		
	2		1		5		3			9	74.4	801
	3		1		5		3			9	74.4	801
	4		1		5		3			9	74.4	801
	5		1		5		3			9	74.4	801
	SUBTOTAL		4		24	2	12			42		
	TOTAL UNITS		4		26		12				74.2	799
	UNIT MIX		9.5%		61.9%		28.6%			100.0%		
TOWER A (20 STY)	6					1				1		
	7	1	5	2	4	2				14	62.6	674
	8	1	5	2	4	2				14	62.6	674
	9	1	5	2	4	2				14	62.6	674
	10	1	5	2	4	2				14	62.6	674
	11	1	5	2	4	2				14	62.6	674
	12	1	5	2	4	2				14	62.6	674
	13	1	5	2	4	2				14	62.6	674
	14	1	5	2	4	2				14	62.6	674
	15	1	5	2	4	2				14	62.6	674
	16	1	5	2	4	2				14	62.6	674
	17	1	5	2	4	2				14	62.6	674
	18	1	5	2	4	2				14	62.6	674
	19	1	5	2	4	2				14	62.6	674
	20	1	5	2	4	2				14	62.6	674
	SUBTOTAL	14	70	28	56	28	1			197	62.8	676
	TOTAL UNITS	14	98		84		1					
	UNIT MIX	7.1%	49.7%		42.6%		0.5%			100.0%		
TOTAL	SUBTOTAL	14	74	28	80	30	13			239	64.8	698
	TOTAL UNITS	14	102		110		13					
	UNIT MIX	5.9%	42.7%		46.0%		5.4%			100.0%		

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS	SPACES (MIN.)
BUILDING A	RESIDENTIAL	0.80 / UNIT	239	191
	TOTAL RESIDENTIAL			191
	TOTAL REQUIRED			191

AMENITY AREAS - REQUIRED & PROVIDED

	TYPE	REQUIRED 1B (1 SM/UNIT)	REQUIRED 2B (5 SM/UNIT)	REQUIRED 3B (7 SM/UNIT)	REQUIRED TOTAL	PROVIDED RATIO	PROVIDED m2	PROVIDED ft2
BUILDING A	UNITS	116	110	13	239	3.3 m2 / UNIT	791.2	8,516
	AMENITY AREA (SM)	348.0	550.0	91.0	**989.0**			
	OUTDOOR AMENITY	UP TO 20% OF REQUIRED AMENITY CAN BE OUTDOOR AMENITY			197.8	20.0% OF INDOOR AMENITY	405.5	4,365
	TOTAL AMENITY	4.1 m2/ UNIT				4.1 m2 / UNIT	989.0	10,646

ACCESSIBLE PARKING - REQUIRED

	USE	RATIO	SPACES	TOTAL SPACES	TYPE A	TYPE B
BUILDING A	ACCESSIBLE PARKING SPACES	2+2% OF TOTAL	191	6	3	3
	TOTAL REQUIRED			6	3	3

VEHICULAR PARKING - PROVIDED

	FLOOR	USE RESIDENTIAL	VISITOR	TOTAL
BUILDING A	U/G LEVEL 1	86	18	104
	FLOOR 1		6	6
	FLOOR 2	22		22
	FLOOR 3	22		22
	FLOOR 4	22		22
	FLOOR 5	15		15
	TOTAL PROVIDED	167	24	191
	RATIO	0.70 / UNIT	0.10 / UNIT	0.80 / UNIT

BICYCLE PARKING - REQUIRED

	USE	RESIDENTIAL RATIO	RESIDENTIAL SPACES
BUILDING A	TYPE 'A'	0.30 / UNIT	72
	TYPE 'B'	0.30 / UNIT	72
	TOTAL REQUIRED		144

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL TYPE 'A'	RESIDENTIAL TYPE 'B'	RESIDENTIAL SUB-TOTAL
BUILDING A	U/G LEVEL 1			
	FLOOR 1	72	72	144
	FLOOR 2			
	FLOOR 3			
	FLOOR 4			
	FLOOR 5			
		72	72	144

ACCESSIBLE PARKING - PROVIDED

	FLOOR	USE TYPE A	TYPE B	TOTAL
BUILDING A	U/G LEVEL 1	1	1	2
	FLOOR 1			
	FLOOR 2	2	2	4
	FLOOR 3			
	FLOOR 4			
	FLOOR 5			
	FLOOR 6			
	TOTAL	3	3	6

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-BLOCK A

PROJECT NO. 22.237P01
PROJECT DATE 2025-02-25
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE 8452

DRAWING NO. RZ002
REV. 2

2025-04-04 12:22:54 PM

SITE AREA

LAND USE	m²	ft²	%
GROUND FLOOR TOWER FOOTPRINT	3,790.6	40,802	58.5%
LANDSCAPED/PAVED OPEN SPACE	2,691.4	28,970	41.5%
TOTAL SITE AREA	**6,482.0**	**69,772**	100.0%

GROSS BUILDING AREA SUMMARY

PARCEL	BUILDING	USE	BFA		FSI
			m²	ft²	
PHASE 1	BUILDING B	RESIDENTIAL	54,894.8	590,882	8.47
		INDOOR AMENITY	2,208.0	23,766.8	0.34
		TOTAL	**57,102.8**	**614,649**	**8.81**

GROSS CONSTRUCTION AREA SUMMARY

FLOORS	GCA	
	m²	ft²
UNDERGROUND (U/G)	5,420.8	58,349
PODIUM (FLOOR 01-05)	18,953.9	204,038
TOWERS (FLOOR 06+)	52,162.4	561,474
TOTAL	**76,537.3**	**823,841**

GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) m²	TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) ft²
				#								
PHASE 1	BUILDING B	PODIUM	U/G 1				972.1	10,464	**972.1**	**10,464**	972.1	10,464
			1				1,390.4	14,966	**1,390.4**	**14,966**	1,805.9	19,438
			2				829.1	8,924	**829.1**	**8,924**	829.1	8,924
			3				444.4	4,783	**444.4**	**4,783**	444.4	4,783
			4				444.4	4,783	**444.4**	**4,783**	444.4	4,783
			5				444.4	4,783	**444.4**	**4,783**	444.4	4,783
			PODIUM SUB TOTAL				**4,524.7**	**48,702.9**	**4,524.7**	**48,702.9**	**4,940.2**	**53,175.3**
		TOWER B1 (36 STY)	**FLOOR**	**# OF UNITS**	**RESIDENTIAL SALEABLE**		**RESIDENTIAL NON-SALEABLE**		**TOTAL RESIDENTIAL**		**TOTAL BUILDING FLOOR AREA**	
			6				102.9	1,108	**102.9**	**1,108**	1,133.1	12,196
			7	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			8	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			9	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			10	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			11	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			12	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			13	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			14	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			15	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			16	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			17	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			18	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			19	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			20	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			21	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			22	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			23	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			24	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			25	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			26	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			27	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			28	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			29	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			30	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			31	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			32	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			33	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			34	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			35	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			36	11	731.8	7,877	102.9	1,108	**834.7**	**8,985**	834.7	8,985
			MPH				325.0	3,498	**325.0**	**3,498**	325.0	3,498
			TOWER B1 SUB-TOTAL	**330**	**21,954.3**	**236,314.1**	**3,514.9**	**37,834.2**	**25,469.2**	**274,148**	**26,499.4**	**285,237**
		TOWER B2 (36 STY)	**FLOOR**	**# OF UNITS**	**RESIDENTIAL SALEABLE**		**RESIDENTIAL NON-SALEABLE**		**TOTAL RESIDENTIAL**		**TOTAL BUILDING FLOOR AREA**	
			6				92.9	1,000	**92.9**	**1,000**	855.3	9,206
			7	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			8	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			9	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			10	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			11	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			12	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			13	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			14	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			15	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			16	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			17	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			18	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			19	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			20	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			21	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			22	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			23	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			24	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			25	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			26	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			27	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			28	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			29	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			30	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			31	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			32	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			33	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			34	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			35	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			36	11	723.2	7,784	92.9	1,000	**816.1**	**8,784**	816.1	8,784
			MPH				325.0	3,498	**325.0**	**3,498**	325.0	3,498
			TOWER B2 SUB-TOTAL	**330**	**21,696.0**	**233,533.8**	**3,204.9**	**34,497.3**	**24,901**	**268,031.1**	**25,663**	**276,237**
		TOTAL	**FLOOR**	**# OF UNITS**	**RESIDENTIAL SALEABLE**		**RESIDENTIAL NON-SALEABLE**		**TOTAL RESIDENTIAL**		**TOTAL BUILDING FLOOR AREA**	
			TOTAL	**660**	**43,650**	**469,848**	**11,244**	**121,034**	**54,895**	**590,882**	**57,102.8**	**614,649**

AMENITY BREAKDOWN

PHASE	BUILDING	PART	FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXCLUSIONS TOTAL EXCLUSIONS m²	AREA EXCLUSIONS TOTAL EXCLUSIONS ft²	GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) m2	GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) ft2
PHASE 1	BUILDING B	PODIUM	U/G 1					4,448.7	47,885	5,420.8	58,349
			1			415.5	4,472	1,984.8	21,364	3,790.6	40,802
			2					2,961.7	31,886	3,790.6	40,804
			3					3,346.5	36,021	3,790.8	40,804
			4					3,346.5	36,021	3,790.8	40,804
			5					3,346.5	36,021	3,790.8	40,804
			PODIUM SUB TOTAL			**415.5**	**4,472.4**	**19,434.6**	**209,192.0**	**24,374.7**	**262,367.3**
		TOWER B1 (36 STY)	**FLOOR**	**OUTDOOR AMENITY**		**INDOOR AMENITY**		**AREA EXLUSIONS**		**GROSS CONSTRUCTION AREA**	
			6	375.5	4,042	1,030.2	11,088			1,133.1	12,196
			7							834.7	8,985
			8							834.7	8,985
			9							834.7	8,985
			10							834.7	8,985
			11							834.7	8,985
			12							834.7	8,985
			13							834.7	8,985
			14							834.7	8,985
			15							834.7	8,985
			16							834.7	8,985
			17							834.7	8,985
			18							834.7	8,985
			19							834.7	8,985
			20							834.7	8,985
			21							834.7	8,985
			22							834.7	8,985
			23							834.7	8,985
			24							834.7	8,985
			25							834.7	8,985
			26							834.7	8,985
			27							834.7	8,985
			28							834.7	8,985
			29							834.7	8,985
			30							834.7	8,985
			31							834.7	8,985
			32							834.7	8,985
			33							834.7	8,985
			34							834.7	8,985
			35							834.7	8,985
			36							834.7	8,985
			MPH							325.0	3,498
			TOWER B1 SUB-TOTAL	**375.5**	**4,042**	**1,030.2**	**11,088**			**26,499.4**	**285,236.7**
		TOWER B2 (36 STY)	**FLOOR**	**OUTDOOR AMENITY**		**INDOOR AMENITY**		**AREA EXLUSIONS**		**GROSS CONSTRUCTION AREA**	
			6	368.5	3,967	762.4	8,209			855.3	9,206
			7							816.1	8,784
			8							816.1	8,784
			9							816.1	8,784
			10							816.1	8,784
			11							816.1	8,784
			12							816.1	8,784
			13							816.1	8,784
			14							816.1	8,784
			15							816.1	8,784
			16							816.1	8,784
			17							816.1	8,784
			18							816.1	8,784
			19							816.1	8,784
			20							816.1	8,784
			21							816.1	8,784
			22							816.1	8,784
			23							816.1	8,784
			24							816.1	8,784
			25							816.1	8,784
			26							816.1	8,784
			27							816.1	8,784
			28							816.1	8,784
			29							816.1	8,784
			30							816.1	8,784
			31							816.1	8,784
			32							816.1	8,784
			33							816.1	8,784
			34							816.1	8,784
			35							816.1	8,784
			36							816.1	8,784
			MPH							325.0	3,498
			TOWER B2 SUB-TOTAL	**369**	**3,967**	**762**	**8,206**			**25,663.3**	**276,237.0**
		TOTAL	**FLOOR**	**TOTAL**		**TOTAL**		**TOTAL**		**TOTAL**	
			TOTAL	**744**	**8,008**	**2,208**	**23,767**	**19,434.6**	**209,192.0**	**76,537.3**	**823,841.1**

UNIT MIX BREAKDOWN

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
PODIUM	1											
	2											
	3											
	4											
	5											
	SUBTOTAL											
	TOTAL UNITS											
	UNIT MIX											
TOWER B1 (36 STY)	6											
	7	1	2	2	4	1	1			11	66.5	716
	8	1	2	2	4	1	1			11	66.5	716
	9	1	2	2	4	1	1			11	66.5	716
	10	1	2	2	4	1	1			11	66.5	716
	11	1	2	2	4	1	1			11	66.5	716
	12	1	2	2	4	1	1			11	66.5	716
	13	1	2	2	4	1	1			11	66.5	716
	14	1	2	2	4	1	1			11	66.5	716
	15	1	2	2	4	1	1			11	66.5	716
	16	1	2	2	4	1	1			11	66.5	716
	17	1	2	2	4	1	1			11	66.5	716
	18	1	2	2	4	1	1			11	66.5	716
	19	1	2	2	4	1	1			11	66.5	716
	20	1	2	2	4	1	1			11	66.5	716
	21	1	2	2	4	1	1			11	66.5	716
	22	1	2	2	4	1	1			11	66.5	716
	23	1	2	2	4	1	1			11	66.5	716
	24	1	2	2	4	1	1			11	66.5	716
	25	1	2	2	4	1	1			11	66.5	716
	26	1	2	2	4	1	1			11	66.5	716
	27	1	2	2	4	1	1			11	66.5	716
	28	1	2	2	4	1	1			11	66.5	716
	29	1	2	2	4	1	1			11	66.5	716
	30	1	2	2	4	1	1			11	66.5	716
	31	1	2	2	4	1	1			11	66.5	716
	32	1	2	2	4	1	1			11	66.5	716
	33	1	2	2	4	1	1			11	66.5	716
	34	1	2	2	4	1	1			11	66.5	716
	35	1	2	2	4	1	1			11	66.5	716
	36	1	2	2	4	1	1			11	66.5	716
	MPH											
	SUBTOTAL	30	60	60	120	30	30			330	66.5	716
	TOTAL UNITS	30	120		150		30					
	UNIT MIX	9.1%	36.4%		45.5%		9.1%			100.0%		
TOWER B2 (36 STY)	6											
	7	1	3	2	1	3	1			11	65.7	708
	8	1	3	2	1	3	1			11	65.7	708
	9	1	3	2	1	3	1			11	65.7	708
	10	1	3	2	1	3	1			11	65.7	708
	11	1	3	2	1	3	1			11	65.7	708
	12	1	3	2	1	3	1			11	65.7	708
	13	1	3	2	1	3	1			11	65.7	708
	14	1	3	2	1	3	1			11	65.7	708
	15	1	3	2	1	3	1			11	65.7	708
	16	1	3	2	1	3	1			11	65.7	708
	17	1	3	2	1	3	1			11	65.7	708
	18	1	3	2	1	3	1			11	65.7	708
	19	1	3	2	1	3	1			11	65.7	708
	20	1	3	2	1	3	1			11	65.7	708
	21	1	3	2	1	3	1			11	65.7	708
	22	1	3	2	1	3	1			11	65.7	708
	23	1	3	2	1	3	1			11	65.7	708
	24	1	3	2	1	3	1			11	65.7	708
	25	1	3	2	1	3	1			11	65.7	708
	26	1	3	2	1	3	1			11	65.7	708
	27	1	3	2	1	3	1			11	65.7	708
	28	1	3	2	1	3	1			11	65.7	708
	29	1	3	2	1	3	1			11	65.7	708
	30	1	3	2	1	3	1			11	65.7	708
	31	1	3	2	1	3	1			11	65.7	708
	32	1	3	2	1	3	1			11	65.7	708
	33	1	3	2	1	3	1			11	65.7	708
	34	1	3	2	1	3	1			11	65.7	708
	35	1	3	2	1	3	1			11	65.7	708
	36	1	3	2	1	3	1			11	65.7	708
	MPH											
	SUBTOTAL	30	90	60	30	90	30			330	65.7	708
	TOTAL UNITS	30	150		120		30					
	UNIT MIX	9.1%	45.5%		36.4%		9.1%			100.0%		
TOTAL	SUBTOTAL	60	150	120	150	120	60			660	66.1	712
	TOTAL UNITS	60	270		270		60					
	UNIT MIX	9.1%	40.9%		40.9%		9.1%			100.0%		

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS	SPACES (MIN.)
BUILDING B	RESIDENTIAL	0.80 / UNIT	660	528
	TOTAL RESIDENTIAL			**528**
	TOTAL REQUIRED			**528**

AMENITY AREAS - REQUIRED & PROVIDED

BUILDING B	TYPE	REQUIRED 1B (3 SM/UNIT)	REQUIRED 2B (5 SM/UNIT)	REQUIRED 3B (7 SM/UNIT)	REQUIRED TOTAL	PROVIDED RATIO	PROVIDED m2	PROVIDED ft2
	UNITS	330	270	60	660	3.3 m2 / UNIT	2,208.0	23,767
	AMENITY AREA (SM)	990.0	1350.0	420.0	**2760.0**			
	OUTDOOR AMENITY	UP TO 20% OF REQUIRED AMENITY CAN BE OUTDOOR AMENITY			552	20.0% OF INDOOR AMENITY	744.0	8,008
	TOTAL AMENITY				**4.2 m2/ UNIT**	**4.2 m2 / UNIT**	**2,760.0**	**29,709**

ACCESSIBLE PARKING - REQUIRED

BUILDING B	USE	RATIO	SPACES	TOTAL SPACES	TYPE A	TYPE B
	ACCESSIBLE PARKING SPACES	2+2% OF TOTAL	528	13	6	7
	TOTAL REQUIRED			**13**	**6**	**7**

VEHICULAR PARKING - PROVIDED

BUILDING B	FLOOR	USE RESIDENTIAL	USE VISITOR	TOTAL
	U/G LEVEL 1	95	33	128
	FLOOR 1		33	33
	FLOOR 2	78		78
	FLOOR 3	103		103
	FLOOR 4	103		103
	FLOOR 5	83		83
	TOTAL PROVIDED	462	66	528
	RATIO	**0.70 / UNIT**	**0.10 / UNIT**	**0.80 / UNIT**

BICYCLE PARKING - REQUIRED

BUILDING B	USE	RESIDENTIAL RATIO	RESIDENTIAL SPACES
	TYPE 'A'	0.30 / UNIT	198
	TYPE 'B'	0.30 / UNIT	198
	TOTAL REQUIRED		**396**

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

BICYCLE PARKING - PROVIDED

BUILDING B	FLOOR	RESIDENTIAL TYPE 'A'	RESIDENTIAL TYPE 'B'	RESIDENTIAL SUB-TOTAL
	U/G LEVEL 1	198		198
	FLOOR 1		198	198
	FLOOR 2			
	FLOOR 3			
	FLOOR 4			
	FLOOR 5			
		198	**198**	**396**

ACCESSIBLE PARKING - PROVIDED

BUILDING B	FLOOR	USE TYPE A	USE TYPE B	TOTAL
	U/G LEVEL 1	1	2	3
	FLOOR 1			
	FLOOR 2	1	1	2
	FLOOR 3	1	1	2
	FLOOR 4	1	1	2
	FLOOR 5	1	1	2
	FLOOR 6	1	1	2
	TOTAL	**6**	**7**	**13**

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67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-BLOCK B

PROJECT NO. 22.237P01
PROJECT DATE 2025-02-25
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ003
REV. 2

2025-04-04 12:22:55 PM

SITE AREA

LAND USE	m²	ft²	%
GROUND FLOOR TOWER FOOTPRINT	4,203.6	45,247	78.6%
LANDSCAPED/PAVED OPEN SPACE	1,141.8	12,291	21.4%
TOTAL SITE AREA	5,345.4	57,538	100.0%

GROSS BUILDING AREA SUMMARY

PARCEL	BUILDING	USE	BFA m²	BFA ft²	FSI
PHASE 1	BUILDING C	RESIDENTIAL	49,238.1	529,994	9.21
		INDOOR AMENITY	1,917.6	20,640.5	0.36
		TOTAL	51,155.7	550,635	9.57

GROSS CONSTRUCTION AREA SUMMARY

FLOORS	GCA m²	GCA ft²
UNDERGROUND (U/G)	4,097.0	44,100
PODIUM (FLOOR 01-05)	21,017.9	226,235
TOWERS (FLOOR 06+)	45,707.5	491,992
TOTAL	70,822.5	762,327

GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) m²	TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) ft²
				#								
PHASE 1	BUILDING C	PODIUM	U/G 1				919.6	9,898	919.6	9,898		
			1				1,238.4	13,330	1,238.4	13,330		
			2				1,011.3	10,886	1,011.3	10,886		
			3				623.0	6,706	623.0	6,706		
			4				623.0	6,706	623.0	6,706		
			5				623.0	6,706	623.0	6,706		
			PODIUM SUB TOTAL				5,038.4	54,232.5	5,038.4	54,232.5	5,448.2	58,643.5
		TOWER C1 (31 STY)	6				90.1	969	90.1	969	850.3	9,152
			7	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			8	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			9	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			10	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			11	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			12	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			13	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			14	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			15	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			16	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			17	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			18	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			19	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			20	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			21	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			22	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			23	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			24	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			25	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			26	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			27	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			28	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			29	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			30	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			31	11	756.2	8,140	93.8	1,009	850.0	9,149	850.0	9,149
			MPH				325.0	3,498	325.0	3,498	325.0	3,498
			TOWER C1 SUB-TOTAL	275	18,906.0	203,502.5	2,759.1	29,698.3	21,665.1	233,201	22,425.3	241,383
		TOWER C2 (32 STY)	6				102.6	1,105	102.6	1,105	850.2	9,152
			7	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			8	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			9	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			10	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			11	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			12	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			13	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			14	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			15	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			16	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			17	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			18	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			19	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			20	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			21	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			22	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			23	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			24	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			25	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			26	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			27	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			28	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			29	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			30	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			31	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			32	11	752.2	8,096	98.1	1,056	850.3	9,152	850.3	9,152
			MPH				325.0	3,498	325.0	3,498	325.0	3,498
			TOWER C2 SUB-TOTAL	286	19,556.7	210,506.4	2,978.0	32,054.6	22,534.7	242,561	23,282.3	250,608
	TOTAL		TOTAL	561	38,463	414,009	10,775	115,985	49,238	529,994	51,155.7	550,635

AMENITY BREAKDOWN

PHASE	BUILDING	FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXCLUSIONS m²	AREA EXCLUSIONS ft²	GROSS CONSTRUCTION AREA m²	GROSS CONSTRUCTION AREA ft²
PHASE 1	BUILDING C	6	383.4	4,127	760.2	8,183			850.3	9,152
		7							850.0	9,149
		8							850.0	9,149
		9							850.0	9,149
		10							850.0	9,149
		11							850.0	9,149
		12							850.0	9,149
		13							850.0	9,149
		14							850.0	9,149
		15							850.0	9,149
		16							850.0	9,149
		17							850.0	9,149
		18							850.0	9,149
		19							850.0	9,149
		20							850.0	9,149
		21							850.0	9,149
		22							850.0	9,149
		23							850.0	9,149
		24							850.0	9,149
		25							850.0	9,149
		26							850.0	9,149
		27							850.0	9,149
		28							850.0	9,149
		29							850.0	9,149
		30							850.0	9,149
		31							850.0	9,149
		32							850.0	9,152
		MPH							325.0	3,498
		TOWER C2 SUB-TOTAL	308.4	3,320	747.6	8,047			23,282.3	250,608.1
	TOTAL	TOTAL	692	7,446	1,918	20,641	19,666.8	211,691.5	70,822.5	762,326.5

UNIT MIX BREAKDOWN

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
PODIUM	1											
	2											
	3											
	4											
	5											
	SUBTOTAL											
	TOTAL UNITS											
	UNIT MIX											
TOWER C1 (31 STY)	6											
	7	1	2	2	4	1	1			11	68.7	740
	8	1	2	2	4	1	1			11	68.7	740
	9	1	2	2	4	1	1			11	68.7	740
	10	1	2	2	4	1	1			11	68.7	740
	11	1	2	2	4	1	1			11	68.7	740
	12	1	2	2	4	1	1			11	68.7	740
	13	1	2	2	4	1	1			11	68.7	740
	14	1	2	2	4	1	1			11	68.7	740
	15	1	2	2	4	1	1			11	68.7	740
	16	1	2	2	4	1	1			11	68.7	740
	17	1	2	2	4	1	1			11	68.7	740
	18	1	2	2	4	1	1			11	68.7	740
	19	1	2	2	4	1	1			11	68.7	740
	20	1	2	2	4	1	1			11	68.7	740
	21	1	2	2	4	1	1			11	68.7	740
	22	1	2	2	4	1	1			11	68.7	740
	23	1	2	2	4	1	1			11	68.7	740
	24	1	2	2	4	1	1			11	68.7	740
	25	1	2	2	4	1	1			11	68.7	740
	26	1	2	2	4	1	1			11	68.7	740
	27	1	2	2	4	1	1			11	68.7	740
	28	1	2	2	4	1	1			11	68.7	740
	29	1	2	2	4	1	1			11	68.7	740
	30	1	2	2	4	1	1			11	68.7	740
	31	1	2	2	4	1	1			11	68.7	740
	MPH											
	SUBTOTAL	25	50	50	100	25	25			275	68.7	740
	UNIT MIX	9.1%	36.4%		45.5%		9.1%			100.0%		
TOWER C2 (32 STY)	6											
	7	1	1	3	4	1	1			11	68.4	736
	8	1	1	3	4	1	1			11	68.4	736
	9	1	1	3	4	1	1			11	68.4	736
	10	1	1	3	4	1	1			11	68.4	736
	11	1	1	3	4	1	1			11	68.4	736
	12	1	1	3	4	1	1			11	68.4	736
	13	1	1	3	4	1	1			11	68.4	736
	14	1	1	3	4	1	1			11	68.4	736
	15	1	1	3	4	1	1			11	68.4	736
	16	1	1	3	4	1	1			11	68.4	736
	17	1	1	3	4	1	1			11	68.4	736
	18	1	1	3	4	1	1			11	68.4	736
	19	1	1	3	4	1	1			11	68.4	736
	20	1	1	3	4	1	1			11	68.4	736
	21	1	1	3	4	1	1			11	68.4	736
	22	1	1	3	4	1	1			11	68.4	736
	23	1	1	3	4	1	1			11	68.4	736
	24	1	1	3	4	1	1			11	68.4	736
	25	1	1	3	4	1	1			11	68.4	736
	26	1	1	3	4	1	1			11	68.4	736
	27	1	1	3	4	1	1			11	68.4	736
	28	1	1	3	4	1	1			11	68.4	736
	29	1	1	3	4	1	1			11	68.4	736
	30	1	1	3	4	1	1			11	68.4	736
	31	1	1	3	4	1	1			11	68.4	736
	32	1	1	3	4	1	1			11	68.4	736
	SUBTOTAL	26	26	78	104	26	26			286	68.4	736
	TOTAL UNITS	26	104		130		26					
	UNIT MIX	9.1%	36.4%		45.5%		9.1%			100.0%		
TOTAL	SUBTOTAL	51	76	128	204	51	51			561	68.6	738
	TOTAL UNITS	51	204		255		51					
	UNIT MIX	9.1%	36.4%		45.5%		9.1%			100.0%		

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS	SPACES (MIN.)
BUILDING C	RESIDENTIAL	0.80 / UNIT	561	448
	TOTAL RESIDENTIAL			448
	TOTAL REQUIRED			448

VEHICULAR PARKING - PROVIDED

	FLOOR	USE: RESIDENTIAL	VISITOR	TOTAL
BUILDING C	U/G LEVEL 1	68	6	74
	FLOOR 1		50	50
	FLOOR 2	72		72
	FLOOR 3	89		89
	FLOOR 4	89		89
	FLOOR 5	74		74
	TOTAL PROVIDED	392	56	448
	RATIO	0.70 / UNIT	0.10 / UNIT	0.80 / UNIT

AMENITY AREAS - REQUIRED & PROVIDED

	TYPE	REQUIRED 1B (3 SM/UNIT)	2B (5 SM/UNIT)	3B (7 SM/UNIT)	TOTAL	PROVIDED RATIO	m2	ft2
BUILDING C	UNITS	255	255	51	561	3.4 m2 / UNIT	1,917.6	20,641
	AMENITY AREA (SM)	765.0	1275.0	357.0	2397.0			
	OUTDOOR AMENITY	UP TO 20% OF REQUIRED AMENITY CAN BE OUTDOOR AMENITY			479.4	20.0% OF INDOOR AMENITY	691.8	7,446
	TOTAL AMENITY	4.3 m2/ UNIT				4.3 m2 / UNIT	2,397.0	25,801

BICYCLE PARKING - REQUIRED

	USE	RESIDENTIAL RATIO	SPACES
BUILDING C	TYPE 'A'	0.30 / UNIT	169
	TYPE 'B'	0.30 / UNIT	169
	TOTAL REQUIRED		338

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL TYPE 'A'	TYPE 'B'	SUB-TOTAL
BUILDING C	U/G LEVEL 1	170		170
	FLOOR 1		170	170
	FLOOR 2			
	FLOOR 3			
	FLOOR 4			
	FLOOR 5			
		170	170	340

ACCESSIBLE PARKING - REQUIRED

	USE	RATIO	SPACES	TOTAL SPACES	TYPE A	TYPE B
BUILDING C	ACCESSIBLE PARKING SPACES	2+2% OF TOTAL	448	11	5	6
	TOTAL REQUIRED			11	5	6

ACCESSIBLE PARKING - PROVIDED

	FLOOR	USE: TYPE A	TYPE B	TOTAL
BUILDING C	U/G LEVEL 1		1	1
	FLOOR 1	1	1	2
	FLOOR 2	1	1	2
	FLOOR 3	1	1	2
	FLOOR 4	1	1	2
	FLOOR 5	1	1	2
	FLOOR 6			
	TOTAL	5	6	11

TURNER FLEISCHER

Turner Fleischer Architects Inc.

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-BLOCK C

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ004 | REV. 2

2025-04-04 12:22:55 PM

SITE AREA

LAND USE	m²	ft²	%
GROUND FLOOR TOWER FOOTPRINT	4,920.0	52,958	82.2%
LANDSCAPED/PAVED OPEN SPACE	1,068.4	11,500	17.8%
TOTAL SITE AREA	**5,988.4**	**64,458**	100.0%

GROSS BUILDING AREA SUMMARY

PARCEL	BUILDING	USE	BFA		FSI
			m²	ft²	
PHASE 1	BUILDING D	RESIDENTIAL	53,110.7	571,679	8.87
		INDOOR AMENITY	1,999.2	21,519.5	0.33
		TOTAL	**55,109.9**	**593,198**	**9.20**

GROSS CONSTRUCTION AREA SUMMARY

FLOORS	GCA	
	m²	ft²
UNDERGROUND (U/G)	5,099.3	54,888
PODIUM (FLOOR 01-05)	24,751.5	266,423
TOWERS (FLOOR 06+)	45,080.3	485,241
TOTAL	**74,931.1**	**806,552**

GROSS BUILDING AREA (BFA) BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	COMMERCIAL m²	COMMERCIAL ft²	TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) m²	TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) ft²
				4										
PHASE 1	BUILDING D	PODIUM	U/G 1				1,061.8	11,429	1,061.8	11,429			1,061.8	11,429
			1				1,454.5	15,656	1,454.5	15,656	341.9	3,680	2,286.8	24,615
			2	10	654.0	7,039	1,193.3	12,844	1,847.3	19,884			1,847.3	19,884
			3	10	654.0	7,039	1,071.2	11,531	1,725.2	18,570			1,725.2	18,570
			4	10	654.0	7,039	1,071.2	11,531	1,725.2	18,570			1,725.2	18,570
			5	10	654.0	7,039	1,071.2	11,531	1,725.2	18,570			1,725.2	18,570
			PODIUM SUB TOTAL	40	2,615.9	28,157.1	6,923.3	74,522.0	9,539.2	102,679.1	341.9	3,680.2	10,371.5	111,637.9
		TOWER 01 (15 STY)	6				73.2	787	73.2	787			846.9	9,116
			7	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			8	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			9	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			10	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			11	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			12	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			13	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			14	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			15	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			16	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			17	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			18	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			19	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			20	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			21	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			22	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			23	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			24	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			25	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			26	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			27	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			28	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			29	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			30	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			31	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			32	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			33	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			34	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			35	11	740.5	7,971	88.4	952	829.0	8,923			829.0	8,923
			MPH				325.0	3,498	325.0	3,498			325.0	3,498
			TOWER D1 SUB-TOTAL	319	21,475.4	231,159.0	2,962.9	31,892.6	24,438.3	263,052			25,212.0	271,380
		TOWER 02 (28 STY)	6				114.6	1,233	114.6	1,233			849.7	9,146
			7	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			8	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			9	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			10	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			11	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			12	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			13	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			14	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			15	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			16	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			17	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			18	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			19	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			20	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			21	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			22	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			23	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			24	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			25	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			26	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			27	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			28	11	749.0	8,062	100.7	1,084	849.7	9,146			849.7	9,146
			MPH				325.0	3,498	325.0	3,498			325.0	3,498
			TOWER D2 SUB-TOTAL	242	16,477.3	177,360.6	2,655.9	28,587.4	19,133	205,948.1			19,868	213,861
	TOTAL		TOTAL	601	40,569	436,677	12,542	135,002	53,111	571,679	342	3,680	55,451.8	596,878

AMENITY BREAKDOWN

BUILDING	FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXLUSIONS m²	AREA EXLUSIONS ft²	GROSS CONSTRUCTION AREA m²	GROSS CONSTRUCTION AREA ft²
BUILDING D	U/G 1					4,037.5	43,459	5,099.3	54,888
	1			490.4	5,279	2,633.2	28,343	4,920.0	52,958
	2					3,110.7	33,483	4,957.9	53,366
	3					3,232.7	34,796	4,957.9	53,366
	4					3,232.7	34,796	4,957.9	53,366
	5					3,232.7	34,796	4,957.9	53,366
	PODIUM SUB TOTAL			490.4	5,278.6	19,479.3	209,673.7	29,850.8	321,311.6
	6	439.0	4,725	773.7	8,328			846.9	9,116
	7							829.0	8,923
	8							829.0	8,923
	9							829.0	8,923
	10							829.0	8,923
	11							829.0	8,923
	12							829.0	8,923
	13							829.0	8,923
	14							829.0	8,923
	15							829.0	8,923
	16							829.0	8,923
	17							829.0	8,923
	18							829.0	8,923
	19							829.0	8,923
	20							829.0	8,923
	21							829.0	8,923
	22							829.0	8,923
	23							829.0	8,923
	24							829.0	8,923
	25							829.0	8,923
	26							829.0	8,923
	27							829.0	8,923
	28							829.0	8,923
	29							829.0	8,923
	30							829.0	8,923
	31							829.0	8,923
	32							829.0	8,923
	33							829.0	8,923
	34							829.0	8,923
	35							829.0	8,923
	MPH							325.0	3,498
	TOWER D1 SUB-TOTAL	439.0	4,725	773.7	8,328			25,212.0	271,379.6
	6	309.2	3,328	735.1	7,913			849.7	9,146
	7							849.7	9,146
	8							849.7	9,146
	9							849.7	9,146
	10							849.7	9,146
	11							849.7	9,146
	12							849.7	9,146
	13							849.7	9,146
	14							849.7	9,146
	15							849.7	9,146
	16							849.7	9,146
	17							849.7	9,146
	18							849.7	9,146
	19							849.7	9,146
	20							849.7	9,146
	21							849.7	9,146
	22							849.7	9,146
	23							849.7	9,146
	24							849.7	9,146
	25							849.7	9,146
	26							849.7	9,146
	27							849.7	9,146
	28							849.7	9,146
	MPH							325.0	3,498
	TOWER D2 SUB-TOTAL	309	3,328	735	7,913			19,868.3	213,860.9
TOTAL	TOTAL	748	8,054	1,999	21,520	19,479.3	209,673.7	74,931.1	806,552.1

UNIT MIX BREAKDOWN

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
PODIUM	1											
	2	1	3	1	2	3				10	65.4	704
	3	1	3	1	2	3				10	65.4	704
	4	1	3	1	2	3				10	65.4	704
	5	1	3	1	2	3				10	65.4	704
	SUBTOTAL	4	12	4	8	12				40	65.4	704
	TOTAL UNITS	4	16		20							
	UNIT MIX	10.0%	40.0%		50.0%							
TOWER D1 (15 STY)	6											
	7	1	3	2	4		1			11	67.3	725
	8	1	3	2	4		1			11	67.3	725
	9	1	3	2	4		1			11	67.3	725
	10	1	3	2	4		1			11	67.3	725
	11	1	3	2	4		1			11	67.3	725
	12	1	3	2	4		1			11	67.3	725
	13	1	3	2	4		1			11	67.3	725
	14	1	3	2	4		1			11	67.3	725
	15	1	3	2	4		1			11	67.3	725
	16	1	3	2	4		1			11	67.3	725
	17	1	3	2	4		1			11	67.3	725
	18	1	3	2	4		1			11	67.3	725
	19	1	3	2	4		1			11	67.3	725
	20	1	3	2	4		1			11	67.3	725
	21	1	3	2	4		1			11	67.3	725
	22	1	3	2	4		1			11	67.3	725
	23	1	3	2	4		1			11	67.3	725
	24	1	3	2	4		1			11	67.3	725
	25	1	3	2	4		1			11	67.3	725
	26	1	3	2	4		1			11	67.3	725
	27	1	3	2	4		1			11	67.3	725
	28	1	3	2	4		1			11	67.3	725
	29	1	3	2	4		1			11	67.3	725
	30	1	3	2	4		1			11	67.3	725
	31	1	3	2	4		1			11	67.3	725
	32	1	3	2	4		1			11	67.3	725
	33	1	3	2	4		1			11	67.3	725
	34	1	3	2	4		1			11	67.3	725
	35	1	3	2	4		1			11	67.3	725
	MPH											
	SUBTOTAL	29	87	58	116		29			319	67.3	725
	TOTAL UNITS	29	145		116		29					
	UNIT MIX	9.1%	45.5%		36.4%		9.1%			100.0%		
TOWER D2 (28 STY)	6											
	7	1	2	2	4	1	1			11	68.1	733
	8	1	2	2	4	1	1			11	68.1	733
	9	1	2	2	4	1	1			11	68.1	733
	10	1	2	2	4	1	1			11	68.1	733
	11	1	2	2	4	1	1			11	68.1	733
	12	1	2	2	4	1	1			11	68.1	733
	13	1	2	2	4	1	1			11	68.1	733
	14	1	2	2	4	1	1			11	68.1	733
	15	1	2	2	4	1	1			11	68.1	733
	16	1	2	2	4	1	1			11	68.1	733
	17	1	2	2	4	1	1			11	68.1	733
	18	1	2	2	4	1	1			11	68.1	733
	19	1	2	2	4	1	1			11	68.1	733
	20	1	2	2	4	1	1			11	68.1	733
	21	1	2	2	4	1	1			11	68.1	733
	22	1	2	2	4	1	1			11	68.1	733
	23	1	2	2	4	1	1			11	68.1	733
	24	1	2	2	4	1	1			11	68.1	733
	25	1	2	2	4	1	1			11	68.1	733
	26	1	2	2	4	1	1			11	68.1	733
	27	1	2	2	4	1	1			11	68.1	733
	28	1	2	2	4	1	1			11	68.1	733
	MPH											
	SUBTOTAL	22	44	44	88	22	22			242	68.1	733
	TOTAL UNITS	22	88		110		22					
	UNIT MIX	9.1%	36.4%		45.5%		9.1%			100.0%		
TOTAL	SUBTOTAL	55	143	106	212	34	51			601	67.5	727
	TOTAL UNITS	55	249		246		51					
	UNIT MIX	9.2%	41.4%		40.9%		8.5%			100.0%		

VEHICULAR PARKING - REQUIRED

BUILDING	USE	RATIO (MIN.)	UNITS	SPACES (MIN.)
BUILDING D	RESIDENTIAL	0.80 / UNIT	601	480
	TOTAL RESIDENTIAL			480
	TOTAL REQUIRED			480

AMENITY AREAS - REQUIRED & PROVIDED

BUILDING	TYPE	REQUIRED 1B (1 SM/UNIT)	REQUIRED 2B (5 SM/UNIT)	REQUIRED 3B (7 SM/UNIT)	REQUIRED TOTAL	PROVIDED RATIO	PROVIDED m2	PROVIDED ft2
BUILDING D	UNITS	304	246	51	601	3.3 m2 / UNIT	1,999.2	21,520
	AMENITY AREA (SM)	912.0	1230.0	357.0	**2499.0**			
	OUTDOOR AMENITY	UP TO 20% OF REQUIRED AMENITY CAN BE OUTDOOR AMENITY			499.8	20.0% OF INDOOR AMENITY	748.2	8,054
	TOTAL AMENITY	4.2 m2/ UNIT				4.2 m2 / UNIT	2,499.0	26,899

ACCESSIBLE PARKING - REQUIRED

BUILDING	USE	RATIO	SPACES	TOTAL SPACES	TYPE A	TYPE B
BUILDING D	ACCESSIBLE PARKING SPACES	2+2% OF TOTAL	480	12	6	6
	TOTAL REQUIRED			12	6	6

ACCESSIBLE PARKING - PROVIDED

BUILDING	FLOOR	USE TYPE A	USE TYPE B	TOTAL
BUILDING D	U/G LEVEL 1	1	1	2
	FLOOR 1	1	1	2
	FLOOR 2	1	1	2
	FLOOR 3	1	1	2
	FLOOR 4	1	1	2
	FLOOR 5	1	1	2
	FLOOR 6			
	TOTAL	6	6	12

VEHICULAR PARKING - PROVIDED

BUILDING	FLOOR	USE RESIDENTIAL	USE VISITOR	TOTAL
BUILDING D	U/G LEVEL 1	95		95
	FLOOR 1		59	59
	FLOOR 2	80		80
	FLOOR 3	87		87
	FLOOR 4	87		87
	FLOOR 5	72		72
	TOTAL PROVIDED	421	59	480
	RATIO	0.70 / UNIT	0.10 / UNIT	0.80 / UNIT

BICYCLE PARKING - REQUIRED

BUILDING	USE	RESIDENTIAL RATIO	RESIDENTIAL SPACES
BUILDING D	TYPE 'A'	0.30 / UNIT	181
	TYPE 'B'	0.30 / UNIT	181
	TOTAL REQUIRED		362

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

BICYCLE PARKING - PROVIDED

BUILDING	FLOOR	RESIDENTIAL TYPE 'A'	RESIDENTIAL TYPE 'B'	RESIDENTIAL SUB-TOTAL
BUILDING D	U/G LEVEL 1	182		182
	FLOOR 1		182	182
	FLOOR 2			
	FLOOR 3			
	FLOOR 4			
	FLOOR 5			
		182	182	364

TURNER FLEISCHER

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-BLOCK D

PROJECT NO.: 22.237P01
PROJECT DATE: 2025-02-25
DRAWN BY: DVI
CHECKED BY: RMM
SCALE:

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO.: RZ005
REV.: 2

2025-04-04 12:22:56 PM

SITE AREA

LAND USE	m²	ft²	%
GROUND FLOOR TOWER FOOTPRINT	2,862.4	30,811	41.9%
LANDSCAPED/PAVED OPEN SPACE	3,969.2	42,724	58.1%
TOTAL SITE AREA	**6,831.6**	**73,535**	**100.0%**

GROSS BUILDING AREA SUMMARY

PARCEL	BUILDING	USE	BFA		FSI
			m²	ft²	
PHASE 2	BUILDING E	RESIDENTIAL	27,906.8	300,386	4.08
		INDOOR AMENITY	1,036.3	11,154.1	0.15
		TOTAL	**28,943.0**	**311,540**	**4.24**

GROSS CONSTRUCTION AREA SUMMARY

FLOORS	GCA	
	m²	ft²
UNDERGROUND (U/G1)	5,838.5	62,845
PODIUM (FLOOR 01-05)	13,647.0	146,895
TOWER (FLOOR 06+)	20,805.6	223,949
TOTAL	**40,291.0**	**433,689**

GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) m²	TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) ft²
				#								
PHASE 2	BUILDING E	PODIUM	U/G 1				1,248.1	13,435	**1,248.1**	**13,435**	1,248.1	13,435
			1	5	422.5	4,547	1,339.5	14,418	**1,762.0**	**18,966**	1,906.8	20,524
			2	11	782.2	8,419	427.8	4,605	**1,210.0**	**13,024**	1,210.0	13,024
			3	11	775.7	8,349	481.9	5,187	**1,257.5**	**13,536**	1,257.5	13,536
			4	11	775.7	8,349	481.9	5,187	**1,257.5**	**13,536**	1,257.5	13,536
			5	11	775.7	8,349	481.9	5,187	**1,257.5**	**13,536**	1,257.5	13,536
			PODIUM SUB TOTAL	**49**	**3,531.6**	**38,013.8**	**4,461.1**	**48,018.3**	**7,992.7**	**86,032.2**	**8,137.4**	**87,590.3**
		TOWER E (26 STY)	6				108.1	1,164	**108.1**	**1,164**	999.6	10,759
			7	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			8	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			9	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			10	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			11	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			12	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			13	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			14	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			15	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			16	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			17	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			18	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			19	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			20	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			21	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			22	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			23	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			24	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			25	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			26	14	872.8	9,395	101.2	1,090	**974.1**	**10,485**	974.1	10,485
			MPH				325.0	3,498	**325.0**	**3,498**	325.0	3,498
			TOWER E SUB-TOTAL	**280**	**17,456.4**	**187,899.1**	**2,457.7**	**26,454.5**	**19,914.1**	**214,354**	**20,805.6**	**223,949**
		TOTAL	**TOTAL**	**329**	**20,988**	**225,913**	**6,919**	**74,473**	**27,907**	**300,386**	**28,943.0**	**311,540**

AMENITY BREAKDOWN

PHASE	BUILDING	PART	FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXCLUSIONS TOTAL EXCLUSIONS m²	AREA EXCLUSIONS TOTAL EXCLUSIONS ft²	GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) m2	GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) ft2
PHASE 2	BUILDING E	PODIUM	U/G 1					4,590.4	49,410	5,838.5	62,845
			1			144.8	1,558	955.7	10,287	2,862.4	30,811
			2					1,491.2	16,053	2,701.2	29,075
			3					1,436.9	15,467	2,694.5	29,003
			4					1,436.9	15,467	2,694.5	29,003
			5					1,436.9	15,467	2,694.5	29,003
			PODIUM SUB TOTAL			**144.8**	**1,558.3**	**11,348.0**	**122,148.9**	**19,485.4**	**209,739.3**
		TOWER E (26 STY)	6	484.8	5,218	891.5	9,596			999.6	10,759
			7							974.1	10,485
			8							974.1	10,485
			9							974.1	10,485
			10							974.1	10,485
			11							974.1	10,485
			12							974.1	10,485
			13							974.1	10,485
			14							974.1	10,485
			15							974.1	10,485
			16							974.1	10,485
			17							974.1	10,485
			18							974.1	10,485
			19							974.1	10,485
			20							974.1	10,485
			21							974.1	10,485
			22							974.1	10,485
			23							974.1	10,485
			24							974.1	10,485
			25							974.1	10,485
			26							974.1	10,485
			MPH							325.0	3,498
			TOWER E SUB-TOTAL	**484.8**	**5,218**	**891.5**	**9,596**			**20,805.6**	**223,949.4**
		TOTAL	**TOTAL**	**485**	**5,218**	**1,036**	**11,154**	**11,348.0**	**122,148.9**	**40,291.0**	**433,688.7**

UNIT MIX BREAKDOWN

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
PODIUM	1			2			3			5	84.5	909
	2			6	3		2			11	71.1	765
	3			6	3		2			11	70.5	759
	4			6	3		2			11	70.5	759
	5			6	3		2			11	70.5	759
	SUBTOTAL			26	12		11			49	72.1	776
	TOTAL UNITS		26		12		11					
	UNIT MIX		53.1%		24.5%		22.4%			100.0%		
TOWER E (26 STY)	6											
	7	1	4	3	5	1				14	62.3	671
	8	1	4	3	5	1				14	62.3	671
	9	1	4	3	5	1				14	62.3	671
	10	1	4	3	5	1				14	62.3	671
	11	1	4	3	5	1				14	62.3	671
	12	1	4	3	5	1				14	62.3	671
	13	1	4	3	5	1				14	62.3	671
	14	1	4	3	5	1				14	62.3	671
	15	1	4	3	5	1				14	62.3	671
	16	1	4	3	5	1				14	62.3	671
	17	1	4	3	5	1				14	62.3	671
	18	1	4	3	5	1				14	62.3	671
	19	1	4	3	5	1				14	62.3	671
	20	1	4	3	5	1				14	62.3	671
	21	1	4	3	5	1				14	62.3	671
	22	1	4	3	5	1				14	62.3	671
	23	1	4	3	5	1				14	62.3	671
	24	1	4	3	5	1				14	62.3	671
	25	1	4	3	5	1				14	62.3	671
	26	1	4	3	5	1				14	62.3	671
	MPH											
	SUBTOTAL	20	80	60	100	20				280	62.3	671
	TOTAL UNITS	20	140		120							
	UNIT MIX	7.1%	50.0%		42.9%					100.0%		
TOTAL	SUBTOTAL	20	80	86	112	20	11			329	63.8	687
	TOTAL UNITS	20	166		132		11					
	UNIT MIX	6.1%	50.5%		40.1%		3.3%			100.0%		

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS	SPACES (MIN.)
BUILDING E	RESIDENTIAL	0.80 / UNIT	329	263
	TOTAL RESIDENTIAL			**263**
	TOTAL REQUIRED			**263**

VEHICULAR PARKING - PROVIDED

	FLOOR	USE		
		RESIDENTIAL	VISITOR	TOTAL
BUILDING E	U/G LEVEL 1	105	20	125
	FLOOR 1	13		13
	FLOOR 2	35		35
	FLOOR 3	35		35
	FLOOR 4	35		35
	FLOOR 5	20		20
	TOTAL PROVIDED	**230**	**33**	**263**
	RATIO	**0.70 / UNIT**	**0.10 / UNIT**	**0.80 / UNIT**

AMENITY AREAS - REQUIRED & PROVIDED

BUILDING E	TYPE	REQUIRED 1B (1 SM/UNIT)	REQUIRED 2B (5 SM/UNIT)	REQUIRED 3B (7 SM/UNIT)	REQUIRED TOTAL	PROVIDED RATIO	PROVIDED m2	PROVIDED ft2
	UNITS	186	132	11	329	3.1 m2 / UNIT	1,036.3	11,154
	AMENITY AREA (SM)	558.0	660.0	77.0	**1295.0**			
	OUTDOOR AMENITY	UP TO 20% OF REQUIRED AMENITY CAN BE OUTDOOR AMENITY			259	20.0% OF INDOOR AMENITY	484.8	5,218
	TOTAL AMENITY	**3.9 m2/ UNIT**				**3.9 m2 / UNIT**	**1,295.3**	**13,942**

BICYCLE PARKING - REQUIRED

BUILDING E	USE	RESIDENTIAL RATIO	RESIDENTIAL SPACES
	TYPE 'A'	0.30 / UNIT	99
	TYPE 'B'	0.30 / UNIT	99
	TOTAL REQUIRED		**198**

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

BICYCLE PARKING - PROVIDED

BUILDING E	FLOOR	RESIDENTIAL TYPE 'A'	RESIDENTIAL TYPE 'B'	RESIDENTIAL SUB-TOTAL
	U/G LEVEL 1			
	FLOOR 1	99	99	198
	FLOOR 2			
	FLOOR 3			
	FLOOR 4			
	FLOOR 5			
		99	**99**	**198**

ACCESSIBLE PARKING - REQUIRED

BUILDING E	USE	RATIO	SPACES	TOTAL SPACES	TYPE A	TYPE B
	ACCESSIBLE PARKING SPACES	2+2% OF TOTAL	263	8	4	4
	TOTAL REQUIRED			**8**	**4**	**4**

ACCESSIBLE PARKING - PROVIDED

BUILDING E	FLOOR	USE TYPE A	USE TYPE B	TOTAL
	U/G LEVEL 1			
	FLOOR 1			
	FLOOR 2			
	FLOOR 3	1	1	2
	FLOOR 4	1	1	2
	FLOOR 5	1	1	2
	FLOOR 6	1	1	2
	TOTAL	**4**	**4**	**8**

TURNER FLEISCHER

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Toronto, ON, M3B 2T8
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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-BLOCK E

PROJECT NO.: 22.237P01
PROJECT DATE: 2025-02-25
DRAWN BY: DVI
CHECKED BY: RMM
SCALE:

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO.: RZ006
REV.: 2

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SITE AREA

LAND USE	m²	ft²	%
GROUND FLOOR TOWER FOOTPRINT	3,361.8	36,186	71.7%
LANDSCAPED/PAVED OPEN SPACE	1,324.1	14,253	28.3%
TOTAL SITE AREA	4,686.0	50,439	100.0%

GROSS BUILDING AREA SUMMARY

PARCEL	BUILDING	USE	BFA m²	BFA ft²	FSI
PHASE 2	BUILDING F	RESIDENTIAL	40,238.0	433,119	8.59
		INDOOR AMENITY	1,627.0	17,512.3	0.35
		TOTAL	41,865.0	450,631	8.93

GROSS CONSTRUCTION AREA SUMMARY

FLOORS	GCA m²	GCA ft²
UNDERGROUND (U/G1)	4,461.1	48,019
PODIUM (FLOOR 01-05)	16,809.2	180,933
TOWERS (FLOOR 06+)	37,187.4	400,281
TOTAL	58,457.6	629,233

GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA [BFA] (GCA-EXCLUSIONS) m²	TOTAL BUILDING FLOOR AREA [BFA] (GCA-EXCLUSIONS) ft²
PHASE 2	BUILDING F	PODIUM	U/G 1				684.4	7,367	684.4	7,367	684.4	7,367
			1	6	356.3	3,835	1,403.8	15,111	1,760.1	18,946	1,874.7	20,179
			2				686.2	7,386	686.2	7,386	686.2	7,386
			3				477.4	5,139	477.4	5,139	477.4	5,139
			4				477.4	5,139	477.4	5,139	477.4	5,139
			5				477.4	5,139	477.4	5,139	477.4	5,139
			PODIUM SUB TOTAL	6	356.3	3,835.0	4,206.7	45,281.0	4,563.0	49,115.9	4,677.6	50,349.5
		TOWER F1 (25 STY)	6				89.8	966	89.8	966	850.0	9,149
			7	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			8	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			9	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			10	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			11	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			12	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			13	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			14	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			15	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			16	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			17	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			18	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			19	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			20	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			21	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			22	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			23	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			24	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			25	12	749.1	8,063	100.9	1,086	850.0	9,149	850.0	9,149
			MPH				325.0	3,498	325.0	3,498	325.0	3,498
			TOWER F1 SUB-TOTAL	228	14,232.7	153,199.6	2,332.1	25,102.2	16,564.8	178,302	17,325.0	186,485
		TOWER F2 (28 STY)	6				97.3	1,048	97.3	1,048	849.5	9,144
			7	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			8	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			9	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			10	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			11	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			12	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			13	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			14	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			15	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			16	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			17	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			18	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			19	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			20	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			21	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			22	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			23	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			24	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			25	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			26	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			27	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			28	12	746.7	8,037	102.8	1,107	849.5	9,143	849.5	9,143
			MPH				325.0	3,498	325.0	3,498	325.0	3,498
			TOWER F2 SUB-TOTAL	264	16,426.3	176,811.2	2,683.9	28,889.6	19,110	205,700.8	19,862	213,797
	TOTAL		TOTAL	498	31,015	333,846	9,223	99,273	40,238	433,119	41,865.0	450,631

AMENITY BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXLUSIONS TOTAL EXCLUSIONS m²	AREA EXLUSIONS TOTAL EXCLUSIONS ft²	GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) m2	GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) ft2
PHASE 2	BUILDING F	PODIUM	U/G 1						3,776.7	40,652	4,461.1	48,019
			1	6			114.6	1,234	1,487.1	16,007	3,361.8	36,186
			2						2,675.6	28,800	3,361.8	36,187
			3						2,884.4	31,048	3,361.8	36,187
			4						2,884.4	31,048	3,361.8	36,187
			5						2,884.4	31,048	3,361.8	36,187
			PODIUM SUB TOTAL	6			114.6	1,233.5	16,592.7	178,601.9	21,270.3	228,951.4
		TOWER F1 (25 STY)	6		317.7	3,420	760.2	8,183			850.0	9,149
			7	12							850.0	9,149
			8	12							850.0	9,149
			9	12							850.0	9,149
			10	12							850.0	9,149
			11	12							850.0	9,149
			12	12							850.0	9,149
			13	12							850.0	9,149
			14	12							850.0	9,149
			15	12							850.0	9,149
			16	12							850.0	9,149
			17	12							850.0	9,149
			18	12							850.0	9,149
			19	12							850.0	9,149
			20	12							850.0	9,149
			21	12							850.0	9,149
			22	12							850.0	9,149
			23	12							850.0	9,149
			24	12							850.0	9,149
			25	12							850.0	9,149
			MPH								325.0	3,498
			TOWER F1 SUB-TOTAL	228	317.7	3,420	760.2	8,183			17,325.0	186,484.6
		TOWER F2 (28 STY)	6		303.2	3,264	752.1	8,096			849.5	9,144
			7	12							849.5	9,144
			8	12							849.5	9,144
			9	12							849.5	9,144
			10	12							849.5	9,144
			11	12							849.5	9,144
			12	12							849.5	9,144
			13	12							849.5	9,144
			14	12							849.5	9,144
			15	12							849.5	9,144
			16	12							849.5	9,144
			17	12							849.5	9,144
			18	12							849.5	9,144
			19	12							849.5	9,144
			20	12							849.5	9,144
			21	12							849.5	9,144
			22	12							849.5	9,144
			23	12							849.5	9,144
			24	12							849.5	9,144
			25	12							849.5	9,144
			26	12							849.5	9,144
			27	12							849.5	9,144
			28	12							849.5	9,144
			MPH								325.0	3,498
			TOWER F2 SUB-TOTAL	264	303	3,264	752	8,096			19,862.4	213,796.8
	TOTAL		TOTAL	498	621	6,683	1,627	17,512	16,592.7	178,601.9	58,457.6	629,232.8

UNIT MIX BREAKDOWN

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
PODIUM	1		2	2	2					6	59.4	639
	2											
	3											
	4											
	5											
	SUBTOTAL		2	2	2					6		
	TOTAL UNITS		4		2							
	UNIT MIX		66.7%		33.3%					100.0%		
TOWER F1 (25 STY)	6											
	7	1	4	2	4		1			12	62.4	672
	8	1	4	2	4		1			12	62.4	672
	9	1	4	2	4		1			12	62.4	672
	10	1	4	2	4		1			12	62.4	672
	11	1	4	2	4		1			12	62.4	672
	12	1	4	2	4		1			12	62.4	672
	13	1	4	2	4		1			12	62.4	672
	14	1	4	2	4		1			12	62.4	672
	15	1	4	2	4		1			12	62.4	672
	16	1	4	2	4		1			12	62.4	672
	17	1	4	2	4		1			12	62.4	672
	18	1	4	2	4		1			12	62.4	672
	19	1	4	2	4		1			12	62.4	672
	20	1	4	2	4		1			12	62.4	672
	21	1	4	2	4		1			12	62.4	672
	22	1	4	2	4		1			12	62.4	672
	23	1	4	2	4		1			12	62.4	672
	24	1	4	2	4		1			12	62.4	672
	25	1	4	2	4		1			12	62.4	672
	MPH											
	SUBTOTAL	19	76	38	76		19			228		
	TOTAL UNITS	19	114		76		19				62.4	672
	UNIT MIX	8.3%	50.0%		33.3%		8.3%			100.0%		
TOWER F2 (28 STY)	6											
	7	1	3	2	5		1			12	62.2	670
	8	1	3	2	5		1			12	62.2	670
	9	1	3	2	5		1			12	62.2	670
	10	1	3	2	5		1			12	62.2	670
	11	1	3	2	5		1			12	62.2	670
	12	1	3	2	5		1			12	62.2	670
	13	1	3	2	5		1			12	62.2	670
	14	1	3	2	5		1			12	62.2	670
	15	1	3	2	5		1			12	62.2	670
	16	1	3	2	5		1			12	62.2	670
	17	1	3	2	5		1			12	62.2	670
	18	1	3	2	5		1			12	62.2	670
	19	1	3	2	5		1			12	62.2	670
	20	1	3	2	5		1			12	62.2	670
	21	1	3	2	5		1			12	62.2	670
	22	1	3	2	5		1			12	62.2	670
	23	1	3	2	5		1			12	62.2	670
	24	1	3	2	5		1			12	62.2	670
	25	1	3	2	5		1			12	62.2	670
	26	1	3	2	5		1			12	62.2	670
	27	1	3	2	5		1			12	62.2	670
	28	1	3	2	5		1			12	62.2	670
	MPH											
	SUBTOTAL	22	66	44	110		22			264		
	TOTAL UNITS	22	110		110		22				62.2	670
	UNIT MIX	8.3%	41.7%		41.7%		8.3%			100.0%		
TOTAL	SUBTOTAL	41	144	84	188		41			498		
	TOTAL UNITS	41	228		188		41				62.3	670
	UNIT MIX	8.2%	45.8%		37.8%		8.2%			100.0%		

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS	SPACES (MIN.)
BUILDING F	RESIDENTIAL	0.80 / UNIT	498	398
	TOTAL RESIDENTIAL			398
	TOTAL REQUIRED			398

AMENITY AREAS - REQUIRED & PROVIDED

	TYPE	REQUIRED 1B (1 SM/UNIT)	REQUIRED 2B (5 SM/UNIT)	REQUIRED 3B (7 SM/UNIT)	REQUIRED TOTAL	PROVIDED RATIO	PROVIDED m2	PROVIDED ft2
BUILDING F	UNITS	269	188	41	498	3.3 m2 / UNIT	1,627.0	17,512
	AMENITY AREA (SM)	807.0	940.0	287.0	2034.0			
	OUTDOOR AMENITY	UP TO 20% OF REQUIRED AMENITY CAN BE OUTDOOR AMENITY			406.8	20.0% OF INDOOR AMENITY	620.9	6,683
	TOTAL AMENITY	4.1 m2/ UNIT				4.1 m2 / UNIT	2,033.8	21,891

ACCESSIBLE PARKING - REQUIRED

	USE	RATIO	SPACES	TOTAL SPACES	TYPE A	TYPE B
BUILDING F	ACCESSIBLE PARKING SPACES	2+2% OF TOTAL	398	10	5	5
	TOTAL REQUIRED			10	5	5

ACCESSIBLE PARKING - PROVIDED

	FLOOR	USE TYPE A	USE TYPE B	TOTAL
BUILDING F	U/G LEVEL 1	1	1	2
	FLOOR 1			
	FLOOR 2	1	1	2
	FLOOR 3	1	1	2
	FLOOR 4	1	1	2
	FLOOR 5	1	1	2
	FLOOR 6			
	TOTAL	5	5	10

VEHICULAR PARKING - PROVIDED

	FLOOR	USE RESIDENTIAL	USE VISITOR	USE TOTAL
BUILDING F	U/G LEVEL 1	91	22	113
	FLOOR 1		27	27
	FLOOR 2	60		60
	FLOOR 3	70		70
	FLOOR 4	70		70
	FLOOR 5	61		61
	TOTAL PROVIDED	352	49	401
	RATIO	0.71 / UNIT	0.10 / UNIT	0.81 / UNIT

BICYCLE PARKING - REQUIRED

	USE	RESIDENTIAL RATIO	RESIDENTIAL SPACES
BUILDING F	TYPE 'A'	0.30 / UNIT	150
	TYPE 'B'	0.30 / UNIT	150
	TOTAL REQUIRED		300

* BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL TYPE 'A'	RESIDENTIAL TYPE 'B'	RESIDENTIAL SUB-TOTAL
BUILDING F	U/G LEVEL 1		150	150
	FLOOR 1	150		150
	FLOOR 2			
		150	150	300

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-BLOCK F

PROJECT NO. 22.237P01
PROJECT DATE 2025-02-25
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ007
REV. 2

2025-04-04 12:22:59 PM

SITE AREA

LAND USE	m²	ft²	%
GROUND FLOOR TOWER FOOTPRINT	3,408.6	36,690	79.5%
LANDSCAPED/PAVED OPEN SPACE	879.5	9,467	20.5%
TOTAL SITE AREA	**4,288.1**	**46,157**	100.0%

GROSS BUILDING AREA SUMMARY

PARCEL	BUILDING	USE	BFA m²	BFA ft²	FSI
PHASE 2	BUILDING G	RESIDENTIAL	39,891.3	429,386	9.30
		INDOOR AMENITY	1,685.6	18,144.0	0.39
		TOTAL	**41,576.9**	**447,530**	**9.70**

GROSS CONSTRUCTION AREA SUMMARY

FLOORS	GCA m²	GCA ft²
UNDERGROUND (U/G1)	3,892.5	41,898
PODIUM (FLOOR 01-05)	17,042.5	183,443
TOWER (FLOOR 06+)	36,341.0	391,183
TOTAL	**57,276.9**	**616,523**

GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) m²	TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) ft²
				#								
PHASE 2	BUILDING G	PODIUM	U/G 1		336.7	3,624	817.5	8,799	**1,154.2**	**12,423**	1,154.2	12,423
			1	22	1,405.3	15,127	872.2	9,388	**2,277.5**	**24,514**	2,455.4	26,430
			2				471.9	5,080	**471.9**	**5,080**	471.9	5,080
			3				384.5	4,139	**384.5**	**4,139**	384.5	4,139
			4				384.5	4,139	**384.5**	**4,139**	384.5	4,139
			5				384.5	4,139	**384.5**	**4,139**	384.5	4,139
			PODIUM SUB TOTAL	**22**	**1,742.0**	**18,750.9**	**3,315.0**	**35,682.6**	**5,057.0**	**54,433.5**	**5,235.0**	**56,349.3**
		TOWER G1 (26 STY)	6				96.7	1,040	**96.7**	**1,040**	850.3	9,153
			7	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			8	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			9	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			10	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			11	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			12	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			13	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			14	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			15	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			16	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			17	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			18	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			19	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			20	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			21	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			22	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			23	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			24	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			25	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			26	12	755.1	8,128	94.5	1,017	**849.6**	**9,145**	849.6	9,145
			MPH				325.0	3,498	**325.0**	**3,498**	325.0	3,498
			TOWER G1 SUB-TOTAL	**240**	**15,101.8**	**162,554.4**	**2,311.7**	**24,882.5**	**17,413**	**187,436.9**	**18,167**	**195,549**
		TOWER G2 (26 STY)	6				96.0	1,033	**96.0**	**1,033**	850.0	9,149
			7	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			8	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			9	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			10	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			11	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			12	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			13	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			14	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			15	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			16	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			17	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			18	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			19	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			20	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			21	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			22	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			23	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			24	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			25	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			26	12	755.8	8,135	94.2	1,014	**850.0**	**9,149**	850.0	9,149
			MPH				325.0	3,498	**325.0**	**3,498**	325.0	3,498
			TOWER G2 SUB-TOTAL	**240**	**15,115.8**	**162,705.1**	**2,305.0**	**24,810.8**	**17,421**	**187,515.9**	**18,175**	**195,632**
	TOTAL		**TOTAL**	**502**	**31,960**	**344,010**	**7,932**	**85,376**	**39,891**	**429,386**	**41,576.9**	**447,530**

AMENITY BREAKDOWN

PHASE	BUILDING	PART	FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXCLUSIONS TOTAL EXCLUSIONS m²	AREA EXCLUSIONS TOTAL EXCLUSIONS ft²	GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) m2	GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) ft2
PHASE 2	BUILDING G	PODIUM	U/G 1					2,738.3	29,475	3,892.5	41,898
			1			178.0	1,916	953.1	10,259	3,408.6	36,690
			2					2,936.3	31,606	3,408.3	36,686
			3					3,024.1	32,551	3,408.5	36,689
			4					3,024.1	32,551	3,408.5	36,689
			5					3,024.1	32,551	3,408.5	36,689
			PODIUM SUB TOTAL			**178.0**	**1,915.8**	**15,699.9**	**168,992.5**	**20,934.9**	**225,341.8**
		TOWER G1 (26 STY)	6	508.6	5,474	753.7	8,112			850.3	9,153
			7							849.6	9,145
			8							849.6	9,145
			9							849.6	9,145
			10							849.6	9,145
			11							849.6	9,145
			12							849.6	9,145
			13							849.6	9,145
			14							849.6	9,145
			15							849.6	9,145
			16							849.6	9,145
			17							849.6	9,145
			18							849.6	9,145
			19							849.6	9,145
			20							849.6	9,145
			21							849.6	9,145
			22							849.6	9,145
			23							849.6	9,145
			24							849.6	9,145
			25							849.6	9,145
			26							849.6	9,145
			MPH							325.0	3,498
			TOWER G1 SUB-TOTAL	**509**	**5,474**	**754**	**8,112**			**18,167.1**	**195,549.4**
		TOWER G2 (26 STY)	6	464.5	5,005	754.0	8,116			850.0	9,149
			7							850.0	9,149
			8							850.0	9,149
			9							850.0	9,149
			10							850.0	9,149
			11							850.0	9,149
			12							850.0	9,149
			13							850.0	9,149
			14							850.0	9,149
			15							850.0	9,149
			16							850.0	9,149
			17							850.0	9,149
			18							850.0	9,149
			19							850.0	9,149
			20							850.0	9,149
			21							850.0	9,149
			22							850.0	9,149
			23							850.0	9,149
			24							850.0	9,149
			25							850.0	9,149
			26							850.0	9,149
			MPH							325.0	3,498
			TOWER G2 SUB-TOTAL	**465**	**5,005**	**754**	**8,116**			**18,174.8**	**195,631.7**
	TOTAL		**TOTAL**	**974**	**10,479**	**1,686**	**18,144**	**15,699.9**	**168,992.5**	**57,276.9**	**616,522.9**

UNIT MIX BREAKDOWN

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
PODIUM	U/G 1											
	1		6	1	8	2	1	4		22	63.9	688
	2											
	3											
	4											
	5											
	SUBTOTAL		6	1	8	2	1	4		22	79.2	852
	TOTAL UNITS		7		10		5					
	UNIT MIX		31.8%		45.5%		22.7%			100.0%		
TOWER G1 (26 STY)	6											
	7	1	2	3	5		1			12	62.9	677
	8	1	2	3	5		1			12	62.9	677
	9	1	2	3	5		1			12	62.9	677
	10	1	2	3	5		1			12	62.9	677
	11	1	2	3	5		1			12	62.9	677
	12	1	2	3	5		1			12	62.9	677
	13	1	2	3	5		1			12	62.9	677
	14	1	2	3	5		1			12	62.9	677
	15	1	2	3	5		1			12	62.9	677
	16	1	2	3	5		1			12	62.9	677
	17	1	2	3	5		1			12	62.9	677
	18	1	2	3	5		1			12	62.9	677
	19	1	2	3	5		1			12	62.9	677
	20	1	2	3	5		1			12	62.9	677
	21	1	2	3	5		1			12	62.9	677
	22	1	2	3	5		1			12	62.9	677
	23	1	2	3	5		1			12	62.9	677
	24	1	2	3	5		1			12	62.9	677
	25	1	2	3	5		1			12	62.9	677
	26	1	2	3	5		1			12	62.9	677
	MPH											
	SUBTOTAL	20	40	60	100		20			240	62.9	677
	TOTAL UNITS	20	100		100		20					
	UNIT MIX	8.3%	41.7%		41.7%		8.3%			100.0%		
TOWER G2 (26 STY)	6											
	7	1	2	3	5		1			12	63.0	678
	8	1	2	3	5		1			12	63.0	678
	9	1	2	3	5		1			12	63.0	678
	10	1	2	3	5		1			12	63.0	678
	11	1	2	3	5		1			12	63.0	678
	12	1	2	3	5		1			12	63.0	678
	13	1	2	3	5		1			12	63.0	678
	14	1	2	3	5		1			12	63.0	678
	15	1	2	3	5		1			12	63.0	678
	16	1	2	3	5		1			12	63.0	678
	17	1	2	3	5		1			12	63.0	678
	18	1	2	3	5		1			12	63.0	678
	19	1	2	3	5		1			12	63.0	678
	20	1	2	3	5		1			12	63.0	678
	21	1	2	3	5		1			12	63.0	678
	22	1	2	3	5		1			12	63.0	678
	23	1	2	3	5		1			12	63.0	678
	24	1	2	3	5		1			12	63.0	678
	25	1	2	3	5		1			12	63.0	678
	26	1	2	3	5		1			12	63.0	678
	MPH											
	SUBTOTAL	20	40	60	100		20			240	63.0	678
	TOTAL UNITS	20	100		100		20					
	UNIT MIX	8.3%	41.7%		41.7%		8.3%			100.0%		
TOTAL	SUBTOTAL	40	86	121	208	2	41	4		502	63.7	685
	TOTAL UNITS	40	207		210		45					
	UNIT MIX	8.0%	41.2%		41.8%		9.0%			100.0%		

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS	SPACES (MIN.)
BUILDING G	RESIDENTIAL	0.80 / UNIT	502	401
	TOTAL RESIDENTIAL			**401**
	TOTAL REQUIRED			**401**

VEHICULAR PARKING - PROVIDED

	FLOOR	USE RESIDENTIAL	USE VISITOR	TOTAL
BUILDING G	U/G LEVEL 1	35	41	76
	FLOOR 1		9	9
	FLOOR 2	74		74
	FLOOR 3	86		86
	FLOOR 4	86		86
	FLOOR 5	70		70
	TOTAL PROVIDED	**351**	**50**	**401**
	RATIO	**0.70 / UNIT**	**0.10 / UNIT**	**0.80 / UNIT**

AMENITY AREAS - REQUIRED & PROVIDED

	TYPE	REQUIRED 1B (3 SM/UNIT)	REQUIRED 2B (5 SM/UNIT)	REQUIRED 3B (7 SM/UNIT)	REQUIRED TOTAL	PROVIDED RATIO	PROVIDED m2	PROVIDED ft2
BUILDING G	UNITS	247	210	45	502	3.4 m2 / UNIT	1,685.6	18,144
	AMENITY AREA (SM)	741.0	1050.0	315.0	**2106.0**			
	OUTDOOR AMENITY	UP TO 20% OF REQUIRED AMENITY CAN BE OUTDOOR AMENITY			421.2	20.0% OF INDOOR AMENITY	973.5	10,479
	TOTAL AMENITY	**4.2 m2/ UNIT**				**4.2 m2 / UNIT**	**2,106.8**	**22,678**

BICYCLE PARKING - REQUIRED

	USE	RESIDENTIAL RATIO	RESIDENTIAL SPACES
BUILDING G	TYPE 'A'	0.30 / UNIT	151
	TYPE 'B'	0.30 / UNIT	151
	TOTAL REQUIRED		**302**

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL TYPE 'A'	RESIDENTIAL TYPE 'B'	RESIDENTIAL SUB-TOTAL
BUILDING G	U/G LEVEL 1	152	80	232
	FLOOR 1		72	72
	FLOOR 2			
	FLOOR 3			
	FLOOR 4			
	FLOOR 5			
		152	**152**	**304**

ACCESSIBLE PARKING - REQUIRED

	USE	RATIO	SPACES	TOTAL SPACES	TYPE A	TYPE B
BUILDING G	ACCESSIBLE PARKING SPACES	2+2% OF TOTAL	401	10	5	5
	TOTAL REQUIRED			**10**	**5**	**5**

ACCESSIBLE PARKING - PROVIDED

	FLOOR	USE TYPE A	USE TYPE B	TOTAL
BUILDING G	U/G LEVEL 1	1	1	2
	FLOOR 1			
	FLOOR 2	1	1	2
	FLOOR 3	1	1	2
	FLOOR 4	1	1	2
	FLOOR 5	1	1	2
	FLOOR 6			
	TOTAL	**5**	**5**	**10**

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-BLOCK G

PROJECT NO. 22.237P01
PROJECT DATE 2025-02-25
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ008
REV. 2

2025-04-04 12:23:00 PM

SITE AREA

LAND USE	m²	ft²	%
GROUND FLOOR TOWER FOOTPRINT	2,140.9	23,044	75.3%
LANDSCAPED/PAVED OPEN SPACE	701.8	7,554	24.7%
TOTAL SITE AREA	**2,842.7**	**30,598**	100.0%

GROSS BUILDING AREA SUMMARY

PARCEL	BUILDING	USE	BFA m²	BFA ft²	FSI
PHASE 2	BUILDING H				
		RESIDENTIAL	21,339.0	229,691	7.51
		INDOOR AMENITY	825.6	8,886.7	0.29
		TOTAL	**22,164.6**	**238,578**	**7.80**

GROSS CONSTRUCTION AREA SUMMARY

FLOORS	GCA m²	GCA ft²
UNDERGROUND (U/G1)	2,301.7	24,776
PODIUM (FLOOR 01-06)	10,704.0	115,217
TOWERS (FLOOR 07+)	18,034.1	194,117
TOTAL	**31,039.8**	**334,110**

GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) m²	TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) ft²
				#								
PHASE 2	BUILDING H	PODIUM	U/G 1		623.9	6,716	564.2	6,073	**1,188.1**	**12,789**	1,188.1	12,789
			1	10	686.8	7,393	628.4	6,764	**1,315.2**	**14,156**	1,387.4	14,934
			2				365.7	3,936	**365.7**	**3,936**	365.7	3,936
			3				396.5	4,267	**396.5**	**4,267**	396.5	4,267
			4				396.5	4,267	**396.5**	**4,267**	396.5	4,267
			5				396.5	4,267	**396.5**	**4,267**	396.5	4,267
			PODIUM SUB TOTAL	**10**	**1,310.7**	**14,108.6**	**2,747.6**	**29,574.8**	**4,058.3**	**43,683.4**	**4,130.5**	**44,460.5**

PHASE	BUILDING	PART	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA m²	TOTAL BUILDING FLOOR AREA ft²
PHASE 2	BUILDING H	TOWER H1 (27 STY)	6				96.7	1,040	**96.7**	**1,040**	850.1	9,150
			7	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			8	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			9	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			10	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			11	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			12	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			13	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			14	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			15	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			16	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			17	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			18	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			19	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			20	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			21	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			22	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			23	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			24	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			25	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			26	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			27	12	707.2	7,613	95.6	1,029	**802.8**	**8,641**	802.8	8,641
			MPH				325.0	3,498	**325.0**	**3,498**	325.0	3,498
			TOWER H SUB-TOTAL	**252**	**14,852.0**	**159,866.0**	**2,428.6**	**26,141.6**	**17,280.7**	**186,008**	**18,034.1**	**194,117**

	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL NON-SALEABLE m²	RESIDENTIAL NON-SALEABLE ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	TOTAL BUILDING FLOOR AREA m²	TOTAL BUILDING FLOOR AREA ft²
TOTAL										
	TOTAL	**262**	**16,163**	**173,975**	**5,176**	**55,716**	**21,339**	**229,691**	**22,164.6**	**238,578**

AMENITY BREAKDOWN

PHASE	BUILDING	PART	FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXCLUSIONS TOTAL EXCLUSIONS m²	AREA EXCLUSIONS TOTAL EXCLUSIONS ft²	GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) m2	GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) ft2
PHASE 2	BUILDING H	PODIUM	U/G 1					1,113.6	11,988	2,301.7	24,776
			1			72.2	777	753.5	8,111	2,140.9	23,044
			2					1,775.1	19,107	2,140.8	23,043
			3					1,744.3	18,776	2,140.8	23,043
			4					1,744.3	18,776	2,140.8	23,043
			5					1,744.3	18,776	2,140.8	23,043
			PODIUM SUB TOTAL			**72.2**	**777.2**	**8,875.2**	**95,532.1**	**13,005.7**	**139,992.6**

PHASE	BUILDING	PART	FLOOR	OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²	INDOOR AMENITY m²	INDOOR AMENITY ft²	AREA EXLUSIONS		GROSS CONSTRUCTION AREA	
PHASE 2	BUILDING H	TOWER H1 (27 STY)	6	467.2	5,029	753.4	8,110			850.1	9,150
			7							802.8	8,641
			8							802.8	8,641
			9							802.8	8,641
			10							802.8	8,641
			11							802.8	8,641
			12							802.8	8,641
			13							802.8	8,641
			14							802.8	8,641
			15							802.8	8,641
			16							802.8	8,641
			17							802.8	8,641
			18							802.8	8,641
			19							802.8	8,641
			20							802.8	8,641
			21							802.8	8,641
			22							802.8	8,641
			23							802.8	8,641
			24							802.8	8,641
			25							802.8	8,641
			26							802.8	8,641
			27							802.8	8,641
			MPH							325.0	3,498
			TOWER H SUB-TOTAL	**467.2**	**5,029**	**753.4**	**8,110**			**18,034.1**	**194,117.1**

		OUTDOOR AMENITY TOTAL m²	OUTDOOR AMENITY TOTAL ft²	INDOOR AMENITY TOTAL m²	INDOOR AMENITY TOTAL ft²	AREA EXCLUSIONS TOTAL m²	AREA EXCLUSIONS TOTAL ft²	GROSS CONSTRUCTION AREA TOTAL m²	GROSS CONSTRUCTION AREA TOTAL ft²
TOTAL	TOTAL	**467**	**5,029**	**826**	**8,887**	**8,875.2**	**95,532.1**	**31,039.8**	**334,109.7**

UNIT MIX BREAKDOWN

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
PODIUM	U/G 1											
	1		1					9		10	68.7	739
	2											
	3											
	4											
	5											
	SUBTOTAL		1					9		10	131.1	707
	TOTAL UNITS		1					9				
	UNIT MIX		10.0%					90.0%		100.0%		

	FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
TOWER H1 (27 STY)	6											
	7	1	5	1	5					12	58.9	634
	8	1	5	1	5					12	58.9	634
	9	1	5	1	5					12	58.9	634
	10	1	5	1	5					12	58.9	634
	11	1	5	1	5					12	58.9	634
	12	1	5	1	5					12	58.9	634
	13	1	5	1	5					12	58.9	634
	14	1	5	1	5					12	58.9	634
	15	1	5	1	5					12	58.9	634
	16	1	5	1	5					12	58.9	634
	17	1	5	1	5					12	58.9	634
	18	1	5	1	5					12	58.9	634
	19	1	5	1	5					12	58.9	634
	20	1	5	1	5					12	58.9	634
	21	1	5	1	5					12	58.9	634
	22	1	5	1	5					12	58.9	634
	23	1	5	1	5					12	58.9	634
	24	1	5	1	5					12	58.9	634
	25	1	5	1	5					12	58.9	634
	26	1	5	1	5					12	58.9	634
	27	1	5	1	5					12	58.9	634
	MPH											
	SUBTOTAL	21	105	21	105					252	58.9	634
	TOTAL UNITS	21	126		105							
	UNIT MIX	8.3%	50.0%		41.7%					100.0%		

		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TH	TOTAL	m²	ft²
TOTAL	SUBTOTAL	21	106	21	105			9		262	61.7	664
	TOTAL UNITS	21	127		105			9				
	UNIT MIX	8.0%	48.5%		40.1%			3.4%		100.0%		

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS	SPACES (MIN.)
BUILDING H	RESIDENTIAL	0.80 / UNIT	262	209
	TOTAL RESIDENTIAL			**209**
	TOTAL REQUIRED			**209**

AMENITY AREAS - REQUIRED & PROVIDED

	TYPE	REQUIRED 1B (1 SM/UNIT)	REQUIRED 2B (5 SM/UNIT)	REQUIRED 3B (7 SM/UNIT)	REQUIRED TOTAL	PROVIDED RATIO	PROVIDED m2	PROVIDED ft2
BUILDING H	UNITS	148	105	9	262	3.2 m2 / UNIT	825.6	8,887
	AMENITY AREA (SM)	444.0	525.0	63.0	**1032.0**			
	OUTDOOR AMENITY	UP TO 20% OF REQUIRED AMENITY CAN BE OUTDOOR AMENITY			206.4	20.0% OF INDOOR AMENITY	467.2	5,029
	TOTAL AMENITY				**3.9 m2/ UNIT**	**3.9 m2 / UNIT**	**1,032.0**	**11,108**

ACCESSIBLE PARKING - REQUIRED

	USE	RATIO	SPACES	TOTAL SPACES	TYPE A	TYPE B
BUILDING H	ACCESSIBLE PARKING SPACES	2+2% OF TOTAL	209	7	3	4
	TOTAL REQUIRED			**7**	**3**	**4**

ACCESSIBLE PARKING - PROVIDED

	FLOOR	USE TYPE A	USE TYPE B	TOTAL
BUILDING H	U/G LEVEL 1			
	FLOOR 1			
	FLOOR 2			
	FLOOR 3	1	1	2
	FLOOR 4	1	1	2
	FLOOR 5	1	1	2
	FLOOR 6		1	1
	TOTAL	**3**	**4**	**7**

VEHICULAR PARKING - PROVIDED

	FLOOR	USE RESIDENTIAL	USE VISITOR	TOTAL
BUILDING H	U/G LEVEL 1	7	18	25
	FLOOR 1		8	8
	FLOOR 2	47		47
	FLOOR 3	50		50
	FLOOR 4	50		50
	FLOOR 5	29		29
	TOTAL PROVIDED	**183**	**26**	**209**
	RATIO	**0.70 / UNIT**	**0.10 / UNIT**	**0.80 / UNIT**

BICYCLE PARKING - REQUIRED

	USE	RESIDENTIAL RATIO	RESIDENTIAL SPACES
BUILDING H	TYPE 'A'	0.30 / UNIT	79
	TYPE 'B'	0.30 / UNIT	79
	TOTAL REQUIRED		**158**

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL TYPE 'A'	RESIDENTIAL TYPE 'B'	RESIDENTIAL SUB-TOTAL
BUILDING H	U/G LEVEL 1			
	FLOOR 1		80	80
	FLOOR 2	79		79
	FLOOR 3			
	FLOOR 4			
	FLOOR 5			
		79	**80**	**159**

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

STATISTICS-BLOCK H

PROJECT NO. 22.237P01
PROJECT DATE 2025-02-25
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
M. REZA MEHDI
LICENCE
8452

DRAWING NO. RZ009
REV. 2

2025-04-04 12:23:01 PM



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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

CONTEXT PLAN

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 2500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ010

REV. 2

2025-04-04 12:23:02 PM

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The site plan prepared by Turner Fleischer is reliant on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachment prepared by J. PATRICK HARAMIS, dated 05-02-2024 as provided by J.D.BARNES.



#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

SURVEY

PROJECT NO.
22.237P01

PROJECT DATE
2025-02-25

DRAWN BY
DVI

CHECKED BY
RMM

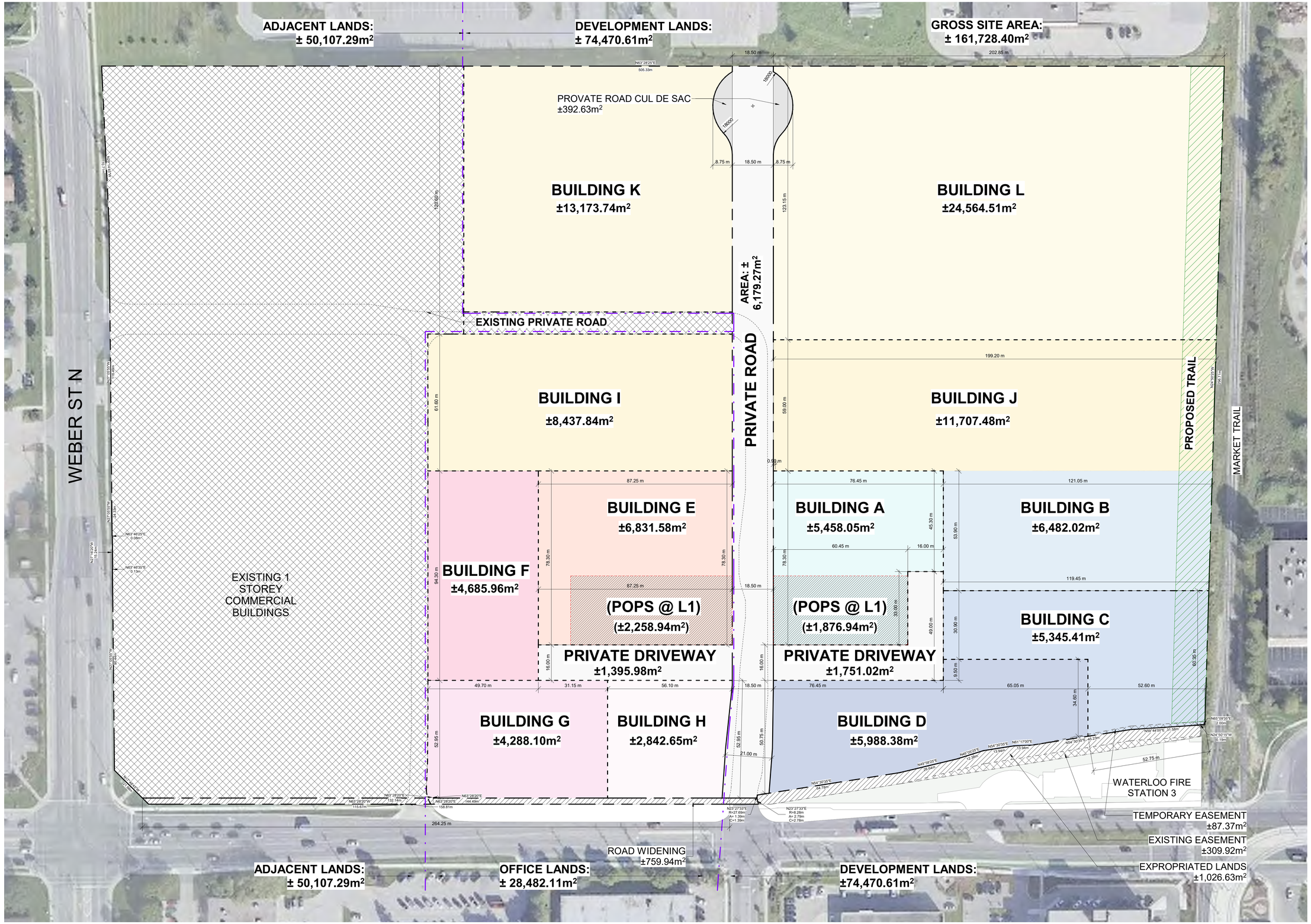
SCALE
1 : 1400

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DRAWING NO.
RZ011

REV.
2

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BUILDING LEGEND

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- BUILDING G
- BUILDING H
- BUILDING I
- BUILDING J
- BUILDING K
- BUILDING L

BLOCK SEPARATION LEGEND

- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

MASTER/BLOCK PLAN

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1:750

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ012 | REV. 2

2025-04-04 12:23:05 PM

ADJACENT LANDS:
± 50,107.29m²

DEVELOPMENT LANDS:
± 74,470.61m²

GROSS SITE AREA:
± 161,728.4m²

WEBER ST N

NORTHFIELD DR. W

BUILDING K
INDUSTRIAL
1 STOREY

BUILDING L
INDUSTRIAL
1 STOREY

BUILDING L - TRAIL AREA: 1,850.5m²

TRAIL TOTAL AREA: 4,434.49m²

BUILDING J - TRAIL AREA: 885.75m²

BUILDING I1
FLEX COMMERCIAL
1 STOREY

BUILDING I2
FLEX COMMERCIAL
1 STOREY

BUILDING J
FLEX COMMERCIAL
1 STOREY

PROPOSED PRIVATE ROAD

EXISTING PRIVATE ROAD

BUILDING F1
25 STOREY

BUILDING E
26 STOREY

BUILDING A
20 STOREY

BUILDING B1
36 STOREY

BUILDING B2
36 STOREY

BUILDING F2
28 STOREY

PROPOSED POPS
AREA: 2,258.94m²

PROPOSED POPS
AREA: 1,876.94m²

BUILDING B - TRAIL AREA: 808.99m²

BUILDING C1
31 STOREY

BUILDING C2
32 STOREY

BUILDING C - TRAIL AREA: 889.26m²

PROPOSED PRIVATE DRIVEWAY

BUILDING G1
26 STOREY

BUILDING G2
26 STOREY

BUILDING H1
27 STOREY

BUILDING D1
35 STOREY

BUILDING D2
28 STOREY

TOWER SEPARATION

WATERLOO FIRE STATION 3

TEMPORARY EASMENT 87.37m²

EXTENT OF EXPROPRIATED LAND 1026.63m²

EXISTING EASMENT 309.92m²

ROAD WIDENING 759.94m²

OFFICE LANDS:
± 28,482.11m²

DEVELOPMENT LANDS:
±74,470.61m²

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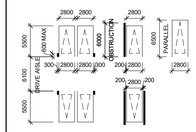
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING BELOW

TYPICAL PARKING DIMENSIONS:

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

OVERALL SITE PLAN

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1:750

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ013

REV. 2

2025-04-04 12:23:11 PM

EXISTING PRIVATE ROAD

BUILDING I

OUTLINE OF EXISTING BUILDING

EXTENTS OF UNDERGROUND GARAGE

BUILDING F

OUTLINE OF EXISTING BUILDING

BUILDING I1
FLEX COMMERCIAL
1 STOREY

BUILDING I2
FLEX COMMERCIAL
1 STOREY

BUILDING J
FLEX COMMERCIAL
1 STOREY

BUILDING J - TRAIL AREA: 885.75m²

BUILDING J

BUILDING B

BUILDING B - TRAIL AREA: 808.99m²

BUILDING C

BUILDING C - TRAIL AREA: 889.26m²

BUILDING F1
25 STOREY

BUILDING F2
28 STOREY

BUILDING E
26 STOREY

BUILDING A
20 STOREY

BUILDING B1
36 STOREY

BUILDING B2
36 STOREY

BUILDING C1
31 STOREY

BUILDING C2
32 STOREY

BUILDING G1
26 STOREY

BUILDING G2
26 STOREY

BUILDING H1
27 STOREY

BUILDING D1
35 STOREY

BUILDING D2
28 STOREY

5 STOREY

1 STOREY

TOWER SEPERATION

PROPOSED POPS AREA: 2,258.94m²

PROPOSED POPS AREA: 1,876.94m²

PROPOSED PRIVATE ROAD

PROPOSED PRIVATE DRIVEWAY

6.0M FIRE ROUTE

R.O.W.

WATERLOO FIRE STATION 3

TEMPORARY EASMENT 87.37m²

EXTENT OF EXPROPRIATED LAND 1026.63m²

EXISTING EASMENT 309.92m²

ROAD WIDENING 759.94m²

NORTHFIELD DR. W

ADJACENT LANDS: ± 50,107.29m²

OFFICE LANDS: ± 28,482.11m²

DEVELOPMENT LANDS: ±74,470.61m²

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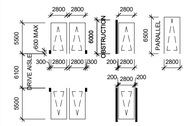
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING BELOW

TYPICAL PARKING DIMENSIONS:

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

SITE PLAN / ROOF PLAN - RESIDENTIAL

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE 8452

DRAWING NO. RZ014 REV. 2

2025-04-04 12:23:17 PM

ADJACENT LANDS:
± 50,107.29m²

DEVELOPMENT LANDS:
± 74,470.61m²
±96,043.9sm AREA 'A'

GROSS SITE AREA:
± 161,728.4m²

AREA 'B' ±63,501.7sm

N63°28'25"E
505.33m

WEBER ST N

N27°05'55"W
114.48m

N27°05'55"W
24.53m

N63°44'25"E
0.08m

N27°16'29"W
15.24m

N63°46'35"E
0.13m

N27°05'55"W
50.44m

N27°05'55"W
24.69m

EXISTING COMMERCIAL LANDS
±50,107.29 SM

BUILDING K

BUILDING I

BUILDING F

BUILDING E

BUILDING G

ROAD WIDENING 759.94m²

BUILDING H

EXISTING PRIVATE ROAD

PROPOSED PRIVATE ROAD

PROPOSED PRIVATE DRIVEWAY

PROPOSED PRIVATE DRIVEWAY

N63°28'25"E
276.63m

N63°28'25"E
274.48m

N23°27'33"E
R=27.69m
A= 1.39m
C=1.39m

N23°27'33"E
R=8.28m
A= 2.79m
C=2.78m

BUILDING D

BUILDING A

BUILDING L

BUILDING J

BUILDING B

BUILDING C

59.02 m

N24°27'25"W
295.11m

N65°09'35"E
2.00m

N24°50'15"W
0.19m

N59°44'00"E 31.99m

N54°30'35"E 55.23m

N61°17'00"E
13.94m

N54°30'35"E
13.94m

N48°05'25"E
12.39m

N48°05'25"E
26.64m

N24°30'35"E
64.78m

TEMPORARY EASMENT
87.37m²

EXTENT OF EXPROPRIATED
LAND 1026.63m²

EXISTING EASMENT 309.92m²

NORTHFIELD DR. W

AREA 'A' AREA 'B'

ADJACENT LANDS:
± 50,107.29m²

OFFICE LANDS:
± 28,482.11m²

DEVELOPMENT LANDS:
±74,470.61m²

2025-04-04 12:23:20 PM

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SUMMMARY CHART:

AREA A:

TOTAL AREA:		**96,043.9 SM**
• AREA A DEVELOPABLE LANDS:		45,936.5 SM
• EXISTING COMMERCIAL LANDS:		50,107.4 SM
AREA A DEVELOPABLE LANDS:	**45,936.5 SM**	
• EXCLUSIONS:		
• DRIVEWAYS, ETC:	14,252.9 SM	31.0%
• BUILDINGS:	19,375.1 SM	42.2%
TOTAL:	**33,628.0 SM**	**73.2%**
LANDSCAPE OPEN SPACE:	**12,308.5 SM**	**26.8%**

AREA B:

TOTAL AREA:	**63,501.7 SM**	
EXCLUSIONS:		
• DRIVEWAYS, ETC:	18,846.8 SM	29.7%
• BUILDINGS:	29,711.7 SM	46.8%
TOTAL:	**48,558.5 SM**	**76.5%**
LANDSCAPE OPEN SPACE:	**14,943.2 SM**	**23.5%**
TOTAL OPEN SPACE:	**27,251.7 SM**	**24.9%**
AREA A + B	**109,438.2 SM**	

NOTE:

EXTENTS OF EXPROPRIATED LANDS, EASEMENTS AND ROAD WIDENING EXCLUDED FROM AREAS A+B: 2182.61 SM

DEFINITIONS, ZBL 2018-050:

1. LANDSCAPED OPEN SPACE: *means a portion of a LOT predominantly used for the growth of trees, shrubs, grasses and or other vegetation.*

Includes:
COMMON OUTDOOR AREA and ACCESSORY outdoor hardscapes such as surface walkway, patios, or DECK.

Excludes:
a) BUILDINGS and STRUCTURES (except for a DECK)
b) parking areas, including parking decks
c) DRIVEWAYS
d) LOADING SPACES
e) Covered or enclosed BICYCLE PARKING
f) curbs and retaining walls
g) garbage enclosures
h) rooftop AMENITY AREAS, rooftop decks, rooftop terraces constructed after the effective date of this BY-LAW
i) stairs and ramps
j) utilities

LEGEND:

- AREA (A)
- AREA (B)
- EASEMENTS
- PROPOSED BUILDINGS

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRD
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

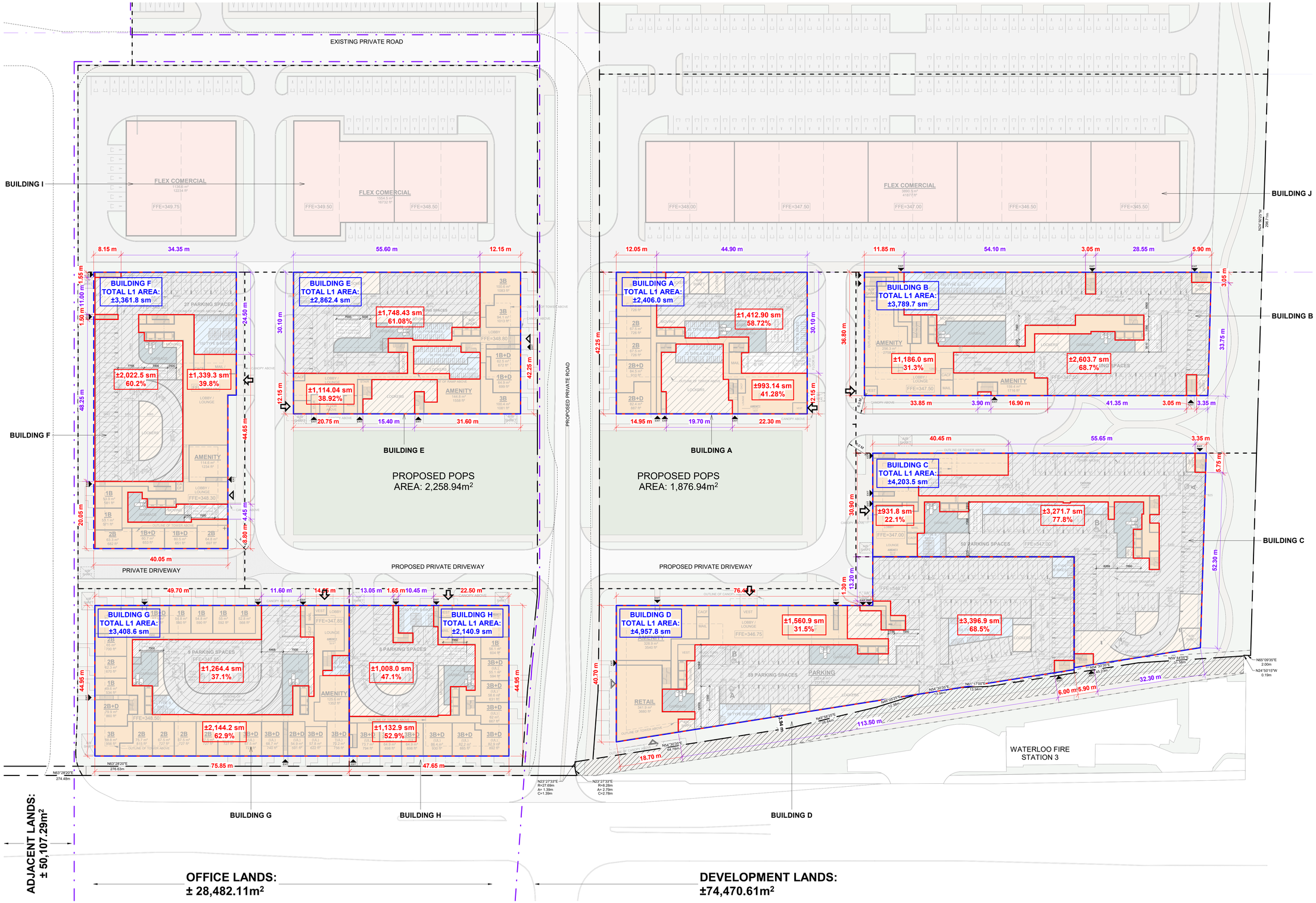
LANDSCAPE OPEN SPACE DIAGRAM

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1:750

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ021

REV. 2



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SUMMMARY CHART:

BUILDING A:

•LEVEL 1 AREA:	± 2,406.0 SM	
•STRUCTURED PARKING:	± 1,412.90 SM	58.72%
•ACTIVE USES:	± 993.14 SM	41.28%

BUILDING B:

•LEVEL 1 AREA:	± 3,789.7 SM	
•STRUCTURED PARKING:	± 2,603.7 SM	68.7%
•ACTIVE USES:	± 1,186.0 SM	31.3%

BUILDING C:

•LEVEL 1 AREA:	± 4,203.5 SM	
•STRUCTURED PARKING:	± 3,271.7 SM	77.8%
•ACTIVE USES:	± 931.8 SM	22.2%

BUILDING D:

•LEVEL 1 AREA:	± 4,957.8 SM	
•STRUCTURED PARKING:	± 3,396.9 SM	68.5%
•ACTIVE USES:	± 1,560.9 SM	31.5%

BUILDING E:

•LEVEL 1 AREA:	± 2,862.47 SM	
•STRUCTURED PARKING:	± 1,748.43 SM	61.08%
•ACTIVE USES:	± 1,114.04 SM	38.92%

BUILDING F:

•LEVEL 1 AREA:	± 3,361.8 SM	
•STRUCTURED PARKING:	± 2,022.5 SM	60.2%
•ACTIVE USES:	± 1,339.3 SM	39.8%

BUILDING G:

•LEVEL 1 AREA:	± 3,408.6 SM	
•STRUCTURED PARKING:	± 1,264.4 SM	37.1%
•ACTIVE USES:	± 2,144.2 SM	62.9%

BUILDING H:

•LEVEL 1 AREA:	± 2,140.9 SM	
•STRUCTURED PARKING:	± 1,008.0 SM	47.1%
•ACTIVE USES:	± 1,132.9 SM	52.9%

LEGEND:

ACTIVE USE AREAS

EXTENT OF BUILDING

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

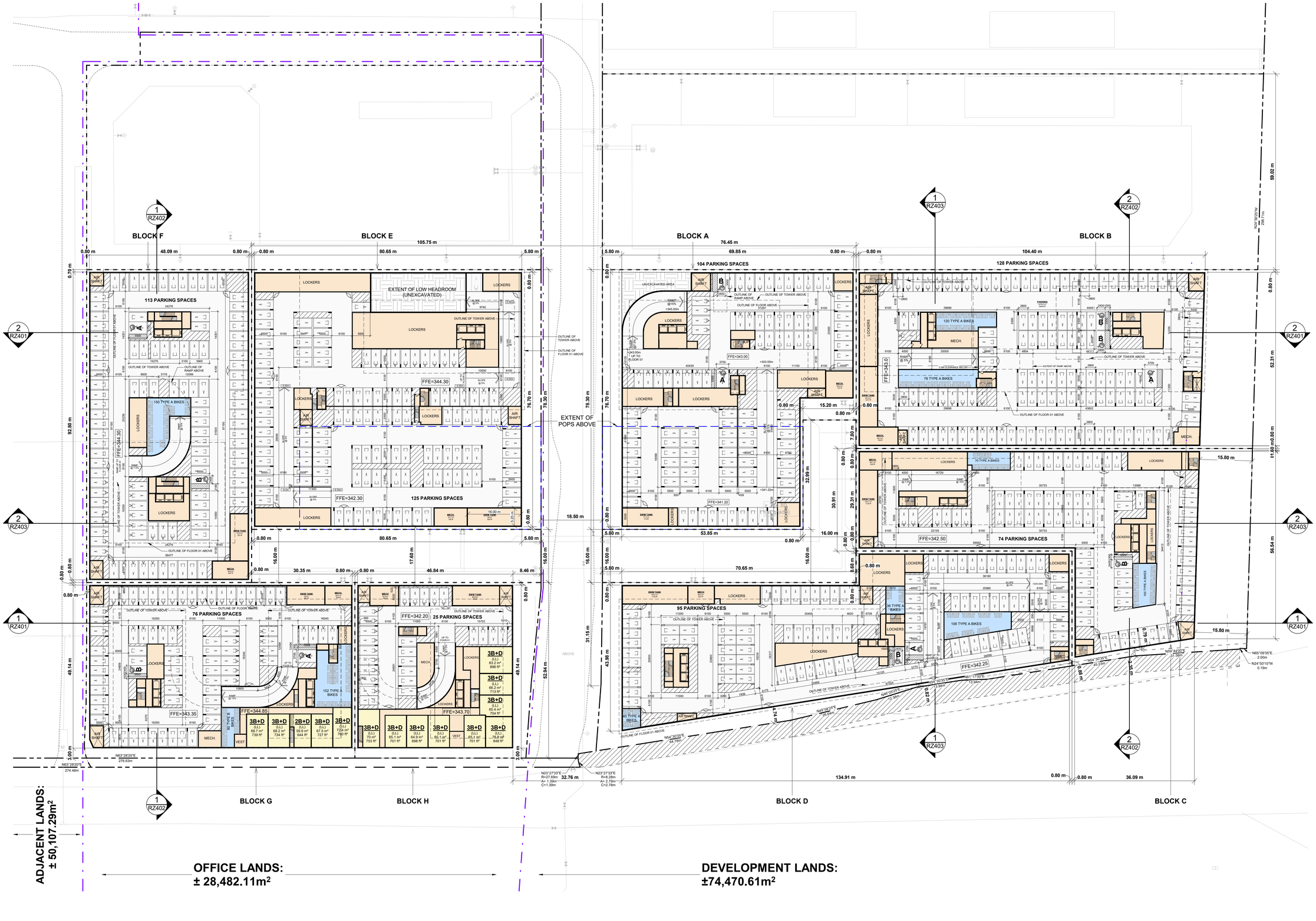
FLOOR 01 - ACTIVE USES DIAGRAM

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
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DRAWING NO. RZ022 REV. 2

2025-04-04 12:23:27 PM



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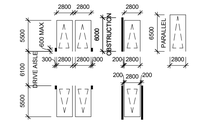
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING BELOW

TYPICAL PARKING DIMENSIONS:

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRD
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

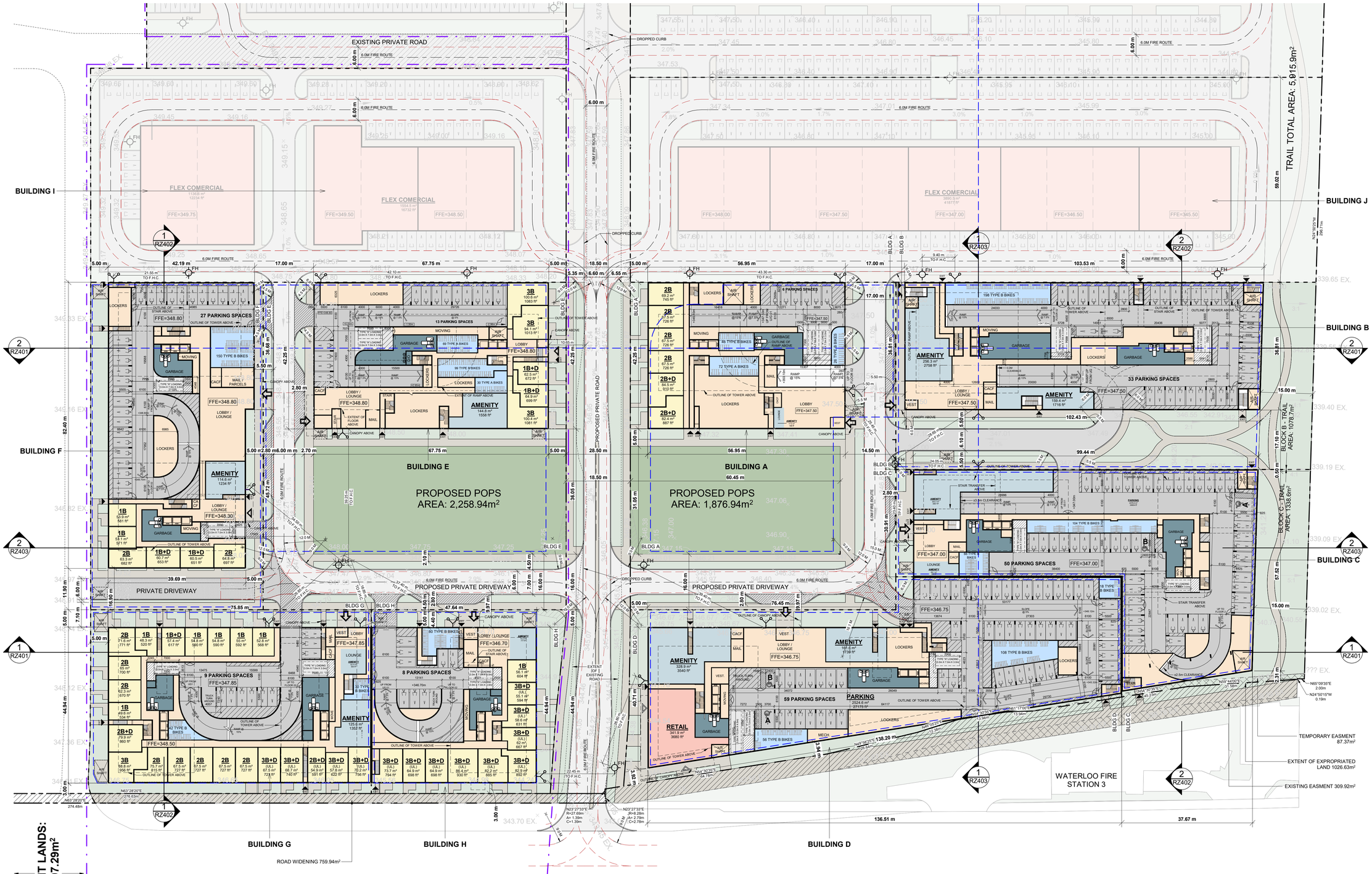
UNDERGROUND LEVEL 01

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ101 REV. 2

2025-04-04 12:23:30 PM



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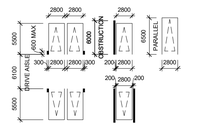
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING BELOW

TYPICAL PARKING DIMENSIONS:

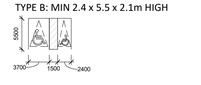
AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

FLOOR 01

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ151 | REV. 2

2025-04-04 12:23:34 PM

EXISTING PRIVATE ROAD

BUILDING I1
FLEX COMERCIAL
1 STOREY

BUILDING I2
FLEX COMERCIAL
1 STOREY

BUILDING J
FLEX COMERCIAL
1 STOREY

BUILDING F

BUILDING E

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING G

BUILDING H

PROPOSED POPS
AREA: 2,258.94m²

PROPOSED POPS
AREA: 1,876.94m²

PROPOSED PRIVATE ROAD

PROPOSED PRIVATE DRIVEWAY

60 PARKING SPACES

35 PARKING SPACES

22 PARKING SPACES

78 PARKING SPACES

72 PARKING SPACES

80 PARKING SPACES

47 PARKING SPACES

74 PARKING SPACES

79 TYPE A BIKES

ROAD WIDENING 759.94m²

TEMPORARY EASMENT 87.37m²

EXTENT OF EXPROPRIATED LAND 1026.63m²

EXISTING EASMENT 309.92m²

WATERLOO FIRE STATION 3

ADJACENT LANDS:
± 50,107.29m²

OFFICE LANDS:
± 28,482.11m²

DEVELOPMENT LANDS:
±74,470.61m²

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
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T 416 425 2222
turnerfleischer.com

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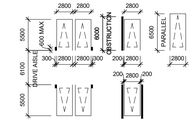
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING BELOW

TYPICAL PARKING DIMENSIONS:

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH



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2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

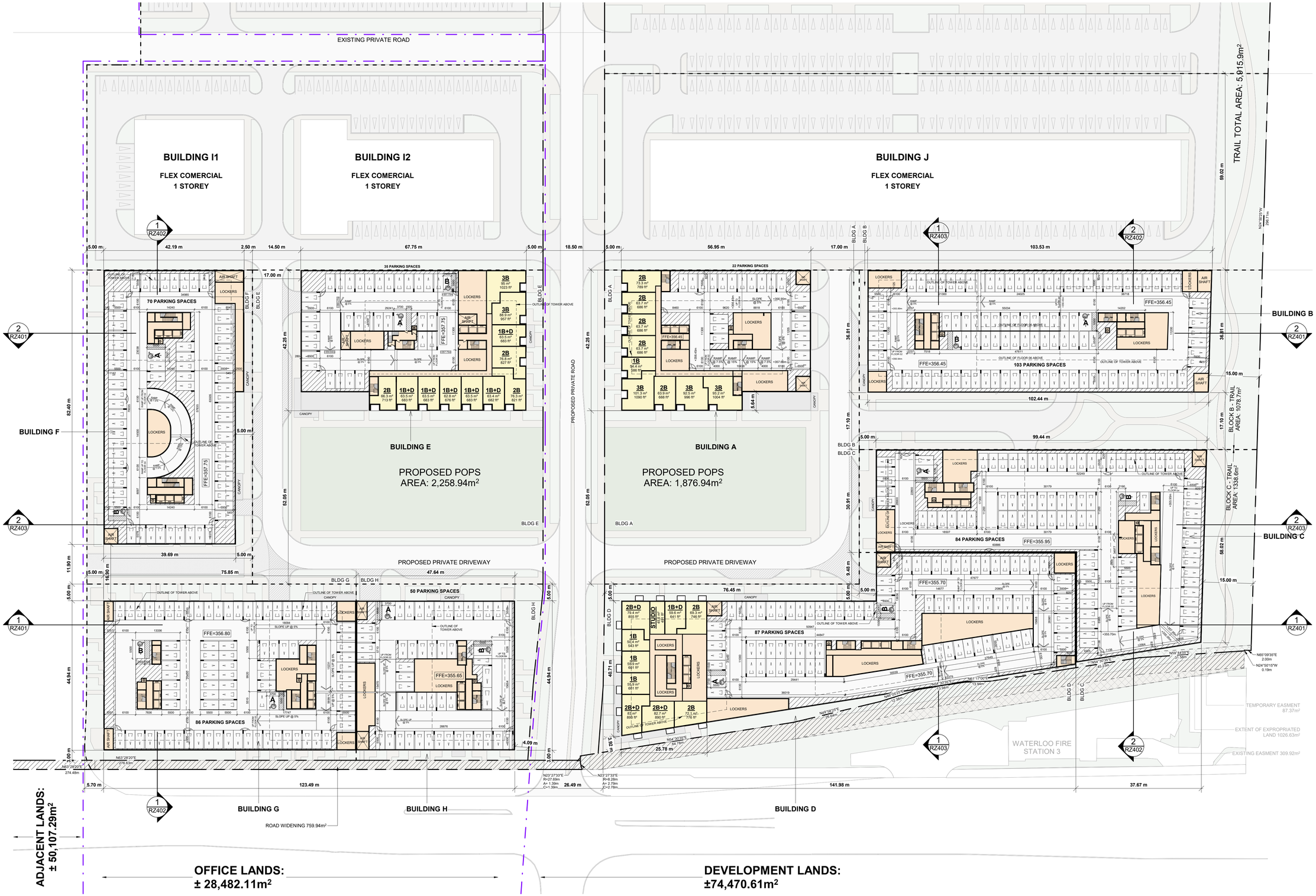
FLOOR 02

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

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DRAWING NO. RZ152 | REV. 2

2025-04-04 12:23:39 PM



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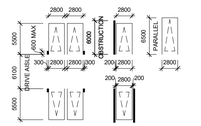
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING BELOW

TYPICAL PARKING DIMENSIONS:

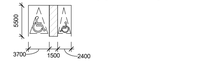
AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRD
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

FLOOR 03-05 (TYPICAL)

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ153 | REV. 2

2025-04-04 12:23:45 PM

EXISTING PRIVATE ROAD

BUILDING I1
FLEX COMERCIAL
1 STOREY

BUILDING I2
FLEX COMERCIAL
1 STOREY

BUILDING J
FLEX COMERCIAL
1 STOREY

PROPOSED PRIVATE ROAD

PROPOSED POPS
AREA: 2,258.94m²

PROPOSED POPS
AREA: 1,876.94m²

PROPOSED PRIVATE DRIVEWAY

PROPOSED PRIVATE DRIVEWAY

BUILDING F

BUILDING E

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING G

BUILDING H

WATERLOO FIRE STATION 3

ADJACENT LANDS:
± 50,107.29m²

OFFICE LANDS:
± 28,482.11m²

DEVELOPMENT LANDS:
±74,470.61m²

2025-04-04 12:23:50 PM

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LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING BELOW

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

FLOOR 06

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

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M. RAZA MEHDI
LICENCE
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DRAWING NO. RZ154 | REV. 2