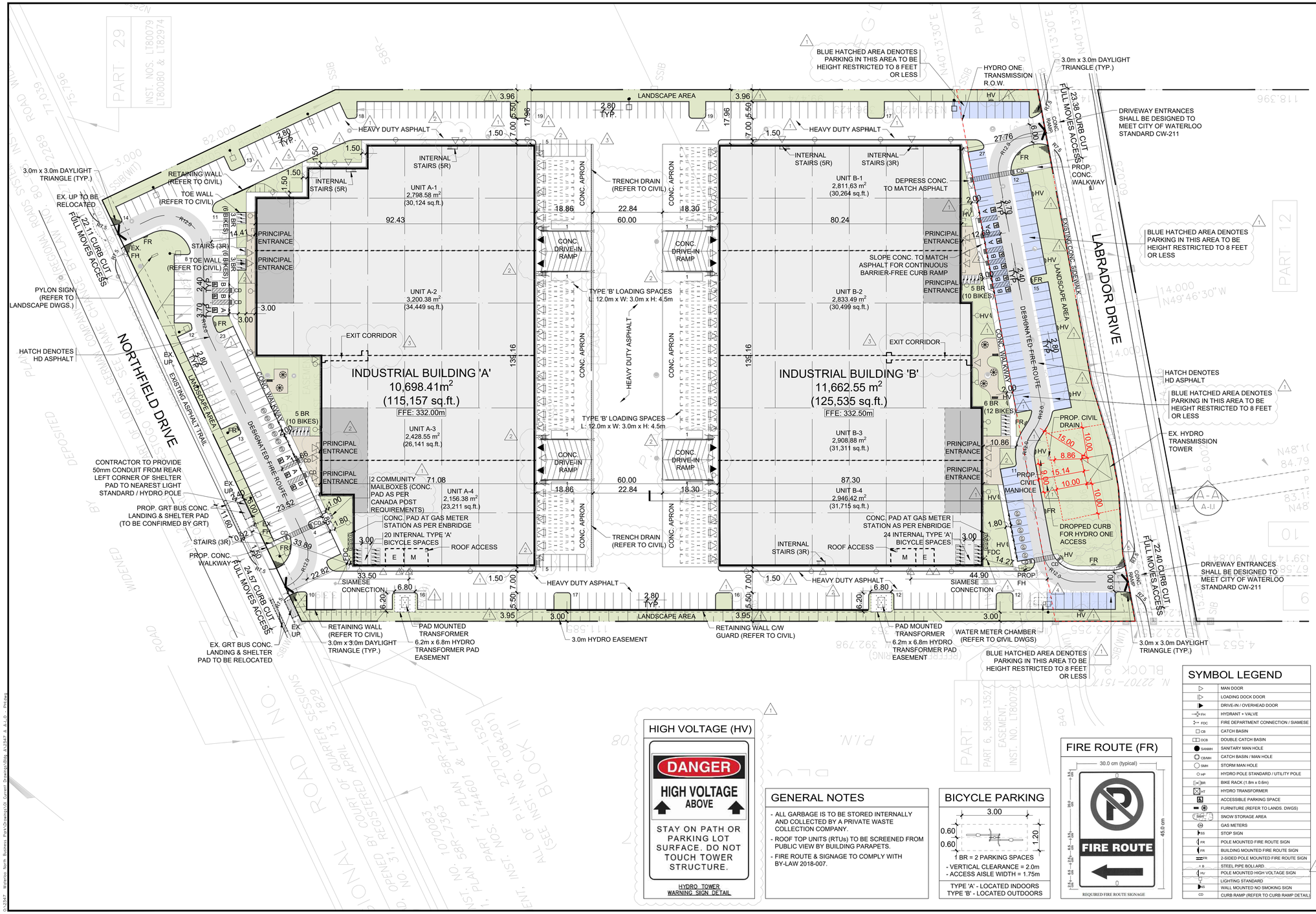
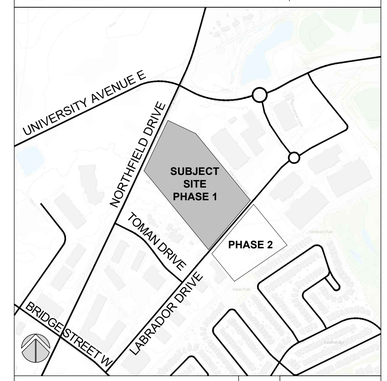


KEY PLAN CITY OF WATERLOO

N.T.S. | Reference from YORK MAPS



PLAN OF SURVEY

SHOWING ALL OF BLOCK 1 REGISTERED PLAN NO. 58M-228

CITY OF WATERLOO

REGIONAL MUNICIPALITY OF WATERLOO

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SITE AREA	50,860.63 m2	or	12.57 Ac
ZONING	E1 - BUSINESS EMPLOYMENT		

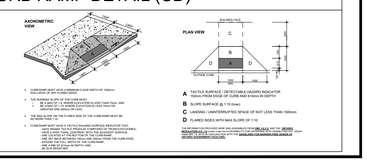
		REQUIRED		PROVIDED
YARD SETBACKS	LOT FRONTAGE (NORTHFIELD DRIVE)	20.0 m		±153.46 m
	STREET LINE (NORTHFIELD DRIVE)	5.0 m		22.82 m
	STREET LINE (LABRADOR DRIVE)	5.0 m		27.76 m
	SIDE YARD (NORTH)	3.0 m		17.96 m
	SIDE YARD (SOUTH)	3.0 m		17.96 m
GFA	BUILDING 'A' multi-tenant industrial use	10,698.41 m2	or	115,157 sq.ft.
	BUILDING 'B' multi-tenant industrial use	11,662.55 m2	or	125,535 sq.ft.
TOTAL GROSS FLOOR AREA		22,360.96 m2	or	240,692 sq.ft.
LOT COVERAGE	1 5	22,360.96 m2	or	43.97 %
PAVED AREA		21,887.79 m2	or	43.03 %
IMPERMEABLE AREA (87% MAX) OLT DECISION: OLT-23-000557		87 % MAX		87.00 %

		REQUIRED		PROVIDED
BUILDING HEIGHT (MAX)		27 m / 9 STOREYS		10.76 m / 1 STOREY
PARKING	BUILDING 'A' (INDUSTRIAL MALL) 1.5 Spaces / 100 m2 @ 10,698.41 m2 = 161 Spaces (Minor Variance) - OLT DECISION: OLT-23-000557	161 Spaces		
	BUILDING 'B' (INDUSTRIAL MALL) 1.5 Spaces / 100 m2 @ 11,662.55 m2 = 175 Spaces (Minor Variance) - OLT DECISION: OLT-23-000557	175 Spaces		1
	TOTAL	336 Spaces		337 Spaces
ACCESSIBLE PARKING	BUILDING 'A' 134 - 166 Spaces Req'd by Zoning Category (By-Law 2018-050)	3 TYPE 'A' + 3 TYPE 'B'		3 TYPE 'A' + 3 TYPE 'B'
	BUILDING 'B' 167 - 250 Spaces Req'd by Zoning Category (By-Law 2018-050)	3 TYPE 'A' + 4 TYPE 'B'		3 TYPE 'A' + 4 TYPE 'B'
	TOTAL	13 Spaces		13 Spaces
BICYCLE PARKING		42 TYPE 'A' + 42 TYPE 'B'		44 TYPE 'A' + 44 TYPE 'B'
EV PARKING (3% OF TOTAL REQ'D)		11 Spaces		12 Spaces
LOADING SPACES (TYPE 'B')		16 Spaces		46 Spaces

SYMBOL LEGEND

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
FH	HYDRANT + VALVE
FDC	FIRE DEPARTMENT CONNECTION / SIAMESE
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
SANMH	SANITARY MAN HOLE
CB/MH	CATCH BASIN / MAN HOLE
SMH	STORM MAN HOLE
HP	HYDRO POLE STANDARD / UTILITY POLE
BR	BIKE RACK (1.8m x 0.6m)
HT	HYDRO TRANSFORMER
A	ACCESSIBLE PARKING SPACE
	FURNITURE (REFER TO LANDS. DWGS)
SNOW	SNOW STORAGE AREA
GM	GAS METERS
SS	STOP SIGN
FR	POLE MOUNTED FIRE ROUTE SIGN
FR	BUILDING MOUNTED FIRE ROUTE SIGN
FR	2-SIDED POLE MOUNTED FIRE ROUTE SIGN
B	STEEL PIPE BOLLARD
HV	POLE MOUNTED HIGH VOLTAGE SIGN
	LIGHTING STANDARD
NS	WALL MOUNTED NO SMOKING SIGN
CD	CURB RAMP (REFER TO CURB RAMP DETAIL)

CURB RAMP DETAIL (CD)



HIGH VOLTAGE (HV)

HYDRO TOWER WARNING SIGN DETAIL

GENERAL NOTES

- ALL GARBAGE IS TO BE STORED INTERNALLY AND COLLECTED BY A PRIVATE WASTE COLLECTION COMPANY.
- ROOF TOP UNITS (RTUs) TO BE SCREENED FROM PUBLIC VIEW BY BUILDING PARAPETS.
- FIRE ROUTE & SIGNAGE TO COMPLY WITH BY-LAW 2018-007.

BICYCLE PARKING

1 BR = 2 PARKING SPACES

- VERTICAL CLEARANCE = 2.0m
- ACCESS AISLE WIDTH = 1.75m

TYPE 'A' - LOCATED INDOORS
TYPE 'B' - LOCATED OUTDOORS

FIRE ROUTE (FR)

REQUIRED FIRE ROUTE SIGNAGE

No.	ISSUED	DATE
1	ISSUED FOR SPA	JUN. 26, 2024
2	ISSUED FOR PERMIT	AUG. 9, 2024
3	ISSUED FOR TENDER	SEPT. 4, 2024
4	RE-ISSUED FOR SPA & HYDRO ONE REVIEW	OCT. 9, 2024
5	ISSUED FOR PTA #1	OCT. 23, 2024
6	ISSUED FOR PTA #2	NOV. 22, 2024
7	RE-ISSUED FOR HYDRO ONE REVIEW	NOV. 28, 2024
8	RE-ISSUED FOR SPA	DEC. 18, 2024

No.	REVISION	DATE
1	REVISED PER SPA & HYDRO ONE COMMENTS	OCT. 9, 2024
2	REVISIONS TO MAN DOOR	OCT. 23, 2024
3	REVISED AS PER PTA #2	NOV. 22, 2024
4	REVISED WATER METER CHAMBER LOCATION	NOV. 28, 2024
5	REVISED PER MUNICIPAL COMMENTS	DEC. 13, 2024

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca
OWNERS INFORMATION:

ONTARIO ASSOCIATION OF ARCHITECTS
J. BALDASSARRA
LICENSE 3654

WATERLOO NORTH BUSINESS PARK PHASE 1

325 Northfield Drive East
Waterloo, ON

Site Plan

City File Number: PC-24-05

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAR. 2024	CI		1:600

PROJECT No. 23-47

DRAWING No. A-1.0 A