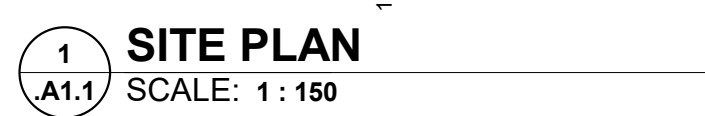


**HICKORY ST W**



**LEGAL DESCRIPTION:**

A SUBDIVISION OF PART OF LOTS 20 AND 37 OF THE  
COMPILED PLAN OF DEEDS IN LOT 13 G.C.T.  
CITY OF WATERLOO ON.

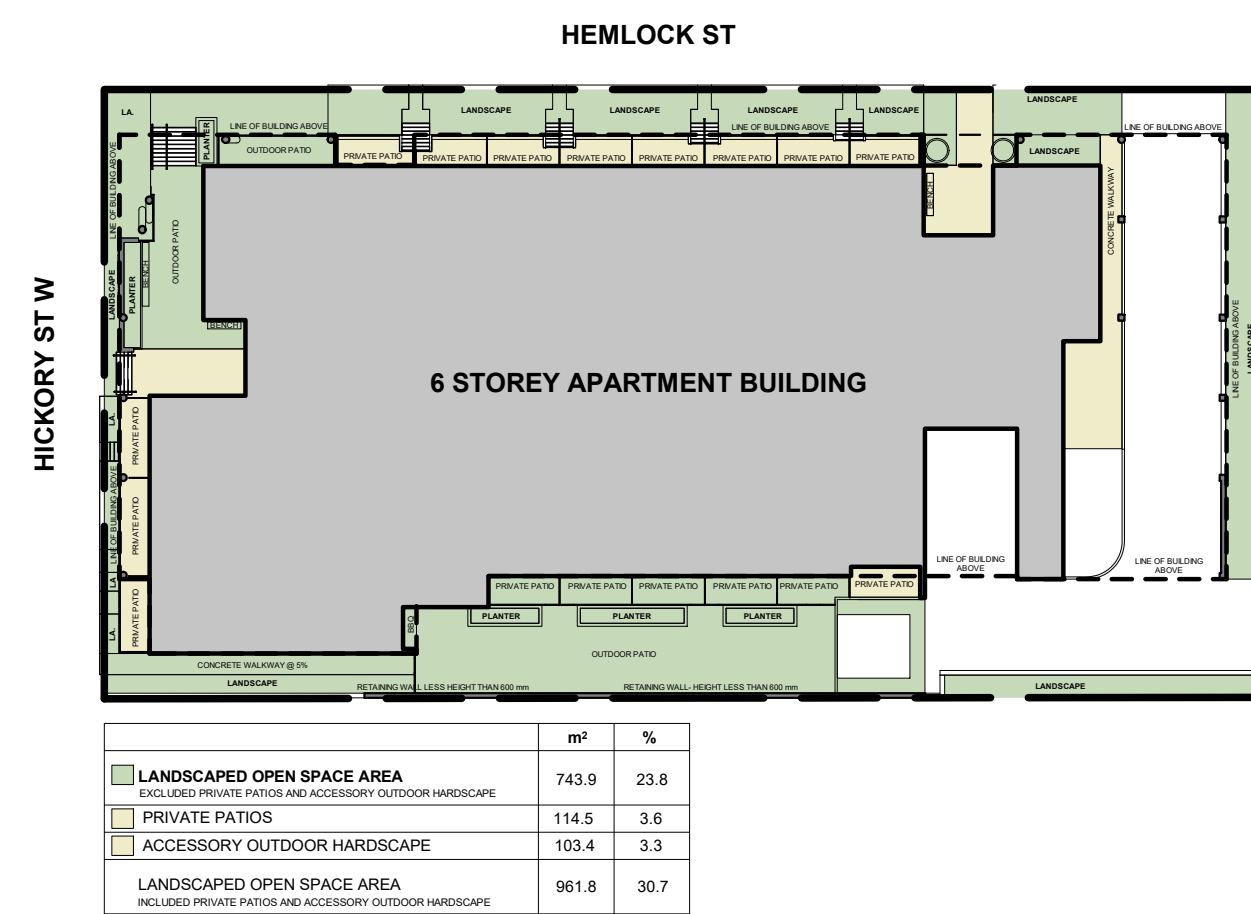
LOTS OF 62, 63, 64, AND 65  
REGISTERED PLAN 707 IN THE CITY OF WATERLOO  
REGIONAL MUNICIPALITY OF WATERLOO



|                                                                                     |                                                                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>LEGEND</b>                                                                       |                                                                                                 |
|  | PRINCIPAL ENTRANCE                                                                              |
|  | SECONDARY ENTRANCES & EXITS                                                                     |
|  | B.F. PARKING SYMBOL                                                                             |
|  | B.F. PARKING SIGN                                                                               |
|  | VISITOR PARKING SIGN<br>(SEE SITE PLAN NOTE #3)                                                 |
| EVR                                                                                 | DESIGNED ELECTRIC VEHICLE PARKING SPACE<br>"ELECTRIC VEHICLE READY"<br>PER WATERLOO ZBL 6.3.1.1 |
| EVP                                                                                 | ELECTRIC VEHICLE PARKING SPACE<br>PER WATERLOO ZBL 6.3.1.2                                      |
| V                                                                                   | VISITOR PARKING SPACE                                                                           |
| ----                                                                                | LINE CANOPIES ABOVE                                                                             |
| -----                                                                               | LINE OF STRUCTURED PARKING BELOW                                                                |
| -----                                                                               | LINE OF BUILDING SETBACKS                                                                       |
| -----                                                                               | LINE OF BUILDING ABOVE                                                                          |

## **SITE PLAN NOTES:**

1. GARBAGE SHALL BE STORED WITHIN THE GARBAGE ROOM.
2. IF APPLICABLE, FIRE ROUTE TO BE DESIGNATED BY BY-LAW.
3. SIGNAGE IS SUBJECT TO THE CITY OF WATERLOO HIGHWAY LAW AND IS CONCEPTUALLY SHOWN FOR SITE PLAN PURPOSES.
4. THE PROPERTY OWNER IS RESPONSIBLE IN THE CITY RIGHT OF WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
5. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL LIGHT TO ADJACENT PROPERTIES OR PUBLIC VIEW.
6. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED TO SUBJUG PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
7. LIGHTINGS SHALL BE FULL CUT OFF LIGHT FIXTURES THAT ELIMINATE GLARE.
8. LIGHTING SHALL BE LED OR EQUIVALENT FOR REDUCED ENERGY CONSUMPTION, UNLESS OTHERWISE AGREED TO BY THE CITY.
9. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.



| DETAILS OF DEVELOPMENT                                                                                                                                          |                            |                                                                                                                                                                                                                                            |                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| DATA                                                                                                                                                            |                            | REQUIRED                                                                                                                                                                                                                                   | PROVIDED                                                                                                                                         |
| ZONING (By-law 2018-050)                                                                                                                                        |                            | RN-6                                                                                                                                                                                                                                       |                                                                                                                                                  |
| GROSS LOT AREA (m²)                                                                                                                                             |                            | 3113                                                                                                                                                                                                                                       |                                                                                                                                                  |
| GROSS FLOOR AREA (m²)                                                                                                                                           |                            | 15436                                                                                                                                                                                                                                      |                                                                                                                                                  |
| NUMBER OF UNITS                                                                                                                                                 |                            | 168                                                                                                                                                                                                                                        |                                                                                                                                                  |
| SETBACKS                                                                                                                                                        | Neighbourhood Frontage (m) | 3.0-5.0                                                                                                                                                                                                                                    | 3.0                                                                                                                                              |
|                                                                                                                                                                 | Convertible Sideage (m)    | 1.0-5.0                                                                                                                                                                                                                                    | 1.0                                                                                                                                              |
|                                                                                                                                                                 | FRONT YARD (m)             | 3.0                                                                                                                                                                                                                                        | 3.0                                                                                                                                              |
|                                                                                                                                                                 | REAR YARD* (m)             | 7.5                                                                                                                                                                                                                                        | 3.0                                                                                                                                              |
| MIN. FRONTAGE (m)                                                                                                                                               |                            | 20                                                                                                                                                                                                                                         | 77.2                                                                                                                                             |
| MIN. ENTRANCES (1/15m)                                                                                                                                          |                            |                                                                                                                                                                                                                                            |                                                                                                                                                  |
| HICKORY HEMLOCK                                                                                                                                                 |                            | 3<br>5                                                                                                                                                                                                                                     | 4<br>10                                                                                                                                          |
| NUMBER OF STOREYS                                                                                                                                               |                            | 6                                                                                                                                                                                                                                          | 6                                                                                                                                                |
| BUILDING HEIGHT (m)                                                                                                                                             |                            | 21.5                                                                                                                                                                                                                                       | 21.1                                                                                                                                             |
| HEIGHT OF FIRST STOREY (m)                                                                                                                                      |                            | 4.5                                                                                                                                                                                                                                        | 5.2                                                                                                                                              |
| NUMBER OF BEDROOMS                                                                                                                                              |                            | 77                                                                                                                                                                                                                                         | 186                                                                                                                                              |
| DENSITY CALCULATION*                                                                                                                                            |                            | 250 BEDS/ha                                                                                                                                                                                                                                | 597 BEDS/ha                                                                                                                                      |
| MEZZANINE (40% OF OPEN FLOOR SPACE/UNIT) m²                                                                                                                     |                            | 2B-1<br>51.5X0.4= 20.6<br><br>2B-2<br>55.5X0.4= 22.2<br><br>2B-3<br>57.3X0.4=22.9<br><br>2B-4<br>53.4X0.4=21.3<br><br>1B+D-1<br>44.4X0.4=17.7<br><br>1B+D-2<br>43.3X0.4=17.3<br><br>1B+D-3<br>51.9X0.4=20.7<br><br>1B+D-4<br>50.3X0.4=20.1 | 2B-1<br>20<br><br>2B-2<br>22<br><br>2B-3<br>22<br><br>2B-4<br>21<br><br>1B+D-1<br>17<br><br>1B+D-2<br>17<br><br>1B+D-3<br>20<br><br>1B+D-4<br>20 |
| AMENITY AREA (m²)<br>3m² / UNIT + 2m² /<br>ADDITIONAL BEDROOM<br><br>30% OF REQUIRED<br>AMENITY TO BE COMMON                                                    |                            | 504+38=542<br><br>30% =163                                                                                                                                                                                                                 | COMMON<br>INDOOR: 152<br><br>OUTDOOR<br>PATIO: 297<br><br>BALCONIES:<br>772<br><br>PRIVATE<br>PATIOS: 163<br><br>TOTAL: 1384                     |
| LANDSCAPE AREA (m²)                                                                                                                                             |                            | 934.5                                                                                                                                                                                                                                      | 743                                                                                                                                              |
| LANDSCAPE AREA (%)                                                                                                                                              |                            | 30                                                                                                                                                                                                                                         | 23                                                                                                                                               |
| PARKING REQUIRED<br>[0.2 SPACE / BED]<br>ALL SPACES MEET MIN.<br>DIMENSIONS PER 6.1.5.1<br>ALL SPACES ARE<br>'DESIGNED ELEC.<br>VEHICLE PARKING' PER<br>6.3.1.1 |                            | 38                                                                                                                                                                                                                                         | 47                                                                                                                                               |
| VISITOR PARKING<br>[0.05 SPACE / BED]                                                                                                                           |                            | 10                                                                                                                                                                                                                                         | 10                                                                                                                                               |
| No. OF BARRIER FREE<br>SPACES OF TOTAL                                                                                                                          |                            | 1 TYPE A and<br>1 TYPE B                                                                                                                                                                                                                   | 1 TYPE A and<br>1 TYPE B                                                                                                                         |
| TOTAL PARKING                                                                                                                                                   |                            | 48                                                                                                                                                                                                                                         | 57                                                                                                                                               |
| BIKE PARKING (0.25 / BR)<br>TYPE A (VERT. PER 6.8.1)<br>TYPE B (OUTDOOR)                                                                                        |                            | 47                                                                                                                                                                                                                                         | 54<br>16<br>TOTAL:70                                                                                                                             |
| LOADING SPACE                                                                                                                                                   |                            | 1 X TYPE A                                                                                                                                                                                                                                 | 1 X TYPE A                                                                                                                                       |
| DRIVEWAY (6.1 - 7.0m WIDTH)                                                                                                                                     |                            | 1 PER LOT                                                                                                                                                                                                                                  | 1                                                                                                                                                |
| RET. WALL MAX HEIGHT<br>ABOVE GRADE (m)                                                                                                                         |                            | 0.6                                                                                                                                                                                                                                        | 0.0                                                                                                                                              |
| MEZZANINES ADJACENT<br>TO STREET LINE FACADE                                                                                                                    |                            | NO                                                                                                                                                                                                                                         | NO                                                                                                                                               |
| BUILDING OR<br>STRUCTURES<br>PROHIBITED WITHIN<br>DAYLIGHT TRIANGLE                                                                                             |                            | 3x15m<br>TRIANGLE                                                                                                                                                                                                                          | 3rd FLOOR<br>AND ABOVE<br>WITHIN<br>TRIANGLE<br>(0.2m<br>CLEARANCE)                                                                              |

\* PENDING ZBA NO. Z-22-13

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| 4    | 2022.12.22 | ISSUED FOR SPA        |
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| DATE:    | 2023.05.10                 | DRAWING NO.: | <b>.A1.1</b> |
| SCALE:   | As indicated               |              |              |
| DRAWN:   | Author                     |              |              |
| STATUS:  | SPA                        |              |              |
| JOB NO.: | FILE NO.: SP-23-01<br>2209 |              |              |

## A1.1

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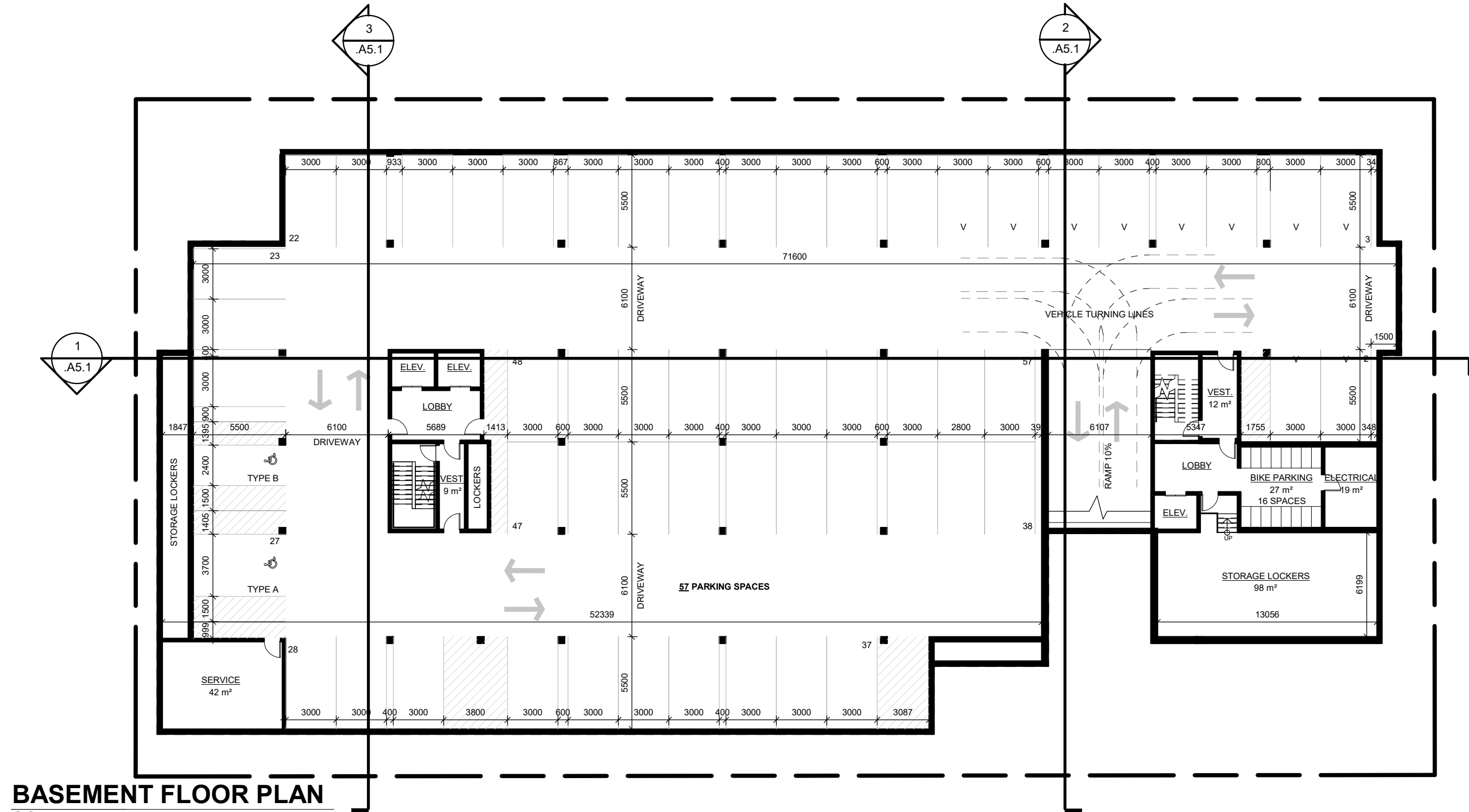
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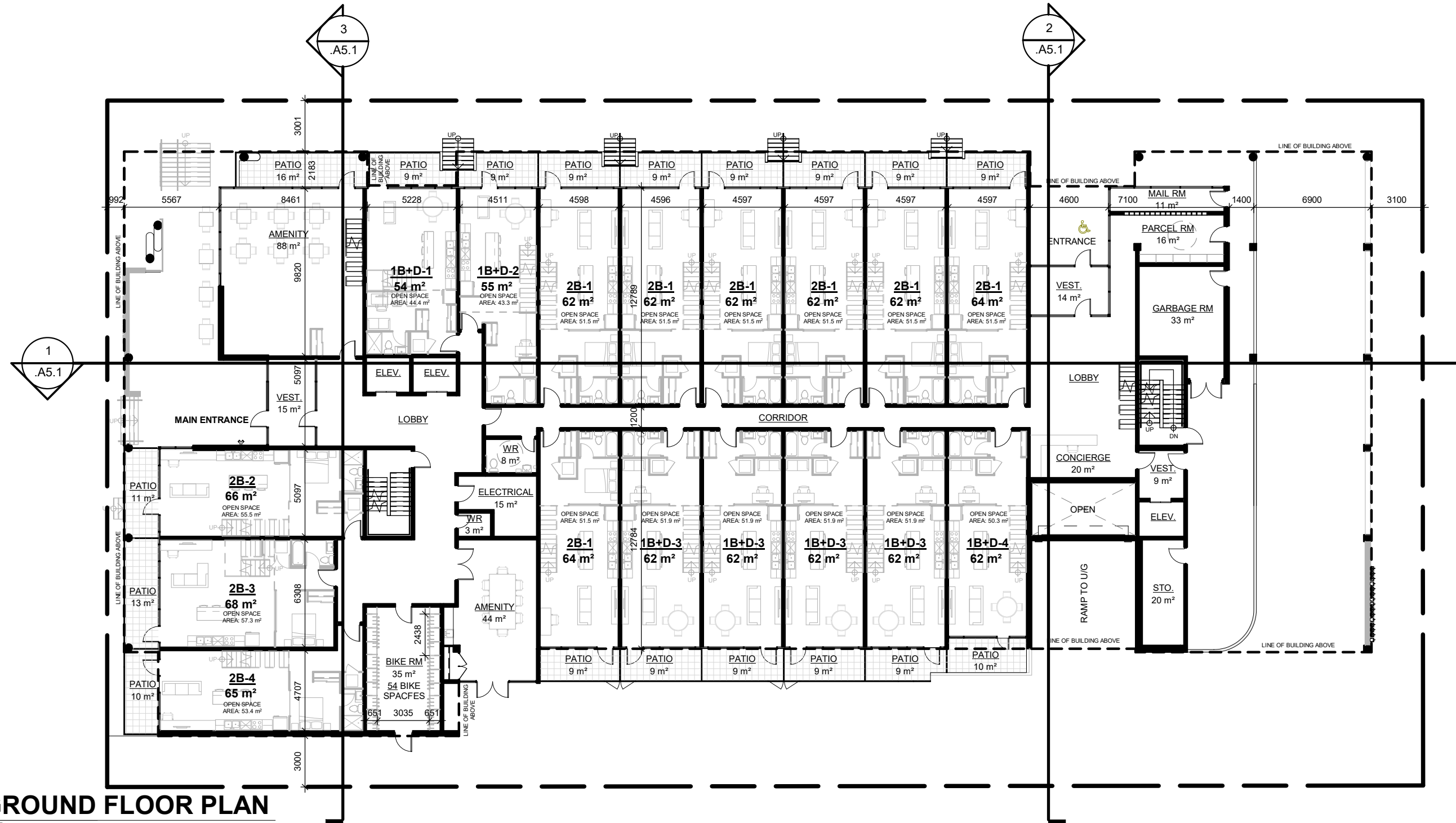
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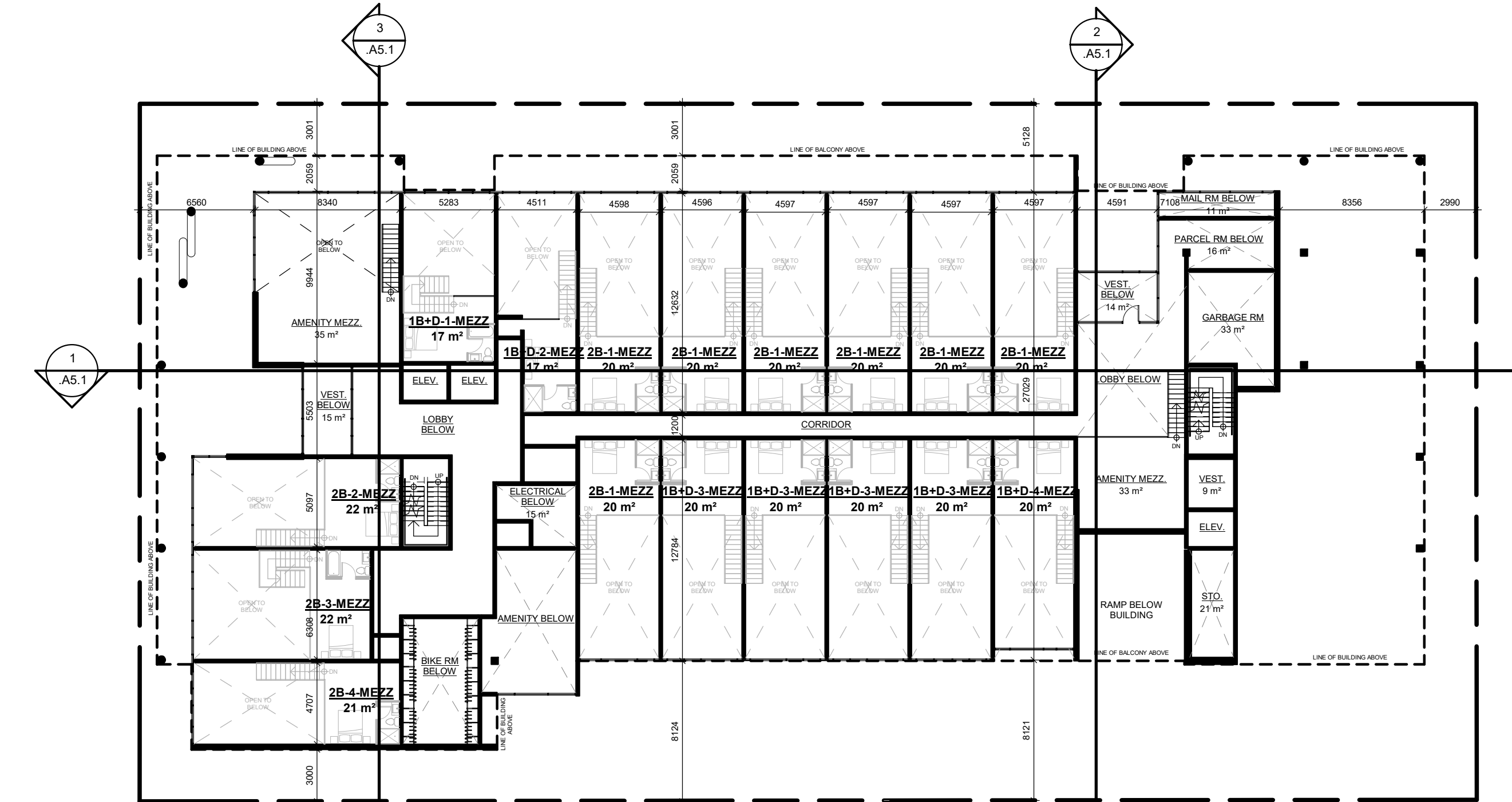
**BASEMENT FLOOR PLAN**

SCALE: 1: 250



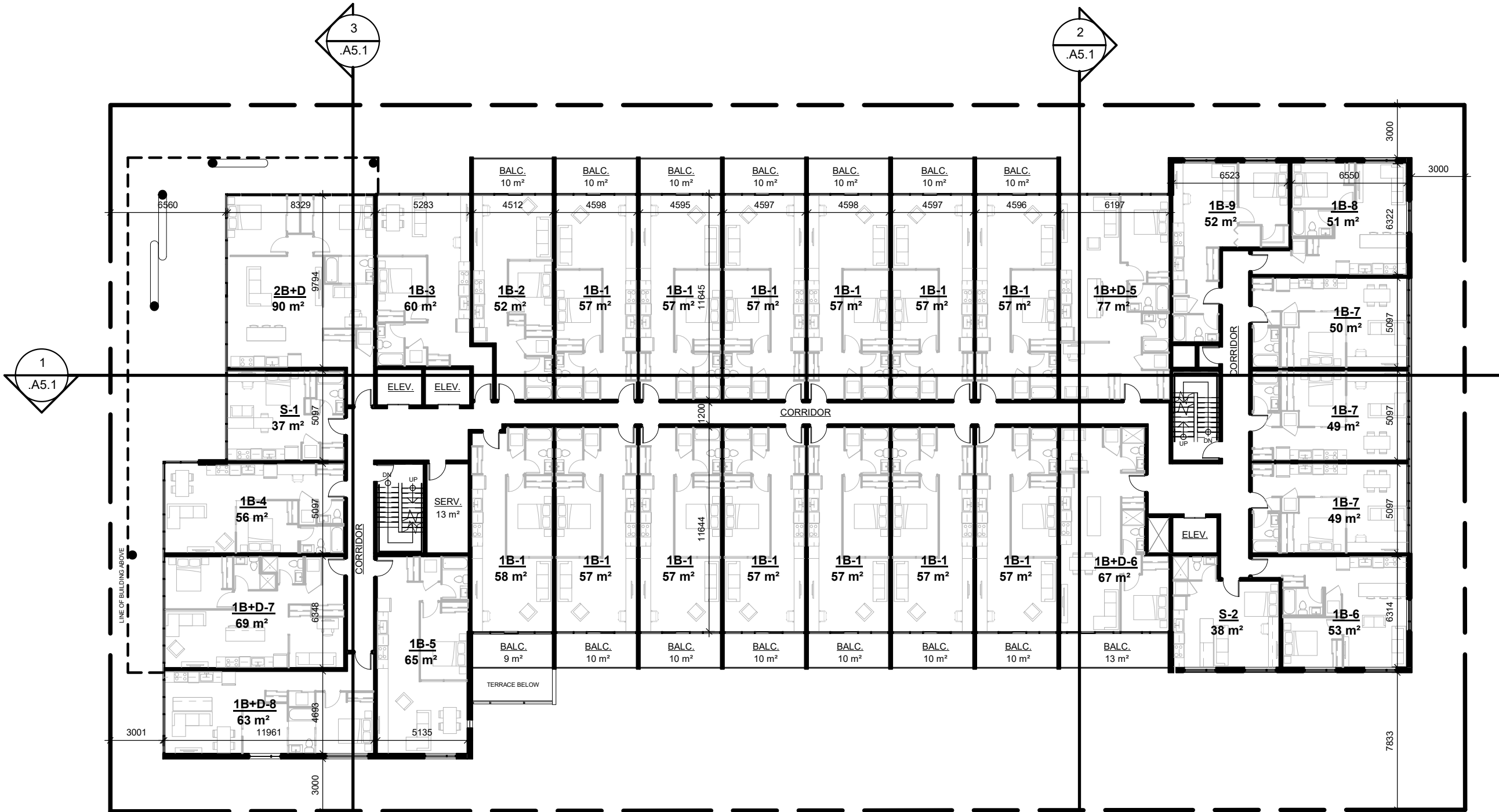
**GROUND FLOOR PLAN**

SCALE: 1: 250



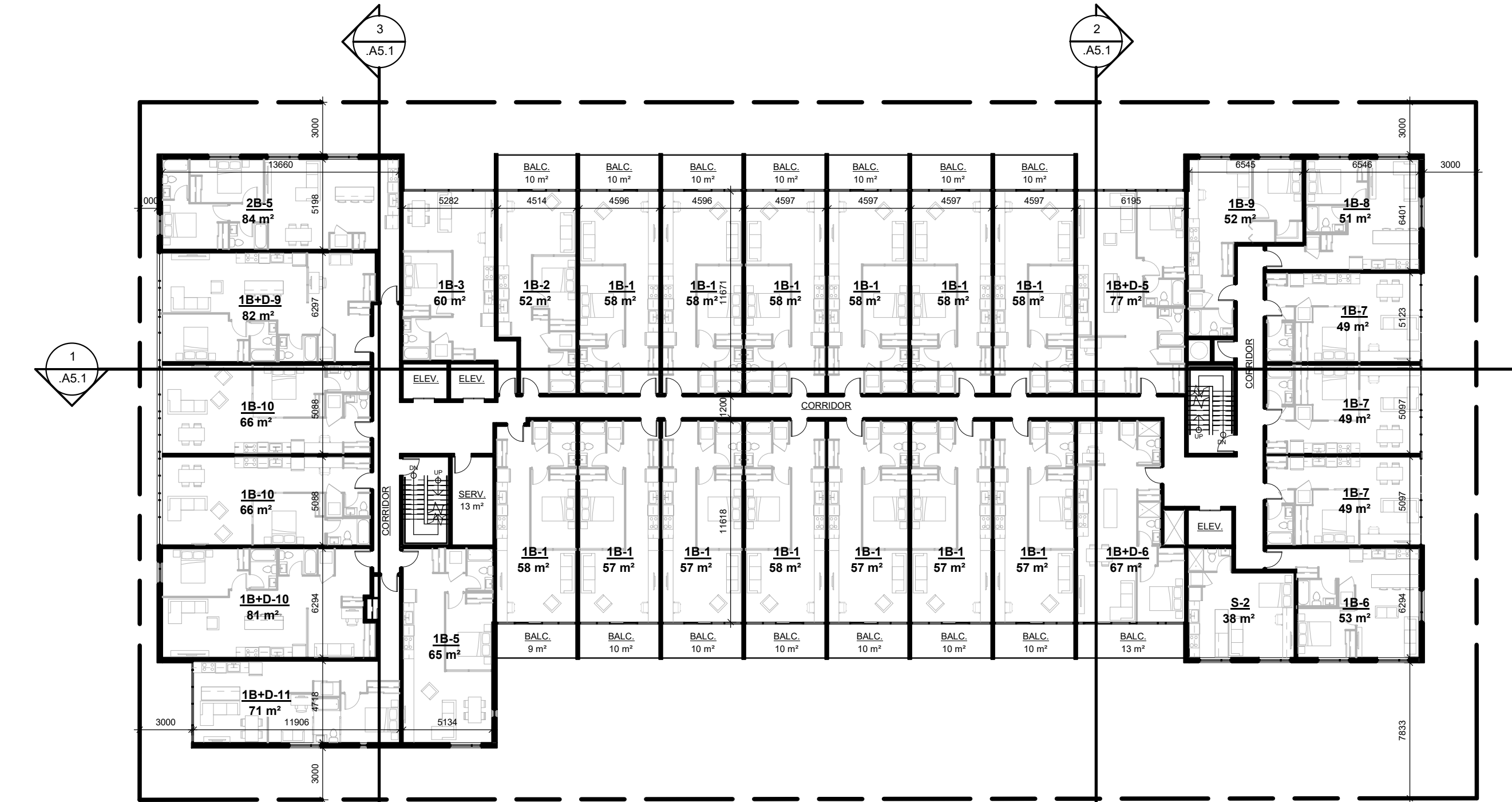
**MEZZANINE FLOOR PLAN**

SCALE: 1: 250



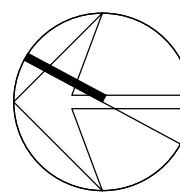
**SECOND FLOOR PLAN**

SCALE: 1: 250



**THIRD FLOOR PLAN**

SCALE: 1: 250



PROJECT:

**267 HEMLOCK STREET  
WEST, WATERLOO, ON**

DCB DEVELOPMENT CANADA INC.

DRAWING TITLE:

**FLOOR PLANS**

DATE: 2023.05.10

SCALE: 1: 250

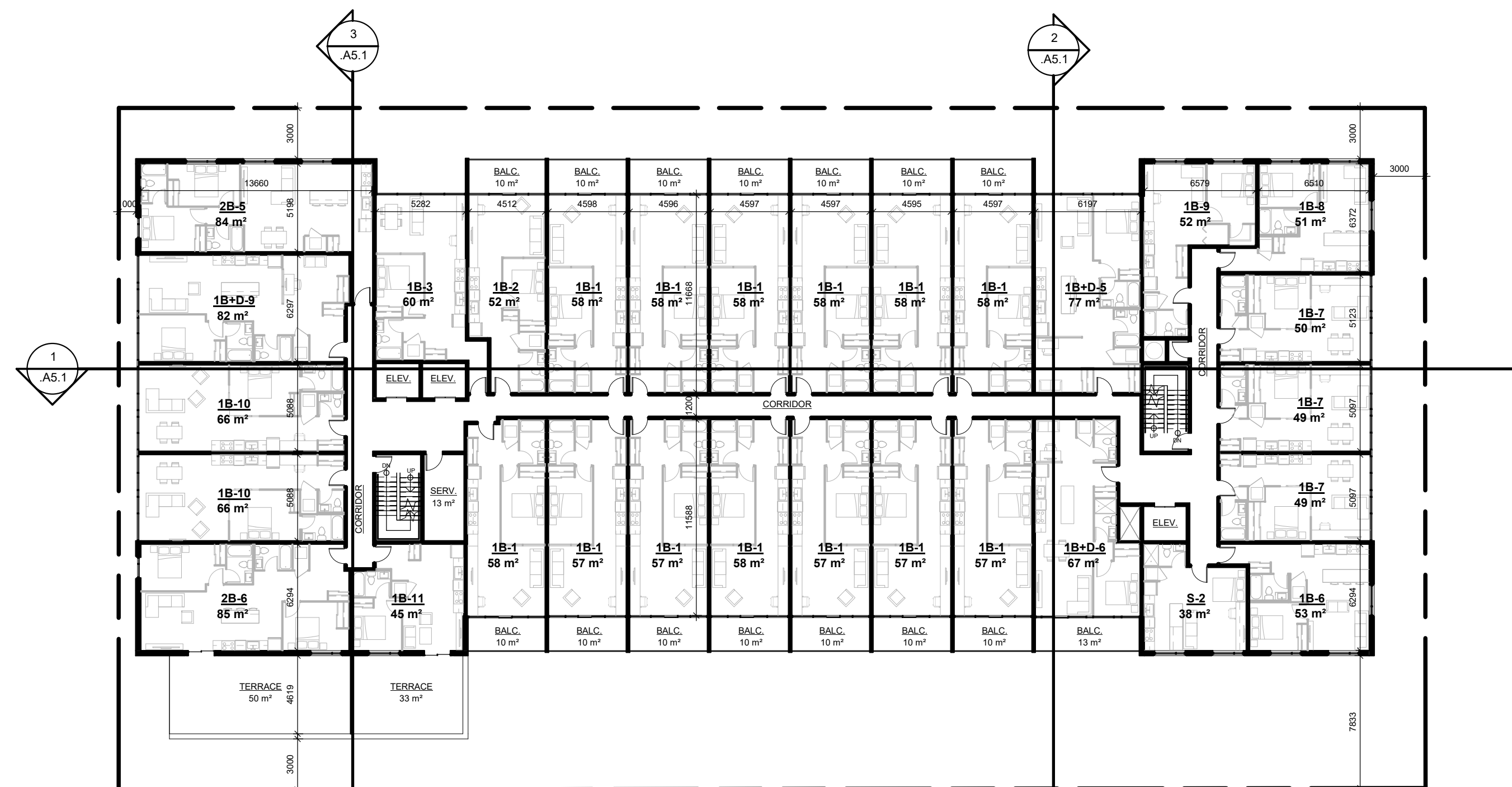
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STATUS: SPA

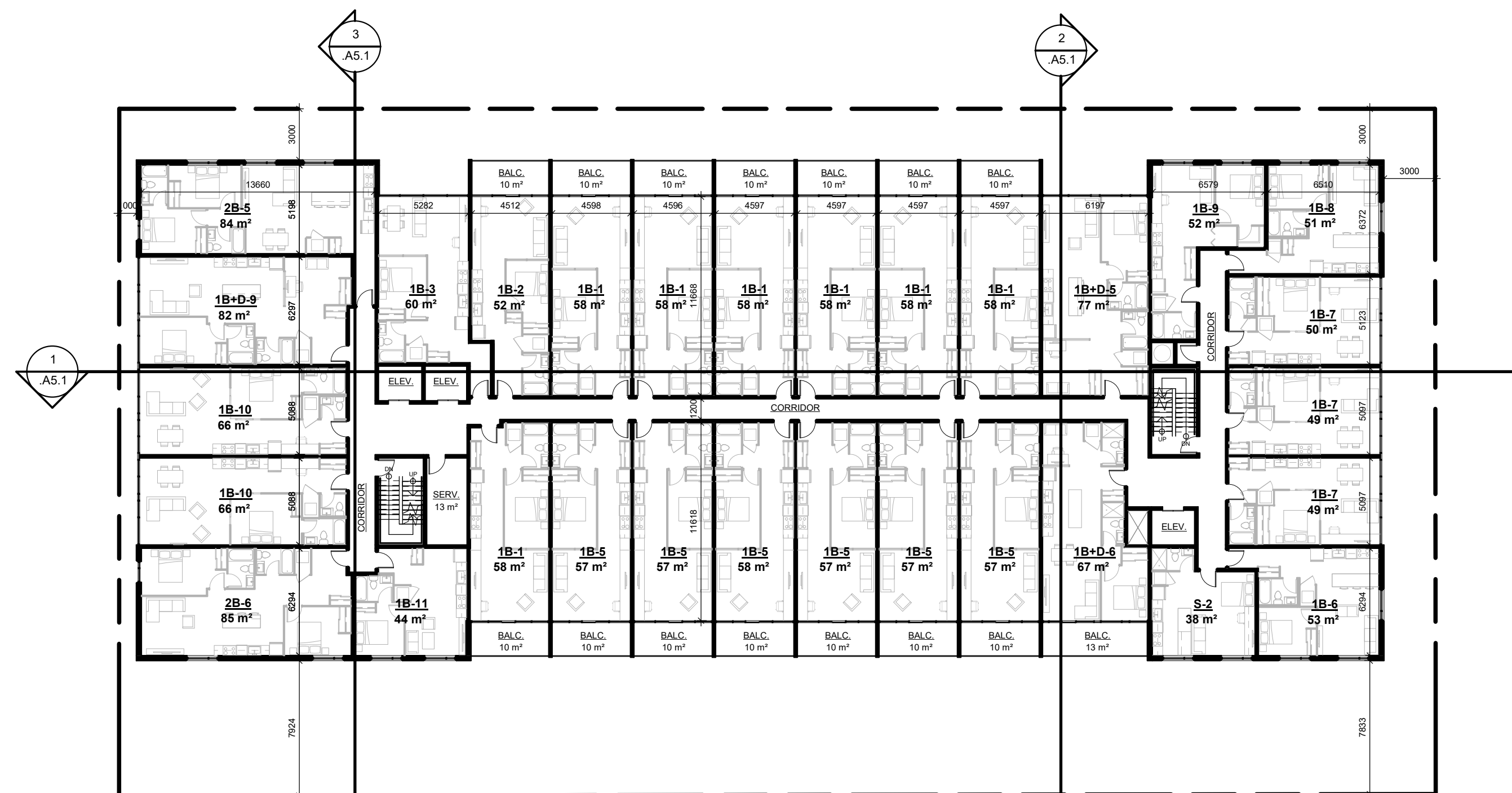
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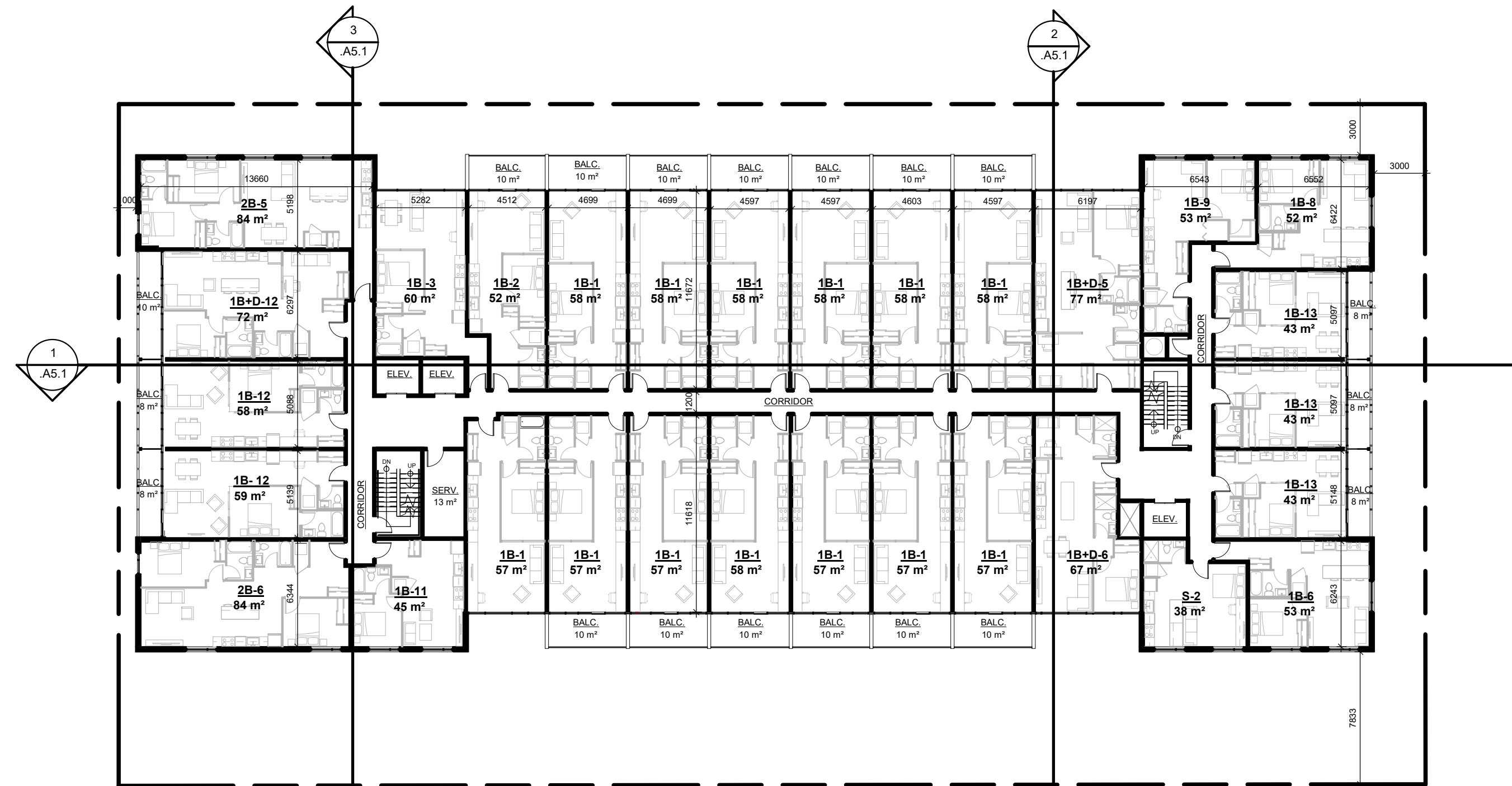
**.A2.1**



**FOURTH FLOOR PLAN**  
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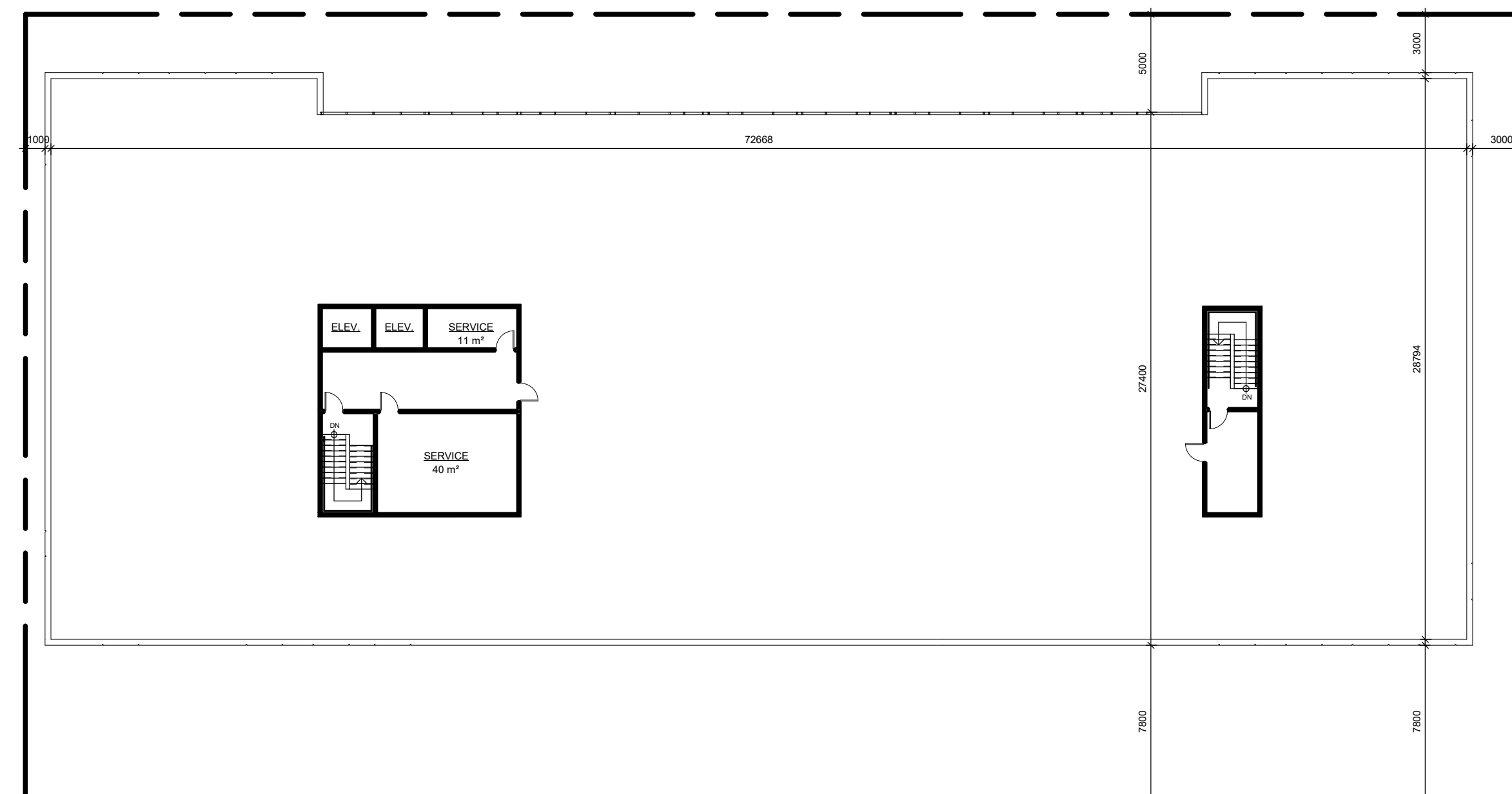


**FIFTH FLOOR PLAN**  
SCALE: 1 : 250



### SIXTH FLOOR PLAN

SCALE: 1 : 250



**ROOF FLOOR PLAN**  
SCALE: 1 : 250

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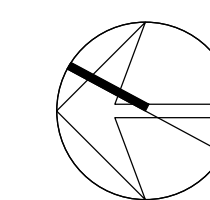
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PROJECT:

267 HEMLOCK STREET  
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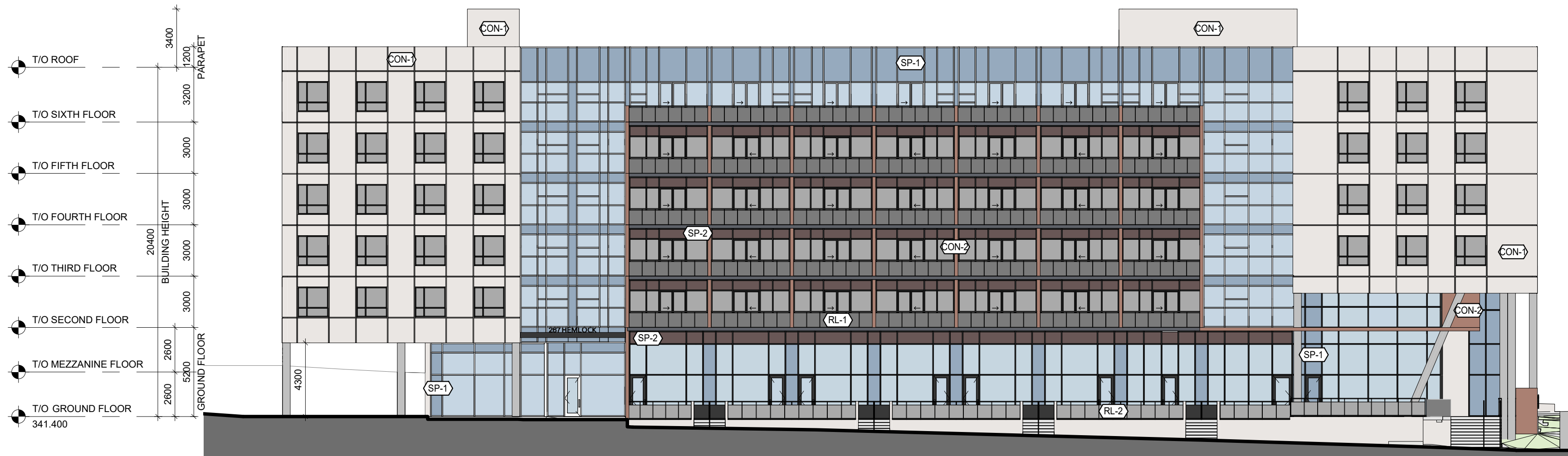
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## FLOOR PLANS

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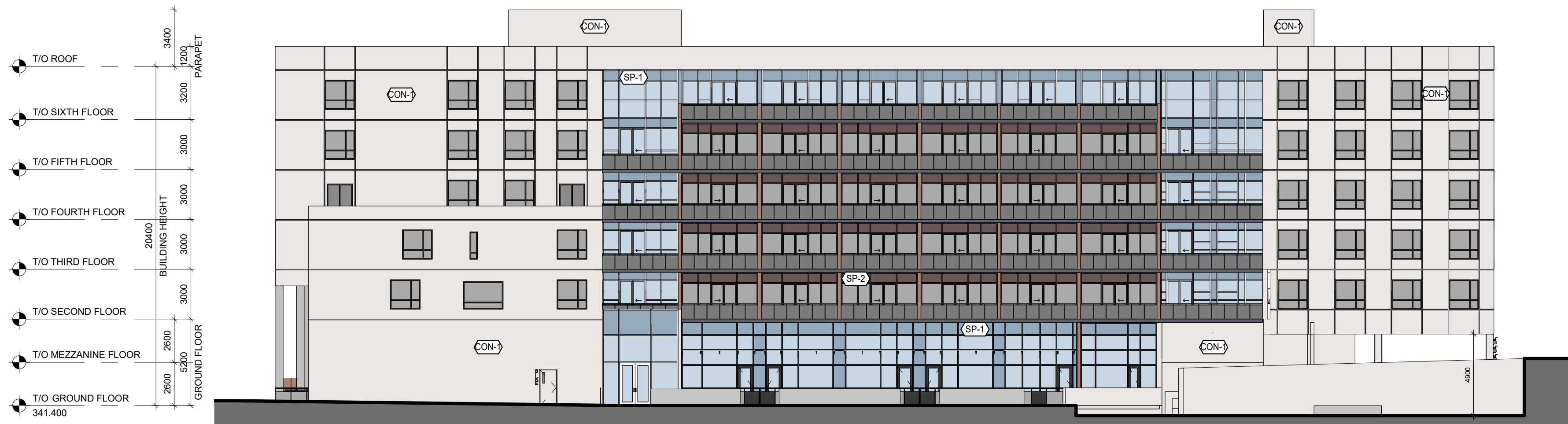
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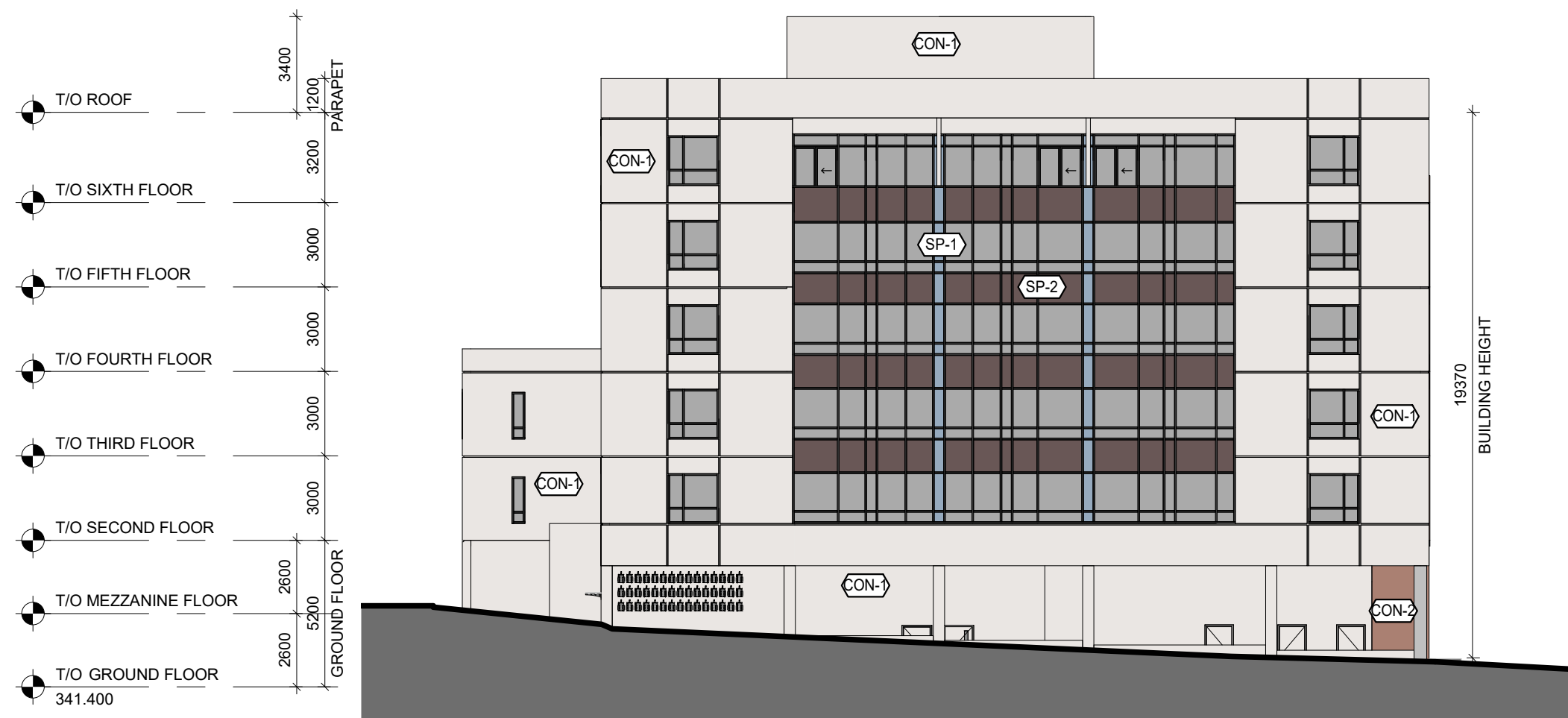
**EAST ELEVATION**  
SCALE: 1 : 200



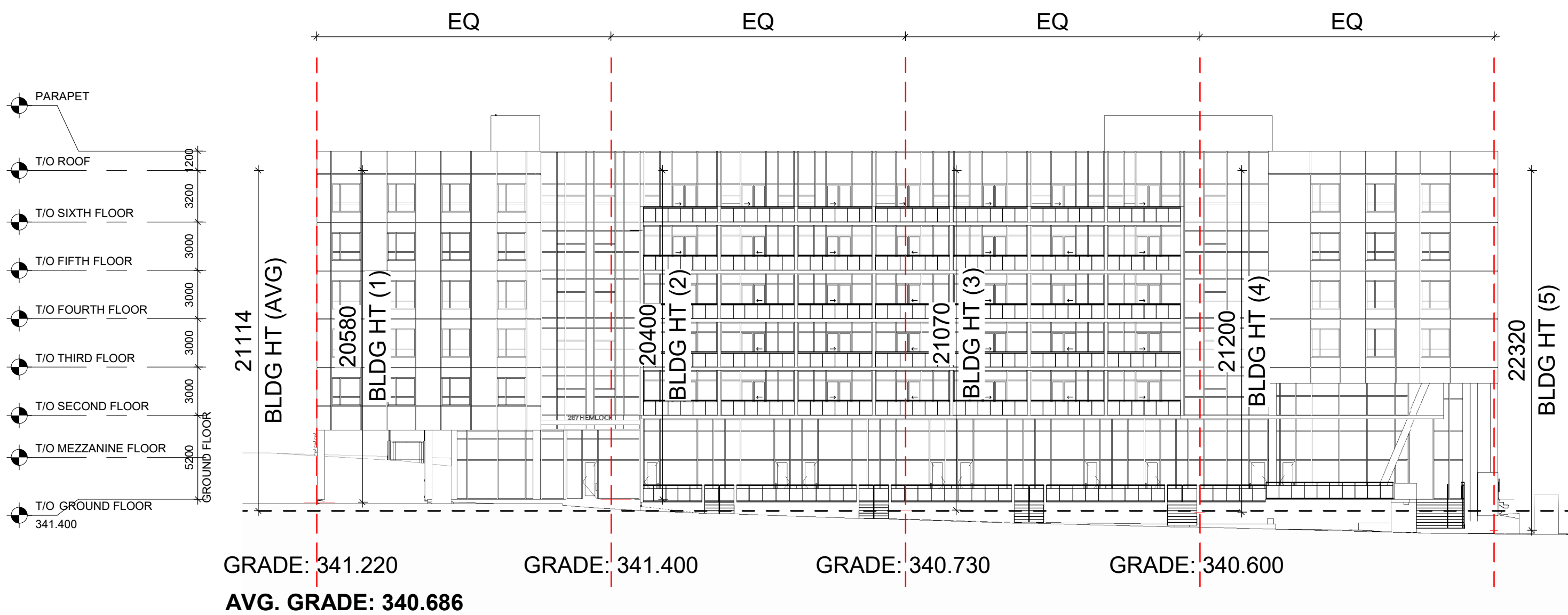
**NORTH ELEVATION**  
SCALE: 1 : 200



**WEST ELEVATION**  
SCALE: 1 : 200



**SOUTH ELEVATION**  
SCALE: 1 : 200



**BUILDING HEIGHT DIAGRAM**

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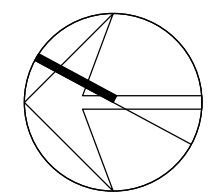
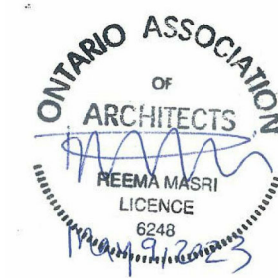
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| ELEVATION SCHEDULE |                                                                                   |
|--------------------|-----------------------------------------------------------------------------------|
| CON-1              | PRE-CAST CONCRETE #1<br>SW704 COLOUR - AMAZING GREY                               |
| CON-2              | PRE-CAST CONCRETE #2<br>SW6067 COLOUR - MOCHA                                     |
| SP-1               | SPANDREL PANEL #1<br>ICD, COLOUR CANCUN WATER                                     |
| SP-2               | SPANDREL PANEL #2<br>ICD, COLOUR PECAN SHELL                                      |
| RL-1               | RAILING<br>GRECO RAILING, CLEAR ANODIZED ALUM,<br>RAILINGS, DARK GREY GLASS PANEL |
| RL-2               | RAILING<br>GRECO RAILING, CLEAR ANODIZED ALUM,<br>RAILINGS, GREY GLASS PANEL      |

**ELEVATION NOTES:**

- EXTERIOR WINDOW FRAMES TO BE CLEAR ANODIZED ALUMINUM FINISH. PREFINISHED METAL FLASHING AND TRIM TO MATCH.
- EXTERIOR METAL DOORS AND FRAMES ARE TO BE PAINTED TO MATCH THE COLOUR OF THE ADJACENT EXTERIOR MATERIAL, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR FLASHING SHALL BE PREFINISHED METAL, COLOUR-MATCHED TO THE ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.
- ALL MECHANICAL GRILLES & LOUVERS ARE TO BE OF PREFINISHED METAL, COLOUR-MATCHED TO THE ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.
- ALL PERIMETER SEALANT SHALL BE COLOUR-MATCHED TO ADJACENT MATERIALS, UNLESS NOTED OTHERWISE.
- PARKING AND SITE LIGHT FIXTURES WILL BE CONTAINED WITH IN THE SITE AND FULL-CUT OFF WITH NO GLARE.
- PARKING CEILING AND REAR WALLS TO BE PAINTED IN LIGHT COLOUR.



**PROJECT:**

**267 HEMLOCK STREET  
WEST, WATERLOO, ON**

**DCB DEVELOPMENT CANADA INC.**

**DRAWING TITLE:**

**ELEVATIONS**

DATE: 2023.05.10

SCALE: As indicated

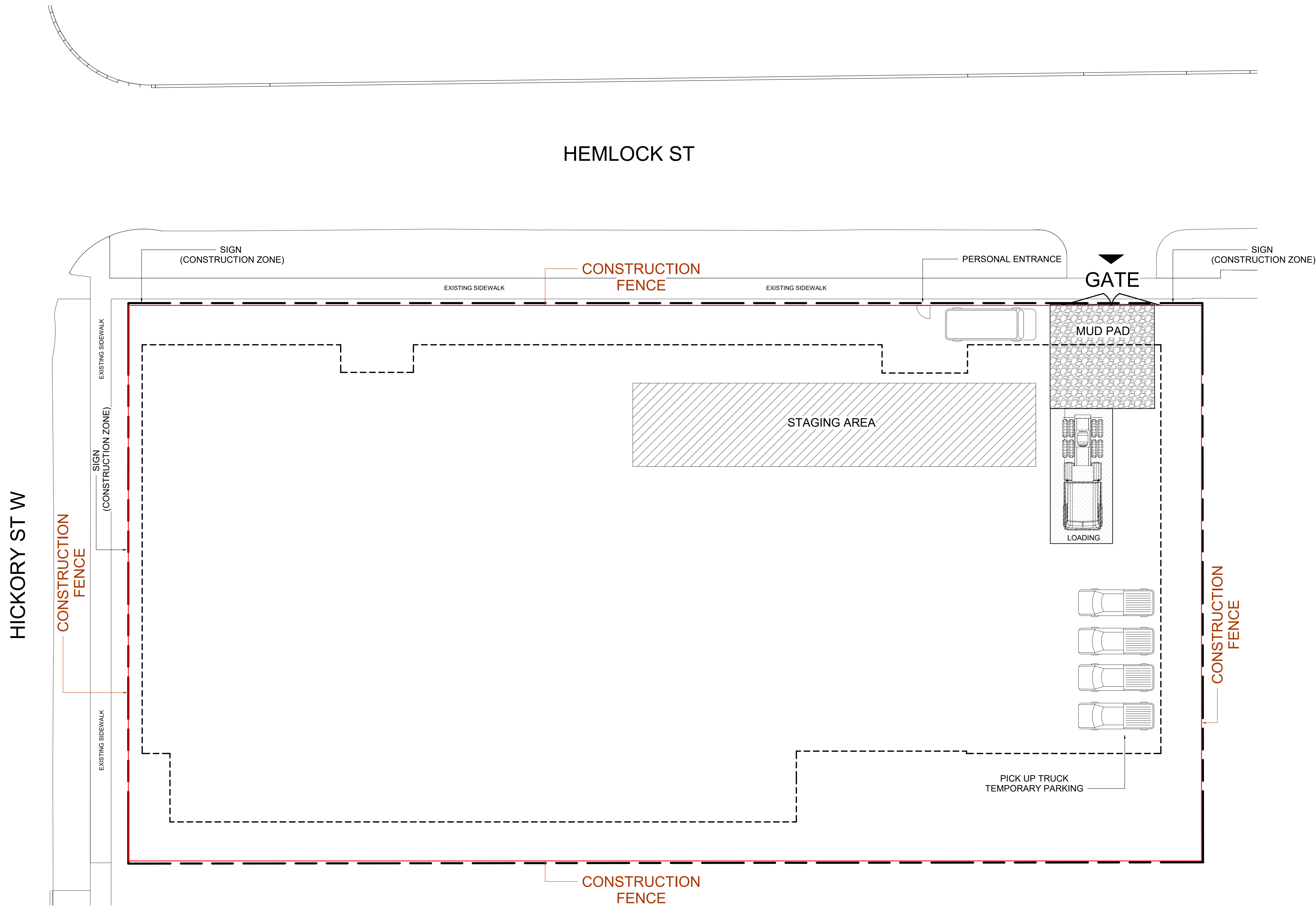
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**.A3.1**



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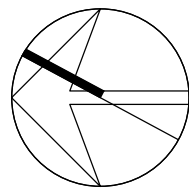
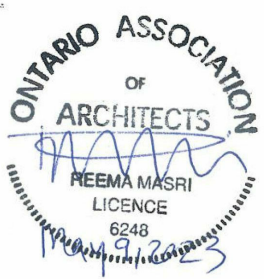
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ARCHITECTS  
101-609 KUMPF DRIVE  
WATERLOO, ON, N2V 1K8  
PH: 519.579.0072  
www.masrioarchitects.ca.

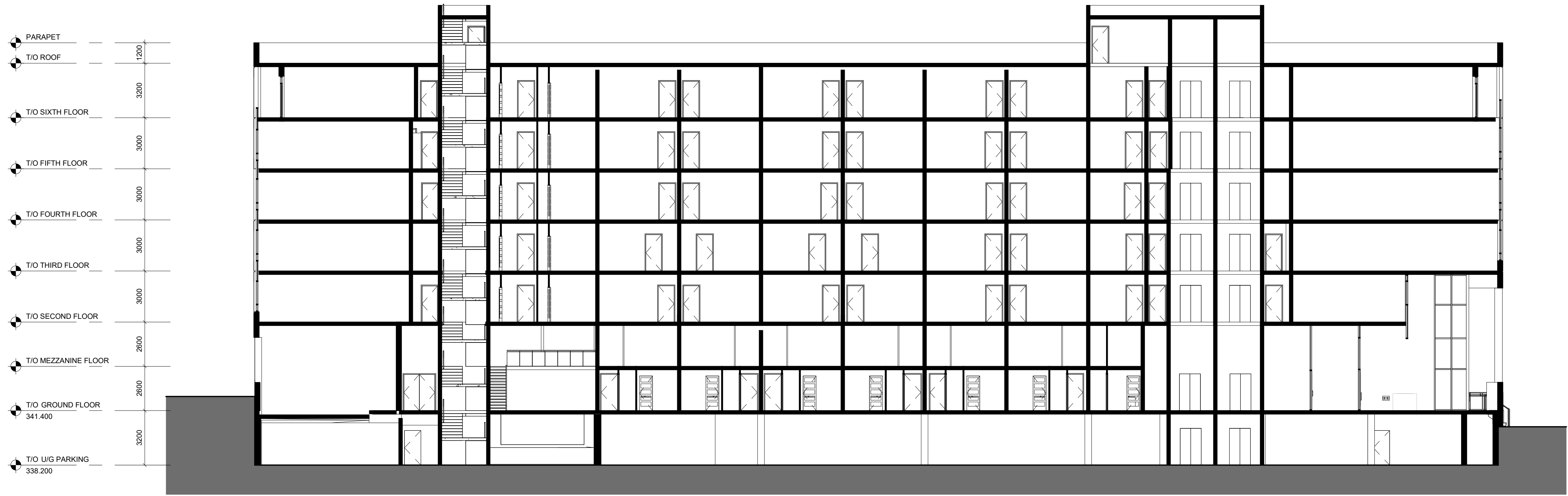
PROJECT:  
**267 HEMLOCK STREET  
WEST, WATERLOO, ON**

DCB DEVELOPMENT CANADA INC.  
DRAWING TITLE:

**SITE STAGING PLAN**

|          |                            |              |
|----------|----------------------------|--------------|
| DATE:    | 2023.05.10                 | DRAWING NO.: |
| SCALE:   | 1 : 150                    |              |
| DRAWN:   | Author                     |              |
| STATUS:  | SPA                        |              |
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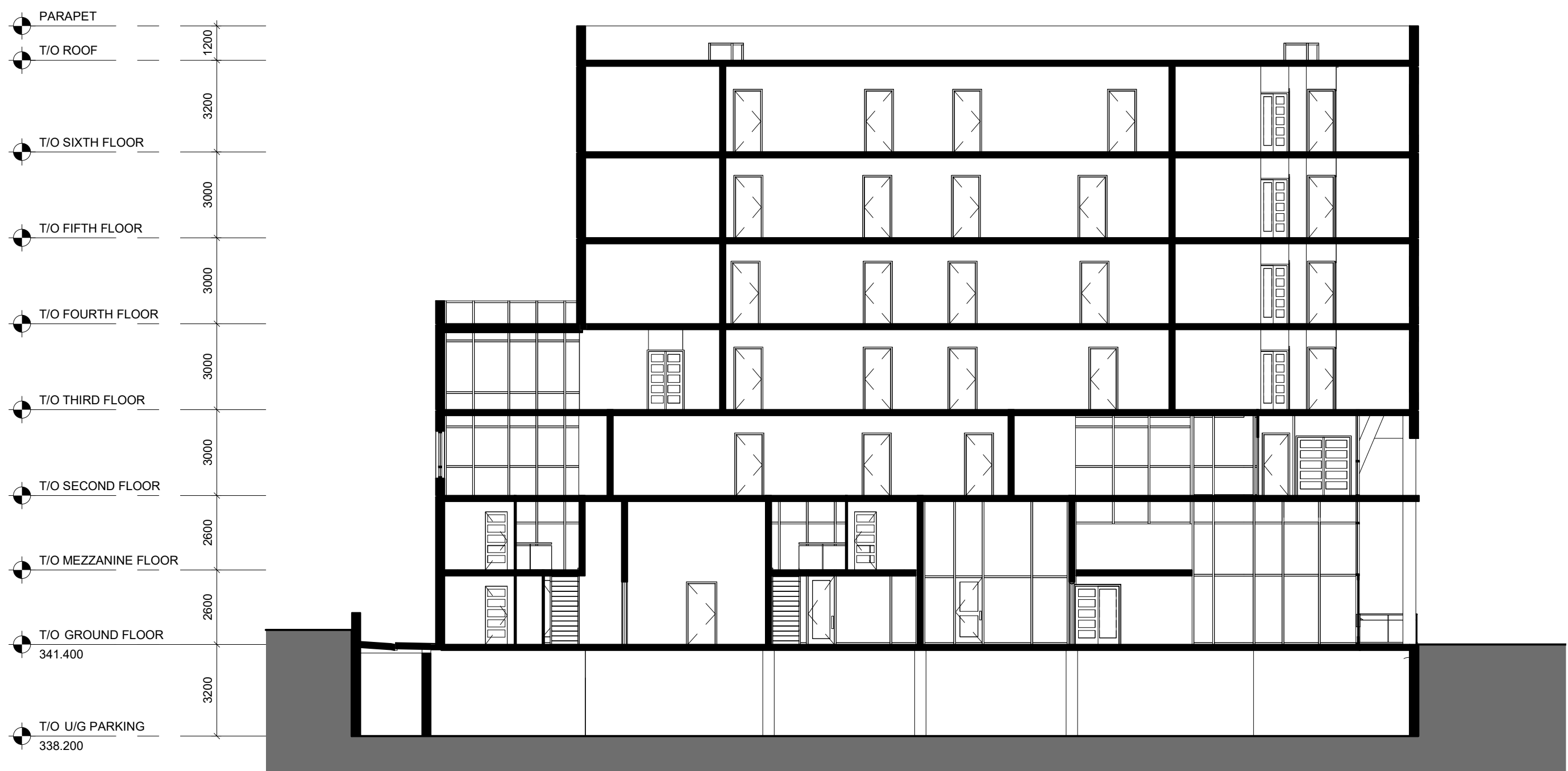
**.A4.1**



**SECTION 1**  
SCALE: 1 : 150



**SECTION 2**  
SCALE: 1 : 150



**SECTION 3**  
SCALE: 1 : 150

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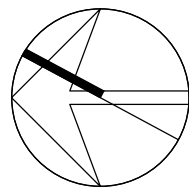
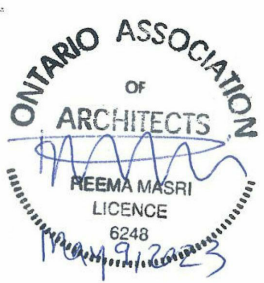
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PROJECT:

**267 HEMLOCK STREET  
WEST, WATERLOO, ON**

DCB DEVELOPMENT CANADA INC.

DRAWING TITLE:

**SECTIONS**

DATE: 2023.05.10

SCALE: 1 : 150

DRAWN: Author

STATUS: SPA

JOB NO.: 2209

DRAWING NO.:

**.A5.1**