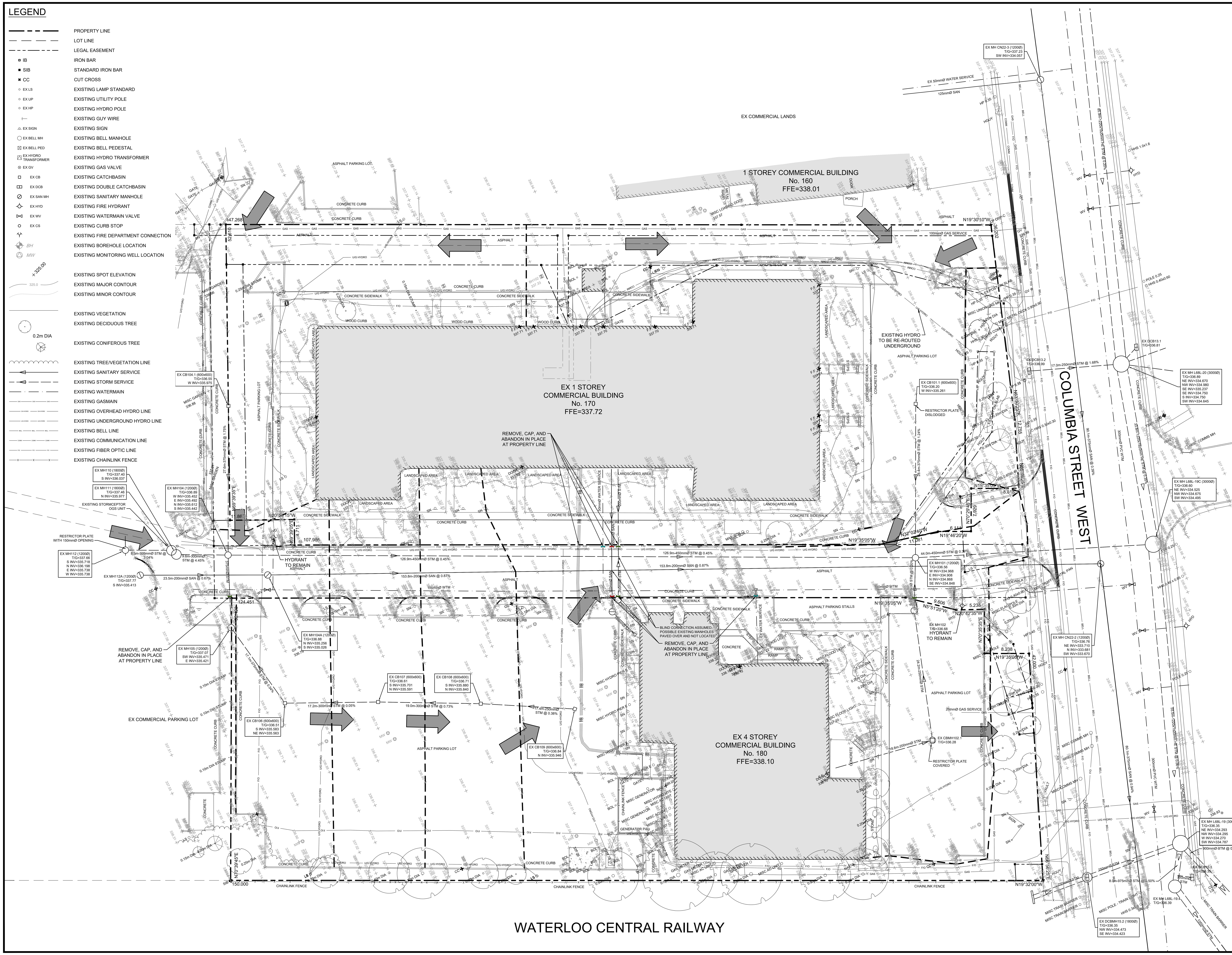


KEY PLAN

NORTH

DATE	ISSUANCE	NO.
2025.04.18	ISSUED FOR OPA/ZBA	1
2026.01.23	ISSUED FOR ZBA RESUBMISSION	2
2026.07.31	ISSUED FOR ZBA RESUBMISSION	3

NOTE:
IN ORDER TO REPRESENT TRUE DISTANCES, TOPOGRAPHICAL SURVEY WAS HORIZONTALLY SCALED FROM GRID TO GROUND BY A FACTOR OF 1.0004302, AS PROVIDED BY VAN HARTEN.

BENCHMARK NOTE:
ELEVATIONS ON THIS PLAN ARE REFERENCED AGAINST BENCHMARK WA-48 RMW145, LOCATED AS DESCRIBED:

TABLET SET HORIZONTALLY ON BUILDING #160 ON THE NORTH SIDE OF COLUMBIA STREET, 0.15km EAST OF CNR. TABLET IS SET ON THE SOUTH FACE OF THE BUILDING, 0.21 METRES EAST OF THE SOUTHWEST CORNER AND 0.40 METRES ABOVE GROUND LEVEL

1:300 0 3.0 6.0 15.0

CLIENT
170 COLUMBIA WATERLOO INCORPORATED
170 COLUMBIA STREET WEST

PROJECT
170 COLUMBIA STREET WEST

TITLE
EXISTING CONDITIONS PLAN

WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 **walterfedy.com**

LICENSED PROFESSIONAL ENGINEER
Z. C. SCHNURR
100568704
2026.07.31
PROVINCE OF ONTARIO

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SCALE:	1:300
DATE:	2025-06-30
PROJECT NO.:	2024-0457-10
DRAWN BY:	TDK
CHECKED BY:	SF

SHEET NO.:
C101

\\BEL1\Job_Files\2024\0457\10\06-DWGS\CIVIL\Plot Files\2024-0457-10_EX_BASE-SCALED TO GROUND_PLT; C101; None; Tommy Kuzmanovic; 2026-07-29 3:27:54 PM

1 STOREY COMMERCIAL BUILDING
No. 160
FFE=338.01

EX COMMERCIAL LANDS

ASPHALT PARKING LOT

EX COMMERCIAL PARKING LOT

CONCRETE CURB

MATCH INTO EXISTING ALONG EAST PROPERTY LINE (TYP.)

FUTURE RIGHT-OF-WAY

CONVEYANCE RIGHT-OF-WAY

1m WIDE CURB CUT

ASPHALT

CONCRETE

CONCRETE CURB

CONCRETE CHAIN

CHAINLINK FENCE

MISC UNION GAS MH

MISC COMMS MH

MISC POLE - TRANS WIRES

MISC TRANS MANHOLE

HYDRO EASEMENT

OVERLAND FLOW ROUTE REQUIRED

PAD-MOUNTED TRANSFORMER + VAULT SERVES PHASE 2

PAD-MOUNTED TRANSFORMER + VAULT SERVES PHASE 1

HYDRO SWITCHGEAR VAULT + CLEARANCES SERVES PHASE 1 & 2

HYDRO SWITCHGEAR VAULT + CLEARANCES SERVES PHASE 3, 4 & 5

PAD-MOUNTED TRANSFORMER + VAULT SERVES PHASE 3

U/G PARKING LIMITS

U/G LIMITS

BLDG CANOPY (TYP)

PROPOSED PARKLAND DEDICATION (DETAILED DESIGN BY OTHERS)

OUTDOOR AMENITY

PROPOSED PHASE 2 BUILDING FFE = 337.40

PROPOSED PHASE 1 BUILDING FFE = 337.25

PROPOSED PHASE 5 BUILDING FFE = 337.40

PROPOSED PHASE 4 BUILDING FFE = 337.40

PROPOSED PHASE 3 BUILDING FFE = 337.25

MATCH INTO EXISTING PAVEMENT

REPLACE MH LID WITH CBMH LID

INSTALL CBMH ON EXISTING STORM SEWER

PROPOSED SHORING/FOUNDATION WALL TO BE EXTENDED TO THE SURFACE c/w 0.15m CAPPING AND PEDESTRIAN GUARD

RESTRICTOR PLATE WITH 150mmØ OPENING

EXISTING STORMCEPTOR OGS UNIT

WATERLOO CENTRAL RAILWAY

COLUMBIA STREET WEST

EX MH CN22-3 (1200Ø)
T/G=337.23
SW INV=334.057

EX MH CN22-2 (1200Ø)
T/G=336.70
NE INV=333.710
N INV=333.681
SW INV=333.670

EX MH L68L-20 (3000Ø)
T/G=336.89
NE INV=334.670
NW INV=334.980
SE INV=335.237
SE INV=334.750
S INV=334.750
SW INV=334.645

EX MH L68L-19C (3000Ø)
T/G=336.60
NE INV=334.525
NW INV=334.675
SW INV=334.495

EX MH L68L-19 (3000Ø)
T/G=336.35
NE INV=334.293
NW INV=334.295
W INV=334.270
SW INV=334.787

EX MH L68L-19.4
T/G=336.39

EX MH112 (1200Ø)
T/G=337.66
S INV=335.718
N INV=336.198
E INV=335.738
W INV=335.738

EX MH112A (1200Ø)
T/G=337.77
S INV=335.413

EX MH110 (1800Ø)
T/G=337.40
S INV=336.037

EX MH111 (1800Ø)
T/G=337.40
N INV=335.977

EX MH105 (1200Ø)
T/G=337.07
SW INV=335.471
E INV=335.421

EX MH104A (1200Ø)
T/G=336.89
N INV=335.256
S INV=335.026

EX CB104.1 (600x600)
T/G=336.55
W INV=335.975

EX DCB13.2
T/G=336.99

EX DCB13.1
T/G=336.81

EX DCBMH15.2 (1800Ø)
T/G=336.35
NW INV=334.473
SE INV=334.423

MH1A (1200Ø)
TG=336.61
NW INV=334.000
NE INV=333.410
SW INV=333.410

MH2A(1200Ø)
T/G=337.13

MH3A
T/G=337.01

MH4
T/G=336.75

MH9
T/G=337.06

MH10
T/G=337.03

MH16A
T/G=337.20

MH18A
T/G=337.00

MH21A
T/G=337.05

MH22A
T/G=337.09

CBMH1(1200Ø)
T/G=336.94

CBMH2(1200Ø)
T/G=336.85

CBMH4
T/G=336.75

CBMH6
T/G=336.74

CBMH8
T/G=336.93

CBMH33
T/G=336.79

CBMH34
T/G=336.80

CBMH42
T/G=336.98

CB7
T/G=336.73

CB27
T/G=336.93

CB39
T/G=336.89

CB40
T/G=337.01

CB45
T/G=337.05

CB46
T/G=336.80

MHOGS36
T/G=336.85

MHOGS13(1500Ø)
T/G=336.75

AD14(600x600)
T/G=337.00

AD15(600x600)
T/G=337.01

AD16(600x600)
T/G=337.02

AD17(600x600)
T/G=336.95

AD20(600x600)
T/G=337.03

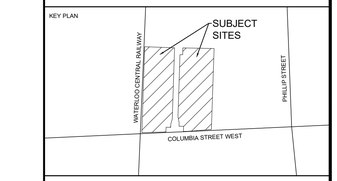
AD21(600x600)
T/G=337.00

AD41(600x600)
T/G=337.00

CB43(600x600)
T/G=337.20

CB44(600x600)
T/G=337.09

KEY PLAN



NORTH

DATE	ISSUANCE	NO.
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2026.07.31	ISSUED FOR ZBA RESUBMISSION	3

LEGEND

- [123.45] PROPOSED GRADE
- [123.45]EX EXISTING GRADE
- [123.45]TC PROPOSED TOP OF CURB GRADE
- 2.0% 2.0% PROPOSED DRAINAGE ARROW/SLOPE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED EMBANKMENT (3:1 MAX UNLESS OTHERWISE NOTED)
- PROPOSED CHAINLINK FENCE
- 325.0 EXISTING CONTOUR
- PROPOSED GRADE BREAK
- EXTENT OF UNDERGROUND PARKING
- PROPOSED CONCRETE SURFACE
- PROPOSED ASPHALT SURFACE

NOTE:
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1:300
0 3.0 6.0 15.0

CLIENT
170 COLUMBIA WATERLOO INCORPORATED
170 COLUMBIA STREET WEST

PROJECT
170 COLUMBIA STREET WEST

TITLE
GRADING PLAN - FINAL

WALTERFEDY
TORONTO | CALGARY | KITCHENER | HAMILTON
800.685.1378 walterfedy.com

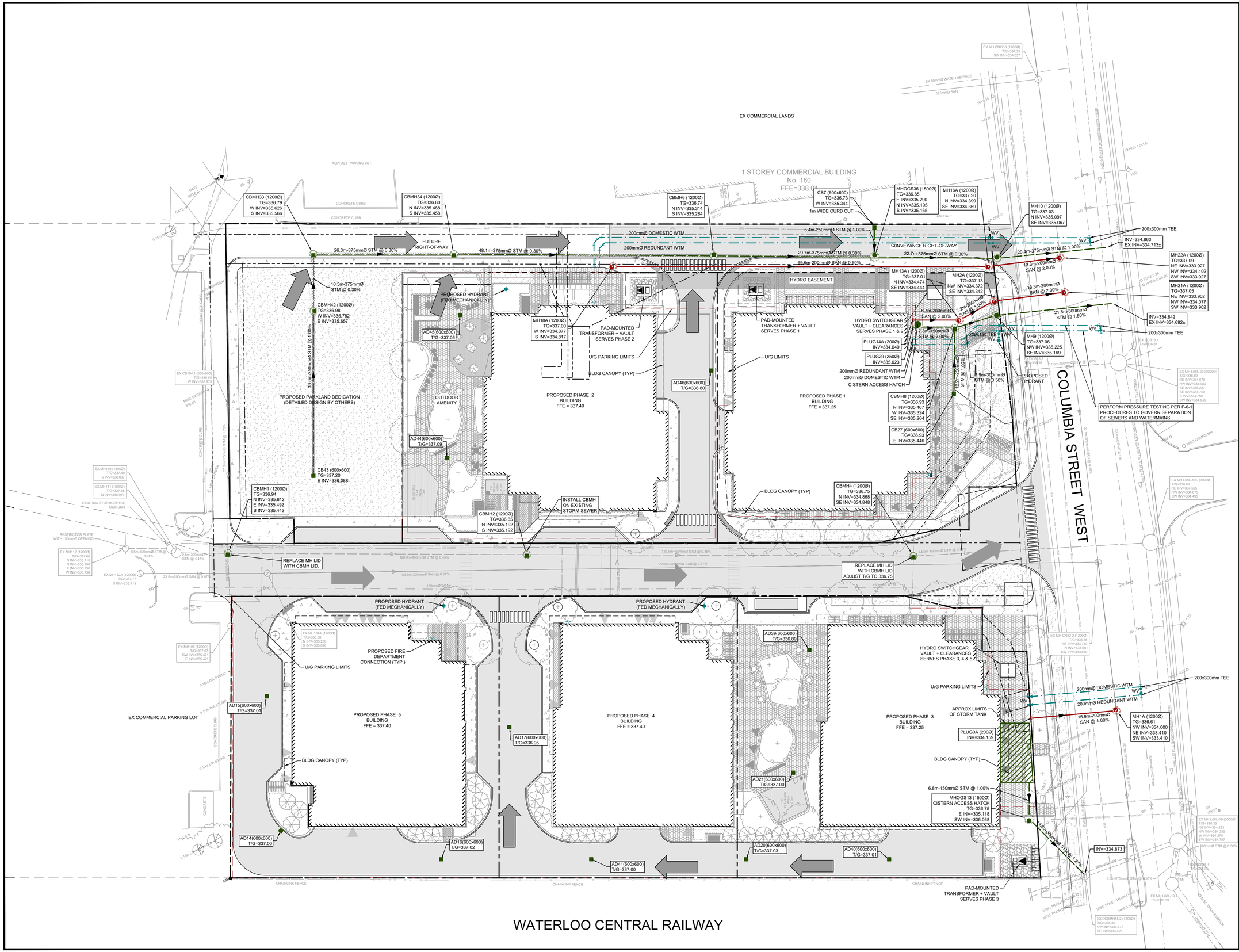
LICENSED PROFESSIONAL ENGINEER
Z. C. SCHNURR
100568704
2026.07.31
PROVINCE OF ONTARIO

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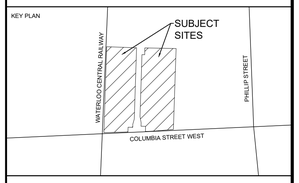
SCALE:	1:300
DATE:	2026-07-30
PROJECT NO:	2024-0457-10
DRAWN BY:	TDK
CHECKED BY:	SF

SHEET NO.: C204

\\BELL1\Jobs_Files\2024\0457\10\06-DWGS\CIVIL\Plot Files\2024-0457-10_GRD_PLT: C204 GRADING PLAN - FINAL, None, Zack Schnurr, 2026-07-30 3:25:25 PM



KEY PLAN



NORTH

DATE	ISSUANCE	NO.
2025.04.18	ISSUED FOR OPA/ZBA	1
2026.01.23	ISSUED FOR ZBA RESUBMISSION	2
2026.07.31	ISSUED FOR ZBA RESUBMISSION	3

LEGEND

- CB / DCB — PROPOSED CATCHBASIN / DOUBLE CATCHBASIN
- CBMH / DCBMH — PROPOSED CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
- MH — PROPOSED STORM MANHOLE
- MH — PROPOSED SANITARY MANHOLE
- HYD — PROPOSED FIRE HYDRANT
- WV — PROPOSED WATERMAIN VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED SANITARY SEWER/SERVICE
- PROPOSED STORM SEWER/SERVICE
- PROPOSED WATERMAIN/SERVICE
- PR HYDRO TRANSFORMER — PROPOSED HYDRO TRANSFORMER
- EXTENT OF UNDERGROUND PARKING
- PROPOSED PIPE INSULATION

NOTE:
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1:300
0 3.0 6.0 15.0

CLIENT
170 COLUMBIA WATERLOO INCORPORATED
170 COLUMBIA STREET WEST

PROJECT
170 COLUMBIA STREET WEST

TITLE
SERVICING PLAN - FINAL

WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 **walterfedy.com**

LICENSED PROFESSIONAL ENGINEER
Z. C. SCHNURR
100568704
2026.07.31
PROVINCE OF ONTARIO

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SCALE:	1:300
DATE:	2026-07-30
PROJECT NO.:	2024-0457-10
DRAWN BY:	TDK
CHECKED BY:	SF

SHEET NO.:
C303

\\BEL1\Jobs_Files\2024\0457\10\06-DWGS\Civil\Plot Files\2024-0457-10_SVC_P1; C303 SERVICING PLAN - FINAL; Nonec Zoch Schnurr; 2026-07-30 3:32:46 PM