PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER



NEW MIXED USE DEVELOPMENT

IN8 DEVELOPMENTS

170-180 COLUMBIA STREET WEST, WATERLOO

SHEET LIST - ZONING REVIEW	
SHEET NUMBER	**SHEET NAME**
A001	COVER PAGE
A100	MASTER PLAN
A100a	SITE PLAN - 170 AND 180 COLUMBIA
A100b	170-180 COLUMBIA ST W - SITE PLAN STATISTICS
A100c	170-180 COLUMBIA ST W - SITE PLAN STATISTICS
A100d	170-180 COLUMBIA ST W - SITE PLAN STATISTICS
A101	PARKING LEVEL 2 - AREA PLAN
A102	PARKING LEVEL1 - AREA PLAN
A103	GROUND FLOOR - AREA PLAN
A104	LEVEL 2 - AREA PLAN
A105	LEVEL 3 - AREA PLAN
A106	LEVEL 4 - AREA PLAN
A107	LEVEL 5 - AREA PLAN
A108	LEVEL 7 - AREA PLAN
A109	LEVEL 8 - AREA PLAN
A110	LEVEL 25 - AREA PLAN
A111	LEVEL 30 - AREA PLAN
A112	LEVEL 35 - AREA PLAN
A113	UPPER MECHANICAL - AREA PLAN
A200	WEST ELEVATION
A201	EAST ELEVATION
A202	SOUTH ELEVATION
A203	NORTH ELEVATION
A300	NORTH-SOUTH SITE SECTION PHASES 1 & 2
A301	EAST-WEST SITE SECTION PHASES 1 & 3
A302	SOUTH-NORTH SITE SECTION PHASES 3, 4 & 5
A303	LOADING SECTIONS
A900	ISOMETRIC DRAWINGS
A901	ISOMETRIC DRAWINGS

ARCHITECTS

130 Queen St E #1018
Toronto, ON M5A 1R9
T: (647) 951-9573
www.aaa-architects.ca

PLANNING

Waterloo, Ontario, CA
T: (647)-961-8358
www.upconsulting.ca

CIVIL

675 Queen St S #111
Kitchener, ON N2M 1A1
T: (519) 576-2150
www.walterfedy.com

LANDSCAPE

11 Church St,
Toronto, ON M5E 1W1
T: (416) 366-6800
www.ferrisassociatesinc.com

WIND STUDY

1151 Richmond St,
London, ON N6A 5B9
T: (519) 661-3338
http://www.blwtl.uwo.ca

aaa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

Scale 1 : 100

0 (C1:5) C25 2:5:5 :10 m

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

COVER PAGE

SCALE VERIFICATION:

1 CM 1 INCH

THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/O.S/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:

DRAWING NO.:

A001

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

170-180 COLUMBIA ST WEST, WATERLOO, ON - ZONING MATRIX

PROJECT ADDRESS	170-180 COLUMBIA STREET WEST, WATERLOO, ON				
BY-LAW IN EFFECT	ZONING-BY-LAW-2018-050	ZONE: (H)E2A-81(A/P SCHEDULE 'A')			
	SECTION 9S.3 STATION AREA MIXED-USE	PARKING ZONE: A (A/P SCHEDULE 'A1')			
	TABLE 9S-G: REGULATIONS – STATION AREA MIXED-USE ZONE (SAMU)				
		170 COLUMBIA ST.		180 COLUMBIA ST.	
		TOTAL LOT AREA AFTER PARKLAND AND ROW DEDICATION: 0.5504 ha		TOTAL LOT AREA: 0.7636 ha	
PROVISION	REQUIREMENT	PROPOSED		PROPOSED	COMMENT
STREET LINE SETBACK (MINIMUM)	4.0 metres		12.35 meters		*0.8 meters
STREET LINE SETBACK (MAXIMUM)	75% OF THE STREET LINE BUILDING FAÇADE SHALL BE WITHIN 8.0 METRES OF THE STREET LINE		*0%		**61%
SIDE YARD SETBACK (MINIMUM)	3.0 metres	PHASE 1	EAST: 5.82 meters WEST: 4.27 meters	PHASE 3	*EAST: 1.28 meters WEST: 9.00 meters
		PHASE 2	EAST: 5.85 meters WEST: 4.30 meters	PHASE 4	EAST: 3.63 meters WEST: 9.50 meters
				PHASE 5	EAST: 3.63 meters WEST: 9.50 meters
REAR YARD SETBACK (MINIMUM)	3.0 meters		14.95 meters		9.50 meters
NON-RESIDENTIAL USES (MINIMUM) (9S.3.3, TABLE 9S-G)	FOR LOTS WITH MORE THAN 1,000 DWELLING UNITS, MIN. BFA FOR NON-RES USES (EXCLUDING STRUCTURED PARKING) = 2.0 M²/DU; AND 1.0 M²/DU IN ALL OTHER INSTANCES. TOTAL REQUIRED (170 & 180 COMBINED) - 2,966 m²	PHASE 1 & 2	PHASE 1: 463 m² PHASE 2: 42 m² TOTAL: 505 m²	PHASE 3, 4 & 5	PHASE 3: 277 m² PHASE 4: 2,055 m² PHASE 5: 130 m² TOTAL: 2,462 m²
		TOTAL ALL PHASES: 2,967 m²			BASED ON THE AVERAGE UNIT SIZE IN THE MARKET AREA (82.7m²), AND BASED ON THE PROPOSED RESIDENTIAL GFA, A HYPOTHETICAL UNIT COUNT HAS BEEN DETERMINED AND USED IN THE 2m² REQUIRED FOR THE WHOLE PROJECT. PLEASE REFER TO APPENDIX # 2. THE COMBINATION OF LOT 170 AND 180 SATISFIES THE GLOBAL REQUIREMENT OF NON-RESIDENTIAL AREA.
NUMBER OF BUILDINGS ON A LOT (MAXIMUM)	MORE THAN ONE (1) MAIN BUILDING PERMITTED	PHASE 1 & 2	2	PHASE 3, 4 & 5	3
DENSITY (MAXIMUM) (9S.3.3, 9S.3.9)	900 BEDROOMS PER HECTARE		PROPOSED 1,209 BEDROOMS / 0.5504 ha = 2,197 BEDROOMS PER HECTARE		PROPOSED: 1,680 BEDROOMS / 0.7636 ha = 2,201 BEDROOMS PER HECTARE
HEIGHT OF FIRST STOREY (MINIMUM) (9S.3.3, 9S.3.9)	4.0 METRES		ALL: 7.0 METERS		ALL: 7.0 METERS
BUILDING HEIGHT (MINIMUM) (9S.3.3, 9S.3.9)	10.5 METRES AND 3 STOREYS		PASS		PASS
BUILDING HEIGHT (MAXIMUM) (9S.3.3, 9S.3.9)	105 METRES AND 30 STOREYS		PHASE 1: 112.13 M & 35 STOREYS; PHASE 2: 97.25 M & 30 STOREYS		PHASE 3: 112.13 M & 35 STOREYS; PHASE 4: 82.08 M & 25 STOREYS; PHASE 5: 97.25 M & 30 STOREYS
PODIUM HEIGHT (MAXIMUM) (9S.3.3, 9S.3.9)	27 METRES AND 6 STOREYS		PHASES 1 & 2: 22.4 m & 6 STOREYS		PHASE 4: 13.48 m & 4 STOREYS PHASES 3 & 5: 22.4 m & 6 STOREYS
ELEVATOR PENTHOUSE HEIGHT (MAXIMUM)	6 METRES		ALL: 3.60 m		ALL: 3.60 m
TOWER SEPARATION (MINIMUM) (9S.3.3, 9S.3.9)	A) MIN. 22 M FROM A TOWER ON SAME LOT; B) 11 M FROM AN INTERIOR LOT LINE		A) 22.00 m; B) PHASE 1: EAST 9.07 / WEST 7.47; PHASE 2: EAST 9.09 / WEST 7.50 (M)		A) 22.00 m; B) PHASE 3: EAST 4.55 / WEST 12.01; PHASE 4: EAST 6.72 / WEST 12.01; PHASE 5: EAST 6.63 / WEST 12.01 (M)
HORIZONTAL TOWER DIMENSION (MAXIMUM) (9S.3.3, 9S.3.9)	40 METRES (EXCLUDES BALCONIES)		PHASE 1: 30.75 M; PHASE 2: 30.75 M		PHASE 3: 30.75 M; PHASE 4: 30.75 M; PHASE 5: 30.70 M
TOWER FOOTPRINT (MAXIMUM) (9S.3.3, 9S.3.9)	1,000 M²		PHASE 1: 765.68 M²; PHASE 2: 774.90 M²		PHASE 3 & 4: 774.90 M²; PHASE 5: 773.64 M².
TOWER STEPBACK ABOVE PODIUM, INCLUDING BALCONIES, ON THE FRONT BUILDING FAÇADE AND FLANKAGE BUILDING FAÇADE (MINIMUM) (9S.3.3, 9S.3.9)	3.0 METRES		ALL: 3.00 m		ALL: 3.00 m
COMMON OUTDOOR AREA (MINIMUM) - (9S.3.3, 9S.3.9)	IF LOT AREA ≥ 2,000 M²: 3% OF LOT AREA AS COMMON OUTDOOR AREA AT GRADE		REQUIRED: 165.12 M² PROPOSED: 672 M²		REQUIRED: 229.08 M² PROPOSED: 531 M²
COMMON OUTDOOR AREA DIMENSIONS (MINIMUM) - 9S.3.9	≥ 6.0 M; EXCEPT FRONT/FLANKAGE YARD		*4.64 M		16.03 M
LANDSCAPED OPEN SPACE (MINIMUM) - 9S.3.9	15% OF LOT AREA		REQUIRED: 825.6 M² PROPOSED: 2,039.23 M²		REQUIRED: 1,145.40 M² PROPOSED: 1,905.57 M²
AMENITY AREAS (MINIMUM) - 9S.3.9	3 M² FOR THE FIRST BEDROOM + 2 M² FOR EACH ADDITIONAL BEDROOM (PER DWELLING UNIT)	PHASES 1 & 2	PH1: REQUIRED: 1,747.00 M² / PROPOSED: 4,248.00 M²; PH2: REQUIRED: 1,489.00 M² / PROPOSED: 3,955.80 M²; TOTAL: REQUIRED: 3,236.00 M² / PROPOSED: 8,203.80 M²	PHASES 3,4 & 5	PH3: REQUIRED: 1,743.00 M² / PROPOSED: 4,035.60 M²; PH4: REQUIRED: 1,052.00 M² / PROPOSED: 2,797.40 M²; PH5: REQUIRED: 1,654.00 M² / PROPOSED: 3,614.80 M²; TOTAL: REQUIRED: 4,449.00 M² / PROPOSED: 10,447.80 M²
		TOTAL ALL PHASES: REQUIRED: 7,685.00 M² / PROPOSED CREDITABLE: 18,651.60 M²			REFER TO APPENDIX # 1 FOR UNIT AND BEDROOM CALCULATIONS AND APPENDIX # 3 FOR AMENITY AREA COMPLIANCE CALCULATIONS.

SECTION 3 – GENERAL REGULATIONS

		170 COLUMBIA ST.		180 COLUMBIA ST.	
		TOTAL LOT AREA AFTER PARKLAND AND ROW DEDICATION: 0.5504 Ha		TOTAL LOT AREA: 0.7636 ha	
30% COMMON AMENITY AREAS (3.A.4.2)	MIXED USE BUILDINGS WITH 50+ BEDROOMS: MIN 30% OF REQUIRED AMENITY AREA AS COMMON AMENITY AREA OUTDOOR ROOFTOP AMENITY IS CAPPED AT 20%	PHASES 1 & 2	PH1: REQUIRED: 524.10 M² / PROPOSED: 887.0 M² PH2: REQUIRED: 446.70 M² / PROPOSED: 1,208.80 M² TOTAL: REQUIRED: 970.80 M² / PROPOSED: 2,095.80 M²	PHASES 3,4 & 5	PH3: REQUIRED: 522.90 M² / PROPOSED: 658.60 M² PH4: REQUIRED: 315.60 M² / PROPOSED: 624.40 M² PH5: REQUIRED: 496.20 M² / PROPOSED: 636.80 M² TOTAL: REQUIRED: 1,334.70 M² / PROPOSED: 1,919.80 M²
AMENITY AREA – 3.A.4.4	MAX 20% OF REQUIRED AMENITY AREA MAY BE OUTDOOR ROOFTOP AMENITY SPACE >22 M ABOVE GRADE	PHASES 1 & 2	PH1-CREDITABLE ROOFTOP AMENITY: 230.0 M² (19%) PH2-CREDITABLE ROOFTOP AMENITY: 297.80 M² (20%)	PHASES 3,4 & 5	PH3-CREDITABLE ROOFTOP AMENITY: 348.60 M² (20%) PH4-CREDITABLE ROOFTOP AMENITY: 210.40 M² (20%) PH5-CREDITABLE ROOFTOP AMENITY: 330.80 M² (20%)
ARCHITECTURAL PROJECTION, CLASS C – 3.A.5(E)	BALCONIES RESTRICTED TO PROJECTING INTO FRONT/FLANKAGE/REAR YARD SETBACK		PASS		PASS
FRONTAGE ON PUBLIC STREET – 3.F.2.1	LOT MUST ABUT A STREET (STREET EXCLUDES A LANE)		PHASE 1: PASS PHASE 2: *PASS		PHASE 3, 4 & 5 (AS PART OF 180 COLUMBIA):-**PASS
LOT DEVELOPMENT – 3.L.5.1	BUILDINGS/STRUCTURES ENTIRELY WITHIN LOT LIMITS		PASS		PASS
LOT DEVELOPMENT – 3.L.5.2	USES ENTIRELY WITHIN LOT LIMITS (UNLESS STATED OTHERWISE)		PASS		PASS
MEZZANINE – 3.M.2B.1	NON-RES MEZZANINE FLOOR AREA COUNTS AS BFA		NOT APPLICABLE		NOT APPLICABLE
RAILWAYS – 3.R.1.1	NO BUILDING WITHIN 15 M OF RAILWAY ROW		PASS		9 M LRT SETBACK

30% COMMON AMENITY AREAS (3.A.4.2)	THE PROPOSED TOTAL COMMON AMENITY EXCLUDES THE EXCESS ROOFTOP AMENITY. REFER TO APPENDIX # 3.
AMENITY AREA – 3.A.4.4	EXCESS ROOFTOP COMMON OUTDOOR AMENITY ABOVE THE BUILDING-SPECIFIC 20% CAP IS NOT CREDITED TOWARD THE REQUIRED AMENITY AREA. REFER TO APPENDIX # 3.
FRONTAGE ON PUBLIC STREET – 3.F.2.1	*PHASE 2 CURRENTLY HAS FRONTAGE ON COLUMBIA STREET WEST. THE PROPOSED FUTURE CONVEYANCE WOULD ALSO PROVIDE FRONTAGE ON THE FUTURE RIGHT-OF-WAY. **ZONING RELIEF MAY BE REQUIRED DEPENDING ON THE CONFIGURATION OF THE LOTS. THE CURRENT PROPOSAL TREATS 180 COLUMBIA STREET WEST AS A SINGLE LOT CONTAINING THREE (3) BUILDINGS.
LOT DEVELOPMENT – 3.L.5.1	MEZZANINE NOT PROPOSED

SECTION 6 – PARKING, DRIVEWAYS, LOADING

		170 COLUMBIA ST.		180 COLUMBIA ST.	
		TOTAL LOT AREA AFTER PARKLAND AND ROW DEDICATION: 0.5504 Ha		TOTAL LOT AREA: 0.7636 ha	
RESIDENTIAL PARKING (MINIMUM) VISITOR PARKING (MINIMUM) (Z-25-09) NON-RESIDENTIAL PARKING (MINIMUM)	0 (MTSA) 0 (MTSA) 0 (MTSA)	PHASE 2	TOTAL VEHICULAR PARKING PROVIDED TOTAL 100 PARKING SPOTS	PHASES 3,4 & 5	TOTAL VEHICULAR PARKING PROVIDED PHASE 3: 90 PARKING SPOTS PHASE 4: 108 PARKING SPOTS PHASE 5: 111 PARKING SPOTS TOTAL: 309
ACCESSIBLE PARKING (MINIMUM)	TYPE A TYPE B		REQUIRED: 2 / PROVIDED: 2 REQUIRED: 2 / PROVIDED: 2		REQUIRED: 4 / PROVIDED: 6 REQUIRED: 5 / PROVIDED: 9
BICYCLE PARKING – RESIDENTIAL (MINIMUM)	TYPE A: 0.3/DU; TYPE B: 0.3/DU		REQUIRED: 246 EACH TYPE; TOTAL 492 PROVIDED: 479 TYPE A; 51 TYPE B; TOTAL 530 RESIDENTIAL BIKE SPACES		REQUIRED: 327 EACH TYPE; TOTAL 654 / PROVIDED: 651 TYPE A; 31 TYPE B; TOTAL 682 BIKE SPACES
		TOTAL ALL PHASES PROVIDED: 1,212 RESIDENTIAL BIKE SPACES			
BICYCLE PARKING – NON-RES (MINIMUM) (9S.3.12)	0.6 SPACES / 100 M² NON-RES BFA (EXCL. STRUCTURED PARKING)	PHASES 1 & 2 TOTAL: 505 m²	REQUIRED: 4 / PROVIDED: 5 TYPE A BIKE SPACES	PHASES 3,4 & 5 TOTAL: 2,462 m²	REQUIRED: 16 / PROVIDED: 17 TYPE A BIKE SPACES
		TOTAL ALL PHASES PROVIDED: 22 NON-RESIDENTIAL TYPE A BIKE SPACES			
TOTAL BIKE PARKING PROVIDED			535 BIKE SPACES TOTAL		699 SPACES TOTAL
		TOTAL ALL PHASES PROVIDED: 1,234 BIKE SPACES			
BICYCLE PARKING (50% TYPE A TRIGGER) (6.6.2.c.i.B)	IF NON-RES BFA > 2,400 M², ≥50% REQUIRED BIKE PARKING AS TYPE A		NOT APPLICABLE		APPLICABLE AND PASS. (100%) BIKE PARKING SPACES ARE PROVIDED AS TYPE A
EV PARKING (MINIMUM) (TABLE 6C)	PER TABLE 6C; ONLY SURFACE PARKING SPACES APPLY		REQUIRED: 0 / NOT APPLICABLE (SURFACE PARKING = 3)		REQUIRED: 0 / NOT APPLICABLE (SURFACE PARKING = 15)
EV PARKING – VISITOR (6.3.1.3)	IF EV PARKING REQUIRED: ≥50% MUST BE VISITOR		NOT APPLICABLE		NOT APPLICABLE
LOADING – RESIDENTIAL (MINIMUM) (Z-25-09)	2 TYPE A WHERE ≥301 UNITS	170 COLUMBIA ST.	818 UNITS REQUIRED: 2 TYPE A / PROVIDED: 2 TYPE B (1 PER PHASE)	180 COLUMBIA ST.	1,089 UNITS REQUIRED: 2 TYPE A / PROVIDED: 3 TYPE B (1 PER PHASE)
LOADING - NON-RESIDENTIAL (MINIMUM) (6.9.4.1, TABLE 6J)	1 TYPE B WHEN 250–2,500 M² NON-RES BFA	170 COLUMBIA ST.	REQUIRED: 1 TYPE B (505 m²) / PROVIDED: 2 TYPE B (1 PER PHASE)	180 COLUMBIA ST.	REQUIRED: 1 TYPE B (2,462 M²) / PROVIDED: 3 TYPE B (1 PER PHASE)
FOR BUILDINGS CONTAINING BOTH RESIDENTIAL AND NON-RESIDENTIAL USES (6.9.5.3)	THE PROVISION OF A NON-RESIDENTIAL LOADING SPACE SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR A RESIDENTIAL LOADING SPACE, PROVIDED THE LOADING SPACE IS ACCESSIBLE TO BOTH THE NON-RESIDENTIAL AND RESIDENTIAL USES	PHASES 1 & 2	PASS 2 TYPE B LOADING SPACES (1 PER PHASE), ACCESSIBLE TO BOTH RESIDENTIAL AND NON-RESIDENTIAL USES.	PHASES 3,4 & 5	PASS 3 TYPE B LOADING SPACES (1 PER PHASE), ACCESSIBLE TO BOTH RESIDENTIAL AND NON-RESIDENTIAL USES.
PARKING – ACCESS – 6.1.4	DIRECT ACCESS TO STREET/LANE OR DRIVEWAY/DRIVE AISLE CONNECTING TO STREET/LANE		PASS		PASS
STRUCTURED PARKING – 6.2.1	UNDERGROUND PARKING COMPLIES WITH FRONT/FLANKAGE YARD BUILDING LINE SETBACKS		RELIEF REQUIRED. MINIMUM SETBACK: 1.05 m		RELIEF REQUIRED. MINIMUM SETBACK: 1.04 m
DRIVEWAY – 6.8.1	DRIVEWAY ON SAME LOT AS PARKING SPACE(S)		PASS		PASS
DRIVEWAY – 6.8.2	DRIVEWAY LEADS DIRECTLY TO PARKING SPACE(S)		PASS		PASS
LOADING – GENERAL – 6.9.5.1	DIRECT ACCESS WITH MIN WIDTH 3.5 M + MIN VERTICAL CLEARANCE PER TABLE 6H		MIN WIDTH: 4.5 M / MIN CLEARANCE: 6.40 M / MIN DOOR HEIGHT: 4.50 M		MIN WIDTH: 6.10 M / MIN CLEARANCE: 6.40 M / MIN DOOR HEIGHT: 4.50 M

RESIDENTIAL PARKING (MINIMUM) VISITOR PARKING (MINIMUM) (Z-25-09) NON-RESIDENTIAL PARKING (MINIMUM)	ALTHOUGH NO MINIMUM PARKING IS REQUIRED UNDER THE APPLICABLE ZONING PROVISIONS, THE APPLICANT IS PROPOSING PARKING SPACES ON A VOLUNTARY BASIS REFER TO A100d FOR RESIDENTIAL AND VISITOR PARKING ALLOCATION
BICYCLE PARKING – RESIDENTIAL (MINIMUM)	A/P ZBL, 6.6.4., THE REQUIREMENTS FOR A (TYPE B) BICYCLE PARKING MAY BE SATISFIED BY A (TYPE A) BICYCLE PARKING
BICYCLE PARKING – NON-RES (MINIMUM) (9S.3.12)	A/P SECTION 6.6.2.C.I.B., ALL REQUIRED NON-RESIDENTIAL BICYCLE PARKING SPACES ARE PROPOSED WITHIN SECURE BICYCLE STORAGE ROOMS (TYPE A) TO COMPLY WITH THE APPLICABLE REQUIREMENTS. ADDITIONAL SHORT-TERM BICYCLE PARKING IS PROVIDED IN EXCESS OF THE MINIMUM TOTAL REQUIREMENT AND WILL BE AVAILABLE AS PART OF THE OVERALL MASTER PLAN.
TOTAL BIKE PARKING PROVIDED	A/P ZBL, 6.6.4., THE REQUIREMENTS FOR A (TYPE B) BICYCLE PARKING MAY BE SATISFIED BY A (TYPE A) BICYCLE PARKING
LOADING – RESIDENTIAL (MINIMUM) (Z-25-09) LOADING - NON-RESIDENTIAL (MINIMUM) (6.9.4.1, TABLE 6J)	TYPE B LOADING SPACE EXCEEDS SIZE REQUIREMENTS TO TYPE A, IT IS ALSO PROVIDED TO SUPPORT NON-RESIDENTIAL USES. A/P 6.9.5.3., IT WILL BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.
FOR BUILDINGS CONTAINING BOTH RESIDENTIAL AND NON-RESIDENTIAL USES (6.9.5.3)	
PARKING – ACCESS – 6.1.4 STRUCTURED PARKING – 6.2.1 DRIVEWAY – 6.8.1 DRIVEWAY – 6.8.2 LOADING – GENERAL – 6.9.5.1	ZONING RELIEF MAY BE REQUIRED DEPENDING ON THE CONFIGURATION OF THE LOTS. THE CURRENT PROPOSAL TREATS 180 COLUMBIA STREET WEST AS A SINGLE LOT CONTAINING THREE (3) BUILDINGS.

BFA CALCULATIONS

PHASE 1

LEVEL	FLOORS COUNTED	AREA (m2)	TOTAL AREA (m²)
BASEMENT P1	1	1,290.00	1,290.00
GROUND FLOOR	1	1,294.00	1,294.00
LEVEL 2	1	1,082.00	1,082.00
LEVEL 3-6	4	1,055.00	4,220.00
LEVEL 7	1	749.00	749.00
LEVEL 8-34	27	746.00	20,142.00
LEVEL 35	1	418.00	418.00
UPPER MECHANICAL ROOM	1	349.00	349.00
TOTAL AREA	37		29,544.00

PHASE 2

LEVEL	FLOORS COUNTED	AREA (m2)	TOTAL AREA (m²)
BASEMENT P2	1	499.00	499.00
BASEMENT P1	1	400.00	400.00
GROUND FLOOR	1	1,009.00	1,009.00
LEVEL 2	1	1,077.00	1,077.00
LEVEL 3-6	4	1,077.00	4,308.00
LEVEL 7	1	747.00	747.00
LEVEL 8-29	22	747.00	16,434.00
LEVEL 30	1	244.00	244.00
TOTAL AREA	32		24,718.00

PHASE 3

LEVEL	FLOORS COUNTED	AREA (m2)	TOTAL AREA (m²)
BASEMENT P2	1	636.00	636.00
BASEMENT P1	1	633.00	633.00
GROUND FLOOR	1	1,034.00	1,034.00
LEVEL 2	1	1,076.00	1,076.00
LEVEL 3-6	4	1,076.00	4,304.00
LEVEL 7	1	747.00	747.00
LEVEL 8-34	27	747.00	20,169.00
LEVEL 35	1	244.00	244.00
TOTAL AREA	37		28,843.00

PHASE 4

LEVEL	FLOORS COUNTED	AREA (m2)	TOTAL AREA (m²)
BASEMENT P2	1	348.00	348.00
BASEMENT P1	1	356.00	356.00
GROUND FLOOR	1	1,184.00	1,184.00
LEVEL 2-3	2	1,141.00	2,282.00
LEVEL 4	1	750.00	750.00
LEVEL 5-24	20	747.00	14,940.00
LEVEL 25	1	252.00	252.00
			-
TOTAL AREA	27		20,112.00

PHASE 5

LEVEL	FLOORS COUNTED	AREA (m2)	TOTAL AREA (m²)
BASEMENT P2	1	374.00	374.00
BASEMENT P1	1	476.00	476.00
GROUND FLOOR	1	1,000.00	1,000.00
LEVEL 2	1	1,057.00	1,057.00
LEVEL 3-6	4	1,057.00	4,228.00
LEVEL 7	1	748.00	748.00
LEVEL 8-29	22	748.00	16,456.00
LEVEL 30	1	254.00	254.00
TOTAL AREA	32		24,593.00

TOTAL BFA (m²)

170 COLUMBIA	
PHASE 1	29,544.00
PHASE 2	24,718.00
TOTAL	54,262.00
180 COLUMBIA	
PHASE 3	28,843.00
PHASE 4	20,112.00
PHASE 5	24,593.00
TOTAL	73,548.00
TOTAL BFA	**127,810.00**

NON-RESIDENTIAL USES AREA

	PHASE	AREA NAME	AREA (m²)
170 COLUMBIA			
170 COLUMBIA	PHASE 1	RETAIL 1	60 m²
170 COLUMBIA	PHASE 1	RETAIL 2	53 m²
170 COLUMBIA	PHASE 1	RETAIL 3	53 m²
170 COLUMBIA	PHASE 1	RETAIL 4	138 m²
170 COLUMBIA	PHASE 1	RETAIL 5	160 m²
PHASE 1			463 m²
170 COLUMBIA	PHASE 2	OFFICE SPACE 1	22 m²
170 COLUMBIA	PHASE 2	OFFICE SPACE 2	20 m²
PHASE 2			42 m²
170 COLUMBIA: 7			505 m²
180 COLUMBIA			
180 COLUMBIA	PHASE 3	RETAIL 5	85 m²
180 COLUMBIA	PHASE 3	RETAIL 6	61 m²
180 COLUMBIA	PHASE 3	RETAIL 7	130 m²
PHASE 3			277 m²
180 COLUMBIA	PHASE 4	OFFICE 201	116 m²
180 COLUMBIA	PHASE 4	OFFICE 202	72 m²
180 COLUMBIA	PHASE 4	OFFICE 203	72 m²
180 COLUMBIA	PHASE 4	OFFICE 204	158 m²
180 COLUMBIA	PHASE 4	OFFICE 205	134 m²
180 COLUMBIA	PHASE 4	OFFICE 206	72 m²
180 COLUMBIA	PHASE 4	OFFICE 207	72 m²
180 COLUMBIA	PHASE 4	OFFICE 208	128 m²
180 COLUMBIA	PHASE 4	OFFICE 301	183 m²
180 COLUMBIA	PHASE 4	OFFICE 302	72 m²
180 COLUMBIA	PHASE 4	OFFICE 303	72 m²
180 COLUMBIA	PHASE 4	OFFICE 304	162 m²
180 COLUMBIA	PHASE 4	OFFICE 305	201 m²
180 COLUMBIA	PHASE 4	OFFICE 306	72 m²
180 COLUMBIA	PHASE 4	OFFICE 307	72 m²
180 COLUMBIA	PHASE 4	OFFICE 308	133 m²
180 COLUMBIA	PHASE 4	RETAIL/OFFICE 1	63 m²
180 COLUMBIA	PHASE 4	RETAIL/OFFICE 2	63 m²
180 COLUMBIA	PHASE 4	RETAIL/OFFICE 3	137 m²
PHASE 4			2055 m²
180 COLUMBIA	PHASE 5	OFFICE SPACE 4	130 m²
PHASE 5			130 m²
180 COLUMBIA: 23			2462 m²
TOTAL AREAS			2967 m²

TOTAL UNIT AND BEDROOM COUNTS

PHASE	UNIT COUNT	BEDROOM COUNT	
PHASE 1	439	654	170 COLUMBIA
PHASE 2	379	555	
TOTAL	818	1,209	
PHASE 3	443	650	180 COLUMBIA
PHASE 4	268	392	
PHASE 5	378	638	
TOTAL	1,089	1,680	
TOTAL DEVE	1,907	2,889	

NON-RESIDENTIAL CALCULATION PER USE TYPE

Use Type	Calculation	Total Area
Retail	463 + 277	740 m²
Office	42 + 823 + 968 + 130	1,963 m²
Retail/Office	264	264 m²
Total Non-Residential Area	740 + 1,963 + 264	2,967 m²

NON-RESIDENTIAL USES AREA

170 COLUMBIA	AREA (m²)
PHASE 1	463
PHASE 2	42
TOTAL	505

180 COLUMBIA	
PHASE 3	277
PHASE 4	2055
PHASE 5	130
TOTAL	2462

TOTAL 2967

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7890

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
ZONING MATRIX

SCALE VERIFICATION:
1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:

DRAWING NO.:
A000

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER



CONTEXT PLAN-NTS
SCALE: N.T.S.

1 A100 **MASTER PLAN**
Scale: 1 : 350

FUTURE LOT SUBDIVISION STATISTICS

170 COLUMBIA LOT AREA		180 COLUMBIA LOT AREA	
PHASE 1 LOT AREA	0.26 Ha	PHASE 1 LOT AREA	0.27Ha
PHASE 2 LOT AREA	0.29 Ha	PHASE 2 LOT AREA	0.23 Ha
		PHASE 5 LOT AREA	0.26 Ha
170 COLUMBIA TOTAL LOT AREA:	**0.55Ha**	180 COLUMBIA TOTAL LOT AREA:	**0.76Ha**
FUTURE PARKLAND AND ROW DEDICATION LOT AREA	**0.29 Ha**		
TOTAL:	**0.84 Ha**		

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT: IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
MASTER PLAN

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
As indicated	

DRAWING NO.:
A100

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER



CONTEXT PLAN-NTS
SCALE: N.T.S.

SITE PLAN LEGEND

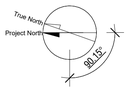
- PROPERTY LINE
- ROOF OUTLINE
- MAIN / SECONDARY ENTRANCE DOORS
- ACCESS TO LOADING/PARKING RAMP
- EMERGENCY EXIT
- PROPOSED LANDSCAPING BY FERRIS + ASSOCIATES
- XXX.XXm — PROPOSED GRADING ELEVATION-SEE GRADING PLAN PROVIDED BY WALTERFEDY
- XXX.XXm — EXISTING GRADING ELEVATION-SEE TOPOGRAPHIC SURVEY PREPARED BY IBW SURVEYORS
- X.X % — PROPOSED SLOPE-SEE GRADING PLAN PROVIDED BY WALTERFEDY
- PROPOSED SLOPE-SEE GRADING PLAN PROVIDED BY WALTERFEDY
- PROPOSED UNIT PAVING(PATTERN 1)
- PROPOSED UNIT PAVING(PATTERN 2)
- ROOF EXTENT
- ROOFTOP AMENITY LANDSCAPED AREA
- ROOF FOR TOWER
- LEVEL 7 PODIUM
- LEVEL 6 PODIUM
- LEVEL 2 PODIUM/CANOPY FOR LEVEL 1
- BALCONY EXTENT
- MPH ROOF

AVERAGE GRADES

PH3:	337.25m
PH1-2-4-5:	337.40m

TOWER STOREYS

PH1:	35
PH2:	30
PH3:	35
PH4:	25
PH5:	30



1 SITE PLAN
SCALE: 1 : 350

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT: IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT
170-180 COLUMBIA STREET WEST, WATERLOO

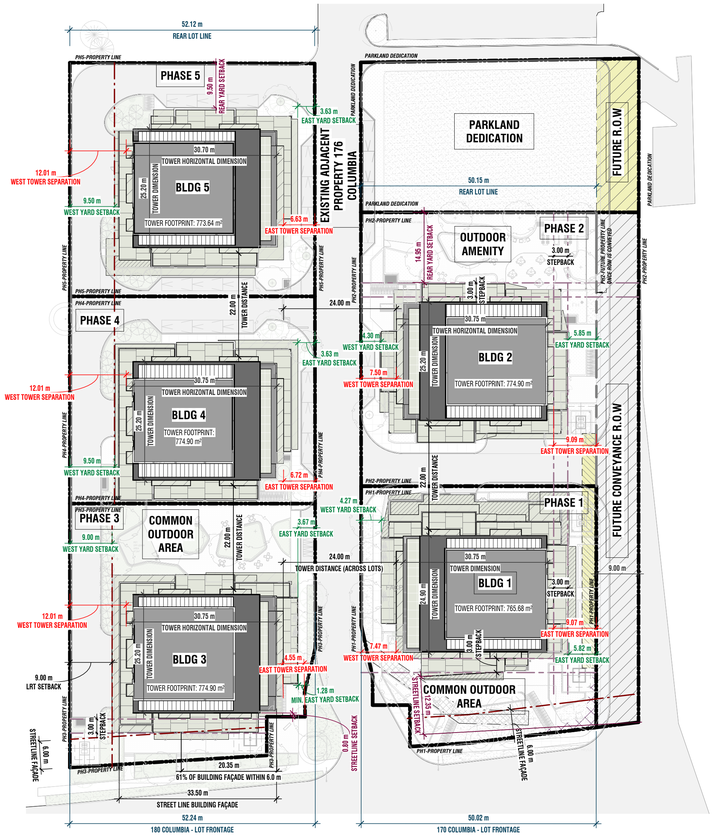
DRAWING:
SITE PLAN - 170 AND 180 COLUMBIA

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
As indicated	

DRAWING NO.:
A100a

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

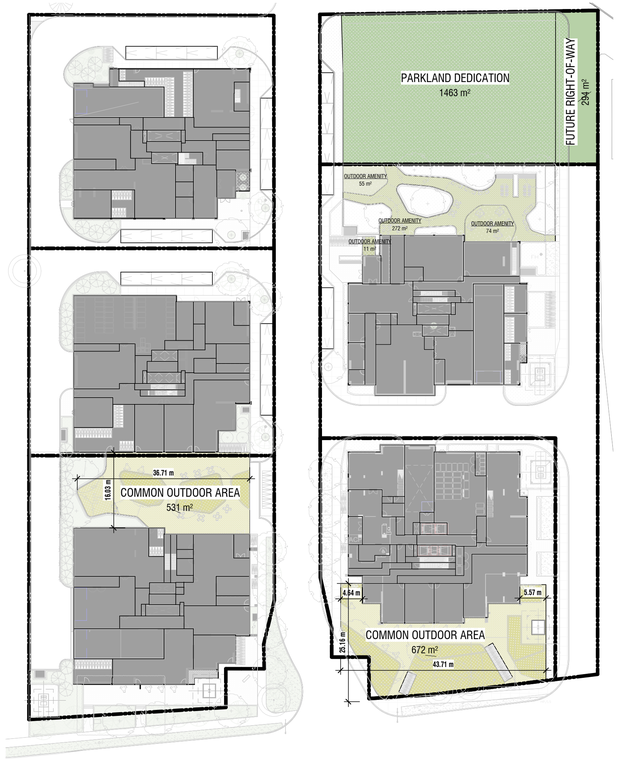


180 COLUMBIA LOT AREA: 0.7636 ha

170 COLUMBIA LOT AREA: 0.5504 ha

1 A100b **SETBACKS LEGEND**

Scale: 1 : 600



OUTDOOR AMENITY AND COMMON OUTDOOR

COMMON OUTDOOR AREA

PARKLAND DEDICATION

OUTDOOR AMENITY

COMMON OUTDOOR AREAS		
	CALCULATION TYPE	AREA (m²)
PHASE 1	COMMON OUTDOOR AREA	672 m²
PHASE 3-4	COMMON OUTDOOR AREA	531 m²
TOTAL DEVELOPMENT:		1203 m²

PARKLAND DEDICATION		
CALCULATION TYPE	AREA NAME	AREA (m²)
PARKLAND	PARKLAND DEDICATION	1463 m²
PARKLAND	FUTURE RIGHT-OF-WAY	294 m²
TOTAL DEVELOPMENT:		1757 m²

GROUND LEVEL OUTDOOR AMENITY		
CALCULATION TYPE	AREA NAME	AREA (m²)
PHASE 2	OUTDOOR AMENITY	272 m²
PHASE 2	OUTDOOR AMENITY	74 m²
PHASE 2	OUTDOOR AMENITY	55 m²
PHASE 2	OUTDOOR AMENITY	11 m²
TOTAL DEVELOPMENT:		412 m²

3 A100b **LEVEL 1 -COMMON OUTDOOR AREAS, OUTDOOR AMENITIES & PARKLAND DEDICATION**

Scale: 1 : 600



LANDSCAPED OPEN AREA

PHASE	SOFT LANDSCAPE	HARD LANDSCAPE	TOTAL OPEN LANDSCAPE
PHASE 1	620.47 m²	561.18 m²	1,181.65 m²
PHASE 2	497.33 m²	360.25 m²	857.58 m²
170 COLUMBIA TOTAL	1,117.80 m²	921.43 m²	2,039.23 m²
PHASE 3	428.35 m²	694.88 m²	1,123.23 m²
PHASE 4	144.98 m²	212.38 m²	357.36 m²
PHASE 5	144.16 m²	280.82 m²	424.98 m²
180 COLUMBIA TOTAL	717.49 m²	1,188.08 m²	1,905.57 m²
GRAND TOTAL	1,835.29 m²	2,109.51 m²	3,944.80 m²

NOTE: AS PER *ZONING BY-LAW 2018-050 - AS AMENDED MARCH 23, 2026*
OPEN LANDSCAPE SPACE INCLUDES SOFT LANDSCAPE (AREAS PREDOMINANTLY USED FOR GROWTH) AND HARD LANDSCAPE ACCESSORY TO SOFT LANDSCAPE

2 A100b **LEVEL 1 - LANDSCAPED OPEN SPACE**

Scale: 1 : 600

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

170-180 COLUMBIA ST W - SITE PLAN STATISTICS

SCALE VERIFICATION:
1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
As indicated	

DRAWING NO.:

A100b

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Required Amenity Area

LOT	PHASE	UNITS	BEDROOMS	REQUIRED AMENITY (m²)
170 COLUMBIA	Phase 1	439	654	1,747.00
	Phase 2	379	555	1,489.00
170 COLUMBIA TOTAL	**PHASES 1 + 2**	**818**	**1,209**	**3,236.00**
180 COLUMBIA	Phase 3	443	650	1,743.00
	Phase 4	268	392	1,052.00
	Phase 5	378	638	1,654.00
180 COLUMBIA TOTAL	**PHASES 3 + 4 + 5**	**1,089**	**1,680**	**4,449.00**
TOTAL DEVELOPMENT	**ALL PHASES**	**1,907**	**2,889**	**7,685.00**

Private Amenity Area - Balconies

LOT	PHASE	PRIVATE AMENITY AREA (m²)
170 COLUMBIA	Phase 1	3,361.00
	Phase 2	2,747.00
170 COLUMBIA TOTAL	**PHASES 1+2**	**6,108.00**
180 COLUMBIA	Phase 3	3,377.00
	Phase 4	2,173.00
	Phase 5	2,978.00
180 COLUMBIA TOTAL	**PHASES 3+4+5**	**8,528.00**
TOTAL DEVELOPMENT	**ALL PHASES**	**14,636.00**

TOTAL COMMON INDOOR AND OUTDOOR AMENITY AREA

	LEVEL	AREA NAME	AREA (m²)
PHASE 1			
PHASE 1	LEVEL 1	INDOOR AMENITY	111 m²
PHASE 1	LEVEL 2	INDOOR AMENITY	220 m²
PHASE 1	LEVEL 2	OUTDOOR AMENITY	124 m²
PHASE 1	LEVEL 35	INDOOR AMENITY	102 m²
PHASE 1	LEVEL 35	OUTDOOR AMENITY	330 m²
			887 m²
PHASE 2			
PHASE 2	LEVEL 1	INDOOR AMENITY	200 m²
PHASE 2	LEVEL 1	OUTDOOR AMENITY	412 m²
PHASE 2	LEVEL 7	INDOOR AMENITY	206 m²
PHASE 2	LEVEL 7	OUTDOOR AMENITY	183 m²
PHASE 2	LEVEL 30	INDOOR AMENITY	92 m²
PHASE 2	LEVEL 30	OUTDOOR AMENITY	343 m²
			1437 m²
170 COLUMBIA			2324 m²
PHASE 3			
PHASE 3	LEVEL 7	INDOOR AMENITY	206 m²
PHASE 3	LEVEL 7	OUTDOOR AMENITY	154 m²
PHASE 3	LEVEL 35	INDOOR AMENITY	105 m²
PHASE 3	LEVEL 35	OUTDOOR AMENITY	322 m²
			787 m²
PHASE 4			
PHASE 4	LEVEL 4	INDOOR AMENITY	207 m²
PHASE 4	LEVEL 4	OUTDOOR AMENITY	126 m²
PHASE 4	LEVEL 25	INDOOR AMENITY	81 m²
PHASE 4	LEVEL 25	OUTDOOR AMENITY	361 m²
			775 m²
PHASE 5			
PHASE 5	LEVEL 7	INDOOR AMENITY	206 m²
PHASE 5	LEVEL 7	OUTDOOR AMENITY	142 m²
PHASE 5	LEVEL 30	INDOOR AMENITY	99 m²
PHASE 5	LEVEL 30	OUTDOOR AMENITY	323 m²
			771 m²
180 COLUMBIA			2333 m²
TOTAL AREAS: 47			4657 m²

TOTAL OUTDOOR ROOFTOP AMENITY (ABOVE 22 m)

	LEVEL	AREA NAME	AREA (m²)
PHASE 1			
PHASE 1	LEVEL 35	OUTDOOR AMENITY	330 m²
			330 m²
PHASE 2			
PHASE 2	LEVEL 7	OUTDOOR AMENITY	183 m²
PHASE 2	LEVEL 30	OUTDOOR AMENITY	343 m²
			526 m²
170 COLUMBIA			856 m²
PHASE 3			
PHASE 3	LEVEL 7	OUTDOOR AMENITY	154 m²
PHASE 3	LEVEL 35	OUTDOOR AMENITY	322 m²
			477 m²
PHASE 4			
PHASE 4	LEVEL 25	OUTDOOR AMENITY	361 m²
			361 m²
PHASE 5			
PHASE 5	LEVEL 7	OUTDOOR AMENITY	142 m²
PHASE 5	LEVEL 30	OUTDOOR AMENITY	323 m²
			465 m²
180 COLUMBIA			1303 m²
TOTAL AREAS: 13			2159 m²

A/P 3.A.4.4., A MAXIMUM OF 20% OF REQUIRED AMENITY AREA MAY BE OUTDOOR ROOFTOP AMENITY SPACE > 22 m ABOVE GRADE.

Rooftop Amenity Cap

Rooftop common outdoor amenity area has been capped at **20% of the total required amenity area for each building**. Any rooftop common outdoor amenity area exceeding the applicable 20% cap is not credited toward the required amenity area.

LOT	PHASE	COMMON OUTDOOR ROOFTOP AMENITY (m²)	TOTAL REQUIRED AMENITY (m²)	20% ROOFTOP CAP (m²)	EXCESS NOT CREDITABLE (m²)
170 COLUMBIA	Phase 1	330.00	1,747.00	349.40	**0.00**
	Phase 2	526.00	1,489.00	297.80	**228.20**
170 COLUMBIA TOTAL	**Phases 1+2**	**856.00**	**3,236.00**	**647.20**	**228.20**
180 COLUMBIA	Phase 3	477.00	1,743.00	348.60	**128.40**
	Phase 4	361.00	1,052.00	210.40	**150.60**
	Phase 5	465.00	1,654.00	330.80	**134.20**
180 COLUMBIA TOTAL	**Phases 3+4+5**	**1,303.00**	**4,449.00**	**889.80**	**413.20**
TOTAL DEVELOPMENT	**All Phases**	**2,159.00**	**7,685.00**	**1,537.00**	**641.40**

Building-Specific Amenity Compliance

LOT	PHASE	REQUIRED TOTAL AMENITY (m²)	MIN. COMMON @ 30% (m²)	CREDITABLE COMMON AMENITY AFTER ROOFTOP CAP (m²)	PRIVATE AMENITY PROVIDED (m²)	TOTAL CREDITABLE AMENITY PROVIDED (m²)	COMMON STATUS @ 30%	OVERALL STATUS (COMMON + PRIVATE)
170 COLUMBIA	Phase 1	**1,747.00**	**524.10**	**887.00**	**3,361.00**	**4,248.00**	**PASS**	**PASS**
	Phase 2	**1,489.00**	**446.70**	**1,208.80**	**2,747.00**	**3,955.80**	**PASS**	**PASS**
170 COLUMBIA TOTAL	Phases 1+2	**3,236.00**	**970.80**	**2,095.80**	**6,108.00**	**8,203.80**	**PASS**	**PASS**
180 COLUMBIA	Phase 3	**1,743.00**	**522.90**	**658.60**	**3,377.00**	**4,035.60**	**PASS**	**PASS**
	Phase 4	**1,052.00**	**315.60**	**624.40**	**2,173.00**	**2,797.40**	**PASS**	**PASS**
	Phase 5	**1,654.00**	**496.20**	**636.80**	**2,978.00**	**3,614.80**	**PASS**	**PASS**
180 COLUMBIA TOTAL	Phases 3+4+5	**4,449.00**	**1,334.70**	**1,919.80**	**8,528.00**	**10,447.80**	**PASS**	**PASS**
TOTAL DEVELOPMENT	ALL PHASES	**7,685.00**	**2,305.50**	**4,015.60**	**14,636.00**	**18,651.60**	**PASS**	**PASS**

RESIDENTIAL UNIT FLOOR AREA CALCULATION

PHASE	LEVEL	COUNT	AREA PER FLOOR (m²)	TOTAL AREA (m²)
PHASE 1	LEVEL 2	1	641.00	641.00
	LEVEL 3	1	913.00	913.00
	LEVEL 4	1	913.00	913.00
	LEVEL 5	1	913.00	913.00
	LEVEL 6	1	913.00	913.00
	LEVEL 7	1	616.00	616.00
	LEVEL 8-34	27	614.00	16,578.00
			TOTAL	21,487.00
PHASE 2	LEVEL 2	1	836.00	836.00
	LEVEL 3	1	937.00	937.00
	LEVEL 4	1	937.00	937.00
	LEVEL 5	1	937.00	937.00
	LEVEL 6	1	937.00	937.00
	LEVEL 7	1	396.00	396.00
	LEVEL 8	22	618.00	13,596.00
			TOTAL	18,576.00
PHASE 3	LEVEL 2	1	827.00	827.00
	LEVEL 3	1	936.00	936.00
	LEVEL 4	1	936.00	936.00
	LEVEL 5	1	936.00	936.00
	LEVEL 6	1	936.00	936.00
	LEVEL 7	1	396.00	396.00
	LEVEL 8	27	617.00	16,659.00
			TOTAL	21,626.00
PHASE 4	LEVEL 4	1	398.00	398.00
	LEVEL 5-24	20	618.00	12,360.00
			TOTAL	12,758.00
PHASE 5	LEVEL 2	1	781.00	781.00
	LEVEL 3	1	917.00	917.00
	LEVEL 4	1	917.00	917.00
	LEVEL 5	1	917.00	917.00
	LEVEL 6	1	917.00	917.00
	LEVEL 7	1	397.00	397.00
	LEVEL 8	22	619.00	13,618.00
			TOTAL	18,464.00
			ALL PHASES TOTAL	**92,911.00**

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

170-180 COLUMBIA ST W - SITE PLAN STATISTICS

SCALE VERIFICATION:
1 CM
1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	**APPROVED BY:**
A.A.	A.A.
SCALE:	PROJECT No:

DRAWING NO.:

A100c

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

PHASE 1

LEVEL	TYPE	COUNT	BEDROOM
LEVEL 2	BACHELOR	0	0
	1 BED	5	5
	2 BED	5	10
	3 BED	1	3
	TOTAL	11	18
	TOTAL NET	11	18
LEVEL 3-6	BACHELOR	0	0
	1 BED	7	7
	2 BED	8	16
	3 BED	1	3
	TOTAL	16	26
	TOTAL NET	64	104
LEVEL 7	BACHELOR	3	3
	1 BED	4	4
	2 BED	6	12
	3 BED	0	0
	TOTAL	13	19
	TOTAL NET	13	19
LEVEL 8-34	BACHELOR	3	3
	1 BED	4	4
	2 BED	6	12
	3 BED	0	0
	TOTAL	13	19
	TOTAL NET	351	513
TOTAL PHASE 1		439	654

PHASE 2

LEVEL	TYPE	COUNT	BEDROOM
LEVEL 2	BACHELOR	7	7
	1 BED	3	3
	2 BED	6	12
	3 BED	0	0
	TOTAL	16	22
	TOTAL NET	16	22
LEVEL 3-6	BACHELOR	5	5
	1 BED	3	3
	2 BED	9	18
		0	0
	TOTAL	17	26
	TOTAL NET	68	104
LEVEL 7	BACHELOR	0	0
	1 BED	7	7
	2 BED	2	4
	3 BED	0	0
	TOTAL	9	11
	TOTAL NET	9	11
LEVEL 8-29	BACHELOR	0	0
	1 BED	7	7
	2 BED	6	12
	3 BED	0	0
	TOTAL	13	19
	TOTAL NET	286	418
TOTAL PHASE 2		379	555

PHASE 3

LEVEL	TYPE	COUNT	BEDROOM
LEVEL 2	BACHELOR	5	5
	1 BED	3	3
	2 BED	7	14
	3 BED	0	0
	TOTAL	15	22
	TOTAL NET	15	22
LEVEL 3-6	BACHELOR	5	5
	1 BED	3	3
	2 BED	9	18
	3 BED	0	0
	TOTAL	17	26
	TOTAL NET	68	104
LEVEL 7	BACHELOR	3	3
	1 BED	4	4
	2 BED	2	4
	3 BED	0	0
	TOTAL	9	11
	TOTAL NET	9	11
LEVEL 8-34	BACHELOR	3	3
	1 BED	4	4
	2 BED	6	12
	3 BED	0	0
	TOTAL	13	19
	TOTAL NET	351	513
TOTAL PHASE 3		443	650

PHASE 4

LEVEL	TYPE	COUNT	BEDROOM
LEVEL 4	BACHELOR	0	0
	1 BED	4	4
	2 BED	4	8
	3 BED	0	0
	TOTAL	8	12
	TOTAL NET	8	12
LEVEL 5-24	BACHELOR	3	3
	1 BED	4	4
	2 BED	6	12
	3 BED	0	0
	TOTAL	13	19
	TOTAL NET	260	380
TOTAL PHASE 4		268	392

PHASE 5

LEVEL	TYPE	COUNT	BEDROOM
LEVEL 2	BACHELOR	5	5
	1 BED	4	4
	2 BED	6	12
	3 BED	0	0
	TOTAL	15	21
	TOTAL NET	15	21
LEVEL 3-6	BACHELOR	5	5
	1 BED	4	4
	2 BED	8	16
	3 BED	0	0
	TOTAL	17	25
	TOTAL NET	68	100
LEVEL 7	BACHELOR	3	3
	1 BED	4	4
	2 BED	2	4
	3 BED	0	0
	TOTAL	9	11
	TOTAL NET	9	11
LEVEL 8-29	BACHELOR	3	3
	1 BED	0	0
	2 BED	10	20
	3 BED	0	0
	TOTAL	13	23
	TOTAL NET	286	506
TOTAL PHASE 5		378	638

TOTAL UNIT AND BEDROOM COUNTS

PHASE	UNIT COUNT	BEDROOM COUNT	
PHASE 1	439	654	170 COLUMBIA
PHASE 2	379	555	
TOTAL	818	1,209	
PHASE 3	443	650	180 COLUMBIA
PHASE 4	268	392	
PHASE 5	378	638	
TOTAL	1,089	1,680	
TOTAL DEVE	1,907	2,889	

ACCESSIBLE PARKING COMPLIANCE

LOT	PHASES	TOTAL PARKING PROVIDED	TABLE 6D MIN TYPE A	TYPE A PROVIDED	TYPE A OK?	TABLE 6D MIN TYPE B	TYPE B PROVIDED	TYPE B OK?
170 COLUMBIA	PHASE 1 + PHASE 2	100	2	2	YES	2	2	YES
180 COLUMBIA	PHASE 3 + PHASE 4 + PHASE 5	309	4	6	YES	5	9	YES
TOTAL DEVELOPMENT	ALL PHASES	409	6	8	YES	7	11	YES

REQUIRED BICYCLE SPACES AS PER ZONING BY-LAW 2018-050 - AS AMENDED MARCH 23, 2026 (SECTION 6.6)

BICYCLE PARKING

RESIDENTIAL USES

REQUIRED BICYCLE PARKING

PHASE	UNIT COUNT	TYPE A (0.3)	TYPE B (0.3)	TOTAL
PHASE 1	439	131.70	131.70	264
PHASE 2	379	113.70	113.70	228
	818	245.40	245.40	492
PHASE 3	443	132.90	132.90	266
PHASE 4	268	80.40	80.40	161
PHASE 5	378	113.40	113.40	227
	1089	326.70	326.70	654
TOTAL	1907	572.10	572.10	1146

NON-RESIDENTIAL USES - BIKE REQUIREMENT

REQUIRED (0.6 PER 100SM OF NON-RES AREA)

	PHASE	BIKES AREA (m²)	BIKES REQUIRED
170 COLUMBIA	PHASE 1	463 m²	3
170 COLUMBIA	PHASE 2	42 m²	1
170 COLUMBIA		505 m²	4
180 COLUMBIA	PHASE 3	277 m²	2
180 COLUMBIA	PHASE 4	2055 m²	13
180 COLUMBIA	PHASE 5	130 m²	1
180 COLUMBIA		2462 m²	16
TOTAL		2967 m²	20

TOTAL BIKE PARKING REQUIRED BY ZONING BY-LAW:
1,146 + 20 = 1,166 ON 170 & 180 COLUMBIA

AS PER SECTION 6.6.2.C.i.B: MINIMUM 50% OF REQUIRED NON-RESIDENTIAL BIKE PARKING SHALL BE PROVIDED AS TYPE A

PROPOSED BIKE PARKING, PER PHASE, PER LOT, AND GRAND TOTAL

TOTAL BICYCLES COUNT PER PHASE

PHASE	LEVEL	TYPE	COUNT
Phase 1	PH1-BASEMENT P1	STACKED	270
Phase 1	PH1-LEVEL 1	OUTDOOR	28
Phase 1			298
Phase 2	PH2-BASEMENT P1	SINGLE	47
Phase 2	PH2-BASEMENT P1	STACKED	36
Phase 2	PH2-BASEMENT P2	SINGLE	48
Phase 2	PH2-BASEMENT P2	STACKED	36
Phase 2	PH2-LEVEL 1	OUTDOOR	23
Phase 2	PH2-LEVEL 1	SINGLE	11
Phase 2	PH2-LEVEL 1	STACKED	36
Phase 2			237
Phase 3	PH3-BASEMENT P1	SINGLE	13
Phase 3	PH3-BASEMENT P1	STACKED	98
Phase 3	PH3-BASEMENT P2	SINGLE	13
Phase 3	PH3-BASEMENT P2	STACKED	98
Phase 3	PH3-LEVEL 1	OUTDOOR	16
Phase 3	PH3-LEVEL 1	STACKED	40
Phase 3			278
Phase 4	PH4-BASEMENT P1	SINGLE	20
Phase 4	PH4-BASEMENT P1	STACKED	30
Phase 4	PH4-BASEMENT P2	SINGLE	27
Phase 4	PH4-BASEMENT P2	STACKED	50
Phase 4	PH4-LEVEL 1	OUTDOOR	10
Phase 4	PH4-LEVEL 1	STACKED	52
Phase 4			189
Phase 5	PH5-BASEMENT P1	SINGLE	17
Phase 5	PH5-BASEMENT P1	STACKED	48
Phase 5	PH5-BASEMENT P2	SINGLE	16
Phase 5	PH5-BASEMENT P2	STACKED	44
Phase 5	PH5-LEVEL 1	OUTDOOR	5
Phase 5	PH5-LEVEL 1	SINGLE	4
Phase 5	PH5-LEVEL 1	STACKED	98
Phase 5			232
TOTAL DEVELOPMENT			1234

TOTAL RESIDENTIAL BIKE PARKING COUNTS PER PHASE, LOT AND TYPE

LOT	PHASE	Type A (SINGLE + STACKED IN SECURED ROOMS)	Type A (RESIDENTIAL ONLY) SINGLE + STACKED	Type B (OUTDOOR - SHORT-TERM)	TOTAL RESIDENTIAL BIKES
170 COLUMBIA	Phase 1	270	266	28	294
170 COLUMBIA	Phase 2	214	213	23	236
		484	479	51	530
180 COLUMBIA	Phase 3	262	260	16	276
180 COLUMBIA	Phase 4	179	165	10	175
180 COLUMBIA	Phase 5	227	226	5	231
		668	651	31	682
GRAND TOTAL		1152	1,130	82	**1,212**

GRAND TOTAL BIKE PARKING COUNTS PER PHASE AND LOT

LOT	PHASE	COUNT	TOTAL BIKE COUNT
170 COLUMBIA	Phase 1	163	298
170 COLUMBIA	Phase 2	183	237
		346	535
180 COLUMBIA	Phase 3	160	278
180 COLUMBIA	Phase 4	123	189
180 COLUMBIA	Phase 5	137	232
		420	699
TOTAL		766	1234

TOTAL NON-RESIDENTIAL BIKE PARKING COUNTS

NON-RES BIKE PARKING	
PHASE	TYPE A
PHASE 1	4
PHASE 2	1
170 COL.	**5**
PHASE 3	2
PHASE 4	14
PHASE 5	1
180 COL.	**17**
TOTAL	**22**

TOTAL: 1,234 BICYCLE PARKING PROVIDED IN 170 & 180 COLUMBIA

AS PER SECTION 6.6.2.C.i.B, ALL REQUIRED NON-RESIDENTIAL BICYCLE PARKING SPACES ARE PROPOSED WITHIN SECURE BICYCLE STORAGE ROOMS (TYPE A) TO COMPLY WITH THE APPLICABLE REQUIREMENTS. ADDITIONAL SHORT-TERM BICYCLE PARKING IS PROVIDED IN EXCESS OF THE MINIMUM TOTAL REQUIREMENT AND WILL BE AVAILABLE AS PART OF THE OVERALL MASTER PLAN.

VEHICULAR PARKING COUNTS

PARKING COUNTS PER PHASE

	Level	PARKING COUNT	PARKING TYPE
Phase 2			
Phase 2	PH2-BASEMENT P1	46	TYP.
Phase 2	PH2-BASEMENT P1	1	type A
Phase 2	PH2-BASEMENT P1	1	type B
Phase 2	PH2-BASEMENT P2	47	TYP.
Phase 2	PH2-BASEMENT P2	1	type A
Phase 2	PH2-BASEMENT P2	1	type B
Phase 2	PH2-LEVEL 1	3	TYP.
		100	
Phase 3			
Phase 3	PH3-BASEMENT P1	42	TYP.
Phase 3	PH3-BASEMENT P1	1	type A
Phase 3	PH3-BASEMENT P1	1	type B
Phase 3	PH3-BASEMENT P2	44	TYP.
Phase 3	PH3-BASEMENT P2	1	type A
Phase 3	PH3-BASEMENT P2	1	type B
		90	
Phase 4			
Phase 4	PH4-BASEMENT P1	48	TYP.
Phase 4	PH4-BASEMENT P1	1	type A
Phase 4	PH4-BASEMENT P1	2	type B
Phase 4	PH4-BASEMENT P2	48	TYP.
Phase 4	PH4-BASEMENT P2	1	type A
Phase 4	PH4-BASEMENT P2	2	type B
Phase 4	PH4-LEVEL 1	6	TYP.
		108	
Phase 5			
Phase 5	PH5-BASEMENT P1	44	TYP.
Phase 5	PH5-BASEMENT P1	1	type A
Phase 5	PH5-BASEMENT P1	2	type B
Phase 5	PH5-BASEMENT P2	53	TYP.
Phase 5	PH5-BASEMENT P2	1	type A
Phase 5	PH5-BASEMENT P2	1	type B
Phase 5	PH5-LEVEL 1	9	TYP.
		111	
TOTAL		409	

PARKING COUNTS	
NON-RESIDENTIAL USES ONLY	
PHASE	AREA (m²)
PHASE 1	463 m²
PHASE 2	42 m²
PHASE 3	277 m²
PHASE 4	2055 m²
PHASE 5	130 m²
TOTAL AREAS	2967 m²

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT: IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT
170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
170-180 COLUMBIA ST W - SITE PLAN STATISTICS

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

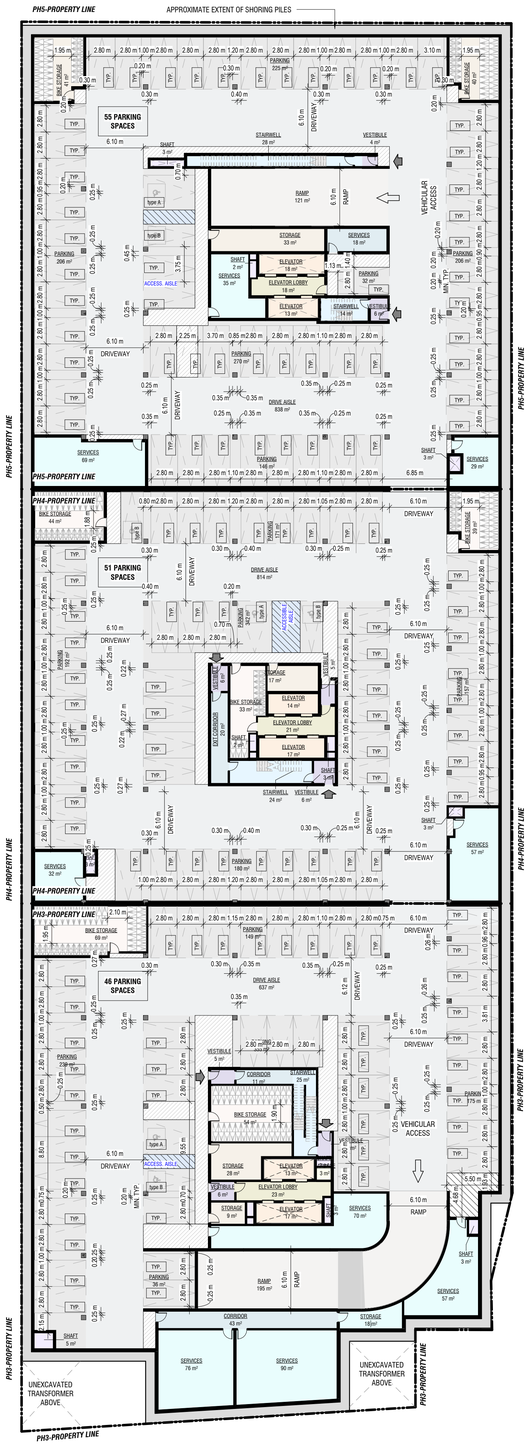
DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE: 1 : 50	PROJECT No:

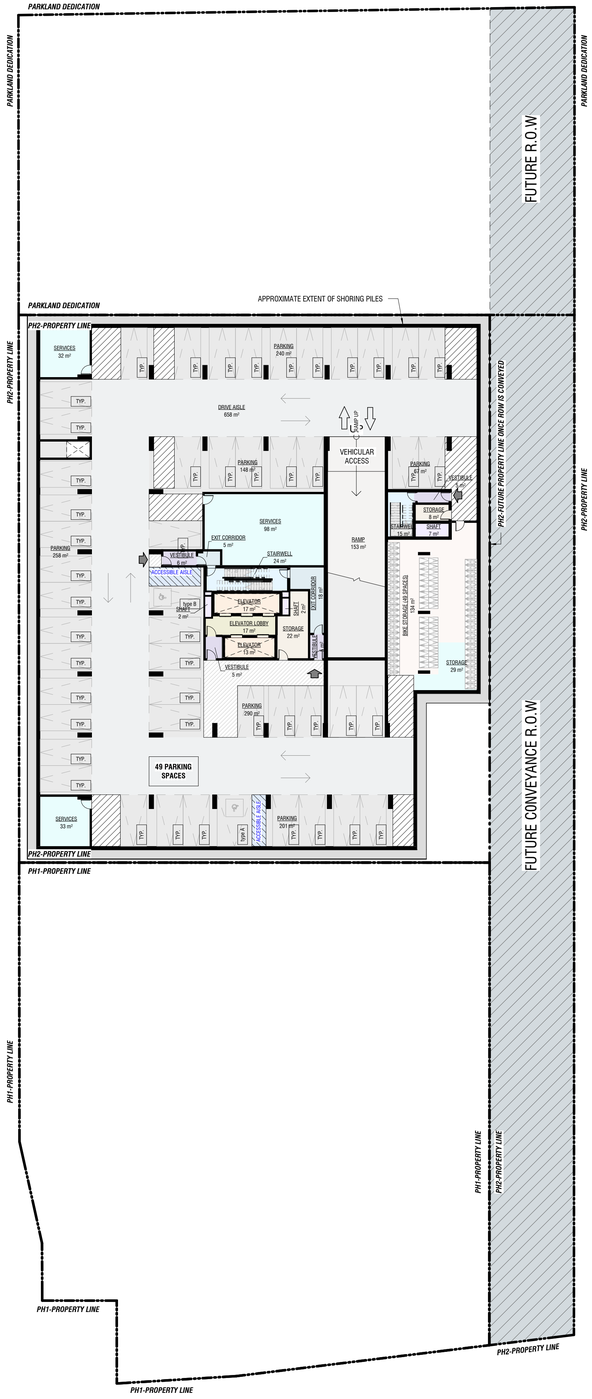
DRAWING NO.: A100d

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- BIKE STORAGE
- CORRIDOR
- DRIVE AISLE
- ELEVATOR
- GARBAGE
- LOBBY
- PARKING
- RAMP
- SERVICES
- SHAFT
- STAIRS
- STORAGE
- VESTIBULE





PARKING COUNTS PER PHASE

	Level	PARKING COUNT	PARKING TYPE
Phase 2			
Phase 2	PH2-BASEMENT P1	46	TYP.
Phase 2	PH2-BASEMENT P1	1	type A
Phase 2	PH2-BASEMENT P1	1	type B
Phase 2	PH2-BASEMENT P2	47	TYP.
Phase 2	PH2-BASEMENT P2	1	type A
Phase 2	PH2-BASEMENT P2	1	type B
Phase 2	PH2-LEVEL 1	3	TYP.
		100	
Phase 3			
Phase 3	PH3-BASEMENT P1	42	TYP.
Phase 3	PH3-BASEMENT P1	1	type A
Phase 3	PH3-BASEMENT P1	1	type B
Phase 3	PH3-BASEMENT P2	44	TYP.
Phase 3	PH3-BASEMENT P2	1	type A
Phase 3	PH3-BASEMENT P2	1	type B
		90	
Phase 4			
Phase 4	PH4-BASEMENT P1	48	TYP.
Phase 4	PH4-BASEMENT P1	1	type A
Phase 4	PH4-BASEMENT P1	2	type B
Phase 4	PH4-BASEMENT P2	48	TYP.
Phase 4	PH4-BASEMENT P2	1	type A
Phase 4	PH4-BASEMENT P2	2	type B
Phase 4	PH4-LEVEL 1	6	TYP.
		108	
Phase 5			
Phase 5	PH5-BASEMENT P1	44	TYP.
Phase 5	PH5-BASEMENT P1	1	type A
Phase 5	PH5-BASEMENT P1	2	type B
Phase 5	PH5-BASEMENT P2	53	TYP.
Phase 5	PH5-BASEMENT P2	1	type A
Phase 5	PH5-BASEMENT P2	1	type B
Phase 5	PH5-LEVEL 1	9	TYP.
		111	
TOTAL		409	

NOTES FOR UNDERGROUND PARKING:

1. PARKING SPACE DIMENSIONS COMPLY WITH TABLE 6B:PARKING SPACE DIMENSIONS OF SECTION 6.1.5 OF THE CITY OF WATERLOO ZONING BY-LAW - 2018-050.
   THE DENOTED TYPICAL PARKING SPACES ARE 2.8 METERS IN WIDTH AND A MINIMUM OF 200mm TYPICAL OFFSET FROM OBSTACLES ON THE SIDES.
2. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH SECTION 6.4. OF THE CITY OF WATERLOO ZONING BY-LAW - 2018-050.

1 A101 **BASEMENT P2**

Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

PARKING LEVEL 2 - AREA PLAN

SCALE VERIFICATION:

1 CM | 1 INCH

THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
As indicated	

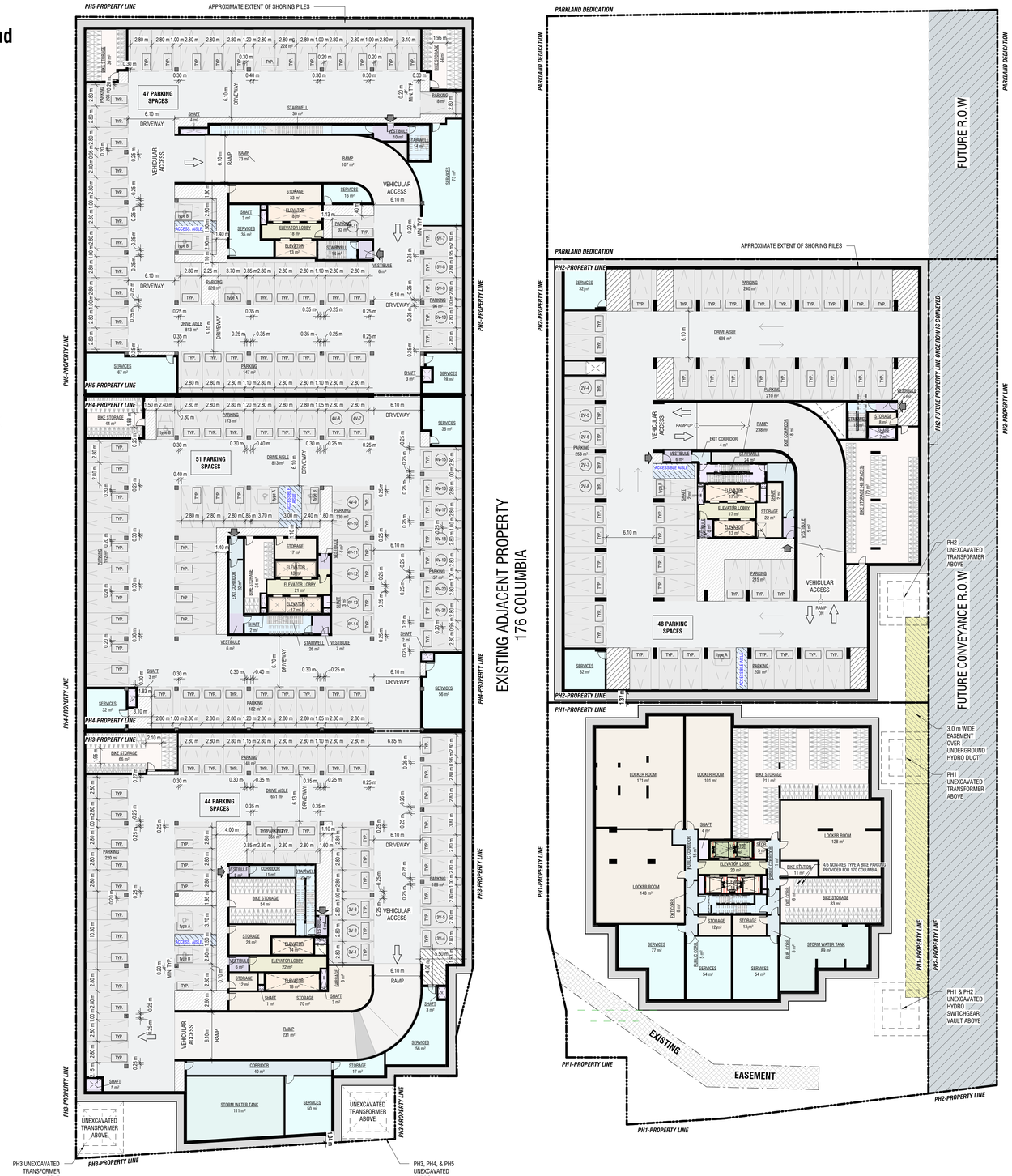
DRAWING NO.:

A101

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- BIKE STORAGE
- CORRIDOR
- DRIVE AISLE
- ELEVATOR
- GARBAGE
- LOBBY
- PARKING
- RAMP
- SERVICES
- SHAFT
- STAIRS
- STORAGE
- STORM WATER TANK
- VESTIBULE



1 / A102 **BASEMENT P1**
Scale: 1 : 300

PARKING COUNTS PER PHASE

Level		PARKING COUNT	PARKING TYPE
Phase 2			
Phase 2	PH2-BASEMENT P1	46	TYP.
Phase 2	PH2-BASEMENT P1	1	type A
Phase 2	PH2-BASEMENT P1	1	type B
Phase 2	PH2-BASEMENT P2	47	TYP.
Phase 2	PH2-BASEMENT P2	1	type A
Phase 2	PH2-BASEMENT P2	1	type B
Phase 2	PH2-LEVEL 1	3	TYP.
		100	
Phase 3			
Phase 3	PH3-BASEMENT P1	42	TYP.
Phase 3	PH3-BASEMENT P1	1	type A
Phase 3	PH3-BASEMENT P1	1	type B
Phase 3	PH3-BASEMENT P2	44	TYP.
Phase 3	PH3-BASEMENT P2	1	type A
Phase 3	PH3-BASEMENT P2	1	type B
		90	
Phase 4			
Phase 4	PH4-BASEMENT P1	48	TYP.
Phase 4	PH4-BASEMENT P1	1	type A
Phase 4	PH4-BASEMENT P1	2	type B
Phase 4	PH4-BASEMENT P2	48	TYP.
Phase 4	PH4-BASEMENT P2	1	type A
Phase 4	PH4-BASEMENT P2	2	type B
Phase 4	PH4-LEVEL 1	6	TYP.
		108	
Phase 5			
Phase 5	PH5-BASEMENT P1	44	TYP.
Phase 5	PH5-BASEMENT P1	1	type A
Phase 5	PH5-BASEMENT P1	2	type B
Phase 5	PH5-BASEMENT P2	53	TYP.
Phase 5	PH5-BASEMENT P2	1	type A
Phase 5	PH5-BASEMENT P2	1	type B
Phase 5	PH5-LEVEL 1	9	TYP.
		111	
TOTAL		409	

NOTES FOR UNDERGROUND PARKING:

1. PARKING SPACE DIMENSIONS COMPLY WITH TABLE 6B:PARKING SPACE DIMENSIONS OF SECTION 6.1.5 OF THE CITY OF WATERLOO ZONING BY-LAW - 2018-050.
   THE DENOTED TYPICAL PARKING SPACES ARE 2.8 METERS IN WIDTH AND A MINIMUM OF 200mm TYPICAL OFFSET FROM OBSTACLES ON THE SIDES.
2. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH SECTION 6.4. OF THE CITY OF WATERLOO ZONING BY-LAW - 2018-050.

RESIDENTIAL PARKING			
	PHASE	LEVEL	COUNT
170 COLUMBIA	Phase 2	PH2-BASEMENT P1	43
170 COLUMBIA	Phase 2	PH2-BASEMENT P2	49
180 COLUMBIA	Phase 3	PH3-BASEMENT P1	39
180 COLUMBIA	Phase 3	PH3-BASEMENT P2	46
180 COLUMBIA	Phase 4	PH4-BASEMENT P1	36
180 COLUMBIA	Phase 4	PH4-BASEMENT P2	51
180 COLUMBIA	Phase 5	PH5-BASEMENT P1	42
180 COLUMBIA	Phase 5	PH5-BASEMENT P2	55
180 COLUMBIA	Phase 5	PH5-LEVEL 1	3
TOTAL			364

VISITOR PARKING			
	PHASE	LEVEL	COUNT
170 COLUMBIA	Phase 2	PH2-BASEMENT P1	5
170 COLUMBIA	Phase 2	PH2-LEVEL 1	3
180 COLUMBIA	Phase 3	PH3-BASEMENT P1	5
180 COLUMBIA	Phase 4	PH4-BASEMENT P1	15
180 COLUMBIA	Phase 4	PH4-LEVEL 1	6
180 COLUMBIA	Phase 5	PH5-BASEMENT P1	5
180 COLUMBIA	Phase 5	PH5-LEVEL 1	6
TOTAL			45

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
PARKING LEVEL1 - AREA PLAN

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

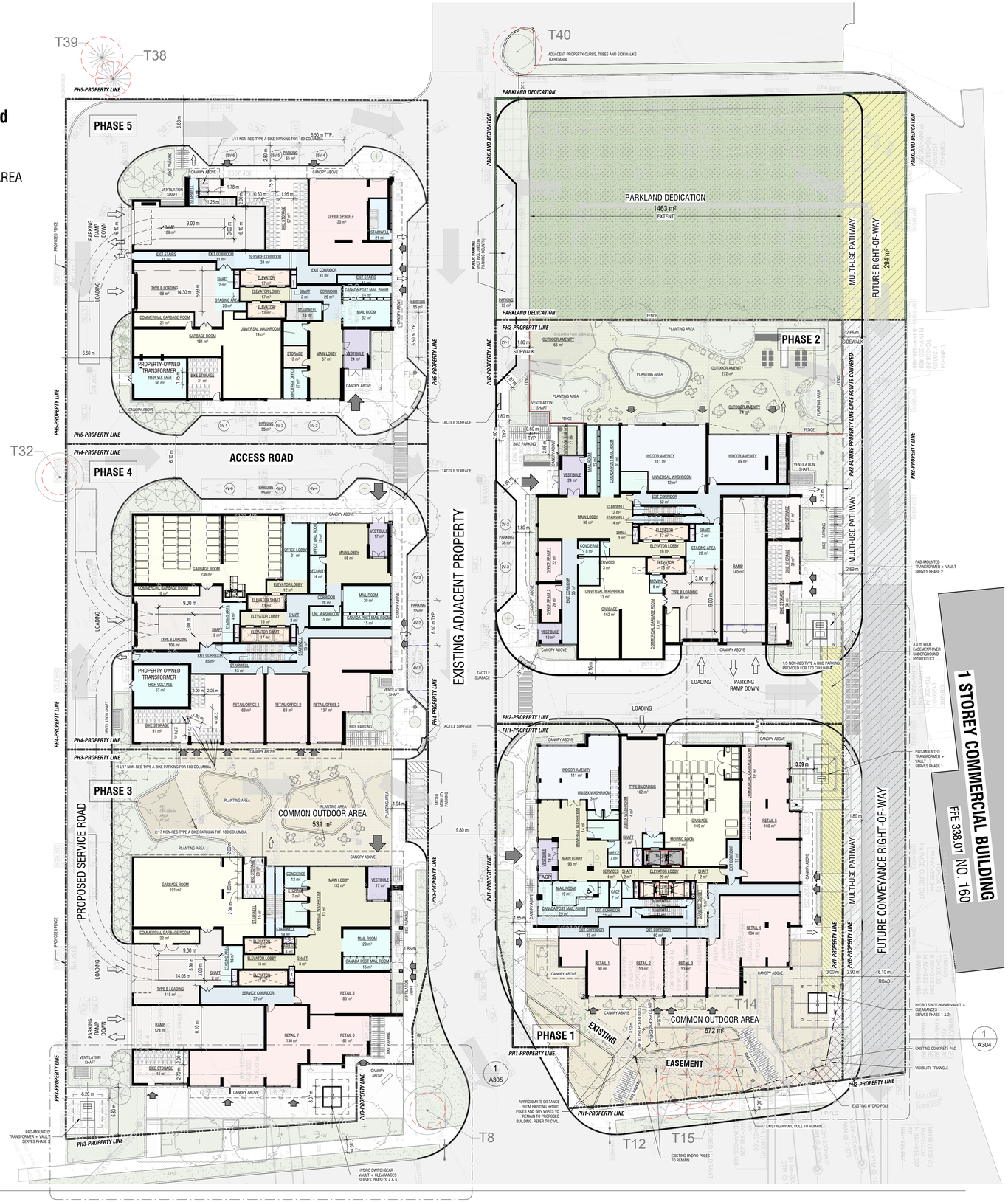
DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
As indicated	

DRAWING NO.:
A102

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- BIKE STORAGE
- COMMON OUTDOOR AREA
- CORRIDOR
- ELEVATOR
- GARBAGE
- INDOOR AMENITY
- LOADING
- LOBBY
- MERCANTILE
- OUTDOOR AMENITY
- PARKING
- RAMP
- SERVICES
- SHAFT
- STAIRS
- STORAGE
- VESTIBULE
- WASHROOM



True North
Project North
90.15°

1 / A103 **GROUND FLOOR FFE**
Scale: 1 : 300

NON-RESIDENTIAL USES ON GROUND LEVEL

	PHASE	AREA NAME	AREA (m²)
170 COLUMBIA			
170 COLUMBIA	PHASE 1	RETAIL 1	60 m²
170 COLUMBIA	PHASE 1	RETAIL 2	53 m²
170 COLUMBIA	PHASE 1	RETAIL 3	53 m²
170 COLUMBIA	PHASE 1	RETAIL 4	138 m²
170 COLUMBIA	PHASE 1	RETAIL 5	160 m²
PHASE 1: 5			463 m²
170 COLUMBIA	PHASE 2	OFFICE SPACE 1	22 m²
170 COLUMBIA	PHASE 2	OFFICE SPACE 2	20 m²
PHASE 2: 2			42 m²
180 COLUMBIA			
180 COLUMBIA	PHASE 3	RETAIL 5	85 m²
180 COLUMBIA	PHASE 3	RETAIL 6	61 m²
180 COLUMBIA	PHASE 3	RETAIL 7	130 m²
PHASE 3: 3			277 m²
180 COLUMBIA	PHASE 4	RETAIL/OFFICE 1	63 m²
180 COLUMBIA	PHASE 4	RETAIL/OFFICE 2	63 m²
180 COLUMBIA	PHASE 4	RETAIL/OFFICE 3	137 m²
PHASE 4: 3			264 m²
180 COLUMBIA	PHASE 5	OFFICE SPACE 4	130 m²
PHASE 5: 1			130 m²
TOTAL AREAS: 14			1176 m²

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
GROUND FLOOR - AREA PLAN

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

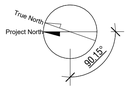
DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE: 1 : 300	PROJECT No:

DRAWING NO.:
A103

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- 1BR
- 1BR(BF)
- 2BR(BF)
- 3BR(BF)
- BACHELOR
- BACHELOR(BF)
- BALCONY
- CORRIDOR
- ELEVATOR
- GARBAGE
- INDOOR AMENITY
- LOBBY
- O.T.B.
- OFFICE
- OUTDOOR AMENITY
- SERVICES
- SHAFT
- STAIRS
- WASHROOM





1 A104 **LEVEL 2**
Scale: 1 : 300

NON-RESIDENTIAL USES ON LEVEL 2

	PHASE	AREA NAME	AREA (m²)
180 COLUMBIA			
180 COLUMBIA	PHASE 4	OFFICE 206	72 m²
180 COLUMBIA	PHASE 4	OFFICE 207	72 m²
180 COLUMBIA	PHASE 4	OFFICE 203	72 m²
180 COLUMBIA	PHASE 4	OFFICE 202	72 m²
180 COLUMBIA	PHASE 4	OFFICE 201	116 m²
180 COLUMBIA	PHASE 4	OFFICE 208	128 m²
180 COLUMBIA	PHASE 4	OFFICE 205	134 m²
180 COLUMBIA	PHASE 4	OFFICE 204	158 m²
PHASE 4: 8			823 m²
TOTAL AREAS: 8			823 m²

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
LEVEL 2 - AREA PLAN

SCALE VERIFICATION:
1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

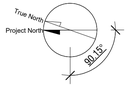
DRAWING NO.:
A104

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- 1BR
- 1BR(BF)
- 2BR(BF)
- 3BR(BF)
- BACHELOR
- BACHELOR(BF)
- BALCONY
- CORRIDOR
- ELEVATOR
- GARBAGE
- LOBBY
- OFFICE
- SERVICES
- SHAFT
- STAIRS
- WASHROOM





1 / A105 **LEVEL 3**
Scale: 1 : 300

NON-RESIDENTIAL USES ON LEVEL 3

LOT	PHASE	AREA NAME	AREA (m²)
180 COLUMBIA			
180 COLUMBIA	PHASE 4	OFFICE 306	72 m²
180 COLUMBIA	PHASE 4	OFFICE 307	72 m²
180 COLUMBIA	PHASE 4	OFFICE 303	72 m²
180 COLUMBIA	PHASE 4	OFFICE 302	72 m²
180 COLUMBIA	PHASE 4	OFFICE 308	133 m²
180 COLUMBIA	PHASE 4	OFFICE 304	162 m²
180 COLUMBIA	PHASE 4	OFFICE 301	183 m²
180 COLUMBIA	PHASE 4	OFFICE 305	201 m²
PHASE 4: 8			968 m²
TOTAL AREAS: 8			968 m²

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
LEVEL 3 - AREA PLAN

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE: 1 : 300	PROJECT No:

DRAWING NO.:
A105

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- 1BR
- 1BR(BF)
- 2BR
- 2BR(BF)
- 3BR(BF)
- BACHELOR
- BACHELOR(BF)
- BALCONY
- CORRIDOR
- ELEVATOR
- GARBAGE
- INDOOR AMENITY
- LOBBY
- OUTDOOR AMENITY
- SERVICES
- SHAFT
- STAIRS
- WASHROOM

True North
Project North
90.15°



1 / A106 **LEVEL 4**
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
LEVEL 4 - AREA PLAN

SCALE VERIFICATION:
1 CM
1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

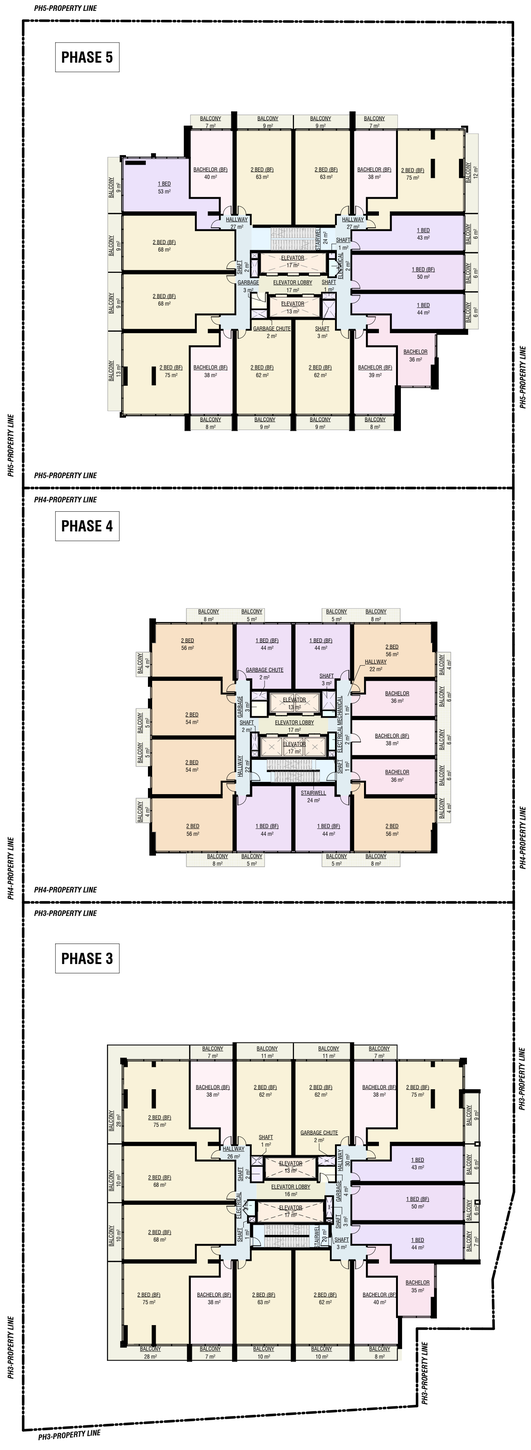
DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

DRAWING NO.:
A106

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- 1BR
- 1BR(BF)
- 2BR
- 2BR(BF)
- 3BR(BF)
- BACHELOR
- BACHELOR(BF)
- BALCONY
- CORRIDOR
- ELEVATOR
- GARBAGE
- LOBBY
- SERVICES
- SHAFT
- STAIRS



2 A107 **LEVEL 5**
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR LOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
LEVEL 5 - AREA PLAN

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE: 1 : 300	PROJECT No:

DRAWING NO.:
A107

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- 1BR
- 1BR(BF)
- 2BR
- BACHELOR
- BACHELOR(BF)
- BALCONY
- CORRIDOR
- ELEVATOR
- GARBAGE
- INDOOR AMENITY
- LOBBY
- OUTDOOR AMENITY
- SERVICES
- SHAFT
- STAIRS
- WASHROOM



1 / A108 **LEVEL 7**
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
LEVEL 7 - AREA PLAN

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

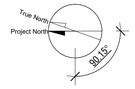
DRAWING NO.:
A108

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- 1BR
- 1BR(BF)
- 2BR
- 2BR(BF)
- BACHELOR
- BACHELOR(BF)
- BALCONY
- CORRIDOR
- ELEVATOR
- GARBAGE
- LOBBY
- SERVICES
- SHAFT
- STAIRS





1
A109

LEVEL 8

Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

LEVEL 8 - AREA PLAN

SCALE VERIFICATION:

1 CM | 1 INCH

THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

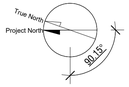
DRAWING NO.:

A109

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- 1BR
- 1BR(BF)
- 2BR
- 2BR(BF)
- BACHELOR
- BACHELOR(BF)
- BALCONY
- CORRIDOR
- ELEVATOR
- GARBAGE
- INDOOR AMENITY
- LOBBY
- ROOFTOP AMENITY
- SERVICES
- SHAFT
- STAIRS
- WASHROOM





2 / A110 LEVEL 25
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
LEVEL 25 - AREA PLAN

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

DRAWING NO.:
A110

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- 1BR
- 1BR(BF)
- 2BR
- BACHELOR
- BACHELOR(BF)
- BALCONY
- CORRIDOR
- ELEVATOR
- GARBAGE
- INDOOR AMENITY
- LOBBY
- ROOFTOP AMENITY
- SERVICES
- SHAFT
- STAIRS
- WASHROOM



1 / A111 **LEVEL 30**
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
LEVEL 30 - AREA PLAN

SCALE VERIFICATION:
1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

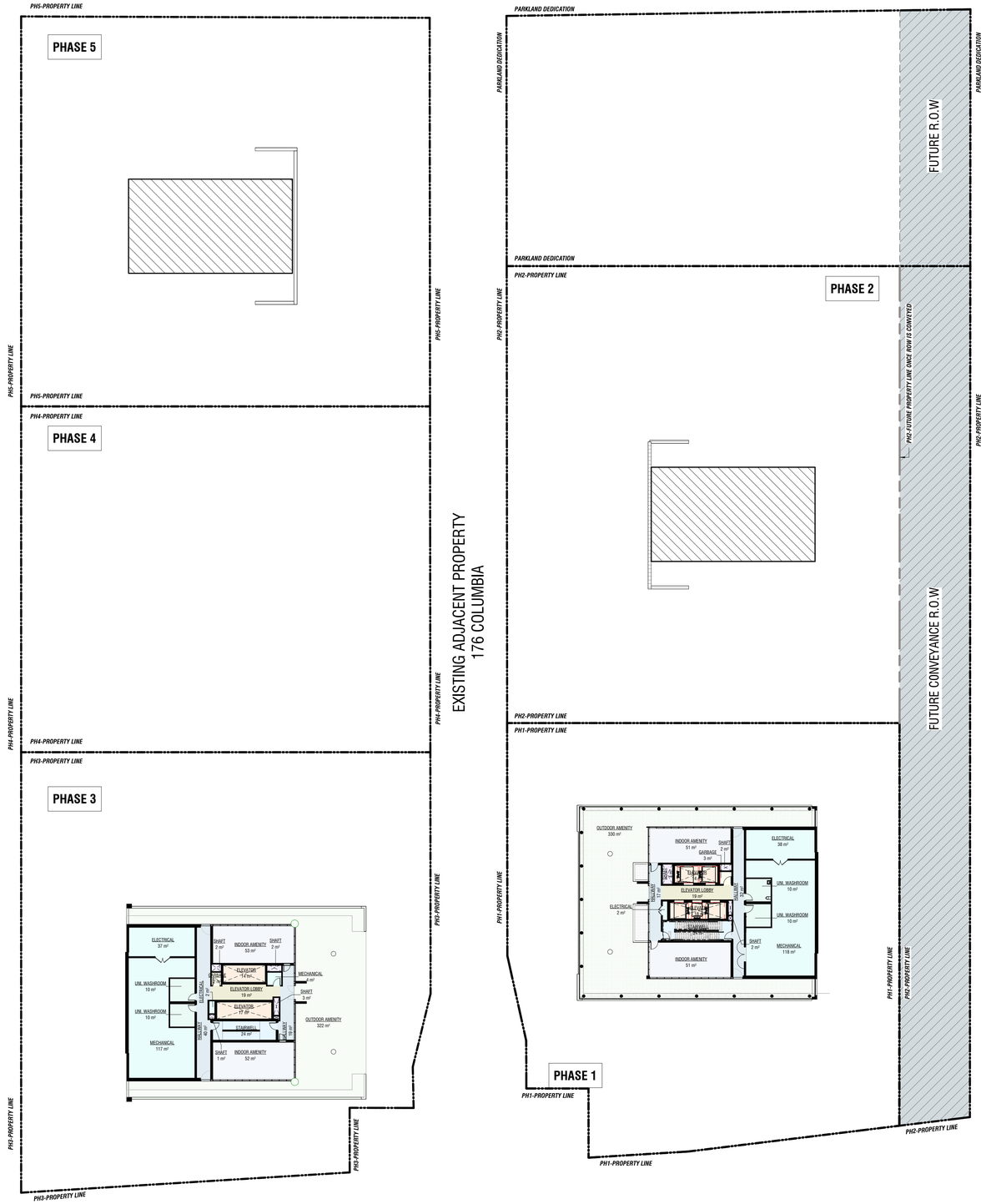
DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

DRAWING NO.:
A111

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- CORRIDOR
- ELEVATOR
- GARBAGE
- INDOOR AMENITY
- LOBBY
- ROOFTOP AMENITY
- SERVICES
- SHAFT
- STAIRS
- WASHROOM



1 / A112 **LEVEL 35**
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

LEVEL 35 - AREA PLAN

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

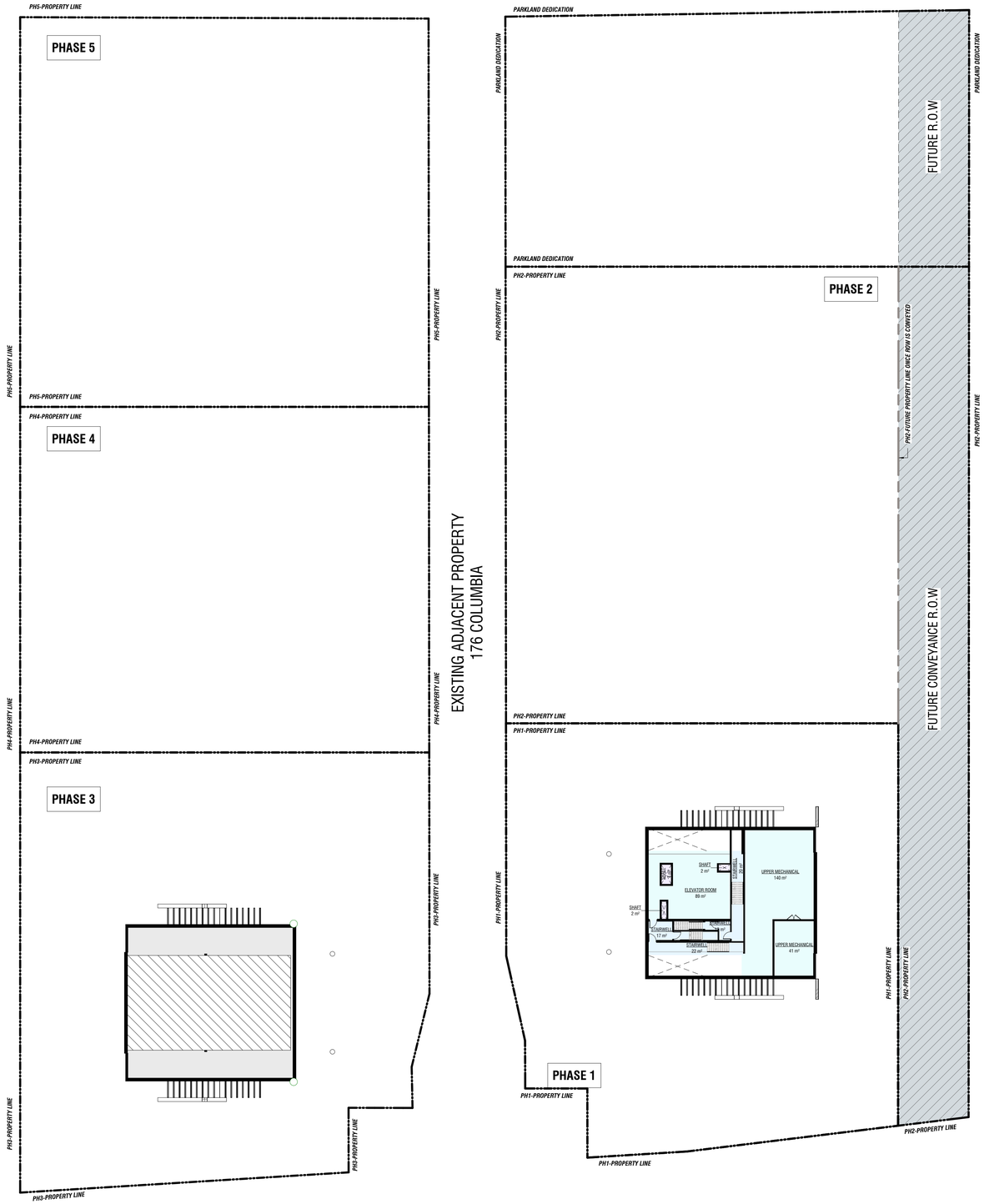
DRAWING NO.:

A112

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

Building Area Legend

- SERVICES
- SHAFT
- STAIRS



1 / A113 **PH1-MECHANICAL ROOM**

Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

UPPER MECHANICAL - AREA PLAN

SCALE VERIFICATION:

1 CM | 1 INCH

THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

DRAWING NO.:

A113

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

EXTERIOR FINISH MATERIAL SCHEDULE

1. ARCH. THIN STONE VENEER

COLOR : GRAY
PATTERN : TYPICAL RUNNING BOND PATTERN

2. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9162A
COLOR : PEARL
FINISH : CASHMERE SMOOTH
PATTERN : A/P ELEVATIONS

2a. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9168A
COLOR : CHARCOAL
FINISH : CASHMERE SMOOTH
PATTERN: A/P ELEVATIONS

2b. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH7452U
COLOR : HONEY
FINISH : URBAN CEDAR
PATTERN: VERTICAL ORIENTED

2c. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9136U
COLOR : DUSKY GRAY
FINISH : 8-REVEAL
PATTERN: VERTICAL ORIENTED

2d. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE:
COLOR : RED
FINISH : CUSTOM COLOR
PATTERN: A/P ELEVATIONS

3.PREFINISHED WINDOW WALL SYSTEM

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CRYSTAL BLUE INNER: CLEAR
SPANDREL: BLUE SINGLE PANE BACKPAINTED
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

4.PREFINISHED ALUMINUM STOREFRONT SYSTEM

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CLEAR INNER: CLEAR
SPANDREL: WHITE BACKPAINTED SINGLE PANE
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

5. PREFINISHED ALUMINUM & GLASS RAILING

GLASS COLOR: LIGHT GRAY
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)
MOUNT: SURFACED MOUNT

6.PAINTED METAL DOOR

COLOR : DARK GRAY
COATING : PAINTED

7.OVERHEAD ROLLED UP RUBBER DOOR (BY OTHERS)

8. SIGNAGE

STYLE : 3D LETTERS
COLOR : BLACK PRE FINISHED/ PAINTED BUILDING ADDRESS AND COMMERCIAL TENANT SIGNAGE. TENANT SIGN PERMITS BY OTHERS

9. EXTRUDED ALUMINUM LOUVERS

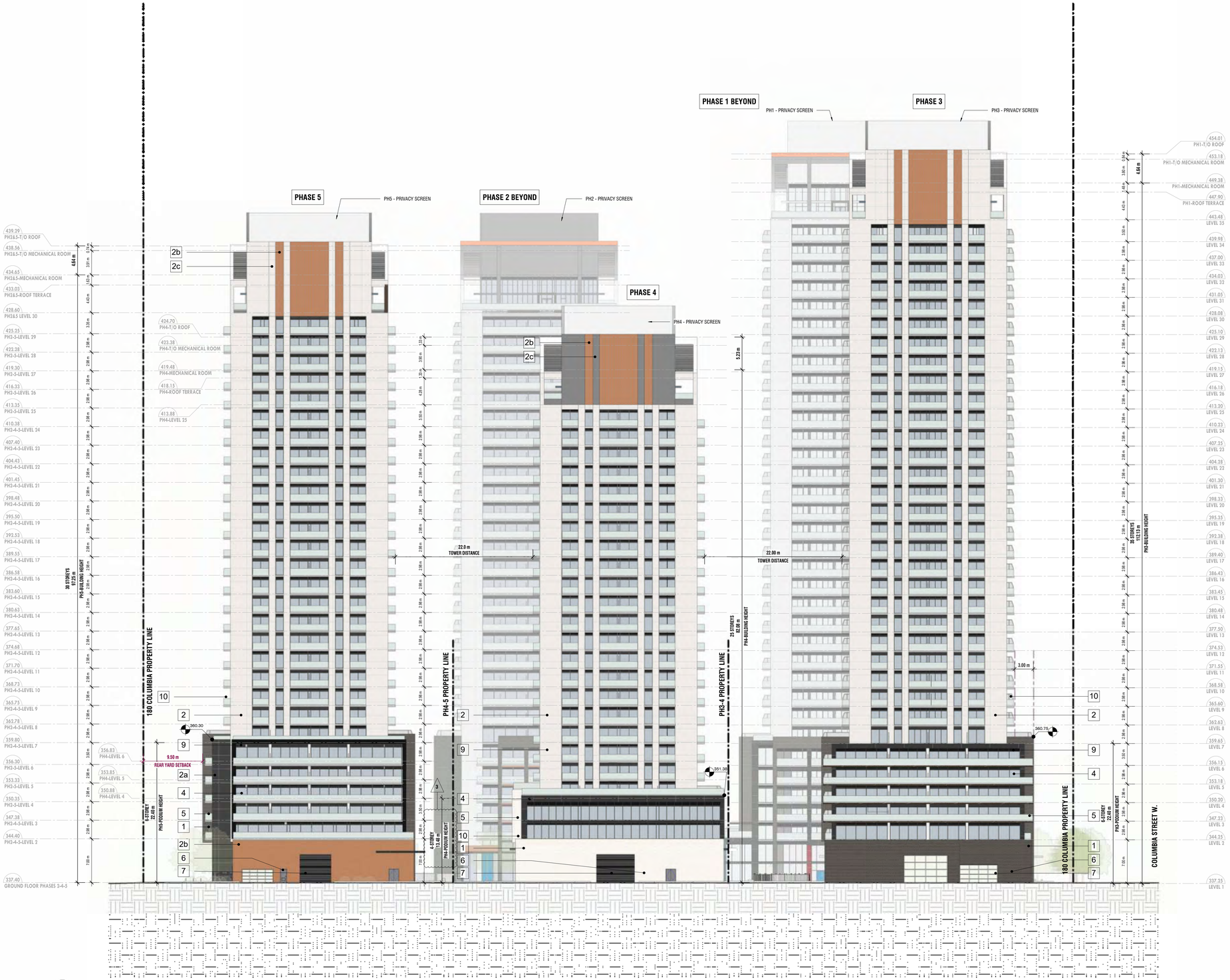
COLOR : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

10. PRE FINISHED ALUMINUM BALCONY DIVIDER

GLASS COLOR: CRYSTAL BLUE
FRAMING: ALUMINUM
COATING: ANODIZED

EXTERIOR FINISH LEGEND

- URBAN CEDAR
- CASHMERE SMOOTH
- 8 REVEAL
- THIN STONE VENEER



2 / A200 WEST ELEVATION
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
WEST ELEVATION

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
As indicated	

DRAWING NO.:
A200

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

EXTERIOR FINISH MATERIAL SCHEDULE

1. ARCH. THIN STONE VENEER

COLOR : GRAY
PATTERN : TYPICAL RUNNING BOND PATTERN

2. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9162A
COLOR : PEARL
FINISH : CASHMERE SMOOTH
PATTERN : A/P ELEVATIONS

2a. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9168A
COLOR : CHARCOAL
FINISH : CASHMERE SMOOTH
PATTERN: A/P ELEVATIONS

2b. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH7452U
COLOR : HONEY
FINISH : URBAN CEDAR
PATTERN: VERTICAL ORIENTED

2c. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9136U
COLOR : DUSKY GRAY
FINISH : 8-REVEAL
PATTERN: VERTICAL ORIENTED

2d. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE:
COLOR : RED
FINISH : CUSTOM COLOR
PATTERN: A/P ELEVATIONS

3.PREFINISHED WINDOW WALL SYSTEM

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CRYSTAL BLUE INNER: CLEAR
SPANDREL: BLUE SINGLE PANE BACKPAINTED
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

4.PREFINISHED ALUMINUM STOREFRONT SYSTEM

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CLEAR INNER: CLEAR
SPANDREL: WHITE BACKPAINTED SINGLE PANE
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

5. PREFINISHED ALUMINUM & GLASS RAILING

GLASS COLOR: LIGHT GRAY
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)
MOUNT: SURFACED MOUNT

6.PAINTED METAL DOOR

COLOR : DARK GRAY
COATING : PAINTED

7.OVERHEAD ROLLED UP RUBBER DOOR (BY OTHERS)

8. SIGNAGE

STYLE : 3D LETTERS
COLOR : BLACK PRE FINISHED/ PAINTED BUILDING ADDRESS AND COMMERCIAL TENANT SIGNAGE. TENANT SIGN PERMITS BY OTHERS

9. EXTRUDED ALUMINIUM LOUVERS

COLOR : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

10. PRE FINISHED ALUMINUM BALCONY DIVIDER

GLASS COLOR: CRYSTAL BLUE
FRAMING: ALUMINUM
COATING: ANODIZED

EXTERIOR FINISH LEGEND

URBAN CEDAR

CASHMERE SMOOTH

8 REVEAL

THIN STONE VENEER



1 / A201 **EAST ELEVATION**
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
EAST ELEVATION

SCALE VERIFICATION: 1 CM | 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
As indicated	

DRAWING NO.:
A201

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

EXTERIOR FINISH MATERIAL SCHEDULE

1. ARCH. THIN STONE VENEER

COLOR : GRAY
PATTERN : TYPICAL RUNNING BOND PATTERN

2. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9182A
COLOR : PEARL
FINISH : CASHMERE SMOOTH
PATTERN : A/P ELEVATIONS

2a. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9168A
COLOR : CHARCOAL
FINISH : CASHMERE SMOOTH
PATTERN: A/P ELEVATIONS

2b. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH7452U
COLOR : HONEY
FINISH : URBAN CEDAR
PATTERN: VERTICAL ORIENTED

2c. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9136U
COLOR : DUSKY GRAY
FINISH : 8-REVEAL
PATTERN: VERTICAL ORIENTED

24. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE:
COLOR : RED
FINISH : CUSTOM COLOR
PATTERN: A/P ELEVATIONS

3.PREFINISHED WINDOW WALL SYSTEM

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CRYSTAL BLUE INNER: CLEAR
SPANDREL: BLUE SINGLE PANE BACKPAINTED
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

4.PREFINISHED ALUMINUM STOREFRONT SYSTEM

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CLEAR INNER: CLEAR
SPANDREL: WHITE BACKPAINTED SINGLE PANE
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

5. PREFINISHED ALUMINUM & GLASS RAILING

GLASS COLOR: LIGHT GRAY
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)
MOUNT: SURFACED MOUNT

6.PAINTED METAL DOOR

COLOR : DARK GRAY
COATING : PAINTED

7.OVERHEAD ROLLED UP RUBBER DOOR (BY OTHERS)

8. SIGNAGE

STYLE : 3D LETTERS
COLOR : BLACK PRE FINISHED/ PAINTED BUILDING ADDRESS AND COMMERCIAL TENANT SIGNAGE. TENANT SIGN PERMITS BY OTHERS

9. EXTRUDED ALUMINUM LOUVERS

COLOR : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

10. PRE FINISHED ALUMINUM BALCONY DIVIDER

GLASS COLOR: CRYSTAL BLUE
FRAMING: ALUMINUM
COATING: ANODIZED

EXTERIOR FINISH LEGEND

- URBAN CEDAR
- CASHMERE SMOOTH
- 8 REVEAL
- THIN STONE VENEER



1 / A202 SOUTH ELEVATION
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
SOUTH ELEVATION

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
As indicated	

DRAWING NO.:
A202

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER

EXTERIOR FINISH MATERIAL SCHEDULE

1. ARCH. THIN STONE VENEER

COLOR : GRAY
PATTERN : TYPICAL RUNNING BOND PATTERN

2. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9162A
COLOR : PEARL
FINISH : CASHMERE SMOOTH
PATTERN : A/P ELEVATIONS

2a. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9168A
COLOR : CHARCOAL
FINISH : CASHMERE SMOOTH
PATTERN: A/P ELEVATIONS

2b. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH7452U
COLOR : HONEY
FINISH : URBAN CEDAR
PATTERN: VERTICAL ORIENTED

2c. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE: HH9136U
COLOR : DUSKY GRAY
FINISH : 8-REVEAL
PATTERN: VERTICAL ORIENTED

2d. FIBRE CEMENT PANELS

MFG: CERACLAD
CODE:
COLOR : RED
FINISH : CUSTOM COLOR
PATTERN: A/P ELEVATIONS

3.PREFINISHED WINDOW WALL SYSTEM

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER :CRYSTAL BLUE INNER: CLEAR
SPANDREL: BLUE SINGLE PANE BACKPAINTED
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

4.PREFINISHED ALUMINUM STOREFRONT SYSTEM

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CLEAR INNER: CLEAR
SPANDREL: WHITE BACKPAINTED SINGLE PANE
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

5. PREFINISHED ALUMINUM & GLASS RAILING

GLASS COLOR: LIGHT GRAY
FRAMING : ALUMINUM
COATING : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)
MOUNT: SURFACED MOUNT

6.PAINTED METAL DOOR

COLOR : DARK GRAY
COATING : PAINTED

7.OVERHEAD ROLLED UP RUBBER DOOR (BY OTHERS)

8. SIGNAGE

STYLE : 3D LETTERS
COLOR : BLACK PRE FINISHED/ PAINTED BUILDING ADDRESS AND COMMERCIAL TENANT SIGNAGE. TENANT SIGN PERMITS BY OTHERS

9. EXTRUDED ALUMINIUM LOUVERS

COLOR : GREY FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

10. PRE FINISHED ALUMINUM BALCONY DIVIDER

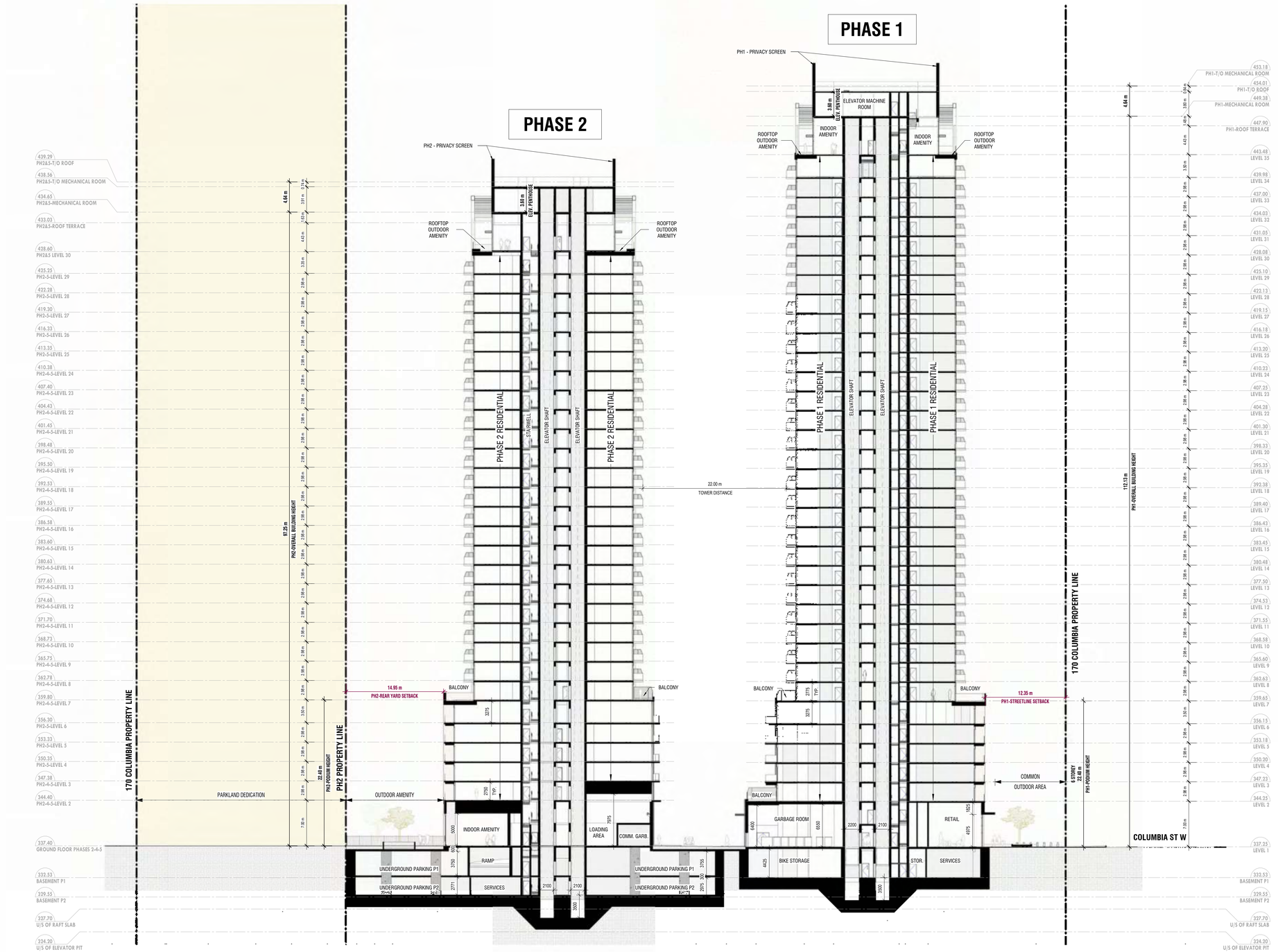
GLASS COLOR: CRYSTAL BLUE
FRAMING: ALUMINUM
COATING: ANODIZED

EXTERIOR FINISH LEGEND

- URBAN CEDAR
- CASHMERE SMOOTH
- 8 REVEAL
- THIN STONE VENEER


PHASE 1 BEYOND
PHASE 3 BEYOND
PH1- PRIVACY SCREEN
PH3 - PRIVACY SCREEN
PH2 - PRIVACY SCREEN
PH5 - PRIVACY SCREEN
PHASE 2
PHASE 5
439.29 PH2&5-T/O ROOF
438.56 PH2&5-T/O MECHANICAL ROOM
434.65 PH2&5-MECHANICAL ROOM
433.03 PH2&5-ROOF TERRACE
428.60 PH2&5 LEVEL 30
425.25 PH2-5-LEVEL 29
422.28 PH2-5-LEVEL 28
419.30 PH2-5-LEVEL 27
416.33 PH2-5-LEVEL 26
413.35 PH2-5-LEVEL 25
410.38 PH2-4-5-LEVEL 24
407.40 PH2-4-5-LEVEL 23
404.43 PH2-4-5-LEVEL 22
401.45 PH2-4-5-LEVEL 21
398.48 PH2-4-5-LEVEL 20
395.50 PH2-4-5-LEVEL 19
392.53 PH2-4-5-LEVEL 18
389.55 PH2-4-5-LEVEL 17
386.58 PH2-4-5-LEVEL 16
383.60 PH2-4-5-LEVEL 15
380.63 PH2-4-5-LEVEL 14
377.65 PH2-4-5-LEVEL 13
374.68 PH2-4-5-LEVEL 12
371.70 PH2-4-5-LEVEL 11
368.73 PH2-4-5-LEVEL 10
365.73 PH2-4-5-LEVEL 9
362.78 PH2-4-5-LEVEL 8
359.80 PH2-4-5-LEVEL 7
356.30 PH2-5-LEVEL 6
353.33 PH2-5-LEVEL 5
350.35 PH2-5-LEVEL 4
347.38 PH2-4-5-LEVEL 3
344.40 PH2-4-5-LEVEL 2
337.40 GROUND FLOOR PHASES 2-4-5
44.4m
4.5m
3.5m
4.5m
3.0m
3.0m
3.0

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER



1 / A300 **NORTH-SOUTH SITE SECTION PHASES 1 & 2**

Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

NORTH-SOUTH SITE SECTION PHASES 1 & 2

SCALE VERIFICATION: 1 CM | 1 INCH

THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

DRAWING NO.:

A300

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER



1 / A301 **EAST-WEST SITE SECTION PHASES 1 & 3**

Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREIN IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

EAST-WEST SITE SECTION PHASES 1 & 3

SCALE VERIFICATION: 1 CM / 1 INCH

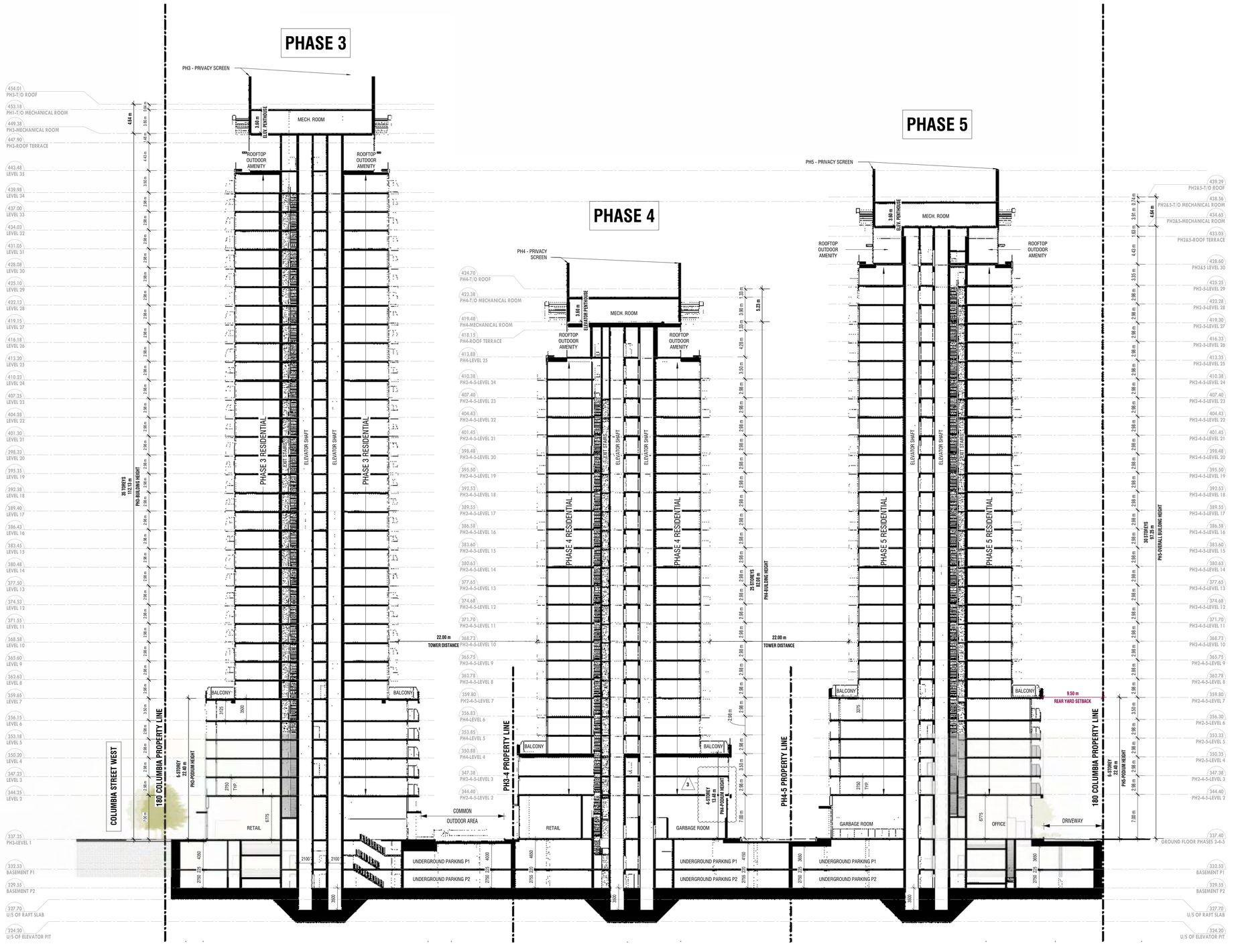
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	**APPROVED BY:**
A.A.	A.A.
SCALE:	**PROJECT No:**
1 : 300	

DRAWING NO.:

A301

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER



1 / A302 **SOUTH-NORTH SITE SECTION PHASE 3-5**
Scale: 1 : 300

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

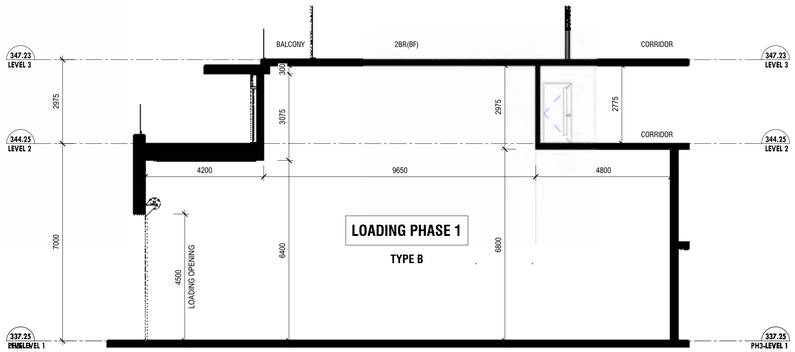
DRAWING:
SOUTH-NORTH SITE SECTION PHASES 3, 4 & 5

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 300	

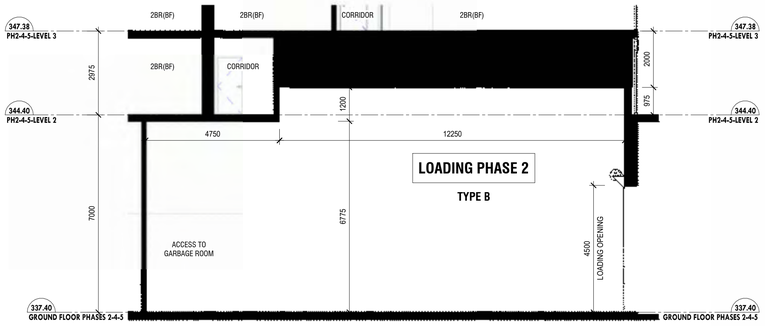
DRAWING NO.:
A302

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER



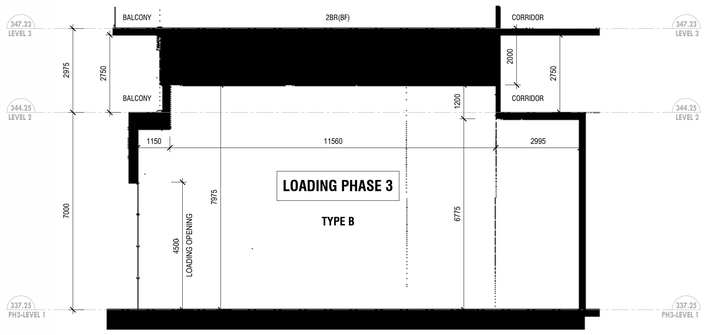
1 A303 PHASE 1 - LOADING

Scale: 1 : 100



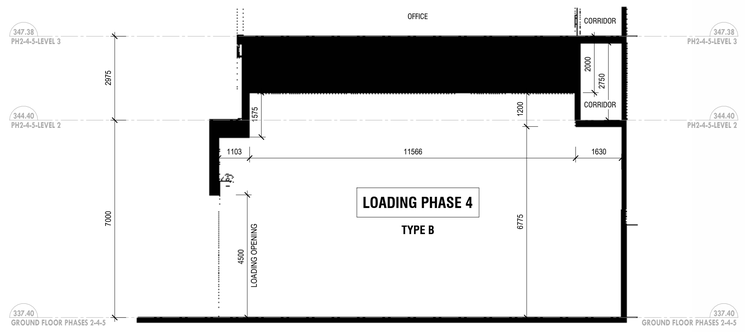
2 A303 PHASE 2 - LOADING

Scale: 1 : 100



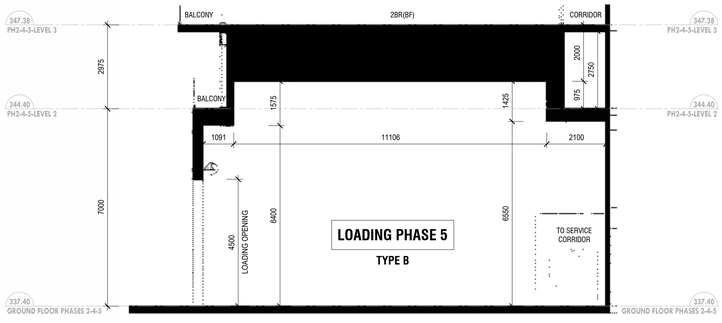
3 A303 PHASE 3 - LOADING

Scale: 1 : 100



4 A303 PHASE 4 - LOADING

Scale: 1 : 100



5 A303 PHASE 5 - LOADING

Scale: 1 : 100

LOADING TYPE AND AREA CALCULATION		
PHASE	AREA NAME	AREA (m²)
PHASE 1	TYPE B LOADING	102 m²
1		102 m²
PHASE 2	TYPE B LOADING	80 m²
1		80 m²
PHASE 3	TYPE B LOADING	115 m²
1		115 m²
PHASE 4	TYPE B LOADING	106 m²
1		106 m²
PHASE 5	TYPE B LOADING	98 m²
1		98 m²
TOTAL AREAS: 5		501 m²

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:

IN8 Developments

PROJECT:

NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:

LOADING SECTIONS

SCALE VERIFICATION:

1 CM 1 INCH

THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
D.A/H.A/F.P/P.R	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:
1 : 100	

DRAWING NO.:

A303

PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER





1 A900 **170-180 COLUMBIA ISOMETRIC DRAWING 1**
Scale:

2 A900 **170-180 COLUMBIA ISOMETRIC DRAWING 2**
Scale:

aaa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

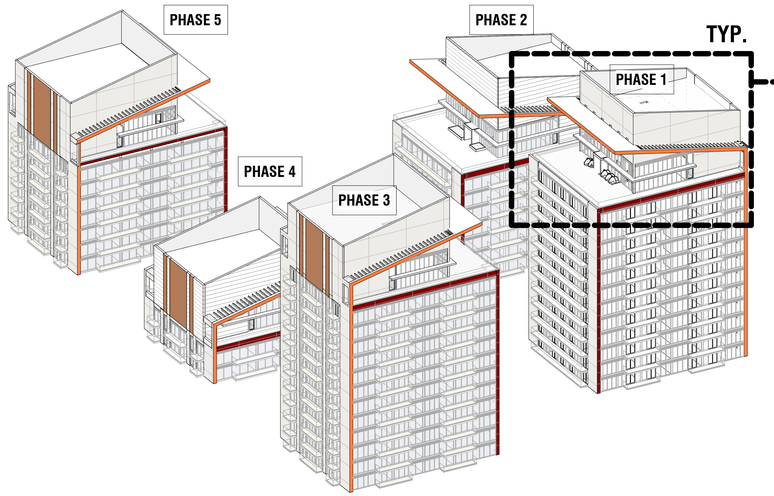
DRAWING:
ISOMETRIC DRAWINGS

SCALE VERIFICATION:
1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
O.S.	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:

DRAWING NO.:
A900

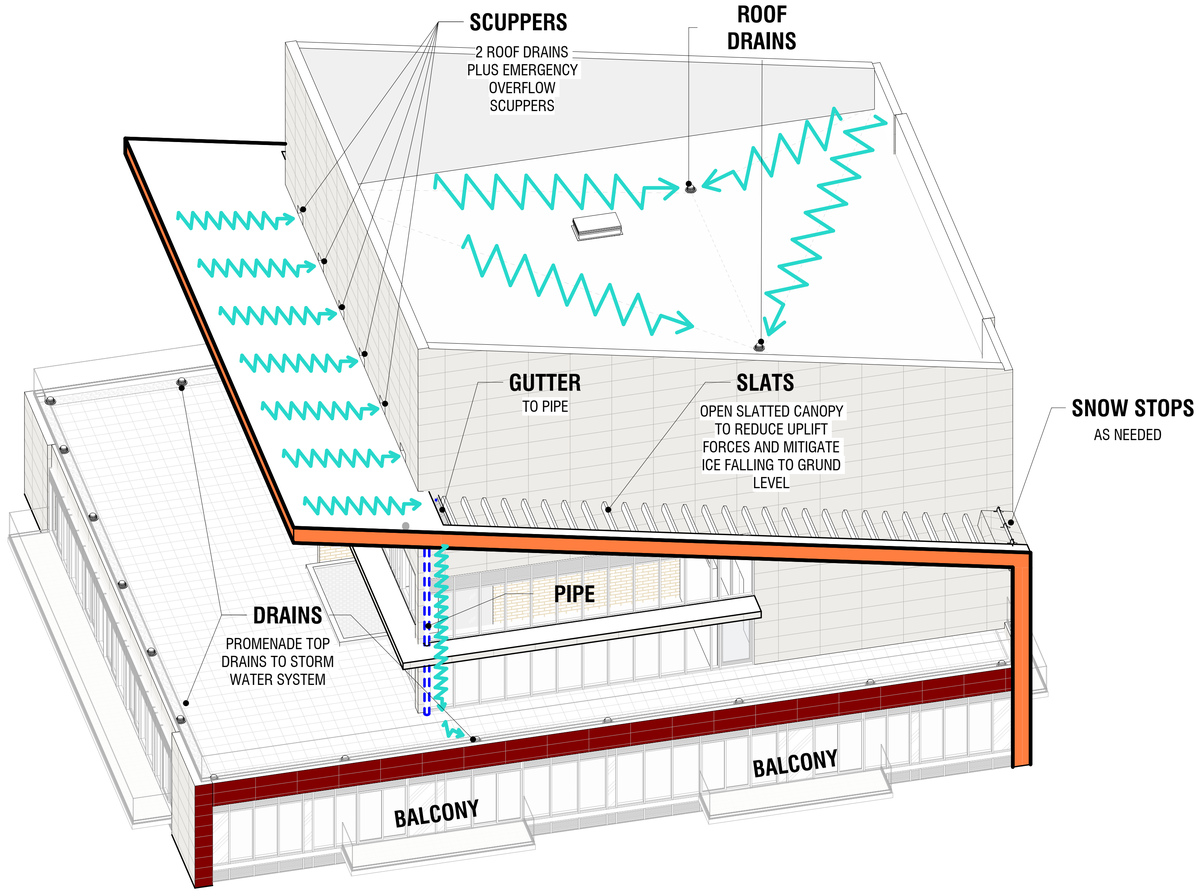
PRINTED ON 30% POST-CONSUMER RECYCLED CONTENT PAPER



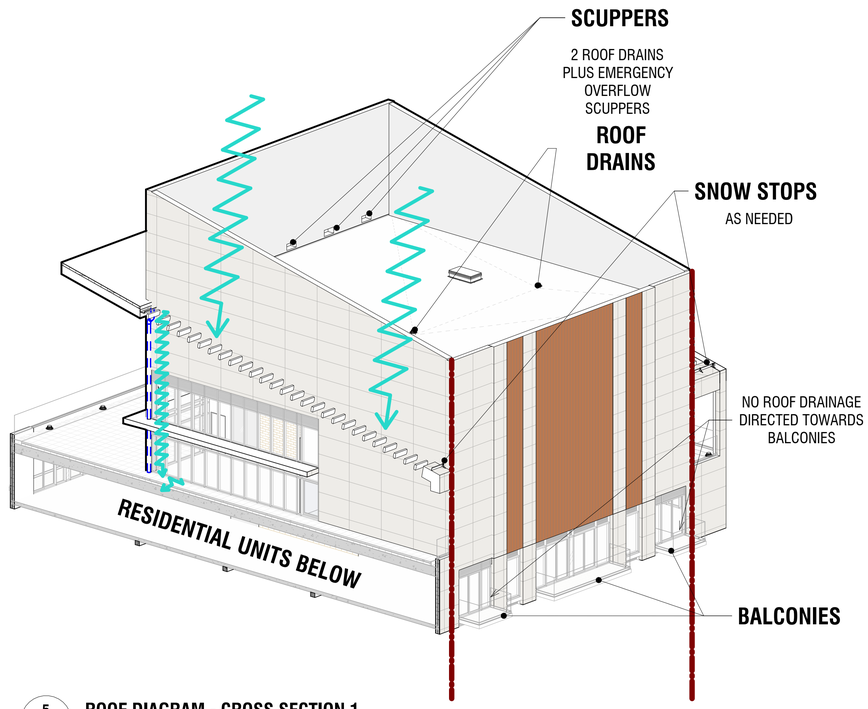
1 / A901 **3D - ROOFTOPS**
Scale:

NOTES:

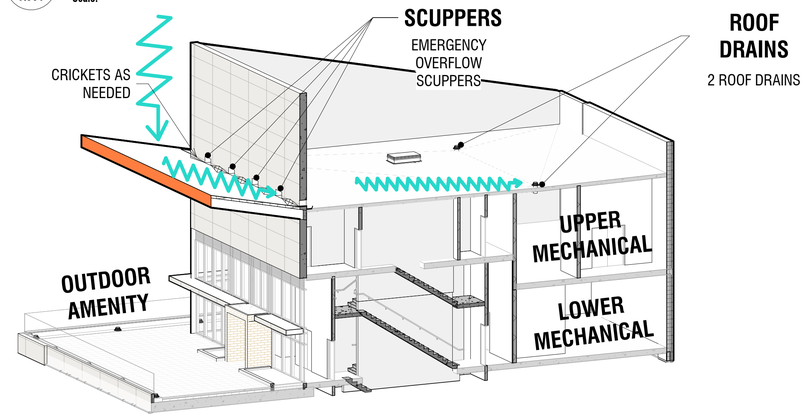
1. THE ROOF DRAINAGE AND SNOW/ICE MANAGEMENT SYSTEMS SHOWN ARE PRELIMINARY AND DIAGRAMMATIC.
2. THE DESIGN INTENT IS TO POSITIVELY SLOPE ROOF SURFACES TOWARD CONTROLLED ROOF DRAINS, GUTTERS AND EMERGENCY OVERFLOW SCUPPERS, WITH RUNOFF DIRECTED TO THE BUILDING STORM WATER SYSTEM AND AWAY FROM BALCONIES, ENTRANCES, WALKWAYS AND OCCUPIED AREAS.
3. SNOW-RETENTION DEVICES AND OPEN SLATTED CANOPY ELEMENTS ARE PROPOSED WHERE REQUIRED TO MITIGATE FALLING SNOW AND ICE. FINAL SYSTEM CONFIGURATION, SIZING, SLOPES, CAPACITIES, MATERIALS AND CONNECTIONS WILL BE REFINED THROUGH DETAILED DESIGN AND COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, CIVIL AND BUILDING-ENVELOPE CONSULTANTS.



2 / A901 **ROOF DIAGRAM 1 - OVERALL WATER DRAINAGE STRATEGY**
Scale:



5 / A901 **ROOF DIAGRAM - CROSS SECTION 1**
Scale:



6 / A901 **ROOF DIAGRAM - CROSS SECTION 2**
Scale:

aa architects
SUITE 1018-130 QUEENS QUAY EAST, TORONTO ON, M5A 0P6
TEL: (647)948 4889 FAX: (647)948 4889

DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS. ALL ERRORS AND DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF WORK IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED. WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE. THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

DRAWING ISSUE/REVISION SCHEDULE

ISSUE #	DESCRIPTION	ISSUE DATE
1	ISSUED FOR ZONING REVIEW	2025-04-17
2	RE-ISSUED FOR ZONING REVIEW	2026-02-02
3	RE-ISSUED FOR ZONING REVIEW	2026-08-21

THE CITY OF Waterloo

CLIENT:
IN8 Developments

PROJECT:
NEW MIXED USE DEVELOPMENT

170-180 COLUMBIA STREET WEST, WATERLOO

DRAWING:
ISOMETRIC DRAWINGS

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
O.S.	A.A.
DESIGNED BY:	APPROVED BY:
A.A.	A.A.
SCALE:	PROJECT No:

DRAWING NO.:
A901