1 COLUMBIA STREET WEST

OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT



DRAWING LIST

Sheet Number	Sheet Name
A000	COVER SHEET
A004	CODE MATRIX
A005	FIRE ACCESS PLAN
A011	SITE PLAN
A012	SPA DIAGRAMS
A013	SPA DIAGRAMS
A014	SPA DIAGRAMS
A200	LEVEL P1
A201	LEVEL 01 (GROUND FLOOR)
A202	LEVEL 02
A203	LEVEL 03
A204	LEVEL 04 - 07
A205	LEVEL MPH & ROOF
A206	1 COLUMBIA LEVEL 22
A400	CONTEXT PLAN
A401	EAST + WEST ELEVATION
A402	SOUTH + NORTH ELEVATION
A403	E + W ELEV - 1 COLUMBIA RENO
A404	NORTH ELEV - 1 COLUMBIA RENO
A405	SOUTH ELEV-1 COLUMBIA RENO
A501	BUILDING SECTIONS
A502	BUILDING SECTIONS

bnkc
ARCHITECTURE + URBAN DESIGN
410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 + 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

COVER SHEET

Author	Checker		
DRAWN BY	CHECKED BY		
22002		ARCH E	12/15/23
PROJ NO	SCALE	FORMAT	PLOT DATE

A000

Site Data Chart

Site Information: 1 Columbia Street West, Waterloo, Ontario

	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Lot Area	**1,000m² min.**	**2,965m² (0.296ha Old Net Lot Area After Road Widening)**	**N/A**	**982.77m² (0.098ha New Lot Area After Road Widening)**	**3,947.77m² (0.3948 ha Net Lot Area After Road Widening)** **• Road Conveyance Area @ Columbia St W: 229.55 m2** **• Road Conveyance Area @ King St N: 88.81 m2** **• Total Lot Area Before Road Widening: 4275.33 m2**

CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO
ZONING: RESIDENTIAL NORTHDALE TWENTY FIVE (RN-25) , By-law 2018-050

Setback	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Street Line Setback	Active Frontage (Columbia St W): 1m min.	5m	Existing to Retain	No Change proposed	N/A
	Active Frontage (King St N): 1m min.	5m	Existing to Retain	1m	N/A
	Neighbourhood Frontage (Spruce St): 3m min.	5m	Existing to Retain	No Change proposed	N/A
Side Yard Setback	3m min.	N/A	N/A	3m	N/A
Rear Yard Setback*	7.5m min.	5m	Existing to Retain	*3.25m	N/A

Lot Info	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Lot Frontage	min. 20m	N/A	N/A	N/A	Active Frontage (Columbia St W): 92m Active Frontage (King St N): 60.9m Neighbourhood Frontage (Spruce St): 34.8m
Number of First Storey Entrances to the Building	Active Frontage (King, Columbia): 1 per 25m Neighbourhood Frontage (Spruce): 1 per 15m	Active Frontage (Columbia): 2 Active Frontage (King): 1 Neighbourhood Frontage (Spruce): 0	Active Frontage (Columbia): 2 Active Frontage (King): 1	Active Frontage (King): 1	Active Frontage (Columbia): 2 Active Frontage (King): 2 Neighbourhood Frontage (Spruce): 0
Number of Driveways per Lot*	max. 1	1	Existing to Remain	1	*2
Diverway Width*	min. 6.1m max. 7m	6.1m	Existing to Remain	Surface Driveway: 3.55m Underground Driveway: 6.1m – 6.6m *Driveway leading to Parking Level A: 5.9m	N/A

Building Height	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Building Height	82.5m max.	68.936m	Existing to Remain	25.35m	N/A
Height of First Storey	4m min.	3.915m	Existing to Remain	5.95m Cafe Ceiling HT = 4.2m	N/A
Number of Storeys	N/A	22 storeys	Existing to Remain	7 storeys	N/A

Density	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Bedroom Density	1,105 bedrooms per hectare max. As per Minor Variance decision A-76/15 1105 x 0.3948 = 436.25 bedrooms	370 bedrooms	Added 22 new bedrooms	78 bedrooms	470 Bedrooms (100 new bedrooms) 470/0.3948 = 1190 bedrooms
Units Density	N/A	74 Units: 5-Bedroom suite x 74 = 370	Added 11 new units: Bachelor suite x 2 1-Bedroom suite x 3 2-Bedroom suite x 2 3-Bedroom suite x 3 4-Bedroom suite x 1	24 units: 2-Bedroom suite x 6 3-Bedroom suite x 6 4-Bedroom suite x 12	109 Units (35 new units)

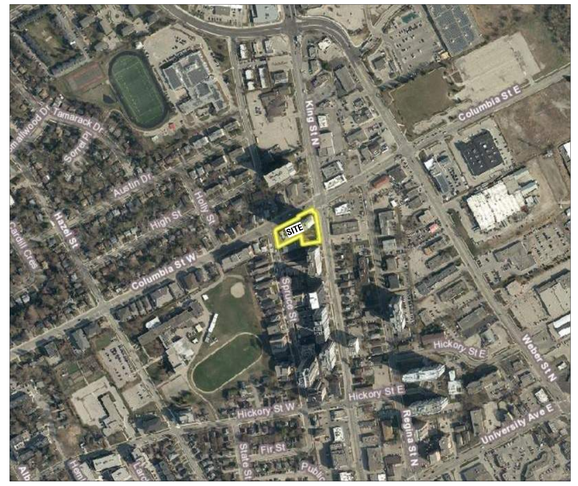
Amenity Area	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
	3 m² for the first bedroom and 2 m² for each additional bedroom in the dwelling unit Total Required for both existing and new: 237.73+235=472.73 m²	Total Existing: 237.73 m² (2nd Floor Media Room - 32.78 m² 22nd Floor Game Room - 40.36 m² 22nd Floor Gym - 91.77 m² 22nd Floor Patio - 72.82)	Total Proposed indoor amenity: 348.6 m² (including existing remained)	Total Proposed indoor amenity: 182.2 m² Required for new proposed only: 3x24+2x(78-24)=180 m²	Total Proposed indoor amenity: 530.8 m² Required for 35 new units (100 new bedrooms): 35x3+2x(100-35)=235 m²
		Existing outdoor amenity area - 6.7 m²	N/A	Outdoor amenity area - 181.3 m²	Outdoor amenity area - 188 m²
		Total existing - 244.43 m²	N/A	Total proposed - 363.5 m²	Total proposed - 718.8 m²
Common Amenity Area	min. 30% of required Amenity Area are designed, intended and accessible to all residents of the Building	164.91m² (69% accessible)	275.8 m² (79% accessible)	182.2 m² (100% accessible)	458 m² (86% accessible of indoor amenity)
Amenity Space on the First Storey*	common indoor AMENITY AREA shall not be permitted on the FIRST STOREY	0	222.5 m² on Ground Floor	182.2 m² on Ground Floor	*404.7 m² on Ground Floor

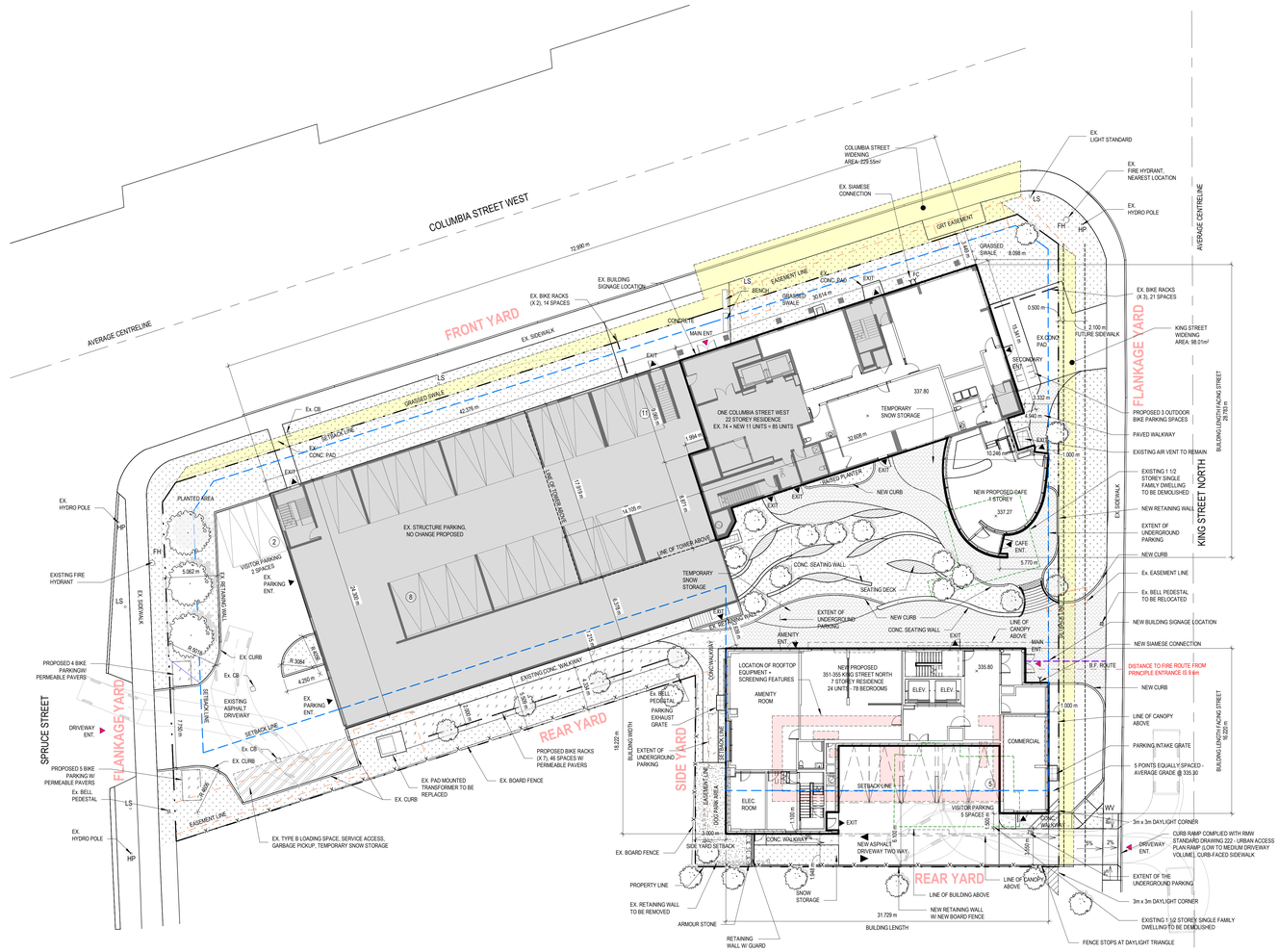
Landscape Area	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Landscape Open Space	min. 30% of Lot Area 3947.77 m² x 30% = 1184.3 m²	N/A	N/A	N/A	Total Landscape Open Area: 1395.9m² (35.4%)

Parking	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Residential Parking Rate	0.2 per bedroom	74 spaces in total: 20 spaces on level C (second floor) 19 spaces on level B (ground floor) 35 on level A (basement, include 2 surface parking)	Required for additional bedrooms: 22 added bedrooms = 5 additional parking spaces. (392 bedrooms requires 79 resident parking spaces)	Required for additional bedrooms: 78 added bedrooms = 16 additional parking spaces.	470 bedrooms requires 94 resident parking spaces Required: 470 x 0.2=94
Visitor Parking Rate	0.05 per bedroom		Required for additional bedrooms: 22 added bedrooms = 2 additional parking spaces. (392 bedrooms requires 20 visitor parking spaces)	Required for additional bedrooms: 78 added bedrooms = 4 additional parking spaces.	470 bedrooms requires 24 visitor parking spacesRequired: 470 x 0.05=24
Parking Spaces for Non-Residential Uses	2 per 100 m² of building floor area	0	0	168..32 x 0.02=4 4 spaces for commercial	4 spaces for commercial
Accessible Car Parking Spaces	1 Type 'A' space for 1 to 25 spaces: add to this one Type 'B' space for 26-50 spaces; add one Type 'B' for 51-75 spaces; add one Type 'A' for 76 to 100; add one Type 'B' for 101-133	current accessible spaces = 4 (included in total of 74 spaces, 3 Type A + 1 Type B)	Application of current bylaw to existing building: 99 parking spaces 2 each of type 'A' and 'B'. TOTAL = 4	Required by current bylaw for additional bedrooms: 23 parking spaces = 1 Type 'A' added.	Application of current bylaw to full site: TOTAL = 5 3 Type 'A' spaces 2 Type 'B' spaces
Electric charging Car Parking Spaces	ALL structure parking spaces to be electric vehicle parking spaces	N/A	applies to new spaces only: none	applies to new spaces only: 20 electric charge stations required	applies to new spaces only: 20 electric charge stations required
Total Required			99 spaces (includes 4 accessible spaces)	23 spaces (includes 1 accessible space + 20 electrical stations)	122 spaces (includes 5 accessible spaces + 20 electrical charge stations)
Total Provided			74 - 2 (removed) = 72 spaces	25 spaces in total: 20 tenant spaces underground 5 visitor spaces on grade 1 Type 'B' accessible space proposed (inclusive) 20 electrical charge stations (inclusive)	*97 spaces in total 5 accessible spaces in total (inclusive 3 Type 'A' spaces 2 Type 'B' spaces) 20 electrical charge stations (inclusive)
Bicycle Parking	Residential: 0.25 per bedroom	current parking = 150 spaces in total 76 indoor 48 outdoor, south of the building 26 outdoor, at King and Columbia entrances	Required for additional bedrooms: 22 bedrooms = 6 spaces (392 bedrooms requires 98 bicycle parking spaces)	Required for additional bedrooms: 78 bedrooms = 20 spaces 78 x 0.25 = 20	470 bedrooms requires 118 spaces 0.25x470=118
	Non-Residential: 1 per 100 m² of building floor area	0	0	168.32 x 0.01 =2 2 required for commercial	2 required for commercial
Total Required			98	20 spaces+2 = 22 spaces	120 spaces
Total Provided			Existing 35 outdoor spaces to be remained	27 indoor bike parking spaces 58 outdoor bike parking spaces	120 spaces (27 indoor+93 outdoor)

Loading	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Loading Residential	0 – 75 bedrooms: none required 76 – 900 bedrooms: 1 type A (3m x 7m x H 3m)	1 type B	Existing to Remain	0	1
Loading Non-Residential	0 – 249 m²: none required	0	0	0	0

Building Data	Required	Existing Condition / Building	Revised / Modified Building	Proposed New Building	Combined Modified Existing & Proposed
Building Floor Area	The gross floor area of a BUILDING measured between the outside of all exterior walls; Excludes STRUCTURED PARKING.	Gross Floor Area 16031.9 m²	Existing to Remain	Gross Floor Area 3873 m²	19904.9 m²
Building Floor Area Breakdown (Calculation based on definition in Waterloo Zoning By-law 2018-050)		P1 Level Area 1593.2 m²		P1 Level Area 1001.5 m²	Total P1 Level Area 2594.7 m²
		Ground Floor Area 490m²		Ground Floor - New Proposed Student Residence 423 m²; Café: 98 m² = 521m²	Total Ground Floorl Area 1011m²
		2nd - 3rd Floor Area 490 m²		2nd - 7th Floor Area 575 m²	N/A
		4 - 21 Floor Area 773.2 m²			
		22 Floor Area 644.1 m²			
Ancillary Uses	Ancillary uses shall not collectively exceed 15% of the building floor area on the lot or 5,000 m², whichever is more restrictive	0	23.01	145.31m²	168.32 m²
	The maximum building floor area of each Retail Store, Café, Bake Shop, or Restaurant (including take-out restaurant) shall not exceed 465 m²				
*Active Frontage	BUILDING FLOOR AREA devoted to: • circulation spaces, such as hallways, elevators, and the like • common indoor AMENITY AREA • entrance / foyers for DWELLING UNITS in storeys above the FIRST STOREY • hydro transformer room • lobby, reception area, seating area, and the like shall not exceed thirty percent (30%)	Ground Floor 490 m²	Existing to Remain	Ground Floor - New Proposed Student Residence: 423 m² + Café: 98 m² = 521m²	1011 m²
		470.6m² (*96%)	405.2m² (*82.7%)	295.3 m² (*56.7%)	700.48 m² (*69%)





SITE PLAN

REFERENCED FROM 1 / A401 1 : 200

1

bnkc
ARCHITECTURE + URBAN DESIGN
410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

SITE PLAN LEGEND

- ROAD WIDENING
- SOFT LANDSCAPE
- PAVER
- PERMEABLE PAVING
- PEA GRAVEL
- CONCRETE WALKWAY / SEATING WALL
- WOOD SEATING DECK
- TACTILE PLATE
- GRATE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- —X—X—X— FENCE
- B.F. ROUTE
- NOT IN SCOPE
- NEW PROPOSED

SITE PLAN NOTES

1. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR IN/AT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
5. ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416 451 4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

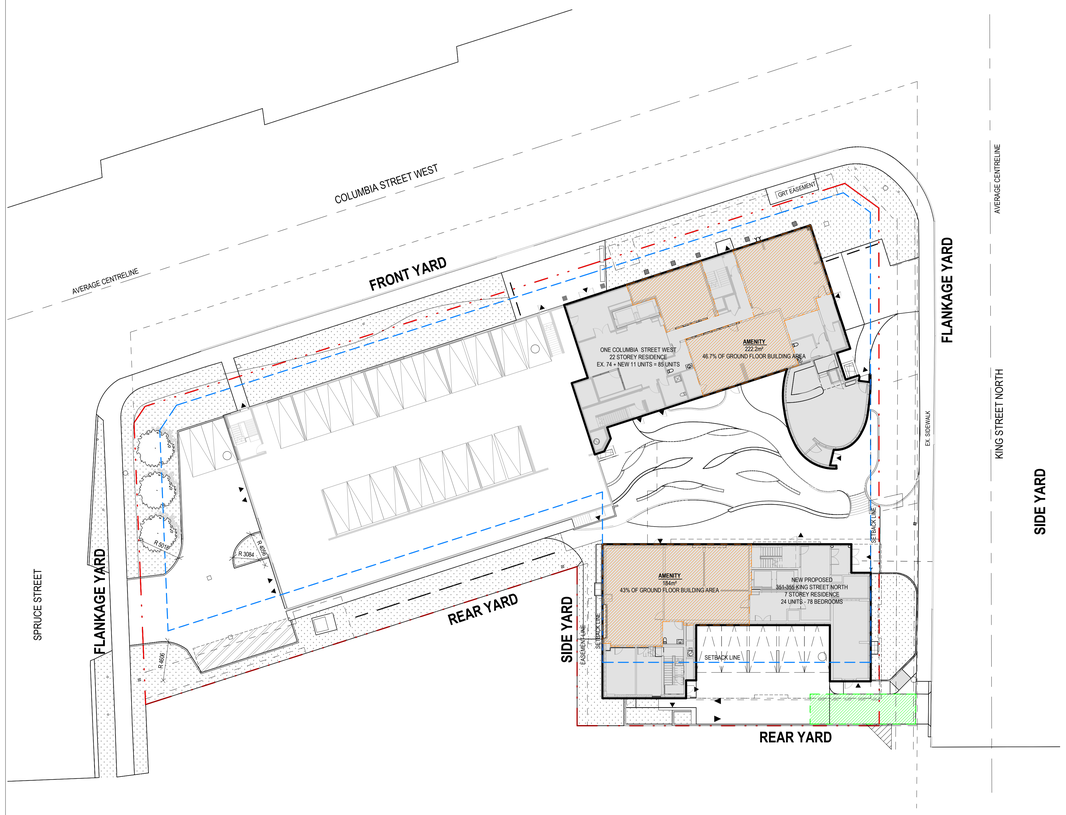
PLAN NORTH

SEAL

SITE PLAN

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A011



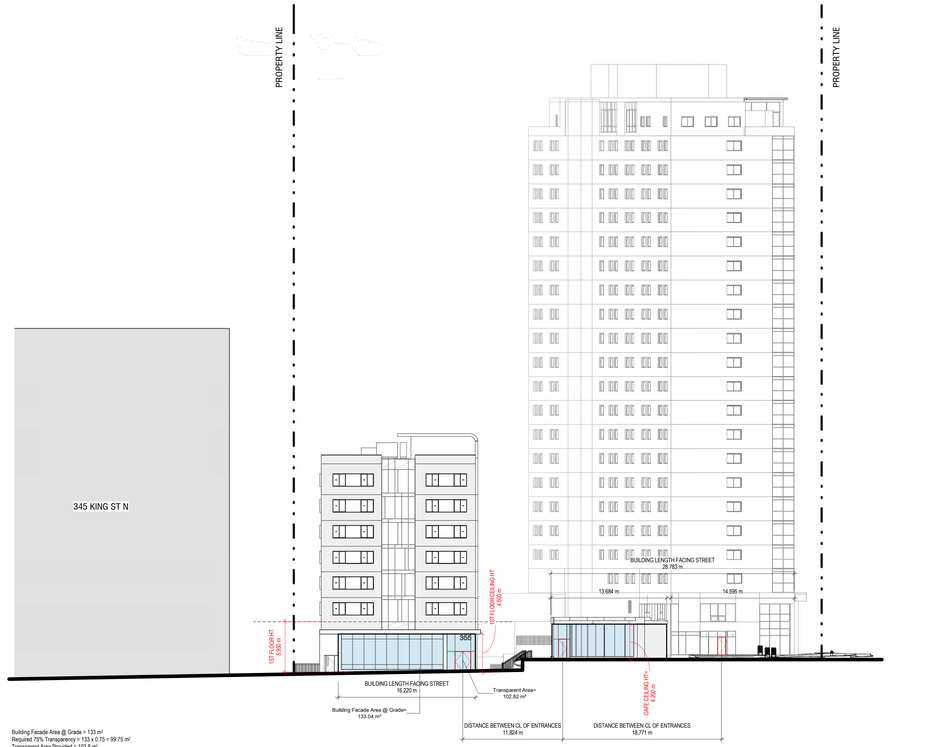
VARIANCES

7.14.3.7T	PROPOSED BUILDING IS WITHIN REQUIRED MINIMUM REAR YARD SETBACK
7.14.3.7T	PROPOSAL REQUIRES 2ND DRIVEWAY ON LOT, EXCEEDING MINIMUM OF 1 PER LOT
7.14.10.2	PROPOSED AREAS EXCEED 30% OF THE ENTIRE BUILDING FLOOR AREA OF THE FIRST STOREY
7.14.10.3	EXISTING AND PROPOSED BUILDINGS BOTH TO HAVE AMENITY AREAS AT GROUND LEVEL

PROPERTY LINES (NEW)
SETBACK
SECOND DRIVEWAY
GROUND FLOOR AMENITY

VARIANCES DIAGRAM 4

REFERENCED FROM 1 / A401 1 : 250



Building Facade Area @ Grade = 133 m²
Required 75% Transparency = 133 x 0.75 = 99.75 m²
Transparent Area Provided = 102.8 m²

ELEVATION - KING ST N 3

1 : 250

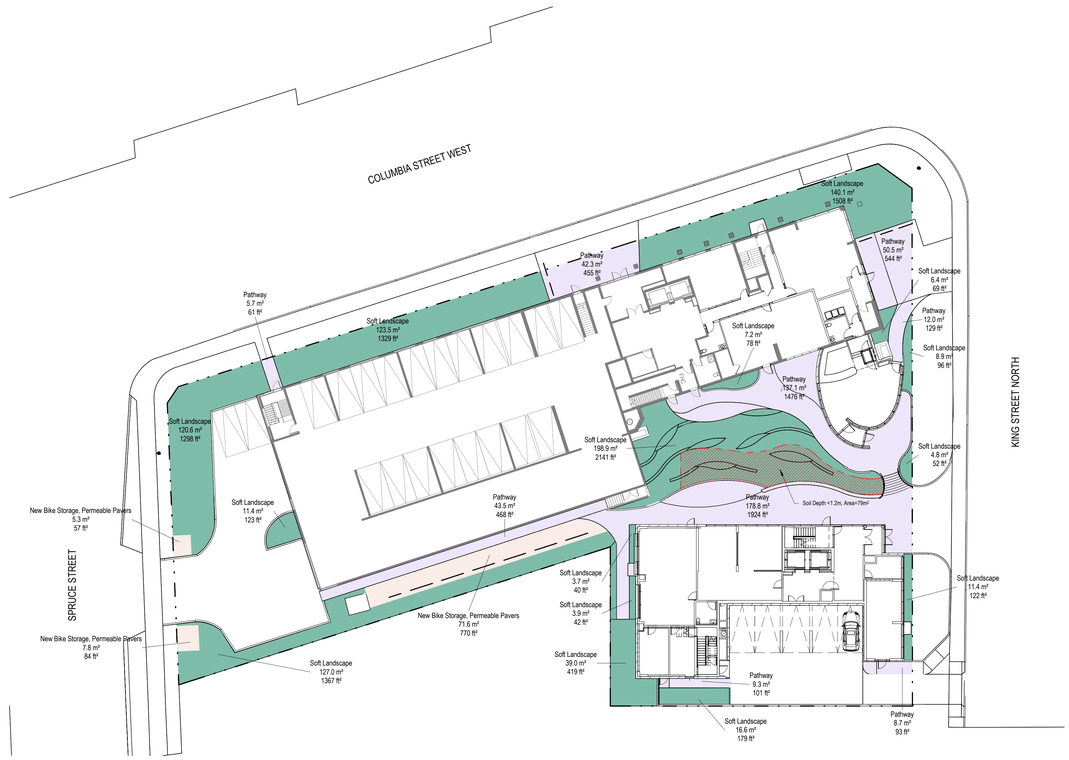


Waste Diagram

- Garbage
- Recycling

WASTE DIAGRAM 2

REFERENCED FROM 1 / A501 1 : 250



Landscape Legend

- New Bike Storage, Permeable Pavers
- Pathway
- Soft Landscape

LANDSCAPE TOTALS

Name	Area
New Bike Storage, Permeable Pavers	84.62 m²
Pathway	487.91 m²
Soft Landscape	823.40 m²
	1395.92 m²

LANDSCAPE DIAGRAM 1

1 : 250

bnkc
ARCHITECTURE + URBAN DESIGN
410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

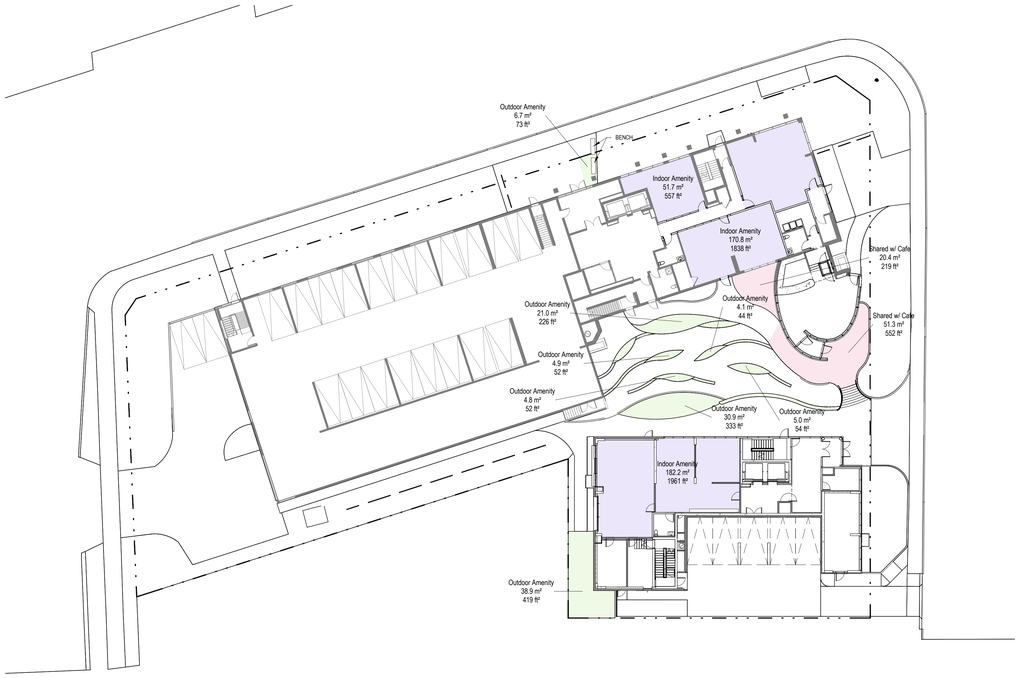
PLAN NORTH

SEAL

SPA DIAGRAMS

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A012



Amenity Diagram

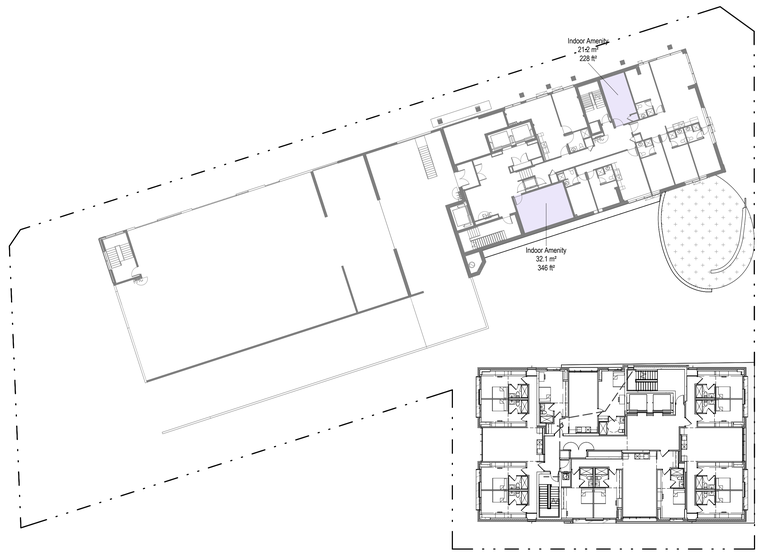
- Indoor Amenity
- Outdoor Amenity
- Shared w/ Cafe

AMENITY TOTALS

Level	Name	Area
LEVEL 01	Indoor Amenity	182.17 m²
LEVEL 01	Indoor Amenity	51.73 m²
LEVEL 01	Indoor Amenity	170.79 m²
LEVEL 01	Outdoor Amenity	20.98 m²
LEVEL 01	Outdoor Amenity	38.88 m²
LEVEL 01	Outdoor Amenity	6.74 m²
LEVEL 01	Outdoor Amenity	4.86 m²
LEVEL 01	Outdoor Amenity	4.09 m²
LEVEL 01	Outdoor Amenity	5.04 m²
LEVEL 01	Outdoor Amenity	30.92 m²
LEVEL 01	Outdoor Amenity	4.79 m²
LEVEL 01	Shared w/ Cafe	20.36 m²
LEVEL 01	Shared w/ Cafe	51.32 m²
LEVEL 02	Indoor Amenity	32.12 m²
LEVEL 02	Indoor Amenity	21.18 m²
EX. LEVEL 22	Outdoor Amenity	47.30 m²
EX. LEVEL 22	Outdoor Amenity	25.51 m²
Total		718.79 m²

AMENITY AREA - LEVEL 01

1 : 250 — 1



Amenity Diagram

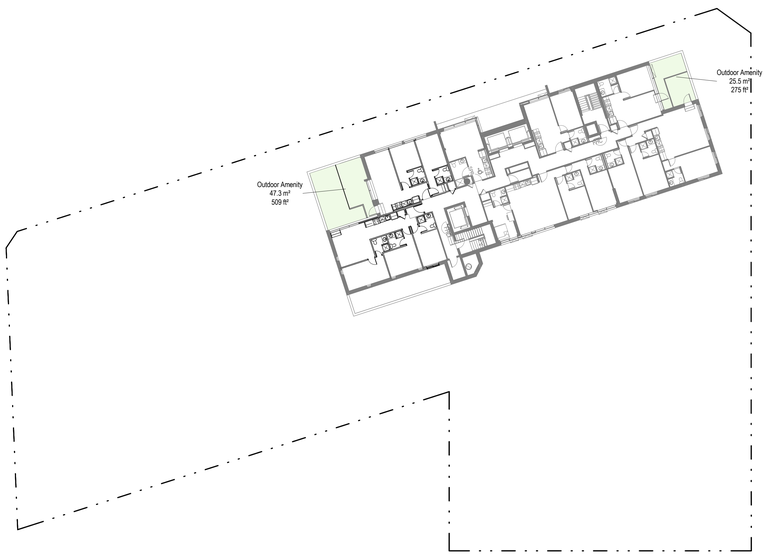
- Indoor Amenity

AMENITY TOTALS

Level	Name	Area
LEVEL 01	Indoor Amenity	182.17 m²
LEVEL 01	Indoor Amenity	51.73 m²
LEVEL 01	Indoor Amenity	170.79 m²
LEVEL 01	Outdoor Amenity	20.98 m²
LEVEL 01	Outdoor Amenity	38.88 m²
LEVEL 01	Outdoor Amenity	6.74 m²
LEVEL 01	Outdoor Amenity	4.86 m²
LEVEL 01	Outdoor Amenity	4.09 m²
LEVEL 01	Outdoor Amenity	5.04 m²
LEVEL 01	Outdoor Amenity	30.92 m²
LEVEL 01	Outdoor Amenity	4.79 m²
LEVEL 01	Shared w/ Cafe	20.36 m²
LEVEL 01	Shared w/ Cafe	51.32 m²
LEVEL 02	Indoor Amenity	32.12 m²
LEVEL 02	Indoor Amenity	21.18 m²
EX. LEVEL 22	Outdoor Amenity	47.30 m²
EX. LEVEL 22	Outdoor Amenity	25.51 m²
Total		718.79 m²

AMENITY AREA - LEVEL 02

1 : 250 — 2



Amenity Diagram

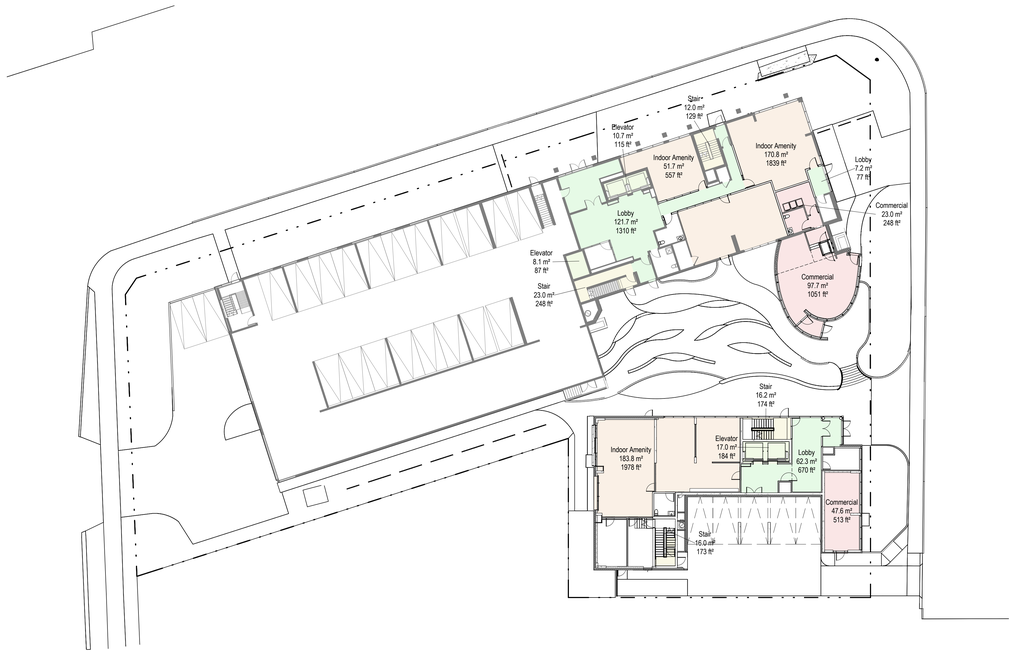
- Outdoor Amenity

AMENITY TOTALS

Level	Name	Area
LEVEL 01	Indoor Amenity	182.17 m²
LEVEL 01	Indoor Amenity	51.73 m²
LEVEL 01	Indoor Amenity	170.79 m²
LEVEL 01	Outdoor Amenity	20.98 m²
LEVEL 01	Outdoor Amenity	38.88 m²
LEVEL 01	Outdoor Amenity	6.74 m²
LEVEL 01	Outdoor Amenity	4.86 m²
LEVEL 01	Outdoor Amenity	4.09 m²
LEVEL 01	Outdoor Amenity	5.04 m²
LEVEL 01	Outdoor Amenity	30.92 m²
LEVEL 01	Outdoor Amenity	4.79 m²
LEVEL 01	Shared w/ Cafe	20.36 m²
LEVEL 01	Shared w/ Cafe	51.32 m²
LEVEL 02	Indoor Amenity	32.12 m²
LEVEL 02	Indoor Amenity	21.18 m²
EX. LEVEL 22	Outdoor Amenity	47.30 m²
EX. LEVEL 22	Outdoor Amenity	25.51 m²
Total		718.79 m²

AMENITY AREA - LEVEL 22

1 : 250 — 3



Ancillary & Active Frontage Diagram

- Commercial
- Elevator
- Indoor Amenity
- Lobby
- Stair

ANCILLARY USES

Name	Area
Commercial	97.67 m²
Commercial	23.01 m²
Commercial	47.64 m²
Total	168.32 m²

ACTIVE FRONTAGE

Name	Area
Indoor Amenity	183.78 m²
Stair	16.03 m²
Stair	16.19 m²
Elevator	17.09 m²
Lobby	62.26 m²
Indoor Amenity	170.82 m²
Indoor Amenity	51.74 m²
Lobby	121.66 m²
Lobby	7.19 m²
Stair	23.02 m²
Stair	11.99 m²
Elevator	10.71 m²
Elevator	8.06 m²
Total	700.48 m²

Ancillary Uses, meaning:
a.) Art Gallery
b.) ARTIST STUDIO (CLASS A)
c.) BAKE SHOP
d.) CAFE
e.) CHILD CARE CENTRE
f.) COMMERCIAL RECREATION
g.) COMMERCIAL WELLNESS
h.) COMMERCIAL SCHOOL
i.) DRUG STORE
j.) ELECTRONIC GAMING CENTRE
k.) FINANCIAL INSTITUTION
l.) MEDICAL CLINIC
m.) OFFICE
n.) PERSONAL SERVICE SHOP
o.) PHARMACEUTICAL DISPENSARY
p.) RESTAURANT
q.) RESTAURANT, TAKE-OUT
r.) RETAIL STORE (excluding DEPARTMENT STORES, Home Improvement Store, Automotive Supply Stores)
s.) VARIETY STORE

BUILDING FLOOR AREA devoted to:
- circulation spaces, such as hallways, elevators, and the like
- common indoor AMENITY AREA
- entrance / foyers for DWELLING UNITS in storeys above the FIRST STOREY
- hydro transformer room
- lobby, reception area, seating area, and the like

shall not exceed thirty percent (30%)

ACTIVE FRONTAGE & ANCILLARY USES

1 : 250 — 4

bnkc
ARCHITECTURE + URBAN DESIGN
410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

PLAN NORTH

SEAL

SPA DIAGRAMS

Author	Checker		
DRAWN BY	CHECKED BY		
22002	1 : 250	ARCH E	11/07/23
PROJ NO	SCALE	FORMAT	PLOT DATE

A013

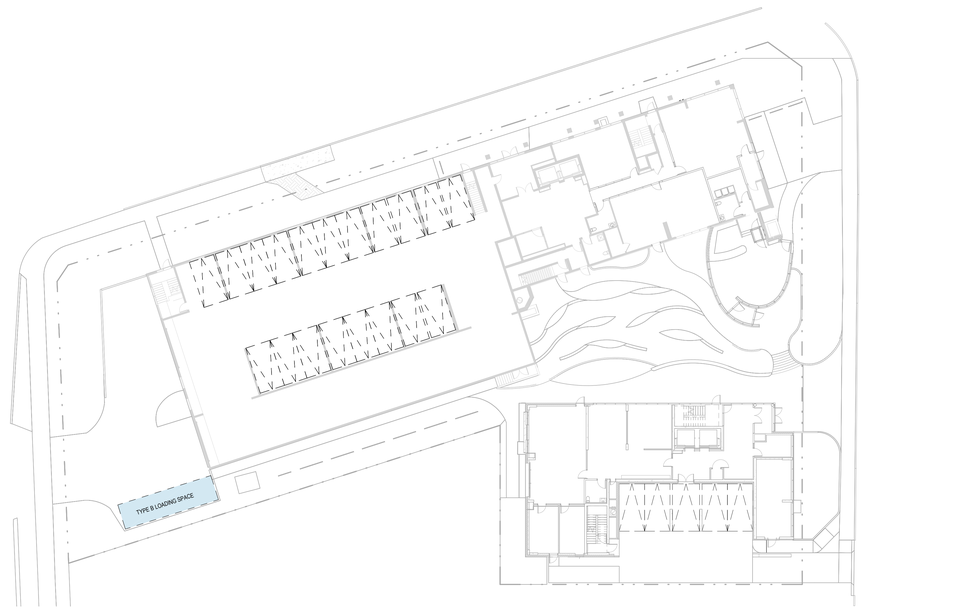


Parking Schedule		
Phase Created	Level	Count
Existing	EX. KING STREET LEVEL	21
Existing	EX. LEVEL 02	20
Existing	EX. PARKING LEVEL A	31
New Proposed Midrise	LEVEL 01	5
New Proposed Midrise	LEVEL P1	20
Total		97

Accessible Parking (Inclusive)		
Type	Phase Created	Count
Barrier Free Type A	Existing	3
Barrier Free Type B	Existing	1
Barrier Free Type B	New Proposed Midrise	1
Total		5

PARKING - P1 PLAN 1

1 : 250

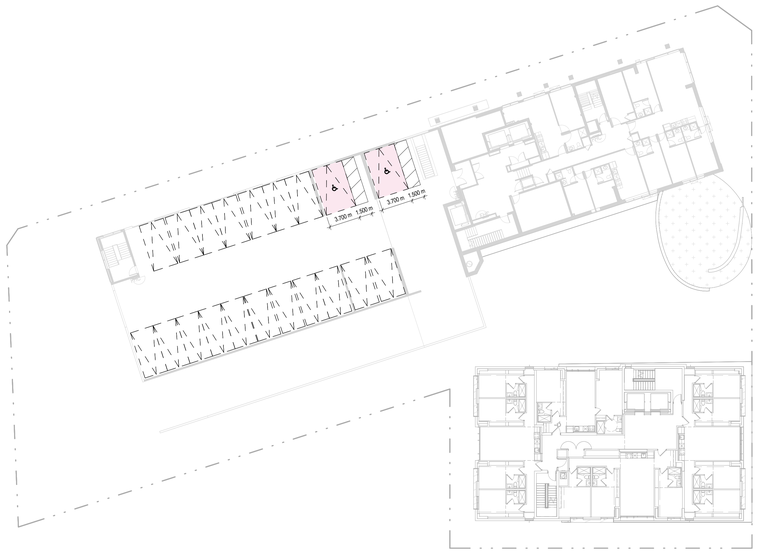


Parking Schedule		
Phase Created	Level	Count
Existing	EX. KING STREET LEVEL	21
Existing	EX. LEVEL 02	20
Existing	EX. PARKING LEVEL A	31
New Proposed Midrise	LEVEL 01	5
New Proposed Midrise	LEVEL P1	20
Total		97

Accessible Parking (Inclusive)		
Type	Phase Created	Count
Barrier Free Type A	Existing	3
Barrier Free Type B	Existing	1
Barrier Free Type B	New Proposed Midrise	1
Total		5

PARKING - LEVEL 01 PLAN 2

1 : 250

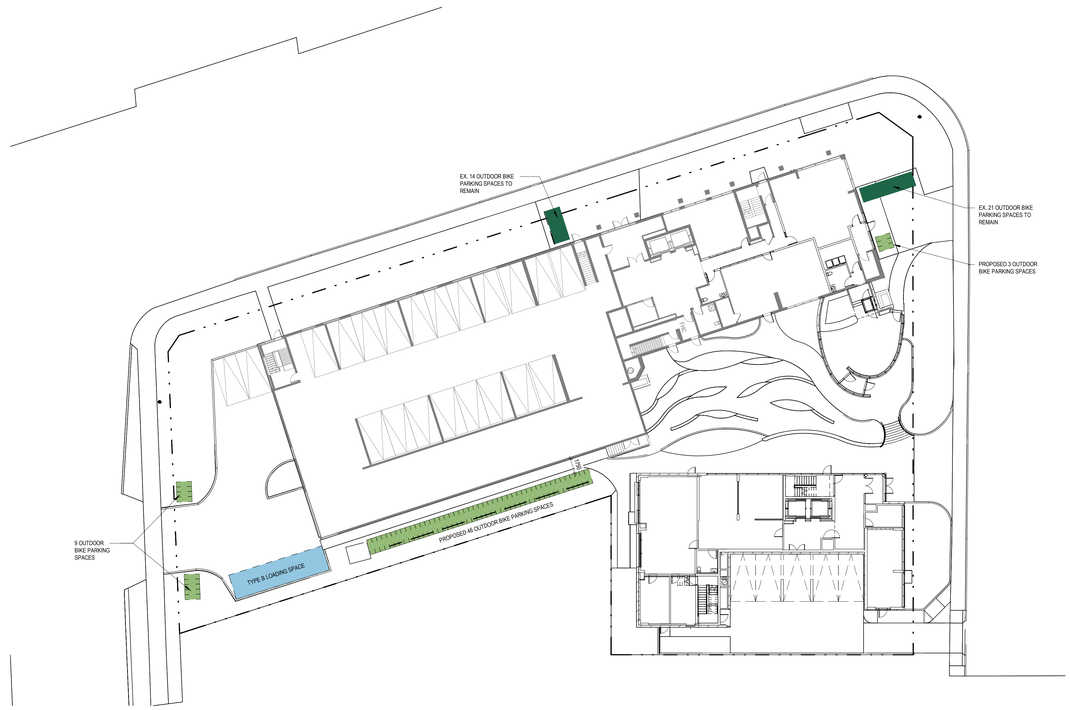


Parking Schedule		
Phase Created	Level	Count
Existing	EX. KING STREET LEVEL	21
Existing	EX. LEVEL 02	20
Existing	EX. PARKING LEVEL A	31
New Proposed Midrise	LEVEL 01	5
New Proposed Midrise	LEVEL P1	20
Total		97

Accessible Parking (Inclusive)		
Type	Phase Created	Count
Barrier Free Type A	Existing	3
Barrier Free Type B	Existing	1
Barrier Free Type B	New Proposed Midrise	1
Total		5

PARKING - LEVEL 02 PLAN 3

1 : 250



BIKE PARKING

EXISTING # OF BEDROOMS:	392
PROPOSED # OF BEDROOMS:	78
TOTAL # OF BEDROOMS:	470
BIKE PARKING RATE:	0.25 PER BEDROOM
	0.25X470=118
	118 BIKE PARKING REQUIRED FOR BEDROOM
COMMERCIAL AREA:	168.32M²
BIKE PARKING RATE:	1 PER 100 M²
	0.01 X 168.32 = 2
	2 BIKE PARKING REQUIRED FOR COMMERCIAL
	120 BIKE PARKING SPACES REQUIRED
BIKE PARKING SPACES PROVIDED:	93 OUTDOOR
	27 INDOOR
	120 BIKE PARKING SPACES PROVIDED

BIKE PARKING & LOADING SPACE DIAGRAM 4

1 : 250

bnkc
ARCHITECTURE + URBAN DESIGN
410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

STUDIO LIMINA

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W8
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

RDZ ENG

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

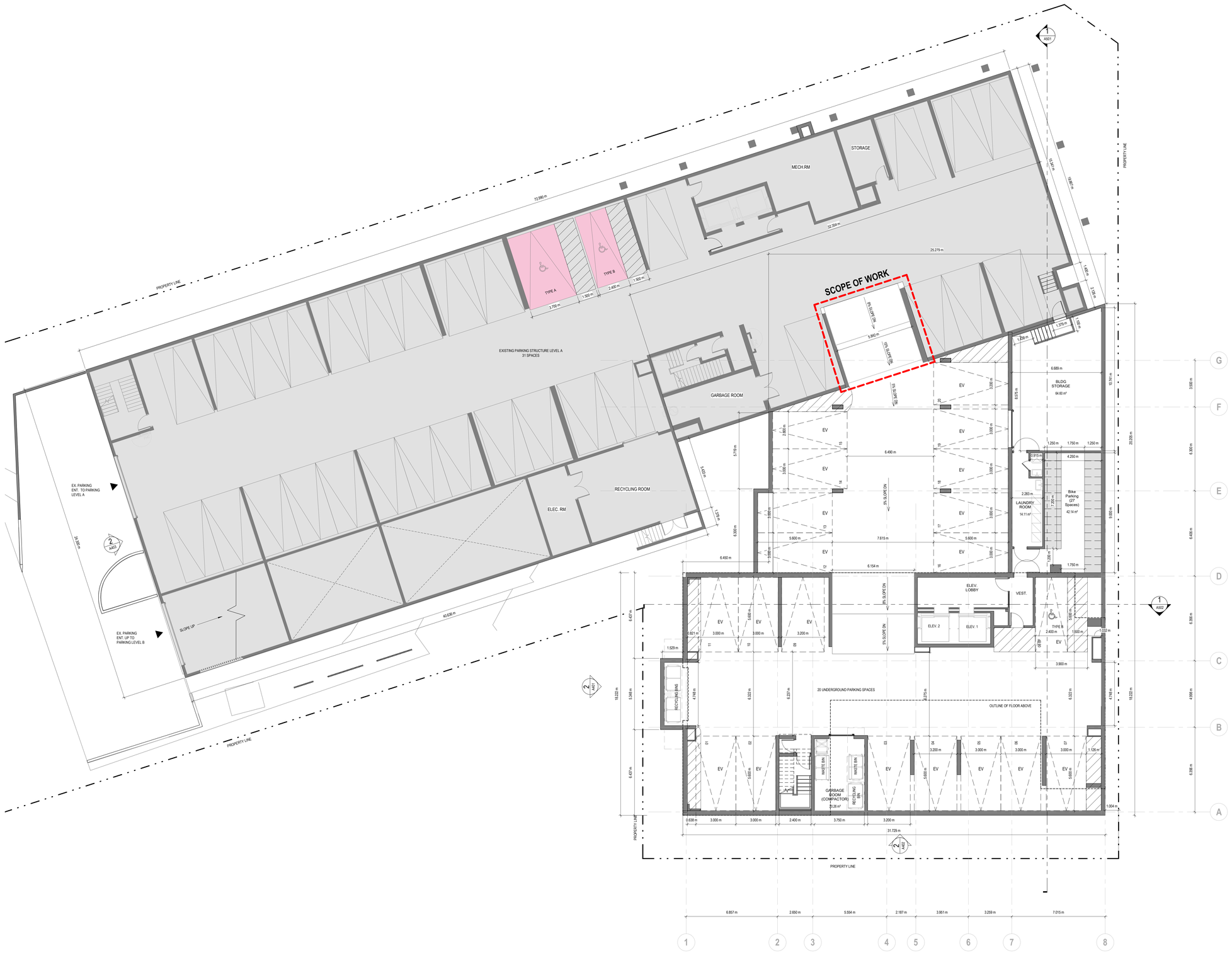
PLAN NORTH

SEAL

SPA DIAGRAMS

Author	Checker		
DRAWN BY	CHECKED BY		
22002	1 : 250	ARCH E	11/08/23
PROJ NO	SCALE	FORMAT	PLOT DATE

A014



bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

PLAN LEGEND

- NOT IN SCOPE
- NEW PROPOSED
- SETBACK LINE

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
51 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

PLAN NORTH

SEAL

LEVEL P1

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A200

bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

PLAN LEGEND

- NOT IN SCOPE
- NEW PROPOSED
- SETBACK LINE

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

PLAN NORTH

SEAL

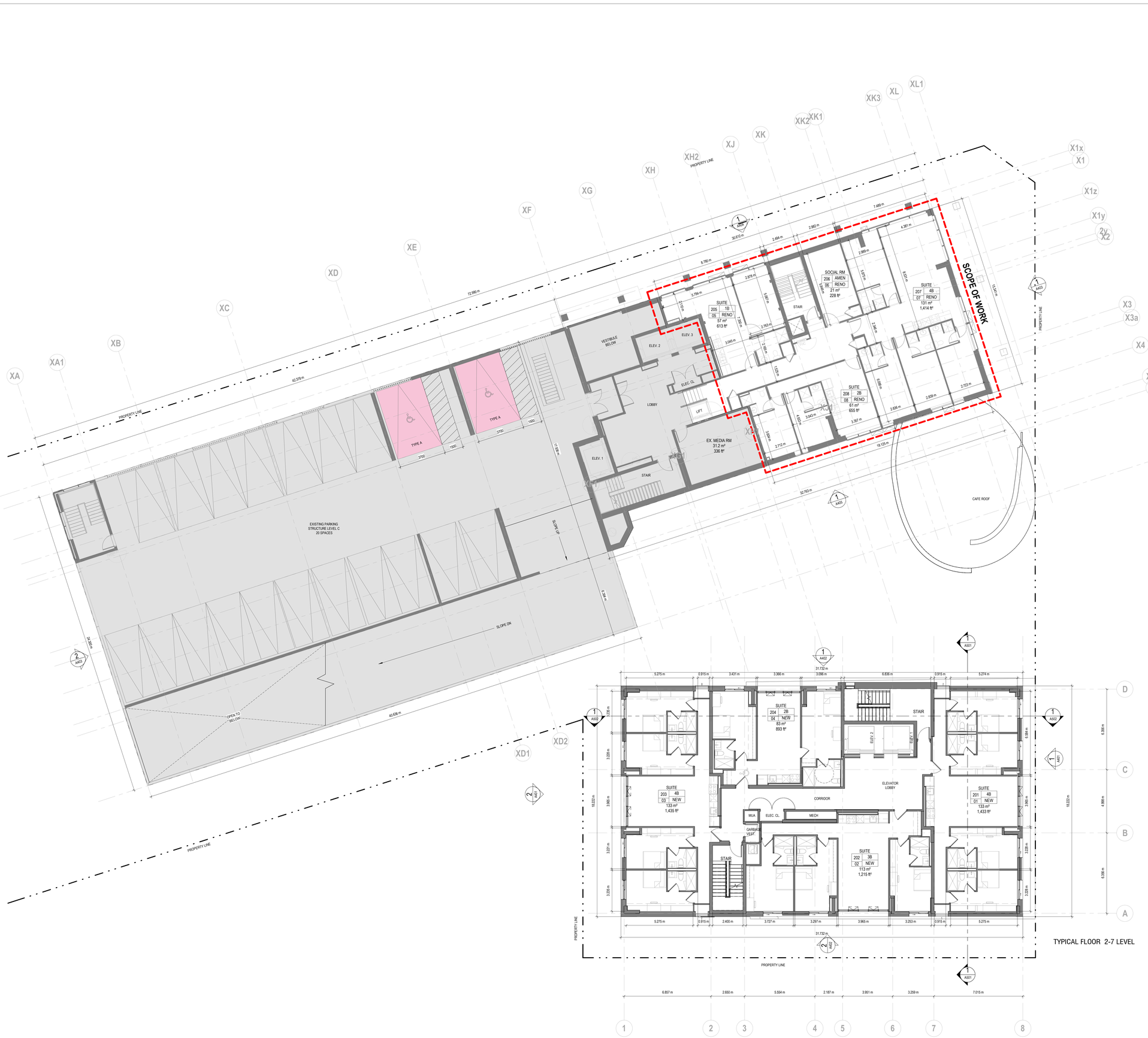
LEVEL 01 (GROUND FLOOR)

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A201

MEZZANINE
REFERENCED FROM 1 / A401 1 : 100 (2)

LEVEL 01
REFERENCED FROM 1 / A401 1 : 100 (1)



bnkc
ARCHITECTURE + URBAN DESIGN
410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

PLAN LEGEND

- NOT IN SCOPE
- NEW PROPOSED
- SETBACK LINE

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

PLAN NORTH

SEAL

LEVEL 02

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A202



bnkc
ARCHITECTURE + URBAN DESIGN
410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

PLAN LEGEND

- NOT IN SCOPE
- NEW PROPOSED
- SETBACK LINE

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 + 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

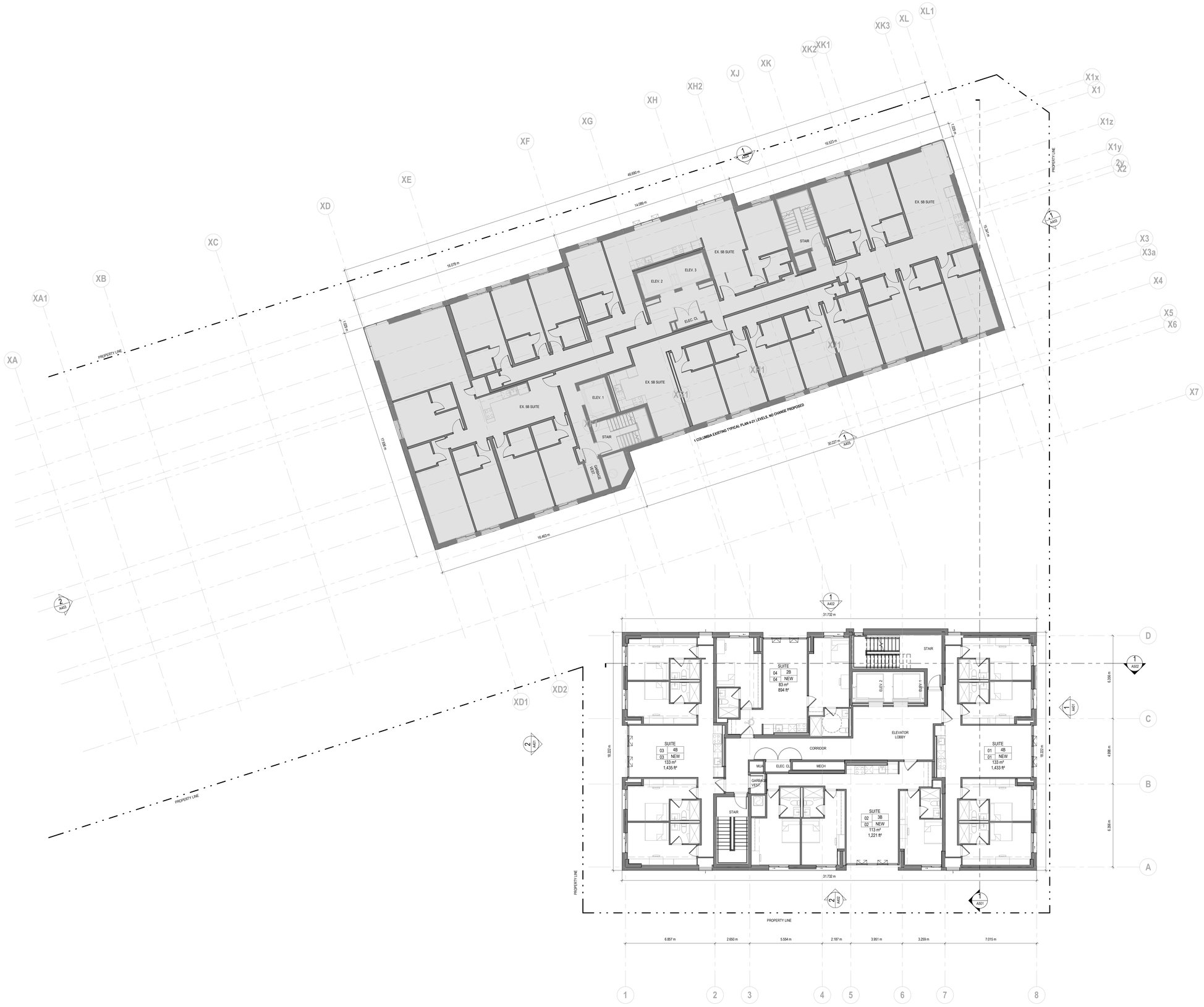
PLAN NORTH

SEAL

LEVEL 03

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A203



bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

PLAN LEGEND

- NOT IN SCOPE
- NEW PROPOSED
- SETBACK LINE

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W8
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

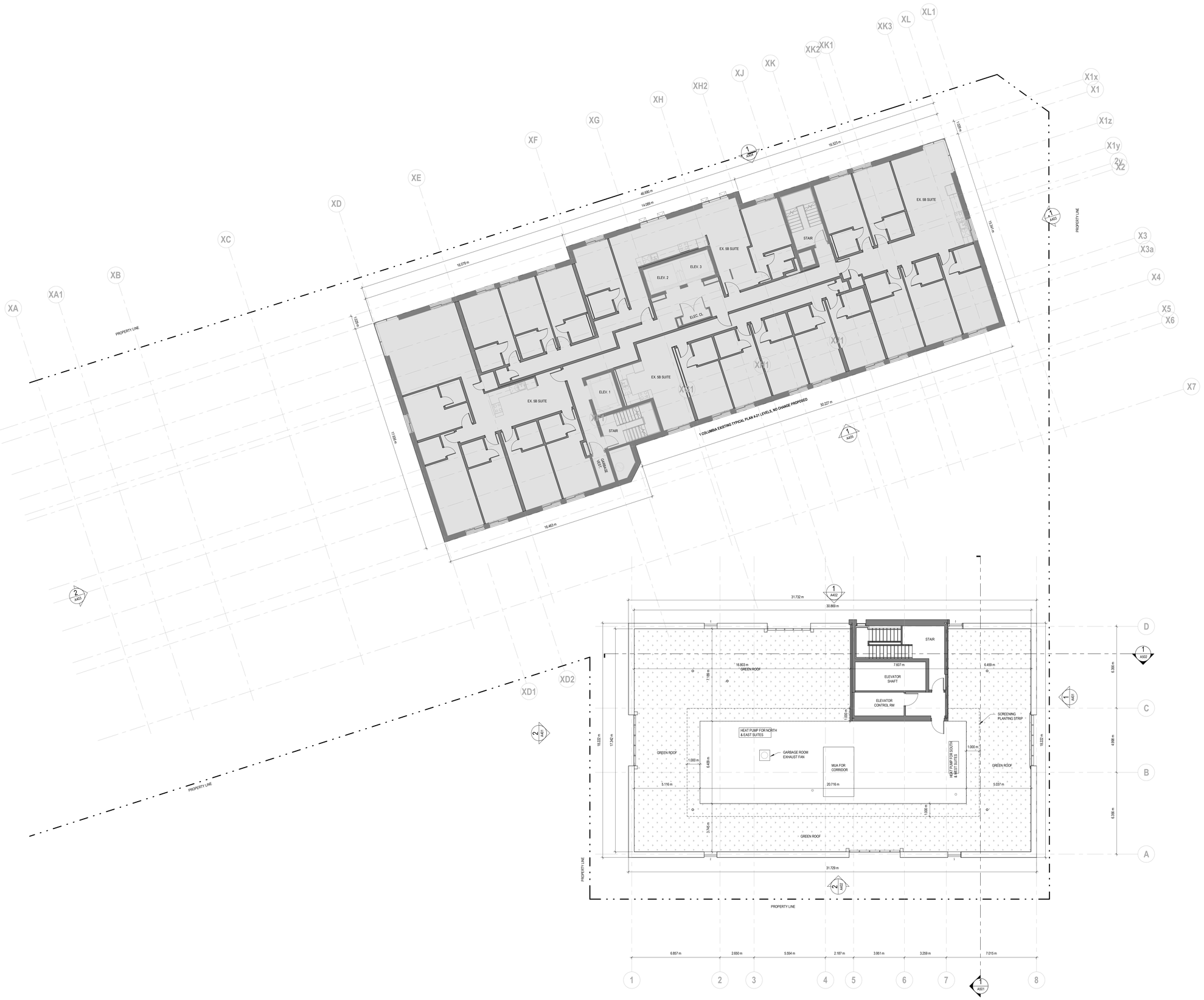
PLAN NORTH

SEAL

LEVEL 04 - 07

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A204



bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

PLAN LEGEND

- NOT IN SCOPE
- NEW PROPOSED
- SETBACK LINE

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

STUDIO LIMINA

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

RDZ ENG

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

PLAN NORTH

SEAL

LEVEL MPH & ROOF

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A205



bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

PLAN LEGEND

- NOT IN SCOPE
- NEW PROPOSED
- SETBACK LINE

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

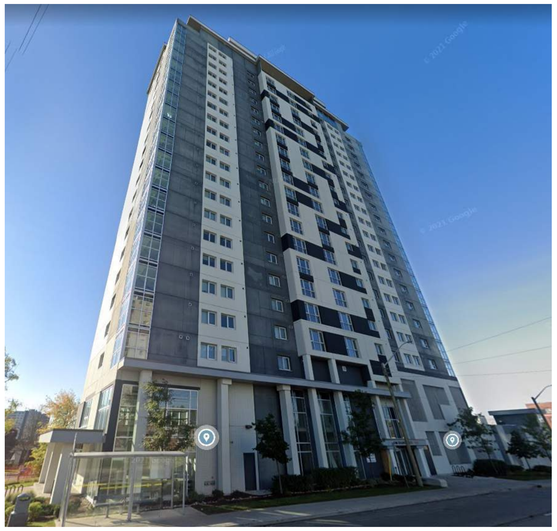
PLAN NORTH

SEAL

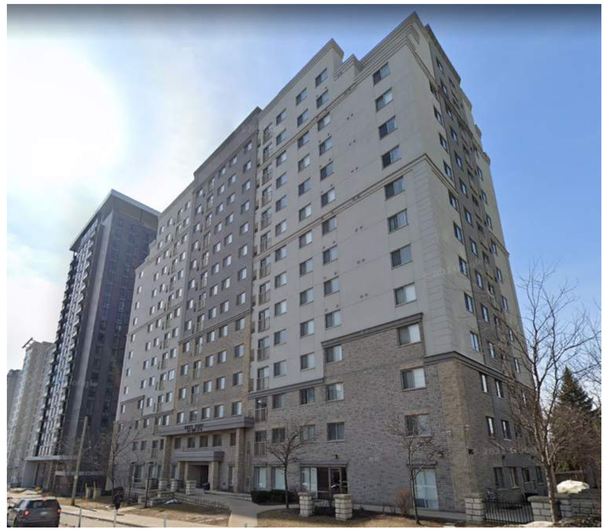
1 COLUMBIA
LEVEL 22

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A206



1 COLUMBIA STREET WEST



345 KING STREET NORTH



339 KING STREET NORTH



336 KING STREET NORTH



338 KING STREET NORTH



342 KING STREET NORTH

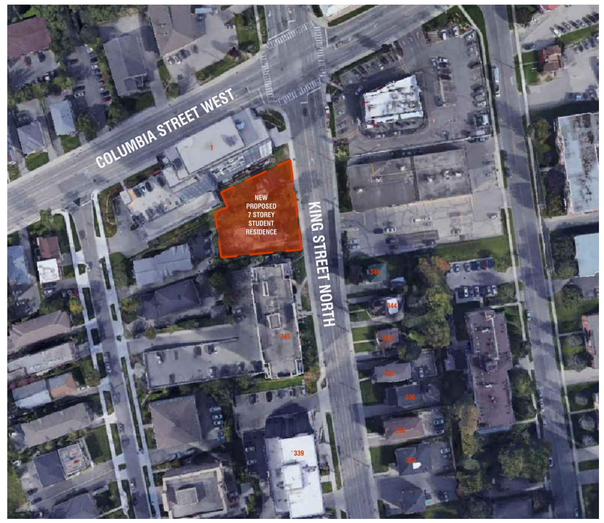


344 KING STREET NORTH



346 KING STREET NORTH

KEY PLAN



LOCATION MAP

SURROUNDING BUILDINGS (GOOGLE STREET VIEW)



STREET VIEW - LOOKING SOUTH



STREET VIEW - ELEVATION



COURTYARD VIEW - FROM LOUNGE @ NEW PROPOSED BUILDING



STREET VIEW - LOOKING NORTH



STREET VIEW - ENTRANCE



STREET VIEW - ENTRANCE



COURTYARD VIEW - LOOKING EAST

PROPOSED ELEVATION BASED ON ANALYSIS + DETAILED RENDERING

bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W8
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

CONTEXT PLAN

Author	Checker		
DRAWN BY	CHECKED BY		
22002		ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A400



WEST ELEV 2
REFERENCED FROM 1 / A101 1 : 100



EAST ELEV 1
REFERENCED FROM 1 / A101 1 : 100

bnkc
ARCHITECTURE + URBAN DESIGN
410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

MATERIAL KEY

- BC-01 BRICK CLADDING
- BS-01 BRICK SCREEN
- WC-01 WOOD CLADDING 01
- CG-01 CLEAR GLAZING
- SP-01 SPANDREL PANEL
- MG-01 METAL GRILLE
- MPT-01 METAL PAINTED
- MPT-02 METAL PAINTED
- BC-EX EX. BRICK CLADDING
- CPT-EX 01 EX. PAINTED CONCRETE 01
- CPT-EX 02 EX. PAINTED CONCRETE 02
- EX. TO REMAIN, NO CHANGE PROPOSED

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W8
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9606

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

EAST + WEST ELEVATION

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A401



SOUTH ELEV
REFERENCED FROM 1 / A101 1 : 100 **2**



NORTH ELEV
REFERENCED FROM 1 / A101 1 : 100 **1**

bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

MATERIAL KEY

- BC-01 — BRICK CLADDING
- BS-01 — BRICK SCREEN
- WC-01 — WOOD CLADDING 01
- CG-01 — CLEAR GLAZING
- SP-01 — SPANDREL PANEL
- MG-01 — METAL GRILLE
- MPT-01 — METAL PAINTED
- MPT-02 — METAL PAINTED
- BC-EX — EX. BRICK CLADDING
- CPT-EX 01 — EX. PAINTED CONCRETE 01
- CPT-EX 02 — EX. PAINTED CONCRETE 02
- EX. TO REMAIN, NO CHANGE PROPOSED

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W8
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9606

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

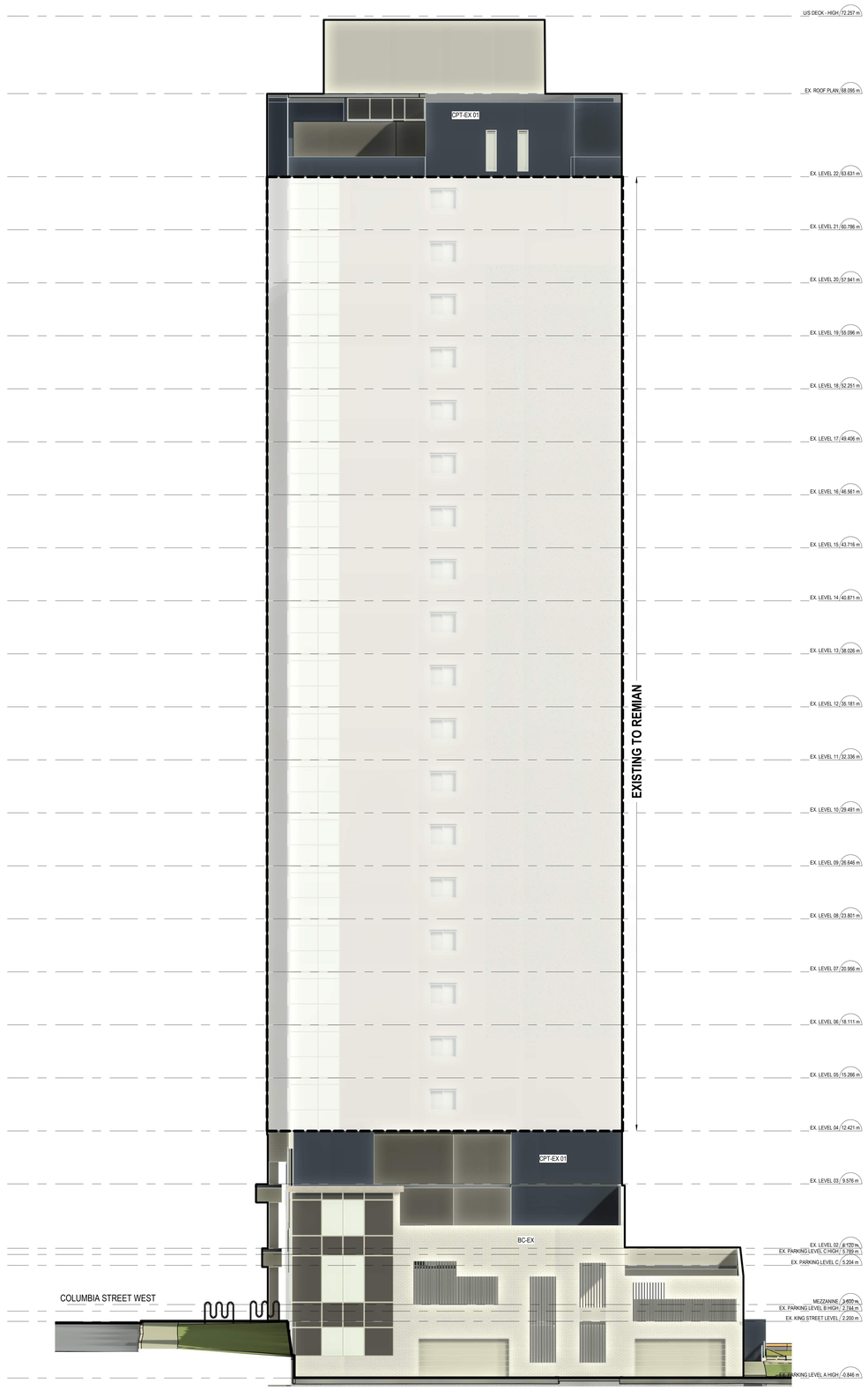
351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

SOUTH + NORTH ELEVATION

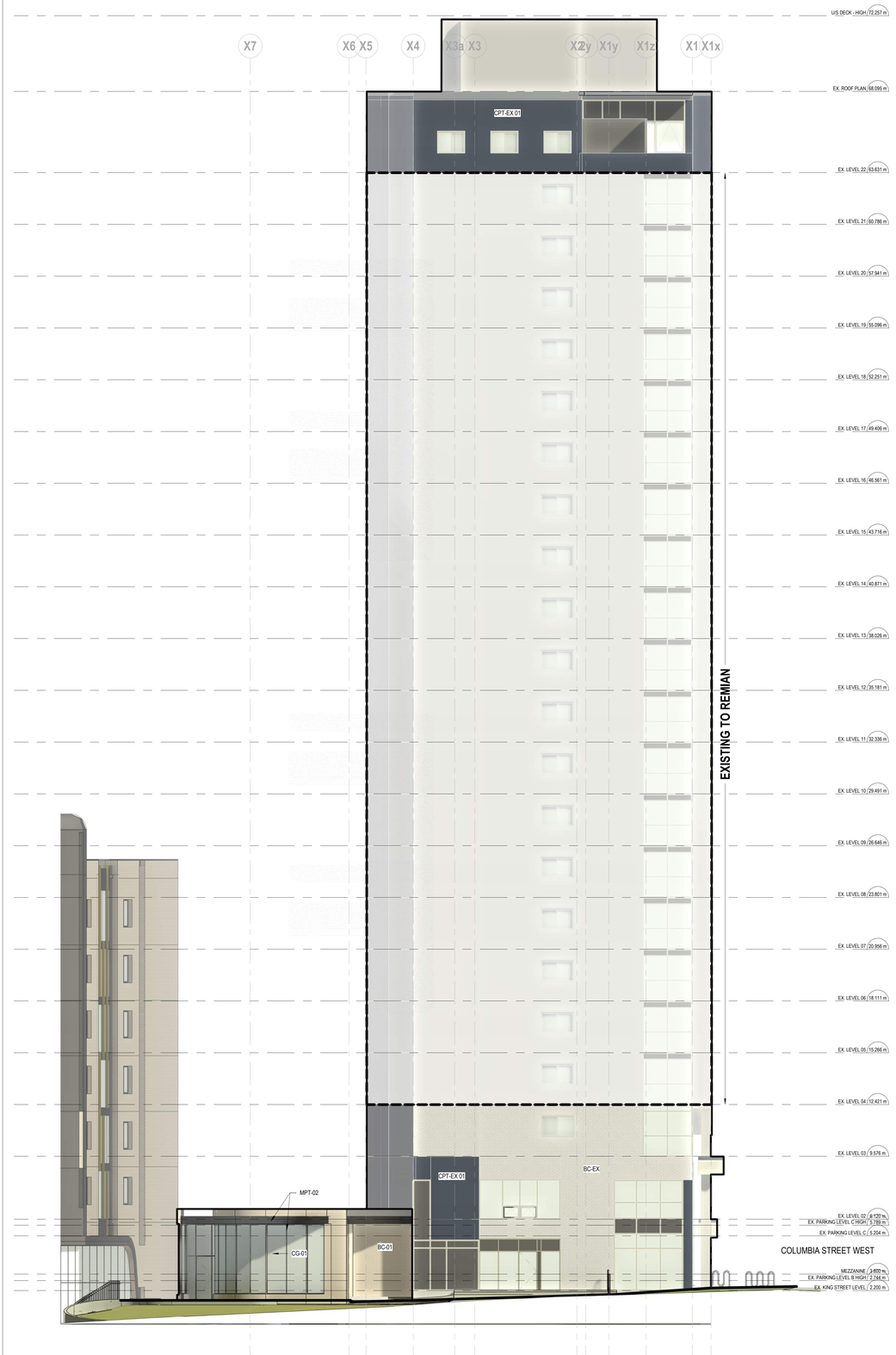
Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A402



WEST ELEV - 1 COLUMBIA RENO 2

REFERENCED FROM 1 / A101 1 : 100



EAST ELEV - 1 COLUMBIA RENO 1

REFERENCED FROM 1 / A101 1 : 100

bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

MATERIAL KEY

- BC-01 — BRICK CLADDING
- BS-01 — BRICK SCREEN
- WC-01 — WOOD CLADDING 01
- CG-01 — CLEAR GLAZING
- SP-01 — SPANDREL PANEL
- MG-01 — METAL GRILLE
- MPT-01 — METAL PAINTED
- MPT-02 — METAL PAINTED
- BC-EX — EX. BRICK CLADDING
- CPT-EX 01 — EX. PAINTED CONCRETE 01
- CPT-EX 02 — EX. PAINTED CONCRETE 02
- EX. TO REMAIN, NO CHANGE PROPOSED

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

E + W ELEV - 1 COLUMBIA RENO

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A403



NORTH ELEV - 1 COLUMBIA RENO

REFERENCED FROM 1 / A101 1 : 100 (1)

bnkc ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

MATERIAL KEY

- BC-01 BRICK CLADDING
- BS-01 BRICK SCREEN
- WC-01 WOOD CLADDING 01
- CG-01 CLEAR GLAZING
- SP-01 SPANDREL PANEL
- MG-01 METAL GRILLE
- MPT-01 METAL PAINTED
- MPT-02 METAL PAINTED
- BC-EX EX. BRICK CLADDING
- CPT-EX 01 EX. PAINTED CONCRETE 01
- CPT-EX 02 EX. PAINTED CONCRETE 02
- EX. TO REMAIN, NO CHANGE PROPOSED

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

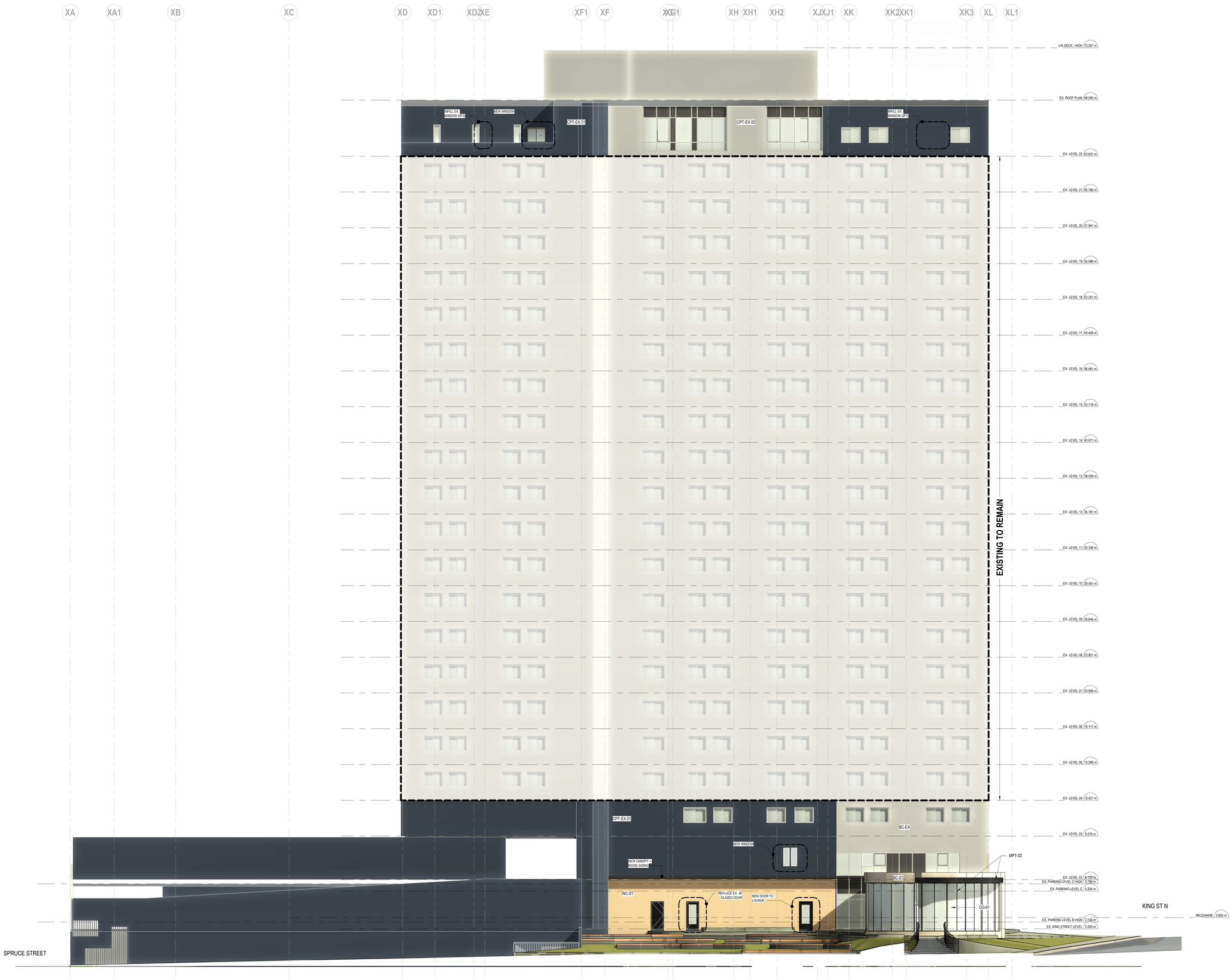
351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

NORTH ELEV - 1 COLUMBIA RENO

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A404



SOUTH ELEV-1 COLUMBIA RENO

REFERENCED FROM 1 / A101 — 1 : 100 — 1

bnkc ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T. 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

MATERIAL KEY

- BC-01 — BRICK CLADDING
- BS-01 — BRICK SCREEN
- WC-01 — WOOD CLADDING 01
- CG-01 — CLEAR GLAZING
- SP-01 — SPANDREL PANEL
- MG-01 — METAL GRILLE
- MPT-01 — METAL PAINTED
- MPT-02 — METAL PAINTED
- BC-EX — EX. BRICK CLADDING
- CPT-EX 01 — EX. PAINTED CONCRETE 01
- CPT-EX 02 — EX. PAINTED CONCRETE 02
- EX. TO REMAIN, NO CHANGE PROPOSED

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4988

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

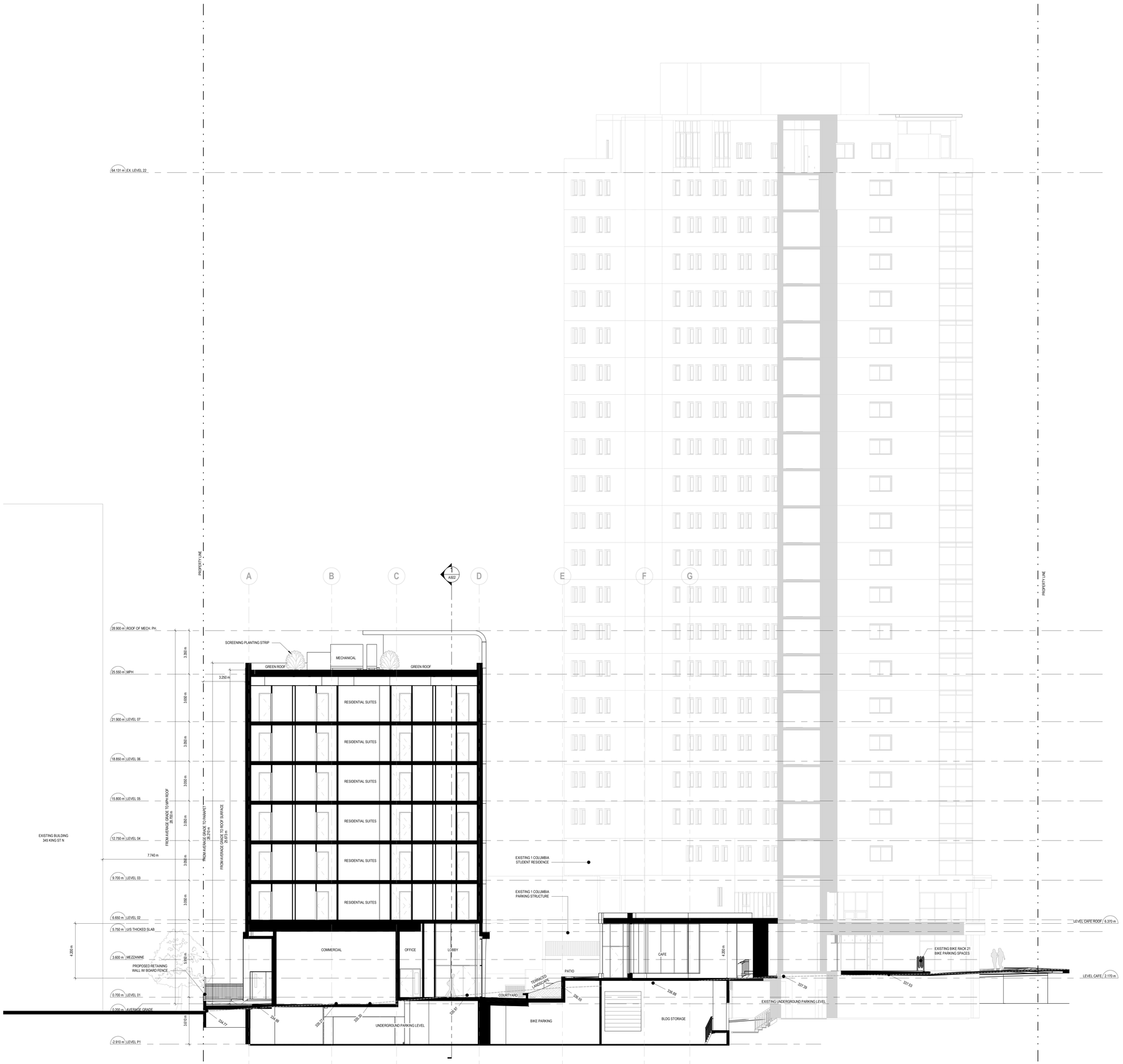
351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

SOUTH ELEV-1 COLUMBIA RENO

Author	Checker		
DRAWN BY	CHECKED BY		
22002	As indicated	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A405



BUILDING SECTION E-W

REFERENCED FROM 1 / A101 1 : 100

1

bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T : 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

BUILDING SECTIONS

Author	Checker		
DRAWN BY	CHECKED BY		
22002	1 : 100	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A501

bnkc
ARCHITECTURE + URBAN DESIGN

410 - 672 Dupont St.,
Toronto, ON, Canada,
M6G 1Z6
T: 416.531.7717
www.bnkc.ca

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

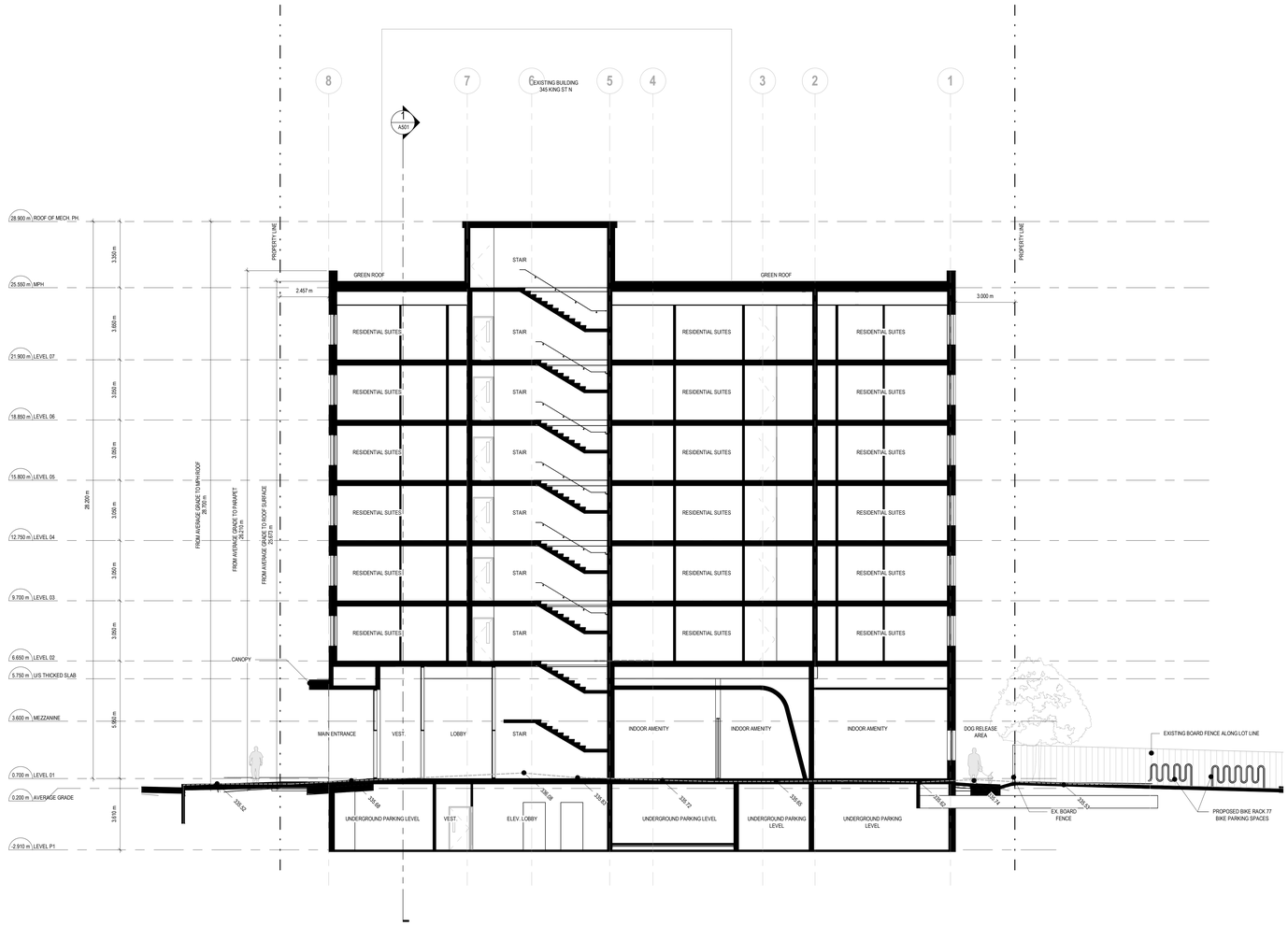
This drawing, as an instrument of service, is provided by and is the property of BNKC Architects Inc., and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

BNKC Architects Inc.

NO.	DATE:	ISSUED FOR:
1	2022.12.20	Site Plan Approval



BUILDING SECTION N-S

REFERENCED FROM 1 / A101 1 : 100

1

DESIGN ARCHITECT
STUDIO LIMINA Inc.
315 - 180 SHAW St., Toronto, ON, Canada, M6J 2W5
T. 416.451.4888

ARCHITECT OF RECORD
BNKC Architects Inc.
410 - 672 Dupont St., Toronto, ON, Canada, M6G 1Z6
T. 416.531.7717

STRUCTURAL
Blackwell Structural Engineers
31 KING ST. N, 2ND FLOOR,WATERLOO, ONTARIO N2J 2W6
T. 519.616.0895

MECHANICAL + ELECTRICAL
RDZ Engineers Ltd.
30 Pennsylvania Avenue, Unit 17A, Vaughan, ON L4K 4A5
T. 647.674.9656

CLIENT
CENTURION REIT
25 Sheppard Ave W Suite 1800, North York, ON M2N 6S6

ONE COLUMBIA STUDENT RESIDENCE

351/355 King St N, Waterloo, ON N2J 2Z1

SEAL

BUILDING SECTIONS

Author	Checker		
DRAWN BY	CHECKED BY		
22002	1 : 100	ARCH E	12/09/22
PROJ NO	SCALE	FORMAT	PLOT DATE

A502