EXISTING PRIVATE ROAD

BUILDING I1
FLEX COMERCIAL
1 STOREY

BUILDING I2
FLEX COMERCIAL
1 STOREY

BUILDING J
FLEX COMERCIAL
1 STOREY

BUILDING F

BUILDING E

PROPOSED POPS
AREA: 2,258.94m²

BUILDING A

PROPOSED POPS
AREA: 1,876.94m²

BUILDING B

BUILDING C

PROPOSED PRIVATE ROAD

PROPOSED PRIVATE DRIVEWAY

PROPOSED PRIVATE DRIVEWAY

BUILDING G

BUILDING H

BUILDING D

WATERLOO FIRE
STATION 3

TOWER SEPARATION

ADJACENT LANDS:
± 50,107.29m²

OFFICE LANDS:
± 28,482.11m²

DEVELOPMENT LANDS:
±74,470.61m²

2025-04-04 12:23:56 PM

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LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING BELOW

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

FLOOR 07 (TYPICAL)

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ155 | REV. 2

ADJACENT LANDS:
± 50,107.29m²

DEVELOPMENT LANDS:
± 74,470.61m²

GROSS SITE AREA:
± 161,728.4m²

OFFICE LANDS:
± 28,482.11m²

BUILDING K

INDUSTRIAL

1 STOREY

BUILDING L

INDUSTRIAL

1 STOREY

BUILDING L - TRAIL AREA: 1,850.5m²

BUILDING I

BUILDING I1

FLEX COMMERCIAL

1 STOREY

32.94 m

BUILDING I2

FLEX COMMERCIAL

1 STOREY

57.90 m

BUILDING J

FLEX COMMERCIAL

1 STOREY

159.45 m

BUILDING J - TRAIL AREA: 885.75m²

BUILDING F

BUILDING F1

25 STOREY

BUILDING E

26 STOREY

5 STOREY

1 STOREY

BUILDING A

20 STOREY

5 STOREY

1 STOREY

BUILDING B1

36 STOREY

6 STOREY

5 STOREY

BUILDING B2

36 STOREY

69 PARKING SPACES
REQUIRED (1.5/100 SQ M) : 73

73 PARKING SPACES
REQUIRED (1.5/100 SQ M) : 41

104 PARKING SPACES
REQUIRED (1.5/100 SQ M) : 157

157 PARKING SPACES
REQUIRED (1.5/100 SQ M) : 59

EXISTING PRIVATE ROAD

PROPOSED PRIVATE ROAD

N63°28'25"E
505.33m

6.0M FIRE ROUTE

ø 31000

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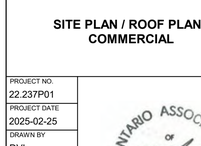
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- PARKING BELOW GROUND / PARKING BELOW

TYPICAL PARKING DIMENSIONS

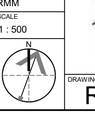
AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

SITE PLAN / ROOF PLAN - COMMERCIAL

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
9452

DRAWING NO. RZ161

REV. 2

2025-04-04 12:24:00 PM

ADJACENT LANDS: ± 50,107.29m²

DEVELOPMENT LANDS: ± 74,470.61m²

GROSS SITE AREA: ± 161,728.4m²

OFFICE LANDS: ± 28,482.110m²

BUILDING K

BUILDING L

BUILDING I

BUILDING J

BUILDING F

BUILDING B

N63°28'25"E 505.33m

PROPOSED PRIVATE ROAD

EXISTING PRIVATE ROAD

INDUSTRIAL 4855.5 m² 52264 ft²

INDUSTRIAL 10460.4 m² 112595 ft²

FLEX COMERCIAL 1136.8 m² 12234 ft²

FLEX COMERCIAL 1554.5 m² 16732 ft²

FLEX COMERCIAL 3860.9 m² 41877 ft²

69 PARKING SPACES REQUIRED (1.5/100 SQ M) : 73

104 PARKING SPACES REQUIRED (1.5/100 SQ M) : 157

73 PARKING SPACES REQUIRED (1.5/100 SQ M) : 41

157 PARKING SPACES REQUIRED (1.5/100 SQ M) : 59

6.0M FIRE ROUTE

FFE=349.50 | FFE=349.00 | FFE=348.50

FFE=348.00 | FFE=347.50 | FFE=347.00 | FFE=346.50 | FFE=345.50

FFE=349.75 | FFE=349.50 | FFE=348.50

FFE=348.00 | FFE=347.50 | FFE=347.00 | FFE=346.50 | FFE=345.50

2 RZ402 | 1 RZ402 | 1 RZ403 | 2 RZ401

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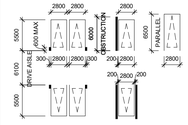
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASMENT DELINEATION
- PARKING BELOW GROUND

TYPICAL PARKING DIMENSIONS

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

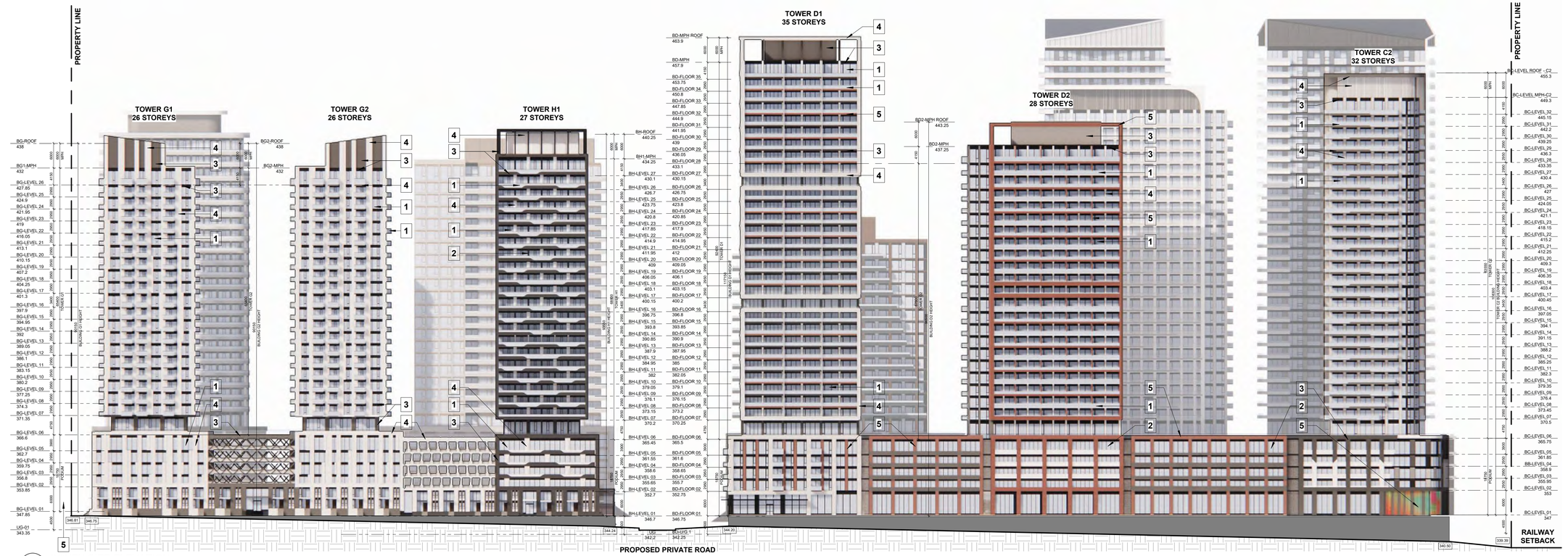
FLOOR 01 - COMMERCIAL

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

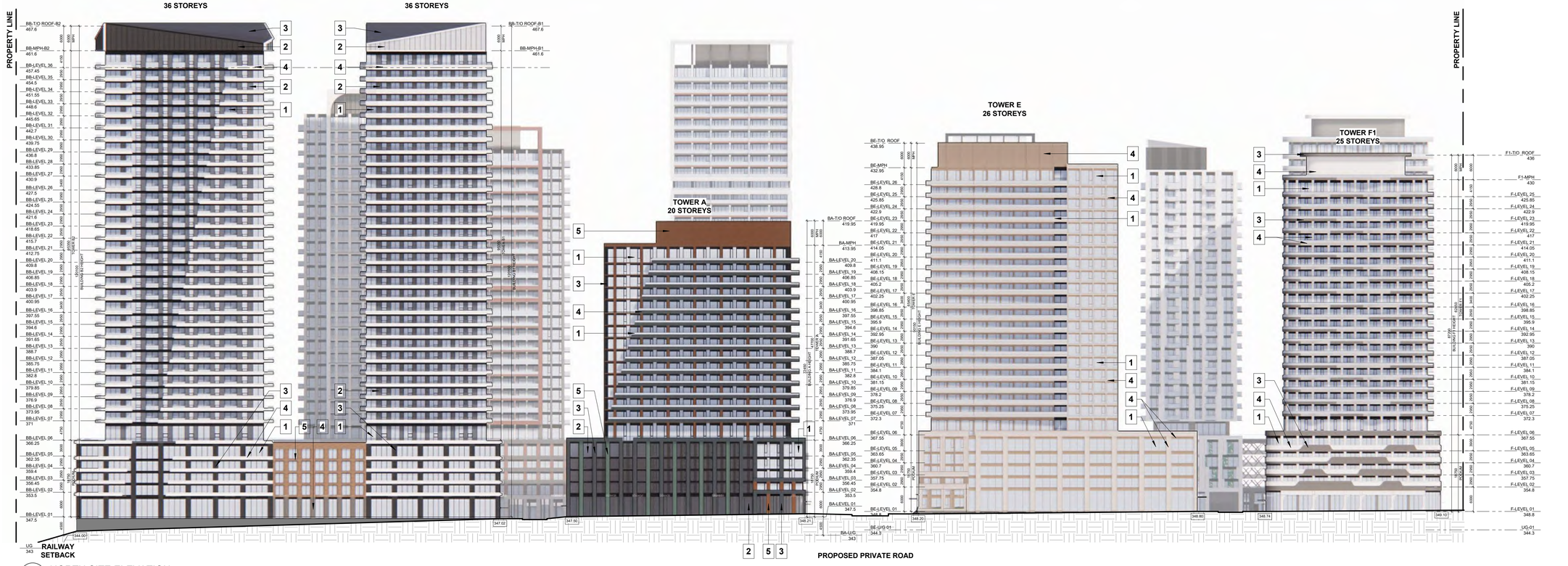
ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ162 | REV. 2

2025-04-04 12:24:04 PM



1 SOUTH SITE ELEVATION
RZ301 1 : 500



2 NORTH SITE ELEVATION
RZ301 1 : 500

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EXTERIOR FINISHES LEGEND

1	CLEAR GLAZING
2	SPANDREL PANEL
3	METAL/PRECAST/BRICK - DARK
4	METAL/PRECAST/BRICK - LIGHT
5	METAL/PRECAST/BRICK - COLOURED

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

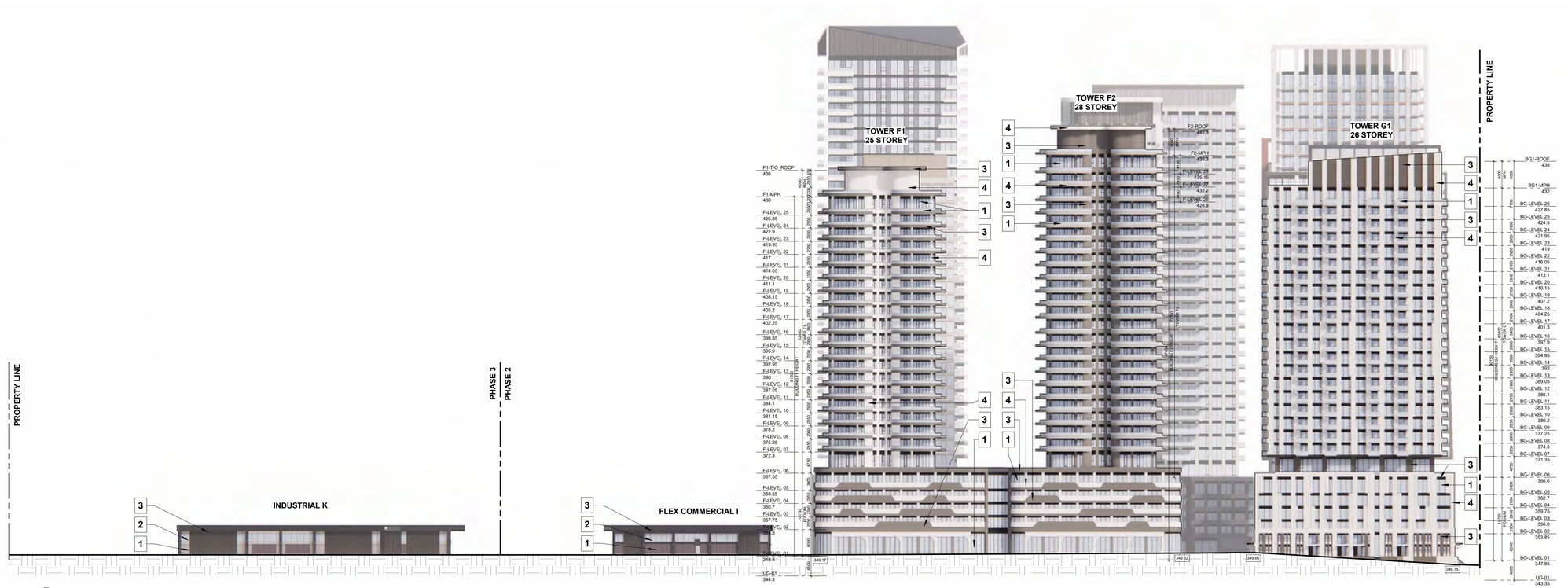
ELEVATIONS

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ301 | REV. 2

2025-04-04 12:24:12 PM



1 RZ302 WEST SITE ELEVATION
1 : 500



2 RZ302 EAST SITE ELEVATION
1 : 500

2025-04-04 12:24:19 PM

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EXTERIOR FINISHES LEGEND

1	CLEAR GLAZING
2	SPANDREL PANEL
3	METAL/PRECAST/BRICK - DARK
4	METAL/PRECAST/BRICK - LIGHT
5	METAL/PRECAST/BRICK - COLOURED

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

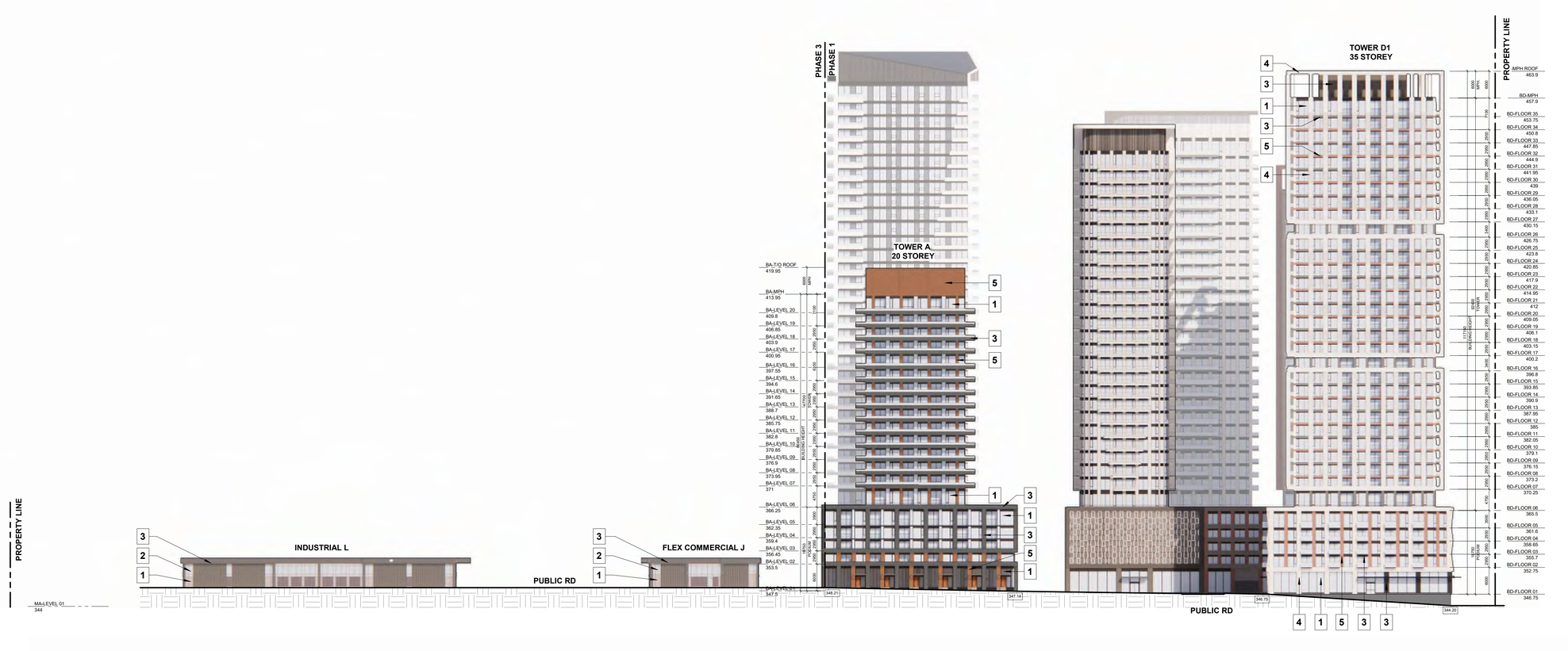
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ELEVATIONS

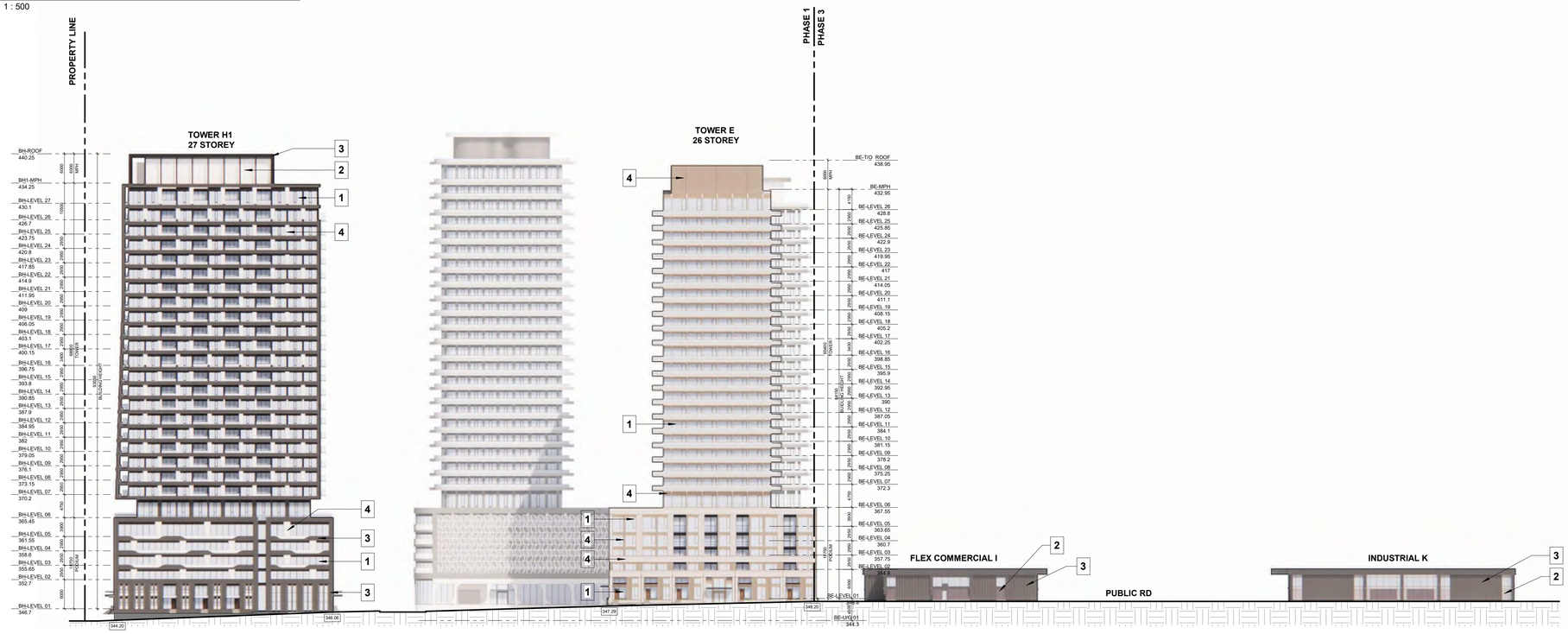
PROJECT NO. 22.237P01
PROJECT DATE 2025-02-25
DRAWN BY DVI
CHECKED BY RMM
SCALE As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ302
REV. 2



1 RZ303 WEST INTERIOR SITE ELEVATION
1 : 500



2 RZ303 EAST INTERIOR SITE ELEVATION
1 : 500

2025-04-04 12:24:23 PM

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EXTERIOR FINISHES LEGEND

1	CLEAR GLAZING
2	SPANDREL PANEL
3	METAL/PRECAST/BRICK - DARK
4	METAL/PRECAST/BRICK - LIGHT
5	METAL/PRECAST/BRICK - COLOURED

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

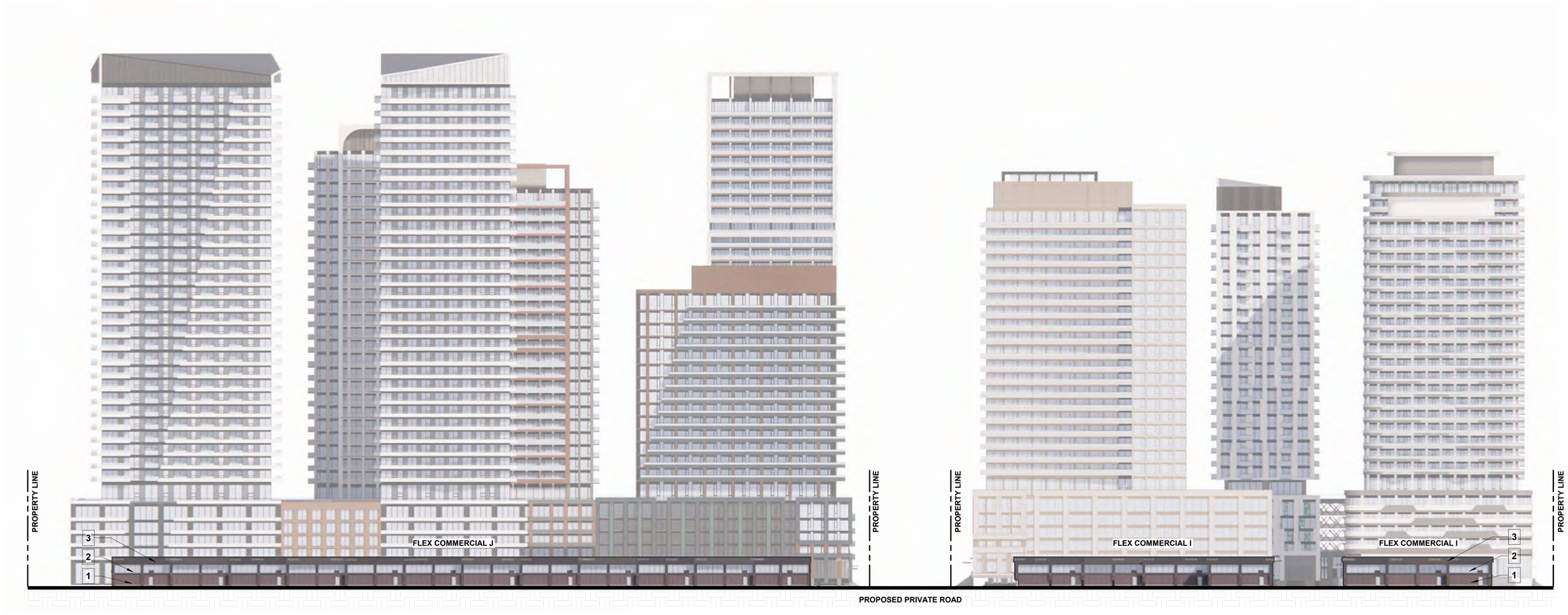
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ELEVATIONS

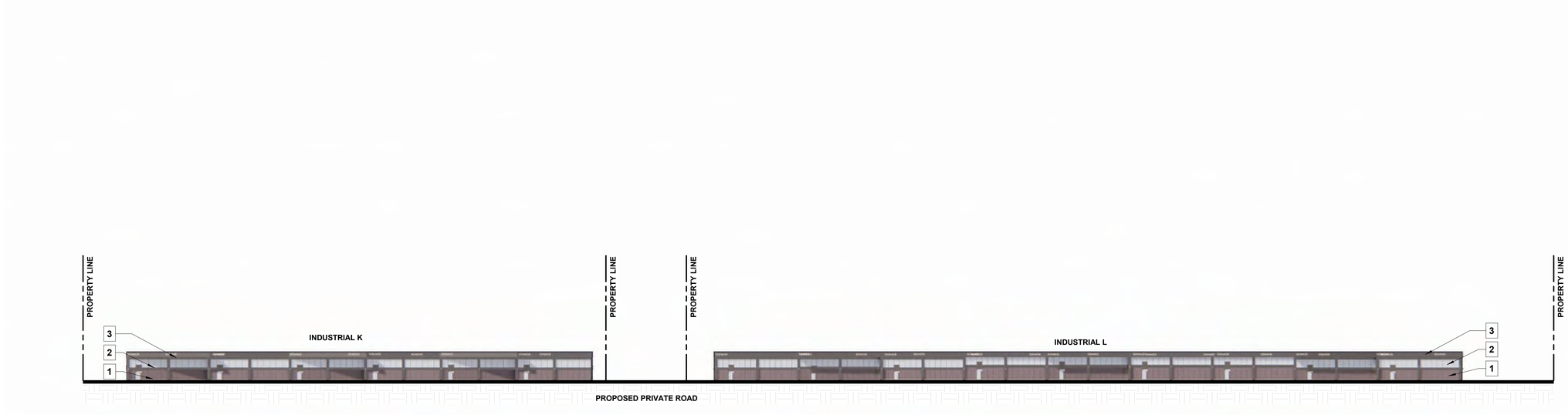
PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ303 | REV. 2



1 RZ304 NORTH INTERNAL COMERCIAL SITE ELEVATION
1 : 500



2 RZ304 SOUTH INTERNAL COMERCIAL SITE ELEVATION
1 : 500

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EXTERIOR FINISHES LEGEND

1. CLEAR GLAZING
2. SPANDREL PANEL
3. METAL/PRECAST/BRICK - DARK
4. METAL/PRECAST/BRICK - LIGHT
5. METAL/PRECAST/BRICK - COLOURED

#	DATE	DESCRIPTION	BY
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1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

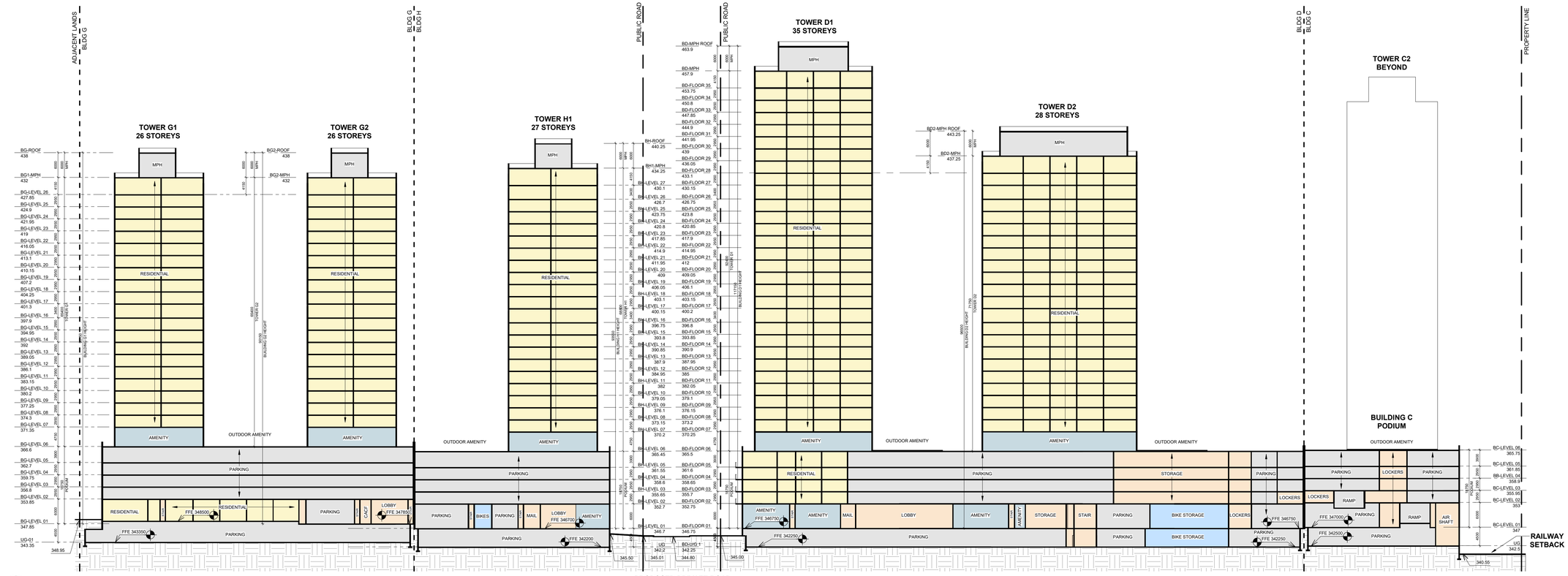
ELEVATIONS

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

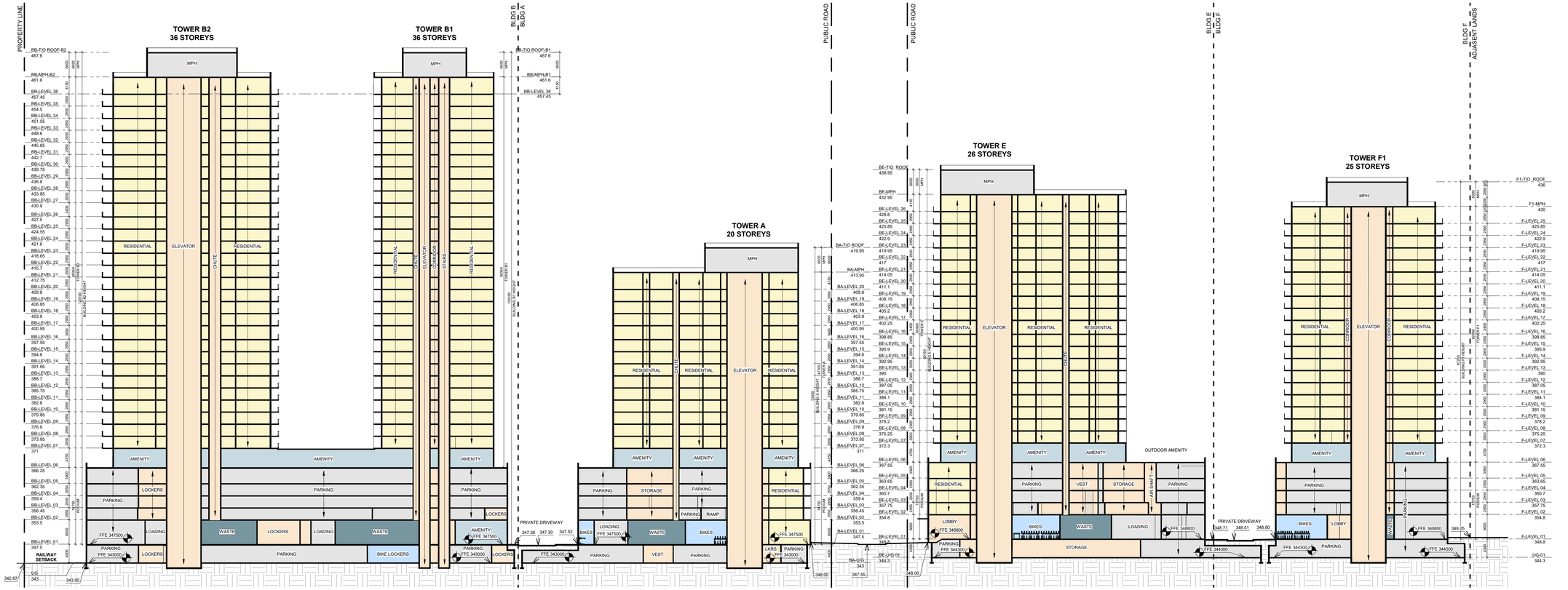
ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
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8452

DRAWING NO. RZ304 | REV. 2

2025-04-04 12:24:24 PM



1 SITE SECTION EW1
RZ401 1 : 500



2 SITE SECTION EW2
RZ401 1 : 500

2025-04-04 12:24:29 PM

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

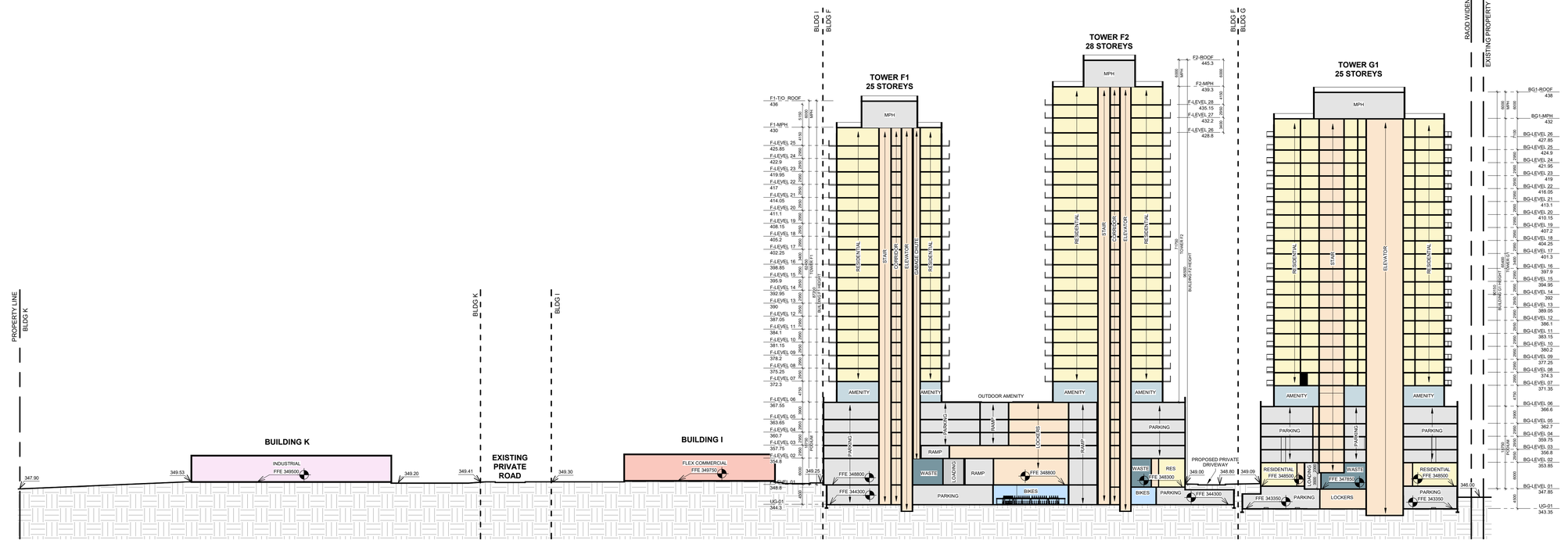
DRAWING

BUILDING SECTIONS

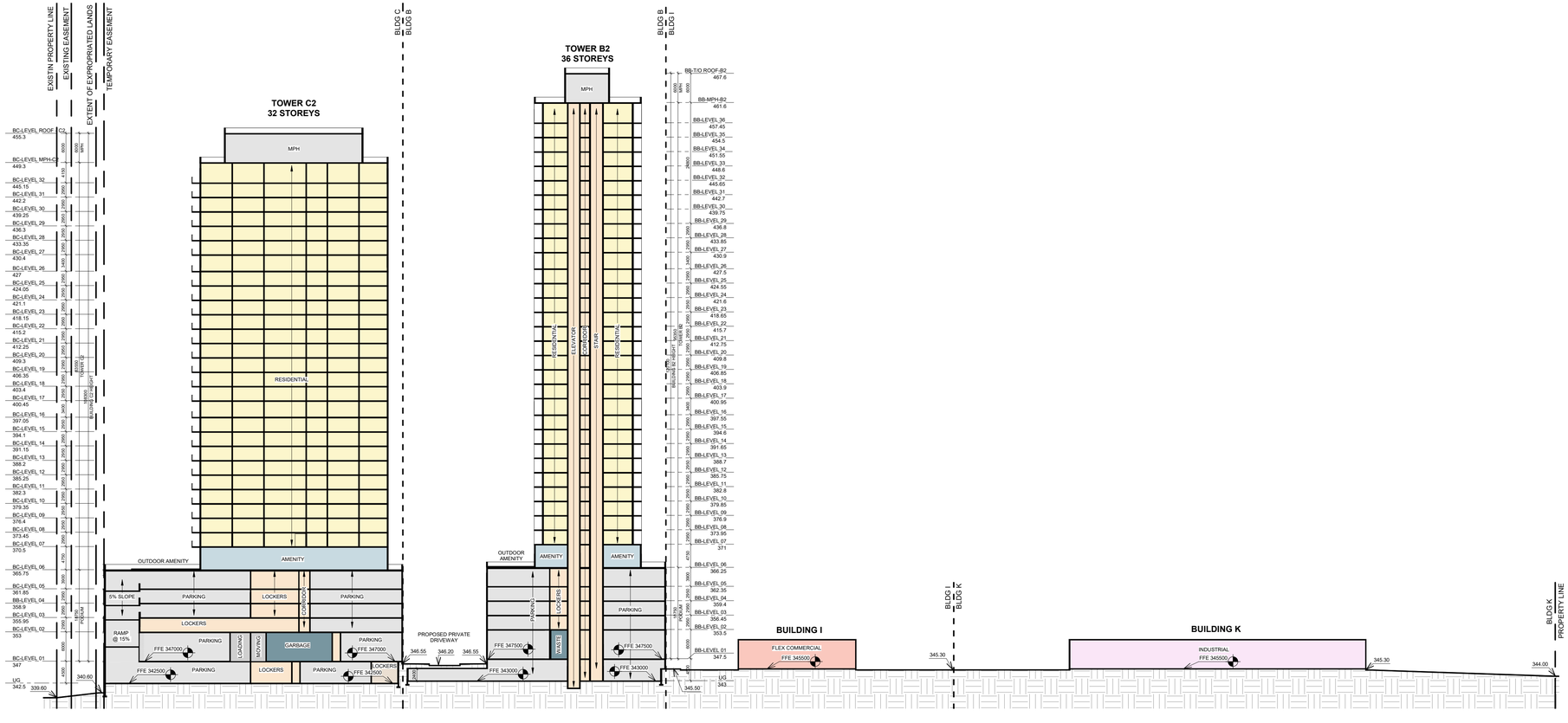
PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RIZA MEHDI
LICENCE
8452

DRAWING NO. RZ401 REV. 2



1 / RZ402 SITE SECTION NS4
1 : 500



2 / RZ402 SITE SECTION NS5
1 : 500

2025-04-04 12:24:32 PM

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1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

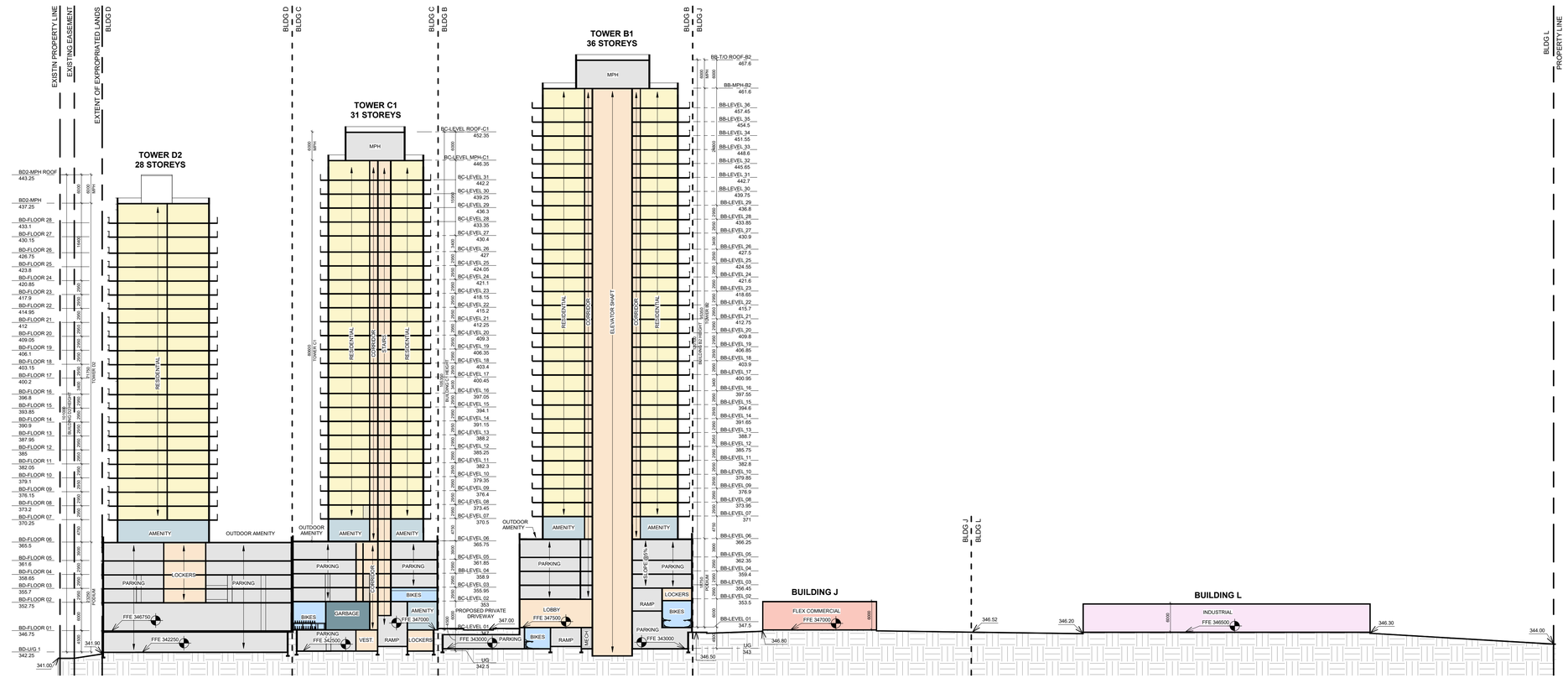
DRAWING

BUILDING SECTIONS

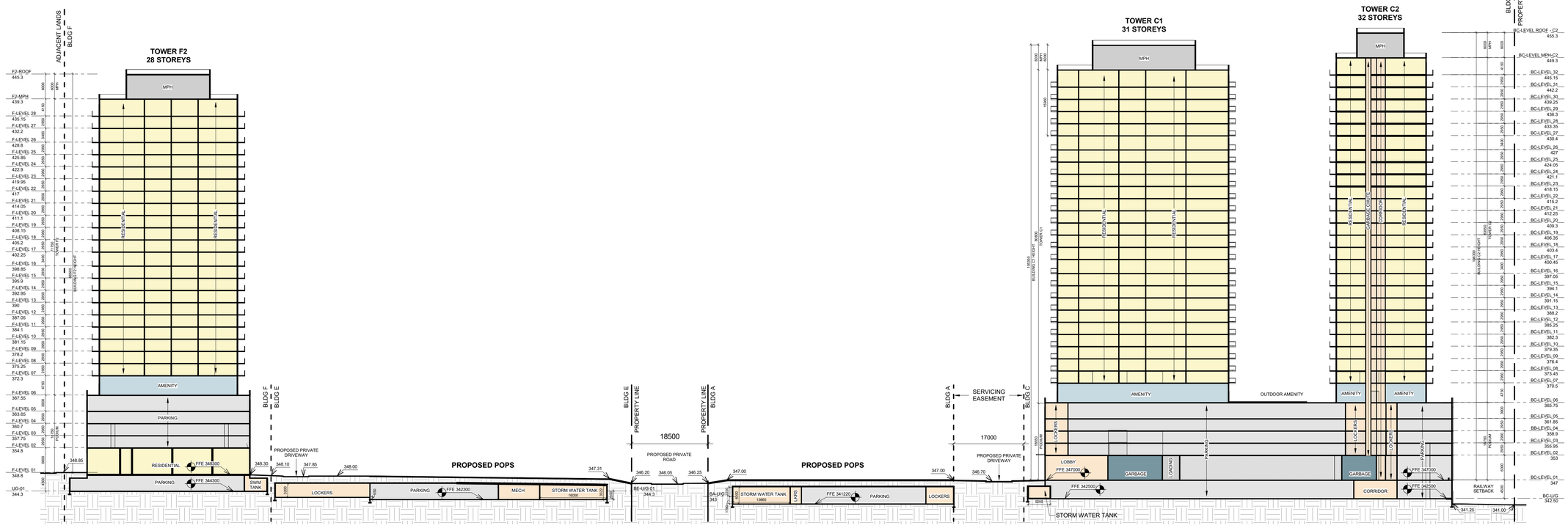
PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ402 | REV. 2



1 RZ403 SITE SECTION NS1
1 : 500



2 RZ403 SITE SECTION EW3 - PARK
1 : 500

2025-04-04 12:24:36 PM

TURNER FLEISCHER

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#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

BUILDING SECTIONS

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ403 | REV. 2



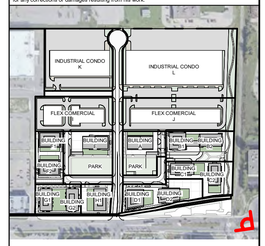
STREET LEVEL PERSPECTIVE LOOKING NORTH WEST FROM NORTHFIELD DRIVE WEST

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BUILDING



AERIAL PERSPECTIVE LOOKING EAST FROM THE COMMERCIAL LANDS



STREET LEVEL PERSPECTIVE LOOKING NORTH EAST FROM NORTHFIELD DRIVE



STREET LEVEL PERSPECTIVE LOOKING SOUTH AT A COMERCIAL UNIT



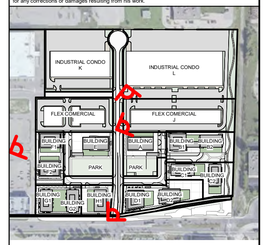
STREET LEVEL PERSPECTIVE LOOKING NORTH EAST AT A COMERCIAL UNIT

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1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

3D PERSPECTIVE

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 5000

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
8452

DRAWING NO. RZ802

REV. 2

2025-04-04 12:24:47 PM



STREET LEVEL PERSPECTIVE LOOKING WEST BETWEEN BLOCK B + C



STREET LEVEL PERSPECTIVE LOOKING EAST FROM PROPOSED PARK



STREET LEVEL PERSPECTIVE LOOKING EAST FROM POPS 2



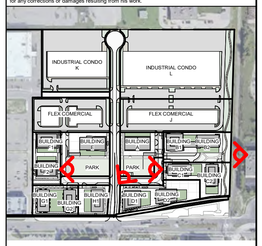
STREET LEVEL PERSPECTIVE LOOKING WEST FROM PROPOSED PARK

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1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

3D PERSPECTIVE

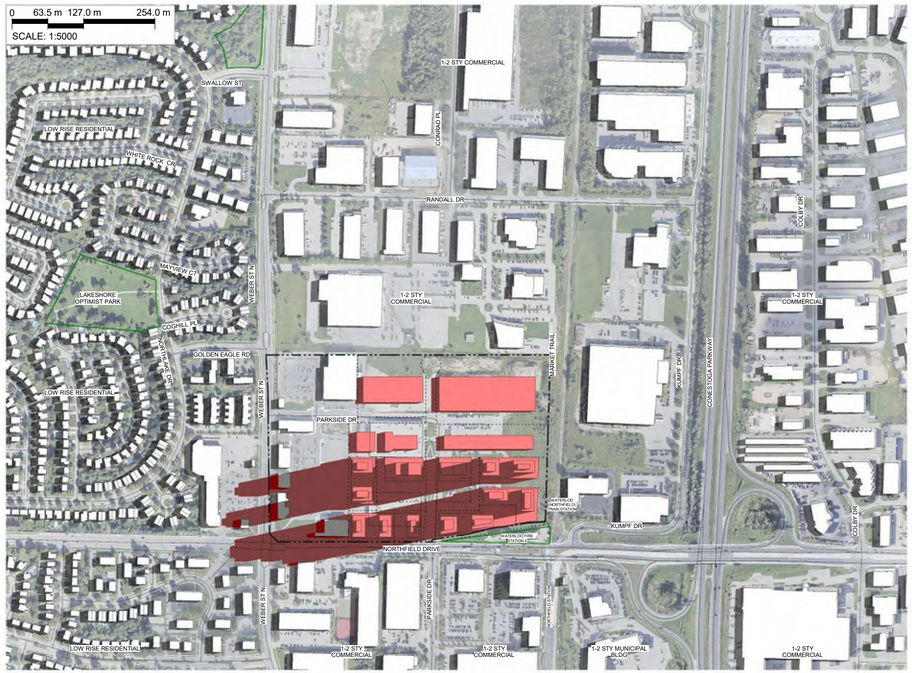
PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 5000

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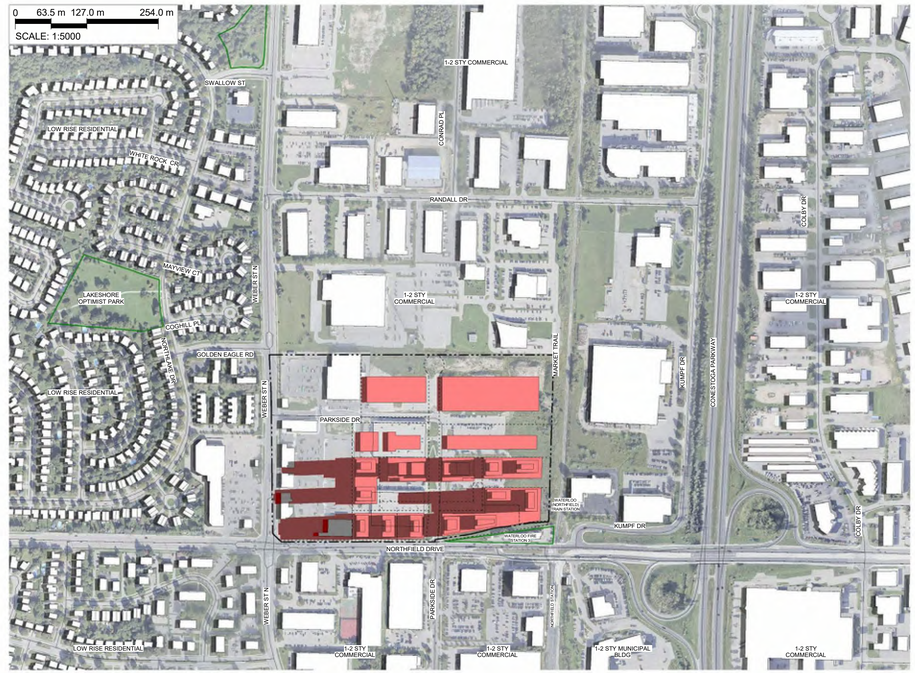
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REV. 2

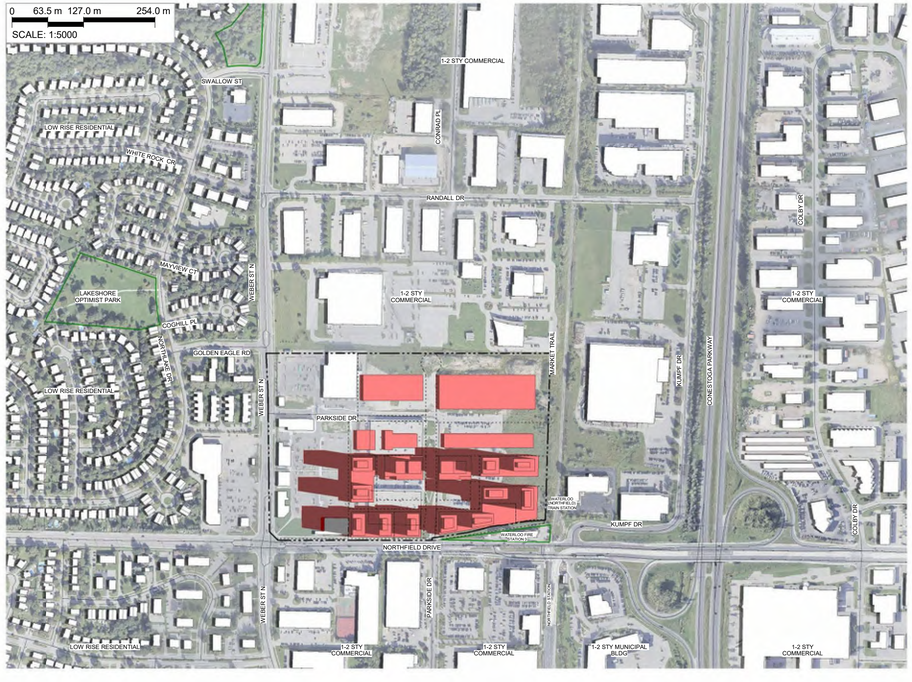
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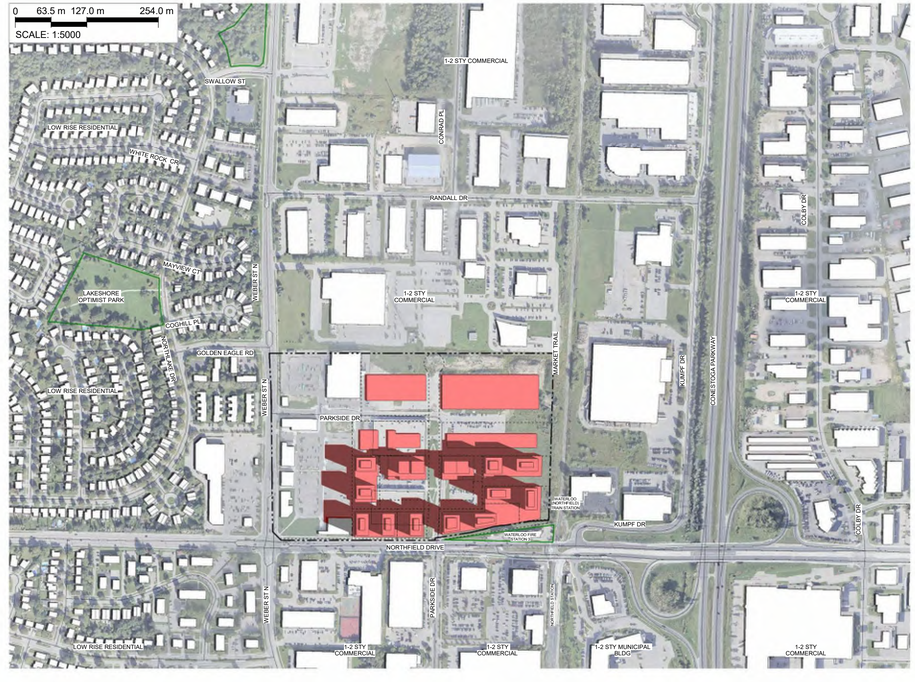
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1 : 5000



2 RZ811 JUNE 21 - 0900 AM
1 : 5000



3 RZ811 JUNE 21 - 1000 AM
1 : 5000



4 RZ811 JUNE 21 - 1100 AM
1 : 5000

2025-04-04 12:25:06 PM

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PUBLIC & PRIVATE ROAD LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS
- OVERLAPPING SHADOWS

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1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

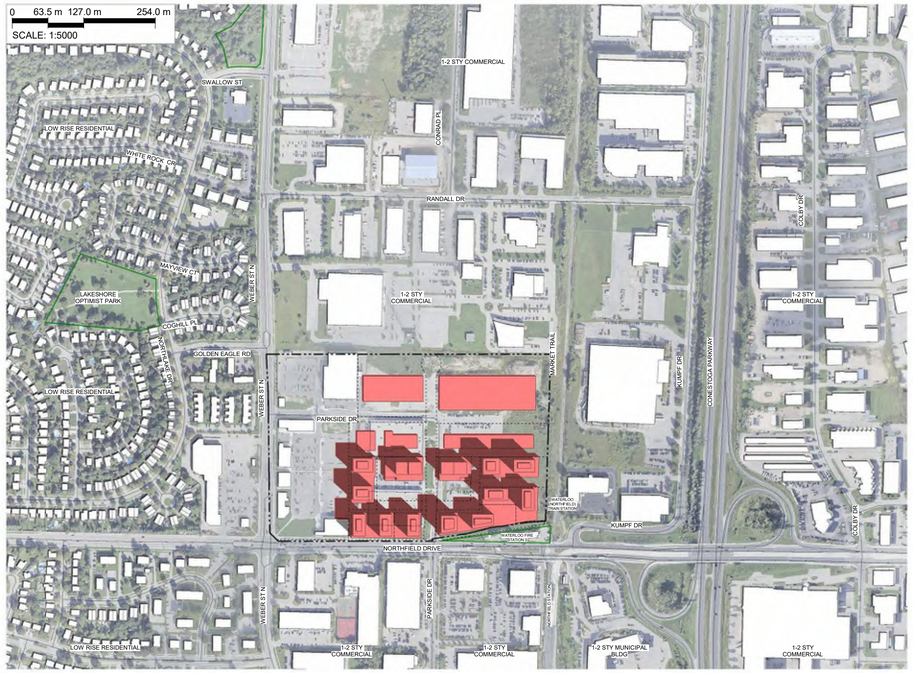
DRAWING

SHADOW STUDIES

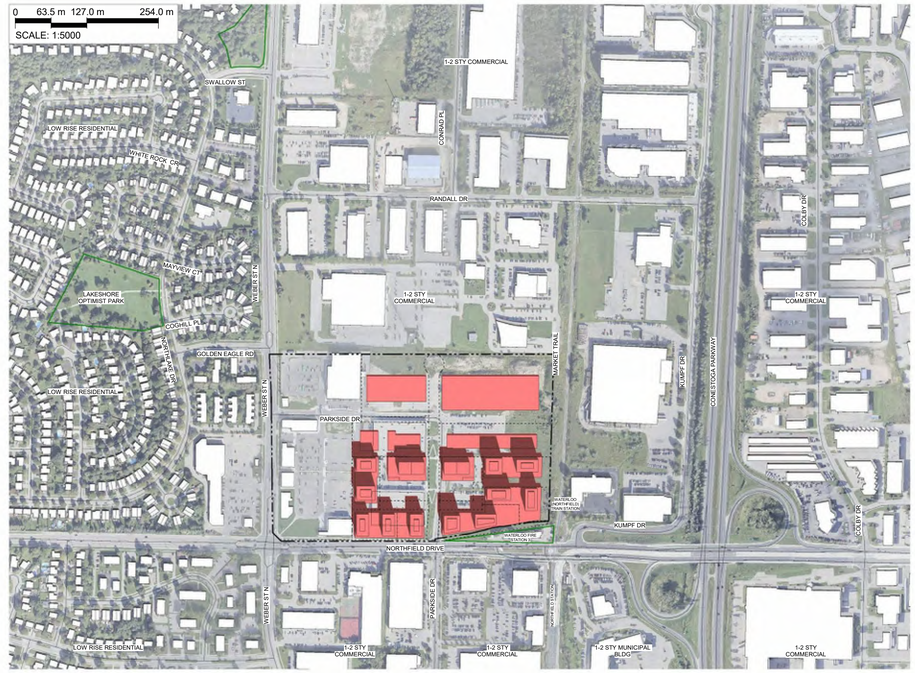
PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

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DRAWING NO. RZ811
REV. 2



1 RZ812 JUNE 21 - 1200 PM
1 : 5000



2 RZ812 JUNE 21 - 1300 PM
1 : 5000



3 RZ812 JUNE 21 - 1400 PM
1 : 5000



4 RZ812 JUNE 21 - 1500 PM
1 : 5000

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1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

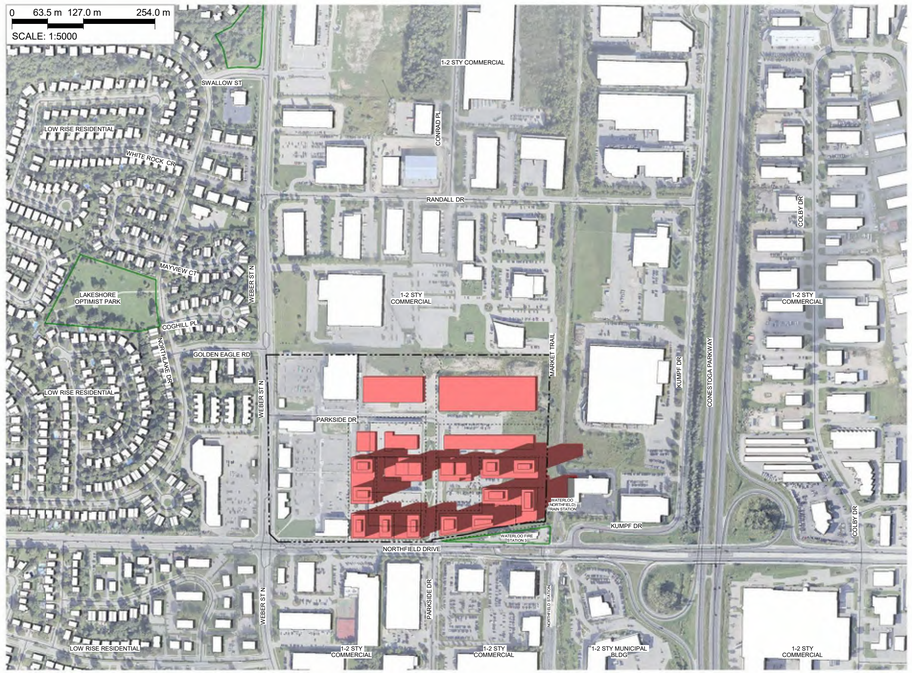
SHADOW STUDIES

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

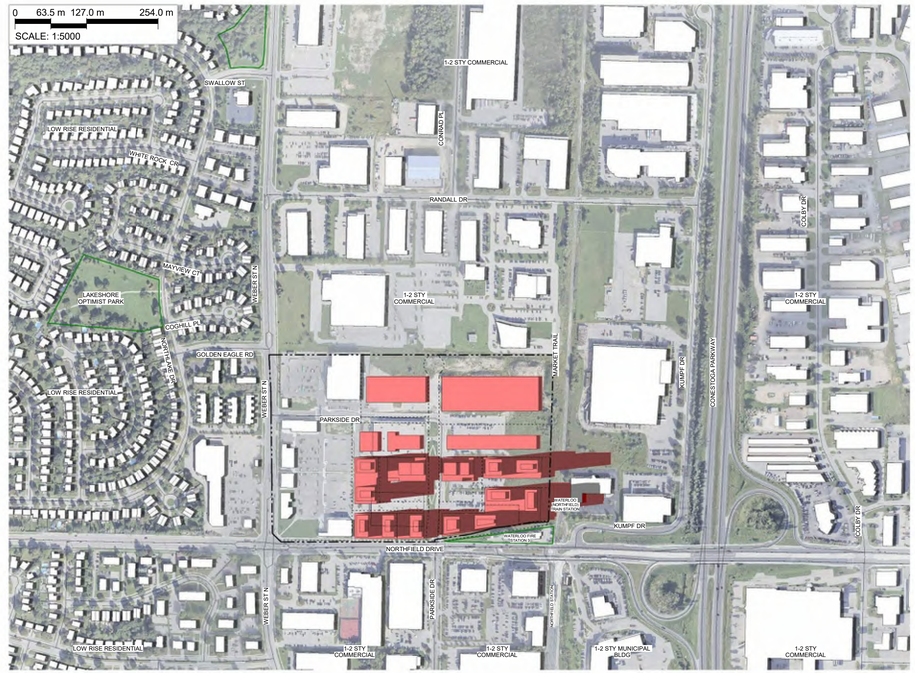
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DRAWING NO. RZ812 | REV. 2

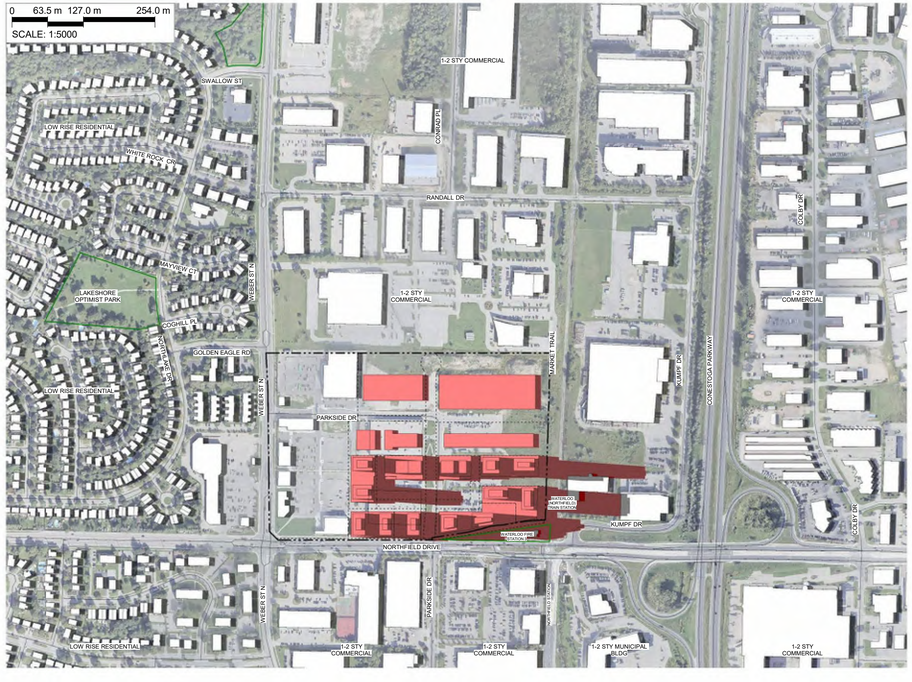
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1 RZ813 JUNE 21 - 1600 PM
1 : 5000



2 RZ813 JUNE 21 - 1700 PM
1 : 5000



3 RZ813 JUNE 21 - 1800 PM
1 : 5000



4 RZ813 JUNE 21 - 1900 PM
1 : 5000

2025-04-04 12:25:31 PM

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PUBLIC & PRIVATE ROAD LEGEND

- PROPOSED SHADOWS
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- OVERLAPPING SHADOWS

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

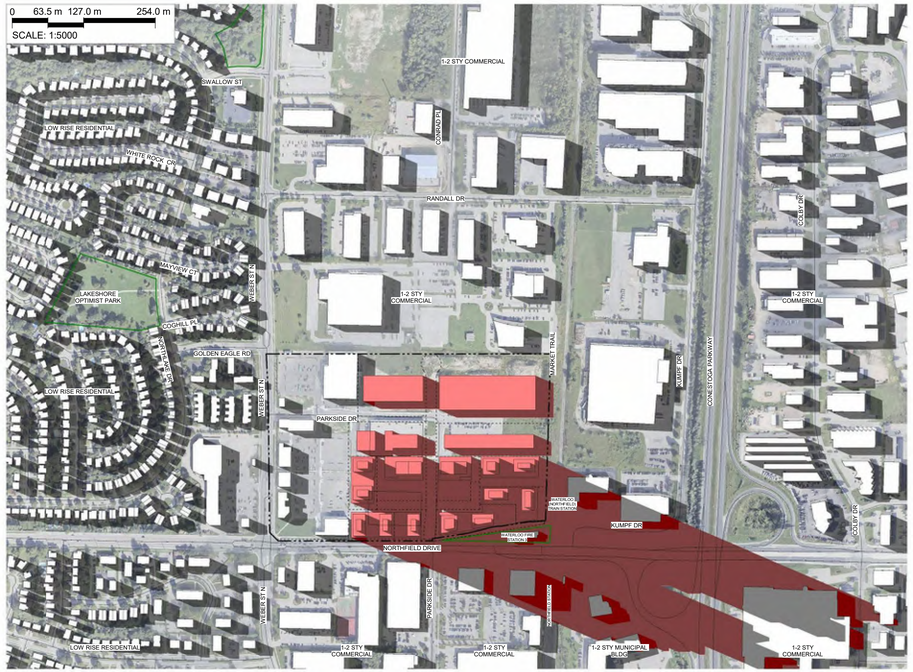
SHADOW STUDIES

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

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N

DRAWING NO. RZ813 REV. 2



1 RZ814 JUNE 21 - 2000 PM

1 : 5000

2025-04-04 12:25:35 PM

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PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

SHADOW STUDIES

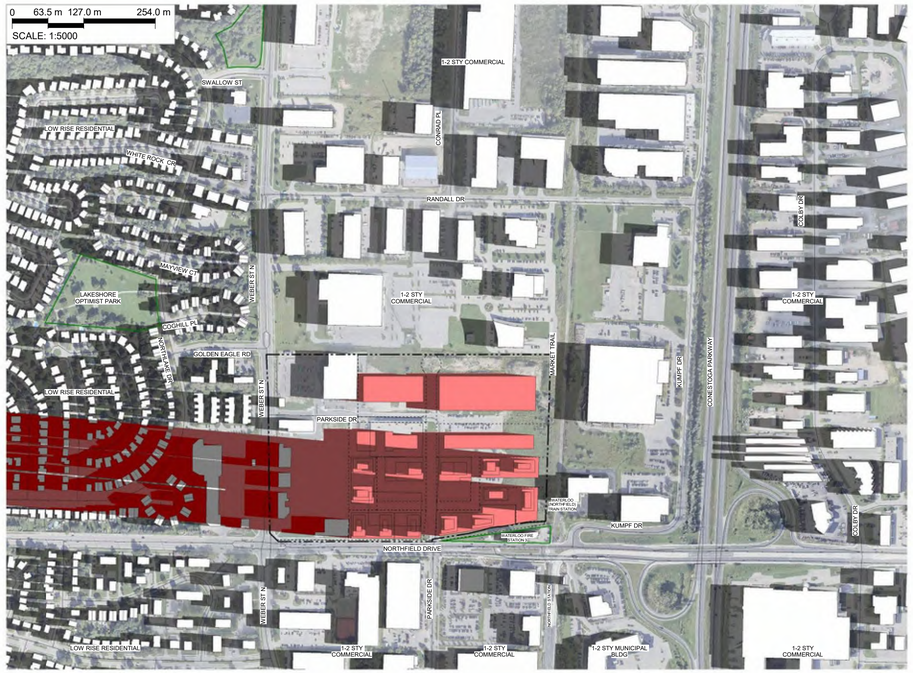
PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
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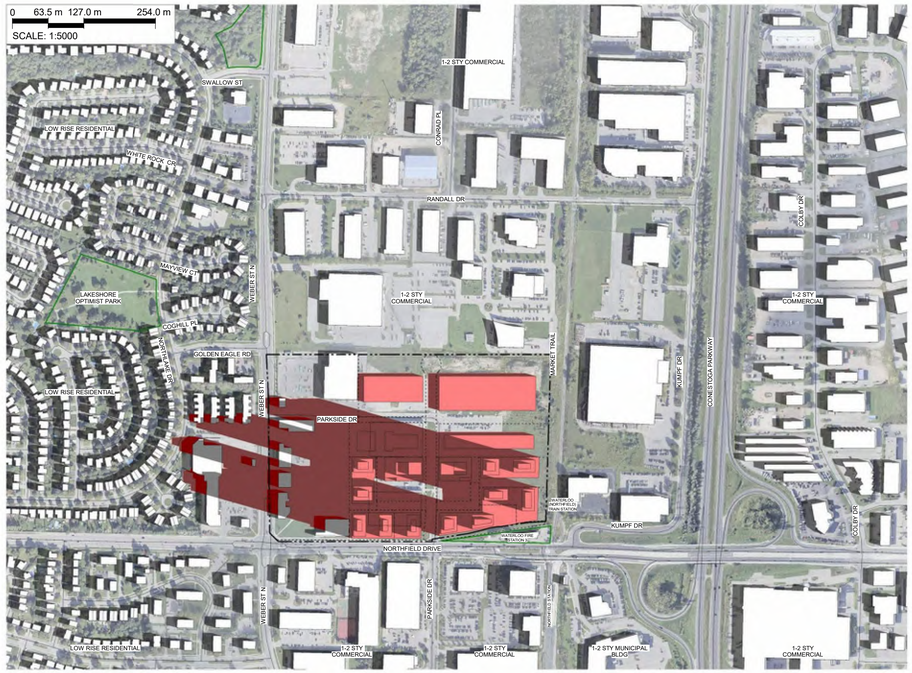
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DRAWING NO. RZ814

REV. 2



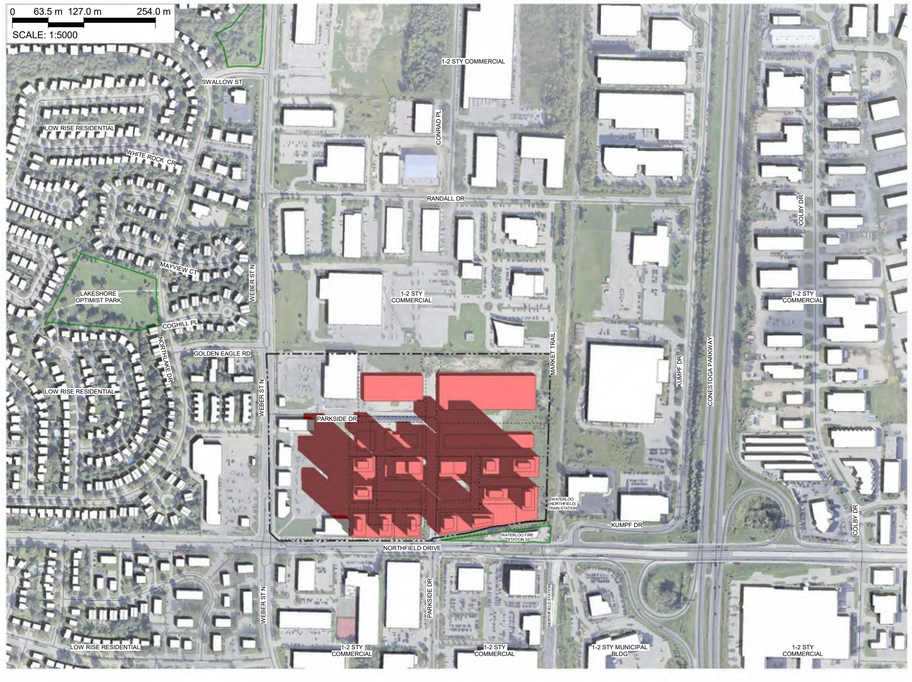
1 RZ815 MARCH 21 - 0800 AM
1 : 5000



2 RZ815 MARCH 21 - 0900 AM
1 : 5000



3 RZ815 MARCH 21 - 1000 AM
1 : 5000



4 RZ815 MARCH 21 - 1100 AM
1 : 5000

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#	DATE	DESCRIPTION	BY
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PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

SHADOW STUDIES

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

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DRAWING NO. RZ815 | REV. 2

2025-04-04 12:25:48 PM



1 RZ816 MARCH 21 - 1200 PM
1 : 5000



2 RZ816 MARCH 21 - 1300 PM
1 : 5000



3 RZ816 MARCH 21 - 1400 PM
1 : 5000



4 RZ816 MARCH 21 - 1500 PM
1 : 5000

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PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

SHADOW STUDIES

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DRAWING NO. RZ816 | REV. 2

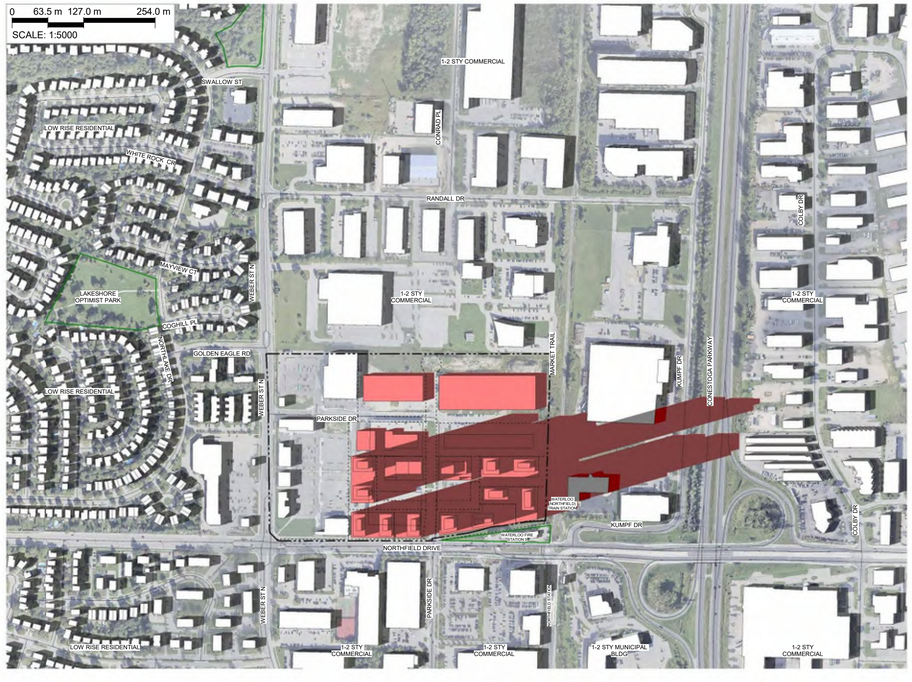
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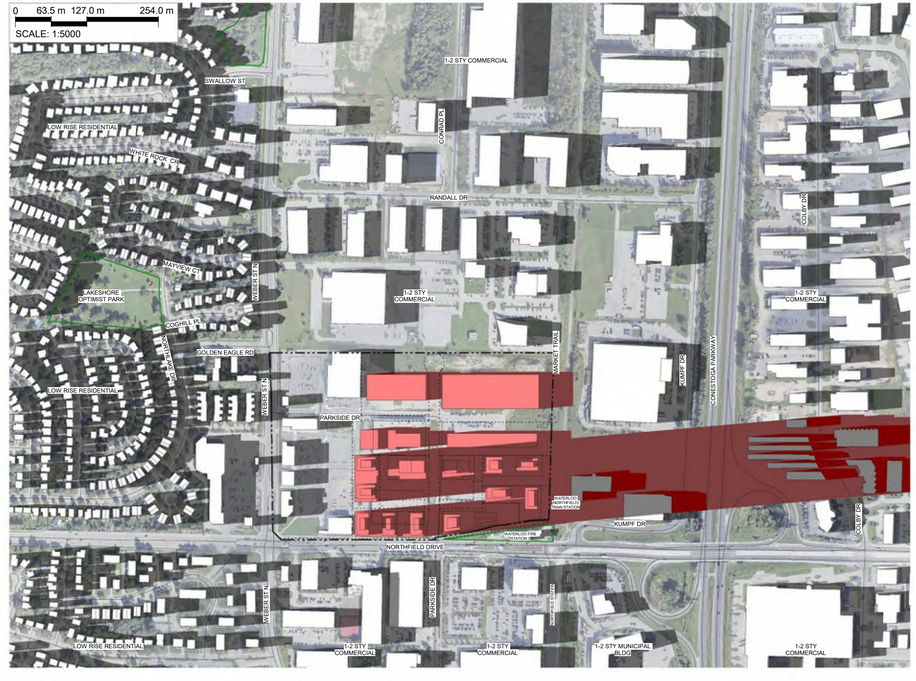
1 RZ817 MARCH 21 - 1600 PM
1 : 5000



2 RZ817 MARCH 21 - 1700 PM
1 : 5000



3 RZ817 MARCH 21 - 1800 PM
1 : 5000



4 RZ817 MARCH 21 - 1900 PM
1 : 5000

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PROJECT

PROPOSED MIXED-USE DEVELOPMENT

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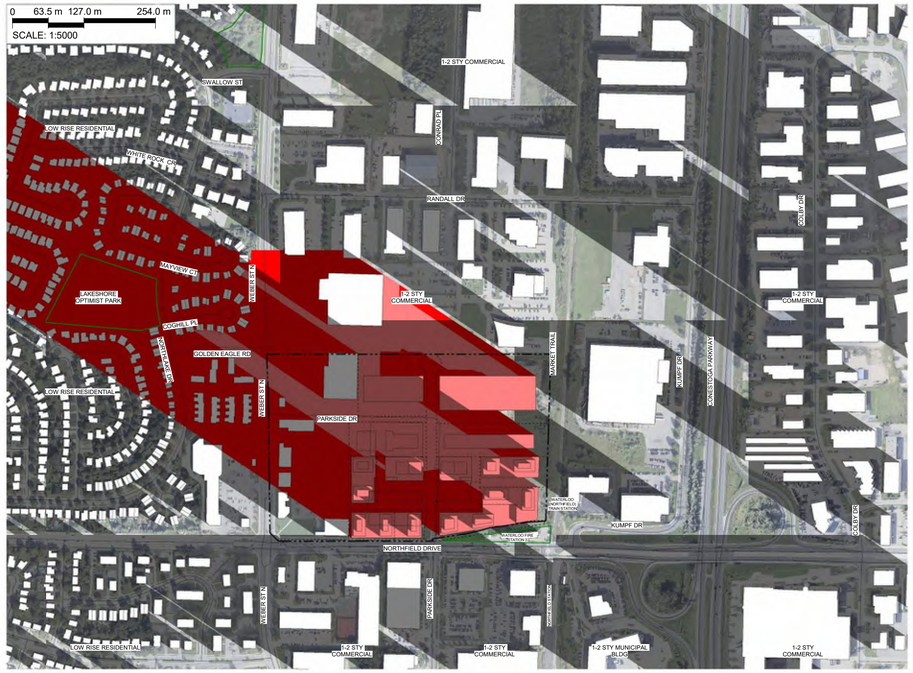
SHADOW STUDIES

PROJECT NO.	22.237P01
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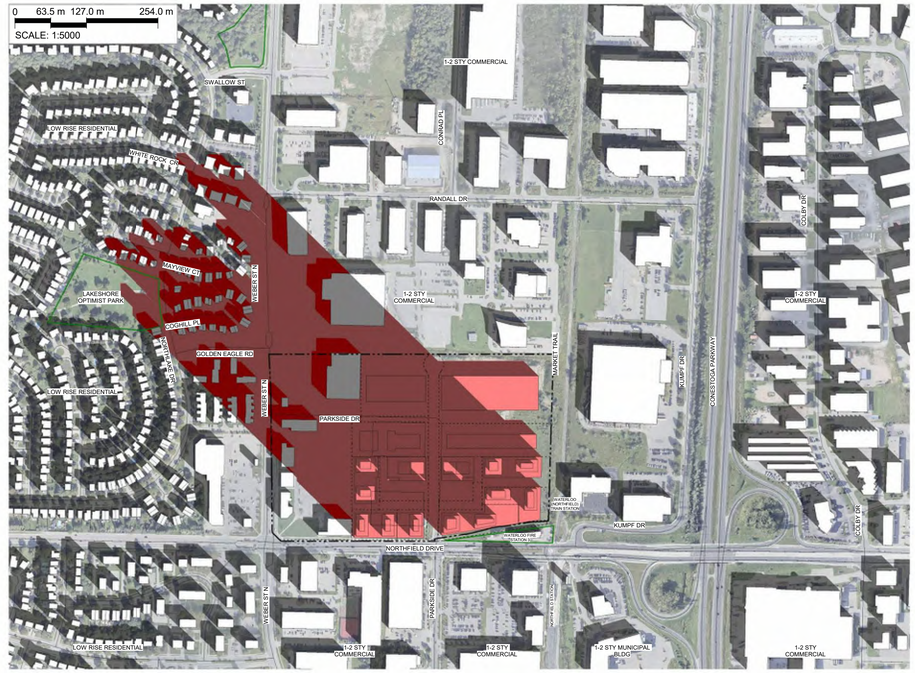
ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
8452

DRAWING NO. RZ817 | REV. 2

2025-04-04 12:26:13 PM



1 RZ818 DECEMBER 21 - 0900 AM
1 : 5000



2 RZ818 DECEMBER 21 - 1000 AM
1 : 5000



3 RZ818 DECEMBER 21 - 1100 AM
1 : 5000



4 RZ818 DECEMBER 21 - 1200 PM
1 : 5000

2025-04-04 12:26:27 PM

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- PROPOSED SHADOWS
- EXISTING SHADOWS
- OVERLAPPING SHADOWS

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

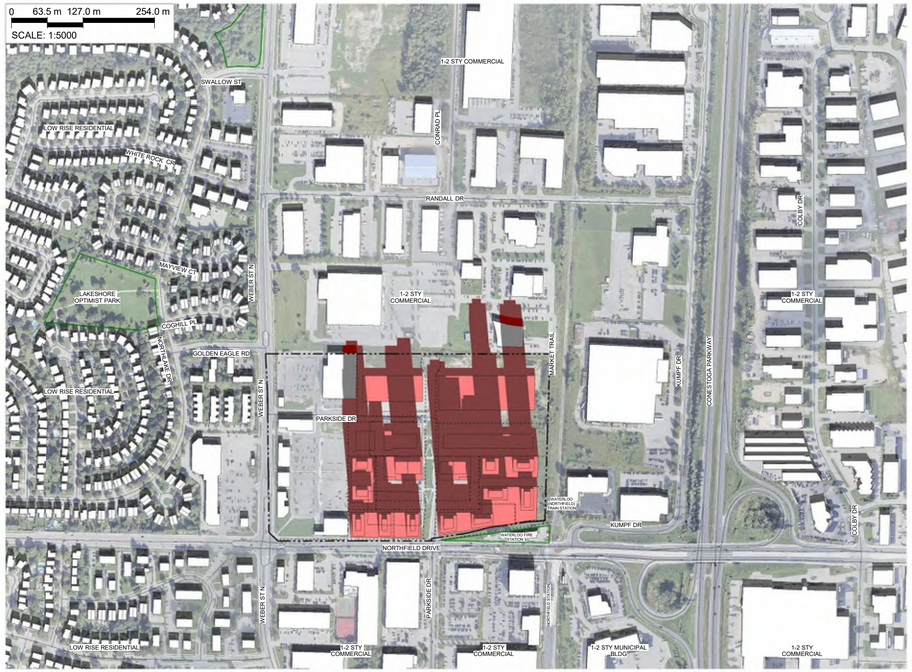
DRAWING

SHADOW STUDIES

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ818
REV. 2



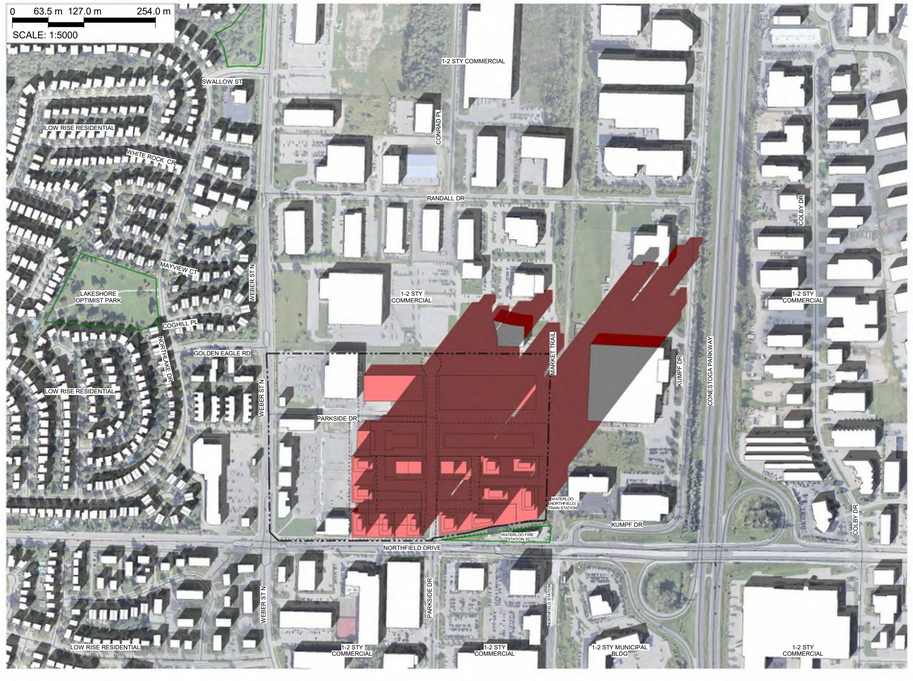
1 RZ819 DECEMBER 21 - 1300 PM
1 : 5000



2 RZ819 DECEMBER 21 - 1400 PM
1 : 5000



3 RZ819 DECEMBER 21 - 1500 PM
1 : 5000



4 RZ819 DECEMBER 21 - 1600 PM
1 : 5000

TURNER FLEISCHER

Turner Fleischer Architects Inc.

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Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

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PUBLIC & PRIVATE ROAD LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS
- OVERLAPPING SHADOWS

#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

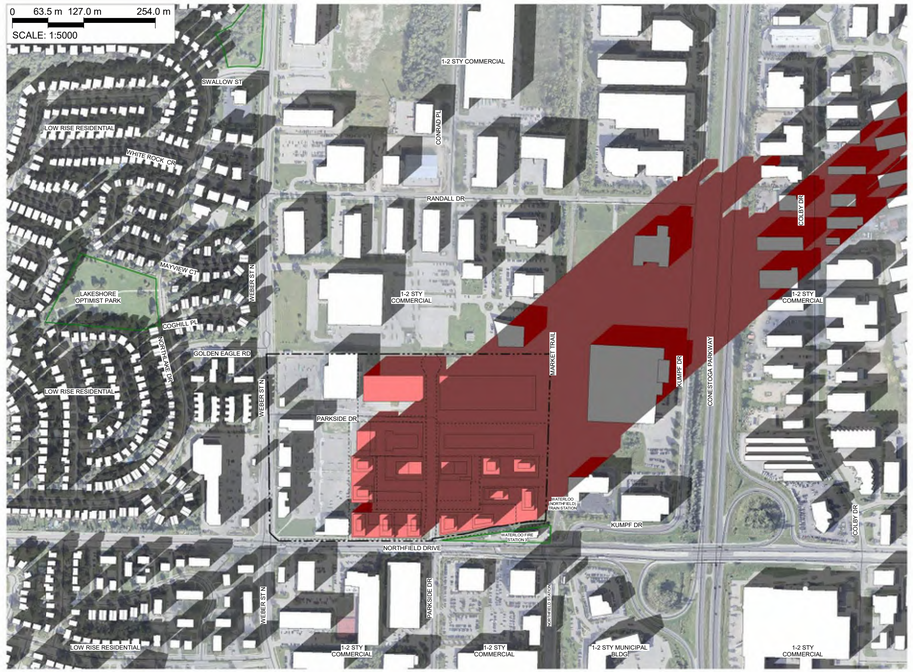
SHADOW STUDIES

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ819 REV. 2

2025-04-04 12:26:40 PM


0 63.5 m 127.0 m 254.0 m
SCALE: 1:5000
SWALLOW ST
LOW RISE RESIDENTIAL
WHITE ROCK CR
1-2 STY COMMERCIAL
CONRAD PL
RANDALL DR
CLAY PIGEON
MAYBERRY PL
LAKESHORE OPTIMIST PARK
WEBER ST N
1-2 STY COMMERCIAL
1-2 STY COMMERCIAL
COCHILL PL
GOLDEN EAGLE RD
LOW RISE RESIDENTIAL
WESTBRIDGE PL
WESTBRIDGE CRT
WESTBRIDGE CRES