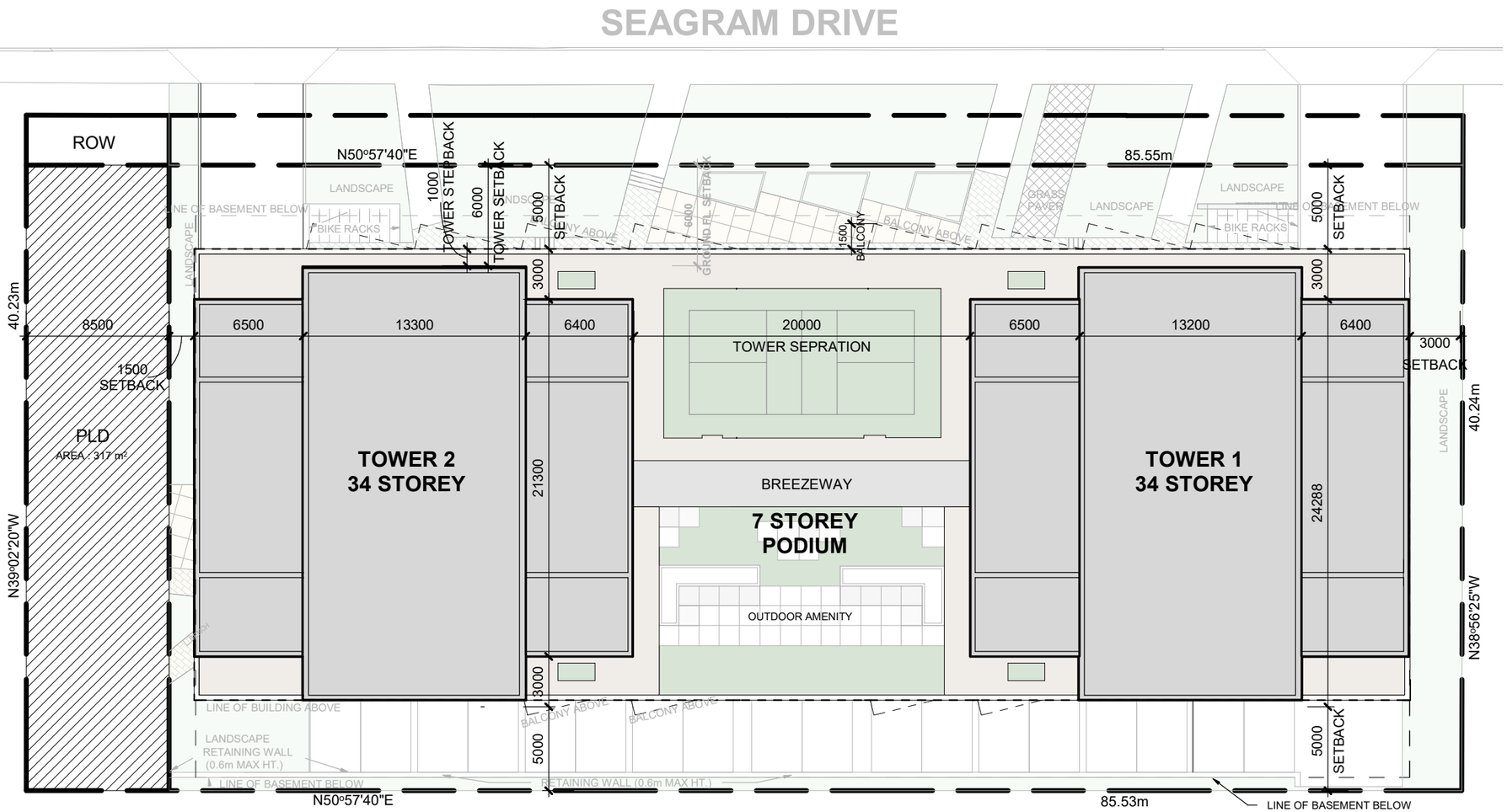
DETAILS OF DEVELOPMENT

DATA		REQUIRED	PROVIDED
ZONING		RMU-81	RMU-81(_) 'site specific'
GROSS LOT AREA (m²)		3444	
AREA OF ROW(m²)		253	
PARK AREA(m²)		317	
NET LOT AREA (m²)		2874	
BUILDING AREA (m²)		2085	
SETBACKS	STREET LINE (m)	5.0	5.0
	REAR YARD (m)	5.0	5.0
	EAST SIDE YARD(m)	3.0	3.0
	WEST SIDE YARD(m)	3.0	1.5
MIN. LOT FRONTAGE (m)		20	85.55
NUMBER OF STOREYS		25	34
BUILDING HEIGHT (m)		81	120
HEIGHT OF FIRST STOREY (m)		4.0	3.0
DENSITY CALC. AFTER ROAD WIDENING (BEDS PER HA)		750	3736
NUMBER OF UNITS 1 BED : 240 UNITS 2 BED : 42 UNITS 3 BED : 220 UNITS 4 BED : 20 UNITS		522	
NUMBER OF BEDROOMS		218	1074
PODIUM HEIGHT (m)		21.0	27.0
TOWER SEPARATION (m)		22.0	20.0
TOWER AREA (m²)		1000	2 X 617
TOWER STEPBACK FY (m)		3.0	1.0
TOWER STEPBACK SY W (m)		3.0	0.0
TOWER STEPBACK SY E (m)		3.0	0.0
AMENITY AREA 3m² / UNIT + 2m² / ADDITIONAL BEDROOM		3(512) +2(512)= 2560	FIRST FLOOR=70 MEZZANINE= 142 8TH FLOOR= 1041 OUTDOOR 8TH FLOOR= 534 BALCONIES= 917 TOTAL= 2704
LANDSCAPE AREA (m²)		862	377.8 SOFT 139.5 HARD 517.3
LANDSCAPE AREA (%)		30%	18%
PARKING REQUIRED		N/A	RESIDENT: 62 VISIT/COMM: 6 **TOTAL: 68**
BARRIER FREE PARKING (4%)		3.04	4
BICYCLE PARKING 0.3 / UNIT TYPE A: 0.3 / UNIT TYPE B:		TYPE A: 157 TYPE B: 157 TOTAL: 314	TYPE A: 522 TYPE B: 20 TOTAL: 542
GARBAGE ENCLOSURE		INDOOR	



MIXED USE BUILDING

87-95 SEAGRAM DRIVE,
WATERLOO
2026.10.29

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DEVELOPMENT

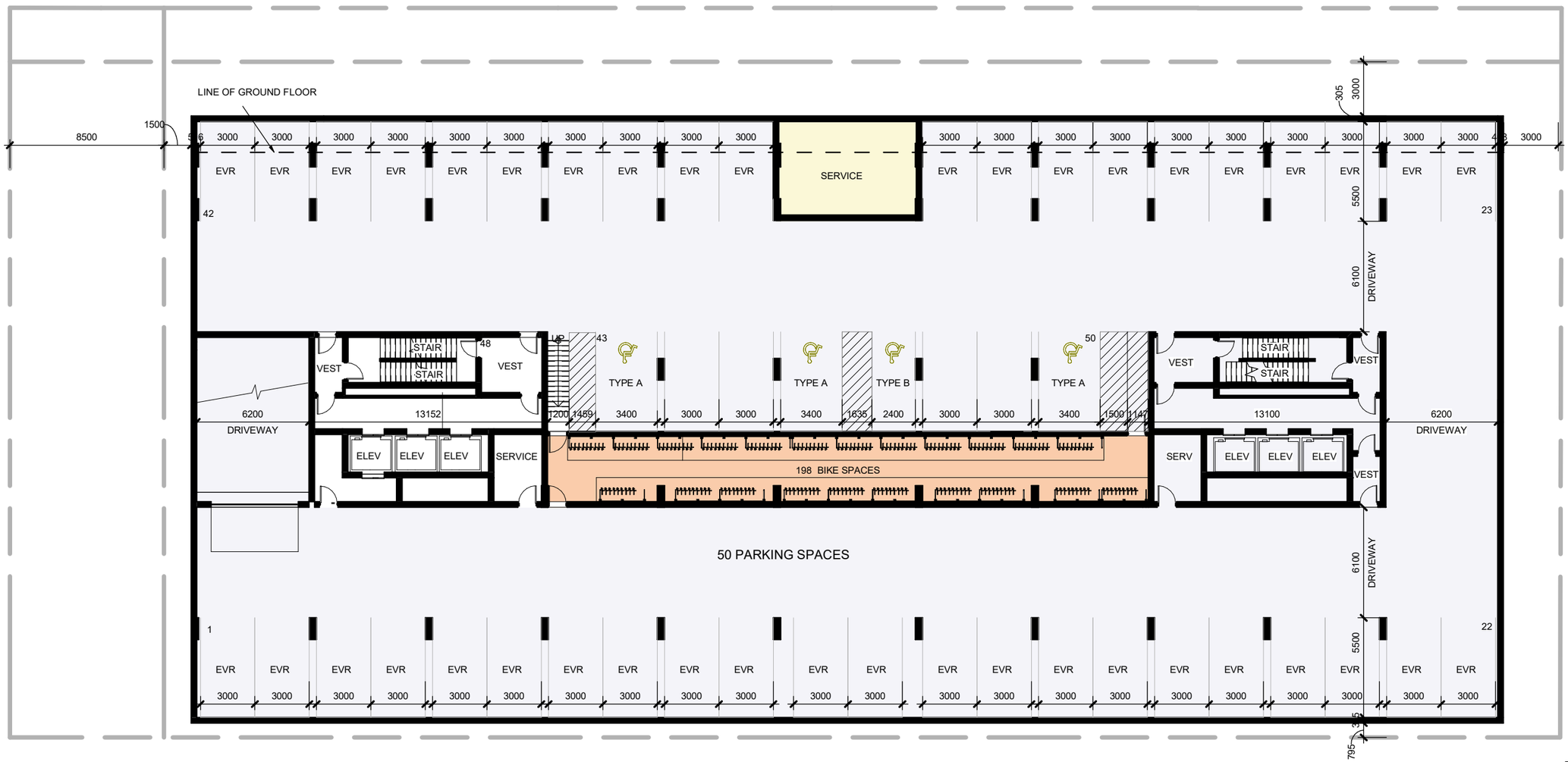
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SITE PLAN

SCALE: **1 : 300**



BASEMENT LEGEND

- BIKE STORAGE
- PARKING AND DRIVE AISLES
- SERVICES

BASEMENT FLOOR PLAN

SCALE: **1 : 250**

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SEAGRAM DRIVE

N50°57'40"E

85.55m

LANDSCAPE

GRASS PAVER

3000 ROW

GROUND FL SETBACK 6000

BUILDING SETBACK 5000

BALCONY ABOVE

LINE OF BASEMENT BELOW

LINE OF BUILDING ABOVE

BIKE RACKS

40.23m

1500 SETBACK

8500

300

6100 DRIVEWAY

TOWER SETBACK 0

U/G PARKING

AMENITY 35m²

VEST

13000

MAIL

LOBBY

FFE= 333.70m

PARCEL

STAIR

6500 COMM 4 76m²

6400 COMM 3 107m²

7800 COMM 2 145m²

FFE= 334.30m

6600 COMM 1 148m²

19600

LINE OF 2ND FLOOR ABOVE

TRANSFORMER 6100

CACF

GARBAGE RM

ELEV ELEV ELEV

VEST JAN

MOVING RM.

13100

FFE= 334.75m

6100 DRIVEWAY

TOWER SETBACK 0

300

3000

40.24m

PLD

AREA : 317 m²

AMENITY

N39°02'20"W

N38°56'25"W

1500

26200

20000

TOWER SEPRATION

LOADING AREA/ SHARED HARD LANDSCAPE

BENCH

RETAINING WALL (0.6m MAX HT.)

6100 DRIVEWAY

18 PARKING SPACES

LINE OF TOWER ABOVE

1200 SETBACK 5000

3000

GARBAGE (PICK-UP ONLY) 3100

LOADING SPACE 3.0 M X 7.0 M

3100

85.53m

SITE LEGEND

- AMENITY
- COMMERCIAL
- LOBBY

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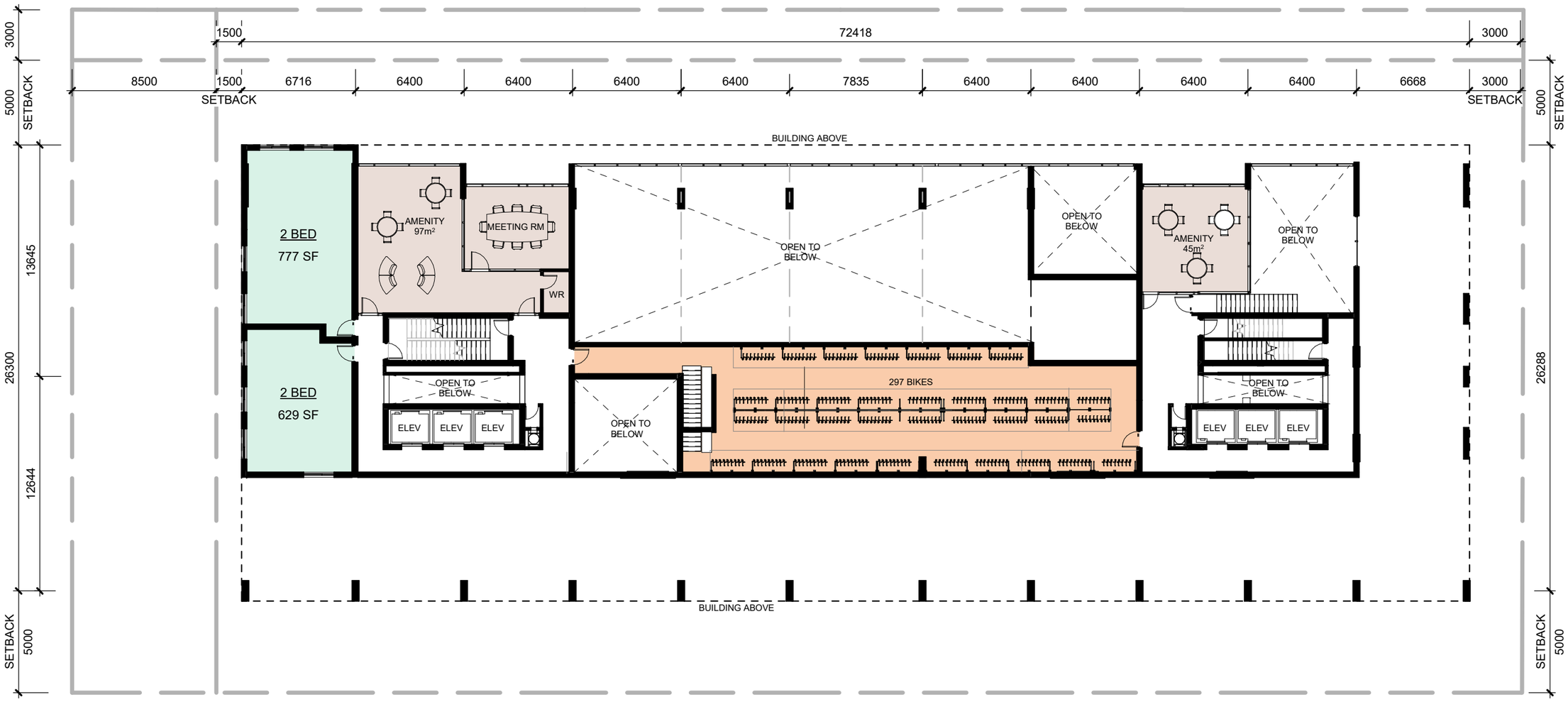
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SITE & GROUND FLOOR PLAN

SCALE: **1 : 250**



2ND FLOOR LEGEND

- 2 BED
- AMENITY
- BIKE STORAGE

2ND FLOOR PLAN

SCALE: **1 : 250**

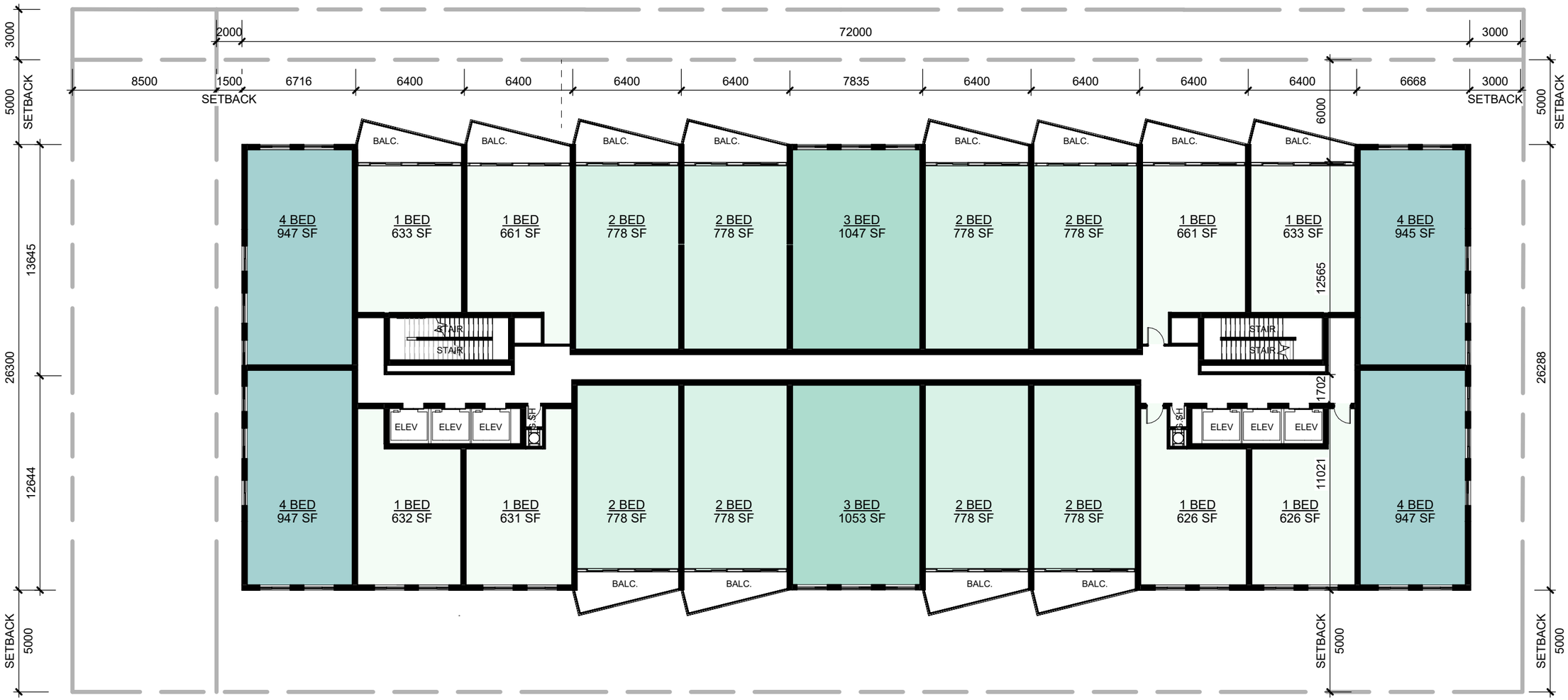
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UNIT LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED

3RD-7TH FLOOR PLAN

SCALE: **1 : 250**

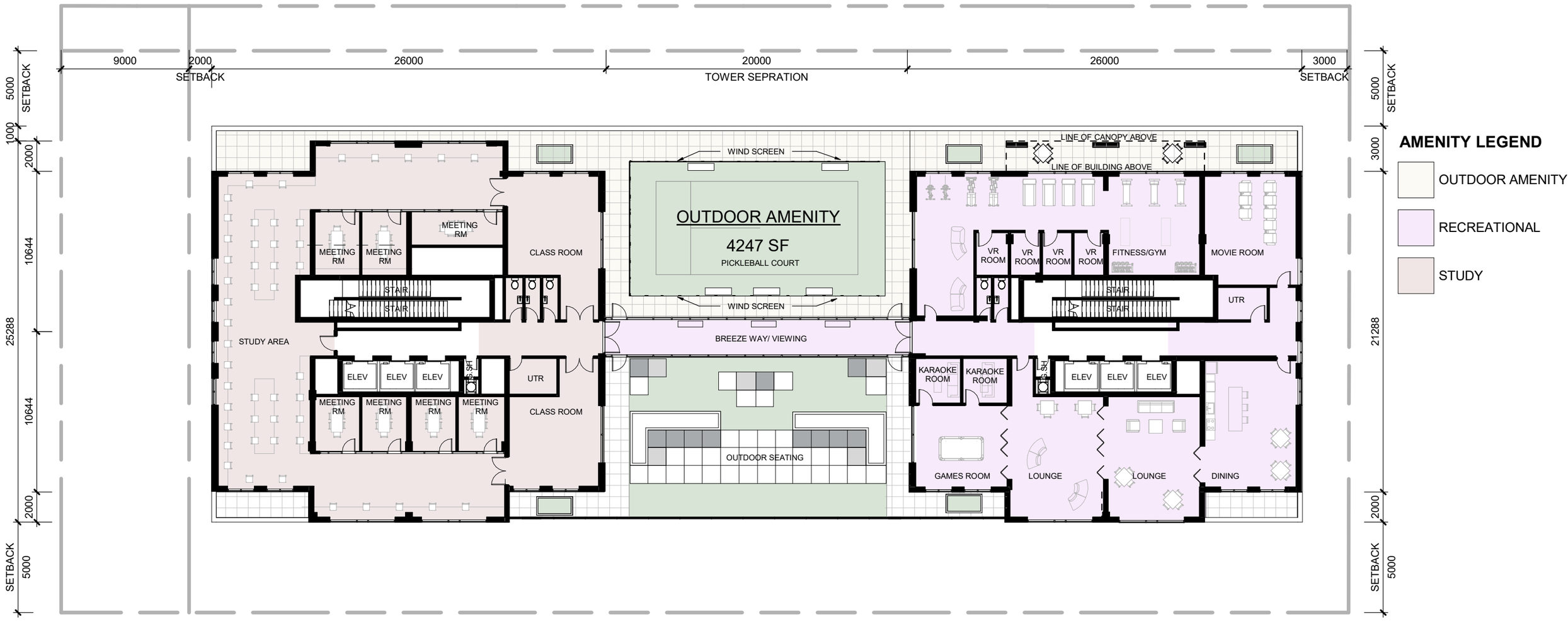
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AMENITY LEGEND

- OUTDOOR AMENITY
- RECREATIONAL
- STUDY

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8TH FLOOR AMENITY PLAN

SCALE: **1 : 250**



UNIT LEGEND

- 1 BED
- 3 BED

9TH-32ND FLOOR PLAN

SCALE: **1 : 250**

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33RD FLOOR PLAN

SCALE: **1 : 250**

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UNIT & OFFICE LEGEND

- 1 BED
- 3 BED
- OFFICE

34TH FLOOR PLAN

SCALE: **1 : 250**

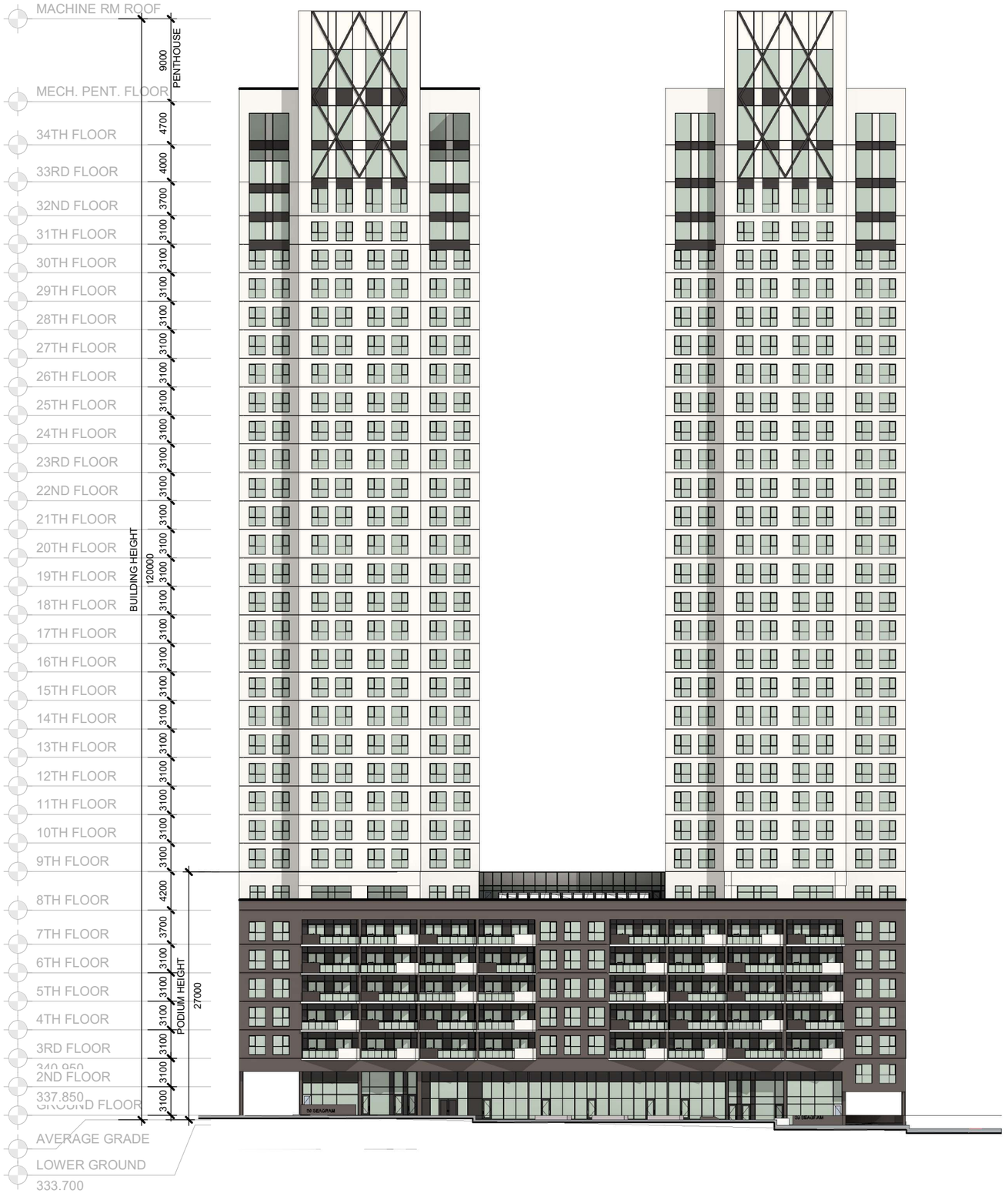
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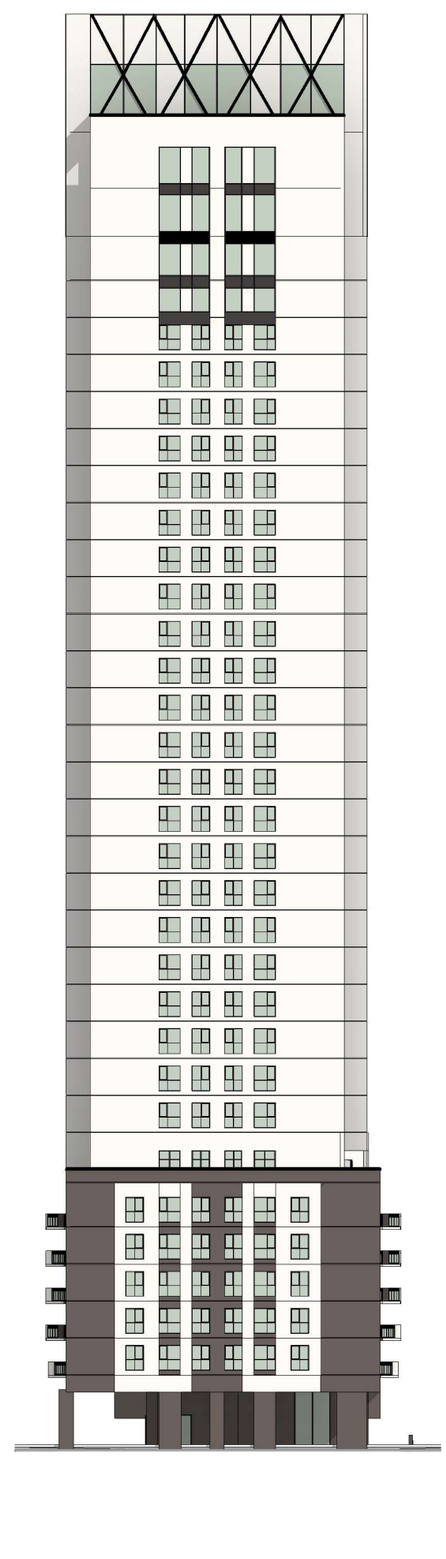
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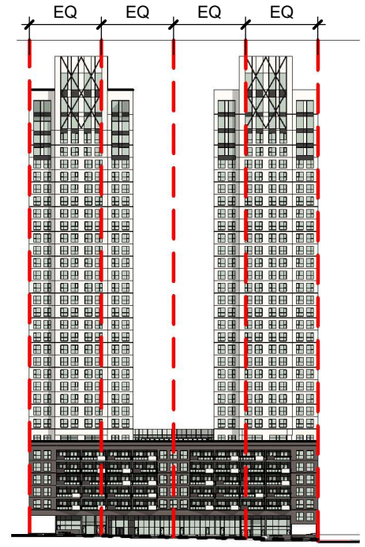
NORTH ELEVATION (SEAGRAM DRIVE)

SCALE: **1 : 500**



EAST ELEVATION

SCALE: **1 : 500**



ELEV - 333.24 ELEV - 333.75 ELEV - 334.25 ELEV - 334.76 ELEV - 335.25

AVERAGE GRADE = 333.24+333.75+334.25+334.76+334.25/5= **334.25**

ELEVATIONS

MIXED USE BUILDING

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SOUTH ELEVATION

SCALE: **1 : 500**

WEST ELEVATION

SCALE: **1 : 500**

ELEVATIONS

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