HYATT DUAL BRAND - HYATT HOUSE & HYATT PLACE

WES GRAHAM WAY &
HAGEY BLVD.
WATERLOO



KEY PLAN



LIST OF CONSULTANTS

ARCHITECT

Chamberlain Architects Constructors Managers

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Burlington, Ontario. L7M 0W9

Phone: 905.631.7777
Contact: Claudia Costa x 258

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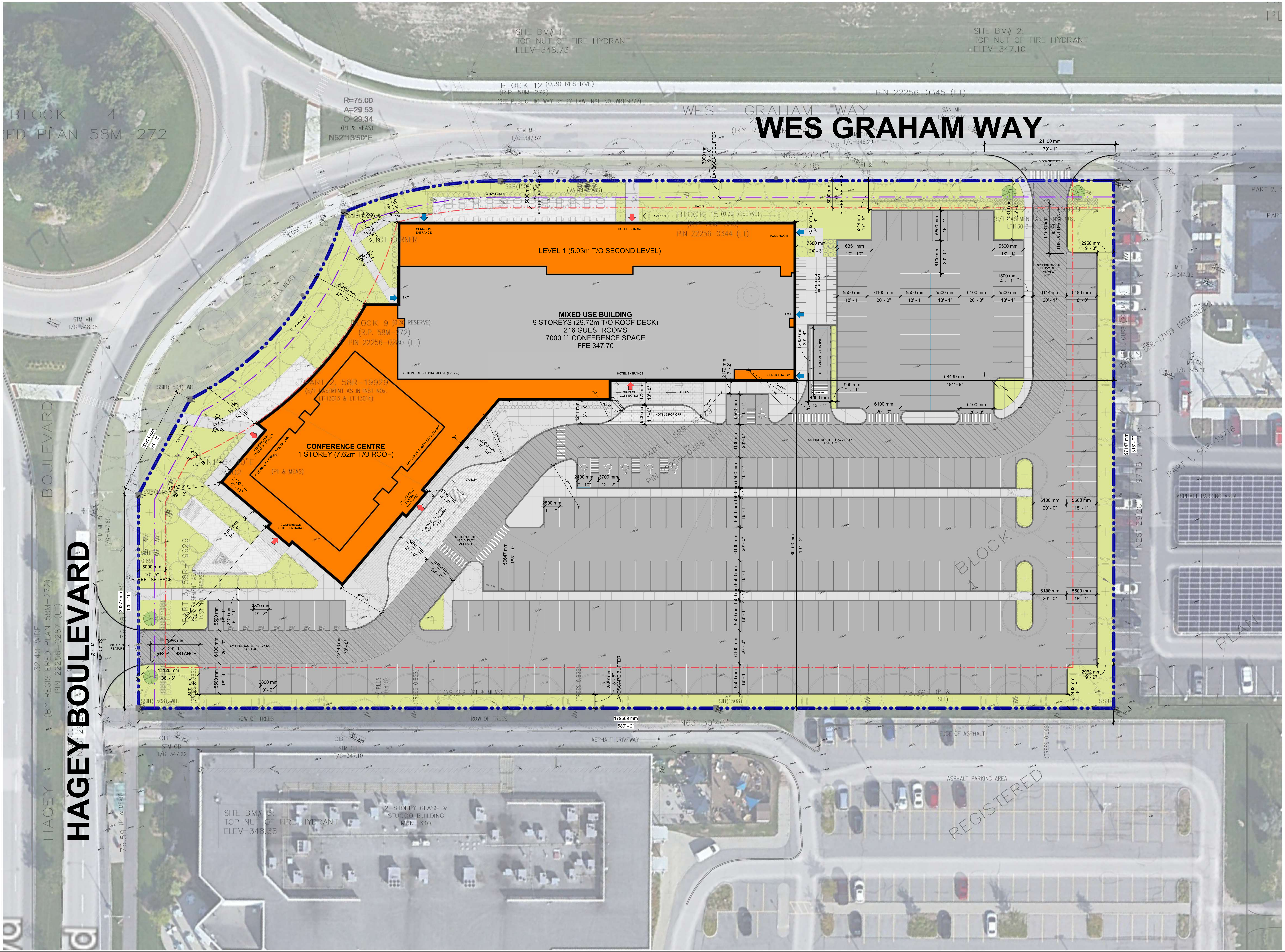
PROJECT NO. 122065

HYATT DUAL BRAND - HYATT HOUSE & HYATT PLACE

2025-05-01

ISSUED FOR ZONING SUBMISSION

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NO.	ISSUED	DATE
	CLIENT REVIEW	2024-07-26
	CLIENT REVIEW	2024-08-15
	CLIENT REVIEW	2025-02-26
	CLIENT REVIEW	2025-04-11
	ZBA SUBMISSION	2025-05-01

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HYATT DUAL BRAND - HH & HP

WES GRAHAM WAY & HAGEY BLVD. WATERLOO

SHEET NAME

SITE PLAN

START DATE: NOVEMBER 2022

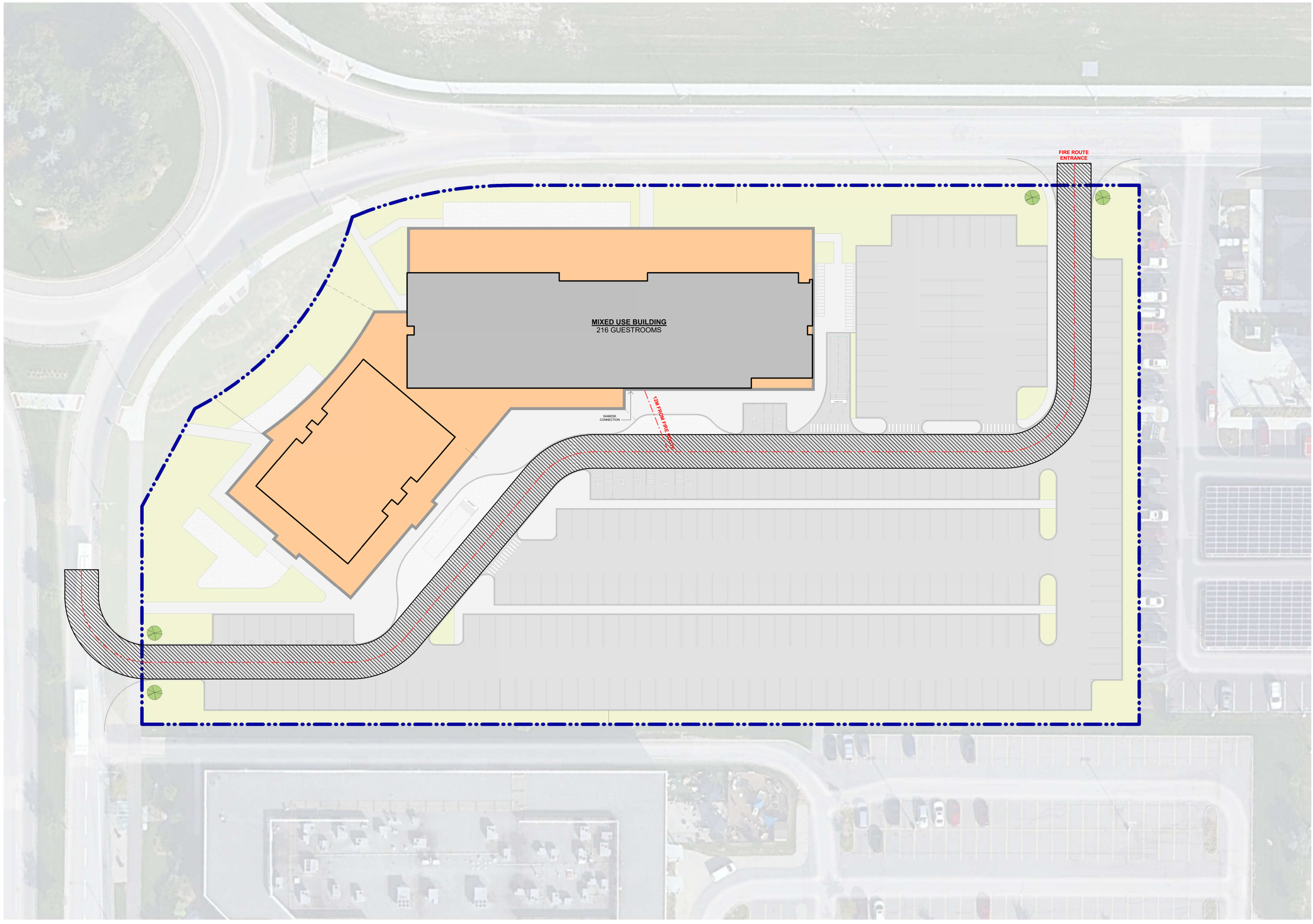
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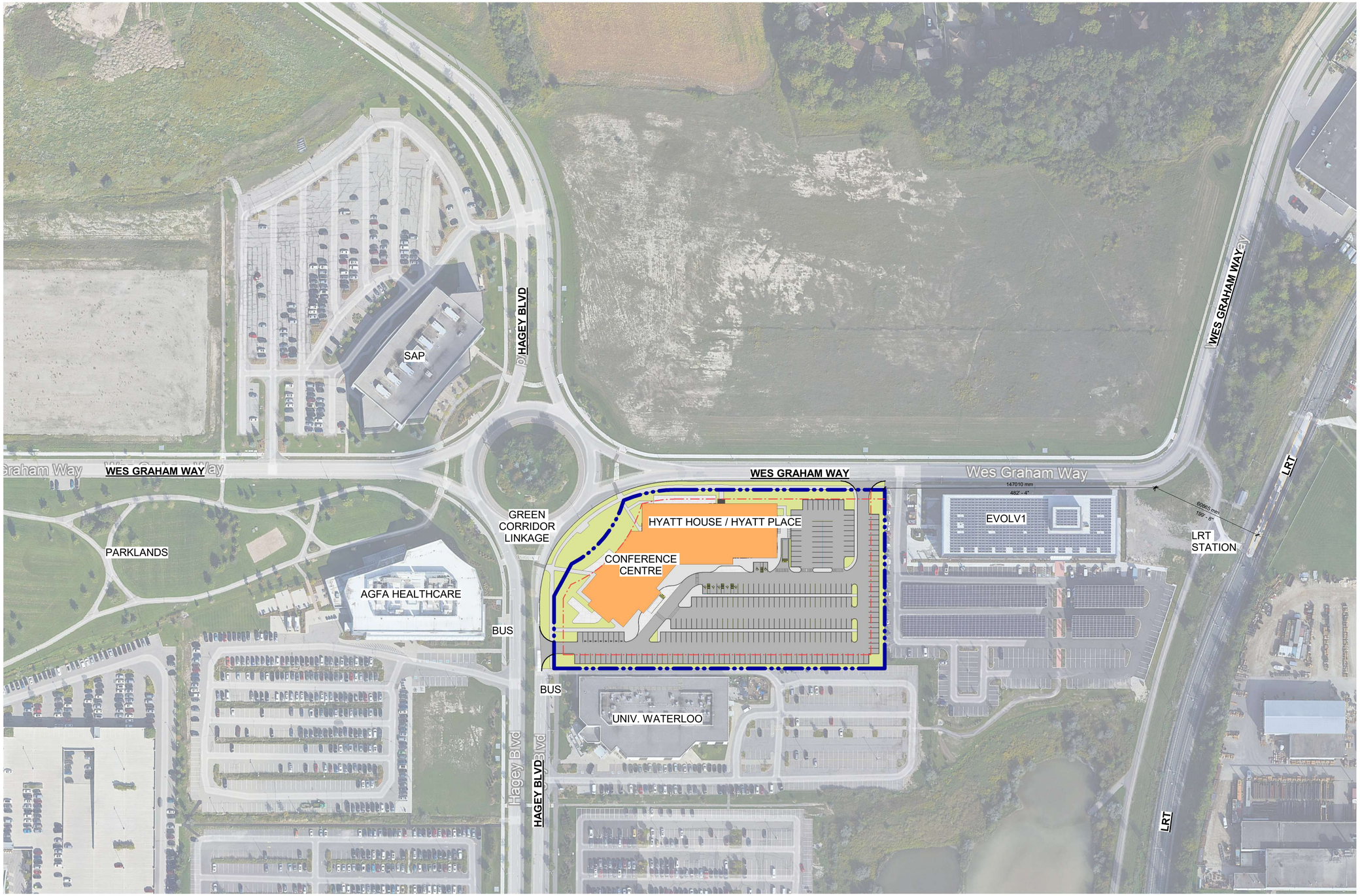
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FIRE ROUTE PLAN

START DATE	NOVEMBER 2022
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DRAWING	A001a

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SHEET NAME

CONTEXT PLAN

START DATE	NOVEMBER 2022
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Zoning Matrix Table – 380 Hagey Blvd

Topic	Required	Provided
	Exception C74 - University of Waterloo Research and Technology Park	
	SECTION 6 – PARKING, DRIVEWAYS, LOADING (Parking Area A)	
6.1.3 PARKING - USE SPECIFIC PARKING RATES	**TABLE 6A: PARKING - SPECIFIC USES** Use: HOTEL — PARKING SPACE Requirement (minimum): 1 PARKING SPACE per guest room, plus 5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for commercial, conference and or convention space 216 parking spaces + 33 parking spaces = 249 parking spaces (min)	271 spaces
6.3 ELECTRIC VEHICLE PARKING, HYDRAULIC LIFT PARKING	**TABLE 6C: ELECTRIC VEHICLE PARKING –SURFACE PARKING SPACES** 0 – 19: 0 20 – 49: 1 50 – 84: 2 85 – 119: 3 120 – 149: 4 150 or more: 3% of total required parking "Electric Vehicle Parking Space" means a PARKING SPACE constructed with a minimum Level 2 Electric Vehicle Charging Device. = 8 EV parking spaces	8 Provided
6.4 ACCESSIBLE PARKING	**TABLE 6D: ACCESSIBLE PARKING SPACES** 1-25: 1 / 0 26 – 50: 1 / 1 51 – 75: 1 / 2 76 – 100: 2 / 2 101 – 133: 2 / 3 134-166: 3 / 3 167-250: 3 / 4 251-300: 4 / 4 301-350: 4 / 5 351-400: 5 / 5 401-450: 5 / 6 451-500: 6 / 6 501 – 550: 6 / 7 551 – 600: 7 / 7 601 – 650: 7 / 8 651 – 700: 8 / 8 701 – 750: 8 / 9 751 – 800: 9 / 9 801 – 850: 9 / 10 851 – 900: 10 / 10 900 – 950: 10 / 11 951 – 1000: 11 / 11 1001+: 11 plus 1% of the total number of PARKING SPACES Type A = 3 accessible parking spaces Type B = 4 accessible parking spaces	7 spaces 3 Type-A spaces 4 Type-B spaces
NOTE: Subject property is located within the R+T Park LRT Station PMTSA		

Topic	Required	Provided
6.6 BICYCLE PARKING SPACES	BICYCLE PARKING spaces - minimum rate of 40% of the required motor vehicle PARKING SPACES. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c.).i.).B.). = 40% of 249 parking spaces (min) = 99.6 bicycle parking spaces B.) where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum of 50% of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING. = 50% of 72 bicycle parking spaces = 50 type A bicycle parking spaces	36 Provided
6.8 DRIVEWAY REGULATIONS	**TABLE 6H: DRIVEWAY DIMENSIONS** Driveway Type: LOT containing ten (10) or more PARKING SPACES — Driveway Dimension: Width (minimum): 6.1 metres; Width (maximum): 7.6 metres where a DRIVEWAY is to/from a REGIONAL HIGHWAY, and 7.0 metres in all other instances	Driveway width: 6.1m
	6.8.6 Notwithstanding anything to the contrary, on a CORNER LOT, the DRIVEWAY shall be located a minimum six metres (6m) from the STREET LINE tangent point of intersection	
6.9 LOADING REGULATIONS	**TABLE 6I: LOADING SPACE DIMENSIONS** Type A LOADING SPACE: Width (minimum) 3.0 metres; Length (minimum) 7.0 metres; Vertical Clearance (minimum) 3.0 metres Type B LOADING SPACE: Width (minimum) 3.0 metres; Length (minimum) 12 metres; Vertical Clearance (minimum) 4.5 metres Type C LOADING SPACE: Width (minimum) 3.0 metres; Length (minimum) 23.5 metres; Vertical Clearance (minimum) 4.5 metres *NOTES:* • *Type A Spaces accommodate smaller vehicles such as delivery vans* • *Type B Spaces accommodate traditional vehicles such as cube vans and small transport trucks* • *Type C Spaces accommodate larger vehicles, such as standard transport trucks*	Width: 3.0m Length: 12.0m

Topic	Required	Provided
	Table 6J: LOADING SPACES – Non-Residential USES 0 – 249: Type B: (none required) 250 – 2,500: Type B: 1 2,501 – 4,000: Type B: 2 4,001 – 10,000: Type B: 3 10,001 – 28,000: Type B: 4 28,001 or more: Type B: 5 2 Type B required	2 Type B Loading spaces provided:
	UNIVERSITY COLLEGE (UC) – UC-81	
Performance Standards	**Table 9K: Regulations – UNIVERSITY COLLEGE (UC) – BEYOND MAIN CAMPUS** STREET LINE setback (minimum): 5.0 metres SIDE YARD setback (minimum): 5.0 metres REAR YARD setback (minimum): 7.5 metres LOW RISE RESIDENTIAL LOT LINE setback (minimum): 7.5 metres or half the height of the BUILDING, whichever is greater LANDSCAPED OPEN SPACE (minimum): 15% Number of BUILDINGS on a LOT (maximum): More than one (1) main BUILDING permitted *1E: BICYCLE PARKING requirements are contained in section 6.6, LOADING SPACE requirements are contained in section 6.9.*	Street line setback: 5.0m Side yard setback: 7.5m Rear yard setback: 7.5m Landscaped open space: 30% # of buildings on lot: 1 building
	9.4.6 The LANDSCAPED BUFFER in section 9.4.5 shall be a minimum average depth of 3m, and at no point less than 1.5m	Landscape buffers dimensioned and annotated
	9.4.7 The LANDSCAPED BUFFER in section 9.4.5 shall contain plant materials that form a visual screen and are not less than 1.5m in height.	Dimension not provided
	9.4.13 Notwithstanding anything to the contrary, PARKING SPACES shall not be permitted within five metres (5m) of the STREET LINE.	Achieved
	UC-81 Building Height (maximum): 81 metres and 25 STOREYS	29.72 metres and 9 STOREYS
	UC-81 Density (maximum): 750 BEDROOMS per hectare	N/A
	UC-81 PODIUM height (maximum): 21 metres and 6 STOREYS	5.0 metres and 1 STOREY

Topic	Required	Provided
	UC-81 TOWER STEPBACK above podium (including balconies), where a BUILDING FAÇADE or part of a BUILDING FAÇADE is within 15 metres from the STREET LINE (minimum): 3 metres	0 metres

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SHEET NAME

ZONING STATISTICS

START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
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SCALE	
PROJECT NO.	122065
DRAWING	A001d

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LANDSCAPED OPEN SPACE
Means a portion of a LOT predominantly used for the growth of trees, shrubs, grasses, and or other vegetation (the "Green Space"). Includes COMMON OUTDOOR AREA and outdoor hardscapes that are ACCESSORY to the Green Space, such as a surface walkway for the Green Space, common patio for the exclusive use of residential uses on the LOT, or common DECK for the exclusive use of residential uses on the LOT. Exclusions include, but are not limited to:

a.)BUILDINGS and STRUCTURES (except for a common DECK for the exclusive use of the residential uses on the LOT)
b.)parking areas, including parking decks
c.)DRIVEWAYS
d.)LOADING SPACES
e.)BICYCLE PARKING
f.)curbs and retaining walls
g.)garbage enclosures
h.)rooftop AMENITY AREAS, rooftop decks, rooftop terraces constructed after the effective date of this BY-LAW, unless otherwise stated in this BY-LAW
i.)stairs and ramps
j.)utilities

HEIGHT:
For all other BUILDINGS and STRUCTURES, means the vertical distance from the finished ground level abutting the FRONT BUILDING FAÇADE, measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to:

a.)for a flat roof, the highest point of:•the roof's surface; or
•the parapet, where the parapet exceeds 1.2 metres in height,whichever is higher;...
The following shall be disregarded when calculating BUILDING HEIGHT:
•chimney
•church spire, church steeple, church belfry, and the like
•rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height•enclosed stairwell roof access not exceeding four metres in height
•elevator penthouse not exceeding six metres in height•rooftop architectural feature (see section 3.A.5)
•mechanical and service equipment noise barriers
•elevator penthouse
•stairway structure
•non-habitable and unenclosed rooftop amenity structures
•safety guards
•ornamental domes, skylights, and cupolas
•telecommunication equipment

BUILDING FLOOR AREA:
Means the gross floor area of a BUILDING measured between the outside of all exterior walls. Incluocdes an attic with a clear ceiling height of two-point-one-five metres (2.15m) for at least fifty percent (50%) of the attic floor area.

Excludes STRUCTURED PARKING.

GROSS LEASABLE AREA:
Means the floor area designed for tenant occupancy and exclusive use, measured from the outside of exterior wall faces and from the center line of joint partition walls. Includes basements, upper floors and mezzanines.

Excludes:
a.)boiler rooms, maintenance rooms, mechanical and electrical rooms
b.)common hallways, stairwells, elevators, escalators
c.)common gathering spaces
d.)common loading and unloading areas
e.)parking areas
f.)common washroom facilities

SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	AREA (HA)	%
BUILDING FOOTPRINT				
HYATT DUAL BRAND & CONFERENCE CENTRE	3,501.4 m²	37,689 ft²	0.35 hectare	21.7%
	3,501.4 m²	37,689 ft²	0.35 hectare	21.7%
HARD LANDSCAPE				
ASPHALT	7,802.9 m²	83,990 ft²	0.78 hectare	48.4%
CURB	235.6 m²	2,536 ft²	0.02 hectare	1.5%
PAVERS	574.3 m²	6,182 ft²	0.06 hectare	3.6%
SIDEWALK	1,371.5 m²	14,763 ft²	0.14 hectare	8.5%
	9,984.4 m²	107,471 ft²	1.00 hectare	61.9%
SOFT LANDSCAPE				
LANDSCAPING	2,648.4 m²	28,507 ft²	0.26 hectare	16.4%
	2,648.4 m²	28,507 ft²	0.26 hectare	16.4%
	16,134.2 m²	173,667 ft²	1.61 hectare	100.0%
OVERALL SITE	16,126.8 m²	173,587 ft²	1.61 hectare	100.0%

PARKING SCHEDULE

Type	COUNT
ACCESSIBLE - TYPE A (3.7M X 5.5M)	3
ACCESSIBLE - TYPE B (2.4M X 5.5M)	4
ELECTRIC VEHICLE PARKING (2.8M X 5.5M)	8
TYPICAL PARKING (2.8M X 5.5M)	256
	271

PARKING REQUIREMENTS:

HOTEL:
- 1 PARKING SPACE PER GUEST ROOM
- 5 PARKING SPACES PER 100SM OF BUILDING FLOOR AREA FOR COMMERCIAL, CONFERENCE AND/OR CONVENTION SPACE

GUESTROOM PARKING REQUIRED
216 x 1 = 216 PARKING SPACES

CONFERENCE ROOM PARKING REQUIRED
650SM x 0.05 = 33 PARKING SPACES

TOTAL PARKING REQUIRED 216 + 33 = 249 PARKING

ACCESSIBLE PARKING REQUIRMENTS:

PARKING QTY.	TYPE A	TYPE B
167-250	3	4

TOTAL ACCESSIBLE PARKING REQUIRED
3 (A) + 4 (B) = 7 ACCESSIBLE PARKING SPACES

ELECTRICAL VEHICLE PARKING REQUIREMENTS:

TOTAL PARKING QTY.	EV PARKING SPACES
150 OR MORE	3% (8 SPACES)

NOT WITHSTANDING ANYTHING TO THE CONTRARY, A REQUIRED TYPE B ACCESSIBLE PARKING SPACE MAY BE SATISFIED AS A TYPE A ACCESSIBLE PARKING SPACE.

BIKE PARKING SCHEDULE

Type	Description	Size	Count
TYPE B - SHORT TERM BIKE PARKING	SINGLE RACK	3.0m x 0.6m	36

GFA BY LEVEL

Name	Area (m2)	Area
LVL 1		
BAR	26 m²	275 ft²
BAR/CAFE	71 m²	765 ft²
CACF	5 m²	52 ft²
CART STORAGE	15 m²	159 ft²
COMPUTER	10 m²	105 ft²
CONFERENCE ROOM 1	325 m²	3500 ft²
CONFERENCE ROOM 2	325 m²	3500 ft²
CORRIDOR	84 m²	901 ft²
ELEC/MEC/ WATER METER	101 m²	1092 ft²
ELEV	18 m²	196 ft²
FEMALE WR	39 m²	420 ft²
FITNESS	102 m²	1098 ft²
FOOD PREP	283 m²	3041 ft²
FREEZER/COOLER	42 m²	448 ft²
GM OFFICE	14 m²	152 ft²
GUEST KITCHEN	56 m²	598 ft²
GUEST LAUNDRY	13 m²	145 ft²
LAUNDRY & STORAGE	109 m²	1178 ft²
LOBBY	299 m²	3220 ft²
LOBBY SPILL OUT SPACE	44 m²	473 ft²
LOUNGE 1	135 m²	1458 ft²
LUGGAGE	13 m²	136 ft²
MAINT. OFFICE	16 m²	173 ft²
MALE WR	31 m²	332 ft²
MARKETPLACE	16 m²	175 ft²
MEETING ROOM 1	82 m²	878 ft²
MEETING ROOM 2	75 m²	808 ft²
POOL	232 m²	2494 ft²
POOL EQUIPMENT	17 m²	181 ft²
POOL STORAGE	7 m²	76 ft²
PREFUNCTION	439 m²	4728 ft²
SALES	17 m²	183 ft²
STAFF ROOM	48 m²	520 ft²
STAIRS	41 m²	440 ft²
STORAGE	83 m²	897 ft²
SUNROOM	180 m²	1936 ft²
VESTIBULE	49 m²	527 ft²
WORK ROOM	21 m²	223 ft²
WR	8 m²	84 ft²
LVL 1: 48	3490 m²	37568 ft²
LVL 2		
CORRIDOR	150 m²	1610 ft²
ELECTRICAL RM	9 m²	101 ft²
ELEV	17 m²	184 ft²
HH - K	66 m²	705 ft²
HH - KA	66 m²	715 ft²
HH - KD	43 m²	459 ft²
HH - KS.1	134 m²	1439 ft²
HH - KS.2	109 m²	1169 ft²
HH - QD	77 m²	827 ft²
HH - QS	108 m²	1163 ft²
HP - KA	345 m²	3713 ft²
HP - QA	192 m²	2062 ft²
HP - QC	64 m²	689 ft²
LINEN	39 m²	418 ft²
STAIRS	50 m²	543 ft²
LVL 2: 33	1468 m²	15799 ft²
LVL 3		
CORRIDOR	150 m²	1610 ft²
ELECTRICAL RM	9 m²	101 ft²
ELEV	17 m²	184 ft²
HH - K	66 m²	708 ft²
HH - KA	66 m²	715 ft²
HH - KD	43 m²	459 ft²
HH - KS.1	134 m²	1439 ft²
HH - KS.2	109 m²	1169 ft²
HH - QD	77 m²	827 ft²
HH - QS	108 m²	1166 ft²
HP - KA	345 m²	3713 ft²
HP - QA	192 m²	2062 ft²
HP - QC	64 m²	689 ft²
LINEN	39 m²	418 ft²
STAIRS	50 m²	543 ft²
LVL 3: 33	1468 m²	15804 ft²
LVL 4		
CORRIDOR	150 m²	1610 ft²
ELECTRICAL RM	9 m²	101 ft²
ELEV	17 m²	184 ft²
HH - K	66 m²	708 ft²
HH - KA	66 m²	715 ft²
HH - KD	43 m²	459 ft²
HH - KS.1	134 m²	1439 ft²
HH - KS.2	109 m²	1169 ft²
HH - QD	77 m²	827 ft²
HH - QS	108 m²	1166 ft²
HP - KA	345 m²	3713 ft²
HP - QA	192 m²	2062 ft²
HP - QC	64 m²	689 ft²
LINEN	39 m²	418 ft²
STAIRS	50 m²	543 ft²
LVL 4: 33	1468 m²	15804 ft²

GFA BY LEVEL

Name	Area (m2)	Area
LVL 5		
CORRIDOR	150 m²	1610 ft²
ELECTRICAL RM	9 m²	101 ft²
ELEV	17 m²	184 ft²
HH - K	66 m²	708 ft²
HH - KA	66 m²	715 ft²
HH - KD	43 m²	459 ft²
HH - KS.1	134 m²	1439 ft²
HH - KS.2	109 m²	1169 ft²
HH - QD	77 m²	827 ft²
HH - QS	108 m²	1166 ft²
HP - KA	345 m²	3713 ft²
HP - QA	192 m²	2062 ft²
HP - QC	64 m²	689 ft²
LINEN	39 m²	418 ft²
STAIRS	50 m²	543 ft²
LVL 5: 33	1468 m²	15804 ft²
LVL 6		
CORRIDOR	150 m²	1610 ft²
ELECTRICAL RM	9 m²	101 ft²
ELEV	17 m²	184 ft²
HH - K	66 m²	708 ft²
HH - KA	66 m²	715 ft²
HH - KD	43 m²	459 ft²
HH - KS.1	134 m²	1439 ft²
HH - KS.2	109 m²	1169 ft²
HH - QD	77 m²	827 ft²
HH - QS	108 m²	1166 ft²
HP - KA	345 m²	3713 ft²
HP - QA	192 m²	2062 ft²
HP - QC	64 m²	689 ft²
LINEN	39 m²	418 ft²
STAIRS	50 m²	543 ft²
LVL 6: 33	1468 m²	15804 ft²
LVL 7		
CORRIDOR	150 m²	1610 ft²
ELECTRICAL RM	9 m²	101 ft²
ELEV	17 m²	184 ft²
HH - K	66 m²	708 ft²
HH - KA	66 m²	715 ft²
HH - KD	43 m²	459 ft²
HH - KS.1	134 m²	1439 ft²
HH - KS.2	109 m²	1169 ft²
HH - QD	77 m²	827 ft²
HH - QS	108 m²	1166 ft²
HP - KA	345 m²	3713 ft²
HP - QA	192 m²	2062 ft²
HP - QC	64 m²	689 ft²
LINEN	39 m²	418 ft²
STAIRS	50 m²	543 ft²
LVL 7: 33	1468 m²	15804 ft²
LVL 8		
CORRIDOR	150 m²	1610 ft²
ELECTRICAL RM	9 m²	101 ft²
ELEV	17 m²	184 ft²
HH - K	66 m²	708 ft²
HH - KA	66 m²	715 ft²
HH - KD	43 m²	459 ft²
HH - KS.1	134 m²	1439 ft²
HH - KS.2	109 m²	1169 ft²
HH - QD	77 m²	827 ft²
HH - QS	108 m²	1166 ft²
HP - KA	345 m²	3713 ft²
HP - QA	192 m²	2062 ft²
HP - QC	64 m²	689 ft²
LINEN	39 m²	418 ft²
STAIRS	50 m²	543 ft²
LVL 8: 33	1468 m²	15804 ft²
LVL 9		
CORRIDOR	150 m²	1610 ft²
ELECTRICAL RM	9 m²	101 ft²
ELEV	17 m²	184 ft²
HH - K	66 m²	708 ft²
HH - KA	66 m²	715 ft²
HH - KD	43 m²	459 ft²
HH - KS.1	134 m²	1439 ft²
HH - KS.2	109 m²	1169 ft²
HH - QD	77 m²	827 ft²
HH - QS	108 m²	1166 ft²
HP - KA	345 m²	3713 ft²
HP - QA	192 m²	2062 ft²
HP - QC	64 m²	689 ft²
LINEN	39 m²	418 ft²
STAIRS	50 m²	543 ft²
LVL 9: 33	1468 m²	15804 ft²
	15236 m²	163996 ft²

GUESTROOM SCHEDULE BY LEVEL

Name	Count	% of Total
LVL 2		
HH - K	1	0%
HH - KA	1	0%
HH - KD	1	0%
HH - KS.1	3	1%
HH - KS.2	2	1%
HH - QD	2	1%
HH - QS	2	1%
HP - KA	9	4%
HP - QA	5	2%
HP - QC	1	0%
	27	13%
LVL 3		
HH - K	1	0%
HH - KA	1	0%
HH - KD	1	0%
HH - KS.1	3	1%
HH - KS.2	2	1%
HH - QD	2	1%
HH - QS	2	1%
HP - KA	9	4%
HP - QA	5	2%
HP - QC	1	0%
	27	13%
LVL 4		
HH - K	1	0%
HH - KA	1	0%
HH - KD	1	0%
HH - KS.1	3	1%
HH - KS.2	2	1%
HH - QD	2	1%
HH - QS	2	1%
HP - KA	9	4%
HP - QA	5	2%
HP - QC	1	0%
	27	13%
LVL 5		
HH - K	1	0%
HH - KA	1	0%
HH - KD	1	0%
HH - KS.1	3	1%
HH - KS.2	2	1%
HH - QD	2	1%
HH - QS	2	1%
HP - KA	9	4%
HP - QA	5	2%
HP - QC	1	0%
	27	13%
LVL 6		
HH - K	1	0%
HH - KA	1	0%
HH - KD	1	0%
HH - KS.1	3	1%
HH - KS.2	2	1%
HH - QD	2	1%
HH - QS	2	1%
HP - KA	9	4%
HP - QA	5	2%
HP - QC	1	0%
	27	13%
LVL 7		
HH - K	1	0%
HH - KA	1	0%
HH - KD	1	0%
HH - KS.1	3	1%
HH - KS.2	2	1%
HH - QD	2	1%
HH - QS	2	1%
HP - KA	9	4%
HP - QA	5	2%
HP - QC	1	0%
	27	13%
LVL 8		
HH - K	1	0%
HH - KA	1	0%
HH - KD	1	0%
HH - KS.1	3	1%
HH - KS.2	2	1%
HH - QD	2	1%
HH - QS	2	1%
HP - KA	9	4%
HP - QA	5	2%
HP - QC	1	0%
	27	13%
LVL 9		
HH - K	1	0%
HH - KA	1	0%
HH - KD	1	0%
HH - KS.1	3	1%
HH - KS.2	2	1%
HH - QD	2	1%
HH - QS	2	1%
HP - KA	9	4%
HP - QA	5	2%
HP - QC	1	0%
	27	13%

OVERALL GFA

Level	Area	Area (m2)
LVL 1	37568 ft²	3490 m²
LVL 2	15799 ft²	1468 m²
LVL 3	15804 ft²	1468 m²
LVL 4	15804 ft²	1468 m²
LVL 5	15804 ft²	1468 m²
LVL 6	15804 ft²	1468 m²
LVL 7	15804 ft²	1468 m²
LVL 8	15804 ft²	1468 m²
LVL 9	15804 ft²	1468 m²
Grand total: 312	163996 ft²	15236 m²

HYATT HOUSE ROOM MIX

Name	Count	Count %
HYATT HOUSE		
HH - K	8	8%
HH - KA	8	8%
HH - KD	8	8%
HH - KS.1	24	25%
HH - KS.2	16	17%
HH - QD	16	17%
HH - QS	16	17%
	96	100%

HYATT PLACE ROOM MIX

Name	Count	Count %
HYATT PLACE		
HP - KA	72	60%
HP - QA	40	33%
HP - QC	8	7%
	120	100%

OVERALL ROOM MIX

Name	Count	% of Total
HYATT HOUSE		
HH - K	8	4%
HH - KA	8	4%
HH - KD	8	4%
HH - KS.1	24	11%
HH - KS.2	16	7%
HH - QD	16	7%
HH - QS	16	7%
	96	44%
HYATT PLACE		
HP - KA	72	33%
HP - QA	40	19%
HP - QC	8	4%
	120	56%
Grand total: 216	216	100%

FEE: 347.70

MAXIMUM HEIGHT: 29.72m

FIRST FLOOR HEIGHT: 5.03M

TOTAL BUILDING AREA (BFA): 37,689 ft²

BFA FOR CONFERENCE SPACE: 7,000 ft²

FLOOR AREA RATIO (FAR): 0.217118

GROSS LEASABLE AREA: 103,580 ft²

chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-02-21
2	CLIENT REVIEW	2025-02-26
3	CLIENT REVIEW	2025-04-11
4	ZBA SUBMISSION	2025-05-01

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SEAL

CONSTRUCTION NORTH TRUE NORTH

HYATT DUAL BRAND - HYATT HOUSE & HYATT PLACE

WES GRAHAM WAY & HAGEY BLVD. WATERLOO

SHEET NAME

PROJECT STATS

START DATE	NOVEMBER 2022
DRAWN BY	MR
CHECKED BY	CMC
SCALE	
PROJECT NO.	122065
DRAWING	A002

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3	CLIENT REVIEW	2025-04-11
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CONSTRUCTION NORTH

TRUE NORTH

HYATT DUAL BRAND - HYATT HOUSE & HYATT PLACE

WES GRAHAM WAY &
HAGEY BLVD. WATERLOO

SHEET NAME

GROUND FLOOR PLAN

START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
CHECKED BY	CMC
SCALE	1 : 150
PROJECT NO.	122065
DRAWING	A100

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ROOM MIX PER FLOOR

Name	Count	% of Total
HYATT HOUSE		
HH - K	1	4%
HH - KA	1	4%
HH - KD	1	4%
HH - KS.1	3	11%
HH - KS.2	2	7%
HH - QD	2	7%
HH - QS	2	7%
	12	44%
HYATT PLACE		
HP - KA	9	33%
HP - QA	5	19%
HP - QC	1	4%
	15	56%
Grand total: 27	27	100%

OVERALL ROOM MIX

Name	Count	% of Total
HYATT HOUSE		
HH - K	8	4%
HH - KA	8	4%
HH - KD	8	4%
HH - KS.1	24	11%
HH - KS.2	16	7%
HH - QD	16	7%
HH - QS	16	7%
	96	44%
HYATT PLACE		
HP - KA	72	33%
HP - QA	40	19%
HP - QC	8	4%
	120	56%
Grand total: 216	216	100%

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3	CLIENT REVIEW	2025-04-11
4	ZBA SUBMISSION	2025-05-01

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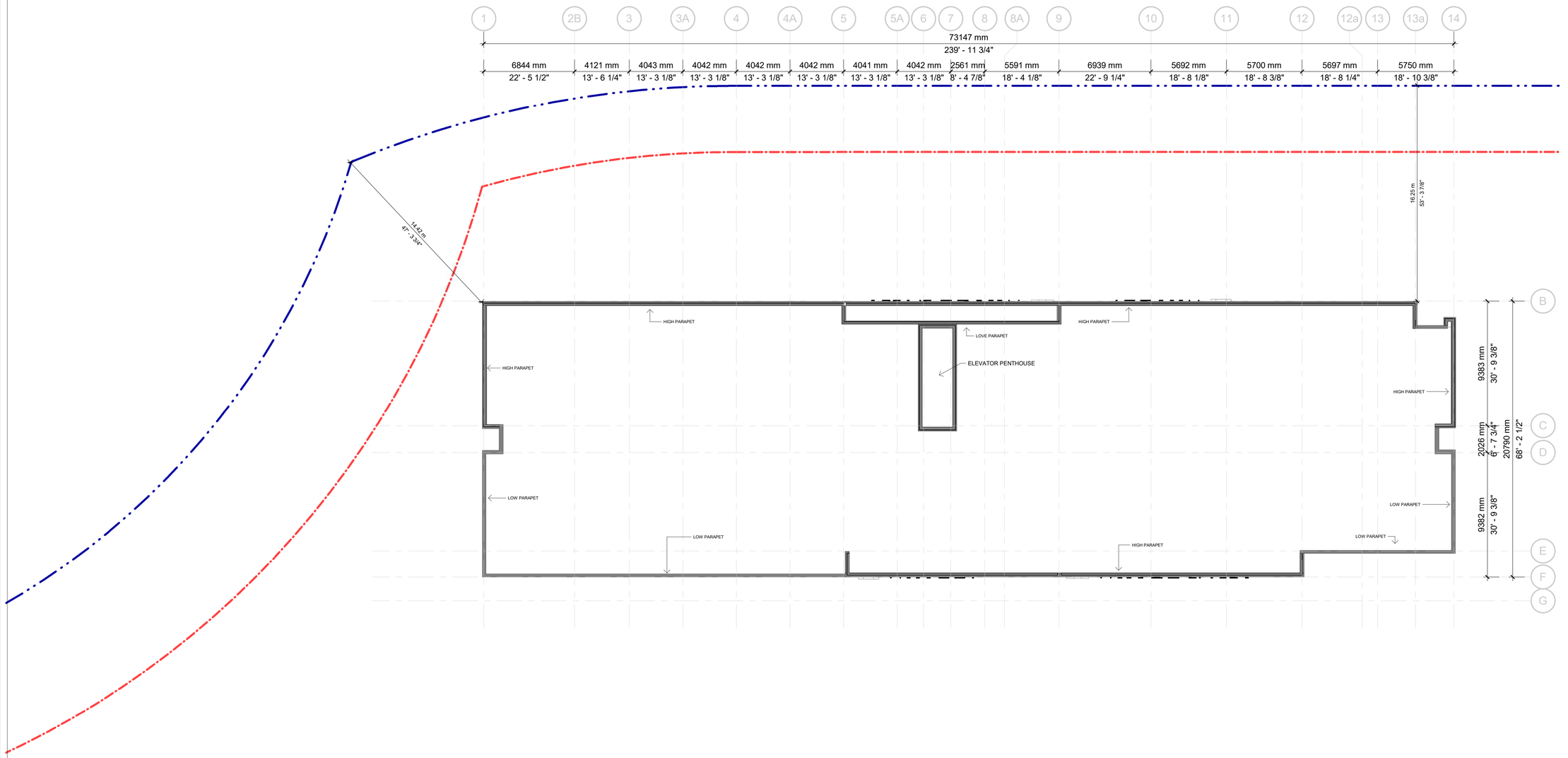
WES GRAHAM WAY & HAGEY BLVD. WATERLOO

SHEET NAME

TYPICAL FLOOR PLAN (2-9)

START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
CHECKED BY	CMC
SCALE	1 : 150
PROJECT NO.	122065
DRAWING	A101

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-02-21
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WES GRAHAM WAY &
HAGEY BLVD. WATERLOO

SHEET NAME

ROOF PLAN

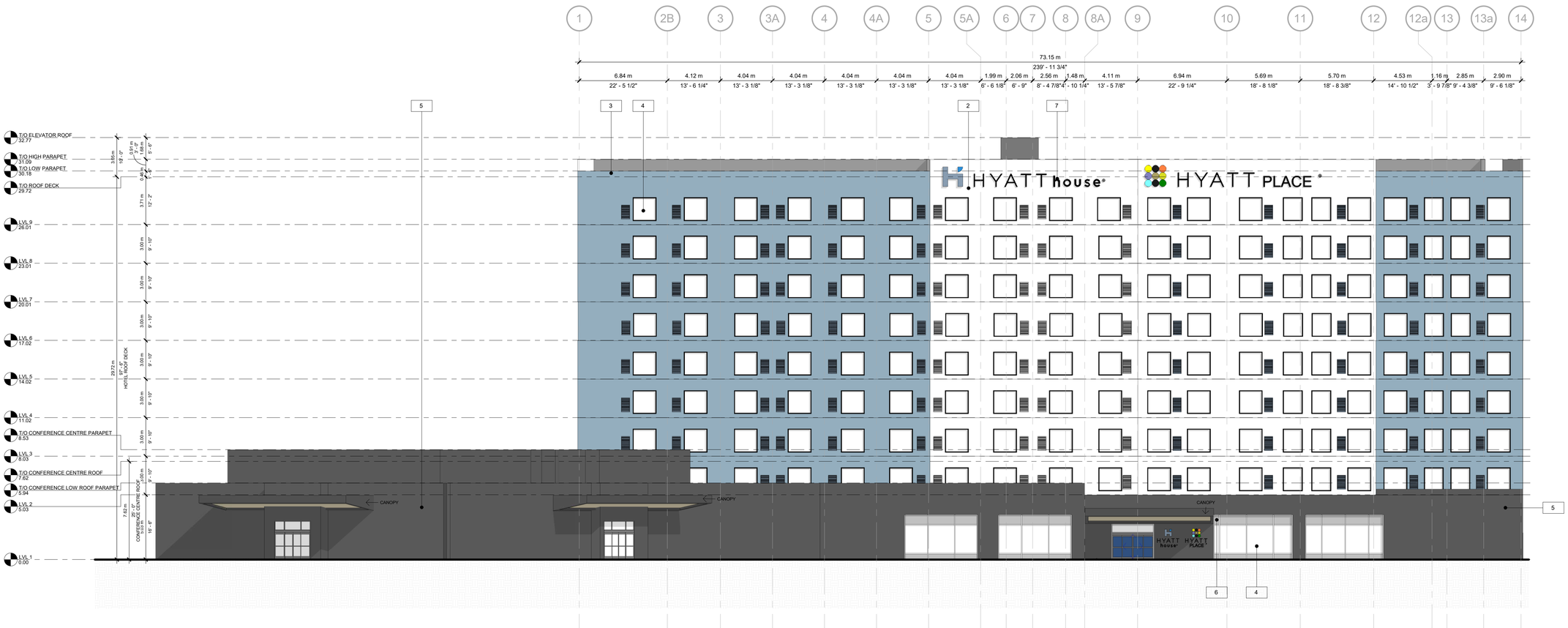
START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
CHECKED BY	CMC
SCALE	1 : 150
PROJECT NO.	122065
DRAWING	A102

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EXTERIOR FINISH LEGEND

		MATERIAL	FINISH/ COLOUR/ DESCRIPTION
1		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEO - VESUVIUS GRANTIE GRAY
2		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT- TERRANEO - WHISTLER COLOR PRIME NATURAL WHITE
3		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEW RHODE ISLAND GLACIER
4		DOUBLE GLAZED ALUMINUM WINDOWS	
5		BRICK	BRAMPTON BRICK JUMBO SIZE COLOUR: RAVEN PREMIER PLUS
6		SAPANDREL PANEL	OPACI Warm Gray
7		ACM BLACK	
8		METAL SIDING	HORIZONTAL METAL SIDING VICWEST MAUNTAIN CEDAR OR APPROVED EQUAL
9		CONCRETE BLOCK	CONCRETE BLOCK WALL (KEYSTONE LINEAR) BY BERKMAN COLOUR CHARCOAL
10		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEO - VESUVIUS - LICORICE

NOTE:
- ALL EXTERIOR WINDOW FRAMES AND MULLIONS TO BE COLOUR BLACK
- ALL LOUVRES COLOUR TO MATCH ADJACENT SURFACE COLOUR



Chamberlain Architects Constructors Managers

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-02-21
2	CLIENT REVIEW	2025-04-11
3	ZBA SUBMISSION	2025-05-01

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HYATT DUAL BRAND - HYATT HOUSE & HYATT PLACE

WES GRAHAM WAY & HAGEY BLVD. WATERLOO

SHEET NAME

WEST ELEVATION

START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
CHECKED BY	CMC
SCALE	1 : 160
PROJECT NO.	122065
DRAWING	A201

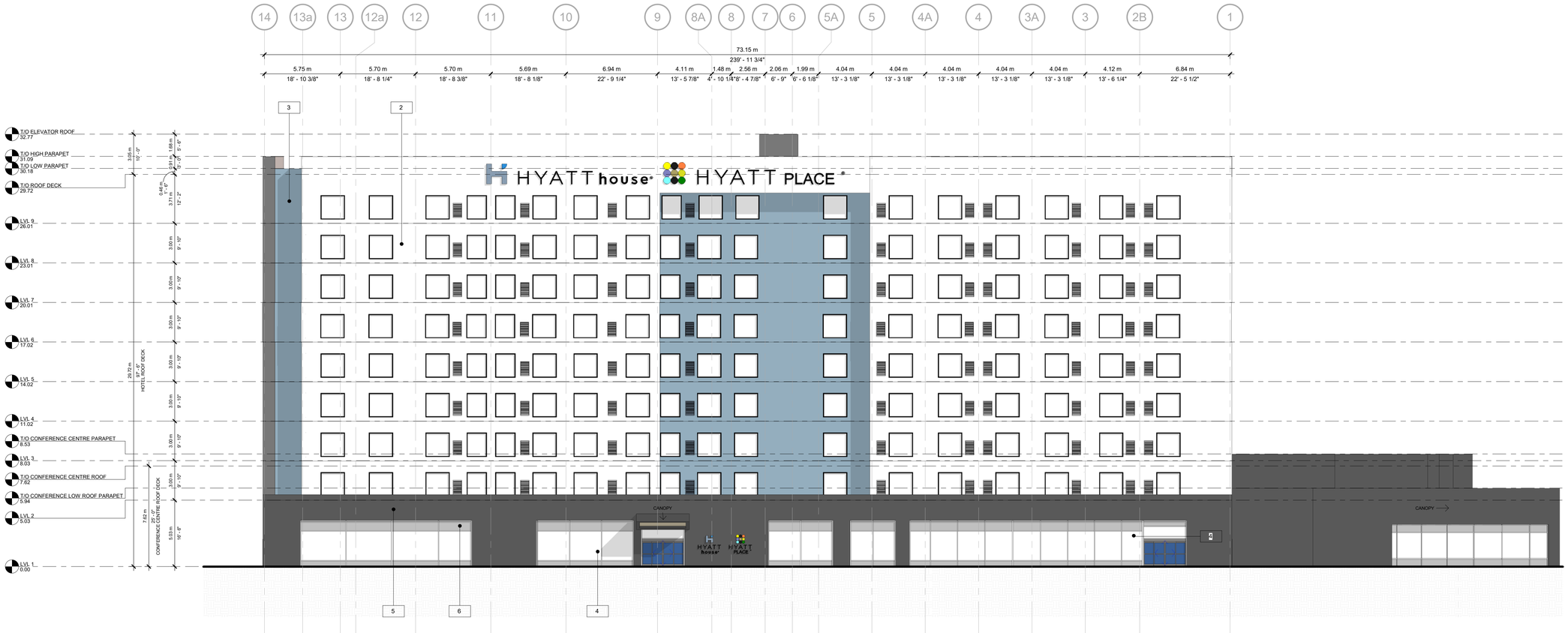
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EXTERIOR FINISH LEGEND

		MATERIAL	FINISH/ COLOUR/ DESCRIPTION
1		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEO - VESUVIUS GRANTIE GRAY
2		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT- TERRANEO - WHISTLER COLOR PRIME NATURAL WHITE
3		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEW RHODE ISLAND GLACIER
4		DOUBLE GLAZED ALUMINUM WINDOWS	
5		BRICK	
6		SAPANDREL PANEL	OPACI Warm Gray
7		ACM BLACK	
8		METAL SIDING	HORIZONTAL METAL SIDING VICWEST MAUNTAIN CEDAR OR APPROVED EQUAL
9		CONCRETE BLOCK	CONCRETE BLOCK WALL (KEYSTONE LINEAR) BY BERKMAN COLOUR CHARCOAL
10		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEO - VESUVIUS - LICORICE

NOTE:
- ALL EXTERIOR WINDOW FRAMES AND MULLIONS TO BE COLOUR BLACK
- ALL LOUVRES COLOUR TO MATCH ADJACENT SURFACE COLOUR



Chamberlain Architects Constructors Managers

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Phone: 905.631.7777

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1	CLIENT REVIEW	2025-02-21
2	CLIENT REVIEW	2025-04-11
3	ZBA SUBMISSION	2025-05-01

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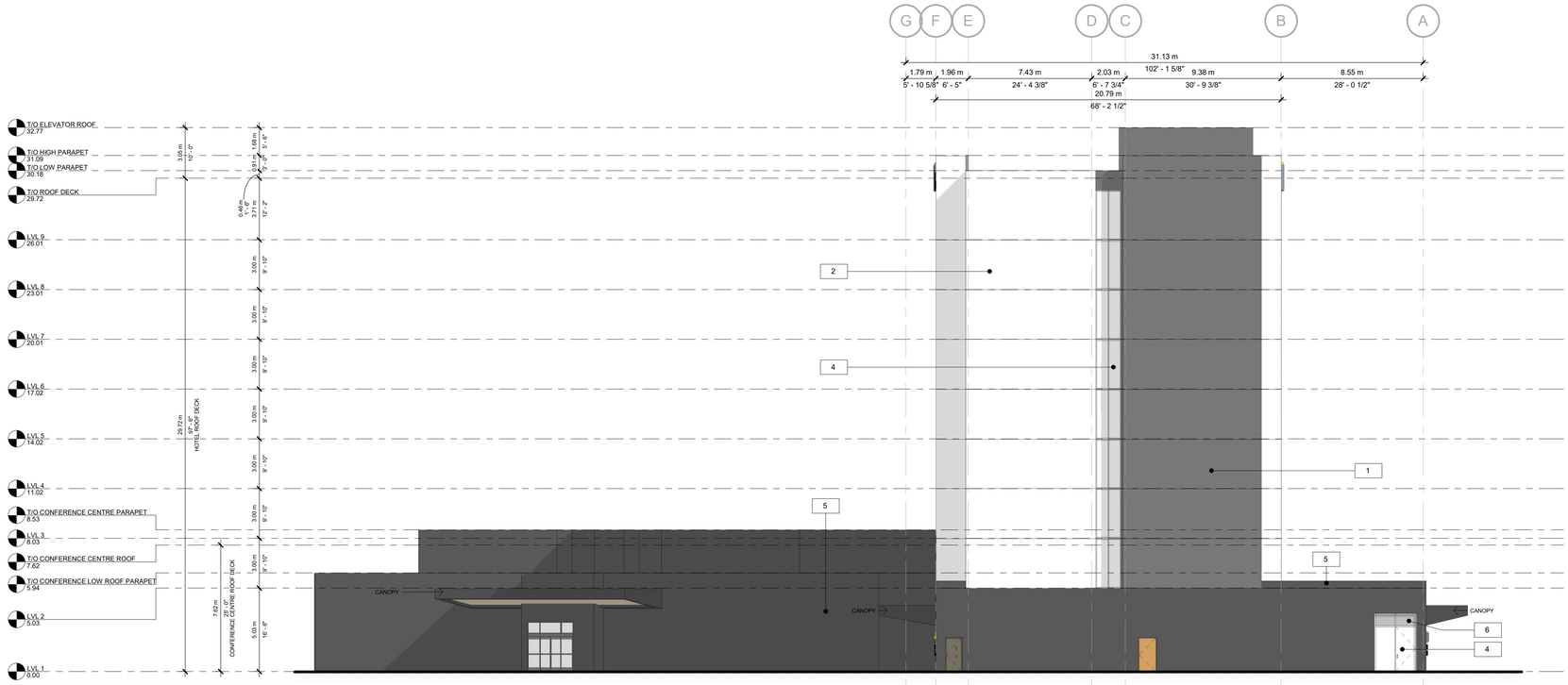
WES GRAHAM WAY &
HAGEY BLVD. WATERLOO

SHEET NAME

EAST ELEVATION

START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
CHECKED BY	CMC
SCALE	1 : 160
PROJECT NO.	122065
DRAWING	A202

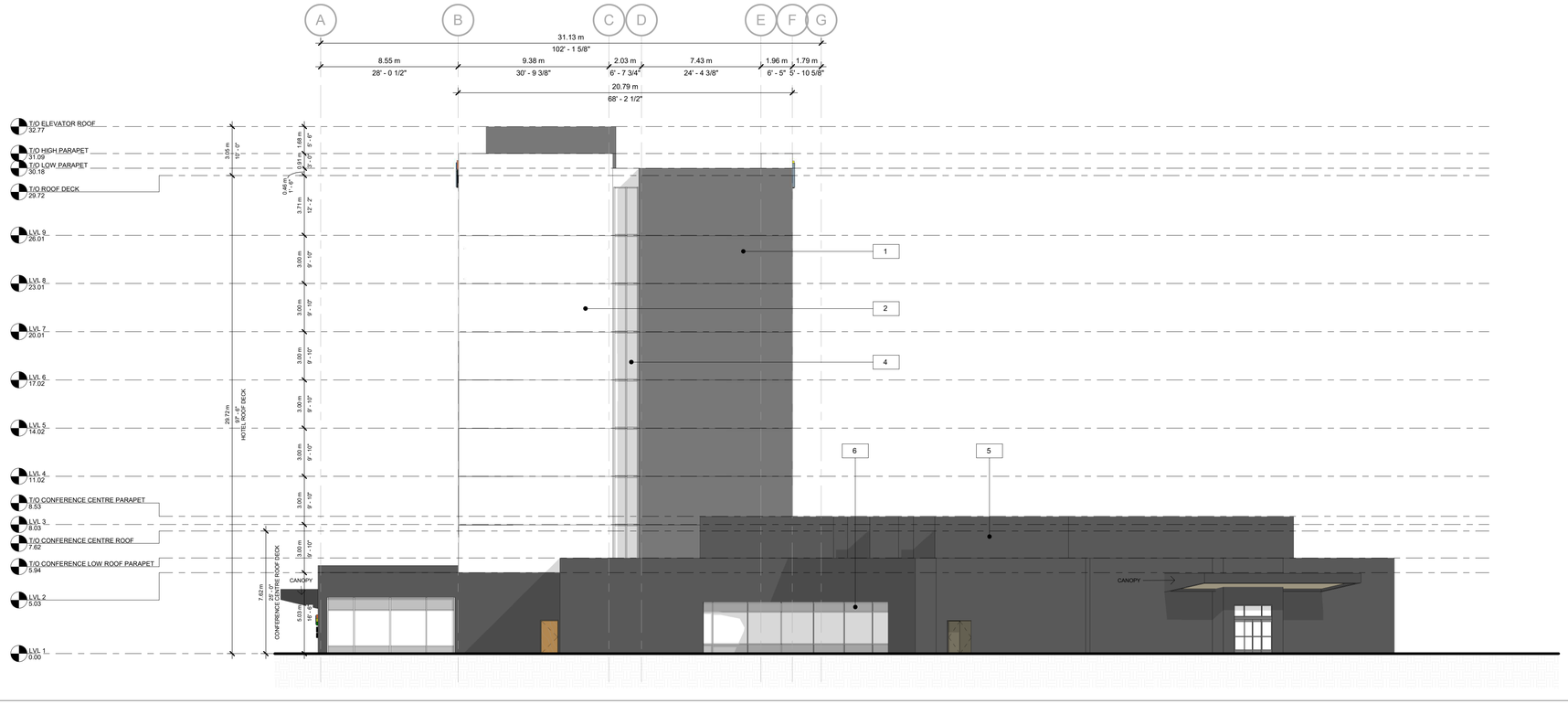
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2 / A203 SOUTH ELEVATION
1 : 160

EXTERIOR FINISH LEGEND			
		MATERIAL	FINISH/ COLOUR/ DESCRIPTION
1		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEO - VESUVIUS GRANTIE GRAY
2		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT- TERRANEO - WHISTLER COLOR PRIME NATURAL WHITE
3		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEW RHODE ISLAND GLACIER
4		DOUBLE GLAZED ALUMINUM WINDOWS	
5		BRICK	
6		SAPANDREL PANEL	OPACI Warm Gray
7		ACM BLACK	
8		METAL SIDING	HORIZONTAL METAL SIDING VICWEST MAUNTAIN CEDAR OR APPROVED EQUAL
9		CONCRETE BLOCK	CONCRETE BLOCK WALL (KEYSTONE LINEAR) BY BERKMAN COLOUR CHARCOAL
10		EXTERIOR INSULATION FINISH SYSTEM - EIFS	DRYVIT TERRANEO - VESUVIUS - LICORICE

NOTE:
- ALL EXTERIOR WINDOW FRAMES AND MULLIONS TO BE COLOUR BLACK
- ALL LOUVRES COLOUR TO MATCH ADJACENT SURFACE COLOUR



1 / A203 NORTH ELEVATION
1 : 160

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1	CLIENT REVIEW	2025-02-21
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WES GRAHAM WAY & HAGEY BLVD. WATERLOO

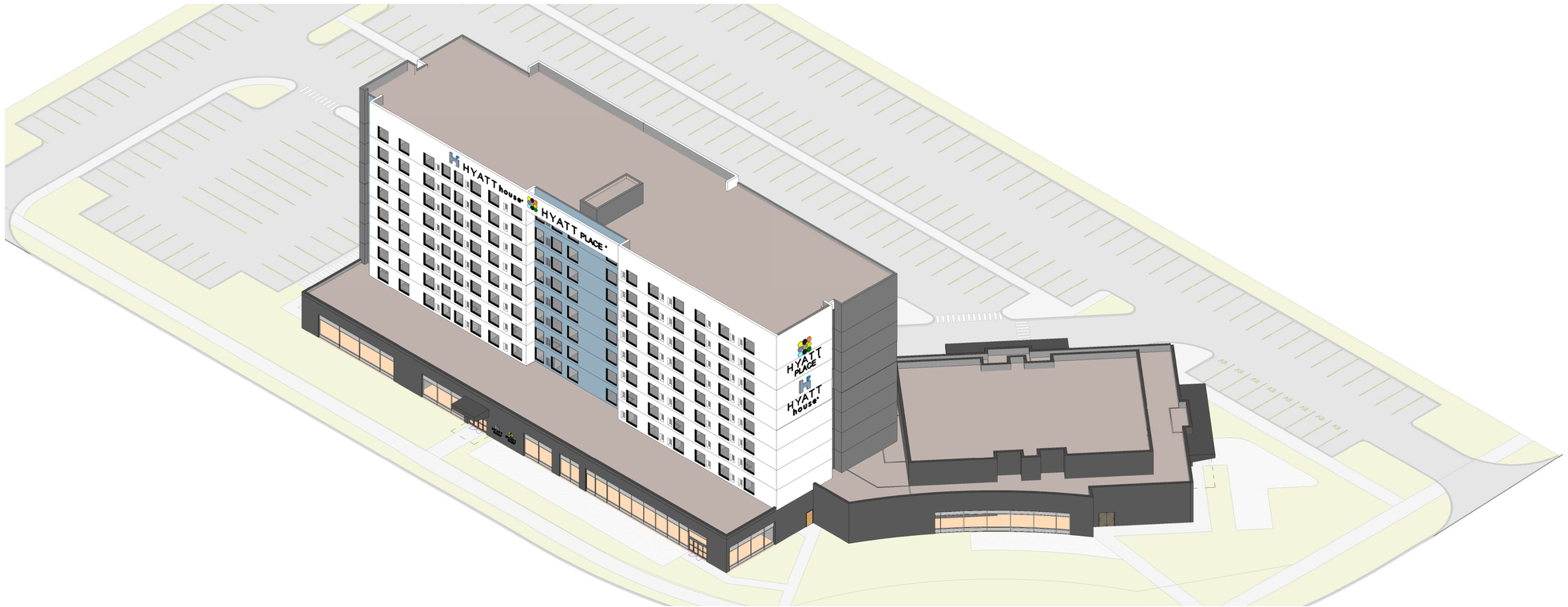
SHEET NAME

NORTH & SOUTH ELEVATIONS

START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
CHECKED BY	CMC
SCALE	1 : 160
PROJECT NO.	122065
DRAWING	A203

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1	CLIENT REVIEW	2025-04-11
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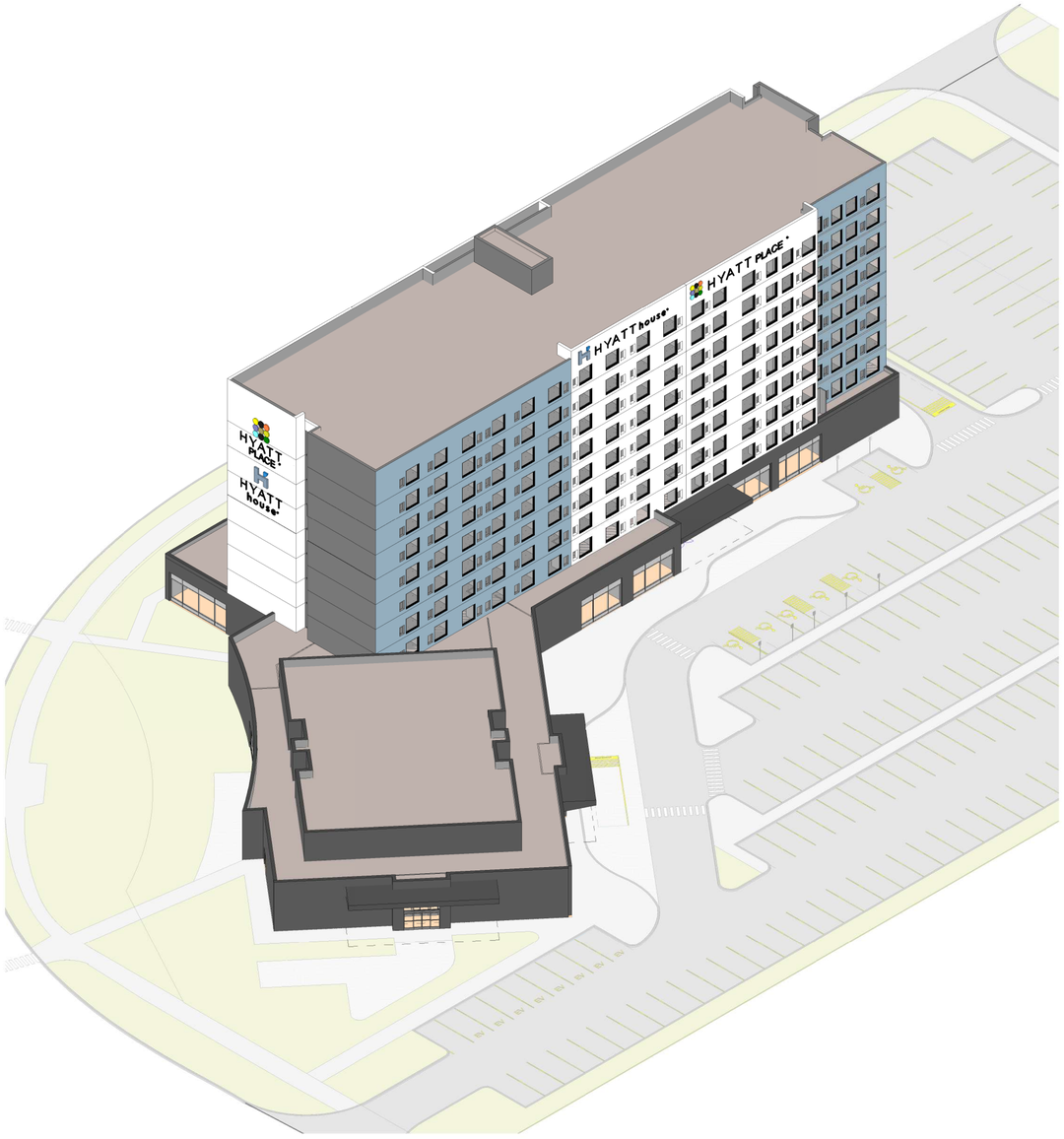
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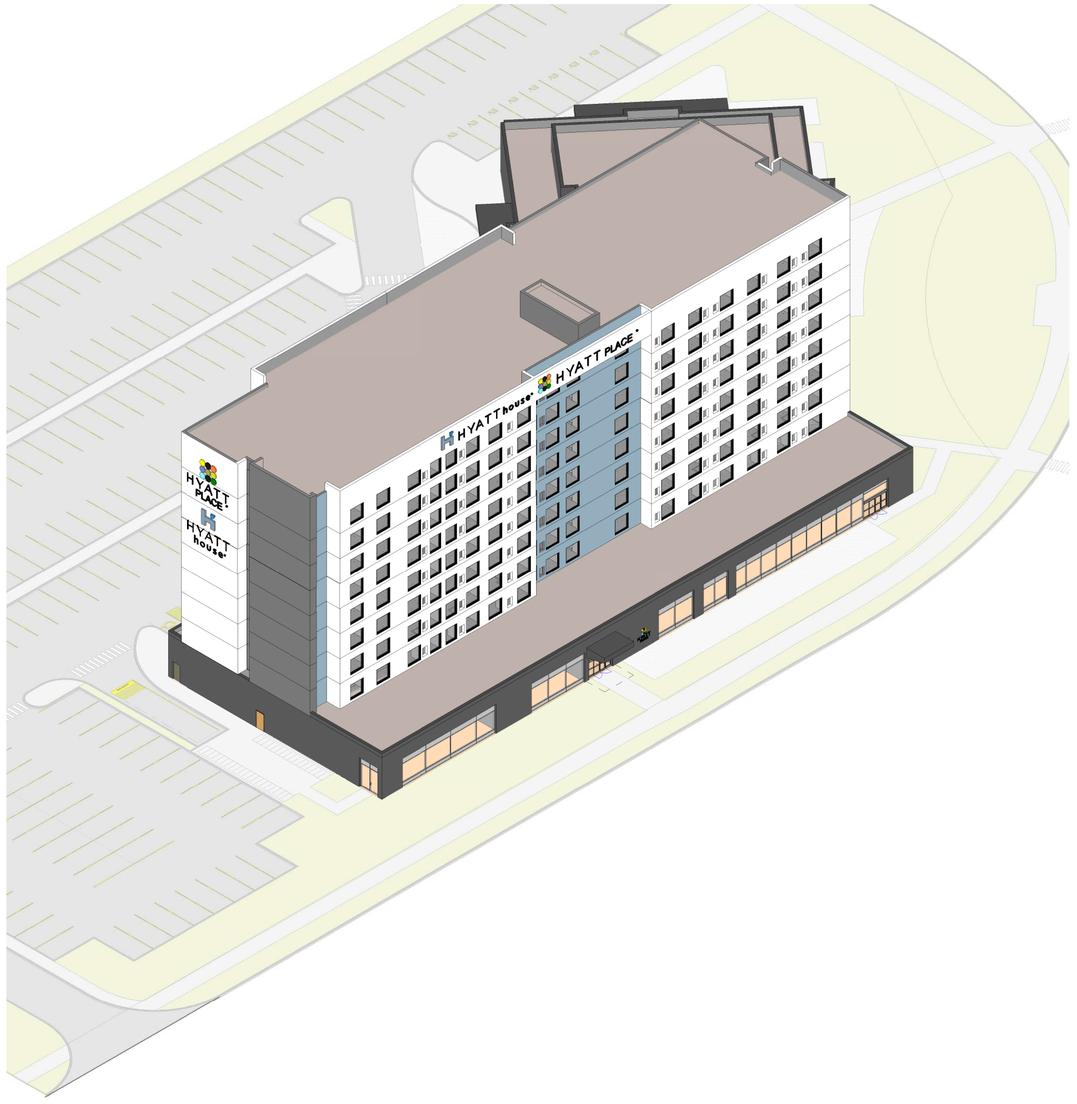
SHEET NAME

AXONOMETRICS I

START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
CHECKED BY	CMC
SCALE	
PROJECT NO.	122065
DRAWING	A301

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Constructors
Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2025-04-11
2	ZBA SUBMISSION	2025-05-01

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SHEET NAME

AXONOMETRICS II

START DATE	NOVEMBER 2022
DRAWN BY	HK/MR
CHECKED BY	CMC
SCALE	
PROJECT NO.	122065
DRAWING	A302

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The rendering is intended to convey a similar design approach and materiality, and is not an exact representation of the proposed development



The rendering is intended to convey a similar design approach and materiality, and is not an exact representation of the proposed development



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RENDERINGS

START DATE	NOVEMBER 2022
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SCALE	
PROJECT NO.	122065
DRAWING	A401

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