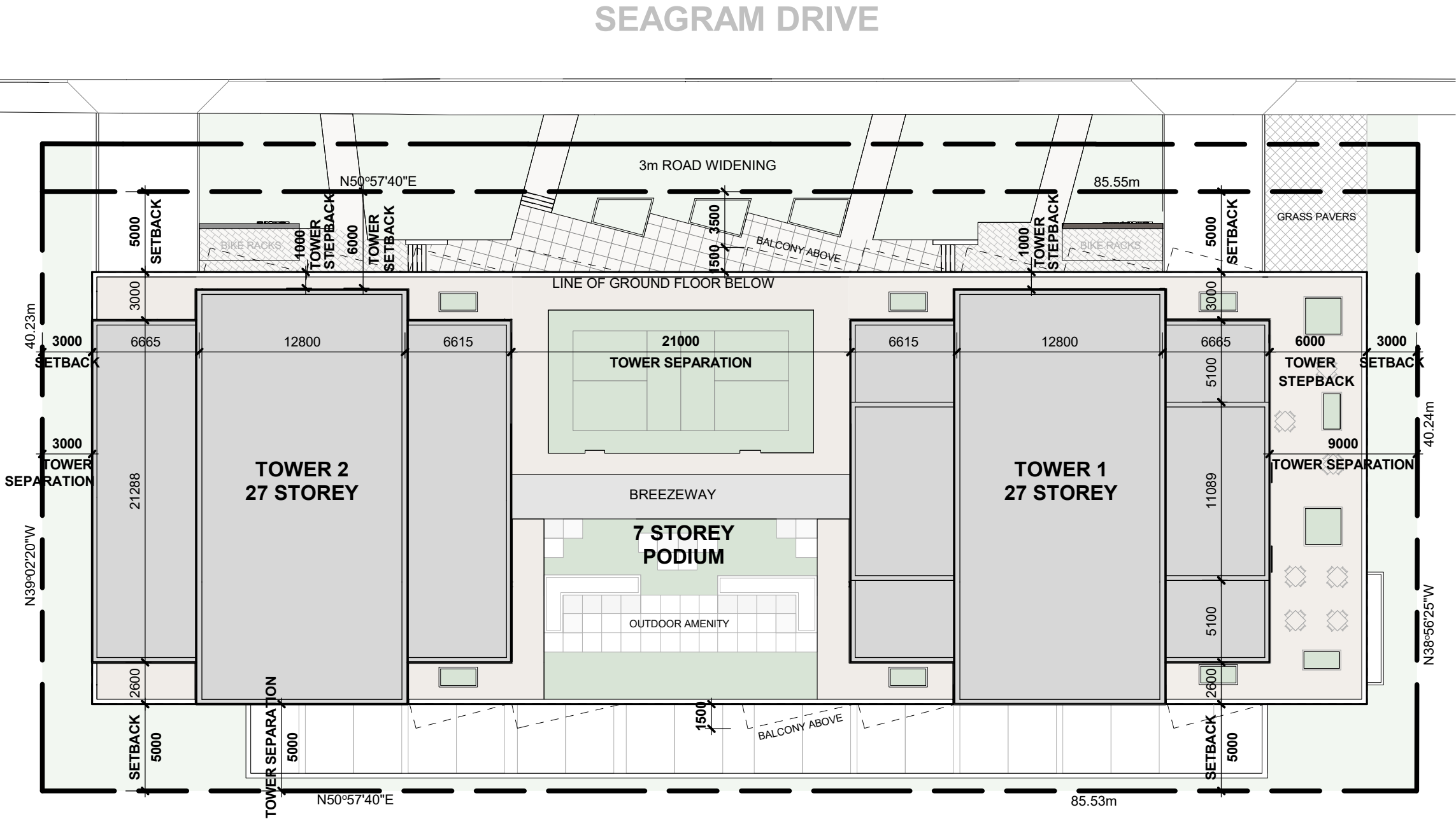
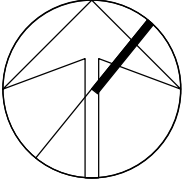


DETAILS OF DEVELOPMENT			
DATA		REQUIRED	PROVIDED
ZONING		RMU-81	RMU-81() 'site specific'
GROSS LOT AREA (m²)		3444	
AREA OF ROW(m²)		253	
NET LOT AREA (m²)		3190	
BUILDING AREA (m²)		2085	
SETBACKS	STREET LINE (m)	5.0	5.0
	REAR YARD (m)	5.0	5.0
	SIDE YARD (m)	3.0	3.0
MIN. LOT FRONTAGE (m)		20	85.55
NUMBER OF STOREYS		25	34
BUILDING HEIGHT (m)		81	111
HEIGHT OF FIRST STOREY (m)		4.0	3.0
DENSITY CALC. AFTER ROAD WIDENING (BEDS PER HA)		823	3123
DENSITY CALC. BEFORE ROAD WIDENING (BEDS PER HA)		750	3367
NUMBER OF UNITS 1 BED : 220 UNITS 2 BED : 72 UNITS 3 BED : 210 UNITS 4 BED : 20 UNITS		522	
NUMBER OF BEDROOMS		240	1074
PODIUM HEIGHT (m)		21.0	27.0
TOWER SEPARATION (m)		22.0	21.0
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	6.0
AMENITY AREA 3m² / UNIT + 2m² / ADDITIONAL BEDROOM		3(522) +2(552)= 2670	FIRST FLOOR=70 MEZZANINE= 142 7TH FLOOR= 1041 OUTDOOR 7TH FLOOR= 534 BALCONIES= 917 TOTAL= 2704
LANDSCAPE AREA (m²)		961	652
LANDSCAPE AREA (%)		30%	20%
PARKING REQUIRED		N/A	RESIDENT: 69 VISIT/COMM: 7 TOTAL: 76
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: 540 TYPE B: 20 TOTAL: 560
GARBAGE ENCLOSURE		INDOOR	



SITE AND ROOF PLAN
SCALE: 1 : 300



MIXED USE BUILDING

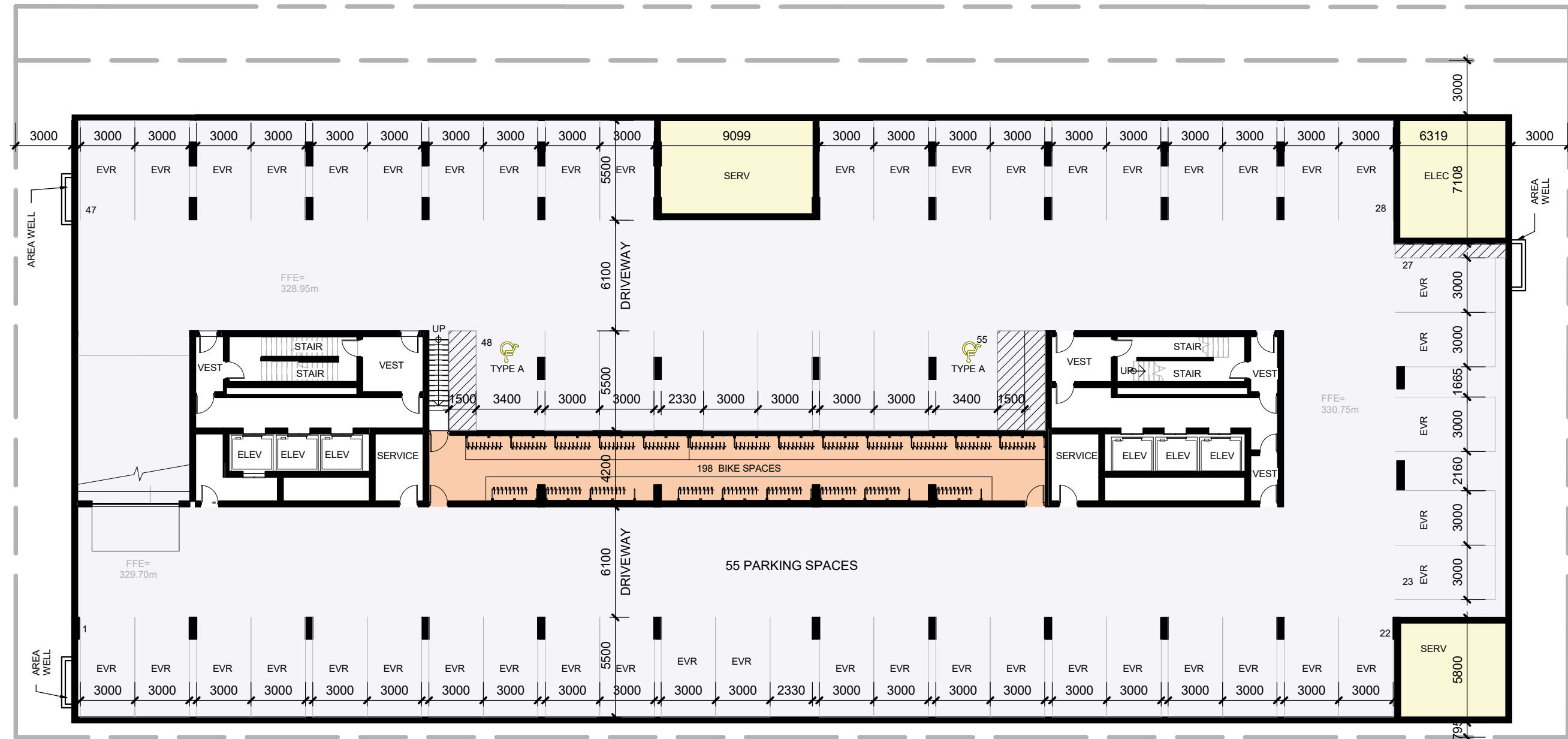
87-95 SEAGRAM DRIVE,
WATERLOO
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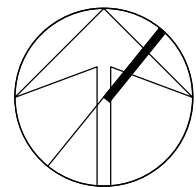


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BASEMENT LEGEND

-  BIKE STORAGE
-  PARKING AND DRIVE AISLES
-  SERVICES



BASEMENT FLOOR PLAN

SCALE: 1 : 250

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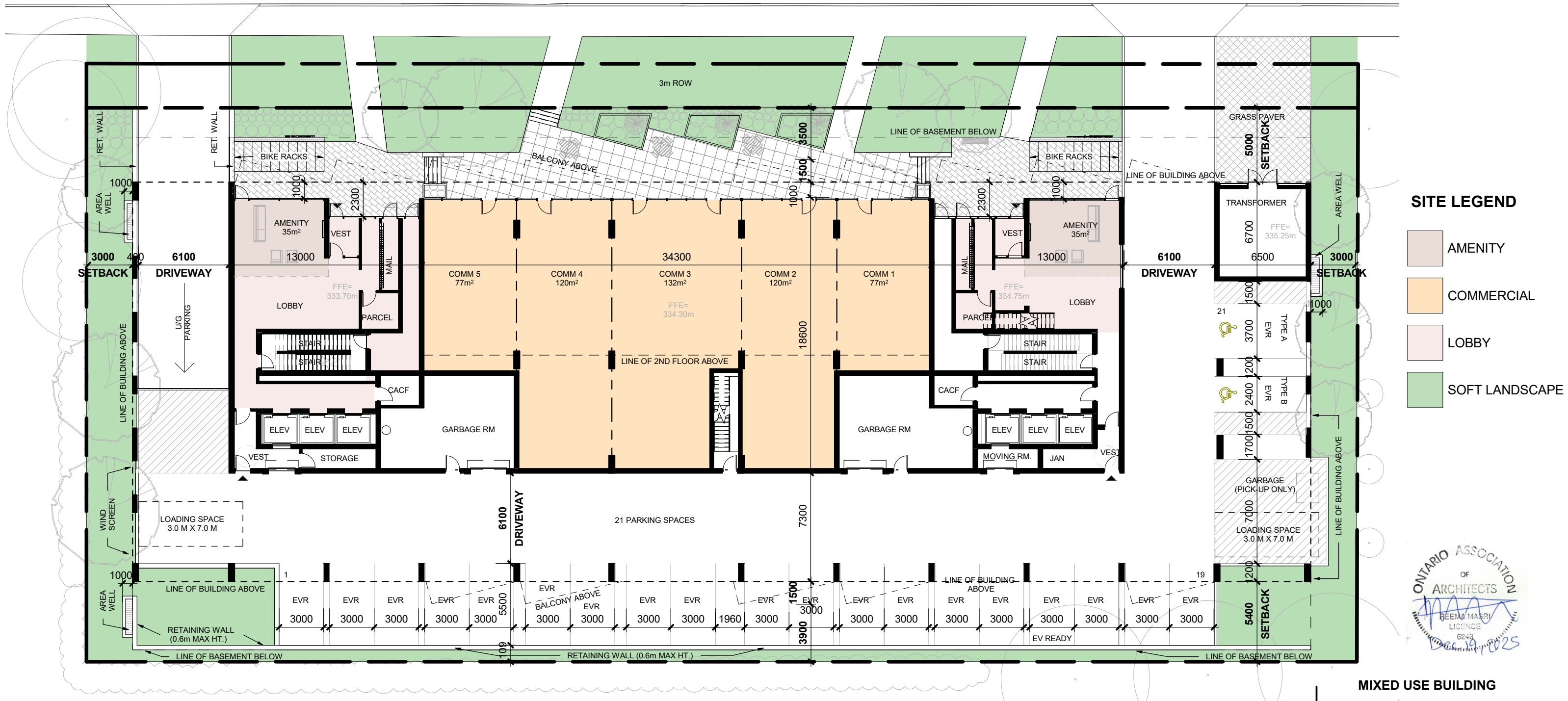


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SEAGRAM DRIVE



SITE & GROUND FLOOR PLAN

SCALE: 1 : 250

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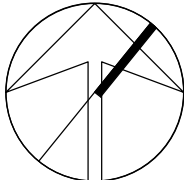
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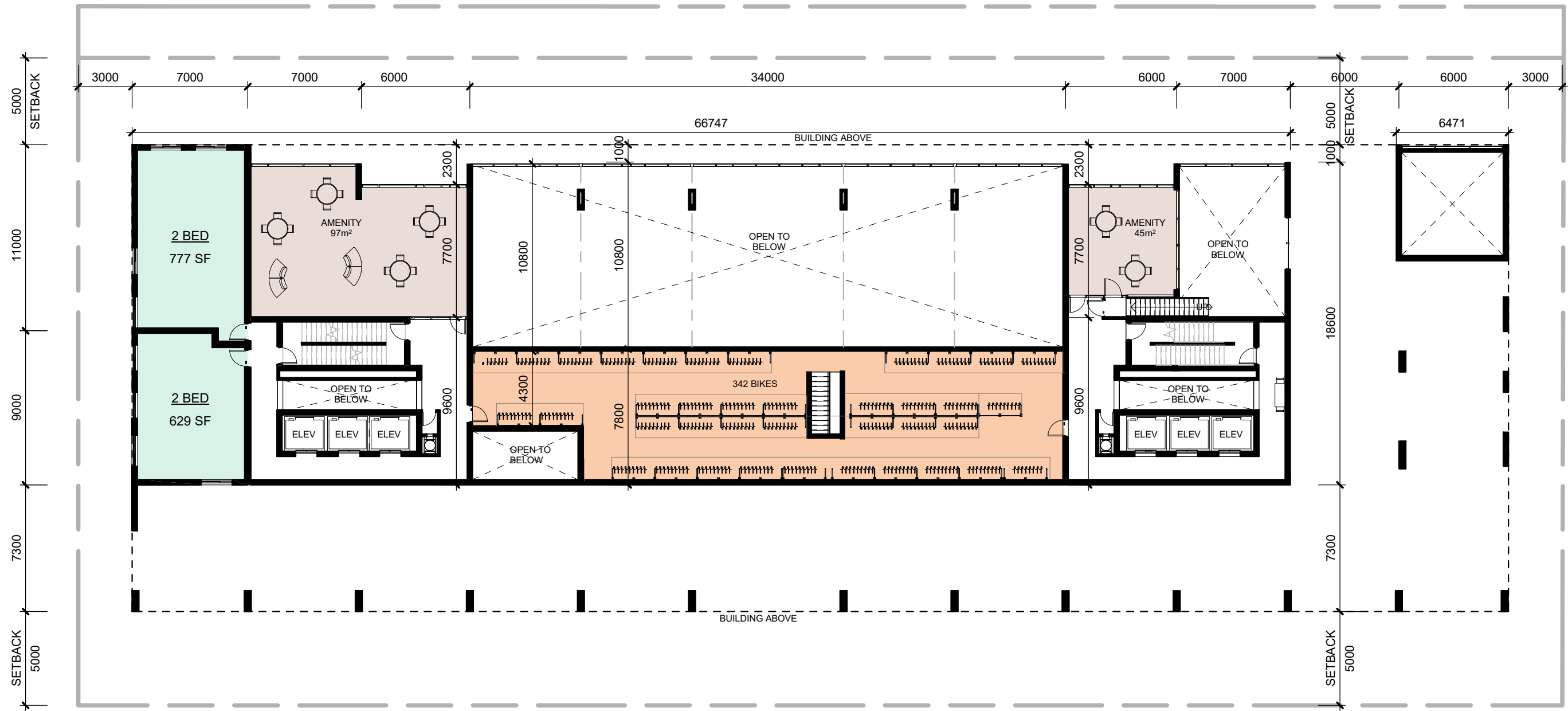
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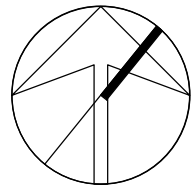
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2ND FLOOR LEGEND

- 2 BED
- AMENITY
- BIKE STORAGE



2ND FLOOR PLAN

SCALE: 1 : 250

MIXED USE BUILDING

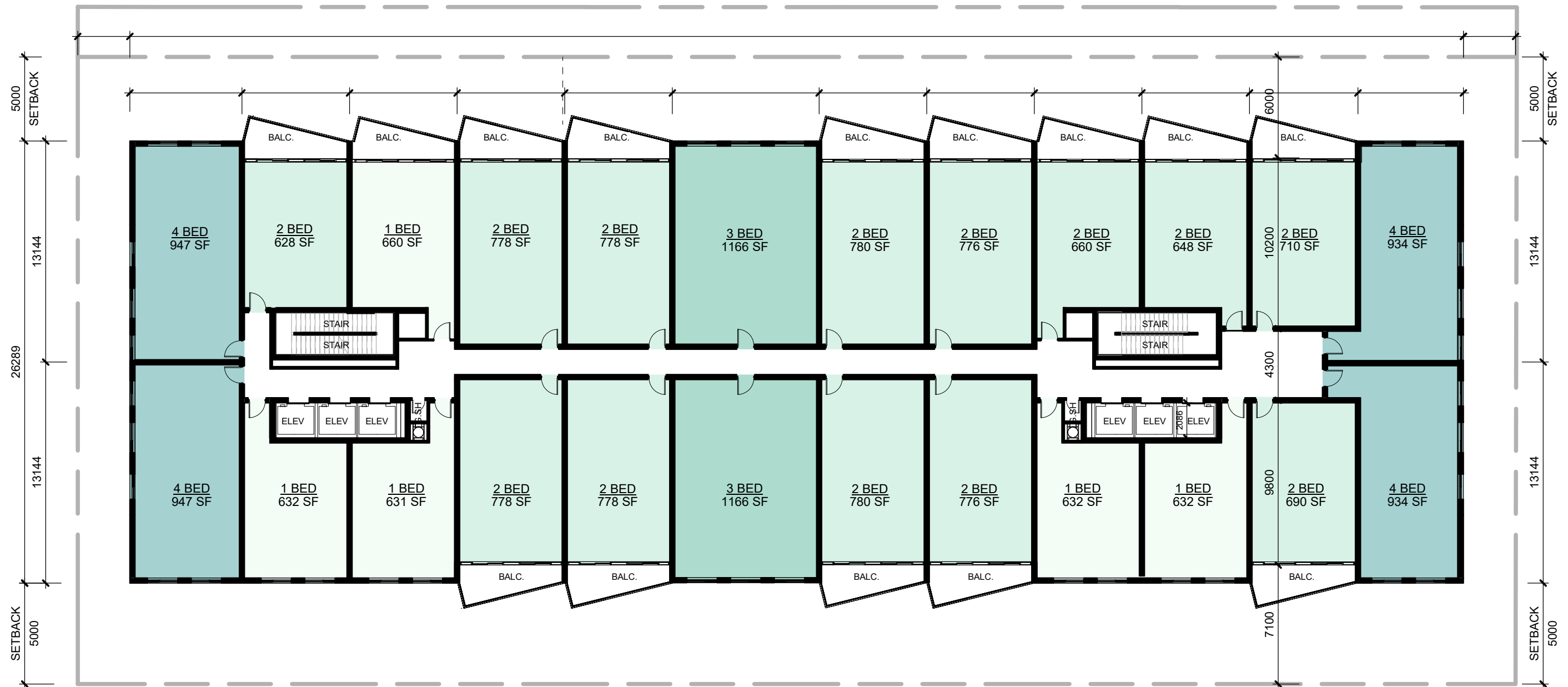
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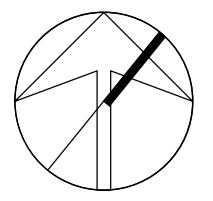


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UNIT LEGEND

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



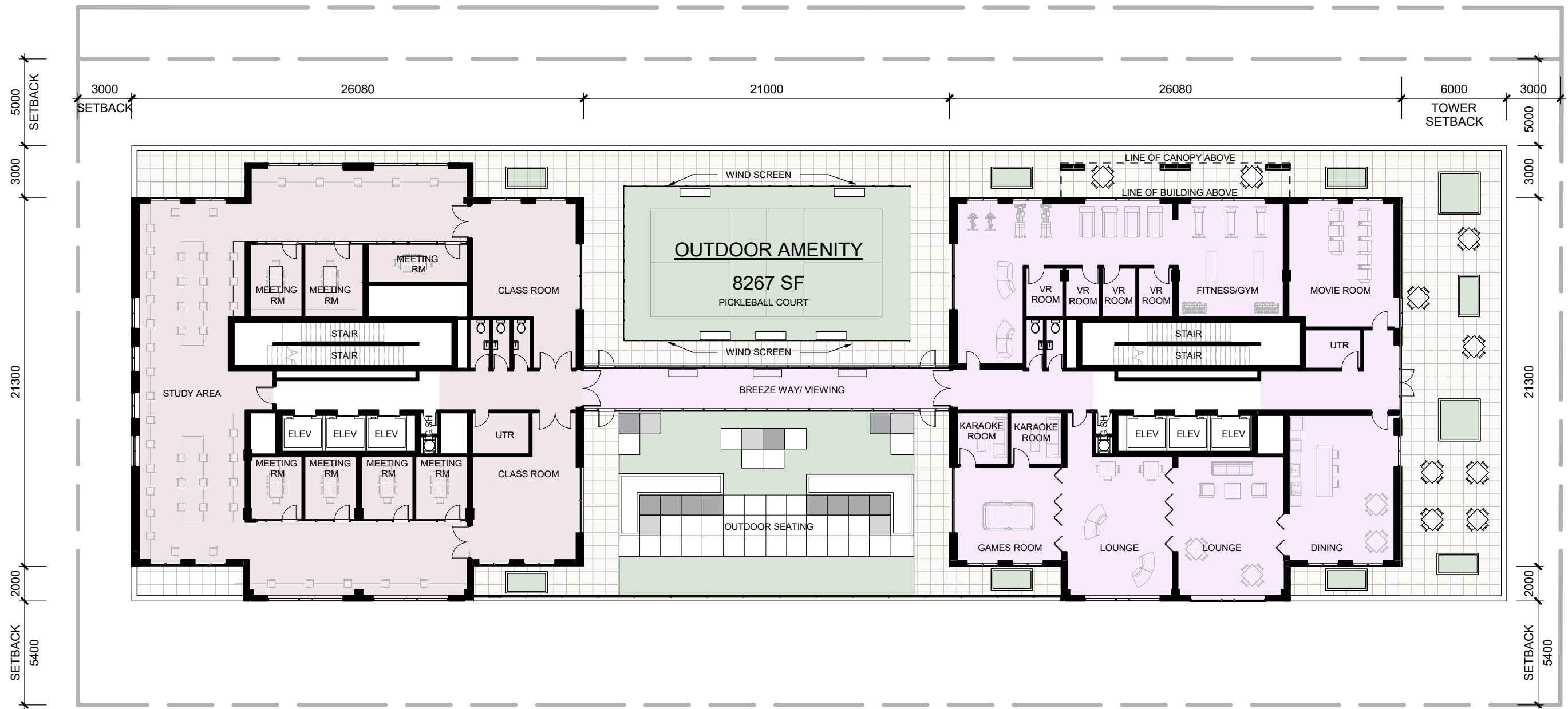
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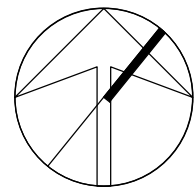
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AMENITY LEGEND

- OUTDOOR AMENITY
- RECREATIONAL
- STUDY



8TH FLOOR AMENITY PLAN

SCALE: 1 : 250

MIXED USE BUILDING

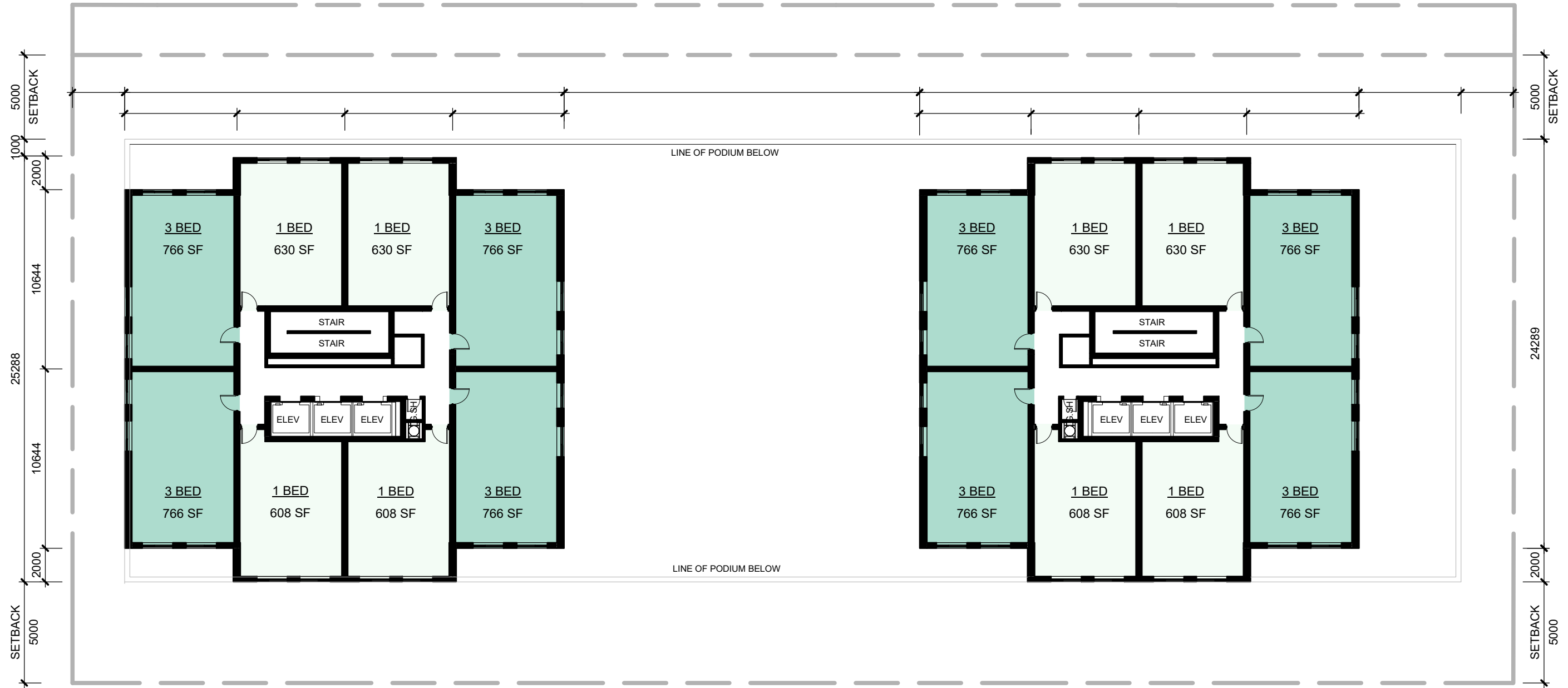
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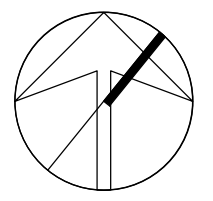


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UNIT LEGEND

- 1 BED
- 3 BED



9TH-32ND FLOOR PLAN

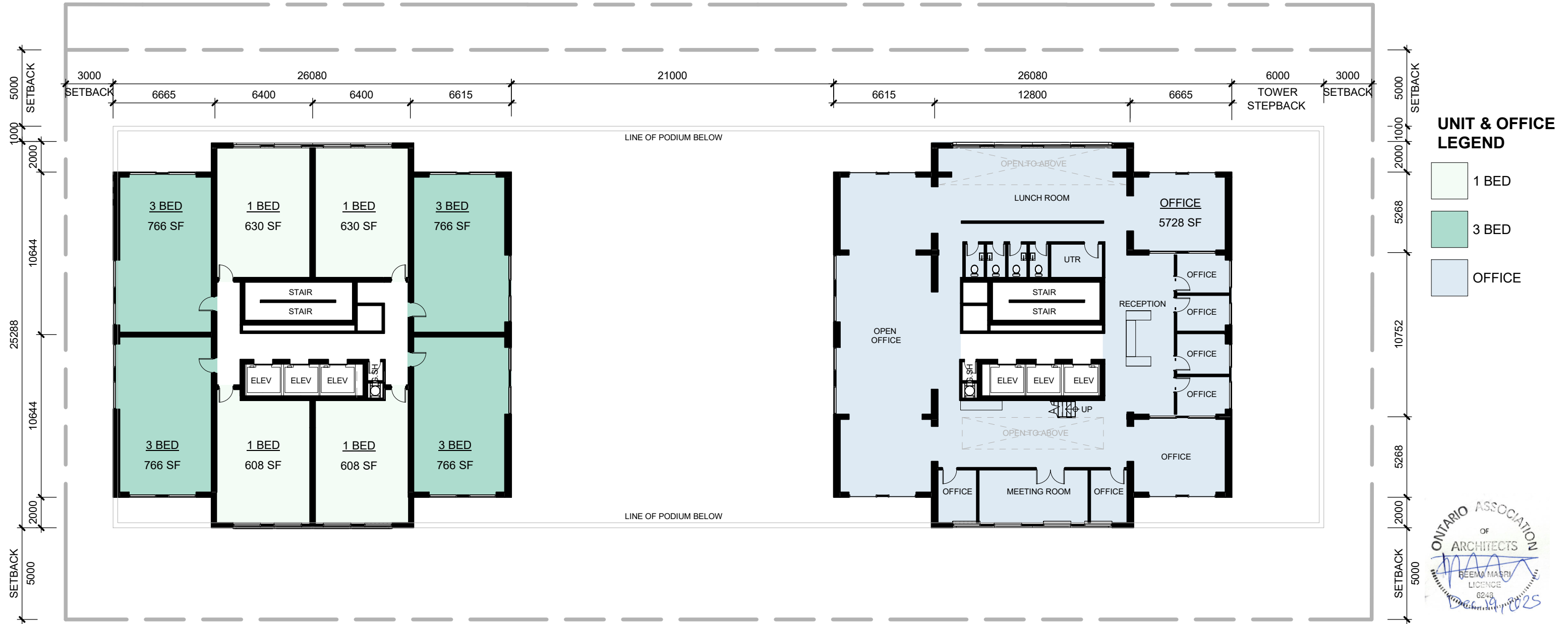
SCALE: 1 : 250

MIXED USE BUILDING

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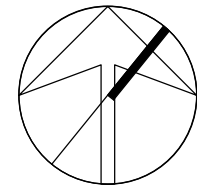
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33RD FLOOR PLAN

SCALE: 1 : 250



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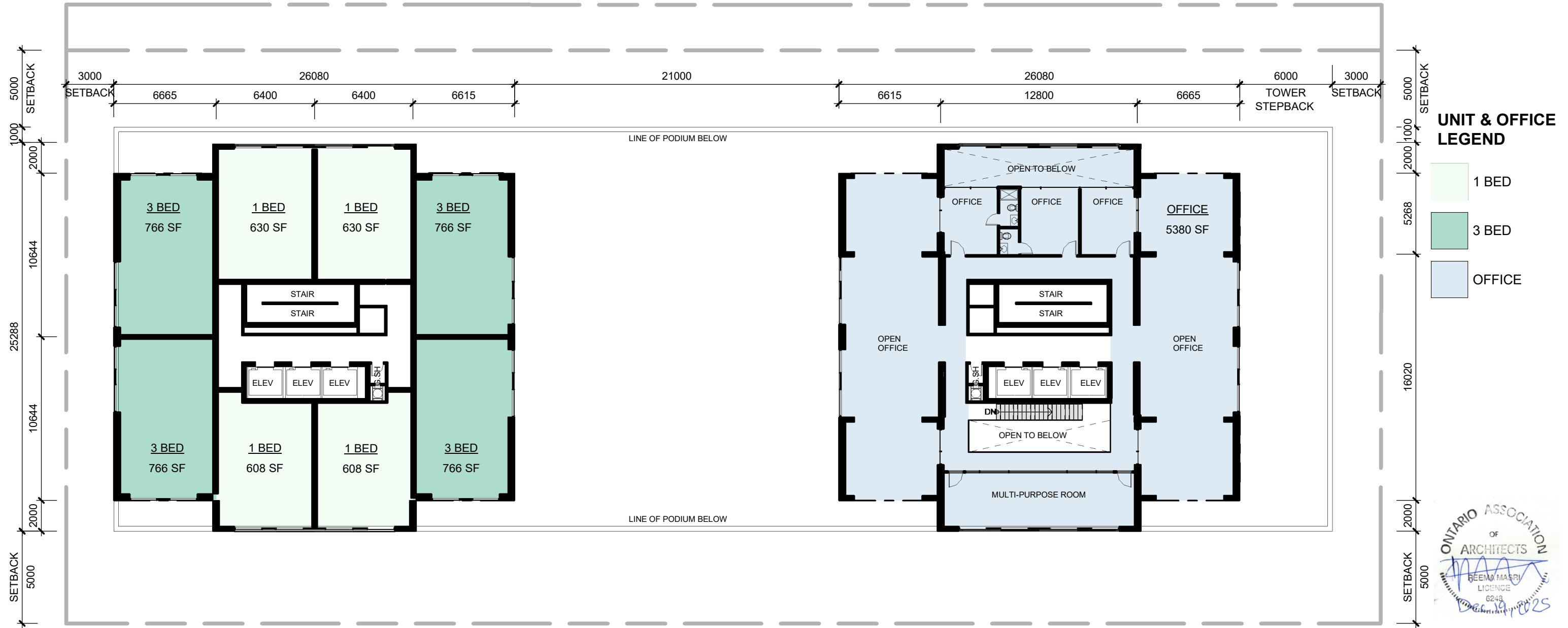
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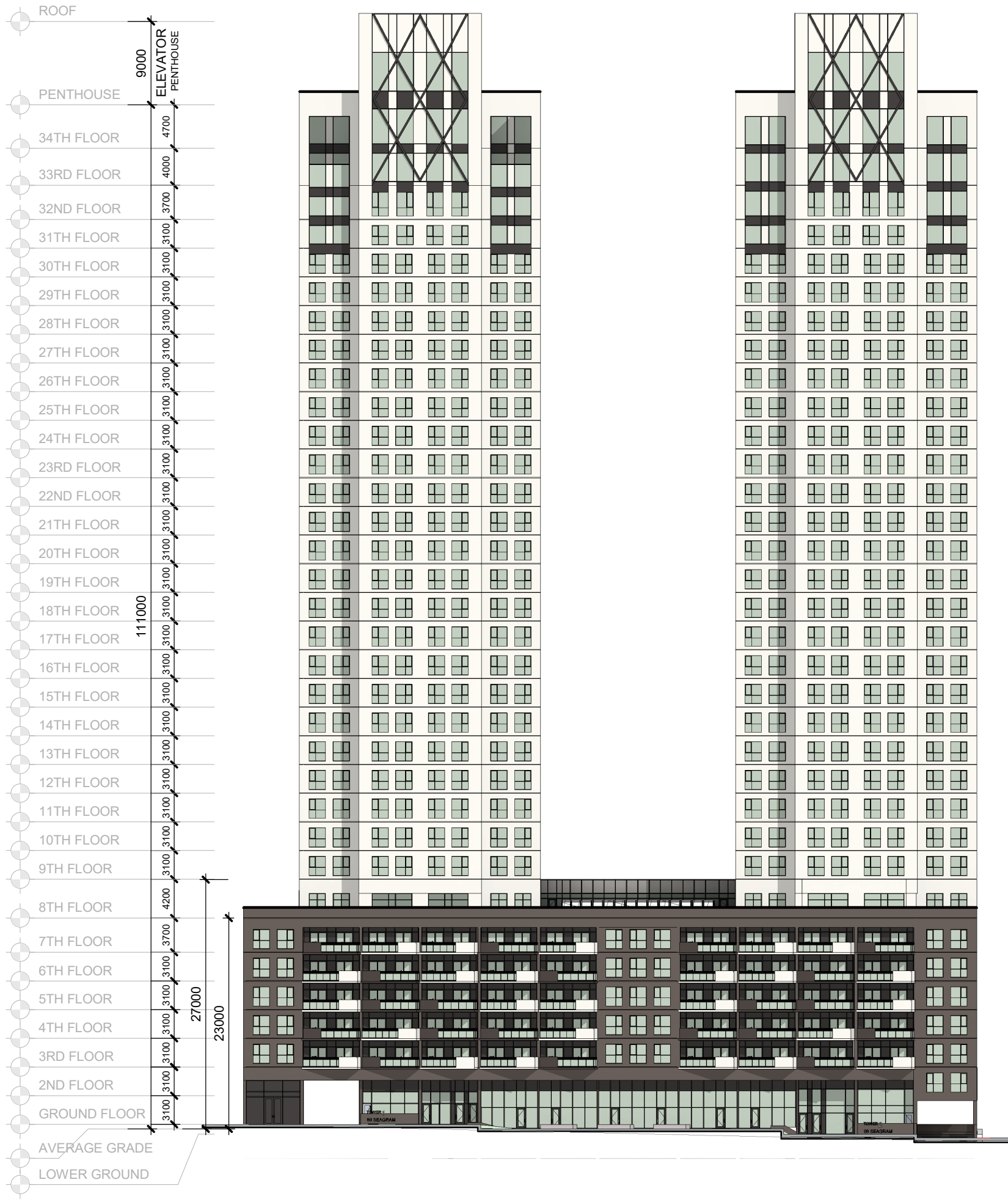


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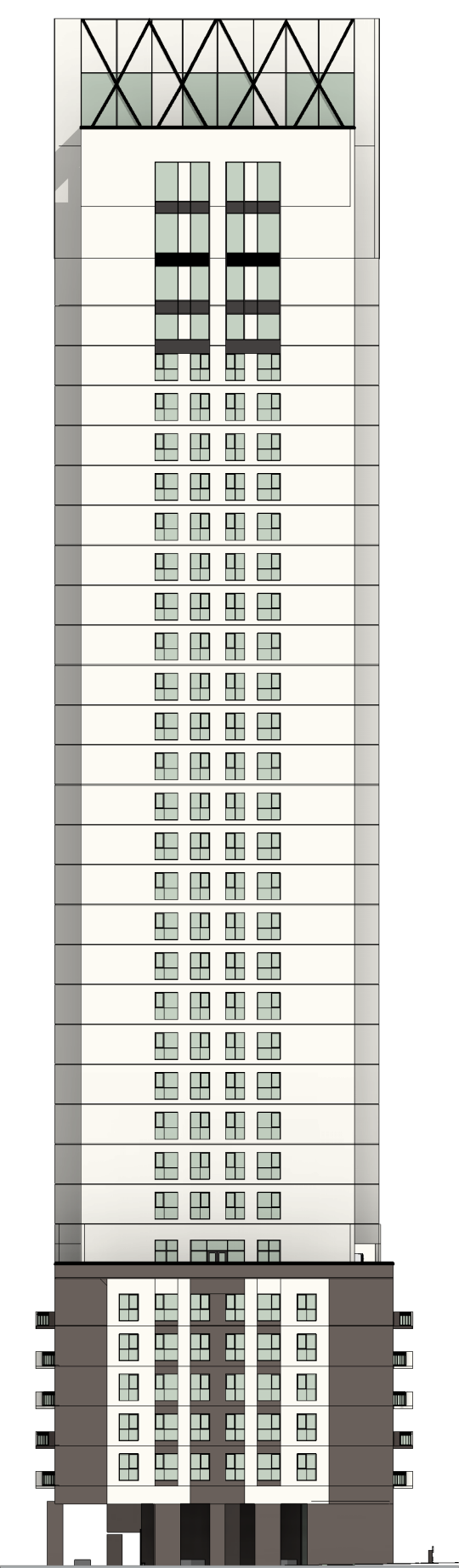
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NORTH ELEVATION (SEAGRAM DRIVE)
SCALE: 1 : 500



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**



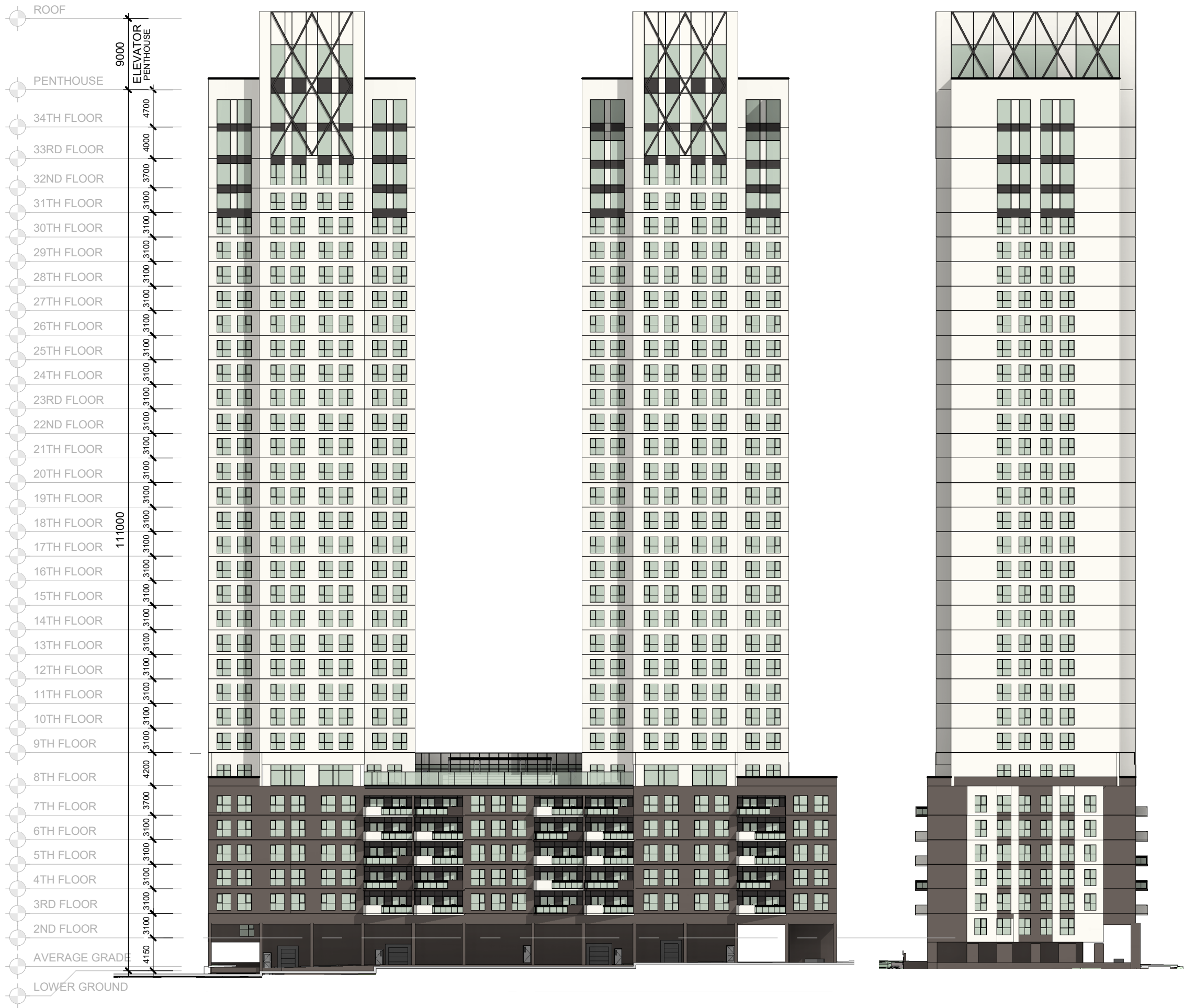
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ELEVATIONS



SOUTH ELEVATION
SCALE: 1 : 500

WEST ELEVATION
SCALE: 1 : 500

ELEVATIONS



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