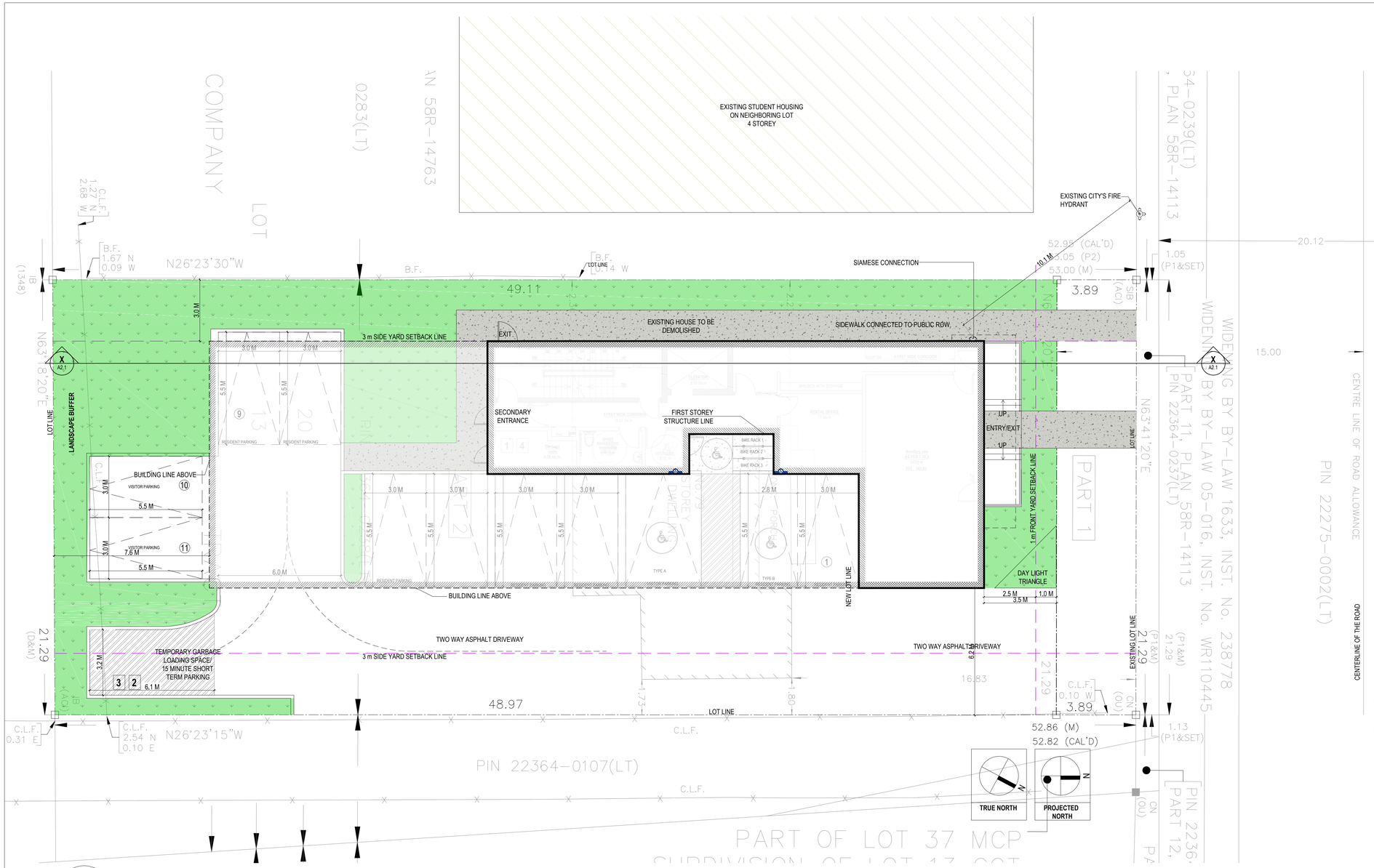


01 SITE PLAN

1:100

SITE SUMMARY / ZONING MATRIX:			
ZONING:	RESIDENTIAL NORTHDALE EIGHT (RN-8)		
REGULATIONS AS PER ZONING BYLAW 2018-050	**REQUIRED**	**PROVIDED**	**COMPLIES YES/NO**
LOT AREA (minimum)	1,000 Sq m	1045 Sq m	Yes
LOT FRONTAGE (Convertible)	1.0 metres(minimum) 75% FACADE (within 5 metres)		Yes
SETBACKS:			
FRONT (NORTH) SETBACK	MIN - 1 metres MAX - 3 metres	1.0 m	Yes
SIDE YARD (EAST SETBACK)	3.0 metres	6.0 m	Yes
SIDE YARD (WEST SETBACK)	3.0 metres	3.0 m	Yes
REAR YARD (SOUTH) SETBACK	7.5 metres	7.5 m	Yes
DENSITY (RES. UNITS / HA)	450 BEDROOMS PER HECTARE 51 bedrooms	51 bedrooms	Yes
HEIGHT	08 STOREYS 27.5 metres	05 STOREYS 20.89 m	Yes
NUMBER OF FIRST STOREY ENTRANCES (minimum)	1 PER 15 metres BUILDING FACADE	02	Yes
AMENITY AREA (MINIMUM AS PER TABLE 7R)	3 sq m for first bedroom and 2 sq m for each additional bedroom 117 sq.m	126 Sq. m INDOOR AMENITY	Yes
LANDSCAPED OPEN SPACES (minimum)	30% 312.3 Sq. m	30.73% 321.13 Sq. m	Yes
TOTAL CAR PARKING	No minimum required MTSA's	11 CAR SPACES	Yes
BICYCLE PARKING	Residential = .25 per Bedroom = 13 Non-Residential = 1 / 100 sq m= .62	14	Yes
NUMBER OF DRIVEWAYS	1 per lot	01	Yes
TOTAL NON RESIDENTIAL AREA	ancillary+ rental office	62 Sq. m + 21 Sq. m 83 Sq m	Yes
ANCILLARY USES	15% of building floor area = 332.55 Sq m	81 Sq. m	Yes
BUILDING FLOOR AREA DEVOTED TO USES DEFINED UNDER SECTION 7.12.9.2	30% MAX 55.2 Sq m	25.99% MAX 46.71 Sq m	Yes

BUILDING FLOOR AREAS		NO. OF 2 BEDROOMS UNIT	NO. OF 5 BEDROOMS UNIT	TOTAL BEDROOMS
BASEMENT FLOOR	234 Sq m	0	0	0
FIRST FLOOR	184 Sq m	0	0	0
SECOND FLOOR	453 Sq m	2	2	14
THIRD FLOOR	448 Sq m	2	2	14
FOURTH FLOOR	448 Sq m	2	2	14
FIFTH FLOOR	453 Sq m	2	1	09
		0	0	0
TOTAL BUILDING FLOOR	2217 Sq. m	8	7	TOTAL - 51

GARBAGE MANAGEMENT PLAN

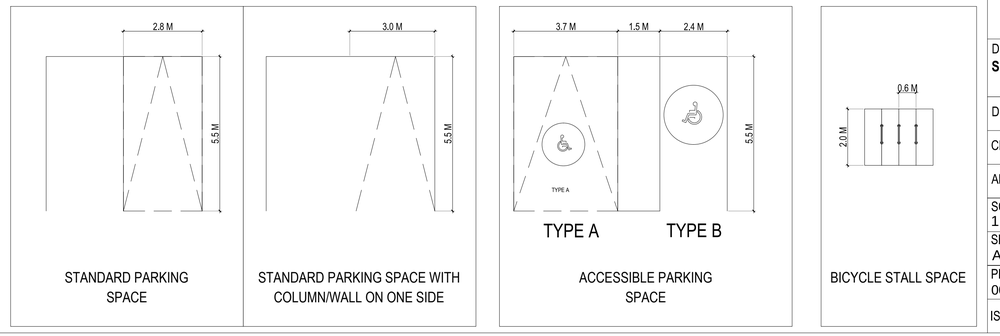
1. TENANTS OF DEVELOPMENT WILL CARRY WASTE / RECYCLING TO GARBAGE ROOM ON GROUND FLOOR AND PLACE IN BINS.
2. THE GARBAGE CONTAINERS WILL BE TEMPORARILY RELOCATED BY FACILITY MANAGEMENT TO THE LOADING SPACE EACH WEEK FOR COLLECTION (OR AS NEEDED)
3. GARBAGE CONTAINERS WILL BE EMPTIED AND THEIR CONTENT COLLECTED AND REMOVED FROM PREMISES BY PRIVATE CONTRACTOR
4. AFTER PICKUP, GARBAGE CONTAINERS WILL BE IMMEDIATELY REMOVED FROM THE LOADING SPACE AND STORED IN THE GARBAGE ROOM

Note: All proposed signs shall be in accordance with the City's Sign By-law.

	Rb-93 ACCESSIBLE PARKING
	EXISTING WATER HYDRANT
	EXISTING LOT LINE
	NEW LOT LINE
	SETBACK LINE

THE OWNER WILL HIRE A PRIVATE HAULER TO MOVE THE SNOW AS SOON AS IT STOPS TO REMOVE FROM SITE IMMEDIATELY

TYPICAL PARKING DETAIL WITH DIMENSIONS



FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :

PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :

technoarch architects + designers

Unit-214 - 2550 Matheson Blvd East, Mississauga, Ontario, Canada L4W 4Z1

Tel : +1-905-792-0038

Email: hbhons@technoarch.ca

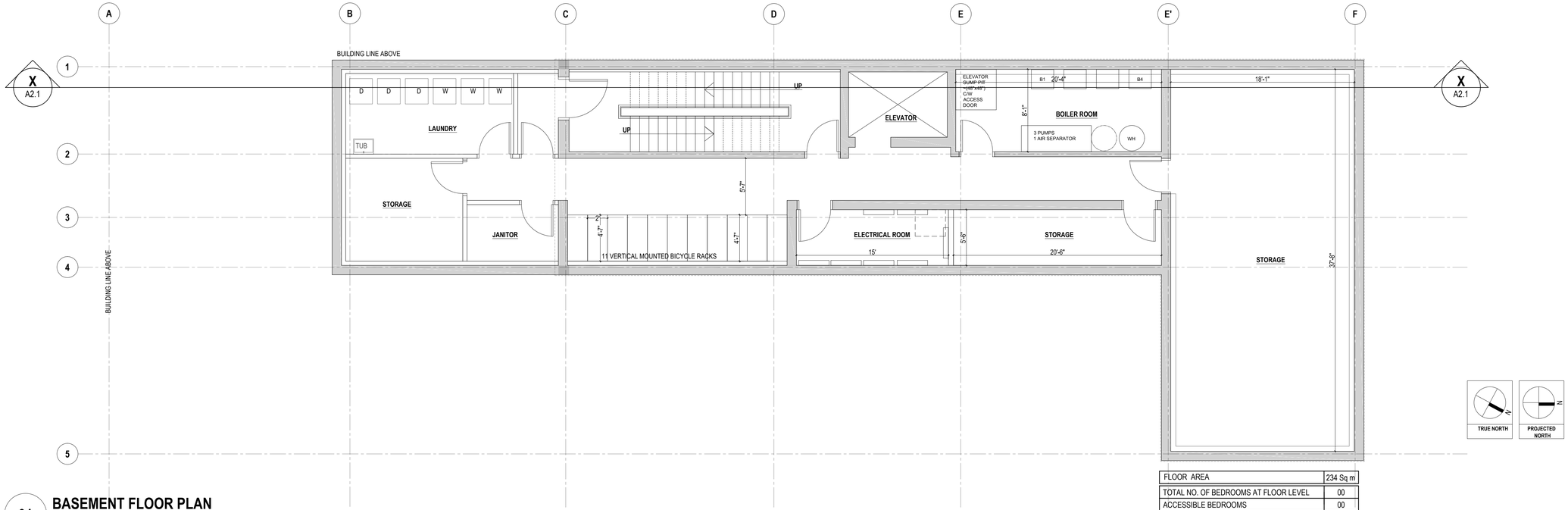
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
2025-11-29
HARPREET SINGH BHONS
LICENCE 6942

DRAWING TITLE :

SITE PLAN + ZONING MATRIX

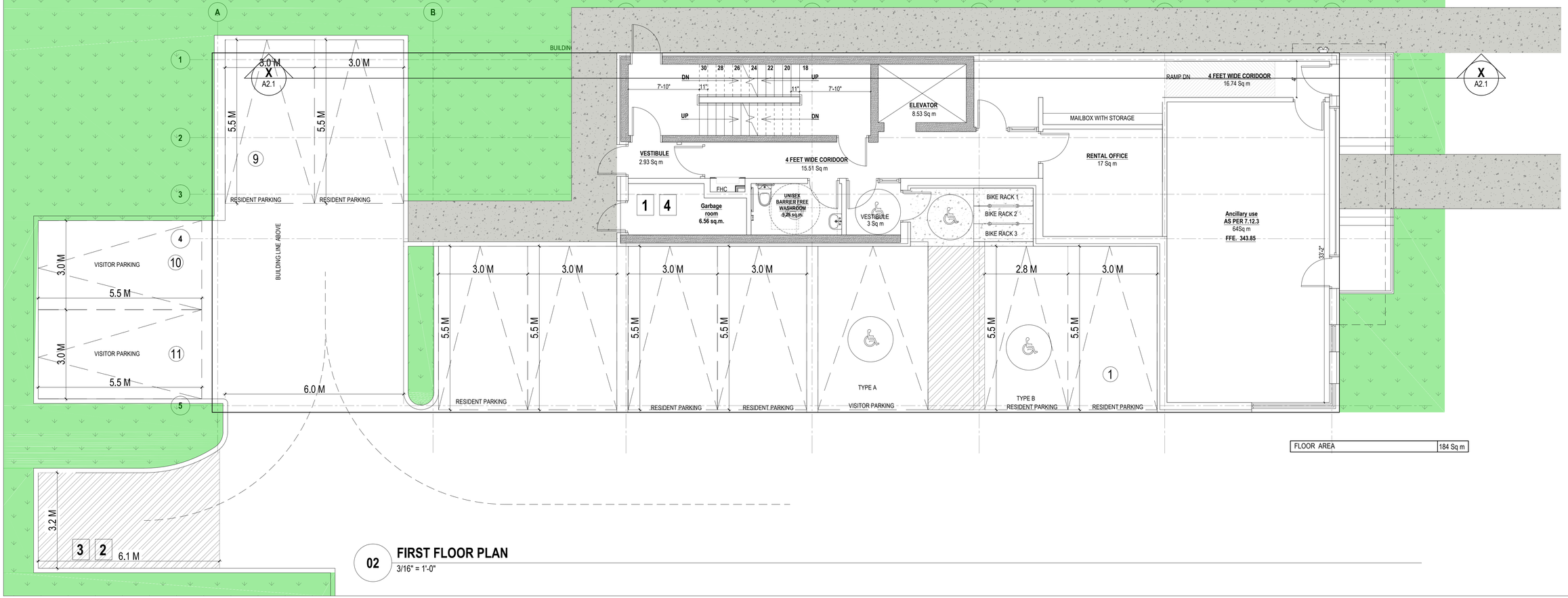
DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 1:100	SIZE 36" X 24"
SHEET NO A1.0	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



FLOOR AREA	234 Sq m
TOTAL NO. OF BEDROOMS AT FLOOR LEVEL	00
ACCESSIBLE BEDROOMS	00

01 BASEMENT FLOOR PLAN

3/16" = 1'-0"



FLOOR AREA	184 Sq m

02 FIRST FLOOR PLAN

3/16" = 1'-0"

TRUE NORTH

PROJECTED NORTH

FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :

PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :

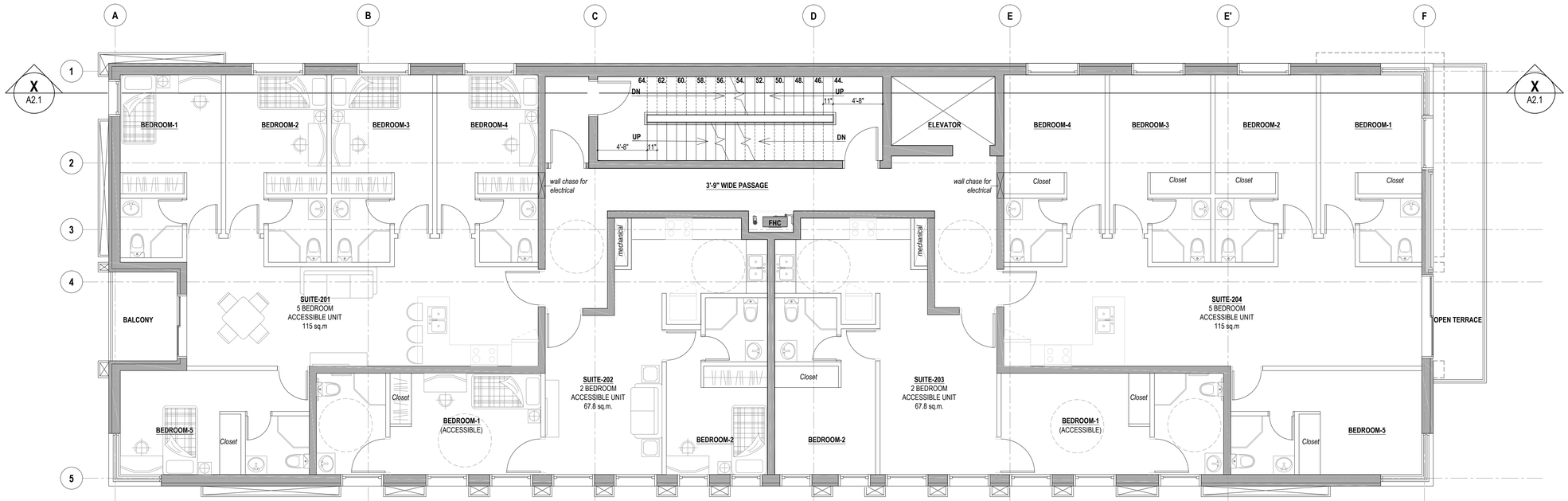
technoarch
architects & designers
Unit-214 - 2550 Matheson Blvd East,
Missisauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Email: hbhons@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
2025-11-29
HARPREET SINGH BHONS
LICENCE 6942

DRAWING TITLE :

PROPOSED BASEMENT & FIRST FLOOR PLAN

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A1.1	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29

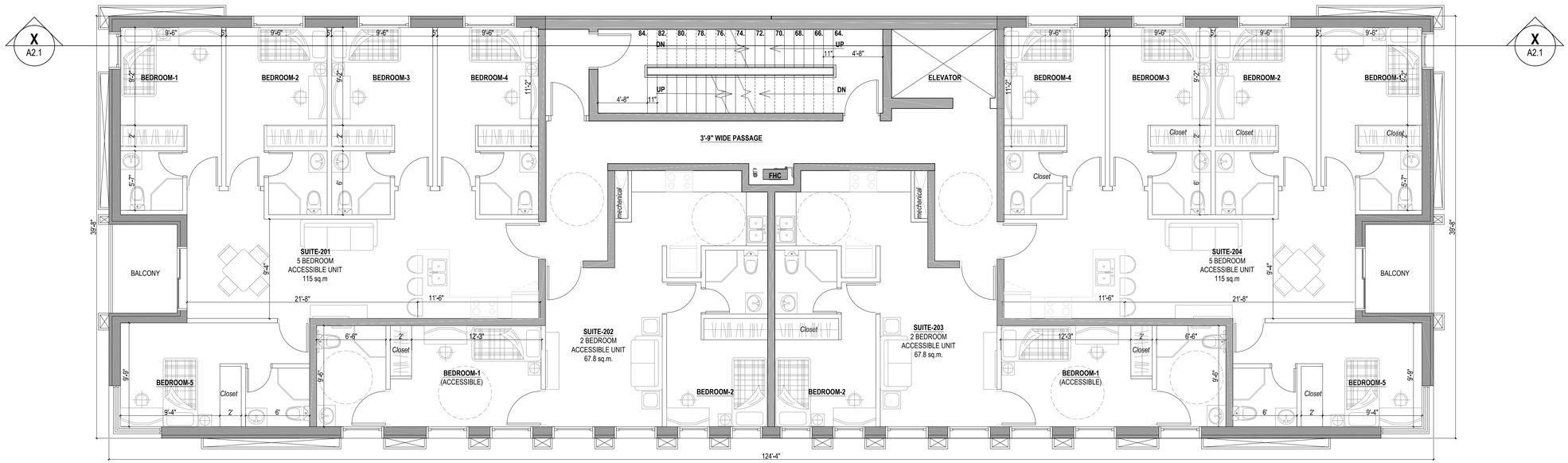


01 **SECOND FLOOR PLAN**

3/16" = 1'-0"

BUILDING FLOOR AREA	453 Sq m
TOTAL NO. OF BEDROOMS AT FLOOR LEVEL	14
ACCESSIBLE BEDROOMS	02

TRUE NORTH PROJECTED NORTH



02 **3rd & 4th FLOOR PLAN (Typical)**

3/16" = 1'-0"

BUILDING FLOOR AREA	448 Sq m
TOTAL NO. OF BEDROOMS AT FLOOR LEVEL	14
ACCESSIBLE BEDROOMS	02

TRUE NORTH PROJECTED NORTH

FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :

PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :

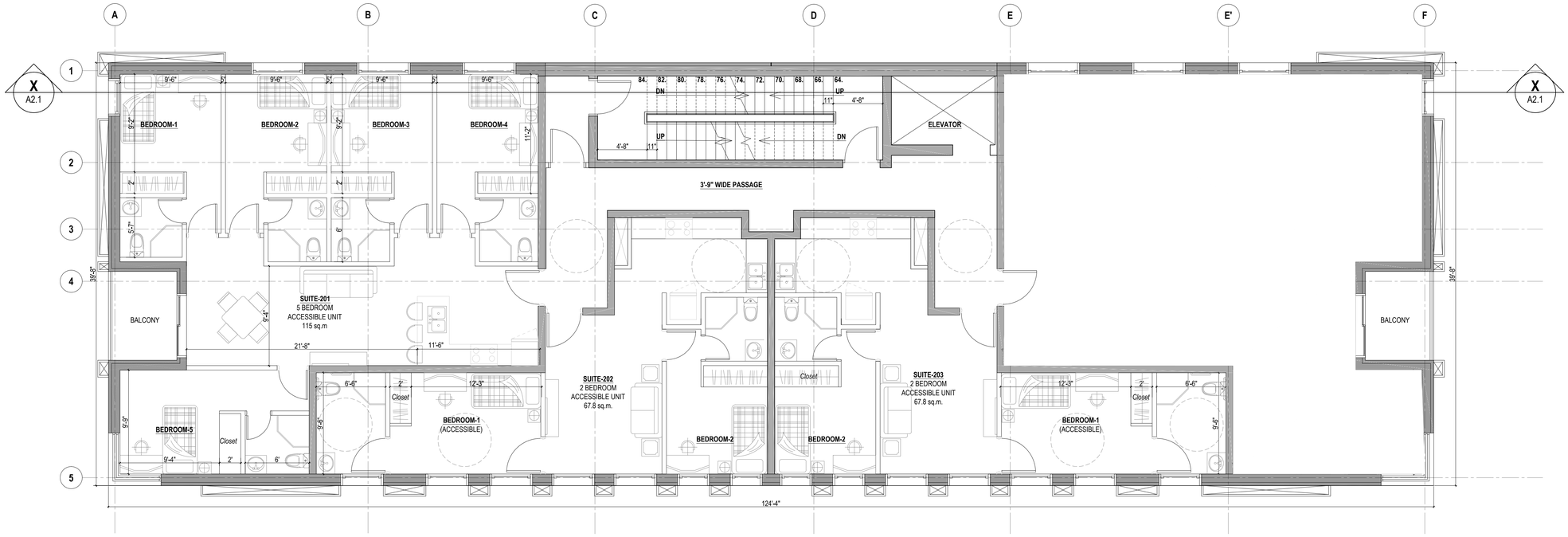
technoarch architects + designers
Unit-214 - 2550 Matheson Blvd East,
Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Email: hbhons@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
2025-11-29
HARPREET SINGH DHONS
LICENCE 6942

DRAWING TITLE :

PROPOSED 2ND THIRD & FOURTH FLOOR PLAN

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A1.2	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29

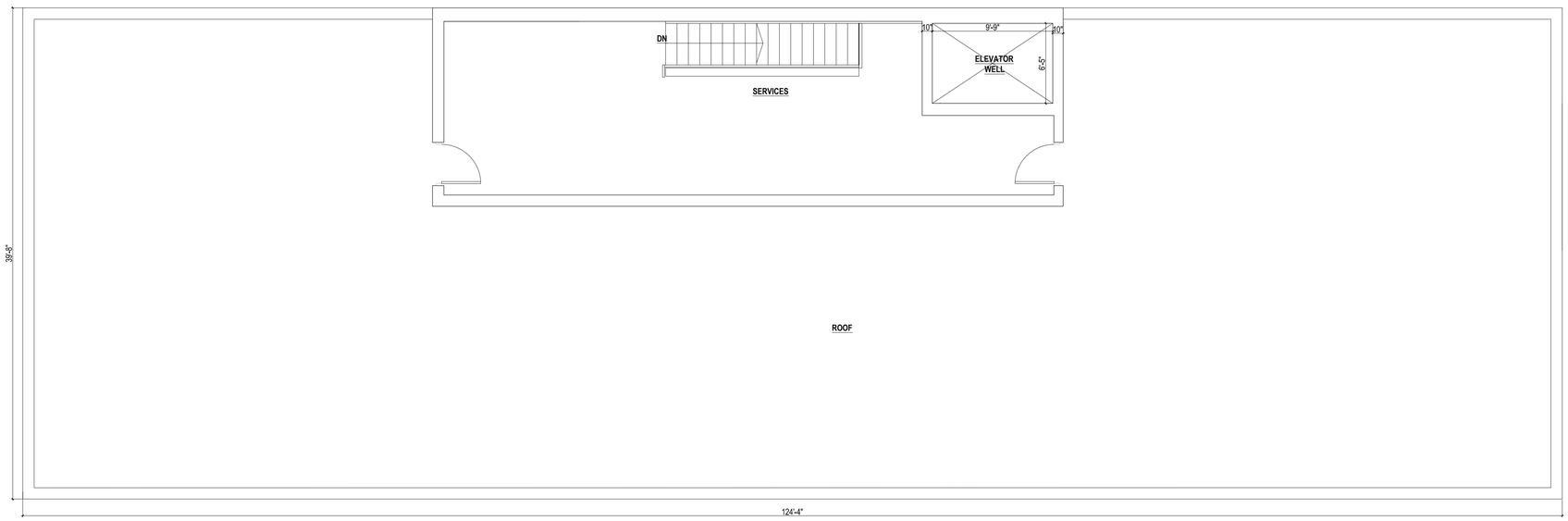


01 5th FLOOR PLAN

3/16" = 1'-0"

FLOOR AREA	458 Sq m
TOTAL NO. OF BEDROOMS AT FLOOR LEVEL	09
ACCESSIBLE BEDROOMS	02

TRUE NORTH | PROJECTED NORTH



02 ROOF PLAN

3/16" = 1'-0"

FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :

PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :

technoarch architects + designers
Unit-214 - 2550 Matheson Blvd East,
Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Email: hbhons@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
2025-11-29
HARPREET SINGH BHONS
LICENCE 6942

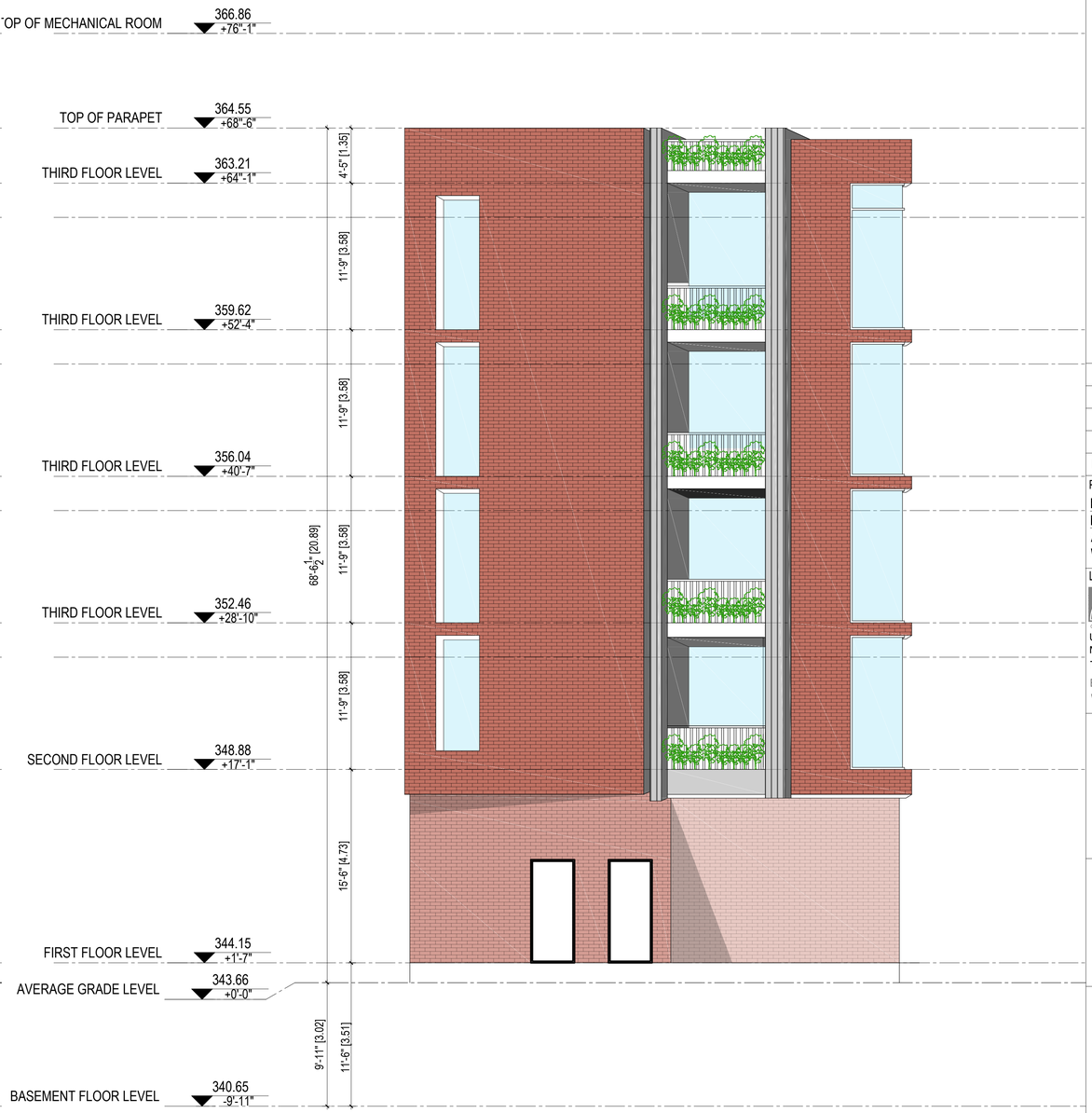
DRAWING TITLE :

PROPOSED FIFTH FLOOR AND ROOF PLAN

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A1.3	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



01 **NORTH SIDE ELEVATION**
3/16"=1'-0"



01 **SOUTH SIDE ELEVATION**
3/16"=1'-0"

FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :
PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :
technoarch architects + designers
Unit-214 - 2550 Matheson Blvd East,
Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Email: hbhons@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
2025-11-29
HARPREET SINGH BHONS
LICENCE 6942

DRAWING TITLE :
PROPOSED FRONT & REAR ELEVATION (NORTH & SOUTH)

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A2.0	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



01 **EAST SIDE ELEVATION**
3/16"=1'-0"

FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :
PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :
technoarch architects + designers
Unit-214 - 2550 Matheson Blvd East,
Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Email: hbhons@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
2025-11-29
HARPREET SINGH BHONS
LICENCE
6942

DRAWING TITLE :
PROPOSED EAST SIDE ELEVATION

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A2.1	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



01 **WEST SIDE ELEVATION**
3/16"=1'-0"

FILE # PC-24-07

R0	ZBA	2025-11-29

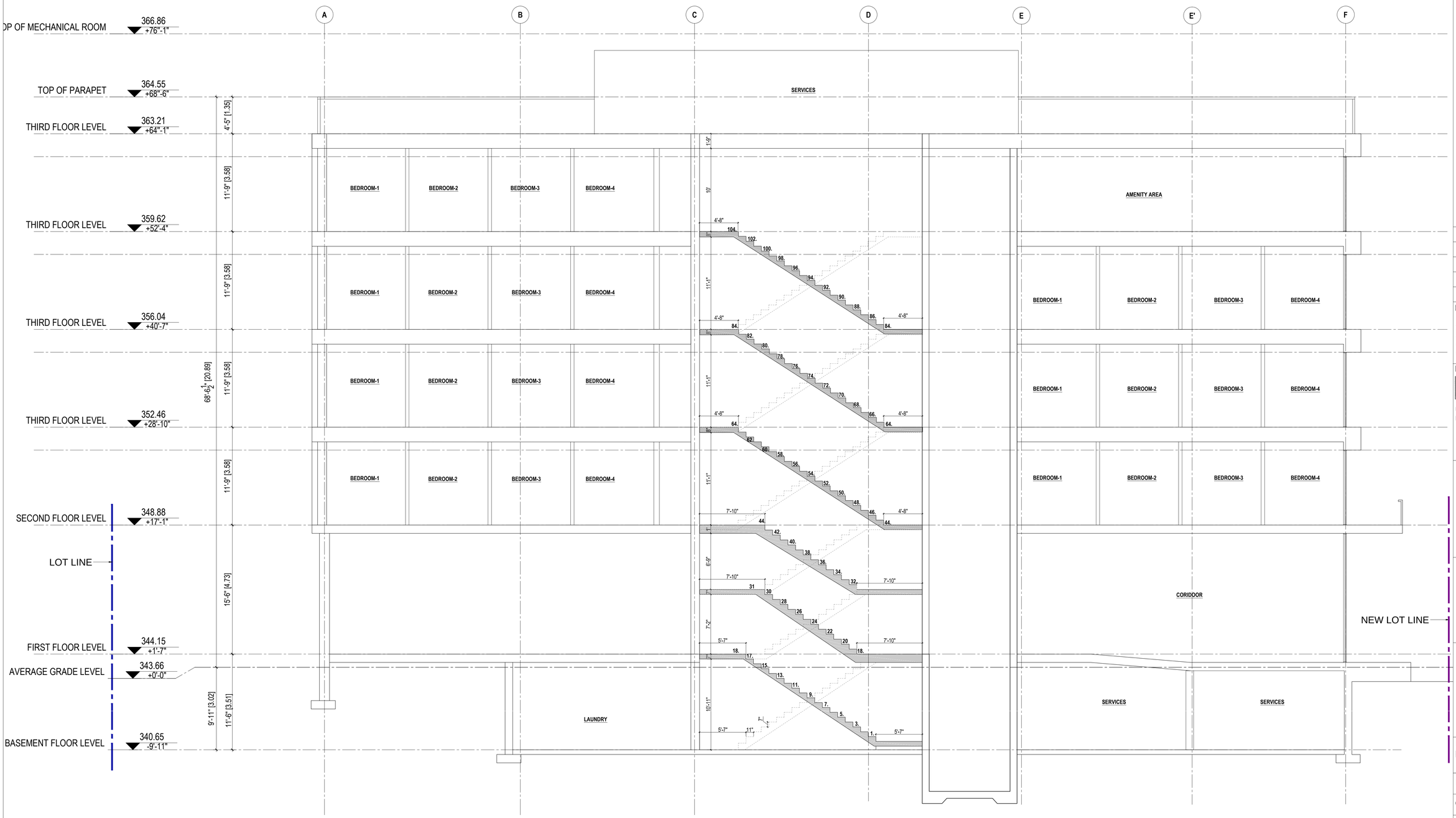
PROJECT NAME AND ADDRESS :
PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :
technoarch architects + designers
Unit-214 - 2550 Matheson Blvd East,
Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Email: hbhons@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
2025-11-29
HARPREET SINGH BHONS
LICENCE 6942

DRAWING TITLE :
PROPOSED EAST SIDE ELEVATION

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A2.1	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



01 **SECTION XX'**
3/16"=1'-0"

FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :
PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :
technoarch architects + designers
Unit-214 - 2550 Matheson Blvd East,
Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Email: hbhons@technoarch.ca
www.technoarch.ca

ONTARIO ASSOCIATION OF ARCHITECTS
2025-11-29
HARPREET SINGH BHONS
LICENCE 6942

DRAWING TITLE :
PROPOSED SECTION XX'

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A3.0	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29