Zoning By-Law Amendment Application

# PROPOSED RESIDENTIAL DEVELOPMENT

## 36 Westhill Drive

## Waterloo, Ontario



**DRAWING LIST**

| | | |
|---|---|---|
| **A 100 SERIES** | | |
| A101 | CONTEXT PLAN AND STATISTICS | 1:1000 |
| A102 | SITE PLAN | 1:150 |
| **A 300 SERIES** | | |
| A300 | LOWER PARKING PLAN | 1:150 |
| A301 | GROUND FLOOR PLAN | 1:150 |
| A302 | TYPICAL FLOOR PLAN | 1:150 |
| **A 400 SERIES** | | |
| A401 | BUILDING A ELEVATIONS | 1:150 |
| A402 | BUILDING B ELEVATIONS | 1:150 |
| A403 | RENDERING | nts |
| **A 500 SERIES** | | |
| A501 | SITE SECTIONS | 1:150 |
| **A 600 SERIES** | | |
| A601 | PROPOSED SHADOW STUDIES | NTS |
| A602 | PROPOSED SHADOW STUDIES | NTS |
| A603 | PROPOSED SHADOW STUDIES | NTS |
| A604 | AS-OF-RIGHT SHADOW STUDIES | NTS |
| A605 | AS-OF-RIGHT SHADOW STUDIES | NTS |
| A606 | AS-OF-RIGHT SHADOW STUDIES | NTS |


CLIENT:

BLACKDOOR (WESTHILL) INC.

75 SHEFFIELD STREET
NORTH YORK, ON M6M 3E9

ARCHITECT :

ARCHITECTURE UNFOLDED

368 DUFFERIN STREET
TORONTO, ON M6K 1Z8

TEL: 416.601.5416

PLANNER:
GSP GROUP

72 VICTORIA STREET SOUTH
SUITE 201
KITCHENER, ON N2G 4Y9

TEL: 519.569.8883

MECHANICAL ENGINEERS:

QUASAR CONSULTING GROUP

250 ROWNTREE DAIRY ROAD
WOODBRIDGE, ON L4L 9J7

TEL: 905.507.0800

ELECTRICAL ENGINEERS:

QUASAR CONSULTING GROUP

250 ROWNTREE DAIRY ROAD
WOODBRIDGE, ON L4L 9J7

TEL: 905.507.0800

SITE SERVICE:

MERITECH ENGINEERING

1315 BISHOP STREET NORTH
SUITE 202
CAMBRIDGE, ON N1R 6Z2

TEL: 519.623.1140

GEOTECHNICAL :

CVD ENGINEERING LTD.

311 VICTORIA STREET NORTH
KITCHENER, ON N2H 5E1

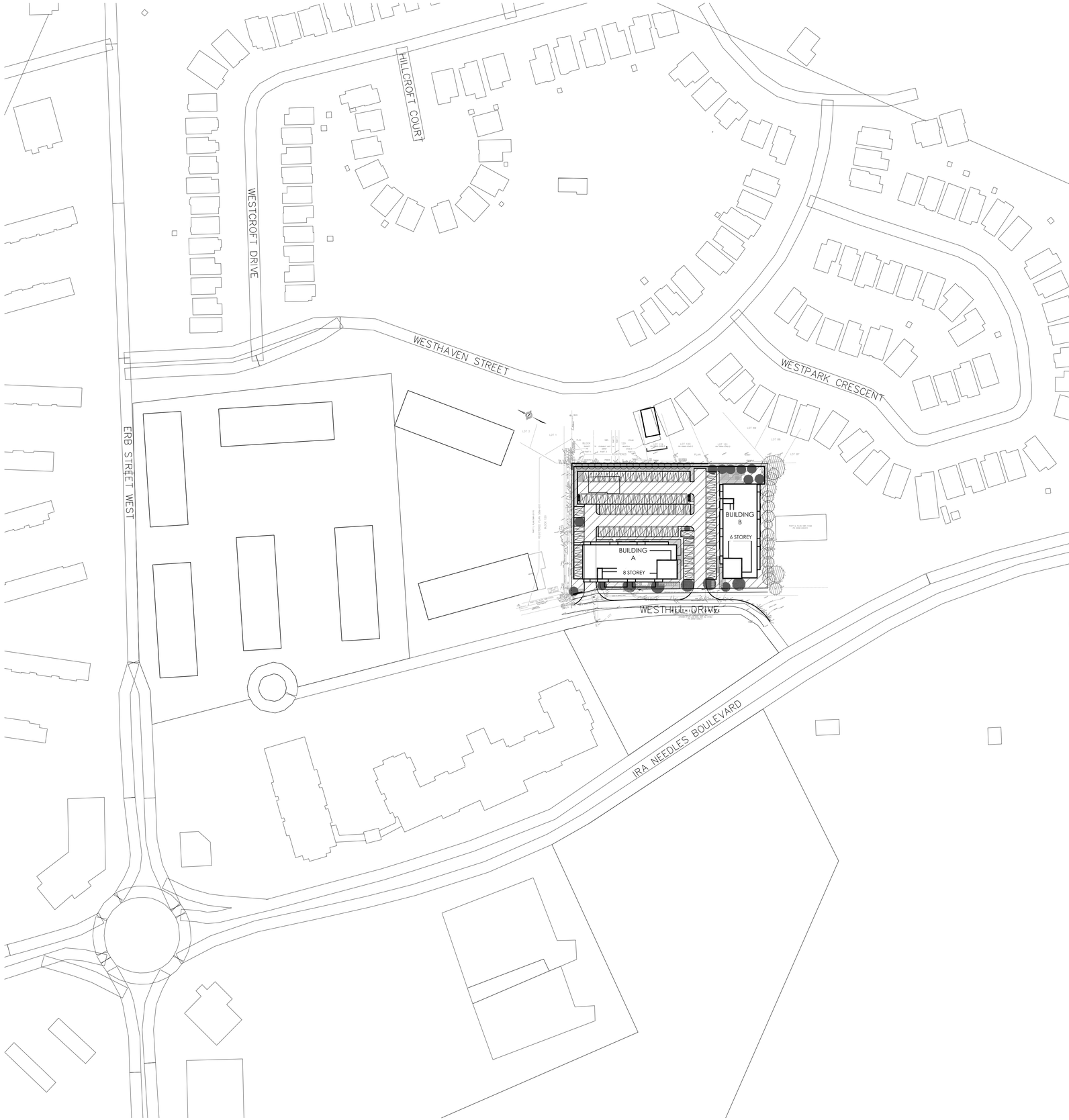
TEL: 519.742.8979

LANDSCAPE ARCHITECT:

HILL DESIGN STUDIO INC.

303-1601 RIVER ROAD EAST
KITCHENER, ON N2A 3Y4

TEL: 226.686.0700




| STATISTICS | | 36 WESTHILL DRIVE - WATERLOO, ONTARIO | | | | | | PROJECT #25-24 |
|---|---|---|---|---|---|---|---|---|
| **SITE INFO** | | | | | | | | |
| **ZONING** | | City of Waterloo ZONING BY-LAW NO. 2018-050 - RMU-20 | | | | | | |
| **SITE AREA** | | 6,791.21 m2 | | 73,100 ft2 | | 1.68 acres | | 0.68 ha |
| **LANDSCAPED OPEN AREA (30% min.)** | | 1,385.80 m2 | | 14,917 ft2 | | 20.41% | | |
| **LOT FRONTAGE** | | 103.98 m | | | | | | |
| **FINISHED (ESTABLISHED) GRADE** Finished grade calculated as the average of five points equally spaced apart adjacent to the entire front facade. | | BUILDING A: **386.83** | | | | BUILDING B: **386.65** | | |
| **STATISTICS SUMMARY** | | | | | | | | |
| **GFA** | | 9,641.50 m2 | | 103,780 ft2 | | | | |
| **BUILDING COVERAGE** | | 2,009.70 m2 | | 21,632 ft2 | | | | |
| **DENSITY (BEDROOMS per HECTARE)** | | **275** | | | | | | |
| **HEIGHT (6 STOREY & 20.0 m max.)** building height measured from finished grade to main roof, mechanical excluded | | BUILDING A: 8 STOREYS **25.92** m | | | | BUILDING B: 6 STOREYS **19.89** m | | |
| **UNITS** | **PROPOSED UNIT TYPE** | **STUDIO** | **1B** | **1B+D** | **2B** | **2B+D** | **3B** | **TOTAL** |
| | **NUMBER** | **0** | **91** | **0** | **1** | **48** | **0** | **140** |
| | **PERCENTAGE** | **0.0%** | **65.0%** | **0.0%** | **0.7%** | **34.3%** | **0.0%** | **100%** |
| **PARKING SPACES** | | | | | | 140 | | |
| **AMENITY SPACE** | | | | | 1,760 m2 | | 18,944 ft2 | |

**FLOOR AREA :**

Typical GFA deductions:
(A) boiler rooms, maintenance rooms, mechanical and electrical rooms
(B) common hallways, stairwells, elevators and escalators
(C) common gathering spaces
(D) common loading and unloading areas
(E) parking areas
(H) common washroom facilities

| | LEVEL | | TOTAL FLOOR AREA (TFA) | | GROSS FLOOR AREA (GFA) | | LEASEABLE AREA | |
|---|---|---|---|---|---|---|---|---|
| BUILDING A | GROUND | | 777.00 m2 | 8,364 ft2 | 180.60 m2 | 1,944 ft2 | 180.60 m2 | 1,944 ft2 |
| | 2ND - 8TH | 7 | 918.40 m2 | 9,886 ft2 | 761.00 m2 | 8,191 ft2 | 761.00 m2 | 8,191 ft2 |
| | | | 6,428.80 m2 | 69,199 ft2 | 5,327.00 m2 | 57,339 ft2 | 5,327.00 m2 | 57,339 ft2 |
| | MPH | | 76.90 m2 | 828 ft2 | 0.00 m2 | 0 ft2 | 0.00 m2 | 0 ft2 |
| | **TOTAL** | | **7,282.70 m2** | **78,390 ft2** | **5,507.60 m2** | **59,283 ft2** | **5,507.60 m2** | **59,283 ft2** |
| BUILDING B | GROUND | | 918.40 m2 | 9,886 ft2 | 328.90 m2 | 3,540 ft2 | 328.90 m2 | 3,540 ft2 |
| | 2ND - 6TH | | 918.40 m2 | 9,886 ft2 | 761.00 m2 | 8,191 ft2 | 761.00 m2 | 8,191 ft2 |
| | | 5 | 4,592.00 m2 | 49,428 ft2 | 3,805.00 m2 | 40,957 ft2 | 3,805.00 m2 | 40,957 ft2 |
| | MPH | | 76.90 m2 | 828 ft2 | 0.00 m2 | 0 ft2 | 0.00 m2 | 0 ft2 |
| | **TOTAL** | | **5,587.30 m2** | **60,141 ft2** | **4,133.90 m2** | **44,497 ft2** | **4,133.90 m2** | **44,497 ft2** |
| PARKING STRUCTURE | LOWER LEVEL | | 1,052.50 m2 | 11,329 ft2 | 0.00 m2 | 0 ft2 | 0.00 m2 | 0 ft2 |
| | UPPER LEVEL | | 1,052.50 m2 | 11,329 ft2 | 0.00 m2 | 0 ft2 | 0.00 m2 | 0 ft2 |
| | **TOTAL** | | **2,105.00 m2** | **22,658 ft2** | **0.00 m2** | **0 ft2** | **0.00 m2** | **0 ft2** |
| **GRAND TOTAL** | | | **12,870.00 m2** | **138,532 ft2** | **9,641.50 m2** | **103,780 ft2** | **9,641.50 m2** | **103,780 ft2** |

**UNITS**

| FLOOR | | | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| BUILDING A | GND | | 0 | 3 | 0 | 0 | 0 | 0 | 3 |
| | 2ND-8TH | PER FLOOR | 0 | 7 | 0 | 0 | 4 | 0 | 11 |
| | | 7 | 0 | 49 | 0 | 0 | 28 | 0 | 77 |
| | TOTAL | | 0 | 52 | 0 | 0 | 28 | 0 | 80 |
| | PERCENTAGE | | **0.0%** | **65.0%** | **0.0%** | **0.0%** | **35.0%** | **0.0%** | **100%** |
| | | | | **65.0%** | | **35.0%** | | **0.0%** | |
| BUILDING B | GND | | 0 | 4 | 0 | 1 | 0 | 0 | 5 |
| | 2ND-6TH | PER FLOOR | 0 | 7 | 0 | 0 | 4 | 0 | 11 |
| | | 5 | 0 | 35 | 0 | 0 | 20 | 0 | 55 |
| | TOTAL | | 0 | 39 | 0 | 1 | 20 | 0 | 60 |
| | PERCENTAGE | | **0.0%** | **65.0%** | **0.0%** | **1.7%** | **33.3%** | **0.0%** | **100.0%** |
| | | | | **65.0%** | | **35.0%** | | **0.0%** | |
| TOTAL | | | **0** | **91** | **0** | **1** | **48** | **0** | **140** |
| | | | **0%** | **65%** | **0%** | **1%** | **34%** | **0%** | **100.0%** |
| | | | | **65.0%** | | **35.0%** | | **0.0%** | |
| **ACCESSIBLE UNITS REQUIRED** | | | **STUDIO** | **1B** | **1B+D** | **2B** | **2B+D** | **3B** | **TOTAL** |
| **TOTAL** (min. 15% PER UNIT TYPE) | | | **0** | **14** | **0** | **0** | **7** | **0** | **21** |

**NOTE: ALL UNITS ARE ACCESSIBLE**

**REQUIRED PARKING**

| | | | | | | |
|---|---|---|---|---|---|---|
| **RESIDENTS** | 1.15 | PER UNIT ( | 140 | ) = | 161 | |
| **VISITORS** | 0.1 | PER UNIT ( | 140 | ) = | 14 | |
| **TOTAL** | | | | | **175** | |

3 TYPE A AND 4 TYPE B ACCESSIBLE SPACES ARE REQUIRED

**PROPOSED PARKING**

| | | | |
|---|---|---|---|
| BUILDING A | **RESIDENT AT GRADE** | 42 | |
| | **RESIDENT LOWER LEVEL PARKING** | 33 | |
| | **VISITOR AT GRADE** | 6 | |
| | **TOTAL** | **81** | |
| BUILDING B | **RESIDENT AT GRADE** | 14 | |
| | **RESIDENT UPPER LEVEL PARKING** | 39 | |
| | **VISITOR AT GRADE** | 6 | |
| | **TOTAL** | **59** | |
| **TOTAL** | | **140** ( **1.00** PER UNIT) | **128 RESIDENT & 12 VISITOR** |
| **ACCESSIBLE** | | 7 INCLUDED IN PROPOSED PARKING (3 TYPE A & 4 TYPE B) | |

**BICYCLE**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| STACT SAVING SYSTEM PROPOSED | **REQUIRED :** | | | | | | **PROPOSED :** | | |
| | TYPE A | 0.3 | PER UNIT ( | 140 | ) = | 42 | TYPE A | (24 BUILDING A + 42 BUILDING B) | 66 |
| | TYPE B | 0.3 | PER UNIT ( | 140 | ) = | 42 | TYPE B | (16 BUILDING B + 12 BUILDING A) | 28 |
| | **TOTAL** | | | | | **84** | **TOTAL** | | **94** |
| | TYPE A SPACES REQUIRED TO BE SECURED / TYPE B SPACES CAN BE UNSECURED | | | | | | | | |

**AMENITY**

| REQUIRED | 1B 3.0 m2 PER UNIT | 2B 5.0 m2 PER UNIT | PROPOSED | | | AMENITY (m2) | BALCONY (m2) | PATIO (m2) |
|---|---|---|---|---|---|---|---|---|
| BUILDING A | | | GROUND FLOOR | | | 177.50 | 0.00 | 101.20 |
| | | | 2ND - 8TH | PER FLOOR | | 0.00 | 86.40 | 0.00 |
| | | | | FLOORS | 7 | 0.00 | 604.80 | 0.00 |
| | | | ROOFTOP AMENITY | | | 140.90 | 0.00 | 0.00 |
| | 156.0 m2 | 140.0 m2 | TOTAL BUILDING A | | | 318.40 | 604.80 | 101.20 |
| BUILDING B | | | GROUND FLOOR | | | 142.10 | 0.00 | 20.60 |
| | | | 2ND - 6TH | PER FLOOR | | 0.00 | 86.40 | 0.00 |
| | | | | FLOORS | 5 | 0.00 | 432.00 | 0.00 |
| | | | ROOFTOP AMENITY | | | 140.90 | 0.00 | 0.00 |
| | 117.0 m2 | 100.0 m2 | TOTAL BUILDING B | | | 283.00 | 432.00 | 20.60 |
| TOTAL | PER UNIT TYPE | **273.0 m2** | **240.0 m2** | TOTAL | | | **601.40** | **1036.80** | **121.80** |
| | GRAND TOTAL | **513.0 m2** | | GRAND TOTAL | | | | **1760.00 m2** | |

## SURVEY INFORMATION

PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY OF
PART OF LOTS 40 AND 41
GERMAN COMPANY TRACT
(GEOGRAPHIC TOWNSHIP OF WATERLOO)
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

J.D. BARNES LIMITED
4273 KING STREET EAST, #100
KITCHENER, ONTARIO N2P 2E9
PHONE: 519.578.2220
FAX: 519.650.5625
WWW.JDBARNES.COM
FILE No. 24-40-522-00

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notes:

| | | |
|---|---|---|
| 3 | re-issued for ZBA application | 12.10.25 |
| 2 | issued for ZBA application | 08.07.25 |
| 1 | issued for coordination | 07.30.25 |
| revisions: | | mm.dd.yy |

architecture**unfolded**
368 dufferin street. toronto, on. m6k1z8 tel: (416)601.5416 info@unfolded.ca

architectural team :

eduardo ortiz
bonnie douthwright
olena kobets-sigkh
emmanuella ofori

ONTARIO ASSOCIATION OF ARCHITECTS
EDUARDO A. ORTIZ
LICENCE
10119

planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# context plan & statistics

| | |
|---|---|
| december.10.2025 | date: |
| 1:1000 | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |
| true north / construction north | drawing number: |

A101

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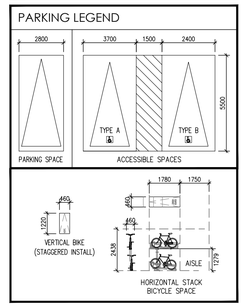
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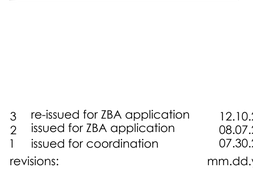
## notes:

### SITE LEGEND

| | | | |
|---|---|---|---|
| ▲ | BUILDING ENTRANCE | CB | CATCH BASIN |
| ▼ | BUILDING EXIT | | MAINTENANCE HOLE COVER |
| ♿ | HANDICAPPED PARKING | | FIRE HYDRANT |
| 000.000 | PROPOSED ELEVATION | | SITE LIGHTING |
| +123.45 | EXISTING ELEVATION | DC | DEPRESSED CURB |

### PARKING LEGEND




| | | |
|---|---|---|
| 3 | re-issued for ZBA application | 12.10.25 |
| 2 | issued for ZBA application | 08.07.25 |
| 1 | issued for coordination | 07.30.25 |
| revisions: | | mm.dd.yy |

## architectural team :

eduardo ortiz
bonnie douthwright
olena kobets-sigkh
emmanuella ofori

ONTARIO ASSOCIATION OF ARCHITECTS — EDUARDO A. ORTIZ — LICENCE 8919

planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# site plan

| | |
|---|---|
| december.10.2025 | date: |
| 1:150 | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |

true north / construction north

drawing number: A102

architecture unfolded
368 dufferin street, toronto, on. m6k1z8
tel: (416)601.5416 info@unfolded.ca

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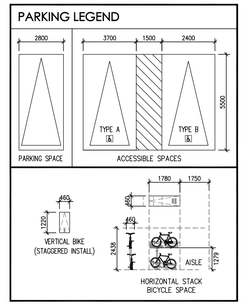
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**PARKING LEGEND**




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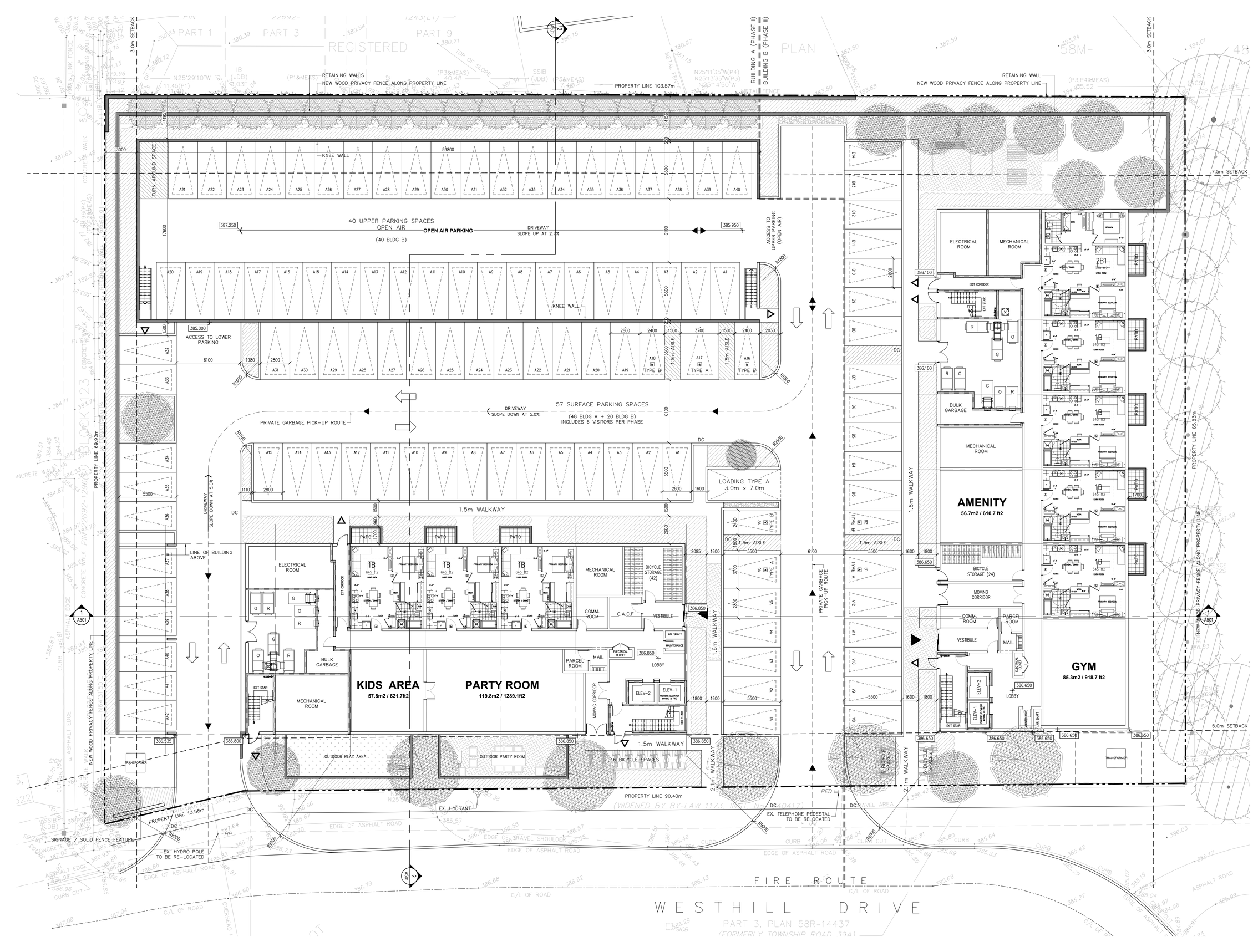
# lower parking plan

| | |
|---|---|
| december.10.2025 | date: |
| 1:150 | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |
| | drawing number: |

true north / construction north

A300

architecture unfolded
368 dufferin street, toronto, on. m6k1z8 tel: (416)601-5416 info@unfolded.ca




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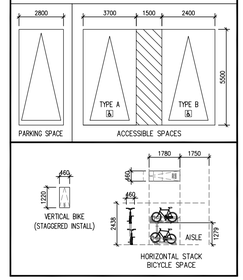
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PARKING LEGEND




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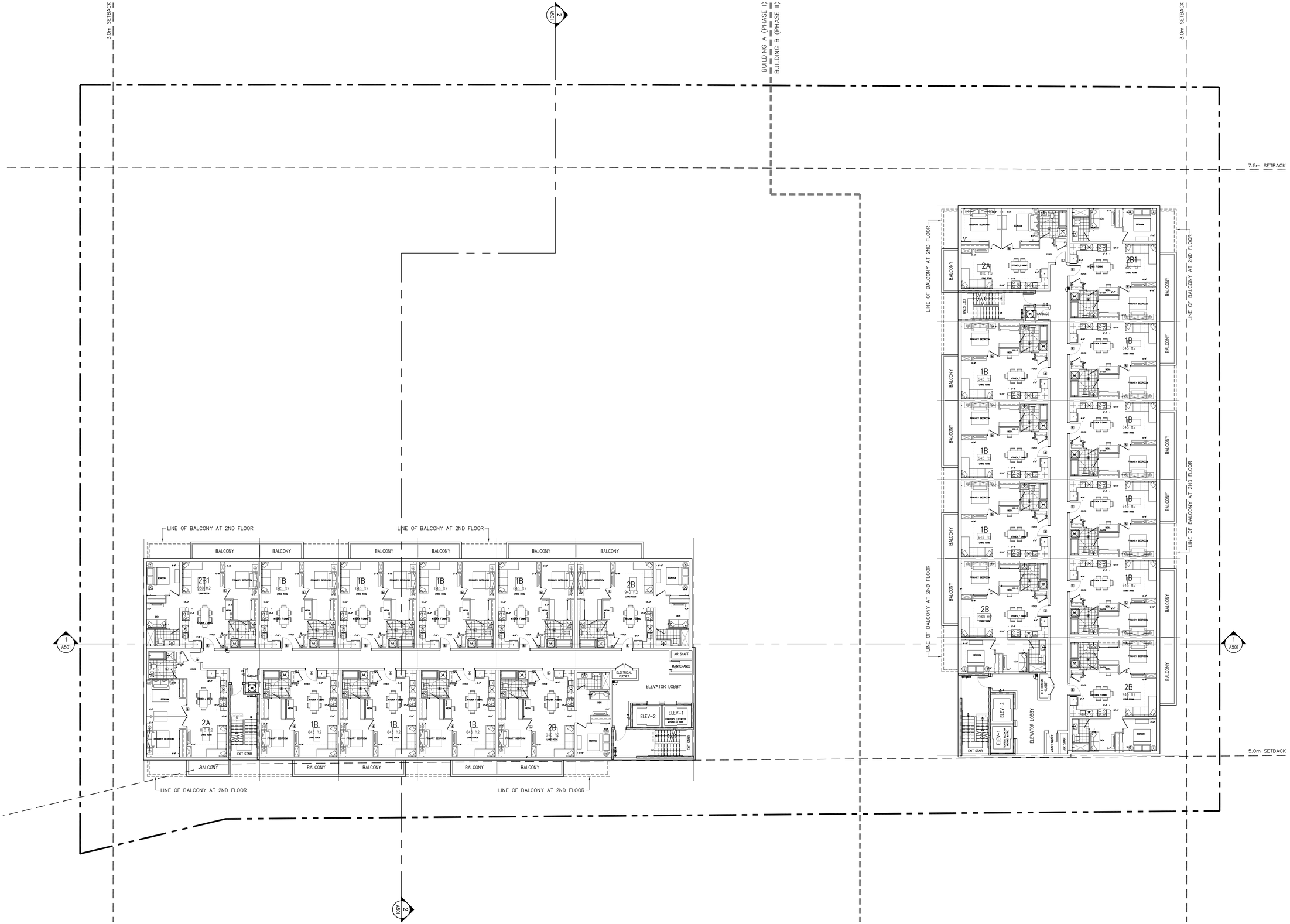
owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# ground floor plan

| | |
|---|---|
| december.10.2025 | date: |
| 1:150 | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |
| true north / construction north | |
| A301 | drawing number: |

architecture unfolded
368 dufferin street, toronto, on. m6k1z8 tel: (416)601-5416 info@unfolded.ca




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notes:

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|---|---|---|
| 3 | re-issued for ZBA application | 12.10.25 |
| 2 | issued for ZBA application | 08.07.25 |
| 1 | issued for coordination | 07.30.25 |
| revisions: | | mm.dd.yy |

architecture**unfolded**
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architectural team :

eduardo ortiz
bonnie douthwright
olena kobets-sigkh
emmanuella ofori

ONTARIO ASSOCIATION OF ARCHITECTS EDUARDO A. ORTIZ LICENCE 10119

planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# typical floor plan

| | |
|---|---|
| december.10.2025 | date: |
| 1:150 | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |
| | drawing number: |

true north / construction north

A302




**BUILDING A**
**south elevation**




**BUILDING A**
**west elevation**




**BUILDING A**
**north elevation**




**BUILDING A**
**east elevation**

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| revisions: | | mm.dd.yy |

architectural team :

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planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# building A elevations

| | |
|---|---|
| date: | december.10.2025 |
| scale: | 1:150 |
| project: | 25-24 |
| drawn by: | eo / bd |
| drawing number: | A401 |

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**BUILDING B**
**west elevation**




**BUILDING B**
**south elevation**




**BUILDING B**
**east elevation**




**BUILDING B**
**north elevation**

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| 3 | re-issued for ZBA application | 12.10.25 |
| 2 | issued for ZBA application | 08.07.25 |
| 1 | issued for coordination | 07.30.25 |

revisions: mm.dd.yy

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planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# building B elevations

| | |
|---|---|
| december.10.2025 | date: |
| 1:150 | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |

drawing number:

# A402

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| 1 | issued for coordination | 07.30.25 |
| revisions: | | mm.dd.yy |

architecture**unfolded**

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architectural team :

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6919

planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

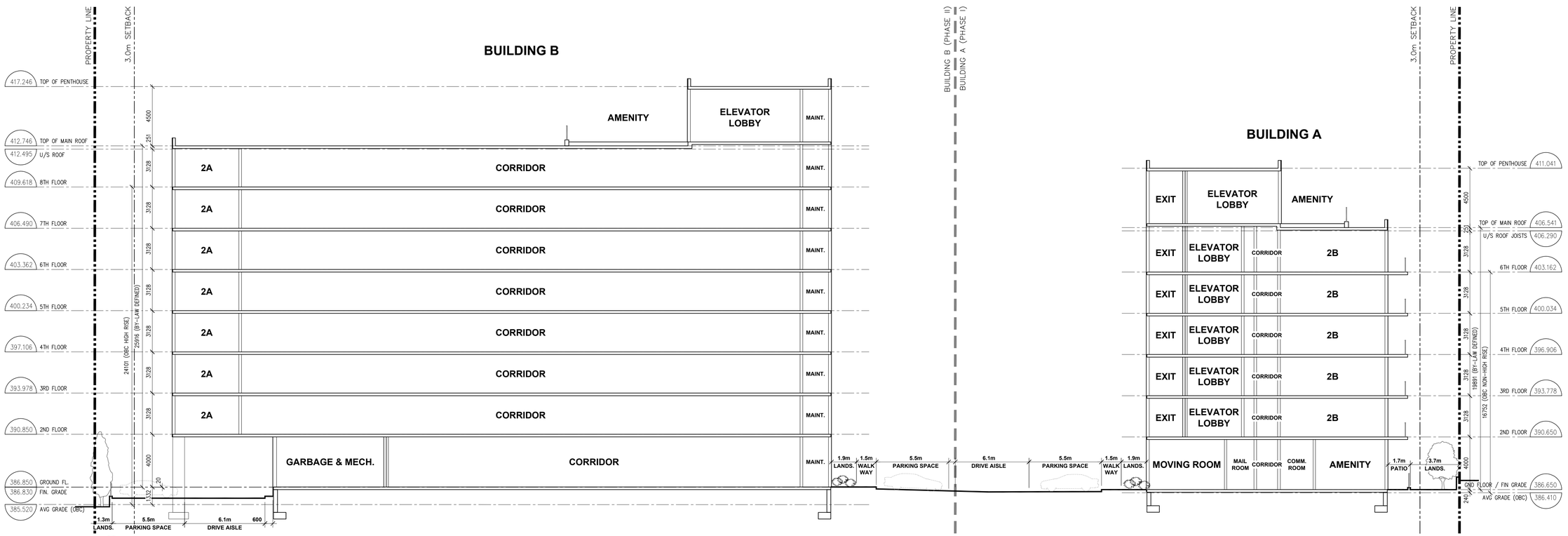
project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# rendering
# westhill drive (west)
# elevation

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| december.10.2025 | date: |
| nts | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |

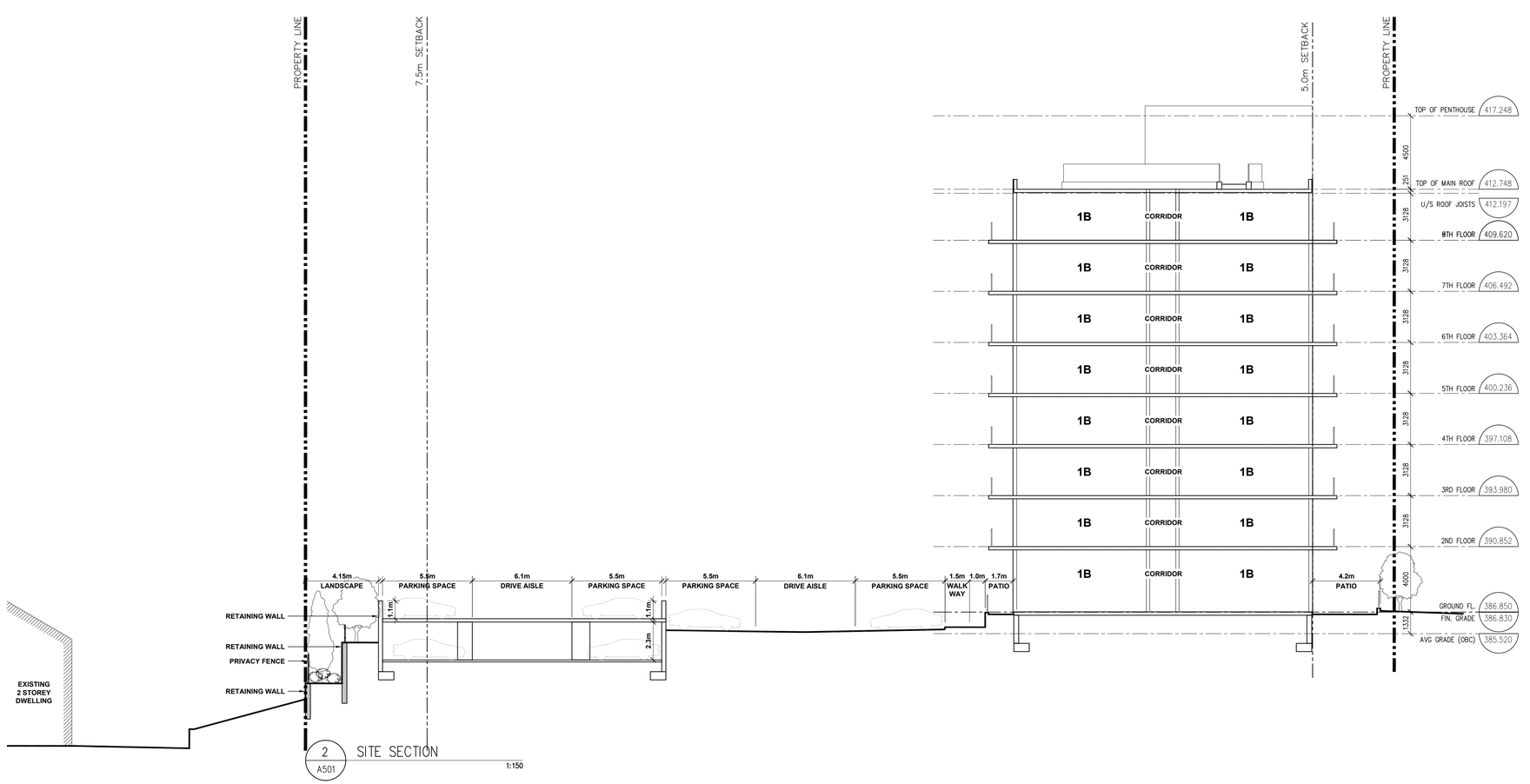
drawing number:

A403




1 / A501 SITE SECTION

1:150




2 / A501 SITE SECTION

1:150

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| 1 | issued for coordination | 07.30.25 |
| revisions: | | mm.dd.yy |

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bonnie douthwright
olena kobets-sigkh
emmanuella ofori

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gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

site section

| | |
|---|---|
| december.10.2025 | date: |
| 1:150 | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |

drawing number:

A501

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architecture**unfolded**



08:00 EDT



09:00 EDT



10:00 EDT



11:00 EDT



12:00 EDT



13:00 EDT



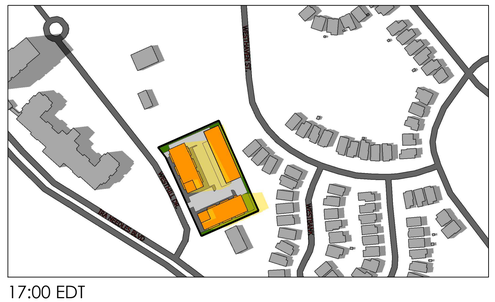
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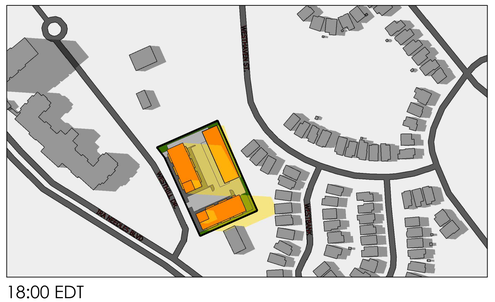
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16:00 EDT



17:00 EDT



18:00 EDT



19:00 EDT



20:00 EDT

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| 1 | issued for coordination | 07.30.25 |
| revisions: | | mm.dd.yy |

architectural team :

eduardo ortiz
bonnie douthwright
olena kobets-sigkh
emmanuella ofori

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EDUARDO A. ORTIZ
LICENCE
8319

planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

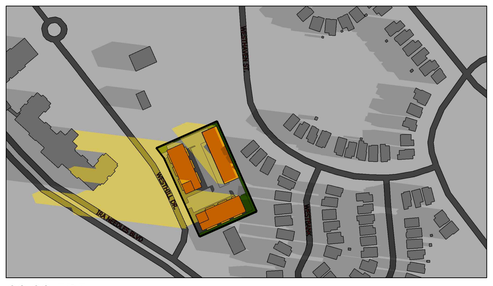
project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# proposed shadow study june 21st

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|---|---|
| december.10.2025 | date: |
| nts | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |
| | drawing number: |

true north
construction north

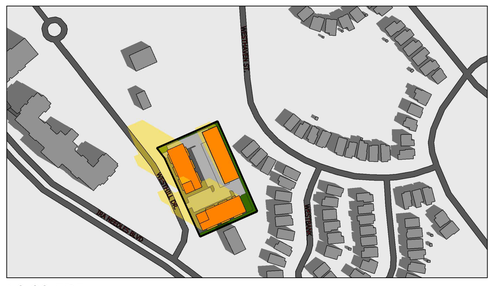
A601




08:00 EDT




09:00 EDT



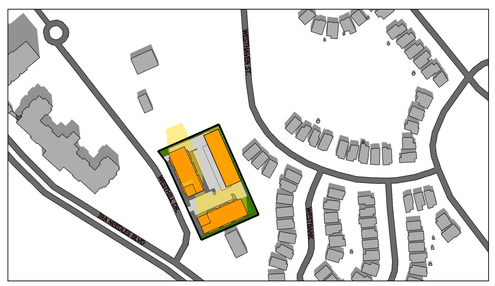

10:00 EDT




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18:00 EDT




19:00 EDT

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emmanuella ofori

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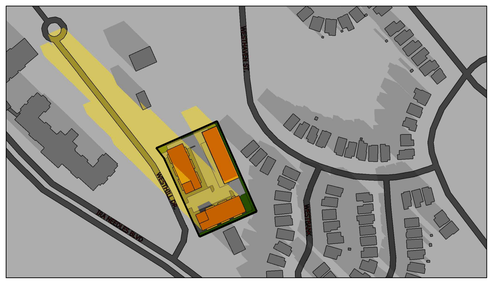
project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# proposed shadow study march/september 21st

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|---|---|
| december.10.2025 | date: |
| nts | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |
| | drawing number: |

true north
construction north

A602



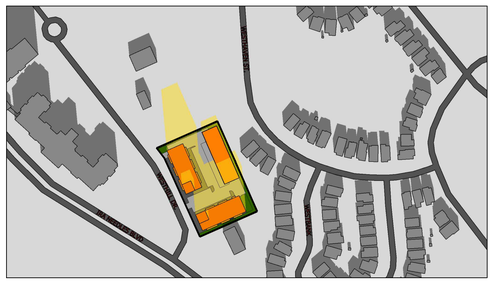

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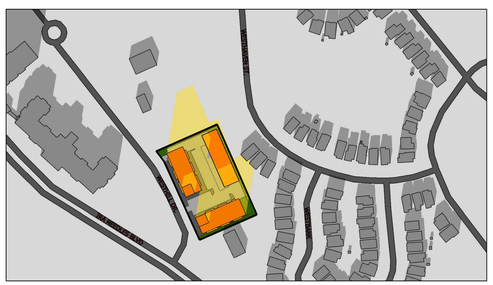

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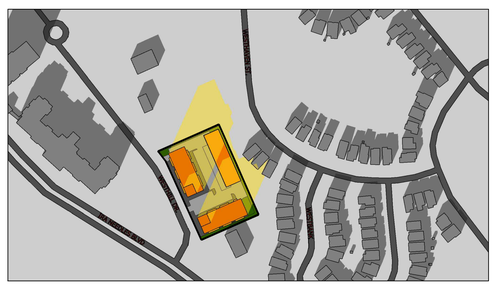

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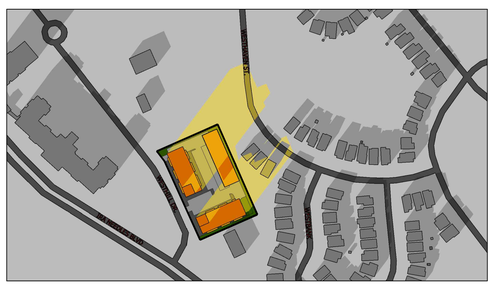

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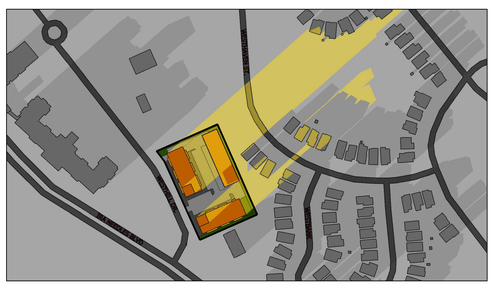

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16:00 EDT



17:00 EDT



18:00 EDT



19:00 EDT

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|---|---|---|
| 3 | re-issued for ZBA application | 12.10.25 |
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| 1 | issued for coordination | 07.30.25 |
| revisions: | | mm.dd.yy |

architectural team :

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olena kobets-sigkh
emmanuella ofori

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LICENCE
10119

planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# proposed shadow study december 21st

| | |
|---|---|
| december.10.2025 | date: |
| nts | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |
| | drawing number: |

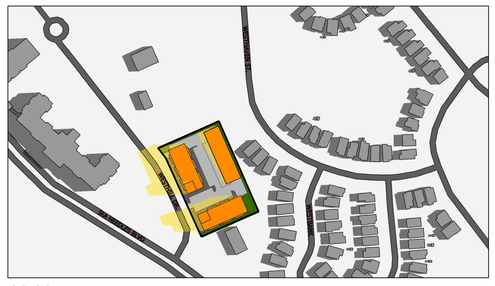
true north

construction north

A603



08:00 EDT



09:00 EDT



10:00 EDT



11:00 EDT



12:00 EDT



13:00 EDT



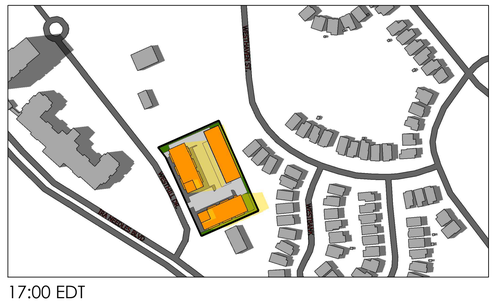
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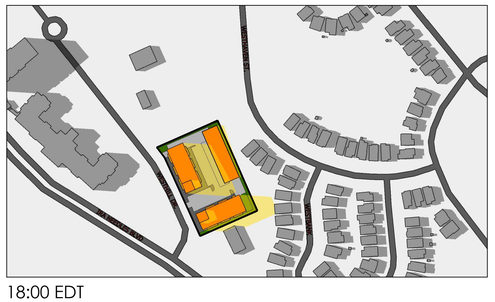
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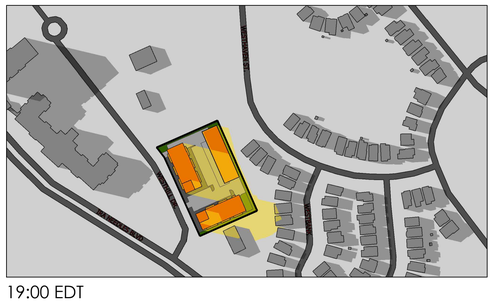
16:00 EDT



17:00 EDT



18:00 EDT



19:00 EDT



20:00 EDT

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notes:

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368 dufferin street, toronto, on. m6k1z8 tel: (416)601.5416 info@unfolded.ca

| | | |
|---|---|---|
| 3 | re-issued for ZBA application | 12.10.25 |
| 2 | issued for ZBA application | 08.07.25 |
| 1 | issued for coordination | 07.30.25 |
| revisions: | | mm.dd.yy |

architectural team :

eduardo ortiz
bonnie douthwright
olena kobets-sigkh
emmanuella ofori

ONTARIO ASSOCIATION OF ARCHITECTS
EDUARDO A. ORTIZ
LICENCE
8319

planning:
gsp group inc.

structural:

electrical:
quasar consulting group

mechanical:
quasar consulting group

landscape:
hill design studio inc.

site services:
meritech engineering

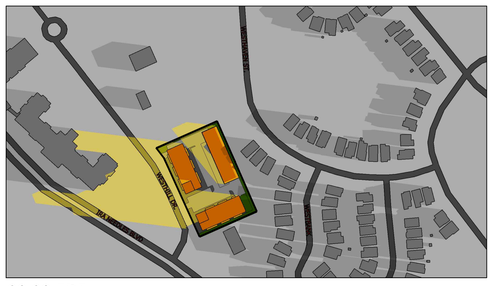
owner:
blackdoor development company inc.

project:
Proposed Residential Development
36 Westhill Drive
waterloo, ontario

# as-of-right shadow study june 21st

| | |
|---|---|
| date: | december.10.2025 |
| scale: | nts |
| project: | 25-24 |
| drawn by: | eo / bd |
| drawing number: | A604 |

true north
construction north




08:00 EDT




09:00 EDT



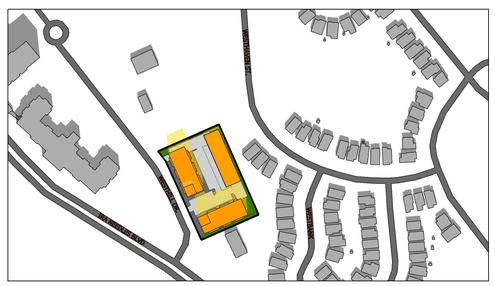

10:00 EDT




11:00 EDT




12:00 EDT




13:00 EDT




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16:00 EDT




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18:00 EDT




19:00 EDT

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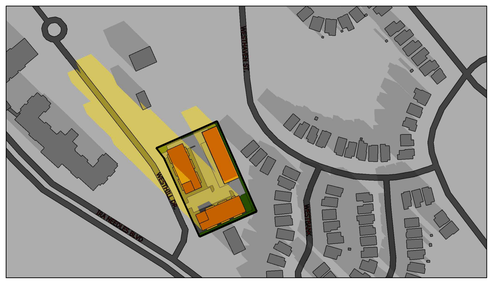
# as-of-right shadow study march/september 21st

| | |
|---|---|
| december.10.2025 | date: |
| nts | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |
| | drawing number: |

true north
construction north

A605

architectureunfolded
368 dufferin street, toronto, on. m6k1z8 tel: (416)601.5416 info@unfolded.ca




09:00 EDT




10:00 EDT



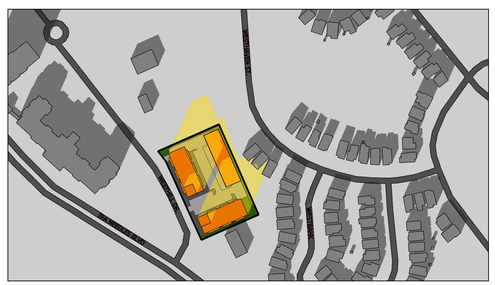

11:00 EDT



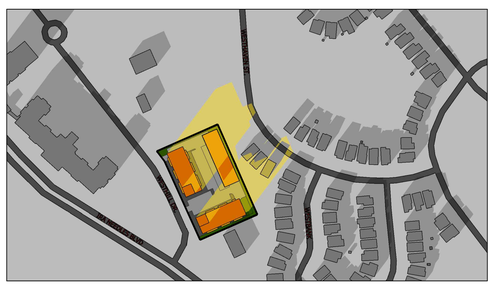

12:00 EDT




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19:00 EDT

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revisions: mm.dd.yy

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# as-of-right shadow study december 21st

| | |
|---|---|
| december.10.2025 | date: |
| nts | scale: |
| 25-24 | project: |
| eo / bd | drawn by: |

true north | construction north

drawing number:

A606