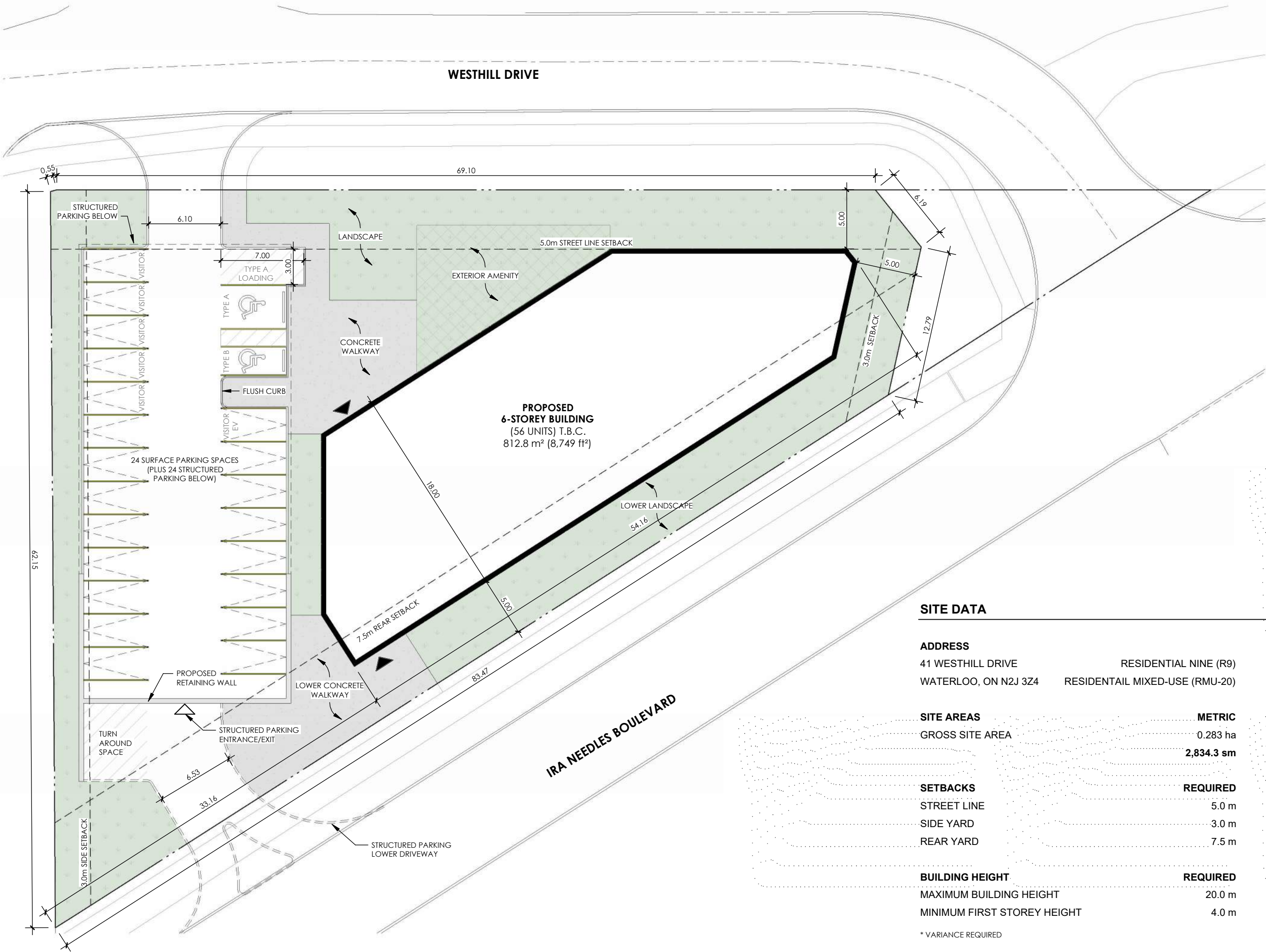
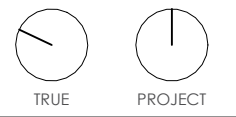




**PROPOSED
6-STOREY BUILDING**
(56 UNITS) T.B.C.
812.8 m² (8,749 ft²)

SITE DATA

ADDRESS
41 WESTHILL DRIVE
WATERLOO, ON N2J 3Z4

ZONING
CURRENT: RESIDENTIAL NINE (R9)
PROPOSED: RESIDENTIAL MIXED-USE (RMU-20)

SITE AREAS	METRIC
GROSS SITE AREA	0.283 ha
	2,834.3 sm
SETBACKS	REQUIRED
STREET LINE	5.0 m
SIDE YARD	3.0 m
REAR YARD	7.5 m

BUILDING HEIGHT	REQUIRED
MAXIMUM BUILDING HEIGHT	20.0 m
MINIMUM FIRST STOREY HEIGHT	4.0 m

* VARIANCE REQUIRED

PROJECT NO.
24078

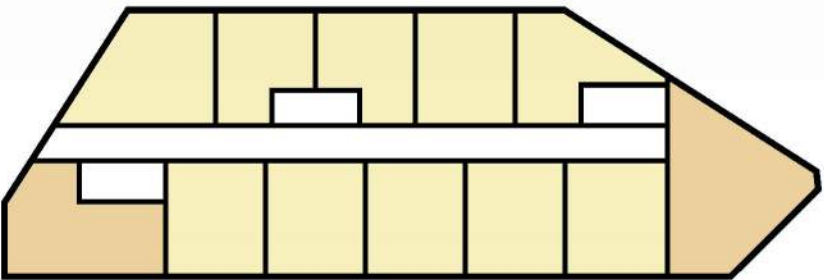
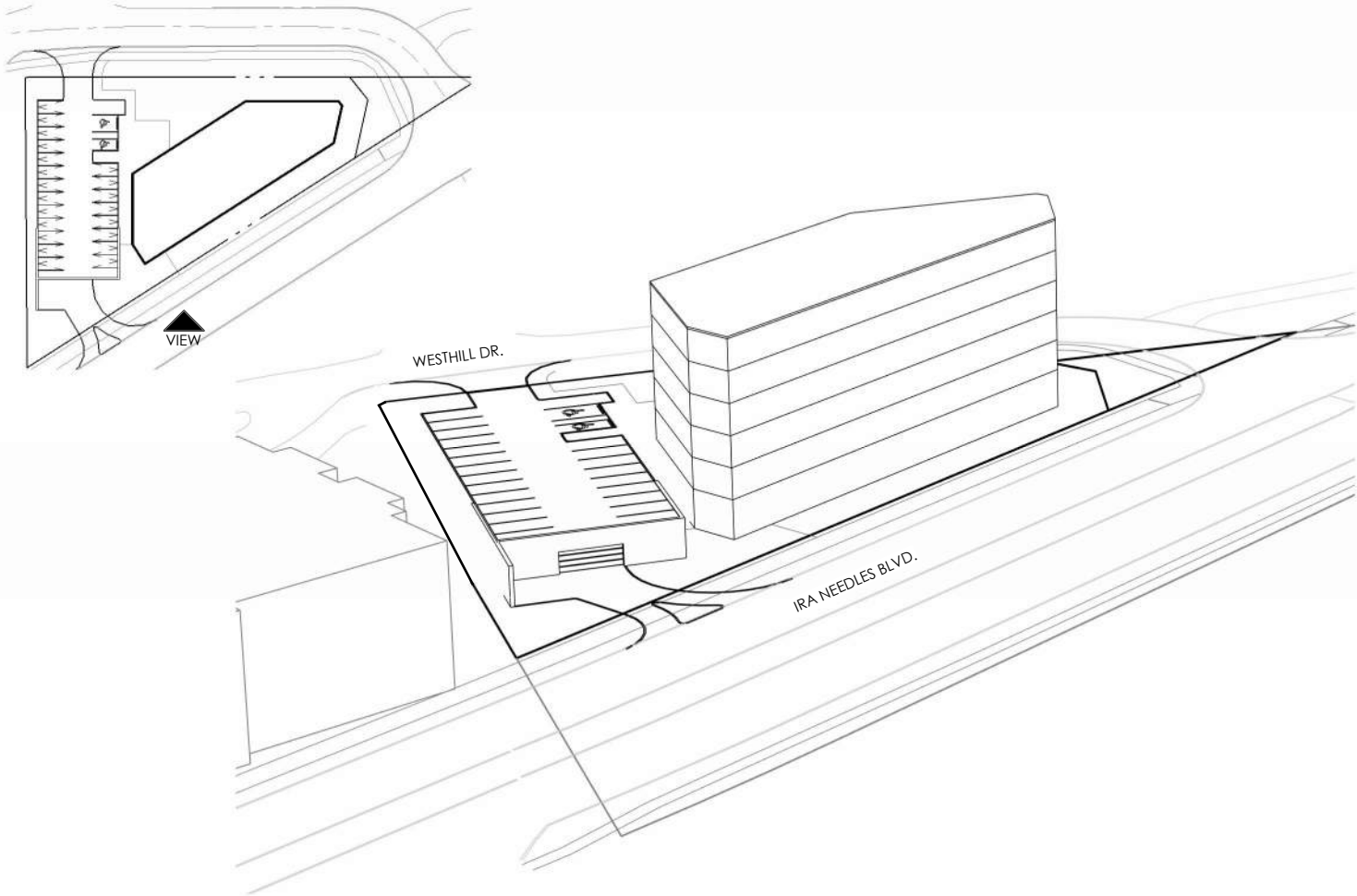
PROJECT NAME
**41 WESTHILL DR
MID-RISE**

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
SITE PLAN

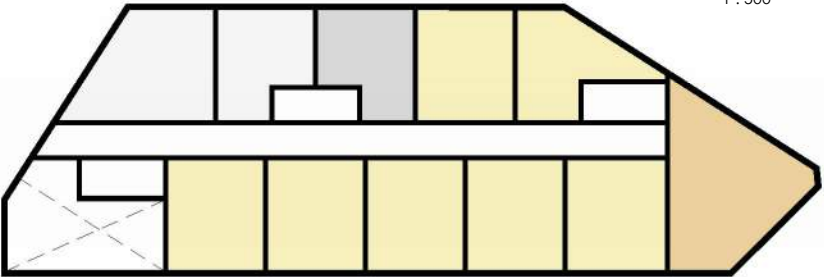
IMPERIAL	SCALE	ISSUED FOR
0.7 acres	1 : 300	
30,508 sf		
PROPOSED		PRELIMINARY DESIGN
5.0 m		
5.0 m		
5.0 m*		

PROPOSED	DATE
20.0 m	2025.12.10
4.0 m	



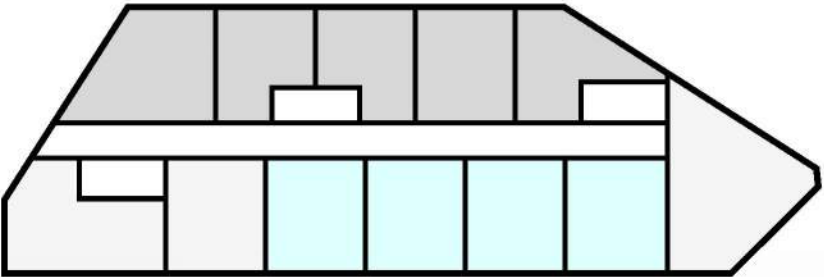
FLOOR PLAN - LEVEL TYPICAL

1 : 500



FLOOR PLAN - LEVEL 2

1 : 500



FLOOR PLAN - LEVEL 1

1 : 500

LEGEND
COMMON AREAS
SERVICE/ PARKING
1 BEDROOM
2 BEDROOM
AMENITY

PROPOSED BUILDING DATA

	METRIC	IMPERIAL
BUILDING FOOTPRINT AT GRADE	812.8 sm	8,749 sf
GROSS FLOOR AREA (LEVEL 1-6)	4,876.9 sm	52,495 sf
ASPHALT AREA	808.2 sm	8,699 sf
CONCRETE AREA	279.3 sm	3,006 sf
TOTAL IMPERVIOUS AREA	1,077.9 sm	11,602 sf
LANDSCAPED AREA	934 sm	10,053 sf
TOTAL PERMEABLE AREA (30% min.)	934 sm	10,053 sf
DENSITY	REQUIRED	PROPOSED
BEDS (X/ha)	450	230
FLOOR SPACE RATIO	---	1.72

* VARIANCE REQUIRED

PROPOSED UNIT DATA

SUITE TYPE	QUANTITY	QUANTITY %	BEDROOMS
1 BEDROOM	47	84%	47
2 BEDROOM	9	16%	18
TOTAL	56	100%	65
AFFORDABLE	17	30%	
MARKET RATE	39	70%	
AMENITY SPACE	REQUIRED	PROPOSED	
3.0 sm/ 1ST BED + 2.0 sm/ 2ND BED	186 sm	350 sm	

PARKING DATA

OVERALL PARKING	REQUIRED	PROPOSED
VISITOR PARKING SPACES	0.1/UNIT	6
STANDARD PARKING SPACES	0.9/UNIT	50
TOTAL	56	48*
PROPOSED PARKING RATIO		0.75/UNIT*
EV PARKING SPACES	1	1
BARRIER-FREE PARKING SPACES	1-TYPE A; 1-TYPE B	1-TYPE A 1-TYPE B
SURFACE PARKING		24
STRUCTURED PARKING		24
TOTAL (w/ VISITOR & B.F.)		48*
BICYCLE STORAGE	REQUIRED	PROPOSED
BICYCLE TYPE 'A' SPACE	0.3/UNIT	TBD
BICYCLE TYPE 'B' SPACE	0.3/UNIT	TBD
LOADING SPACE: TYPE 'A'	1 SPACE	1 SPACE

PROJECT NO.

24078

PROJECT NAME

41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE

STATISTICS

SCALE N.T.S.

ISSUED FOR

PRELIMINARY
DESIGN

DATE 2025.12.10

1.3