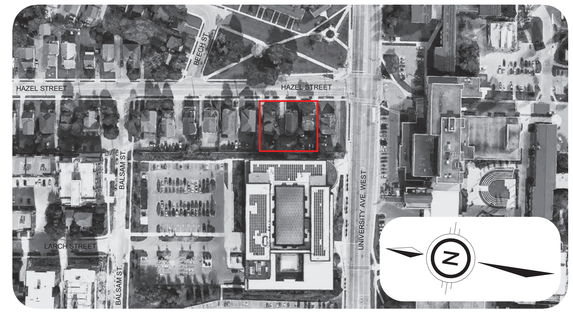




ARCHITECTURAL SHEET LIST

SHEET NUMBER	SHEET NAME
000	COVER SHEET
A-SP1	SITE PLAN WITH LEVEL 1
A-SP2	OBC MATRIX AND UNIT MATRIX
A-SP3	UNIT MATRIX AND GFA DATA
A-SP-2.1	LEVEL 1
A-SP-2.2	LEVEL 1 Mezzanine
A-SP-2.3	LEVEL 2 to LEVEL 6
A-SP-2.4	LEVEL 7
A-SP-2.5	LEVEL 8 to LEVEL 11
A-SP-2.6	LEVEL 12
A-SP-2.7	LEVEL MPH
A-SP-2.8	LEVEL EMR
A-SP-2.9	LEVEL EMR ROOF
A-SP-3.1	EAST ELEVATION
A-SP-3.2	EAST ELEVATION- GRADE CALCULATION
A-SP-3.3	SOUTH ELEVATION
A-SP-3.4	NORTH ELEVATION
A-SP-3.5	WEST ELEVATION
A-SP-4.1	SITE SECTIONS
A-SP-4.2	SITE SECTIONS
CMP	CONSTRUCTION MANAGEMENT PLAN

PHOTOMETRIC SHEET LIST

SHEET NUMBER	SHEET NAME
	REFER TO PHOTOMETRIC PLANS

CIVIL SHEET LIST

SHEET NUMBER	SHEET NAME
	REFER TO CIVIL PLANS

LANDSCAPE SHEET LIST

SHEET NUMBER	SHEET NAME
	REFER TO LANDSCAPE PLANS

251 HAZEL STREET
251 HAZEL INC.

MINOR ZONING BYLAW AMENDMENT SUBMISSION #1

ARCHITECTURAL DESIGN

NEW GENERATION DESIGN WAVE

156 Columbia Street,
Waterloo, Ontario
N2L 3L3, Canada

ARCHITECT

SAMER NESSIEM

118 John Frederick Drive,
Ancaster, Ontario
L9G 0G5, Canada
TEL: 204.509.4991

PLANNING

The Planning Partnership

The Planning Partnership
215 Spadina Avenue, Suite 120,
Toronto, ON M5T 2C7, Canada
Tel: 416.975.1556
Email: info@planpart.ca

PHOTOMETRIC

ROMBALD INC.
Engineers Specializing in Building Services

ROMBALD INC.
23-826 KING ST. N.
Waterloo, ON N2J 4G8 ,Canada
Tel. 519.570.5002

CIVIL

GRIT ENGINEERING INC

HILL DESIGN
355 Ottawa St. S
Kitchener, ON N2G 3S7, Canada
Tel.226.686.0700
E: info@hilldesign.ca

LANDSCAPE

Hill Design Studio Inc.
Landscape Architectural Consultants

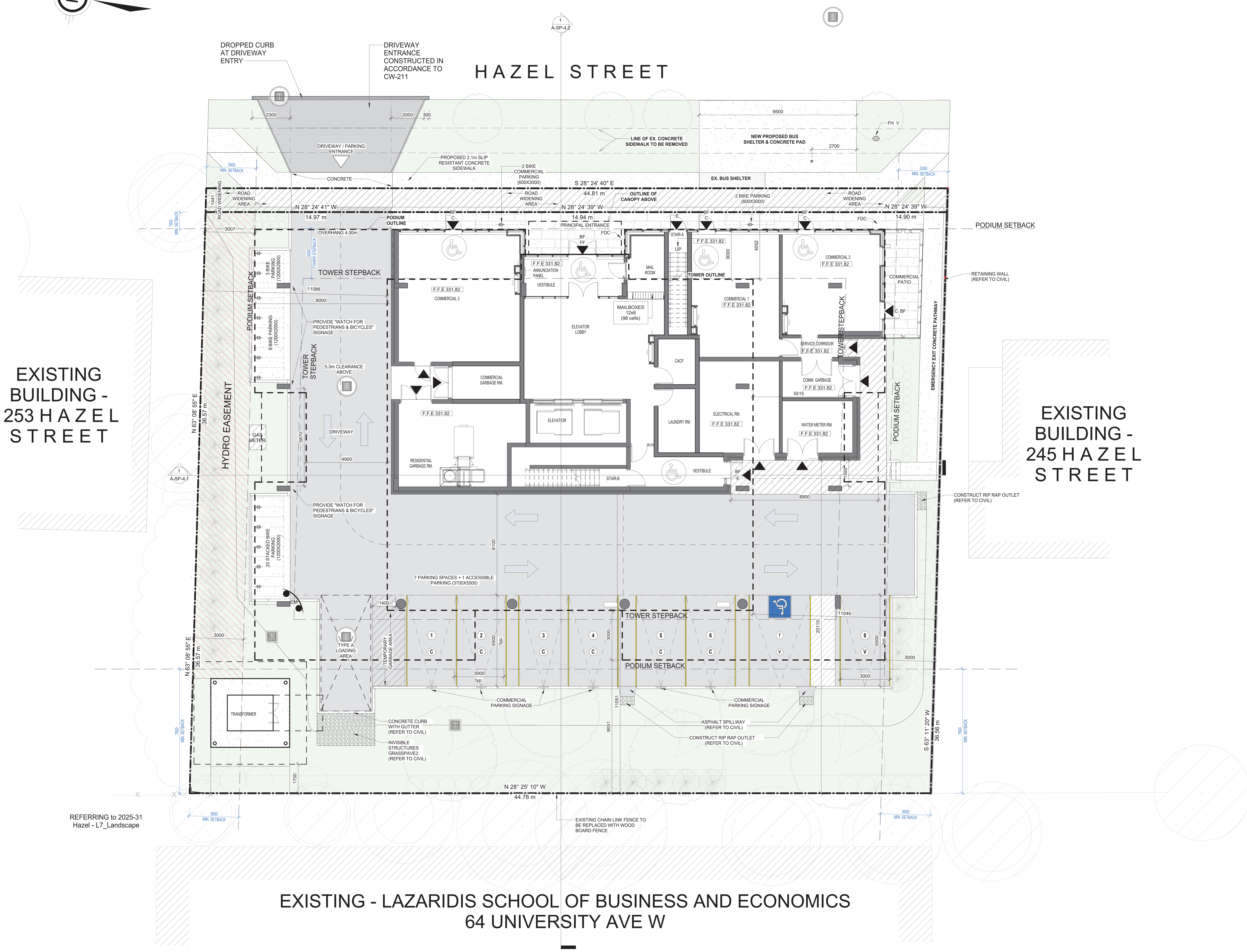
HILL DESIGN
355 Ottawa St. S
Kitchener, ON N2G 3S7, Canada
Tel.226.686.0700
E: info@hilldesign.ca

Last Plotted:10/21/2026 4:03:32 PM

NEW GENERATION DESIGN WAVE
156 Columbia Street, Waterloo, Ontario
Canada N2L 3L3

251 HAZEL STREET
251 HAZEL INC.
247-251 HAZEL STREET, WATERLOO, ON, CANADA

MINOR ZONING BYLAW AMENDMENT SUBMISSION #1:
2026.10.14



1 A-SP1 **SITE PLAN**
SCALE: 1 : 100

SUITE AREAS & SUITE TYPE SCHEDULE

NAME	CONDO #	AREA m²	AREA SF	QTY	# BEDRMS	# BATH	BARRIER FREE	BALCONY
52.2 m²								
SUITE 805	UNIT 64	52.2 m²	562 SF	1	1	1	No	Yes
SUITE 906	UNIT 70	52.2 m²	562 SF	1	1	1	No	No
SUITE 1006	UNIT 76	52.2 m²	562 SF	1	1	1	No	No
SUITE 1106	UNIT 82	52.2 m²	562 SF	1	1	1	No	No
SUITE 1206	UNIT 88	52.2 m²	562 SF	1	1	1	No	No
		261.1 m²	2,811 SF	5				
52.3 m²								
SUITE 1501	UNIT 90	52.3 m²	563 SF	1	1	1	No	Yes
		52.3 m²	563 SF	1				
52.6 m²								
SUITE 902	UNIT 67	52.6 m²	566 SF	1	1	1	No	No
SUITE 1002	UNIT 73	52.6 m²	566 SF	1	1	1	No	No
SUITE 1102	UNIT 79	52.6 m²	566 SF	1	1	1	No	No
SUITE 1202	UNIT 85	52.6 m²	566 SF	1	1	1	No	No
		210.2 m²	2,263 SF	4				
57.0 m²								
SUITE 801	UNIT 61	57.0 m²	614 SF	1	1	1	No	Yes
SUITE 901	UNIT 66	57.0 m²	614 SF	1	1	1	No	No
SUITE 1001	UNIT 72	57.0 m²	614 SF	1	1	1	No	No
SUITE 1101	UNIT 78	57.0 m²	614 SF	1	1	1	No	No
SUITE 1201	UNIT 84	57.0 m²	614 SF	1	1	1	No	No
		285.2 m²	3,070 SF	5				
58.7 m²								
SUITE 302	UNIT 14	58.7 m²	631 SF	1	1	1	No	No
SUITE 202	UNIT 2	58.7 m²	631 SF	1	1	1	No	No
SUITE 502	UNIT 26	58.7 m²	631 SF	1	1	1	No	No
SUITE 602	UNIT 38	58.7 m²	631 SF	1	1	1	No	No
SUITE 702	UNIT 50	58.7 m²	631 SF	1	1	1	No	No
		293.3 m²	3,157 SF	5				
59.6 m²								
SUITE 806	UNIT 65	59.6 m²	641 SF	1	1	1	Yes	Yes
SUITE 907	UNIT 71	59.6 m²	641 SF	1	1	1	Yes	No
SUITE 1007	UNIT 77	59.6 m²	641 SF	1	1	1	Yes	No
SUITE 1107	UNIT 83	59.6 m²	641 SF	1	1	1	Yes	No
SUITE 1207	UNIT 89	59.6 m²	641 SF	1	1	1	Yes	No
		297.8 m²	3,205 SF	5				
61.9 m²								
SUITE 312	UNIT 23	61.9 m²	666 SF	1	1	1	No	No
SUITE 212	UNIT 11	61.9 m²	666 SF	1	1	1	No	No
SUITE 512	UNIT 35	61.9 m²	666 SF	1	1	1	No	No
SUITE 612	UNIT 47	61.9 m²	666 SF	1	1	1	No	No
SUITE 712	UNIT 59	61.9 m²	666 SF	1	1	1	No	No
		309.4 m²	3,330 SF	5				
62.9 m²								
SUITE 1502	UNIT 91	62.9 m²	677 SF	1	1	1	No	No
		62.9 m²	677 SF	1				
64.2 m²								
SUITE 802	UNIT 62	64.2 m²	691 SF	1	1	1	No	No
		64.2 m²	691 SF	1				
65.7 m²								
SUITE 1506	UNIT 94	65.7 m²	707 SF	1	1	1	No	No
		65.7 m²	707 SF	1				
67.1 m²								
SUITE 311	UNIT 22	67.1 m²	722 SF	1	1	1	Yes	Yes
SUITE 211	UNIT 10	67.1 m²	722 SF	1	1	1	No	Yes
SUITE 511	UNIT 34	67.1 m²	722 SF	1	1	1	Yes	Yes
SUITE 611	UNIT 46	67.1 m²	722 SF	1	1	1	Yes	Yes
SUITE 711	UNIT 58	67.1 m²	722 SF	1	1	1	Yes	Yes
		335.6 m²	3,612 SF	5				
68.0 m²								
SUITE 309	UNIT 20	68.0 m²	732 SF	1	1	1	No	No
SUITE 209	UNIT 8	68.0 m²	732 SF	1	1	1	No	No
SUITE 509	UNIT 32	68.0 m²	732 SF	1	1	1	No	No
SUITE 609	UNIT 44	68.0 m²	732 SF	1	1	1	No	No
SUITE 709	UNIT 56	68.0 m²	732 SF	1	1	1	No	No
		339.8 m²	3,658 SF	5				
68.3 m²								
SUITE 303	UNIT 15	68.3 m²	736 SF	1	1	1	No	Yes
SUITE 203	UNIT 3	68.3 m²	736 SF	1	1	1	No	Yes
SUITE 503	UNIT 27	68.3 m²	736 SF	1	1	1	No	Yes
SUITE 603	UNIT 39	68.3 m²	736 SF	1	1	1	No	Yes
SUITE 703	UNIT 51	68.3 m²	736 SF	1	1	1	No	Yes
		341.7 m²	3,678 SF	5				
68.6 m²								
SUITE 1505	UNIT 93	68.6 m²	738 SF	1	1	1	No	No
		68.6 m²	738 SF	1				
68.7 m²								
SUITE 205	UNIT 4	68.7 m²	739 SF	1	1	1	No	Yes
SUITE 705	UNIT 52	68.7 m²	739 SF	1	1	1	No	Yes
SUITE 305	UNIT 16	68.7 m²	739 SF	1	1	1	No	Yes
SUITE 605	UNIT 40	68.7 m²	739 SF	1	1	1	No	Yes
SUITE 505	UNIT 28	68.7 m²	739 SF	1	1	1	No	Yes
		343.3 m²	3,696 SF	5				
69.1 m²								
SUITE 306	UNIT 17	69.1 m²	744 SF	1	1	1	No	No
SUITE 206	UNIT 5	69.1 m²	744 SF	1	1	1	No	No
SUITE 506	UNIT 29	69.1 m²	744 SF	1	1	1	No	No
SUITE 606	UNIT 41	69.1 m²	744 SF	1	1	1	No	No
SUITE 706	UNIT 53	69.1 m²	744 SF	1	1	1	No	No
		345.5 m²	3,719 SF	5				
70.5 m²								
SUITE 903	UNIT 68	70.5 m²	759 SF	1	2	2	No	No
SUITE 1003	UNIT 74	70.5 m²	759 SF	1	2	2	No	No
SUITE 1103	UNIT 80	70.5 m²	759 SF	1	2	2	No	No
SUITE 1203	UNIT 86	70.5 m²	759 SF	1	2	2	No	No
		282.1 m²	3,036 SF	4				
71.0 m²								
SUITE 310	UNIT 21	71.0 m²	764 SF	1	1	1	Yes	Yes
SUITE 210	UNIT 9	71.0 m²	764 SF	1	1	1	Yes	Yes
SUITE 510	UNIT 33	71.0 m²	764 SF	1	1	1	Yes	Yes
SUITE 610	UNIT 45	71.0 m²	764 SF	1	1	1	Yes	Yes
SUITE 710	UNIT 57	71.0 m²	764 SF	1	1	1	Yes	Yes
		354.9 m²	3,821 SF	5				
72.0 m²								
SUITE 301	UNIT 13	72.0 m²	775 SF	1	2	2	No	No
SUITE 201	UNIT 1	72.0 m²	775 SF	1	2	2	No	No
SUITE 501	UNIT 25	72.0 m²	775 SF	1	2	2	No	No
SUITE 601	UNIT 37	72.0 m²	775 SF	1	2	2	No	No
SUITE 701	UNIT 49	72.0 m²	775 SF	1	2	2	No	No
SUITE 215	UNIT 12	72.0 m²	775 SF	1	2	2	No	No
SUITE 515	UNIT 36	72.0 m²	775 SF	1	2	2	No	No
SUITE 615	UNIT 48	72.0 m²	775 SF	1	2	2	No	No
SUITE 715	UNIT 60	72.0 m²	775 SF	1	2	2	No	No
SUITE 315	UNIT 24	72.0 m²	775 SF	1	2	2	No	No
		719.7 m²	7,747 SF	10				
74.9 m²								
SUITE 308	UNIT 19	74.9 m²	806 SF	1	2	2	No	No
SUITE 208	UNIT 7	74.9 m²	806 SF	1	2	2	No	No
SUITE 508	UNIT 31	74.9 m²	806 SF	1	2	2	No	No
SUITE 608	UNIT 43	74.9 m²	806 SF	1	2	2	No	No
SUITE 708	UNIT 55	74.9 m²	806 SF	1	2	2	No	No
		374.5 m²	4,031 SF	5				
76.1 m²								
SUITE 803	UNIT 63	76.1 m²	819 SF	1	2	2	No	Yes
SUITE 1503	UNIT 92	76.1 m²	819 SF	1	2	2	No	No
SUITE 905	UNIT 69	76.1 m²	819 SF	1	2	2	No	No
SUITE 1005	UNIT 75	76.1 m²	819 SF	1	2	2	No	No
SUITE 1105	UNIT 81	76.1 m²	819 SF	1	2	2	No	No
SUITE 1205	UNIT 87	76.1 m²	819 SF	1	2	2	No	No
		456.7 m²	4,916 SF	6				
76.4 m²								
SUITE 307	UNIT 18	76.4 m²	823 SF	1	2	2	Yes	No
SUITE 507	UNIT 30	76.4 m²	823 SF	1	2	2	Yes	No
SUITE 607	UNIT 42	76.4 m²	823 SF	1	2	2	Yes	No
SUITE 707	UNIT 54	76.4 m²	823 SF	1	2	2	Yes	No
SUITE 207	UNIT 6	76.4 m²	823 SF	1	2	2	Yes	No
		382.1 m²	4,113 SF	5				
TOTAL		6246.7 m²	67,239 SF	94				

DETAILS OF DEVELOPMENT :

		REQUIRED	PROVIDED
GENERAL INFORMATION	LEGAL ADDRESS: 247 - 251 HAZEL ST		
	ZONING: RESIDENTIAL NORTHDALE TWELVE ZONE (RN-12)		
	STREET FRONTAGE:	ACTIVE	
	SITE REGULATIONS	RESIDENTIAL NORTHDALE TWELVE ZONE (RN-12)	
		REQUIRED	PROVIDED
	MIN. LOT FRONTAGE	20.0 m	44.8 m
	GROSS LOT AREA: (INCLUDES ROAD WIDENING)	1,637.198 m²	
	ROAD WIDENING AREA:	64.574 m²	
	NET LOT AREA:	1,572.624 m²	
	BUILDING AREA:	924.7 m²	
	ANCILLARY USES:	174.3 m² / 429.5 m² = 40.5%	
		N/A	41%
	BUILDING COVERAGE	N/A	58.79%
DENSITY	TOTAL NUMBER OF BEDS:	min. 250bed/Ha ≈ 39	
		max. 600bed/Ha ≈ 94	124 Bedrooms (788.49 beds/Ha)
	TOTAL NUMBER OF UNITS:	N/A	94 Units
SETBACKS	FRONT YARD SETBACK (E)	min. 1.0 m	1 m
	SIDE YARD SETBACK (N)	3.0 m	3.0 m
	SIDE YARD SETBACK (S)	3.0 m	3.0 m
	REAR YARD SETBACK (W)	7.5 m	7.5 m

		REQUIRED	PROVIDED
HEIGHT	PODIUM REQUIREMENT	Podium Height: Min.=10.5 m Max.= 20.7 m (Plus 1.8m Acoustic Barrier)	20.70 m (Plus 1.8m Acoustic Barrier)
	MIN. GROUND FLOOR HEIGHT	4.0 m	5.85 m
	STOREYS	N/A	12
	BUILDING HEIGHT	Max. 41.5m	39 m
TOWER INFORMATION	MIN. FRONT & FLANKAGE TOWER STEPBACK	3 m	3 m
	MAX. TOWER FOOTPRINT ABOVE THE EIGHT (8th) STOREY	800 m²	451.9 m²
	MIN. TOWER SEPARATION	22.0m	N/A
	MIN. TOWER SEPARATION FROM AN INTERIOR LOT	11m	11 m
	MAX. HORIZONTAL TOWER DIMENSION	35 m	22.1 m
PARKING		REQUIRED	PROVIDED
	PARKING REQUIREMENT: Residential: 0 Visitor: 0	0 / 0	2 - RESIDENTIAL/ VISITOR 6 - COMMERCIAL
	PARKING NON-RES. 3.0 PER 100 SQUARE METERS OF NON-RESIDENTIAL BUILDING FLOOR AREA	174.3m² x 3.0/100m² =5.229 THEREFORE ≈ 6	6
	Total Parking	Total Parking = 6	Total Parking = 8
	DESIGNED ELECTRIC VEHICLE SPACES (80% OF STRUCT. PARKING)	100%	N/A
	B.F. PARKING 1-25 SPACES	TYPE 'A' = 1 TYPE 'B' = 0	TYPE 'A' = 1 TYPE 'B' = 0
	MIN. BIKE PARKING RESIDENTIAL: 0.25 per BEDROOM	0.25x124 ≈ 31	32
	1 PER 100 SQUARE METERS OF COMMERCIAL FLOOR AREA	174.3 / 100 ≈ 2 TOTAL: 33	4 TOTAL: 36
LOADING	REQUIRED LOADING SPACES RESIDENTIAL/COMMERCIAL TYPE 'A' = 3m(W)x7m(L)x3m(H) TYPE 'B' = 3m(W)x12m(L)x4.5m(H)	0< 249m² = 0 76 < 900 = 1 TYP. A	TYPE 'A' = 1
	LANDSCAPED OPEN SPACE	30% = 491.15m²	31.01% = 507.65m²
AMENITY AREA	REQUIRED AMENITY AREA (min) 3 m² for the first BEDROOM and 2 m² for each additional BEDROOM in the DWELLING UNIT	94x3 = 282m² 30x2 = 60m² Total for 124 Bedroom = 342m²	540.7m²
	BUILDING FLOOR AREA FIRST STOREY	31% OF 429.63 = 133.18m²	128.30m² = 29.86%
	GARBAGE ENCLOSURE	INSIDE	

GENERAL NOTES

1. LEGAL DESCRIPTION: PART OF LOT 67, 68 & 69, REGISTERED PLAN 710, CITY OF WATERLOO. TAKEN FROM SURVEY PREPARED BY GUENTHER RUEB SURVEYING LIMITED, JANUARY 6, 2025.
2. TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
3. PARKING AND SITE LIGHTING FIXTURES WILL BE FULL CUT-OF DIRECTED AWAY FROM ABUTTING PROPERTIES WITH NO GLARE.
4. SNOW STORAGE TO BE LOCATED ON SITE. EXCESS SNOW WILL BE TRUCKED AWAY FROM THE SITE AT OWNER'S EXPENSE.
5. ALL UNDERGROUND AND ABOVE GROUND (I.E. SIDEWALKS, CURBS, SOD, ROADS) WORKS IN MUNICIPAL R.O.W. TO BE UPGRADED AT 100% OWNER'S COST TO THE SATISFACTION OF THE CITY.
6. BARRIER FREE ENTRANCE TO BE LOCATED AT THE FRONT ENTRANCE.
7. BICYCLE STORAGE AREA WILL BE PROVIDED OUTDOOR.
8. PARKING CEILING AND INTERIOR PARKING WALL WILL BE PAINTED LIGHT COLOR.
9. ALL LEVELS ARE BARRIER FREE ACCESSIBLE.
10. SITE PLAN, SITE GRADING AND LANDSCAPE PLANS HAVE BEEN COORDINATED.
11. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. ROOF TOP UNITS SHALL NOT BE VISIBLE FROM PUBLIC REALM OR RESIDENTIAL PROPERTIES AND ALL VENTING EQUIPMENT SHALL BE ARCHITECTURALLY INTEGRATED INTO BUILDING FACADE WITH NO EXTERNAL UNITS LOCATED ON BUILDING WALLS.
12. GARBAGE BINS WILL BE PERMANENTLY STORED IN THE GARBAGE ROOM, AND WILL NOT REMAIN IN THE TEMPORARY GARBAGE PICKUP AREA. GARBAGE BINS CAN BE LOCATED IN TEPORARY GARBAGE PICKUP AREA ONLY SHORT TIME PRIOR TO GARBAGE PICKUP. GARBAGE WILL BE COLLECTED BY PRIVATE SERVICE AT THE SOLE EXPENSE OF THE OWNER.
13. 174.3m² TOTAL COMMERCIAL SPACE WILL BE PROVIDED.
14. EXTERIOR WALKS THAT FORM PART OF A BARRIER- FREE PATH OF TRAVEL SHALL HAVE A PERMANENT, FIRM AND SLIP-RESISTANT SURFACE AND A TACTILE ATTENTION INDICATOR THAT IS LOCATED TO IDENTIFY AN ENTRY INTO A VEHICULAR ROUTE OR AREA WHERE NO CURBS OR ANY OTHER ELEMENT SEPARATE THE VEHICULAR ROUTE OR AREA FROM A PEDESTRIAN ROUTE.
15. EXISTING MUNICIPAL SIDEWALKS FRONTING THE DEVELOPMENT ARE TO REMAIN TO PROVIDE SAFE ACCESS DURING CONSTRUCTION, AND ONLY REMOVED ONCE CONTRACTOR IS READY TO CONSTRUCT A NEW SIDEWALK. SAFE PEDESTRIAN WALKWAY SHALL BE PROVIDED AT ALL TIMES.
16. THE MAXIMUM NUMBER OF BEDROOMS PERMITTED WITHIN EACH RESIDENTIAL UNIT SHALL BE CONSISTENT WITH ISSUED BULDING PERMIT AND ASSOCIATED SITE PLAN AND DRAWINGS.

COMMERCIAL AREA BREAKDOWN

Name	AREA(m²)	AREA (SF)
COMMERCIAL 1		
LEVEL 1	41.5 m²	446 SF
COMMERCIAL 2		
LEVEL 1	40.6 m²	437 SF
COMMERCIAL 3		
LEVEL 1	65.5 m²	705 SF
COMMERCIAL GARBAGE		
LEVEL 1	11.6 m²	125 SF
LEVEL 1	9.5 m²	102 SF
SERVICE CORRIDOR		
LEVEL 1	5.7 m²	61 SF
TOTAL: 6	174.3 m²	1,876 SF

GROSS FLOOR AREAS AND SUITES

GFA & SUITE DATA CHART			GROSS FLOOR AREA		COMMON SPACE DEDUCTIONS	
LEVEL	# SUITES	# BEDROOMS	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)
LEVEL 1	0	0	429.5 m²	4,623 SF	255.3 m²	2,748 SF
LEVEL 1 Mezz.	0	0	77.7 m²	836 SF	77.7 m²	836 SF
LEVEL 2	12	16	924.7 m²	9,954 SF	96.7 m²	1,041 SF
LEVEL 3	12	16	924.7 m²	9,954 SF	96.7 m²	1,041 SF
LEVEL 4	12	16	924.7 m²	9,954 SF	96.7 m²	1,041 SF
LEVEL 5	12	16	924.7 m²	9,954 SF	96.7 m²	1,041 SF
LEVEL 6	12	16	924.7 m²	9,954 SF	96.7 m²	1,041 SF
LEVEL 7	5	6	631.8 m²	6,801 SF	322.7 m²	3,473 SF
LEVEL 8	6	8	451.9 m²	4,864 SF	83.9 m²	903 SF
LEVEL 9	6	8	451.9 m²	4,864 SF	83.9 m²	903 SF
LEVEL 10	6	8	451.9 m²	4,864 SF	83.9 m²	903 SF
LEVEL 11	6	8	451.9 m²	4,864 SF	83.9 m²	903 SF
LEVEL 12	5	6	410.3 m²	4,417 SF	84.8 m²	913 SF
LEVEL 13 - MECH PH	0	0	159.2 m²	1,713 SF	159.2 m²	1,713 SF
LEVEL 14 EMR	0	0	54.8 m²	589 SF	54.8 m²	589 SF
TOTAL	94	124	8,194.4 m²	88,204 SF	1,773.4 m²	19,089 SF

FLOOR AREA		
Level	AREA(m²)	AREA (SF)
LEVEL 1	380.0 m²	4,090 SF
LEVEL 2	884.3 m²	9,518 SF
LEVEL 3	884.3 m²	9,518 SF
LEVEL 4	884.3 m²	9,518 SF
LEVEL 5	884.3 m²	9,518 SF
LEVEL 6	884.3 m²	9,518 SF
LEVEL 7	591.4 m²	6,365 SF
LEVEL 8	411.4 m²	4,429 SF
LEVEL 9	411.4 m²	4,429 SF
LEVEL 10	411.4 m²	4,429 SF
LEVEL 11	411.4 m²	4,429 SF
LEVEL 12	369.9 m²	3,982 SF
LEVEL 13 - MECH PH	133.0 m²	1,432 SF
LEVEL 14 EMR	39.5 m²	425 SF
	7,580.8 m²	81,599 SF

NOTES:

GROSS FLOOR AREA MEANS TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS OR BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS AND CENTRE LINE OF DEMISING WALLS.

TOTAL DEDUCTIONS INCLUDE MAJOR VERTICAL PENETRATIONS SUCH AS ELEVATOR SHAFTS THAT AREA MEASURED TO THE INSIDE FACE OF PERIMETER WALLS WITHIN THE GROSS FLOOR AREA. TOTAL DEDUCTIONS ALSO INCLUDE COMMON AREAS & SERVICE SPACES MEASURED TO THE INSIDE FACE OF PERIMETER WALLS. IF COMMON AREAS & SERVICE SPACES ARE ADJACENT, THE MEASUREMENT IS TO THE CENTRE LINE OF THE WALL.

FLOOR AREA IS THE GROSS FLOOR AREA MINUS VERTICAL DEDUCTIONS.

TOTAL LEASABLE AREA MEANS TOTAL AREA OF TENANT OCCUPANCY MEASURED AS PER TARION BUILDER BULLETIN 22 WHICH IS MEASURED BETWEEN THE OUTSIDE SURFACE OF EXTERIOR WALLS TO THE CORRIDOR SIDE OF CORRIDOR WALLS, AND TO THE CENTER LINE OF DEMISING WALLS INCLUDING ENTIRE WALLS SEPARATING SERVICE SPACES.

CONSTRUCTION LEVEL REFERS TO A BUILDING STOREY AS DEFINED IN THE ONTARIO BUILDING CODE

MUNICIPAL LEVEL REFERS TO THE NAME GIVEN TO THE LEVEL FOR MUNICIPAL ADDRESS PURPOSES AND WILL EXCLUDE ALL ITERATIONS OF THE NUMBERS 4 AND 13.

MECHANICAL AND ELEVATOR PENTHOUSE AREAS		
Level	AREA(m²)	AREA (SF)
LEVEL 13 - MECH PH	26.1 m²	281 SF
LEVEL 13 - MECH PH	100.7 m²	1,084 SF
LEVEL 13 - MECH PH	16.8 m²	180 SF
LEVEL 13 - MECH PH	3.9 m²	42 SF
LEVEL 13 - MECH PH	6.2 m²	67 SF
LEVEL 13 - MECH PH	2.3 m²	24 SF
LEVEL 13 - MECH PH	3.3 m²	35 SF
LEVEL 14 EMR	25.8 m²	277 SF
LEVEL 14 EMR	10.8 m²	116 SF
LEVEL 14 EMR	15.3 m²	165 SF
LEVEL 14 EMR	2.9 m²	31 SF
TOTAL	213.9 m²	2,303 SF

BARIER FREE RESIDENTIAL UNITS	
LEVEL	COUNT
LEVEL 2	2
LEVEL 3	2
LEVEL 4	2
LEVEL 5	2
LEVEL 6	2
LEVEL 7	1
LEVEL 8	1
LEVEL 9	1
LEVEL 10	1
LEVEL 11	1
	15

TOTAL LEASABLE AREAS

GROSS LEASABLE AREA		
Level	AREA(m²)	AREA (SF)
LEVEL 1	174.3 m²	1,876 SF
LEVEL 2	828.0 m²	8,912 SF
LEVEL 3	828.0 m²	8,912 SF
LEVEL 4	828.0 m²	8,912 SF
LEVEL 5	828.0 m²	8,912 SF
LEVEL 6	828.0 m²	8,912 SF
LEVEL 7	309.1 m²	3,327 SF
LEVEL 8	368.0 m²	3,961 SF
LEVEL 9	368.0 m²	3,961 SF
LEVEL 10	368.0 m²	3,961 SF
LEVEL 11	368.0 m²	3,961 SF
LEVEL 12	325.6 m²	3,504 SF
	6,420.9 m²	69,114 SF

TOTAL COMMERCIAL AREA1		
Level	AREA(m²)	AREA (SF)
LEVEL 1	174.3 m²	1,876 SF

RESIDENTIAL UNITS AREA		
Level	AREA(m²)	AREA (SF)
LEVEL 2	828.0 m²	8,912 SF
LEVEL 3	828.0 m²	8,912 SF
LEVEL 4	828.0 m²	8,912 SF
LEVEL 5	828.0 m²	8,912 SF
LEVEL 6	828.0 m²	8,912 SF
LEVEL 7	309.1 m²	3,327 SF
LEVEL 8	368.0 m²	3,961 SF
LEVEL 9	368.0 m²	3,961 SF
LEVEL 10	368.0 m²	3,961 SF
LEVEL 11	368.0 m²	3,961 SF
LEVEL 12	325.6 m²	3,504 SF
	6,246.7 m²	67,239 SF

AMENITY AREAS

RESIDENTIAL COMMON AMENITY AREAS - RECAP		
	AREA (m²)	AREA(SF)
AMENITY	58.8 m²	633 SF
TERRACE- AMENITY	179.9 m²	1,937 SF
TOTAL	238.7 m²	2,570 SF

AMENITY BALCONY AREAS - RECAP		
	AREA (m²)	AREA(SF)
BALCONY	252.0 m²	2,712 SF
TOTAL	252.0 m²	2,712 SF

TOTAL AMENITY AREA PER FLOOR - RECAP			
LEVEL	Space Type	AREA(m²)	AREA (SF)
LEVEL 2	BALCONY	25.6 m²	276 SF
LEVEL 3	BALCONY	13.1 m²	141 SF
LEVEL 4	BALCONY	13.1 m²	141 SF
LEVEL 5	BALCONY	13.1 m²	141 SF
LEVEL 6	BALCONY	13.1 m²	141 SF
LEVEL 7	AMENITY	238.7 m²	2,570 SF
LEVEL 7	BALCONY	132.4 m²	1,425 SF
LEVEL 12	BALCONY	41.5 m²	447 SF
TOTAL		490.7 m²	5,282 SF

PARKINGS AND PARKING AREA

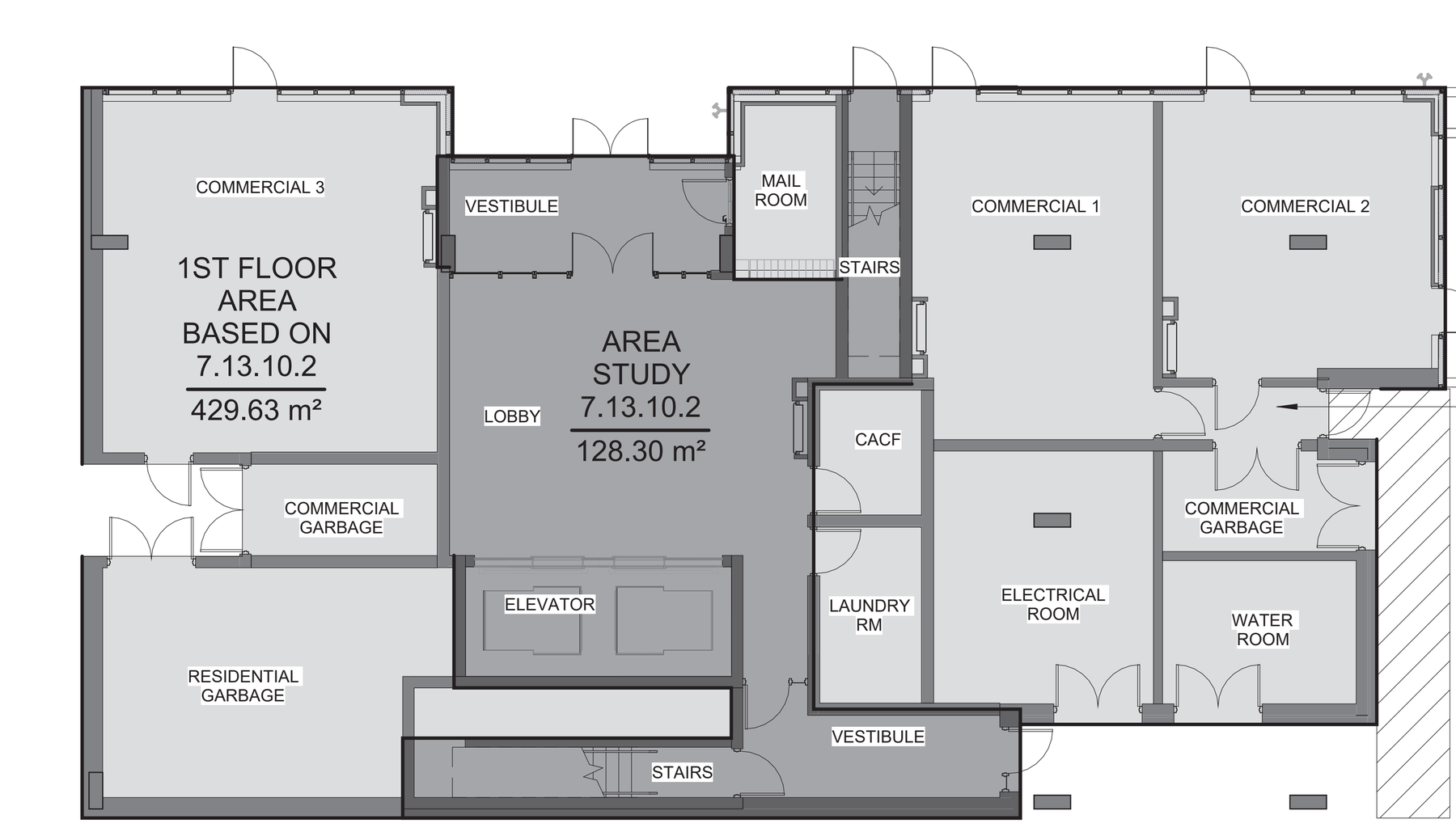
Car Parking

Car Parking Schedule			
Level / Type	Type	Count	Site: Parking Type
LEVEL 1			
C			
LEVEL 1	Waterloo Regular 90° 1 Side Abut (3000x5500)	6	C
V			
LEVEL 1	Waterloo ADA - Type A (3700x5500)	1	V
LEVEL 1	Waterloo Regular 90° 1 Side Abut (3000x5500)	1	V

Total Car Parking: 8

Bicycle Parking

BICYCLE PARKING SCHEDULE		
RACK	# BIKE RACKS	# BICYCLE PARKINGS
LEVEL 1		
Double Front - Single Side	2	4
Single Front - Both Sides	5	10
Single Front - Both Sides Stacked	5	20
Single Front - One Side	2	2
		36



2 A-SP1 **BUILDING FLOOR AREA FIRST STOREY**
SCALE: 1 : 150

NEW GENERATION DESIGN WAVE

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THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

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NO.	DATE	ISSUED FOR	CH	BY
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C	2025.11.07	SPA 3RD SUBMISSION	MT	BS
B	2025.10.03	SPA 2ND SUBMISSION	MT	BS
A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES

PLOT DATE: 10/21/2026 4:03:59 PM

ARCHITECT:
SAMER NESSIEM
TEL: (204) 509 4991
SAMERNESSIEM@HOTMAIL.COM
118 JOHN FEDERICK DRIVE, ANCASTER, ON, L9G 0G5

NORTH: STAMP:

LEGEND:

WALL CATEGORY KEY:

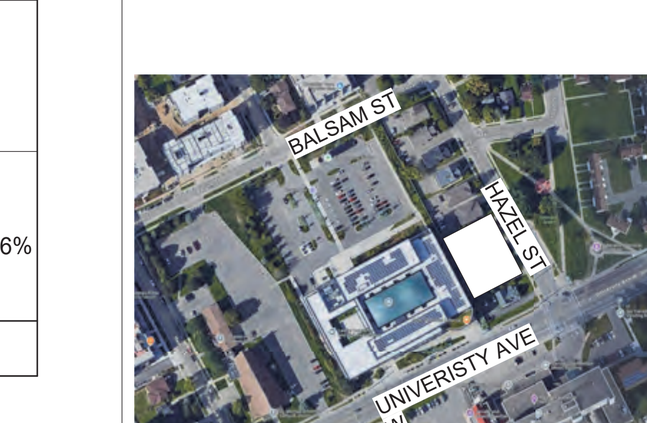
- BH CEILING BULKHEAD WALL
- DM DEMISING WALL
- EX EXTERIOR WALL
- FR FURRING WALL
- LM LAMINATED GYPSUM BOARD WALL
- MT METAL CLADDING WALL
- PL PLUMBING WALL
- PT PARTITION WALL
- PC PRE-CAST WALL
- SH SHAFT WALL
- ICF ICF WALL

CEILING CATEGORY KEY:

- CAT ACOUSTIC TILE CEILING
- CGP GYPSUM BOARD CEILING
- CMT METAL SOFFIT CEILING
- CSA SPRAY APPLIED TEXTURE FINISH

FLOOR CATEGORY KEY:

- F SLAB ON GRADE/ EXT TOPPING/ INT. FINISH
- FCI CAST IN PLACE CONCRETE
- FPH HOLLOW CORE PRECAST CONCRETE FLOOR
- FPS SOLID CORE PRECAST CONCRETE FLOOR



Key Map
SCALE: N.T.S.

SITE PLAN LEGEND

- PROPERTY BOUNDARIES
- B - BARRIER FREE; C - COMMERCIAL ENTRANCE; E - BUILDING EXIT; FF - FIRE FIGHTER PRINCIPAL ENTRANCE
- FIRE — FIRE ROUTE
- HYD — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- REQUIRED PROPERTY SETBACKS
- LS — LIGHT STANDARD
- B — BOLLARD
- BL — LED BOLLARD
- CATCH BASIN
- BR — BIKE RACK (POST AND HOOP)
- COMMERCIAL PARKING SIGNAGE

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
SITE PLAN WITH LEVEL 1

DRAWN BY: IS, SK, MK	CHECKED BY: MT	PROJECT NUMBER: 251
DESIGNED BY: NG DESIGN WAVE	APPROVED BY: SN	DATE: 2026.10.14
SCALE: As indicated	DRAWING NUMBER: A-SP1	
DIVISION NUMBER: 01 30 21		

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2024 ONTARIO BUILDING CODE DATA MATRIX

Issued: 2025 01 01

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE [1]

Name of Practice	
Address 1	
Address 2	
Contact	
Name of Project	251 HAZEL STREET
Location/Address	247-251 HAZEL STREET, WATERLOO, ON CANADA
Date	10/13/2026

Seal & Signature

No.	Item						OBC Reference
3.00	BUILDING CODE VERSION	O.Reg. 163/24		LAST CODE AMENDMENT	O.Reg. 5/25		
3.01	PROJECT TYPE	New Construction					[A] 1.3.3.2.
		NEW 12 STOREY MIXED-USE RESIDENTIAL BUILDING					
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY			USE		3.1.2.
		C	Residential				
		E	Mercantile				
		F3	Low Hazard Industrial		Parking, Service Rooms		
		A2	Other assembly occupancies		Residential's Amenity		
		-	-				
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	NO					3.2.2.7.
3.04	BUILDING AREA (m²)	DESCRIPTION		EXISTING	NEW	TOTAL	[A] 1.4.1.2.
		12 Storey Mixed-Use		0.00	924.70	924.7	
					0.00	-	
					0.00	-	
		TOTAL		-	924.7	924.7	
3.05	GROSS AREA (m²)	DESCRIPTION		EXISTING	NEW	TOTAL	[A] 1.4.1.2.
		Gross Floor Area		0.00	8194.40	8,194.4	
						-	
						-	
		TOTAL		-	8,194.4	8,194.4	
3.06	MEZZANINE AREA (m²)	DESCRIPTION	MEZZ TYPE	EXISTING	NEW	TOTAL	3.2.1.1.
		Vertical Circulation Only	N/A			-	
			Select applicable			-	
			Select applicable			-	
		TOTAL		-	-	-	
3.07	BUILDING HEIGHT	12	STOREYS ABOVE GRADE		38.52	(m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
		0	STOREYS BELOW GRADE				
3.08	HIGH BUILDING	Yes					3.2.6.
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1	STREET(S)				3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.47.	Group C, Any Height, Any Area, Sprinklered				3.2.2.20-83.
		3.2.2.66.	Group E, Any Height, Any Area, Sprinklered				
		3.2.2.82.	Group F, Division 3, Any Height, Any Area, Sprinklered				
		3.2.2.23.	Group A, Division 2, Any Height, Any Area, Sprinklered				
		-	-				
3.11	SPRINKLER SYSTEM	Required		PROVIDED:	Entire Building		3.2.1.5. &
		DESCRIBE					3.2.2.17., 3.2.2.18., 3.2.4.8. to 3.2.4.10. and 3.2.5.13.
3.12	STANDPIPE SYSTEM	Required					3.2.9.
3.13	FIRE ALARM SYSTEM	Required		TYPE PROVIDED	Single Stage		3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	Yes					3.2.5.7.
3.15	CONSTRUCTION TYPE	BASED ON	3.2.2.47.				3.2.2.2.20.-83.
		RESTRICTIONS	Noncombustible Required				
		ACTUAL	Noncombustible	HEAVY TIMBER CONSTRUCTION		NO	3.2.1.4.
3.16	IMPORTANCE CATEGORY	Normal			-		4.1.2.1.(3), T4.1.2.1.B
3.17	SEISMIC CATEGORY	SEISMIC CATEGORY -					4.1.8.4.(1)
		SITE CLASS	-	-	Class C		T4.1.8.5.-B
		SEISMIC DESIGN REQUIRED FOR Table 4.1.8.18. items 6 to 22:			Required		4.1.8.18.(2)
		REASON FOR REQUIREMENT	NEITHER SC1 NOR SC2.				

2

2 A-SP2 **OBC MATRIX**
SCALE: N.T.S

PROJECT NAME: 251 Hazel St

No.	Suite No.	Unit Name	Unit Type	Area (m²)	Area (SF)	Beds	Baths	BF Units	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10	L11	L12	Total Units	Total Area (m²)	Total Area (SF)
1	805	1A+1D	1 Bed + Dining	52.2	561.9	1	1	0							1						1	52.2	562
2	906, 1006, 1106, 1206	1A+D		52.2	561.9	1	1	0								1	1	1	1		4	208.8	2,248
3	1501	1B+D		52.3	563.0	1	1	0												1	1	52.3	563
4	902, 1002, 1102, 1202	1C+D		52.6	566.2	1	1	0								1	1	1	1		4	210.4	2,265
5	801	1D+1D		57.0	613.5	1	1	0							1						1	57.0	614
6	901, 1001, 1101, 1201	1D+D		57.0	613.5	1	1	0								1	1	1	1		4	228.0	2,454
7	202, 302, 502, 602, 702	1E+D		58.7	631.8	1	1	0		1	1	1	1	1							5	293.5	3,159
8	806	1F+1D		59.6	641.5	1	1	1							1						1	59.6	642
9	907, 1007, 1107, 1207	1F+D		59.6	641.5	1	1	4								1	1	1	1		4	238.4	2,566
10	212, 312, 512, 612, 712	1G+D		61.9	666.3	1	1	0		1	1	1	1	1							5	309.5	3,331
11	1502	1H+D		62.9	677.0	1	1	0												1	1	62.9	677
12	802	1J+D		64.2	691.0	1	1	0							1						1	64.2	691
13	1506	1K+D		65.7	707.0	1	1	0												1	1	65.7	707
14	211, 311, 511, 611, 711	1L+D		67.1	722.3	1	1	0		1	1	1	1	1							5	335.5	3,611
15	209, 309, 509, 609, 709	1M+D		68.0	731.9	1	1	0		1	1	1	1	1							5	340.0	3,660
16	203, 303, 503, 603, 703	1N+D		68.3	735.2	1	1	0		1	1	1	1	1							5	341.5	3,676
17	1505	1O+D		68.6	738.3	1	1	0												1	1	68.6	738
18	205, 305, 505, 605, 705	1P+D		68.7	739.5	1	1	0		1	1	1	1	1							5	343.5	3,697
19	206, 306, 506, 606, 706	1Q+D		69.1	743.8	1	1	0		1	1	1	1	1							5	345.5	3,719
20	210, 310, 510, 610, 710	1R+D		71.0	764.2	1	1	5		1	1	1	1	1							5	355.0	3,821
								10															
21	903, 1003, 1103, 1203	2A	2 Bed	70.5	758.9	2	2	0								1	1	1	1		4	282.0	3,035
22	201, 215, 301, 315, 501, 515, 601, 615, 701, 715	2B		72.0	775.0	2	2	0		2	2	2	2	2							10	720.0	7,750
23	208, 308, 508, 608, 708	2C		74.9	806.2	2	2	0		1	1	1	1	1							5	374.5	4,031
24	803	2D1		76.1	819.1	2	2	0							1						1	76.1	819
25	905, 1005, 1105, 1205, 1503	2D		76.1	819.1	2	2	0								1	1	1	1	1	5	380.5	4,096
26	207, 307, 507, 607, 707	2E		76.4	822.4	2	2	5		1	1	1	1	1							5	382.0	4,112
								0													0	0.0	0
								0													0	0.0	0
								5															
			TOTAL			124	124	15	0	12	12	12	12	12	5	6	6	6	6	5	94	6,247.2	66,682
			% Barrier-Free Units					16.0%															

UNIT SUMMARY	
Total number of units	94
Total saleable area (m²)	6,247.2
Total saleable area (SF)	66,682
Total balcony area (m²)	301.8
Total bedrooms (all units)	124
Total bathrooms (all units)	124
Barrier-free units provided	15
Barrier-free % of total units	16.0%
Barrier-free requirement %	15%
Barrier-free units required	14
Barrier-free surplus / (shortfall)	1

BREAKDOWN BY BEDROOM COUNT

Bedroom type	Units	BF Provided	BF Required
1-Bedroom	64	10	10
2-Bedroom	30	5	5

1 A-SP2 **UNIT MATRIX**
SCALE: N.T.S

NEW GENERATION DESIGN WAVE

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ISSUES

PLOT DATE: 10/21/2026 4:04:06 PM

ARCHITECT:
SAMER NESSIEM
TEL: (204) 509 4991
SAMERNESSIEM@HOTMAIL.COM
118 JOHN FEDERICK DRIVE, ANCASTER, ON, L9G 0G5

NORTH: STAMP:

LEGEND:

WALL CATEGORY KEY:

- BH CEILING BULKHEAD WALL
- DM DEMISING WALL
- EX EXTERIOR WALL
- FR FURRING WALL
- LM LAMINATED GYPSUM BOARD WALL
- MT METAL CLADDING WALL
- PL PLUMBING WALL
- PT PARTITION WALL
- PC PRE-CAST WALL
- SH SHAFT WALL
- ICF ICF WALL

CEILING CATEGORY KEY:

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- CGP GYPSUM BOARD CEILING
- CMT METAL SOFFIT CEILING
- CSA SPRAY APPLIED TEXTURE FINISH

FLOOR CATEGORY KEY:

- F SLAB ON GRADE/ EXT TOPPING/ INT. FINISH
- FCI CAST IN PLACE CONCRETE
- FPH HOLLOW CORE PRECAST CONCRETE FLOOR
- FPS SOLID CORE PRECAST CONCRETE FLOOR

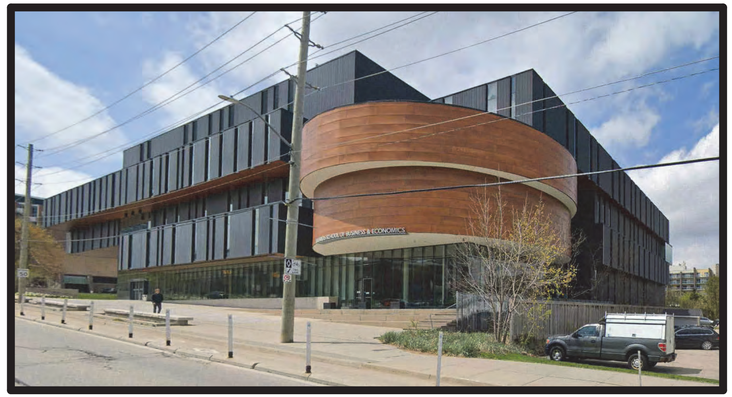
CLIENT: 251 HAZEL INC.

JOB TITLE: 251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE: OBC MATRIX AND UNIT MATRIX

DRAWN BY: IS	CHECKED BY: MT, MK	PROJECT NUMBER: 251
DESIGNED BY: NG DESIGN WAVE	APPROVED BY: SN	DATE: 2026.10.14
SCALE: 1 : 1	DRAWING NUMBER: A-SP2	
DIVISION NUMBER: 01 30 21		

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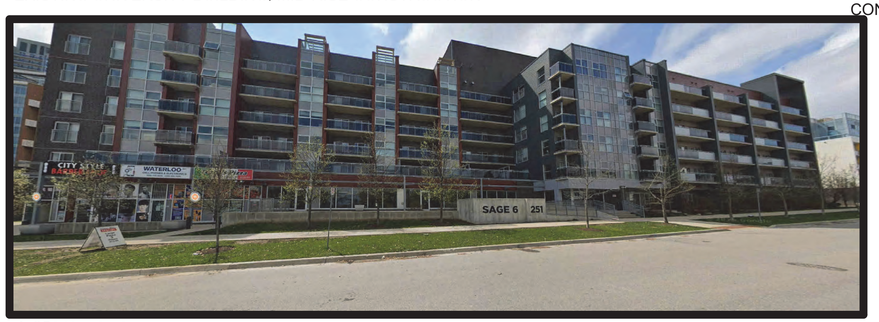
1. 64 UNIVERSITY AVENUE W.
EXISTING UNIVERSITY BUILDING, MID-RISE CONSTRUCTION



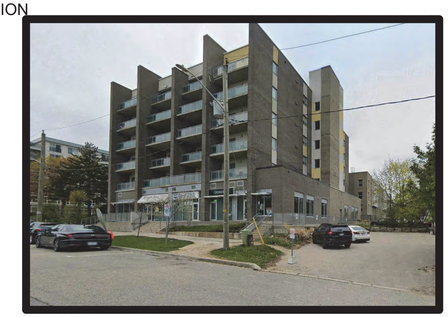
2. 222 ALBER STREET
EXISTING RESIDENTIAL BUILDING, MIXED-USE MID-RISE CONSTRUCTION



3. 239 ALBER STREET
EXISTING RESIDENTIAL BUILDING, MID-RISE CONSTRUCTION



4. 251 Hemlock
EXISTING MIXED-USE MID-RISE CONSTRUCTION



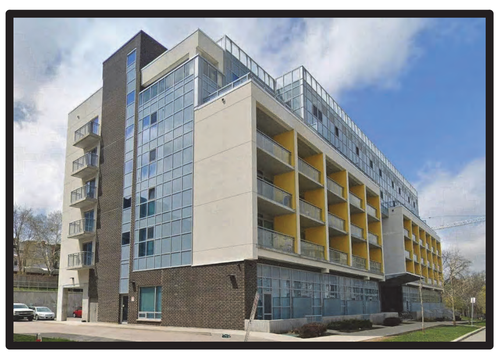
5. 62 Balsam St.
EXISTING MIXED-USE MID-RISE CONSTRUCTION



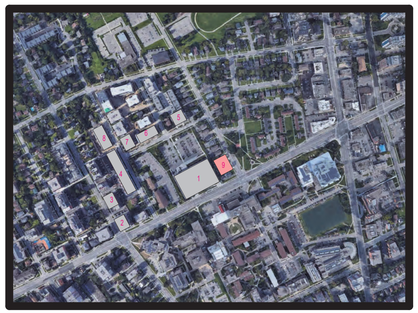
6. 72 Balsam St
EXISTING MIXED-USE MID-RISE CONSTRUCTION



7. 72 Balsam St
EXISTING MIXED-USE MID-RISE CONSTRUCTION



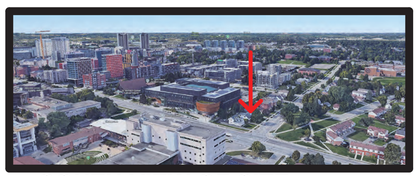
8. 257 Hemlock St
EXISTING MIXED-USE MID-RISE CONSTRUCTION



PARTIAL VIEW OF SITE



NORTH VIEW OF SITE



SOUTH VIEW OF SITE

The property situated in a desirable fast-growing Northdale neighbourhood between Albert St. and University Ave W. 251 Hazel is a new development that will connect two different streets, each with its own unique characteristics. To the west and north of the subject property, the neighbourhood primarily consists of multi- unit residential dwellings that range from low to high-rise buildings. Properties are in the immediately vicinity of the site are generally low-rise single-family homes with a few mid-rise developments. The University Of Wilfrid Laurier University and Lazaridis School of Business and Economics are about a 5- minute walk west or south, respectively.
With this new developments, Hazel Street it will become an inviting and attractive public street. It has extroverted characteristics, which encourages commercial uses, traffic, and connectivity. With lots of greenery, this cull-de-sac gives a peaceful and calming effect contrasting its neighbouring University Ave W. To the south. Its houses and residential units are located at grade with private porches and patios maintaining a tranquil neighbourhood. The contrasting neighbour context of 251 hazel serves as the inspiration and the theme of this development.
The property has frontage on Hazel St and will abut low rise commercial properties to the east and the south. The development is proposed to consist of a 12-storey mixed-use building comprised of 94 dwelling units and 3 commercial units command is similar in scale and shape to the surrounding mid-rise multi-unit residential developments such as those on Balsam, Larch, Hemlock and Albert street.

NEW GENERATION DESIGN WAVE

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C	2025.11.07	SPA 3RD SUBMISSION	MT	BS
B	2025.10.03	SPA 2ND SUBMISSION	MT	BS
A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES:

PLOT DATE: 10/21/2026 4:04:10 PM

ARCHITECT:
SAMER NESSIEM
TEL: (204) 509 4991
SAMERNESSIEM@HOTMAIL.COM
118 JOHN FEDERICK DRIVE, ANCASTER, ON. L9G 0G5

NORTH: TN

STAMP:

LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON. CANADA

DRAWING TITLE:
CONTEXT PLAN

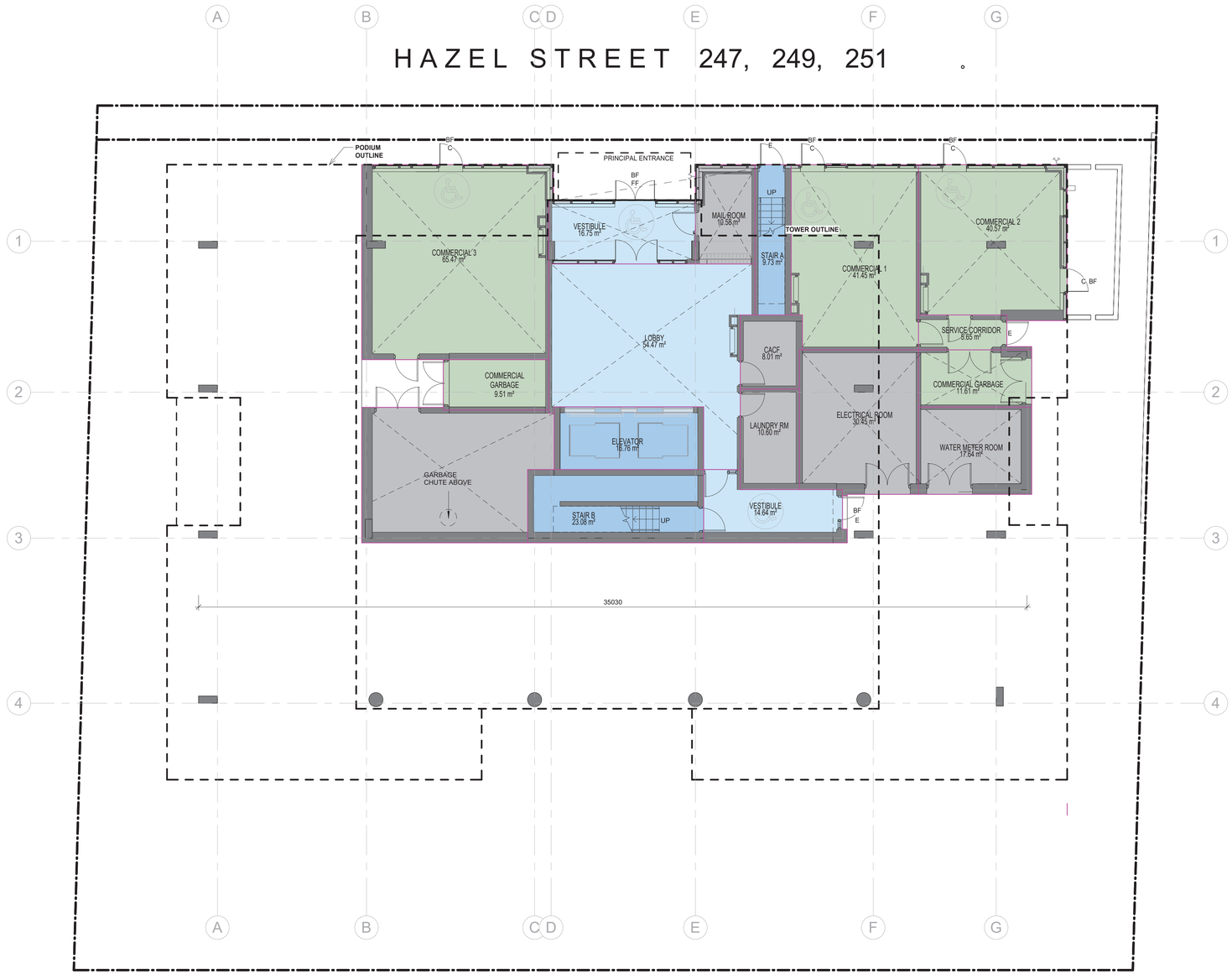
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IS, SK, MK	BS	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	BS	2026.10.14

SCALE: 1 : 1

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-1.1

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SPACE LEGEND

- CIRCULATION
- COMMERCIAL
- SERVICE
- VERTICAL DEDUCTIBLE

2 A-SP-2.1 **LEVEL 1**
SCALE: 1 : 100

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ISSUES

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118 JOHN FEDERICK DRIVE, ANCASTER, ON. L9G 0G5

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LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
LEVEL 1

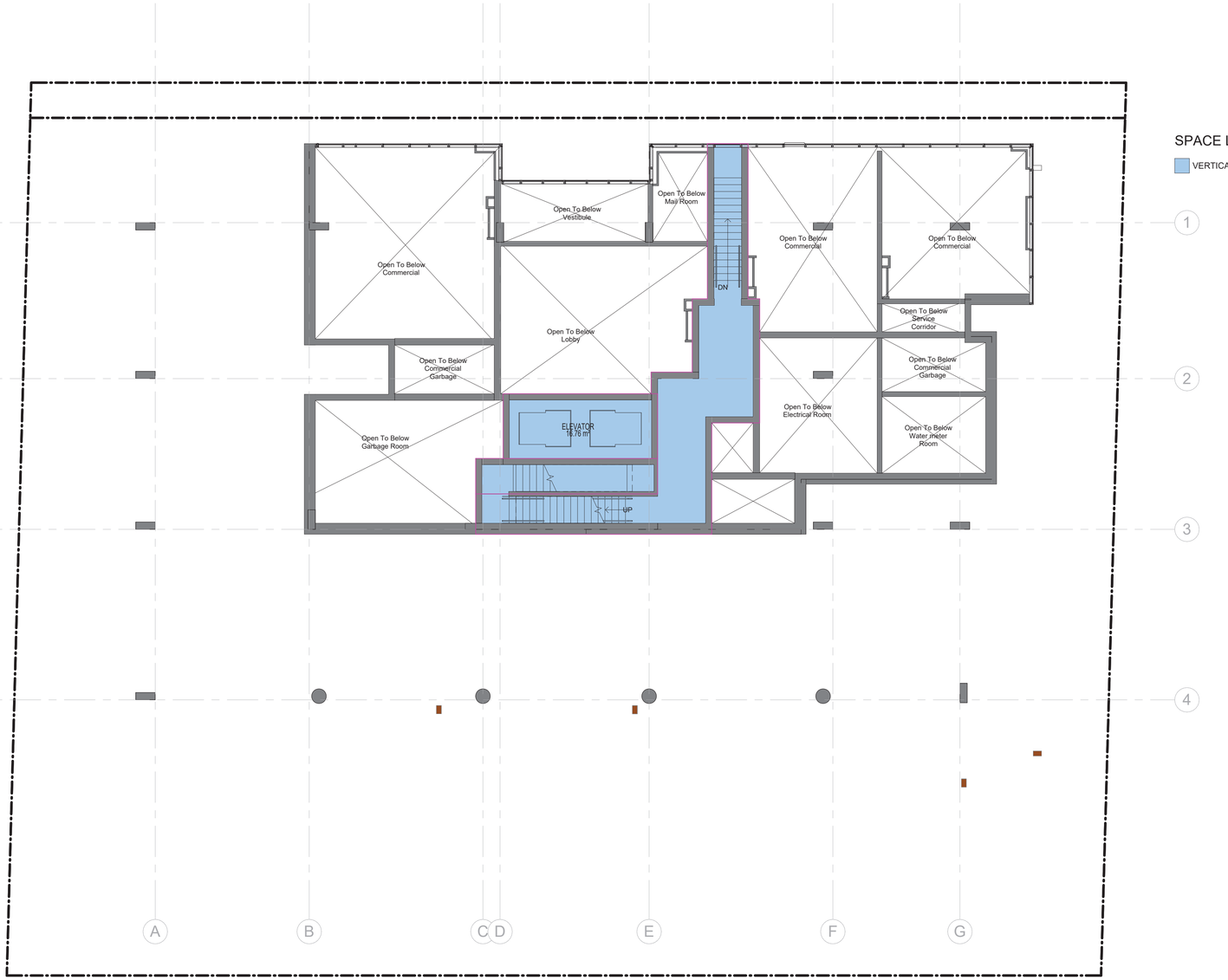
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MS, IS, SK,MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-2.1

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SPACE LEGEND

VERTICAL DEDUCTIBLE

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ISSUES

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ARCHITECT:
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118 JOHN FEDERICK DRIVE, ANCASTER, ON, L9G 0G5

NORTH:

TN N

STAMP:

LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
LEVEL 1 Mezzanine

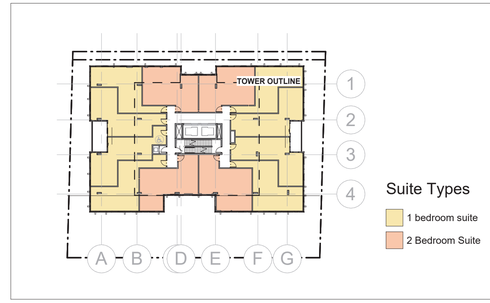
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IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-2.2

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2 A-SP-2.3 **TYP. KEY PLAN - LEVEL 2 - LEVEL 6**
SCALE: 1 : 500



SPACE LEGEND
- BALCONY
- CIRCULATION
- SERVICE
- SUITE
- SUITE BF
- VERTICAL DEDUCTIBLE

1 A-SP-2.3 **TYP. FLOOR PLAN - LEVEL 2 - LEVEL 6**
SCALE: 1 : 100

NEW GENERATION DESIGN WAVE

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118 JOHN FEDERICK DRIVE, ANCASTER, ON, L9G 0G5

NORTH: TN N

STAMP:

LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
LEVEL 2 to LEVEL 6

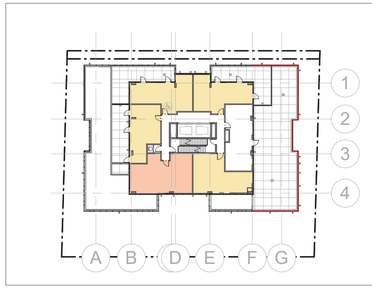
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IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: As indicated

DRAWING NUMBER: A-SP-2.3

DIVISION NUMBER: 01 30 21

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Suite Types

- 1 bedroom suite
- 2 Bedroom Suite

2 A-SP-2.4 **KEY PLAN - LEVEL 7 (Roof Amenity)**
SCALE: 1 : 500



SPACE LEGEND

- AMENITY
- BALCONY
- CIRCULATION
- SERVICE
- SUITE
- SUITE BF
- VERTICAL DEDUCTIBLE

1 A-SP-2.4 **FLOOR PLAN - LEVEL 7 (Roof Amenity)**
SCALE: 1 : 100

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ISSUES

PLOT DATE: 10/21/2026 4:04:30 PM

ARCHITECT:
SAMER NESSIEM
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SAMERNESSIEM@HOTMAIL.COM
118 JOHN FEDERICK DRIVE, ANCASTER, ON, L9G 0G5

NORTH: TN N

STAMP:

LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
LEVEL 7

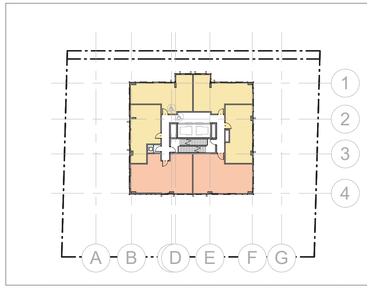
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IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SM	2026.10.14

SCALE: As indicated

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-2.4

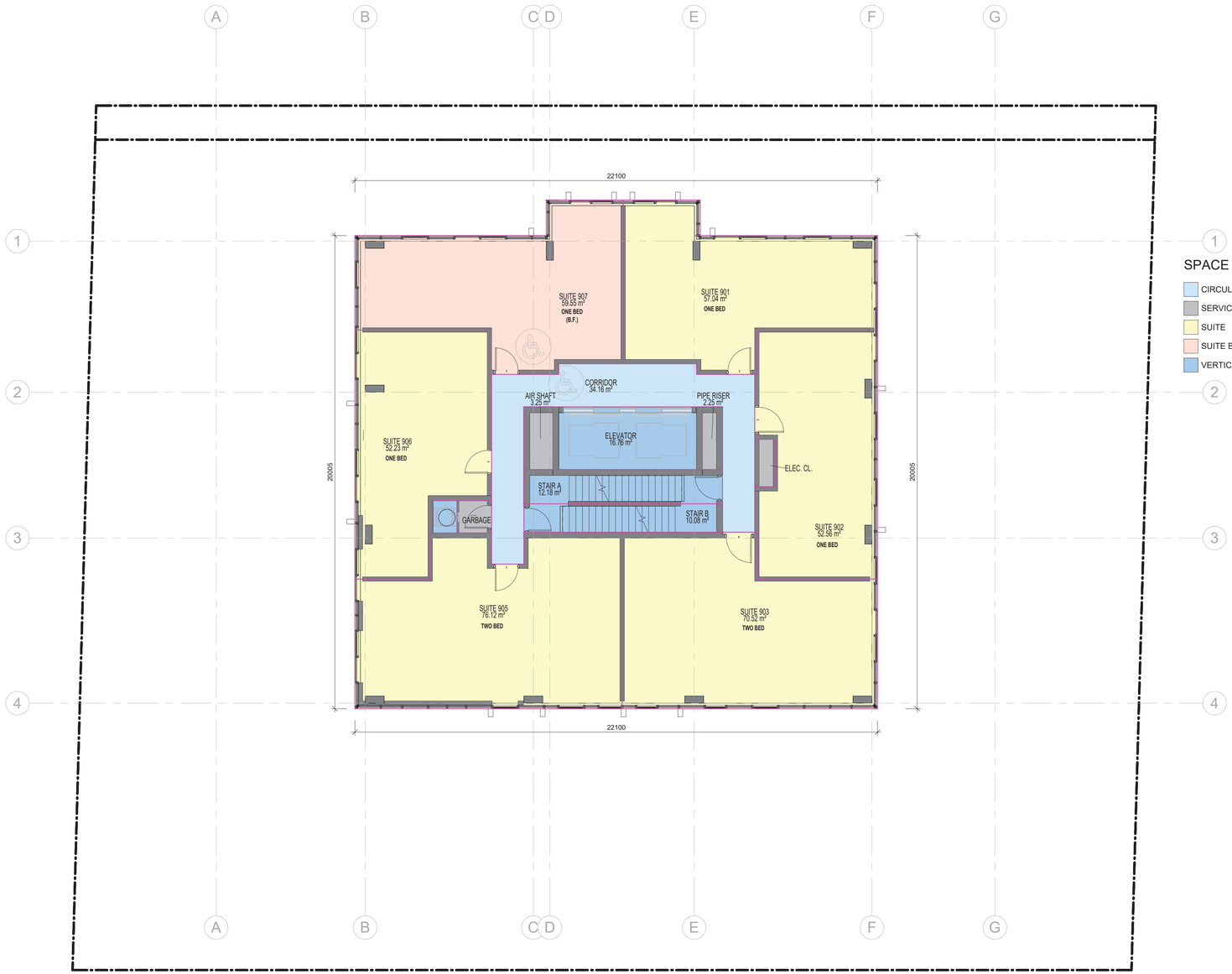
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Suite Types

- 1 bedroom suite
- 2 Bedroom Suite

2 A-SP-2.5 **TYP. KEY PLAN - LEVEL 8 - LEVEL 11 (Typ. Tower)**
SCALE: 1 : 500



1 A-SP-2.5 **TYP. FLOOR PLAN - LEVEL 8 - LEVEL 6 (Typ. Tower)**
SCALE: 1 : 100

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118 JOHN FEDERICK DRIVE, ANCASTER, ON. L9G 0G5

NORTH:



STAMP:

LEGEND:

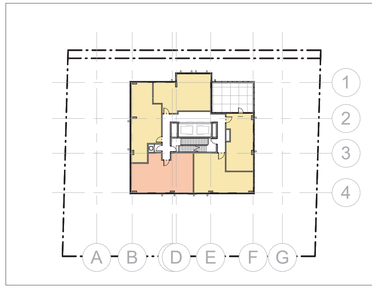
CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
LEVEL 8 to LEVEL 11

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: As indicated
DIVISION NUMBER: 01 30 21
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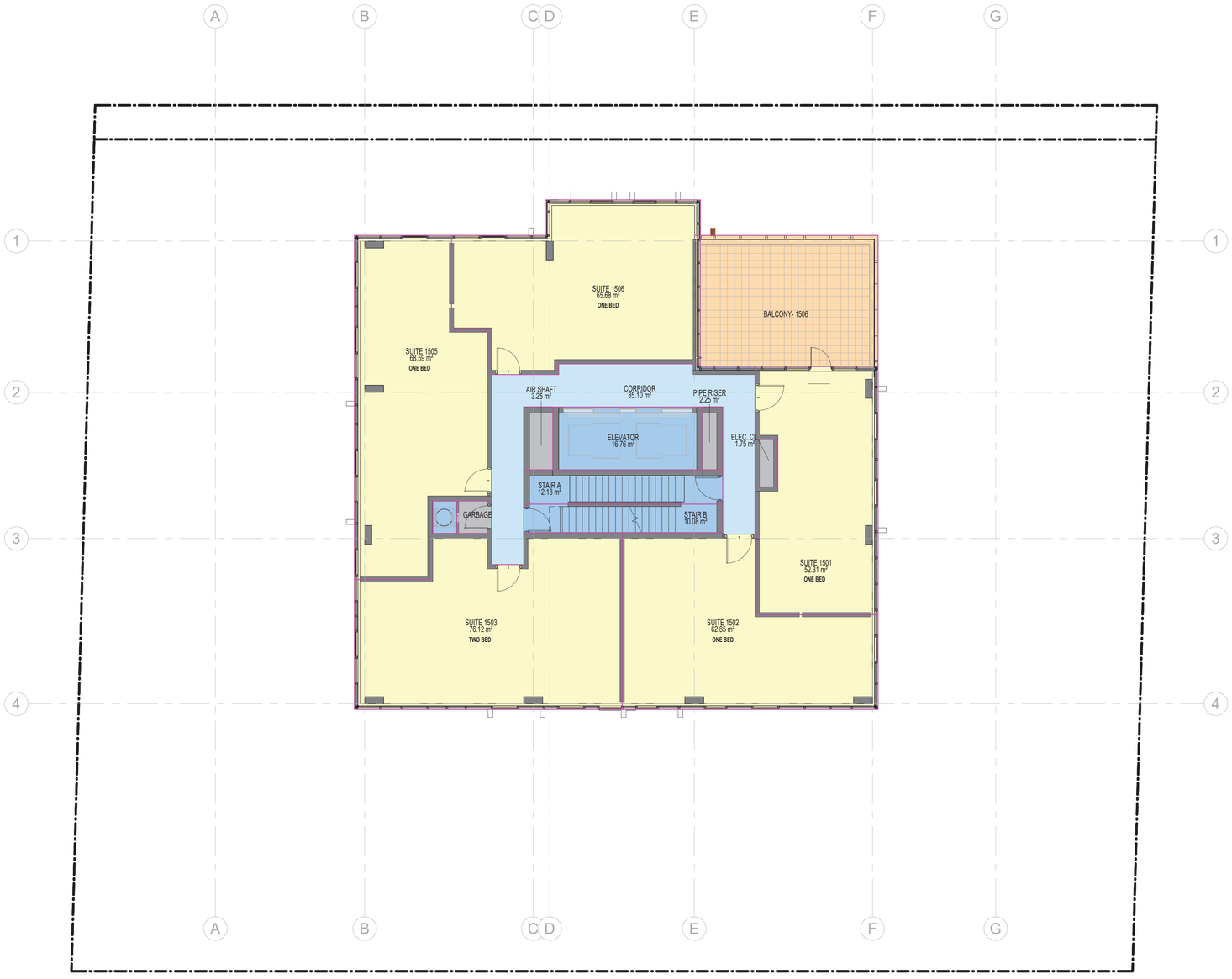


Suite Types

- 1 bedroom suite
- 2 Bedroom Suite

2 A-SP-2.6 **KEY PLAN - LEVEL 12**

SCALE: 1 : 500



SPACE LEGEND

- BALCONY
- CIRCULATION
- SERVICE
- SUITE
- VERTICAL DEDUCTIBLE

1 A-SP-2.6 **LEVEL 12**

SCALE: 1 : 100

NEW GENERATION DESIGN WAVE

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NO.	DATE	ISSUED FOR	CH	BY
C	2026.10.13	ZBA SUBMISSION	MK	BD
B	2025.11.07	SPA 3RD SUBMISSION	MT	BS
A	2025.10.03	SPA 2ND SUBMISSION	MT	BS

ISSUES

PLOT DATE: 10/21/2026 4:04:40 PM

ARCHITECT:
SAMER NESSIEM
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118 JOHN FEDERICK DRIVE, ANCASTER, ON. L9G 0G5

NORTH:

TN

STAMP:

LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON. CANADA

DRAWING TITLE:

LEVEL 12

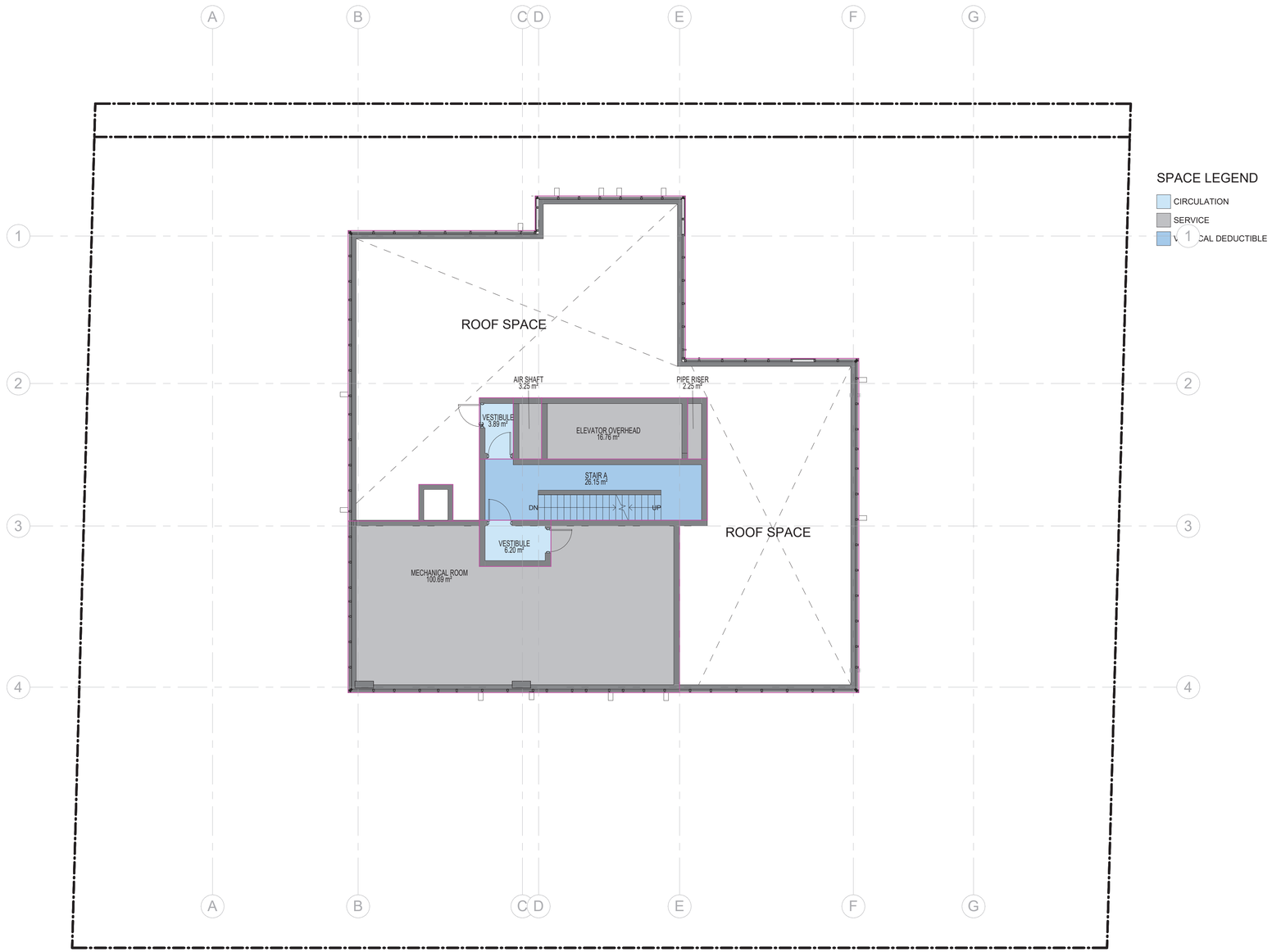
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: As indicated

DRAWING NUMBER: A-SP-2.6

DIVISION NUMBER: 01 30 21

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1 A-SP-2.7 **LEVEL 13 - MECH PH**

SCALE: 1 : 100

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NEW GENERATION DESIGN WAVE

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118 JOHN FEDERICK DRIVE, ANCASTER, ON. L9G 0G5

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TN

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LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

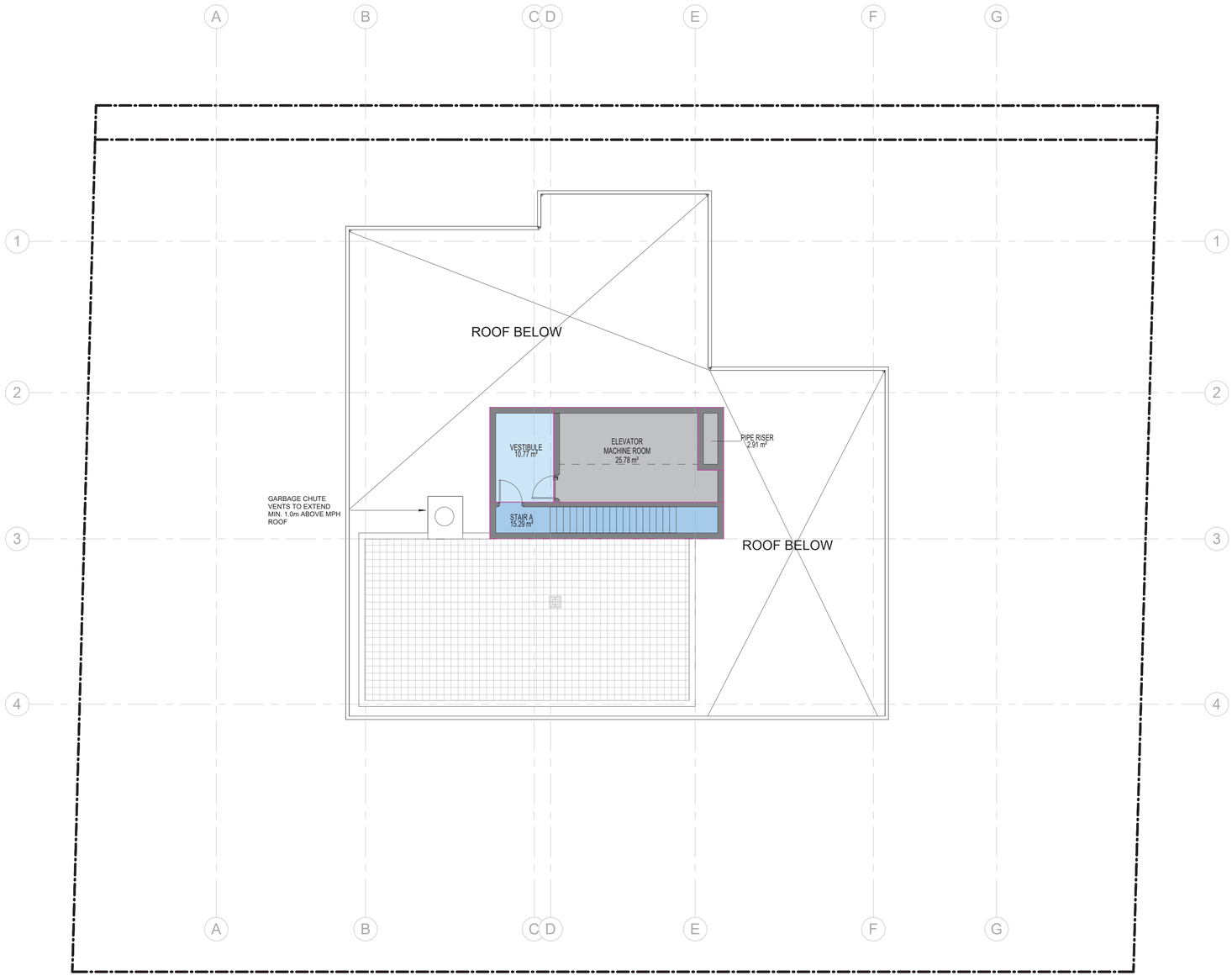
DRAWING TITLE:
LEVEL MPH

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-2.7



1 LEVEL 14 EMR
A-SP-2.8 SCALE: 1 : 100

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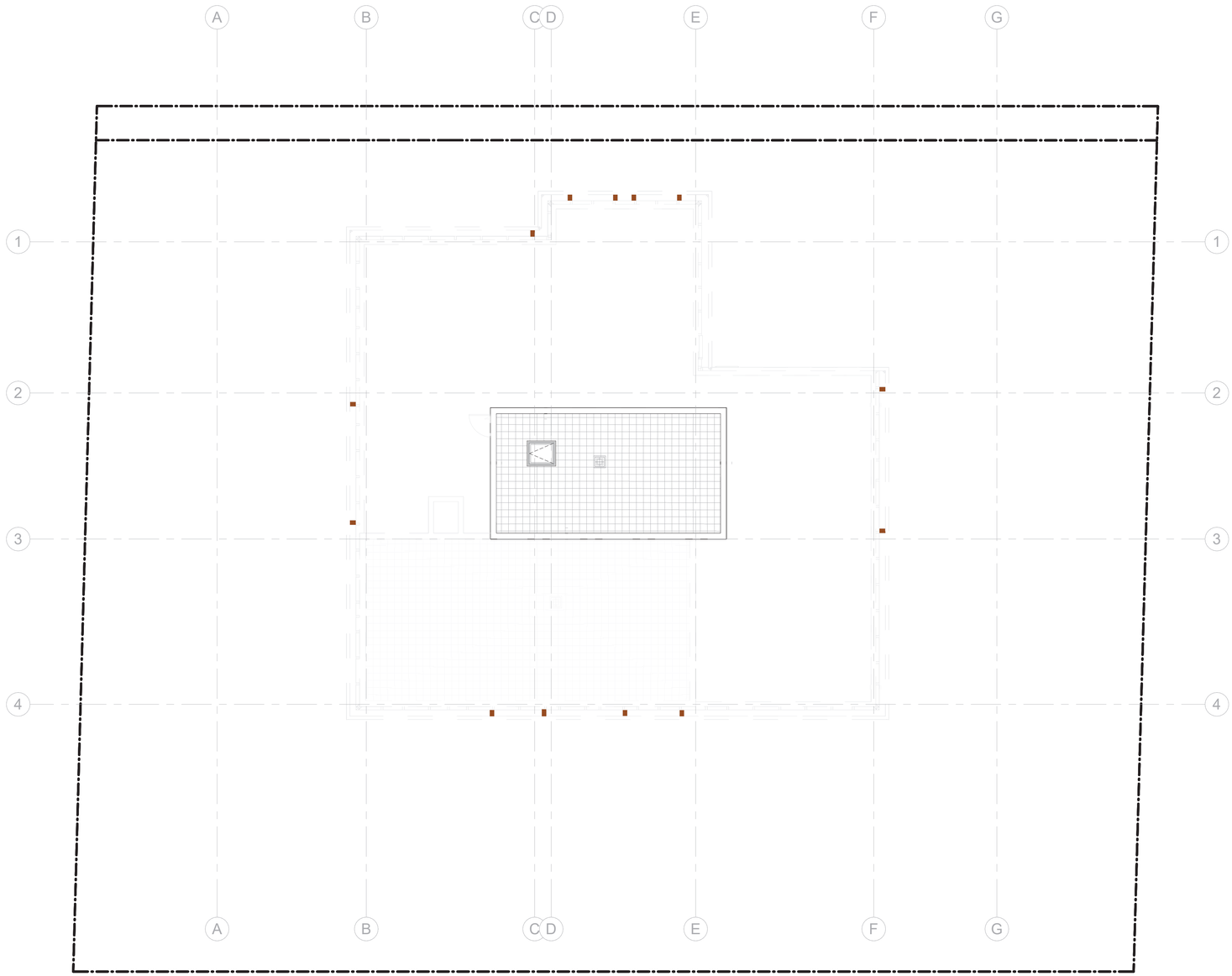
DRAWING TITLE:
LEVEL EMR

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IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-2.8



1 **EMR ROOF**
A-SP-2.9 SCALE: 1 : 100

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ISSUES

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118 JOHN FEDERICK DRIVE, ANCASTER, ON, L9G 0G5

NORTH:



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251 HAZEL INC.

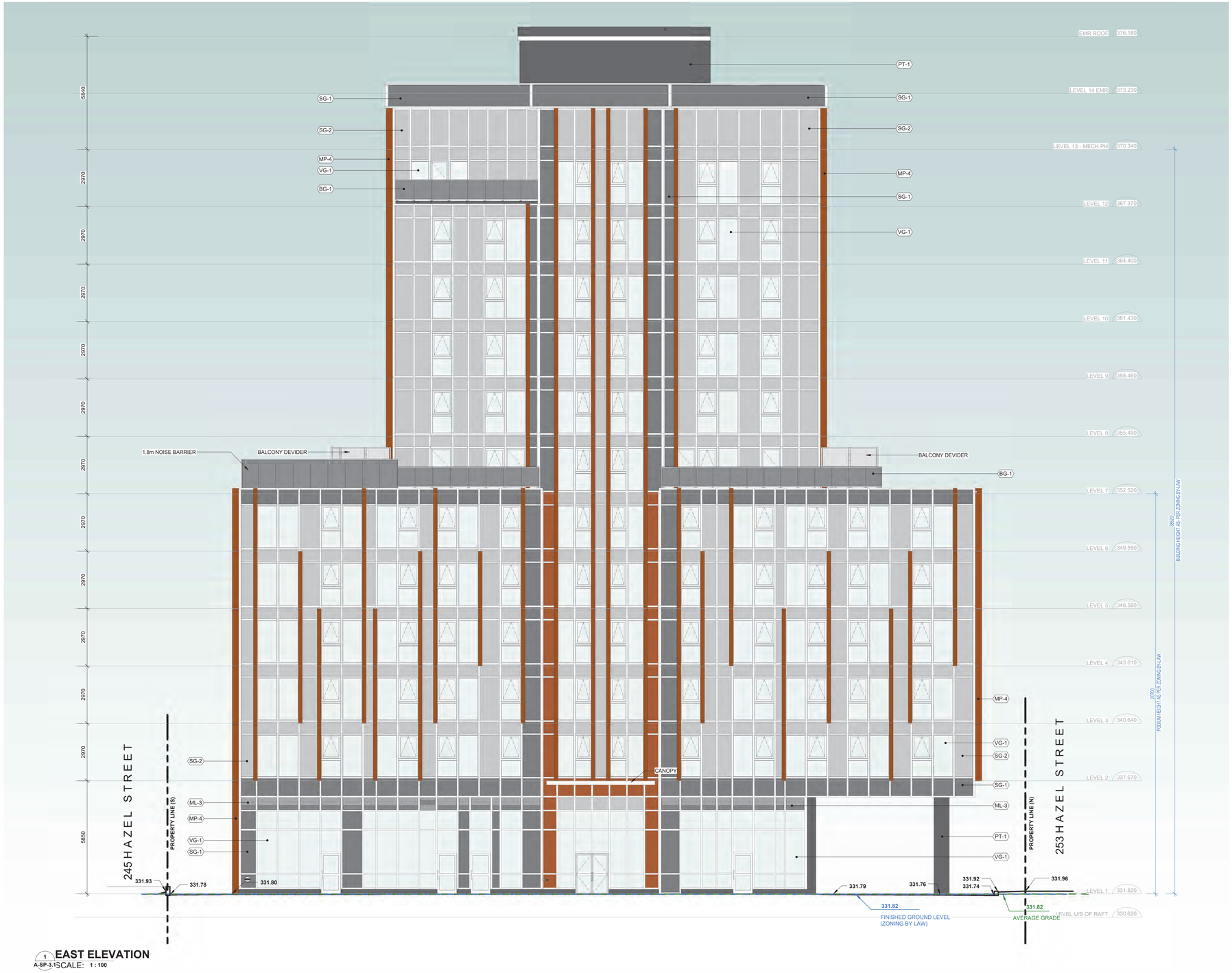
JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
LEVEL EMR ROOF

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100
DIVISION NUMBER: 01 30 21
DRAWING NUMBER: A-SP-2.9

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1 A-SP-3.1 **EAST ELEVATION**
SCALE: 1 : 100

MATERIALS LEGEND

SG-1	SPANDREL PANEL COLOR: DUSTY GRAY RAL 7037 RGB: 125 125 125
SG-2	SPANDREL PANEL COLOR: TELEGREY GRAY RAL 7047 RGB 192 192 192
SP-3	SPANDREL PANEL COLOR: SIGNAL WHITE RAL 9003 RGB: 228 228 228
MP-4	METAL PANEL COLOR: ORANGE BROWN RAL 8023 RGB 151 75 0
PT-1	PAINT COLOR: MOUSE GRAY RAL 7005 RGB 102 102 102
VG-1	VISION GLASS CLEAR COLOUR: TRANSPARENT
BG-1	BALCONY GLASS TRANSPARENT SAFETY GLASS TINTED COLOUR: SOLARGREY (GRAY)

NEW GENERATION DESIGN WAVE

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ARCHITECT:
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TEL: (204) 509 4991
SAMERNESSIEM@HOTMAIL.COM
118 JOHN FEDERICK DRIVE, ANCASTER, ON, L9G 0G5

NORTH:

STAMP:

LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
EAST ELEVATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-3.1

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GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

TOTAL AREA OF FACADE BELOW GRADE: 60.13m² + 32.028m² + 60.13m² + 32.028m² = 184.316m²
APPROX. BUILDING PERIMETER: 29.755m + 15.974m + 29.755m + 15.974m = 91.46m
BUILDING AVERAGE GRADE: 329.78m + (184.32m² / 91.46m) = 329.78m + 2.02m = **331.80m**

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER BY ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

FINISHED GROUND LEVEL AS PER ZONING BY-LAW = (331.80m + 331.80m+ 331.80m + 331.80m + 331.80m) / 5 =
= 1,659.00m / 5 = 331.80**m**



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JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

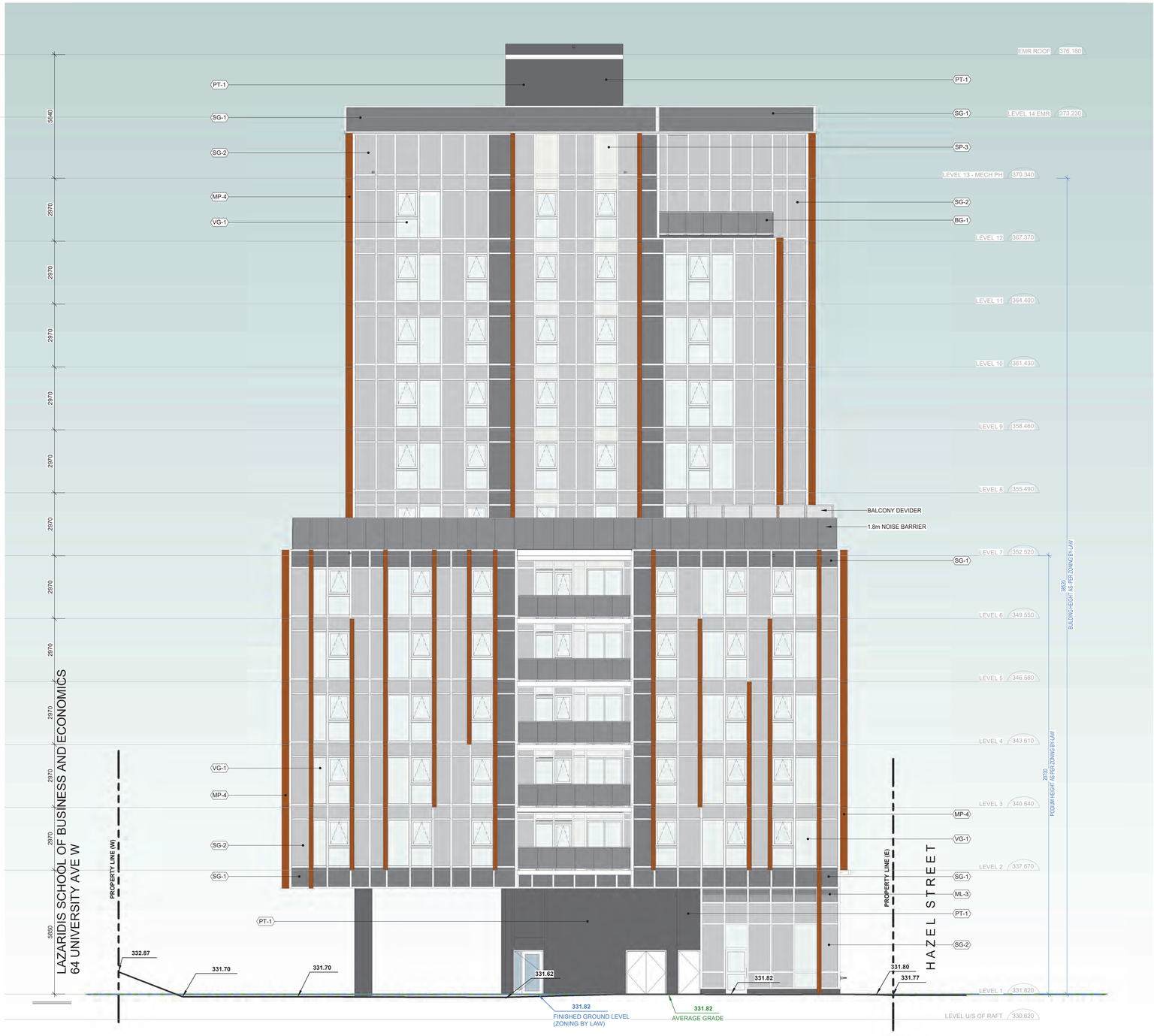
EAST ELEVATION- GRADE CALCULATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-3.2



1 SOUTH ELEVATION
A-SP-3.3 SCALE: 1 : 100

MATERIALS LEGEND

- SG-1 — SPANDREL PANEL
  COLOR: DUSTY GRAY
  RAL 7037
  RGB: 125 125 125
- SG-2 — SPANDREL PANEL
  COLOR: TELEGREY GRAY
  RAL 7047
  RGB 192 192 192
- SP-3 — SPANDREL PANEL
  COLOR: SIGNAL WHITE
  RAL 9003
  RGB: 228 228 228
- MP-4 — METAL PANEL
  COLOR: ORANGE BROWN
  RAL 8023
  RGB 151 75 0
- PT-1 — PAINT
  COLOR: MOUSE GRAY
  RAL 7005
  RGB 102 102 102
- VG-1 — VISION GLASS
  CLEAR
  COLOUR: TRANSPARENT
- BG-1 — BALCONY GLASS
  TRANSPARENT SAFETY GLASS
  TINTED COLOUR: SOLARGREY (GRAY)

NEW GENERATION DESIGN WAVE

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A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES

PLOT DATE: 10/21/2026 4:05:26 PM

ARCHITECT:
SAMER NESSIEM
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118 JOHN FEDERICK DRIVE, ANCASTER, ON. L9G 0G5

NORTH:

STAMP:

LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
SOUTH ELEVATION

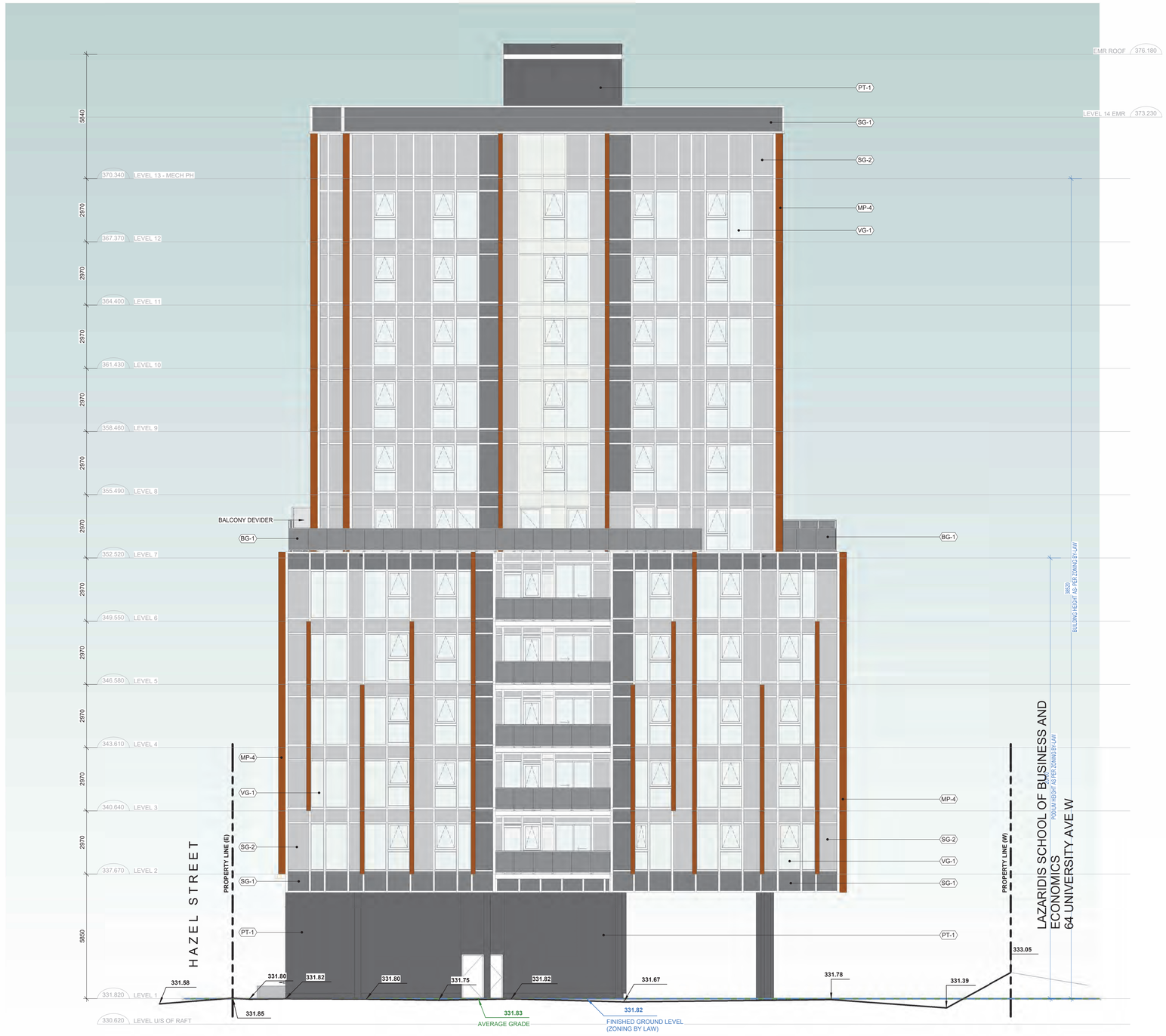
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-3.3

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1 NORTH ELEVATION
A-SP-3.4 SCALE: 1 : 100

MATERIALS LEGEND

SG-1	SPANDREL PANEL COLOR: DUSTY GRAY RAL 7037 RGB: 125 125 125
SG-2	SPANDREL PANEL COLOR: TELEGREY GRAY RAL 7047 RGB 192 192 192
SP-3	SPANDREL PANEL COLOR: SIGNAL WHITE RAL 9003 RGB: 228 228 228
MP-4	METAL PANEL COLOR: ORANGE BROWN RAL 8023 RGB 151 75 0
PT-1	PAINT COLOR: MOUSE GRAY RAL 7005 RGB 102 102 102
VG-1	VISION GLASS CLEAR COLOUR: TRANSPARENT
BG-1	BALCONY GLASS TRANSPARENT SAFETY GLASS TINTED COLOUR: SOLARGREY (GRAY)

NEW GENERATION DESIGN WAVE

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. ANY UNAUTHORIZED USE OF THE DRAWINGS, DETAILS AND SPECIFICATIONS IS PROHIBITED.

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CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	ISSUED FOR	CH	BY
D	2026.10.13	ZBA SUBMISSION	MK	BD
C	2025.11.07	SPA 3RD SUBMISSION	MT	BS
B	2025.10.03	SPA 2ND SUBMISSION	MT	BS
A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES

PLOT DATE: 10/21/2026 4:05:39 PM

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118 JOHN FEDERICK DRIVE, ANCASTER, ON. L9G 0G5

NORTH:

STAMP:

LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
NORTH ELEVATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-3.4

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1 **WEST ELEVATION**
A-SP-3.5 SCALE: 1 : 100

MATERIALS LEGEND

SG-1	SPANDREL PANEL COLOR: DUSTY GRAY RAL 7037 RGB: 125 125 125
SG-2	SPANDREL PANEL COLOR: TELEGREY GRAY RAL 7047 RGB 192 192 192
SP-3	SPANDREL PANEL COLOR: SIGNAL WHITE RAL 9003 RGB: 228 228 228
MP-4	METAL PANEL COLOR: ORANGE BROWN RAL 8023 RGB 151 75 0
PT-1	PAINT COLOR: MOUSE GRAY RAL 7005 RGB 102 102 102
VG-1	VISION GLASS CLEAR COLOUR: TRANSPARENT
BG-1	BALCONY GLASS TRANSPARENT SAFETY GLASS TINTED COLOUR: SOLARGREY (GRAY)

NEW GENERATION DESIGN WAVE

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ISSUES

PLOT DATE: 10/21/2026 4:05:52 PM

ARCHITECT:
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NORTH:

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LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON. CANADA

DRAWING TITLE:
WEST ELEVATION

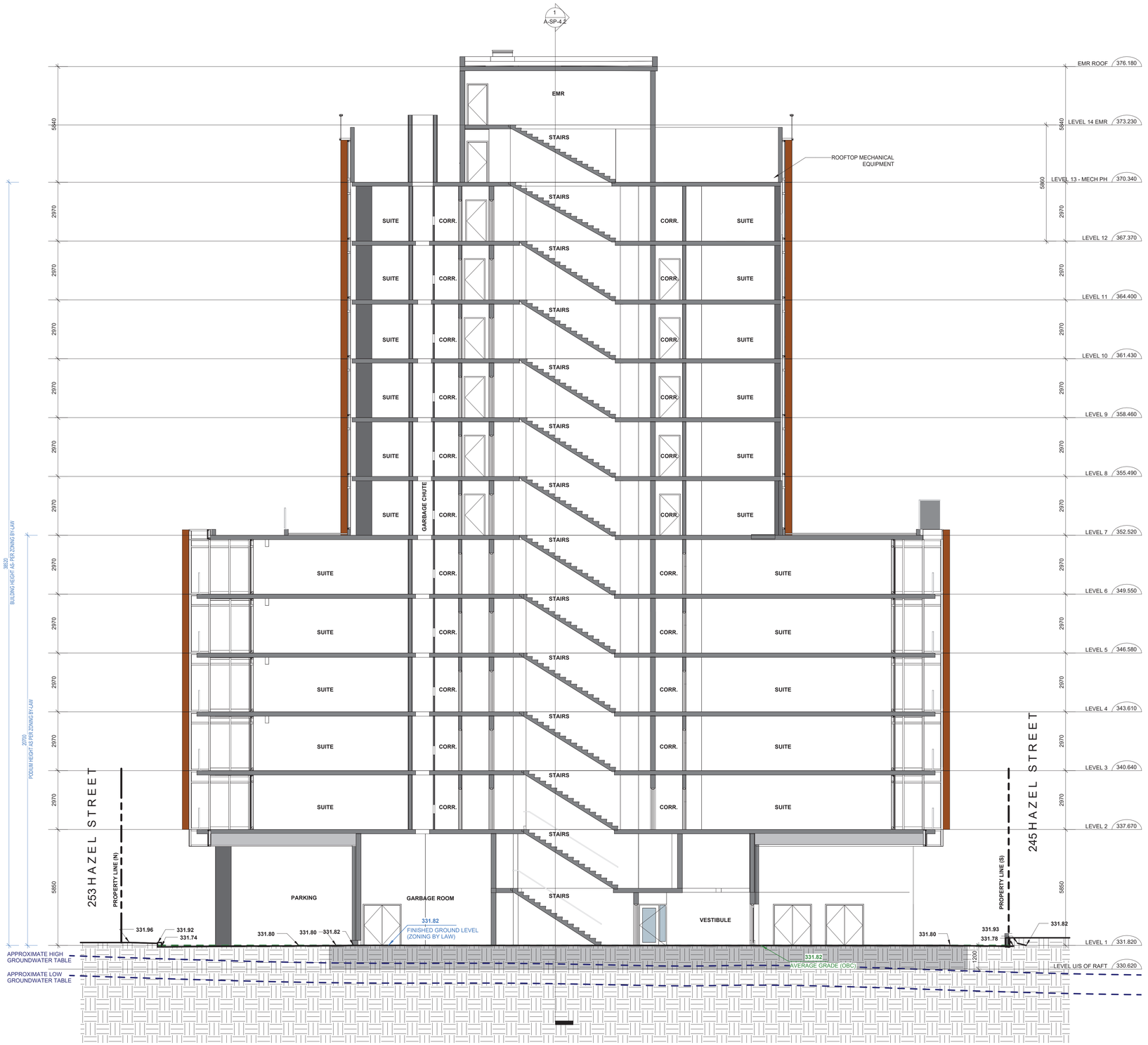
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IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-3.5

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NEW GENERATION DESIGN WAVE

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251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
SITE SECTIONS

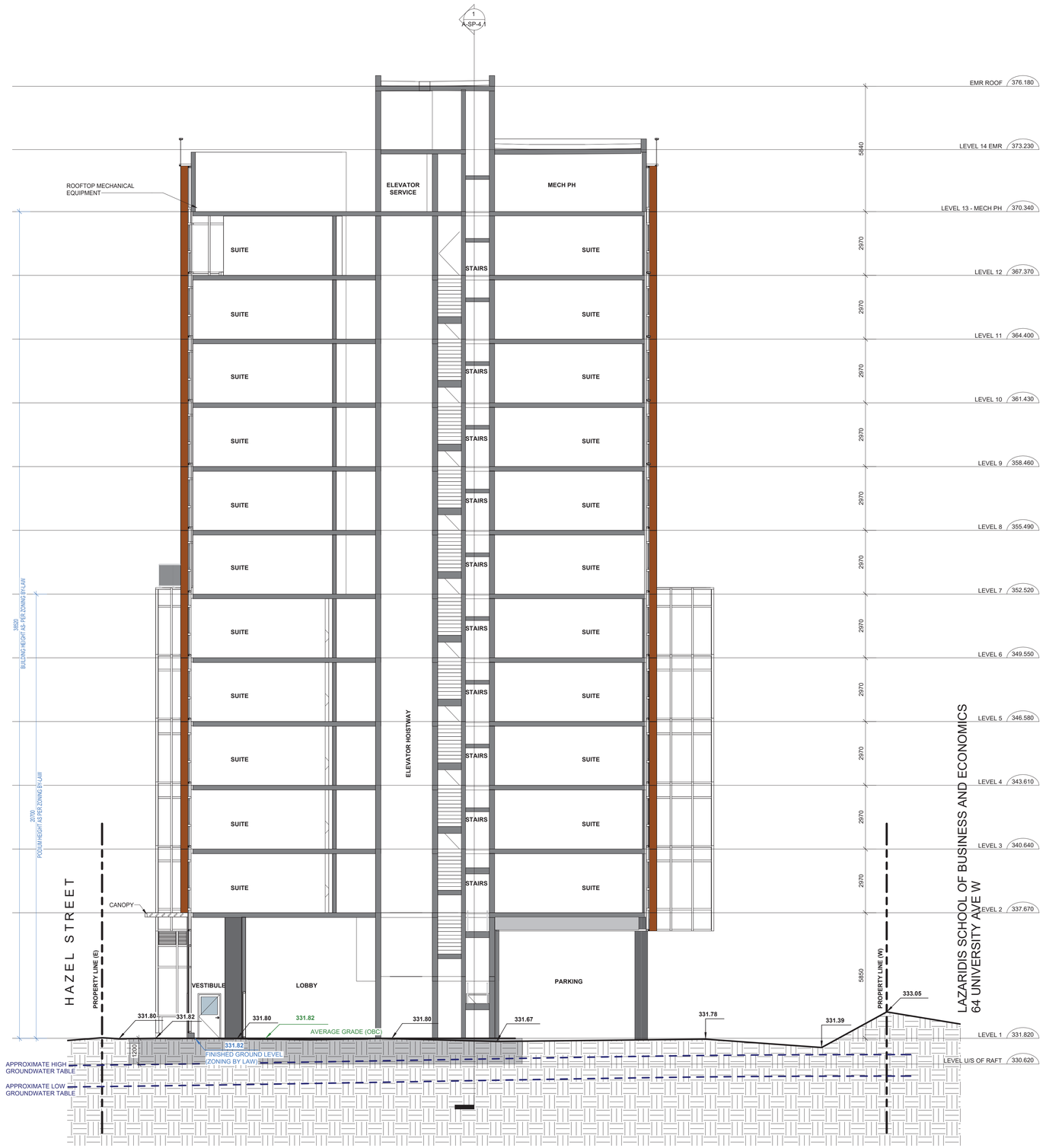
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IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-4.1

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ISSUES

PLOT DATE: 10/21/2026 4:07:15 PM

ARCHITECT:
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118 JOHN FEDERICK DRIVE, ANCASTER, ON, L9G 0G5

NORTH:

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LEGEND:

CLIENT:
251 HAZEL INC.

JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
SITE SECTIONS

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS, SK, MK	MT	251
DESIGNED BY:	APPROVED BY:	DATE:
NG DESIGN WAVE	SN	2026.10.14

SCALE: 1 : 100

DIVISION NUMBER: 01 30 21

DRAWING NUMBER: A-SP-4.2

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