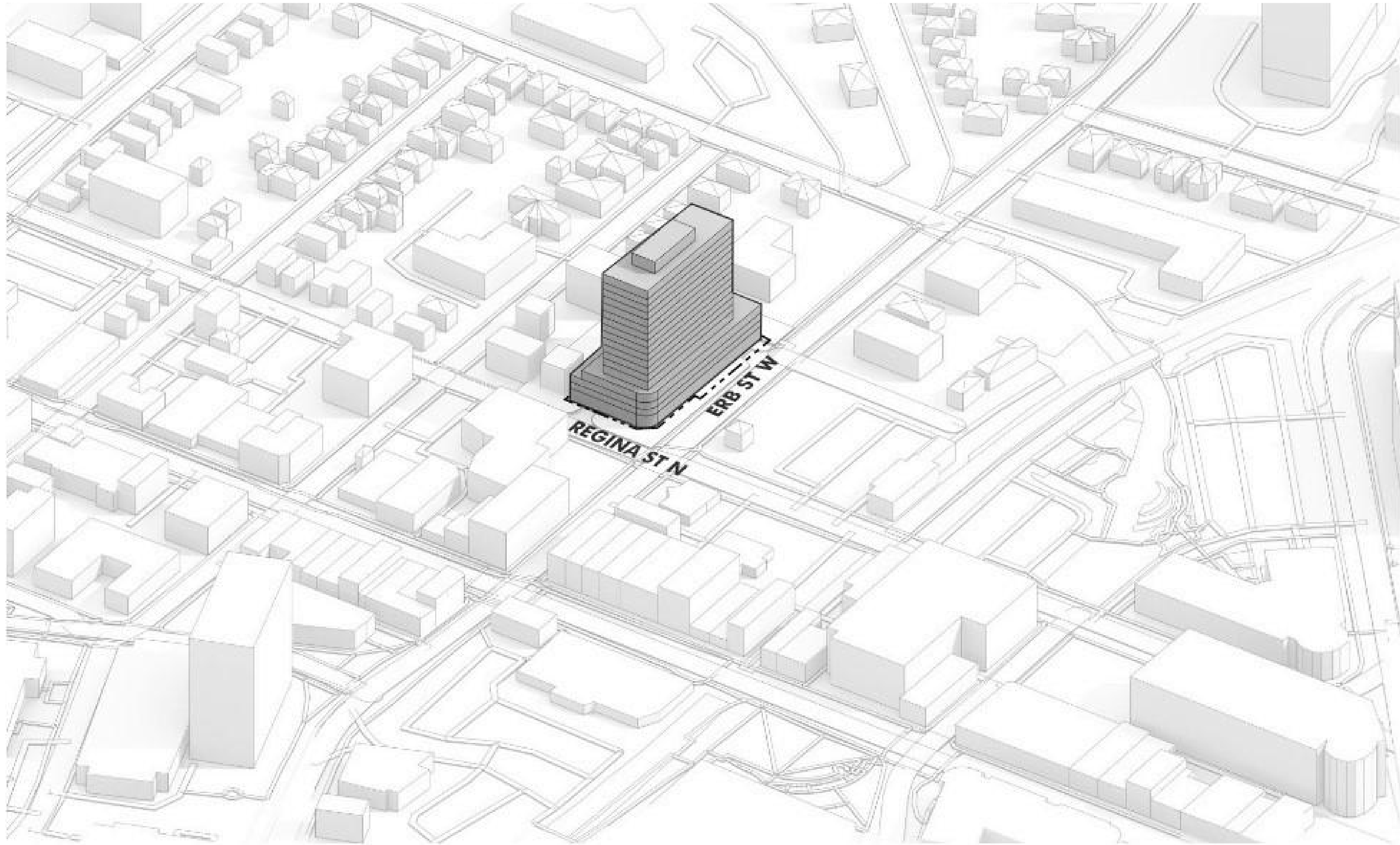


VanLegend Regina LP
22 KING STREET SOUTH
SUITE 300
WATERLOO, ON
N2J 1N8

PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST
WATERLOO, ON

21.180CS



**TURNER
FLEISCHER**

67 Lesmill Rd
Toronto, ON, M3B 2T8
Contact Name: Matthew Young
Phone Number: 416-425-2222 ext 381
Email: matthew.young@turnerfleischer.com

**ISSUED FOR OPA/ REZONING
2022-02-25**



The HIDI Group

Mechanical & Electrical
Consultants
155 Gordon Baker Rd.,
Suite 200
North York, ON M2H 3N5
TEL: 416-364-2100
www.hidi.com



J.D. BARNES

Surveyor
4273 KING ST. E., UNIT 100
KITCHENER, ON N2P 2E9
TEL: 519-578-2220
www.jdbarnes.com



SLR

Wind Consultant
55 University Ave., Suite 501
Toronto, ON M5J 2H7
TEL: 416-947-0907
www.slrconsulting.com



MTE CONSULTANTS

Site Services
130 Bridgeland Ave., Suite 101
North York, ON M6A 1Z4
TEL: 416-489-7888
www.mte85.com



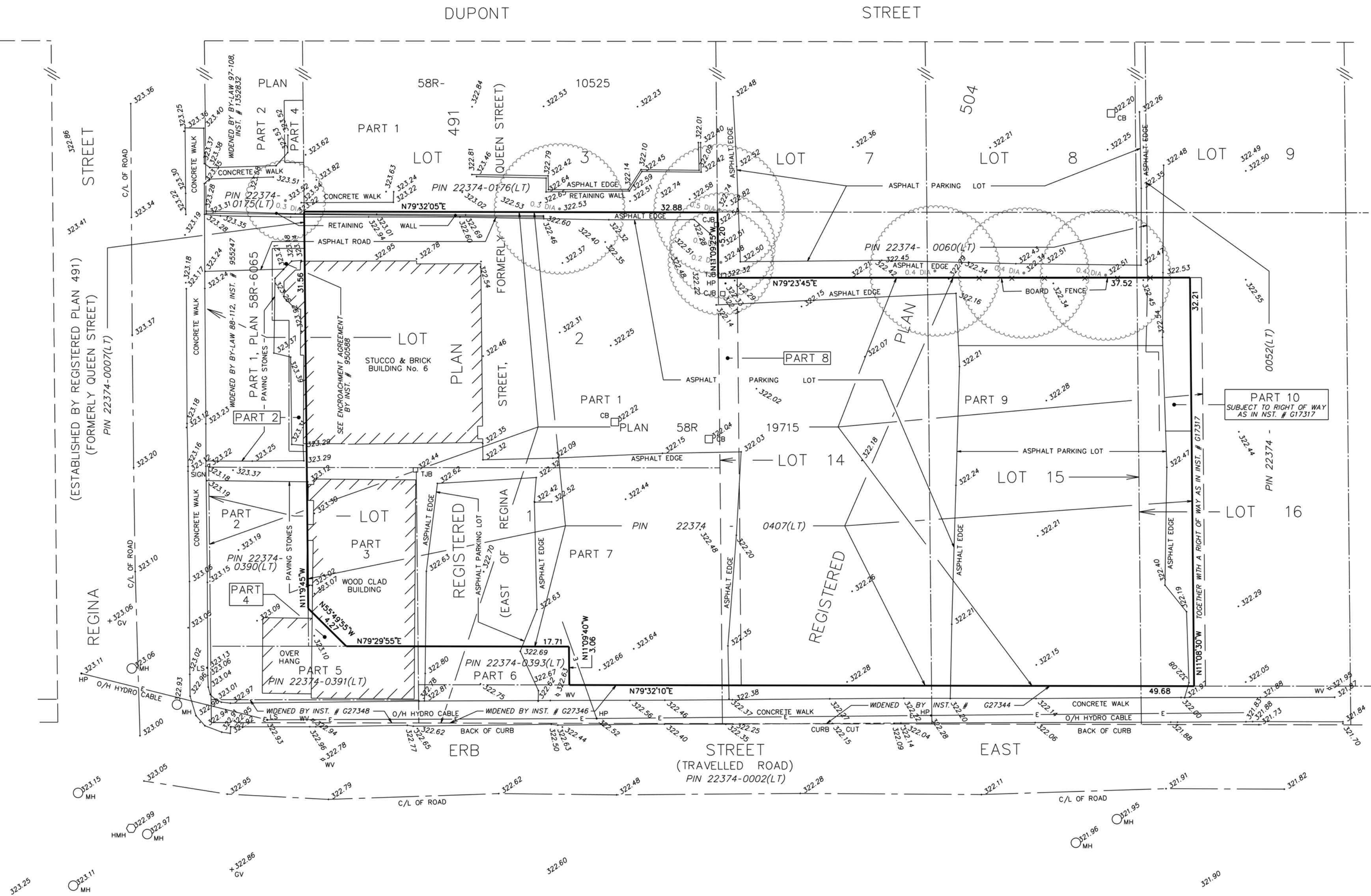
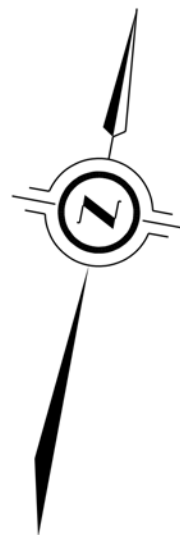
JV Planning & Development

Consulting
Planner
22 King St S, Suite 300
Waterloo, ON N2J 1N8
TEL: 519-279-0170



KIRKOR ARCHITECTS AND
PLANNERS

Design Architect
20 De Boers Drive, Suite 400
Toronto, ON M3J 0H1
TEL: 416-665-6060
www.kirkorarchitects.com



PLAN ILLUSTRATING TOPOGRAPHY OF
6 REGINA STREET NORTH
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 200
5 0 5 10 metres

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN 21-40-306-01, FOR BOUNDARY INFORMATION.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999567.

ELEVATION NOTES
ELEVATIONS SHOWN HEREON ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM REGION OF WATERLOO BENCHMARK No. WA-64, WITH A PUBLISHED OF ELEVATION: 313.54m.
(ORTHOMETRIC CGVD -1978)

LOCAL BENCHMARK
TOP OF WATER VALVE WITH AN ELEVATION OF 322.63m.

CAUTION
THIS IS NOT A PLAN OF SURVEY AND BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
THIS PLAN IS PROTECTED BY COPYRIGHT.
BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

LEGEND
CB DENOTES CATCHBASIN
GV DENOTES GAS VALVE
MH DENOTES HYDRO MANHOLE
HP DENOTES MANHOLE
HP DENOTES HYDRO POLE
LS DENOTES LIGHT STANDARD
LJB DENOTES TELEPHONE JUNCTION BOX
CUB DENOTES CABLE TV JUNCTION BOX
WV DENOTES WATER VALVE



J.D.BARNES
LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
4273 KING ST. E. #100, KITCHENER, ON, N2P 2E9
T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY: DH	CHECKED BY: RL	REFERENCE NO: 21-40-306-00
PLOTTED: 11/09/21	DATED: 11/09/21	

FILE: Z:\21-40-306\00\Drawing\21-40-306-00.dgn

TF-Sheet List	
Sheet Number	Sheet Name
RZ000	COVER SHEET
RZ001	SURVEY & DRAWING LIST
RZ002a	STATISTICS
RZ002b	STATISTICS
RZ003	SITE PLAN/ ROOF PLAN
RZ101	FLOOR 1
RZ102	FLOOR 2 & 3
RZ103	FLOOR 4 & 5
RZ104	FLOOR 6-18 & ROOF
RZ301	SOUTH ELEVATION
RZ302	NORTH ELEVATION
RZ303	WEST & EAST ELEVATIONS
RZ304	EXTERIOR MATERIALS
RZ401	SECTIONS
RZ801	3D PERSPECTIVE
RZ802	3D PERSPECTIVE
RZ803	3D PERSPECTIVE
RZ804	3D PERSPECTIVE
RZ811	SHADOW STUDIES- MARCH 21
RZ812	SHADOW STUDIES- MARCH 21
RZ813	SHADOW STUDIES- JUNE 21
RZ814	SHADOW STUDIES- JUNE 21
RZ815	SHADOW STUDIES- SEPTEMBER 21
RZ816	SHADOW STUDIES- SEPTEMBER 21
RZ817	SHADOW STUDIES- DECEMBER 21

TURNER
FLEISCHER

Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEN REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWINGS

SURVEY & DRAWING LIST

PROJECT NO.
21-180CS

PROJECT DATE

DRAWN BY
ADA

CHECKED BY
MYG

SCALE



RUSSELL FLEISCHER
LICENCE
5004

DRAWING NO. RZ001	REV. 1
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TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

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21.180CS - 6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST

Waterloo, ONTARIO

PROJECT SUMMARY

CITY OF WATERLOO ZONING BY-LAW NO.2018-050

UPTOWN COMMERCIAL CORE	SITE AREA (m ²)	
	PRE ROAD WIDENING	POST ROAD WIDENING
U1-20 (6 Regina)	667	667
U1-60 (24-34 Erb)	1,718	1,565
TOTAL SITE AREA	2,385	2,232

BUILDING HEIGHT AND SET BACKS

CITY OF WATERLOO ZONING BY-LAW NO.2018-050

		PROVIDED
BUILDING HEIGHT		57.50m(18 STOREYS)
(MEASURED FROM RFE 323.30M :Measured as the average of five (5) points equally spaced apart adjacent to the entire front building façade (Regina face) to top of 18th storey roof		
BUILDING SETBACKS		
STREET LINE SETBACK (MINIMUM)		0.40 m (Regina) 0 m (Erb)
STREET LINE SETBACK (MAXIMUM)	75% of the Street Line Building Façade within 6.0 metres of the Street Line	100% of the building façade within 6 m of street line
SIDE YARD SETBACK (MINIMUM)		0.46 m, 0.52m and 0.33 m
REAR YARD SETBACK (MINIMUM)	4.5m	0.44m

DENSITY

CITY OF WATERLOO ZONING BY-LAW NO.2018-050

LOT	U1-20	U1-60	PROVIDED
	6 Regina	24-34 Erb Street	
DENSITY(MIN.)	none	150 beds/ha	
DENSITY(MAX.)	U1-20: 450 x 0.0667 ha = 30 bedrooms	U1-60: 675 x 0.1718 ha = 115 (Pre-road widening) U1-60: 675 x 0.1565 ha = 105 (post-road widening)	
TOTAL	Pre-road widening total = 145 bedrooms Post-road widening total = 135 bedrooms		245 BEDROOMS

BUILDING FLOOR AREA SUMMARY

USE		
	m ²	ft ²
RETAIL	493.2	5,309
OFFICE	1962.9	21,128
TOTAL NON-RESIDENTIAL	2456.1	26,437
RESIDENTIAL	14281.2	153,722
OTHERS (MECH & ELEC)	604.3	6,505
INDOOR AMENITY	303.9	3,271
TOTAL RESIDENTIAL	15189.4	163,497
TOTAL	17645.5	189,935

DEFINITIONS

BUILDING FLOOR AREA for a Mixed Use / Apartment Building in the Commercial Residential Zone Category:

The Building Floor Area means the gross floor area of a BUILDING measured between the outside of all exterior walls. Includes an attic with a clear ceiling height of two-point-one-five metres (2.15m) for at least fifty percent (50%) of the attic floor area. Excludes STRUCTURED PARKING.

STRUCTURED PARKING means a building, structure, or part thereof, used primarily for the parking of motor vehicles. Includes underground parking. Includes parking spaces entirely or partially beneath a building, excluding cantilevered shade or solar structures.

BUILDING HEIGHT means the vertical distance from the finished ground level abutting the FRONT BUILDING FAÇADE, measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to:

a.) for a flat roof, the highest point of: • the roof's surface; or • the parapet, where the parapet exceeds 1.2 metres in height, whichever is higher.

b.) for a mansard roof, the roof deck line.

c.) for a gable, hipped, cottage, gambrel, or peaked roof, the mid-point measured between the eaves and the ridges.

The following shall be disregarded when calculating BUILDING HEIGHT: • chimney • church spire, church steeple, church belfry, and the like • rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height • enclosed stairwell roof access not exceeding four metres in height • elevator penthouse not exceeding six metres in height • rooftop architectural feature • mechanical and service equipment noise barriers • elevator penthouse • stairway structure • non-habitable and unenclosed rooftop amenity structures • safety guards • ornamental domes, skylights, and cupolas • telecommunication equipment .

BUILDING FLOOR AREA (GFA) BREAKDOWN

FLOOR	BUILDING FLOOR AREA BREAKDOWN																				TOTAL BUILDING FLOOR AREA				
	RETAIL				TOTAL RETAIL		OFFICE				TOTAL OFFICE		OTHER SERVICES (MECH & ELEC)		RESIDENTIAL				TOTAL RESIDENTIAL						
	RETAIL LEASABLE		RETAIL SERVICE				OFFICE LEASABLE		OFFICE SERVICE						SALEABLE		NON-SALEABLE								
	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²			m²	ft²	
1	439.3	4,729	53.9	580	493.2	5,309			49.0	527	49.0	527	160.9	1,732			415.8	4,476	415.8	4,476	1,118.9	12,044			
2									20.7	223	20.7	223	74.9	806			183.7	1,977	183.7	1,977	279.3	3,006			
3									20.7	223	20.7	223	35.9	386			161.6	1,739	161.6	1,739	218.2	2,349			
4									1,713.0	18,439	159.5	1,717	1,872.5	20,155	74.0	797			64.8	698	64.8	698	2,011.3	21,649	
5																	552.1	5,943	126.8	1,365	678.9	7,308	678.9	7,308	
6																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
7																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
8																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
9																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
10																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
11																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
12																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
13																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
14																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
15																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
16																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
17																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
18																	862.7	9,286	120.1	1,293	982.8	10,579	982.8	10,579	
MPH														258.6	2,784									258.6	2,784
ROOF																									
TOTAL	439.3	4,729	53.9	580	493.2	5,309	1,713.0	18,439	249.9	2,690	1,962.9	21,128	604	6,505	11,767.2	126,661	2,514	27,060	14,281.2	153,722	17,645.5	189,935			

AMENITY BREAKDOWN

OUTDOOR AMENITY		INDOOR AMENITY	
m ²	ft ²	m ²	ft ²
160.9	1,732		
985.8	10,611	303.9	3,271
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
199.8	2,151		
3,744.1	40,301	303.9	3,271

1	2022-02-25	ISSUED FOR OPA/ REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			

VANLEGEND REGINA LP

PROJECT

**PROPOSED MIXED-USE RESIDENTIAL
BUILDING**

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWING

STATISTICS

PROJECT NO. 21.180CS	
PROJECT DATE	
DRAWN BY ADA	
CHECKED BY MYG	
SCALE	

ONTARIO ASSOCIATION
OF
ARCHITECTS
F. RUSSELL L. FLEISCHER
LICENCE
5004

DRAWING NO. RZ002a	REV. 1
------------------------------	------------------

1

UNIT MIX - PROVIDED

FLOOR	UNIT TYPE					TOTAL	AVERAGE UNIT SIZE	
	STUDIO	1B	1B+D	2B	2B+D		m²	ft²
1								
2								
3								
4								
5		8	1	1		10	55.2	594
6		12	2	2		16	53.9	580
7		12	2	2		16	53.9	580
8		12	2	2		16	53.9	580
9		12	2	2		16	53.9	580
10		12	2	2		16	53.9	580
11		12	2	2		16	53.9	580
12		12	2	2		16	53.9	580
13		12	2	2		16	53.9	580
14		12	2	2		16	53.9	580
15		12	2	2		16	53.9	580
16		12	2	2		16	53.9	580
17		12	2	2		16	53.9	580
18		12	2	2		16	53.9	580
SUBTOTAL		164	27	27		218	54.0	581
TOTAL UNITS		191		27				
UNIT MIX		87.6%		12.4%		100.0%		
TOTAL BEDRROMS		164	27	54	TOTAL	245		

VEHICULAR PARKING - REQUIRED

USE	RATIO (MIN.)	SPACES (MIN.)
RESIDENTIAL VISITOR	0.10 / UNIT	22
RESIDENTIAL OWNER	0.60 / UNIT	131
TOTAL RESIDENTIAL		153
RETAIL	1.5/100m²	7
OFFICE	1.5/100m²	26
TOTAL REQUIRED		186

* VEHICULAR PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW NO.2018-050

* RETAIL AND OFFICE PARKING CALCULATIONS BASED ON THE NON-RESIDENTIAL LEASABLE AREA

VEHICULAR PARKING - PROVIDED

FLOOR	USE		TOTAL
	VISITOR	SHARED	
FLOOR 1	7	12	19
FLOOR 2	15	35	50
FLOOR 3		53	53
TOTAL PROVIDED	22	100	122

ACCESSIBLE VEHICLE PARKING - REQUIRED

MIN. ACCESSIBLE PARKING REQUIRED BY ZONING CATEGORY (167-250)	TYPE A (MIN.)	TYPE B (MIN.)	TOTAL
	3.0	4.0	7.0
TOTAL ACCESSIBLE PARKING			7.0

* ACCESSIBLE VEHICLE PARKING RATIOS AS PER CITY OF
WATERLOO ZONING BY-LAW NO.2018-050

ACCESSIBLE PARKING - PROVIDED

FLOOR	ACCESSIBLE PARKING SPACE TYP		TOTAL
	TYPE A	TYPE B	
FLOOR 1	1		1
FLOOR 2	1	2	3
FLOOR 3	1	2	3
TOTAL PROVIDED	3	4	7

BICYCLE PARKING - REQUIRED

USE	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
	RATIO	SPACES	RATIO	SPACES	
TYPE A	0.30 / UNIT	66	0.4*VEHICLE PARKING REQUIRED	14	80
TYPE B	0.30 / UNIT	66			66
TOTAL REQUIRED		132		14	146

* BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW NO.2018-050

BICYCLE PARKING - PROVIDED

LOCATION	RESIDENTIAL				NON-RESIDENTIAL				TOTAL
	HORIZONTAL	VERTICAL	STACKED	SUB-TOTAL	HORIZONTAL	VERTICAL	STACKED	SUB-TOTAL	
FLOOR 1	8	2	122	132			14	14	146
TOTAL PROVIDED	8	2	122	132			14	14	146

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1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEND REGINA LP

PROJECT

PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWING

STATISTICS

PROJECT NO. 21.180CS	
PROJECT DATE	
DRAWN BY ADA	
CHECKED BY MYG	
SCALE	
DRAWING NO. RZ002b	REV. 1

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LEGAL DESCRIPTION
BOUNDARY INFORMATION BASED ON PLAN OF SURVEY:
PART OF LOTS 14, 15 AND 16, REGISTERED PLAN 504 AND, PART OF LOTS 1 AND 2 (EAST OF REGINA STREET), REGISTERED PLAN 491
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO
SURVEY COMPILED BY:
J.D. BARNES
4273 KING ST. E. UNIT 100
KITCHENER, ON N2P 2E9
DATED: NOVEMBER 09, 2021

LEGEND	
	PRIMARY RESIDENTIAL ENTRANCE
	OFFICE ENTRANCE
	RETAIL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	FIRE ROUTE SIGN
	0.000.00 SPOT ELEVATION
	GAS/HYDRO METER

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

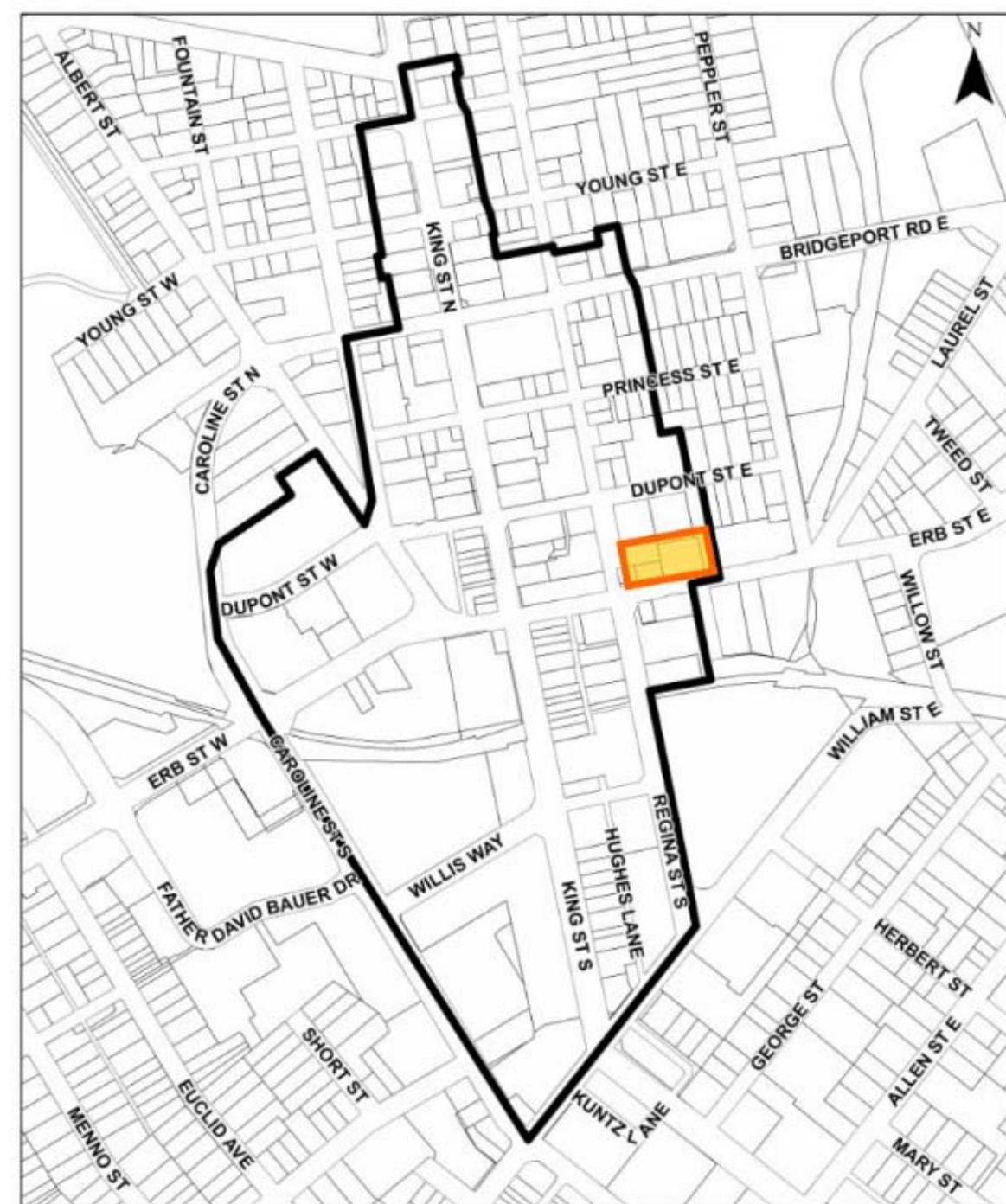
VANLEGEN REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST
WATERLOO, ON

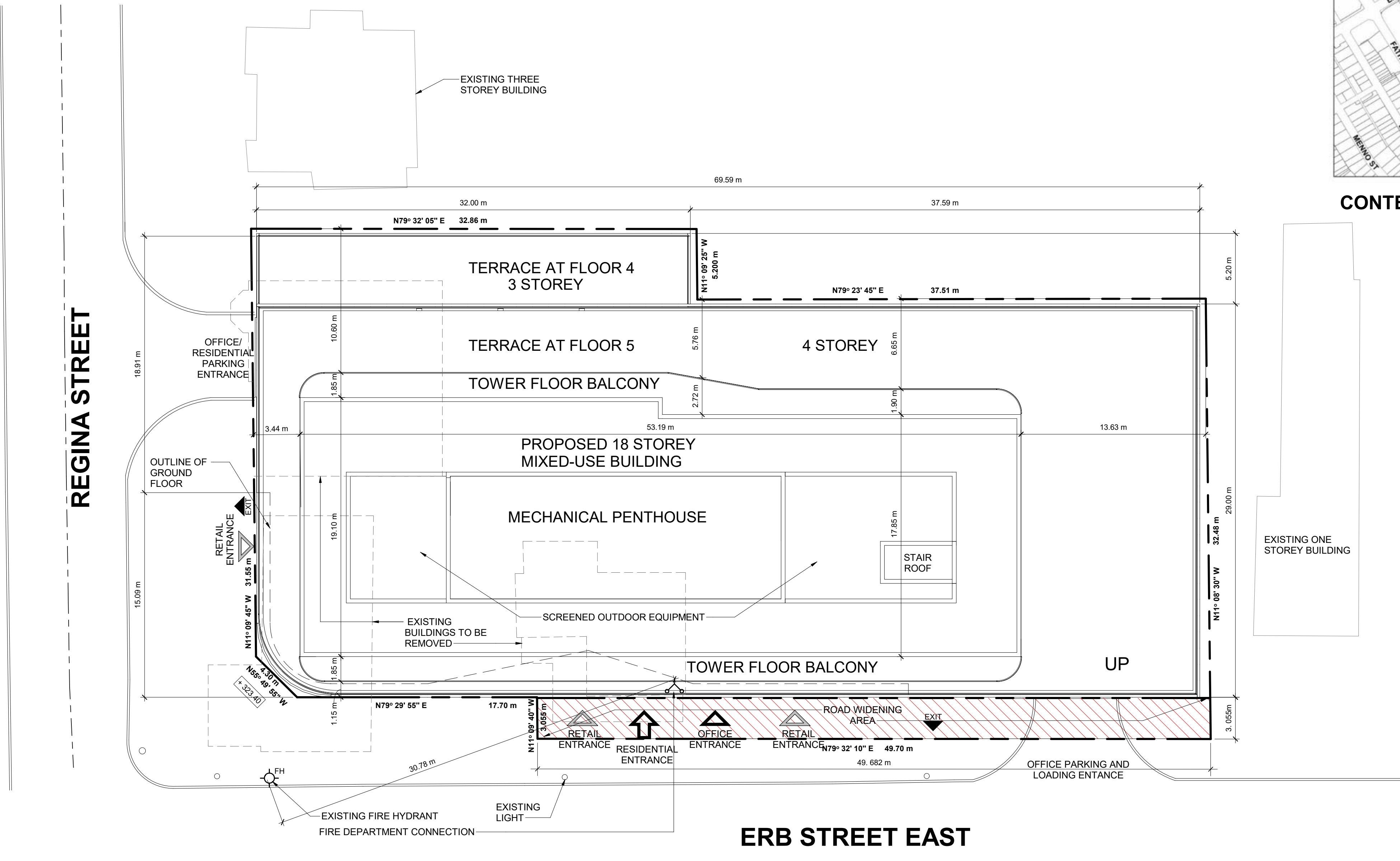
DRAWING
SITE PLAN/ ROOF PLAN

PROJECT NO. 21-180CS	
PROJECT DATE	
DRAWN BY ADA	
CHECKED BY MYG	
SCALE AS NOTED	

	DRAWING NO. RZ003	REV. 1
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CONTEXT PLAN



1 Site Plan
RZ003 1 : 200

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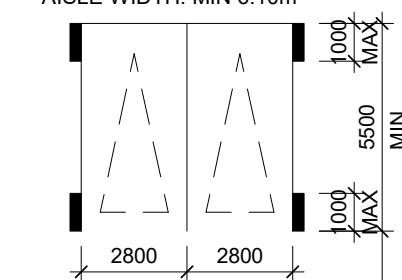
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- OFFICE ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- FIRE ROUTE SIGN
- 0.000.00 SPOT ELEVATION
- GAS/HYDRO METER

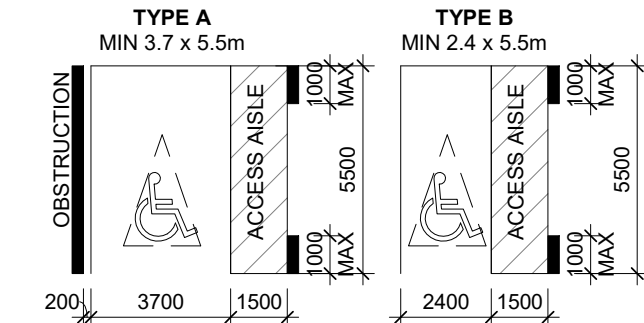
CAR PARKING LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m



TYPICAL BARRIER FREE SPACE



WALL/COLUMN-MOUNTED CONVEX MIRRORS

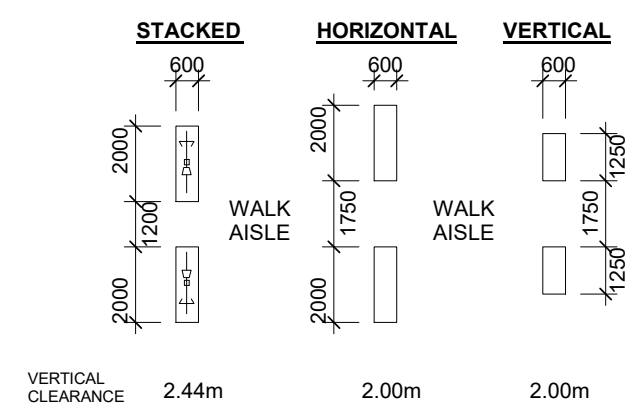
V VISITOR PARKING

R RESIDENTIAL PARKING

N NON- RESIDENTIAL PARKING

EV ELECTRIC VEHICLE

BICYCLE PARKING



NOTE: STACKED BICYCLES ARE TO CONFORM TO THE SPECIFICATION BELOW

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FAX: (416) 807-7459
www.bikerack.ca

SELECT DESIRED SIZE: 4 BIKES, 84" (2132 MM) SECTIONS (SHOWN) 24 BIKES, 168" (4268 MM) CENTER TO CENTER 12 BIKES, 168" (4268 MM) CENTER TO CENTER 12 BIKES, 168" (4268 MM) CENTER TO CENTER

NEW CUSTOM SIZE

FEATURES: ANTI-THEFT, VHS STEEL, FINISH: NOT SPRAY GALVANIZED

NOTES: 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 2. NO FIELD DRILLING. 3. THIS DRAWING IS THE PROPERTY OF BIKERACK CORPORATION. OTHER PARTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION. 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE. 5. CONTRACTOR MUST OBTAIN PRODUCT AND COMPANY INFORMATION FROM www.CADWALL.COM/BAI/ENTER REFERENCE NUMBER 428-015

STACKABLE BIKE RACKS
STACKABLE BIKE RACK, 30" CENTER TO CENTER - DRAWING 4

BikeRack.ca
park your bike

BIKE RACK MFG. & DIST. CO.
80 BASSETT MILLS DR., UNIT 24
VAUGHAN, ON L4K 5B9
PHONE: (416) 807-7459
MOBILE: (416) 804-1934
www.bikerack.ca

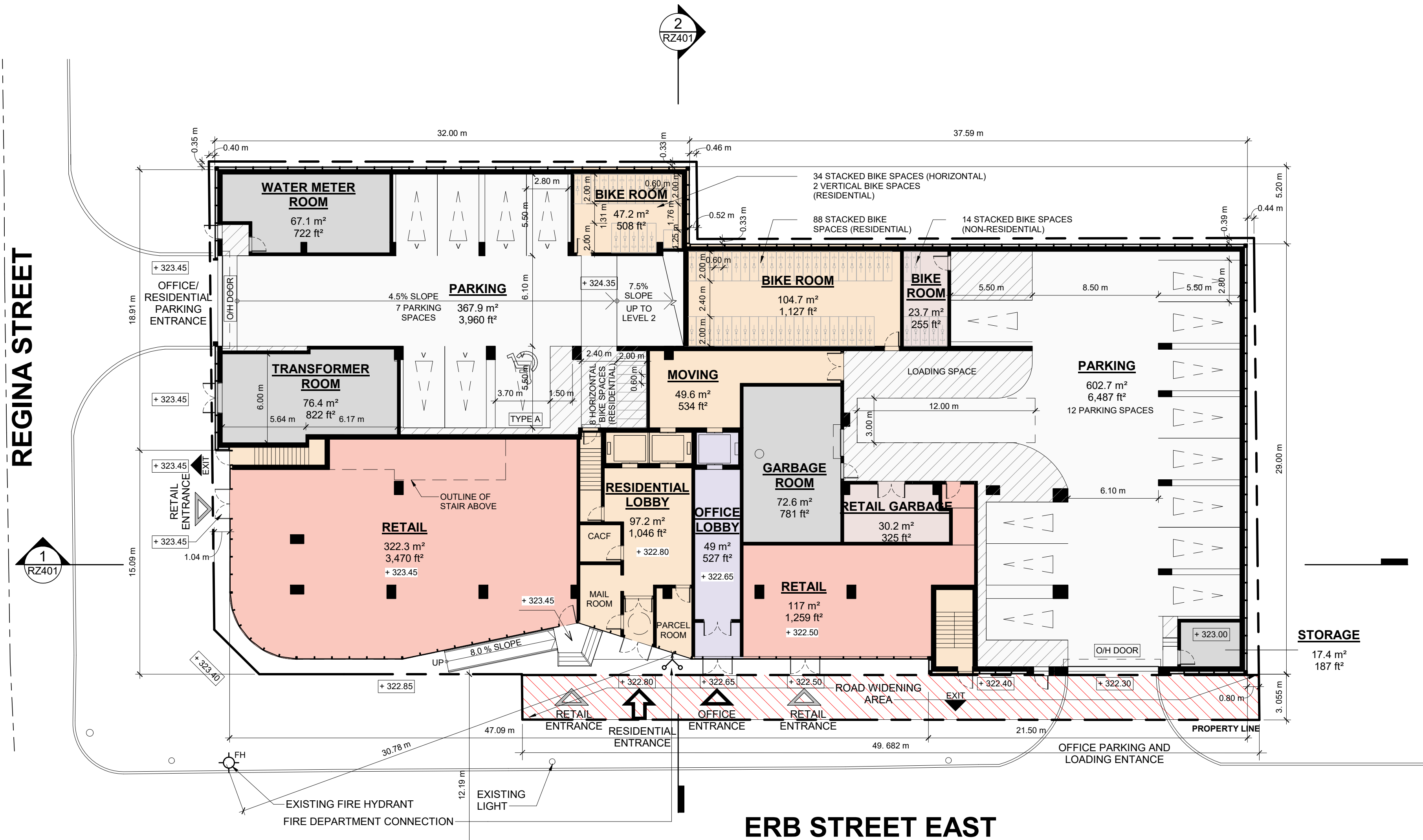
SELECT DESIRED SIZE: 4 BIKES, 84" (2132 MM) SECTIONS (SHOWN) 24 BIKES, 168" (4268 MM) CENTER TO CENTER 12 BIKES, 168" (4268 MM) CENTER TO CENTER 12 BIKES, 168" (4268 MM) CENTER TO CENTER

NEW CUSTOM SIZE

FEATURES: ANTI-THEFT, VHS STEEL, FINISH: NOT SPRAY GALVANIZED

NOTES: 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 2. NO FIELD DRILLING. 3. THIS DRAWING IS THE PROPERTY OF BIKERACK CORPORATION. OTHER PARTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION. 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE. 5. CONTRACTOR MUST OBTAIN PRODUCT AND COMPANY INFORMATION FROM www.CADWALL.COM/BAI/ENTER REFERENCE NUMBER 428-015

STACKABLE BIKE RACKS
EXTENDED STACKABLE BIKE RACK, 10" CENTER TO CENTER - DRAWING 2



1 Floor 1
RZ101 1:200

VANLEND REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

FLOOR 1

PROJECT NO.

21-180CS

PROJECT DATE

DRAWN BY

ADA

CHECKED BY

MYG

SCALE

AS NOTED

DRAWING NO.

RZ101

REV.

1



DRAWING NO.

RZ101

REV.

1

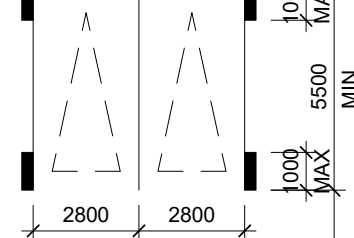
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate drawings for details. Construction must conform to all applicable building codes and regulations. The contractor working from this drawing and specifications must assume full responsibility and bear costs for any corrections or damages resulting from his work.

CAR PARKING LEGEND

TYPICAL PARKING SPACE

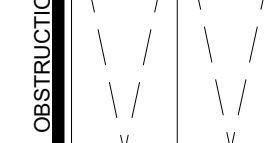
MIN 2.8 x 5.5m

AISLE WIDTH: MIN 6.10m



TYPICAL BARRIER FREE SPACE

TYPE A
MIN 3.7 x 5.5m



TYPE B
MIN 2.4 x 5.5m



WALL/COLUMN-MOUNTED CONVEX MIRRORS



V VISITOR PARKING



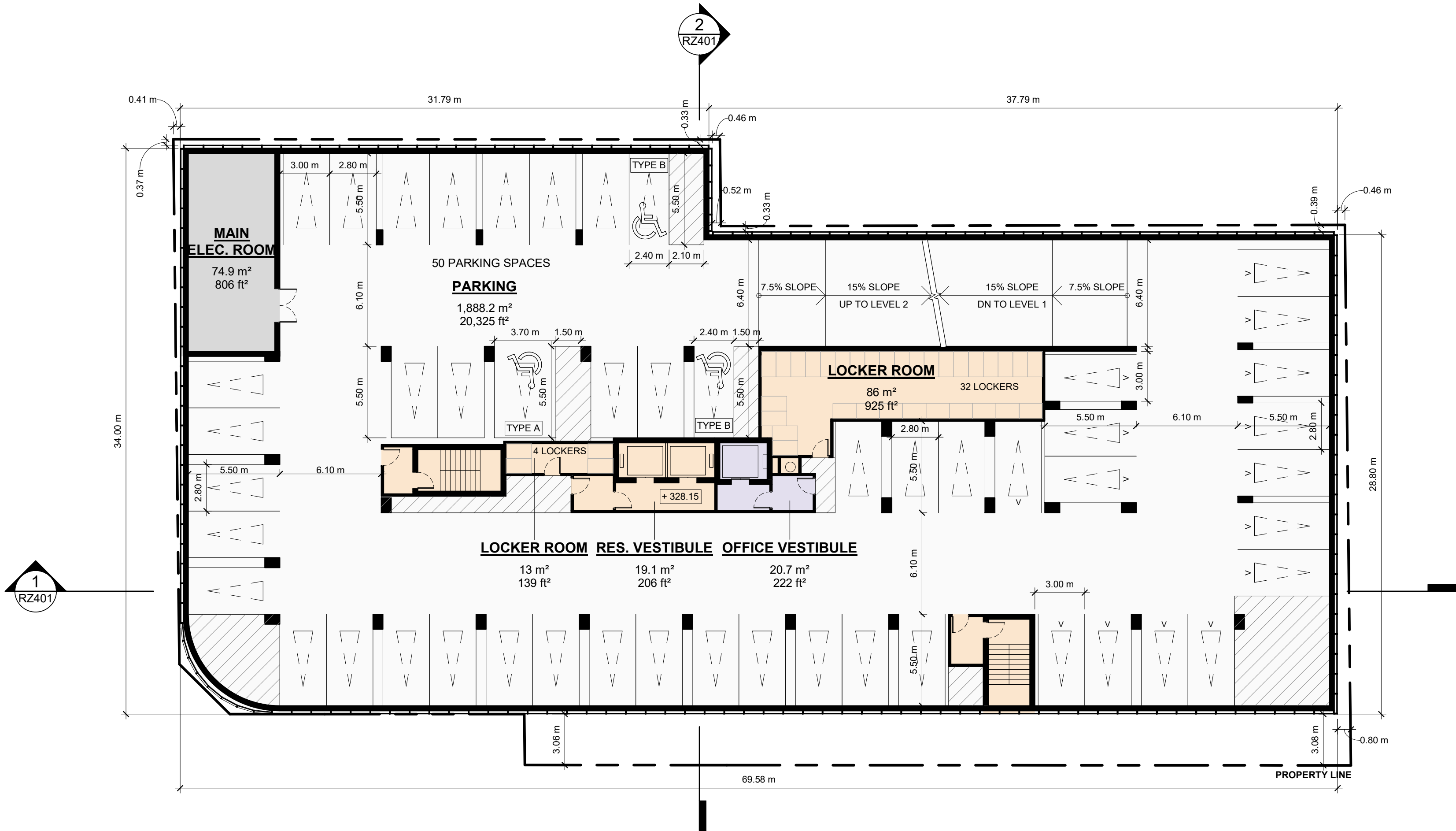
R RESIDENTIAL PARKING



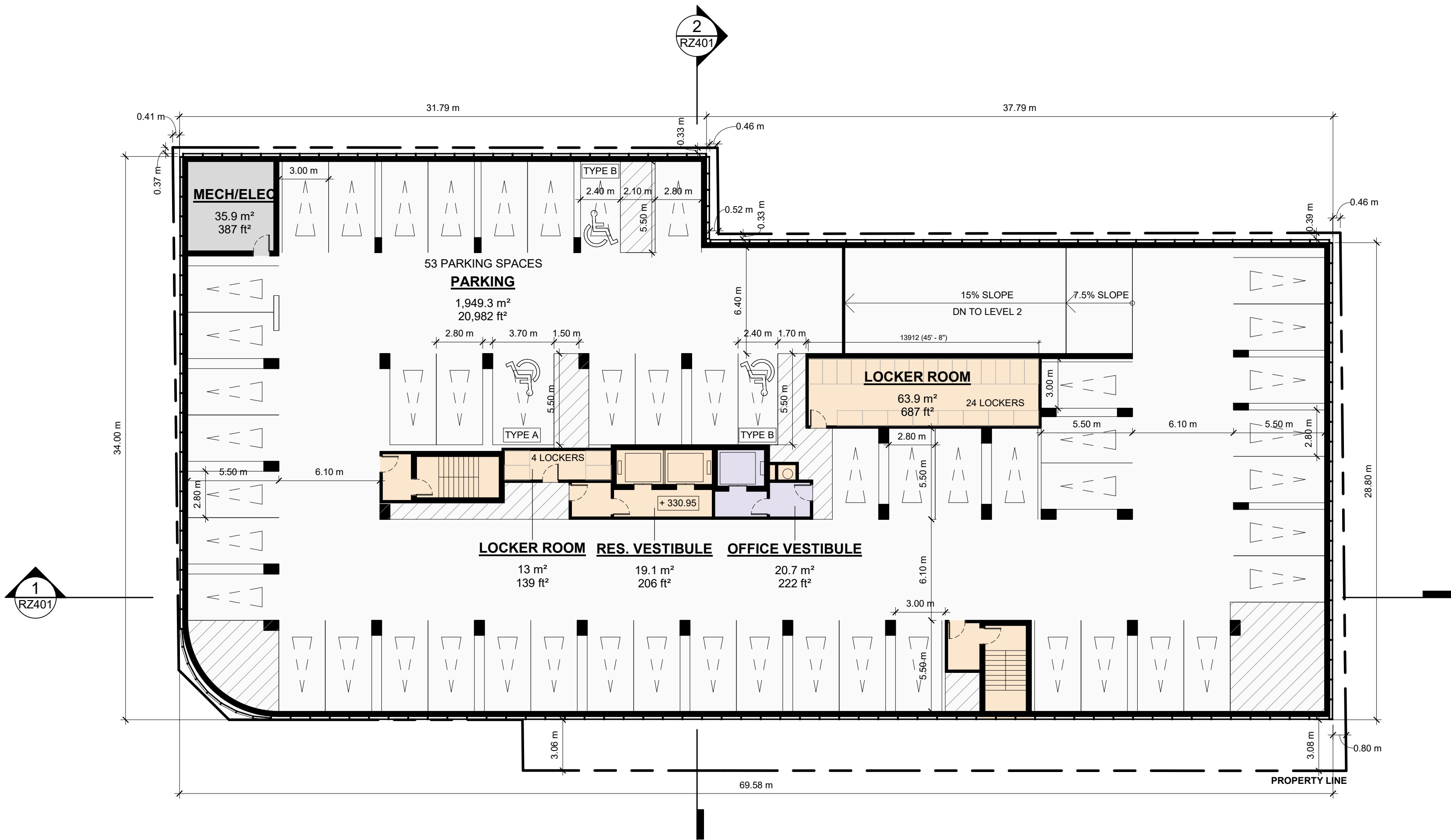
N NON-RESIDENTIAL PARKING



EV ELECTRIC VEHICLE



1 Floor 2
RZ102 1 : 200



2 Floor 3
RZ102 1 : 200

1 2022-02-25 ISSUED FOR OPA/REZONING MYG

DATE DESCRIPTION BY

CLIENT

VANLEGEN REGINA LP

PROJECT

PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWING

FLOOR 2 & 3

PROJECT NO.

21-180CS

PROJECT DATE

DRAWN BY

ADA

CHECKED BY

MYG

SCALE

1 : 200

N



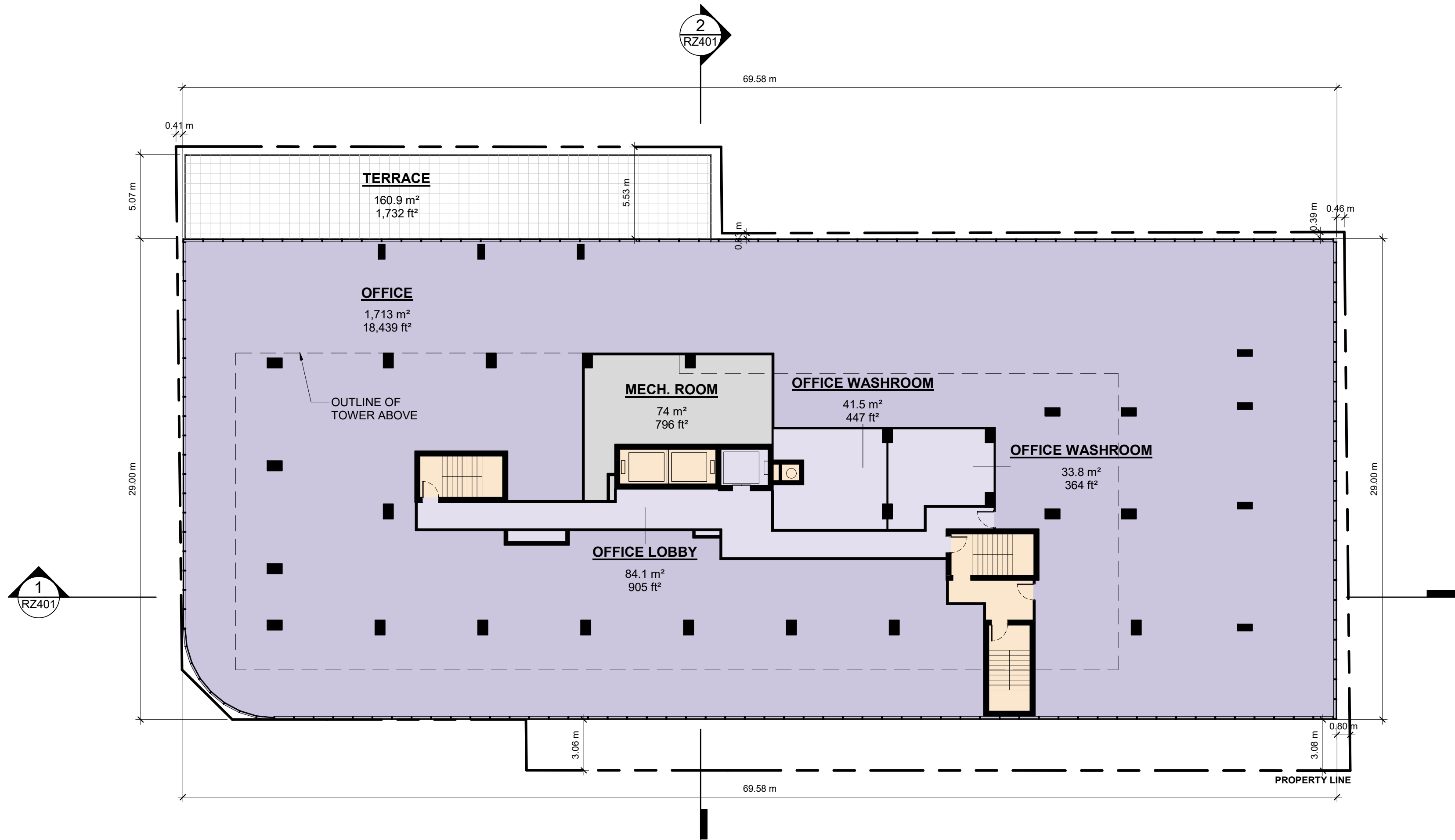
DRAWING NO.

RZ102

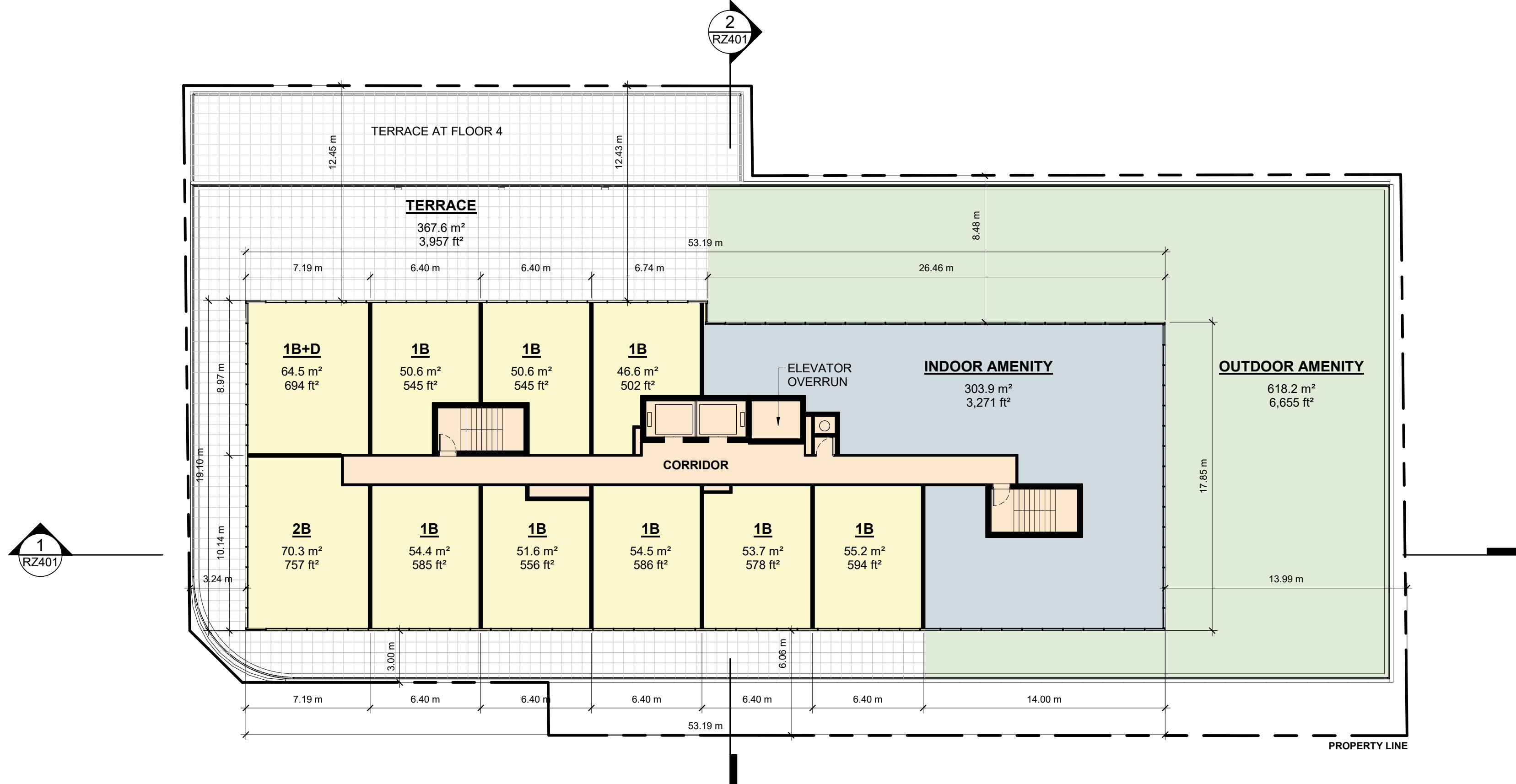
REV.

1

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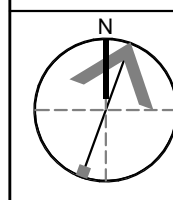


1 Floor 4
RZ103 1 : 200

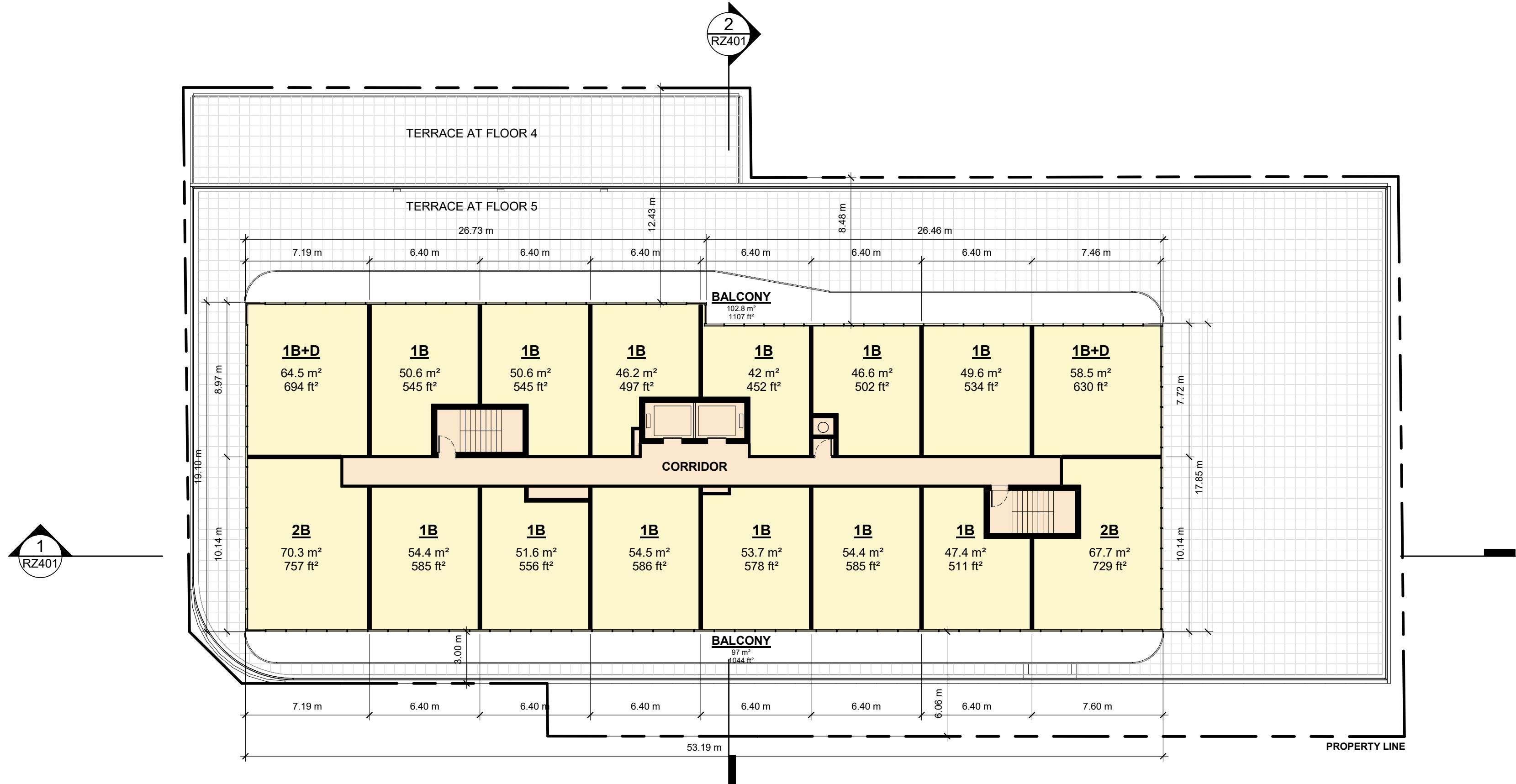


2 Floor 5
RZ103 1 : 200

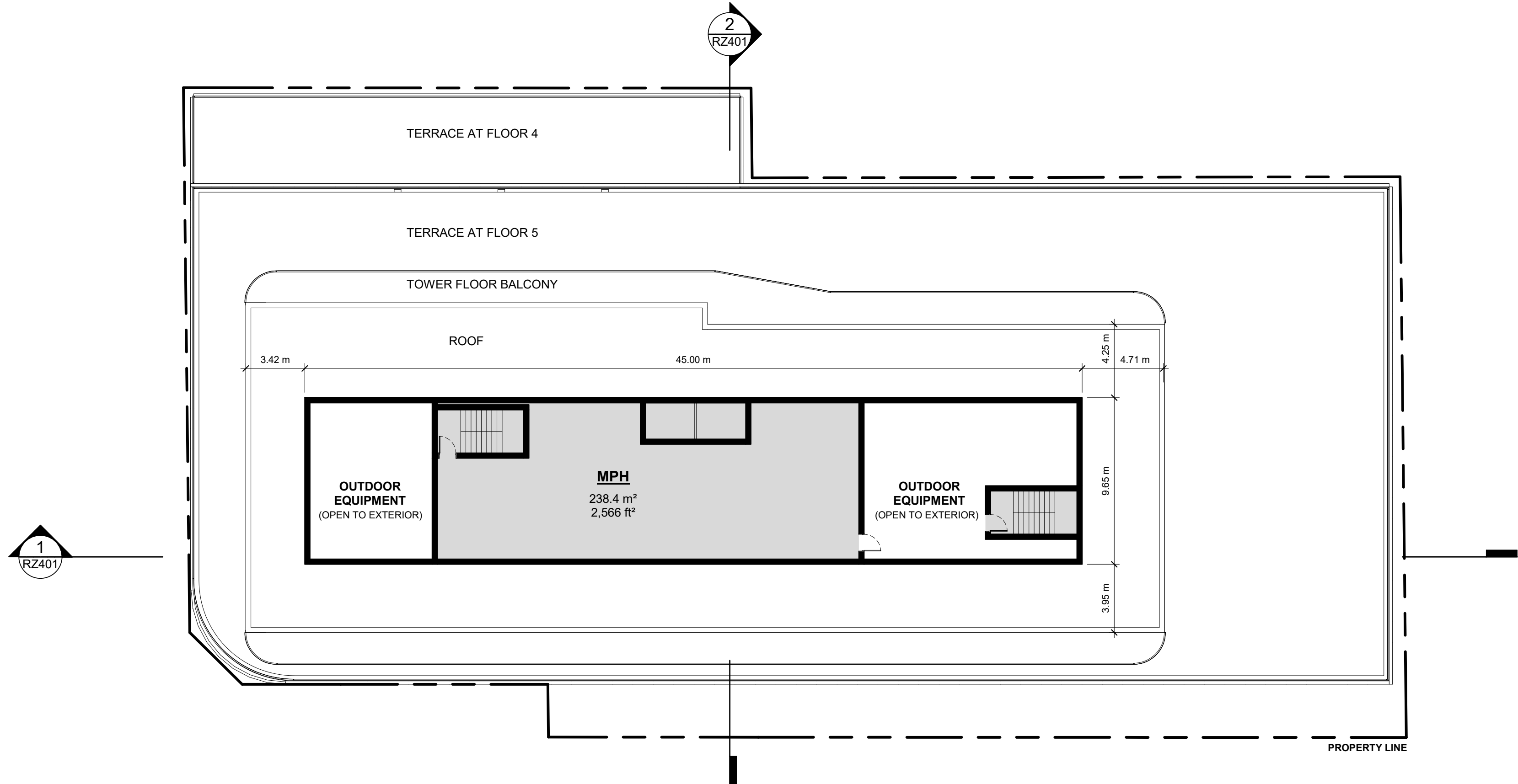
1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			
VANLEGEND REGINA LP			
PROJECT			
PROPOSED MIXED-USE RESIDENTIAL BUILDING			
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST WATERLOO, ON			
DRAWING			
FLOOR 4 & 5			
PROJECT NO.	21.180CS	ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL L. FLEISCHER LICENCE 5004	
PROJECT DATE			
DRAWN BY	ADA		
CHECKED BY	MYG		
SCALE	1 : 200		
DRAWING NO.		REV.	1
RZ103			



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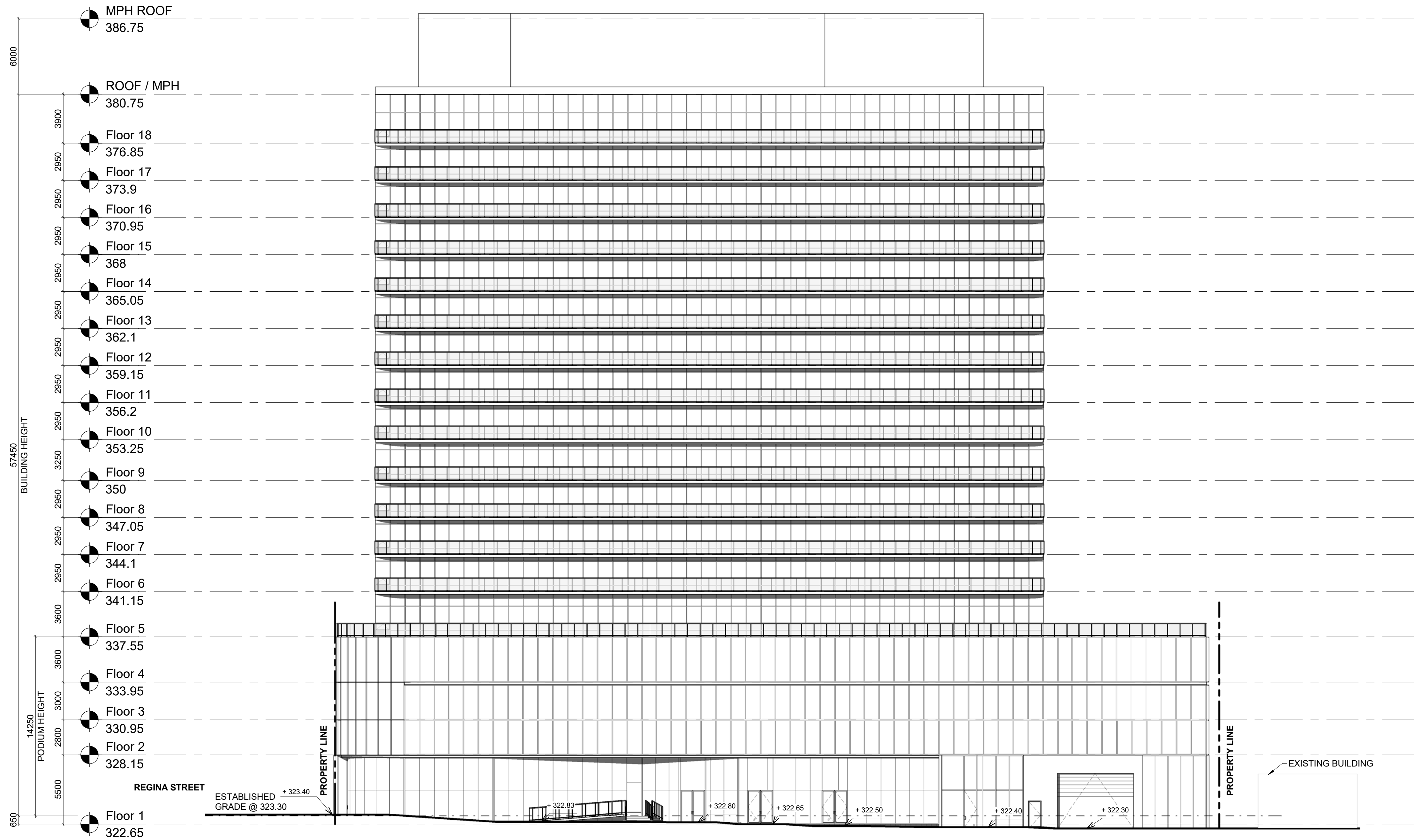
1 Floor 6-18
RZ104 1 : 200



2 ROOF / MPH
RZ104 1 : 200

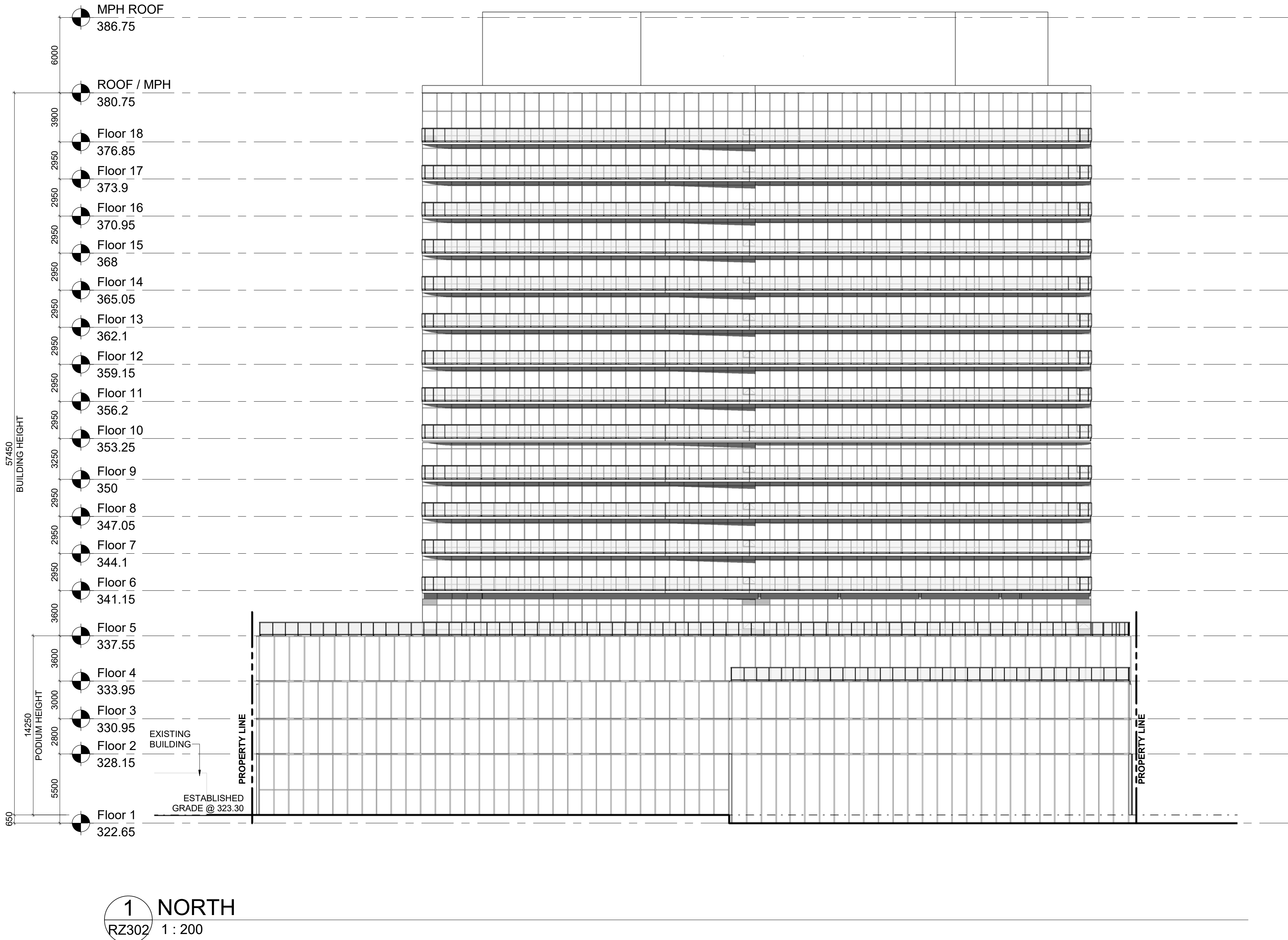
1	2022-02-25	ISSUED FOR OPA/ REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			

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1 SOUTH
RZ301 1 : 200

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			
VANLEGEND REGINA LP			
PROJECT			
PROPOSED MIXED-USE RESIDENTIAL BUILDING			
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST WATERLOO, ON			
DRAWING			
SOUTH ELEVATION			
PROJECT NO. 21-180CS	ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL L. FLEISCHER LICENCE 5004		
PROJECT DATE			
DRAWN BY ADA			
CHECKED BY MYG			
SCALE 1 : 200			
DRAWING NO. RZ301	REV. 1		



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1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEND REGINA LP

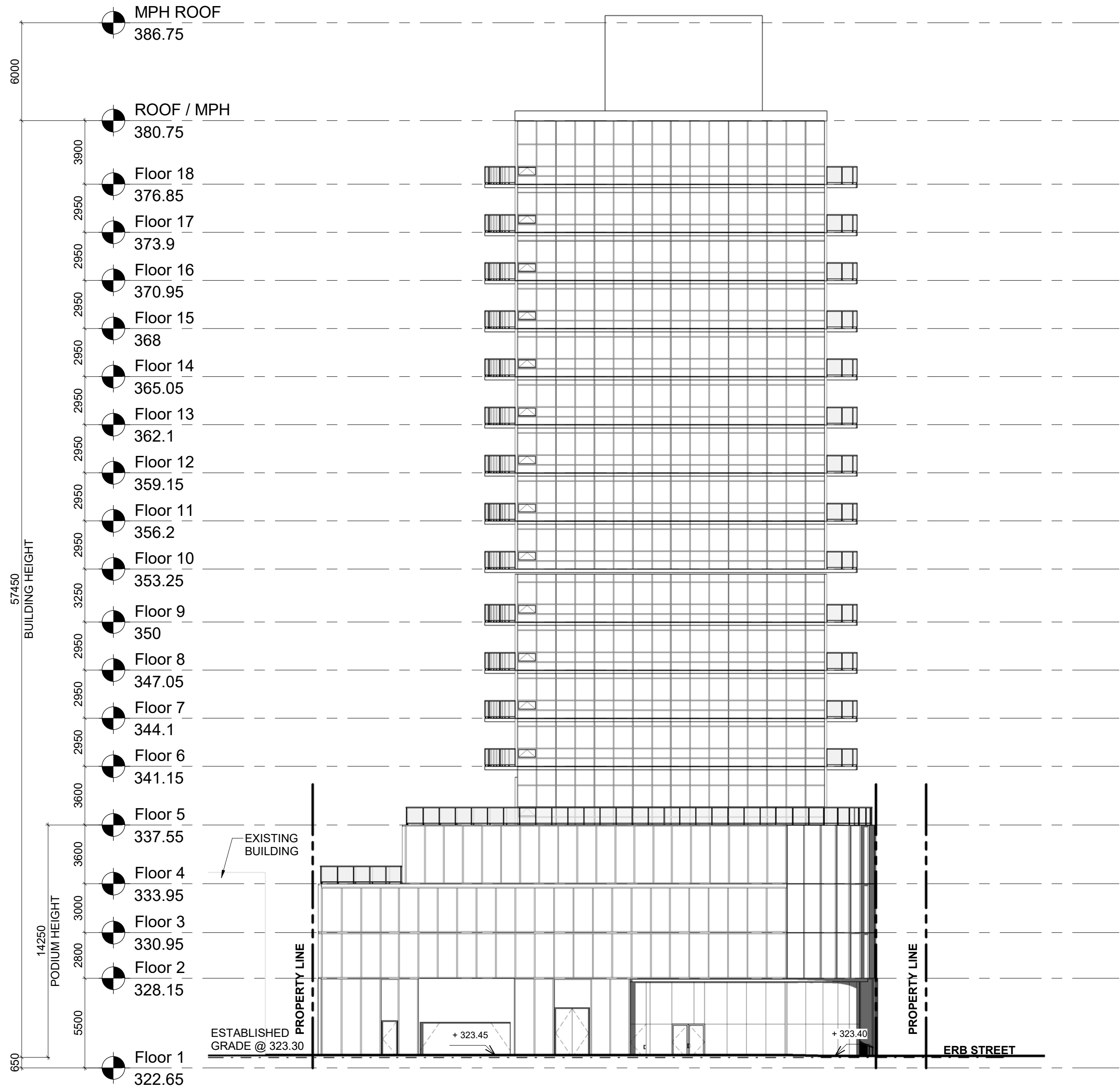
PROJECT
**PROPOSED MIXED-USE RESIDENTIAL
BUILDING**
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWING

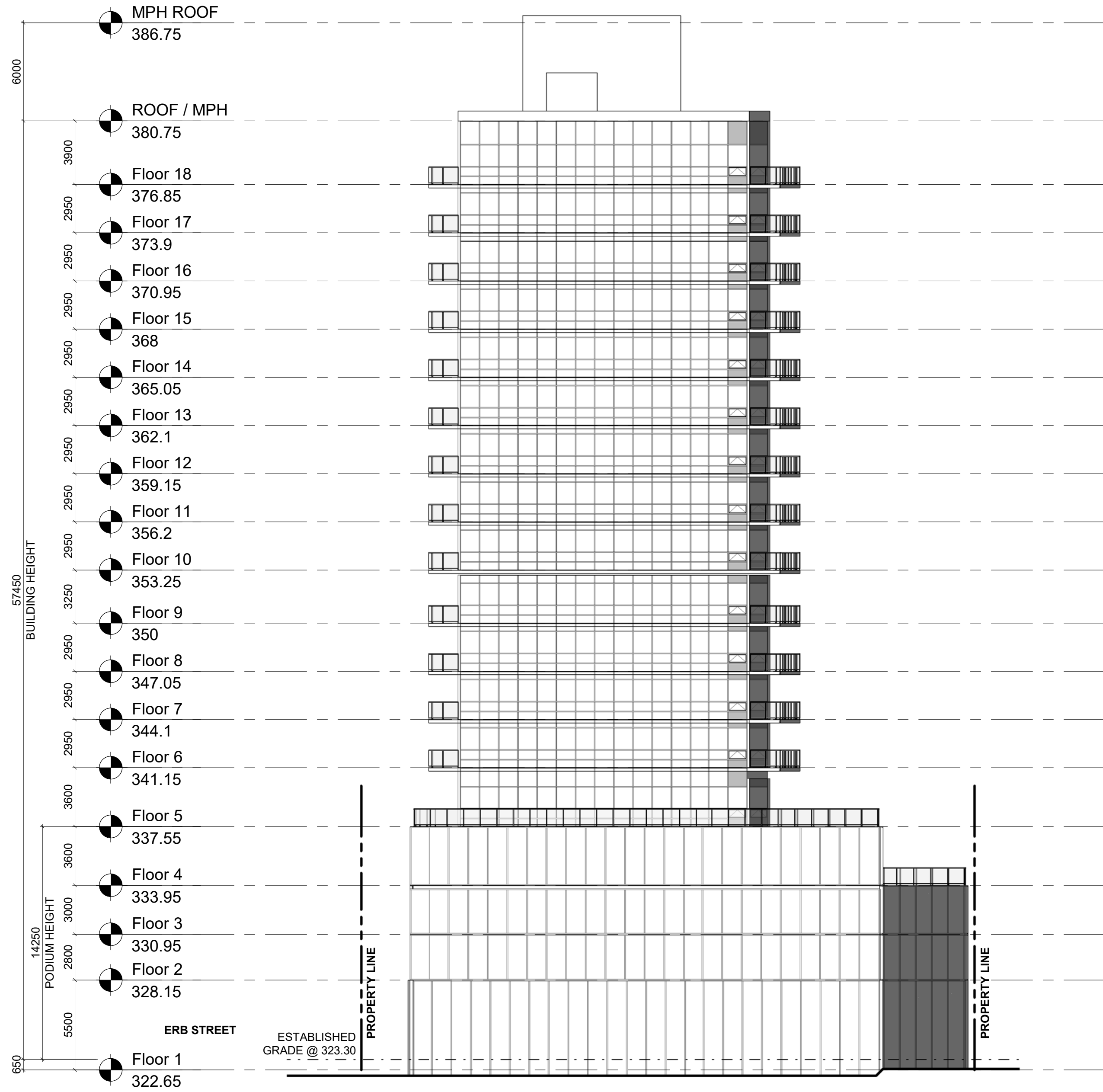
NORTH ELEVATION

PROJECT NO. 21.180CS		DRAWING NO. RZ302	REV. 1
PROJECT DATE			
DRAWN BY ADA			
CHECKED BY MYG			
SCALE 1 : 200			

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1 WEST
RZ303 1 : 200



2 EAST
RZ303 1 : 200

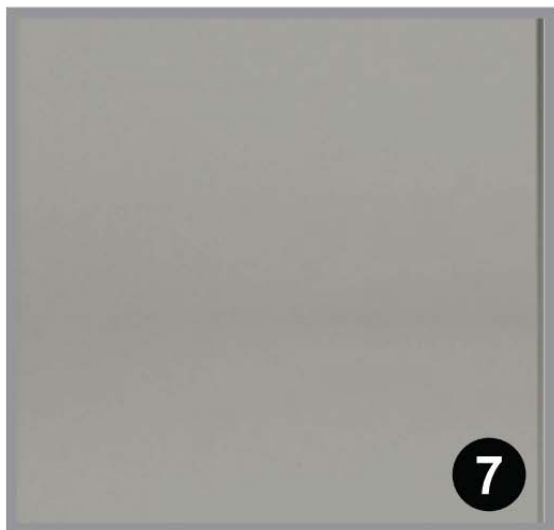
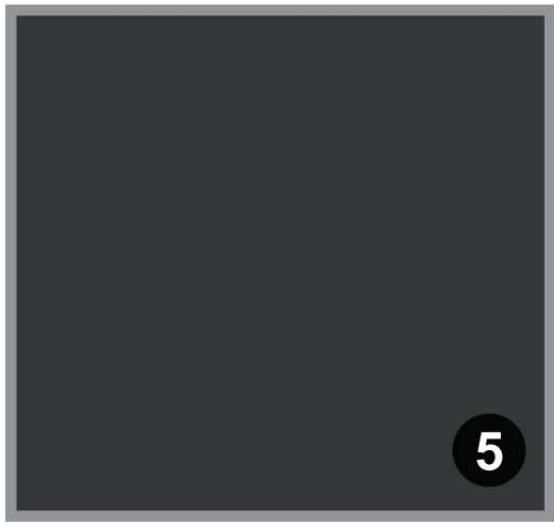
1	2022-02-25	ISSUED FOR OPA/ REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			

2022-02-28 7:40:30 PM

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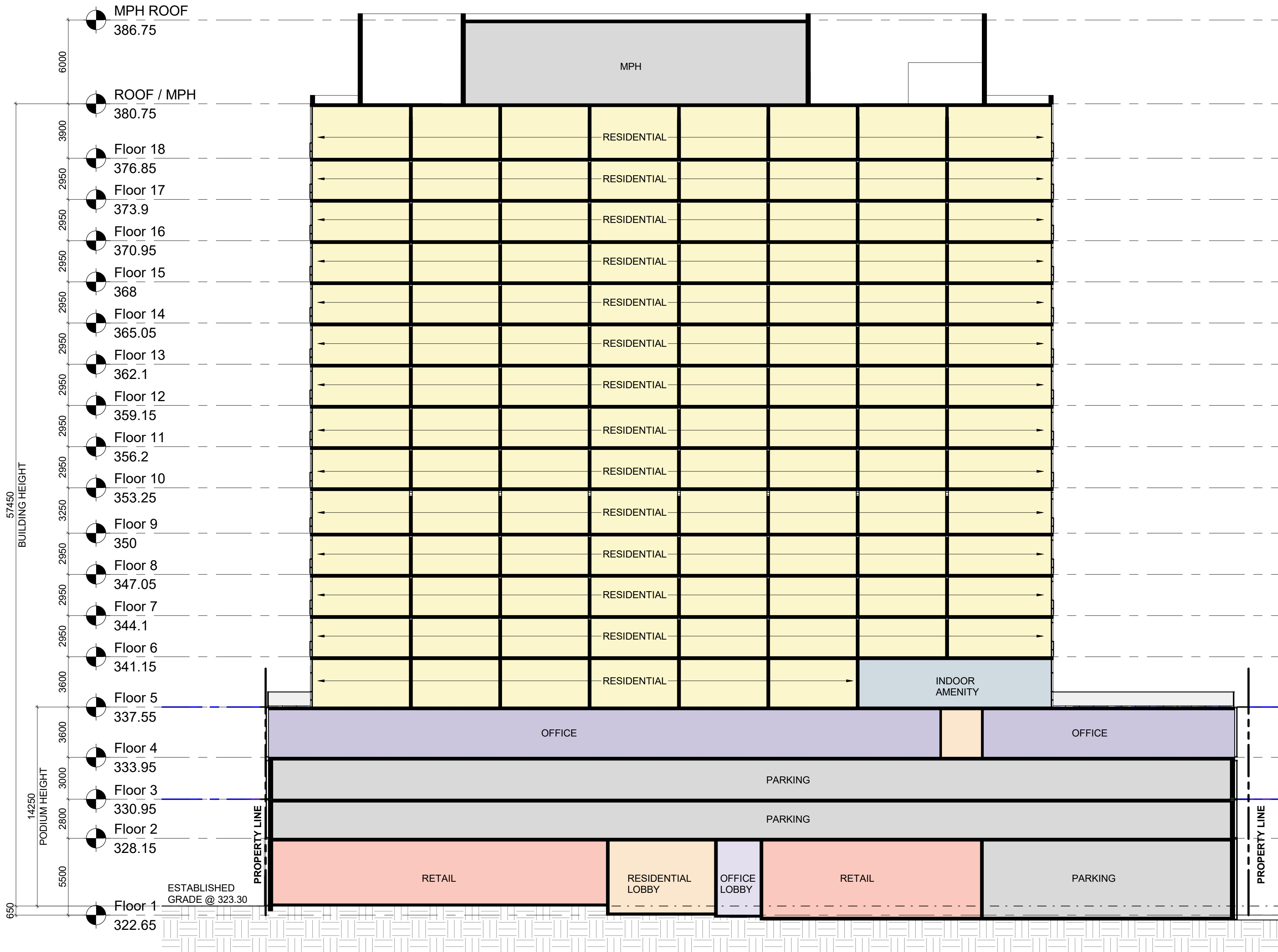


- 1 PRECAST CONCRETE (DARK GREY)
- 2 VISION GLASS (TOWER)
- 3 VISION GLASS (OFFICE)
- 4 VISION GLASS (RETAIL)
- 5 PREFINISHED METAL FIN (BLACK)
- 6 PREFINISHED METAL FIN (WHITE)
- 7 GLAZED RAILING (TINTED)
- 8 GLAZED RAILING (CLEAR)

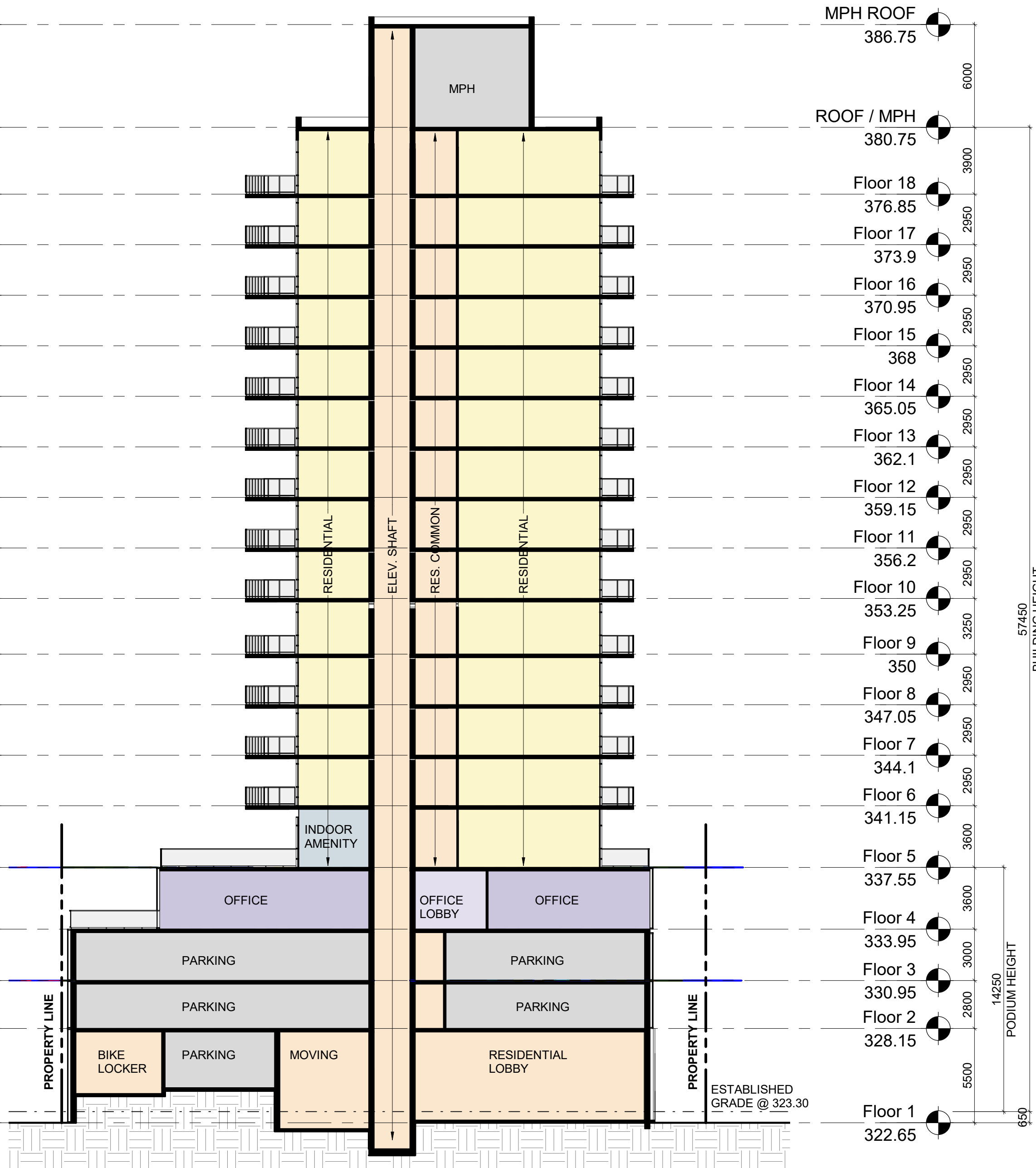


1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			
VANLEGEN REGINA LP			
PROJECT			
PROPOSED MIXED-USE RESIDENTIAL BUILDING			
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST WATERLOO, ON			
DRAWING			
EXTERIOR MATERIALS			
PROJECT NO. 21.180CS			
PROJECT DATE			
DRAWN BY ADA			
CHECKED BY MYG			
SCALE			
DRAWING NO. RZ304		REV. 1	

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1 SECTION A-A
RZ401 1 : 200



2 SECTION B-B
RZ401 1 : 200

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			
VANLEGEN REGINA LP			
PROJECT			
PROPOSED MIXED-USE RESIDENTIAL BUILDING			
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST WATERLOO, ON			
DRAWING			
SECTIONS			
PROJECT NO. 21.180CS			
PROJECT DATE			
DRAWN BY ADA			
CHECKED BY MYG			
SCALE 1 : 200			
DRAWING NO. RZ401			
REV. 1			



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VIEW FROM ERB STREET EAST

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEND REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWING

3D PERSPECTIVE

PROJECT NO.

21-180CS

PROJECT DATE

DRAWN BY

ADA

CHECKED BY

MYG

SCALE



DRAWING NO.

RZ801

REV.

1

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VIEW FROM ERB STREET EAST & REGINA STREET

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEND REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWING

3D PERSPECTIVE

PROJECT NO.
21-180CS
PROJECT DATE
DRAWN BY
ADA
CHECKED BY
MYG
SCALE



DRAWING NO.	REV.
RZ802	1

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NORTH-EAST VIEW

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEND REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWING

3D PERSPECTIVE

PROJECT NO.
21-180CS
PROJECT DATE

DRAWN BY
ADA
CHECKED BY
MYG
SCALE



DRAWING NO.	REV.
RZ803	1

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VIEW FROM REGINA STREET

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEND REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWING

3D PERSPECTIVE

PROJECT NO.

21-180CS

PROJECT DATE

DRAWN BY

ADA

CHECKED BY

MYG

SCALE

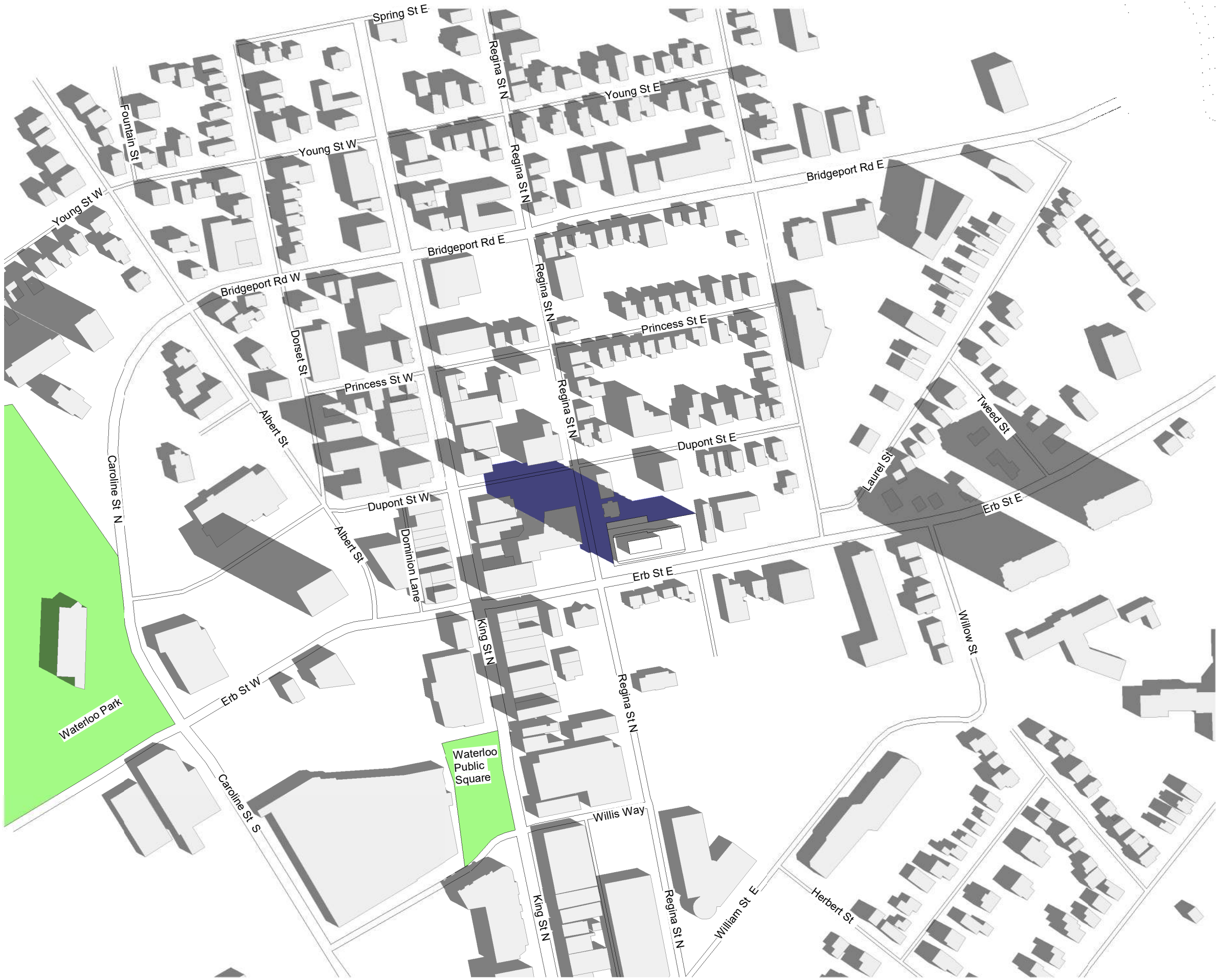


DRAWING NO.

RZ804

REV.

1



1 MARCH 21 - 1000 AM
RZ811 1 : 3000



2 MARCH 21 - 1200 PM
RZ811 1 : 3000



3 MARCH 21 - 1400 PM
RZ811 1 : 3000



4 MARCH 21 - 1600 PM
RZ811 1 : 3000

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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- PROPOSED BUILDING
- EXISTING BUILDINGS
- CONTEXT SHADOW
- PROPOSED DEVELOPMENT SHADOW
- PUBLIC OPEN SPACE, GREEN LAND

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

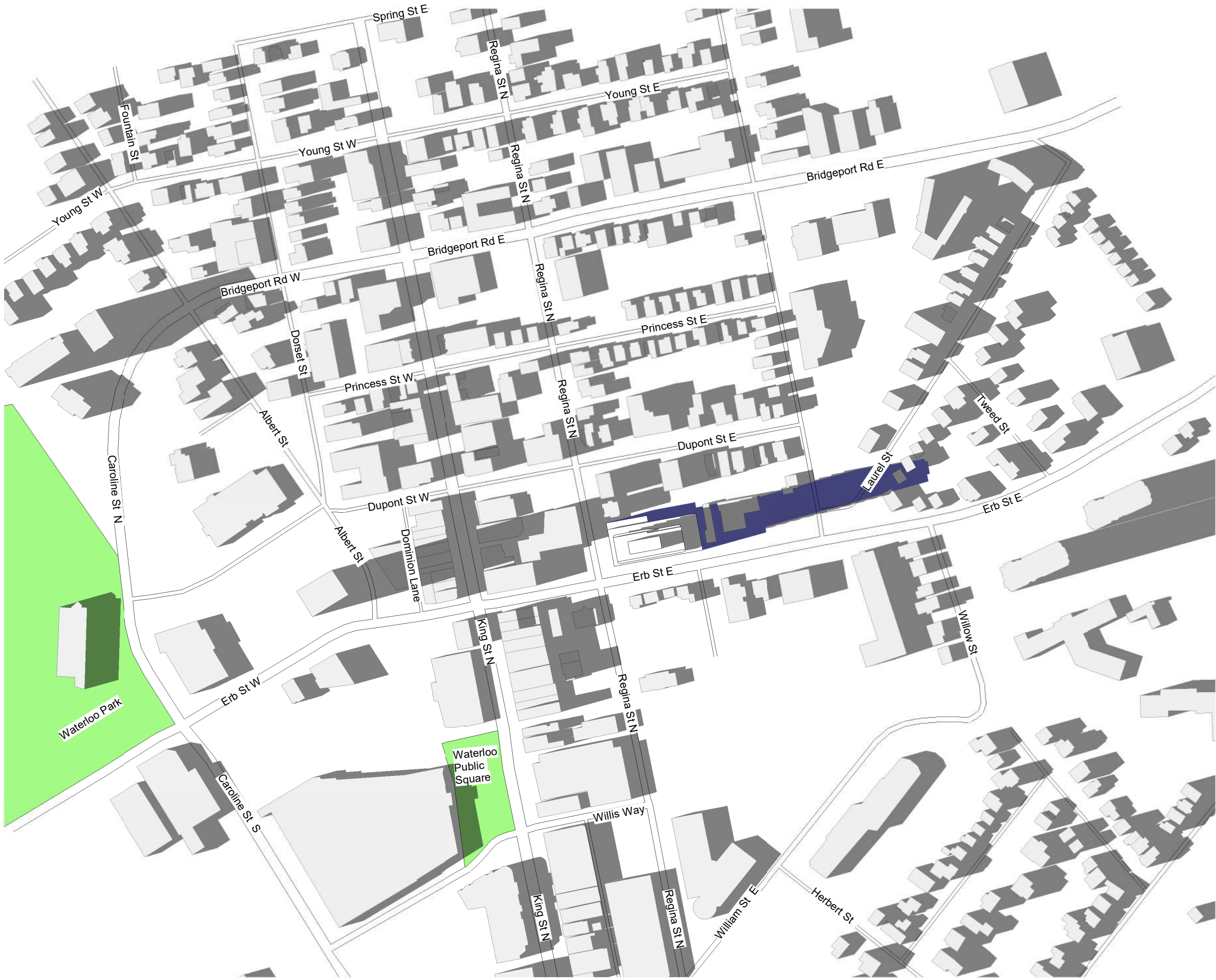
CLIENT
VANLEGEN REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWINGS
SHADOW STUDIES- MARCH 21

PROJECT NO. 21-180CS	
PROJECT DATE	
DRAWN BY ADA	
CHECKED BY MYG	
SCALE As indicated	

DRAWING NO. RZ811	REV. 1
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1 MARCH 21 - 1800 PM
RZ812 1 : 3000

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67 Lesmill Road
Toronto, ON M5B 2T8
T 416 425 2222
turnerfleischer.com

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- PROPOSED BUILDING
- EXISTING BUILDINGS
- CONTEXT SHADOW
- PROPOSED DEVELOPMENT SHADOW
- PUBLIC OPEN SPACE, GREEN LAND

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			
VANLEGEND REGINA LP			
PROJECT			
PROPOSED MIXED-USE RESIDENTIAL BUILDING			
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST WATERLOO, ON			
DRAWING			
SHADOW STUDIES- MARCH 21			
PROJECT NO. 21-180CS			
PROJECT DATE			
DRAWN BY ADA			
CHECKED BY MYG			
SCALE As indicated			
	DRAWING NO. RZ812	REV. 1	



1 JUNE 21 - 1000 AM
RZ813 1 : 3000



2 JUNE 21 - 1200 PM
RZ813 1 : 3000



3 JUNE 21 - 1400 PM
RZ813 1 : 3000



4 JUNE 21 - 1600 PM
RZ813 1 : 3000

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON M5B 2T8
T 416 425 2222
turnerfleischer.com

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- PROPOSED BUILDING
- EXISTING BUILDINGS
- CONTEXT SHADOW
- PROPOSED DEVELOPMENT SHADOW
- PUBLIC OPEN SPACE, GREEN LAND

1	2022-02-25	ISSUED FOR OP/1/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEN REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWINGS

SHADOW STUDIES- JUNE 21

PROJECT NO.

21-180CS

PROJECT DATE

DRAWN BY

ADA

CHECKED BY

MYG

SCALE

As indicated



DRAWING NO.

RZ813

REV.

1

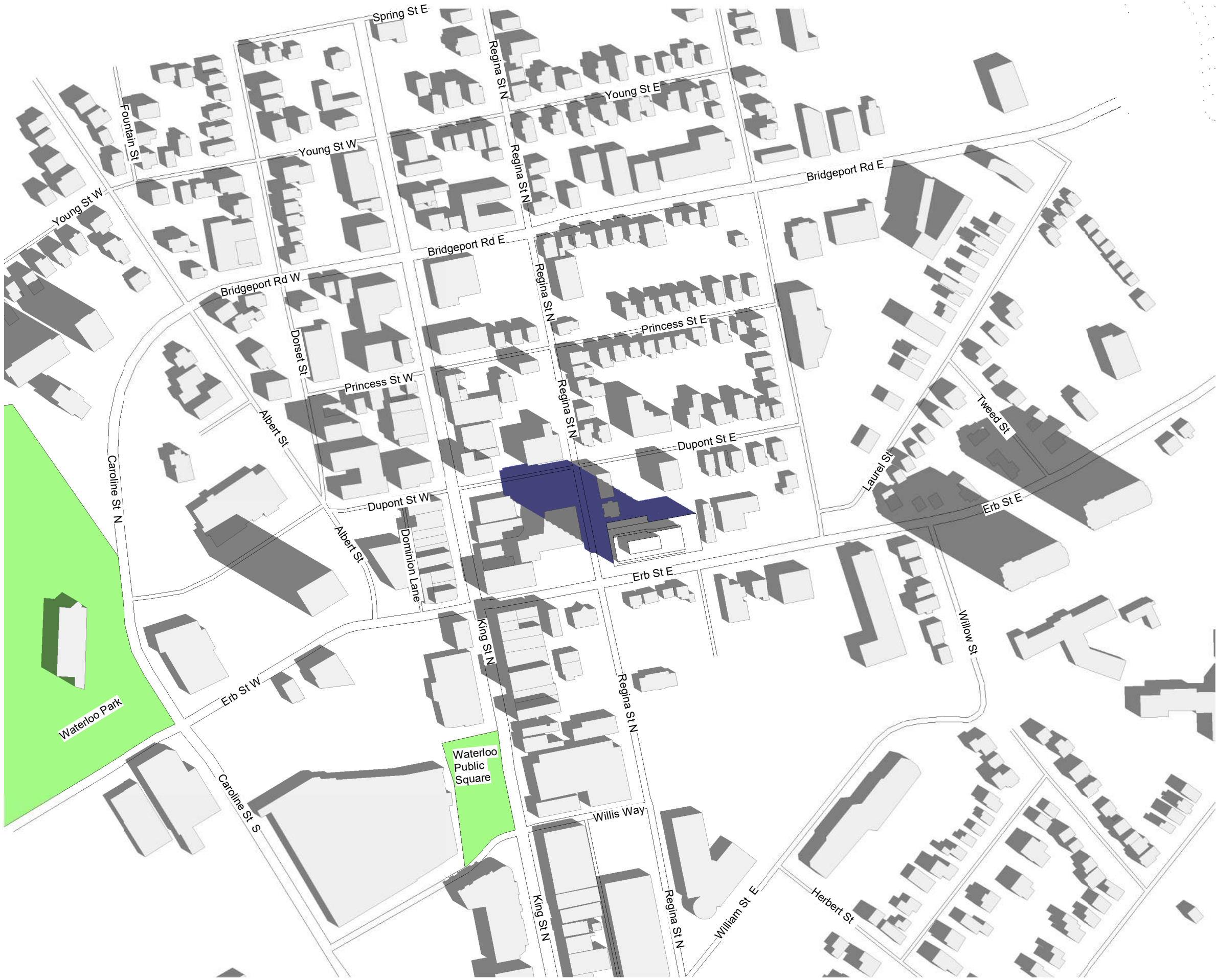


1 JUNE 21 - 1800 PM
RZ814 1 : 3000

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- PROPOSED BUILDING
- EXISTING BUILDINGS
- CONTEXT SHADOW
- PROPOSED DEVELOPMENT SHADOW
- PUBLIC OPEN SPACE, GREEN LAND

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY
CLIENT			
VANLEGEND REGINA LP			
PROJECT			
PROPOSED MIXED-USE RESIDENTIAL BUILDING			
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST WATERLOO, ON			
DRAWINGS			
SHADOW STUDIES- JUNE 21			
PROJECT NO. 21-180CS			
PROJECT DATE			
DRAWN BY ADA			
CHECKED BY MYG			
SCALE As indicated			
	DRAWING NO. RZ814	REV. 1	



1 SEPTEMBER 21 - 1000 AM
RZ815 1 : 3000



2 SEPTEMBER 21 - 1200 PM
RZ815 1 : 3000



3 SEPTEMBER 21 - 1400 PM
RZ815 1 : 3000



4 SEPTEMBER 21 - 1600 PM
RZ815 1 : 3000

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turnerfleischer.com

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- PROPOSED DEVELOPMENT SHADOW
- PUBLIC OPEN SPACE, GREEN LAND

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

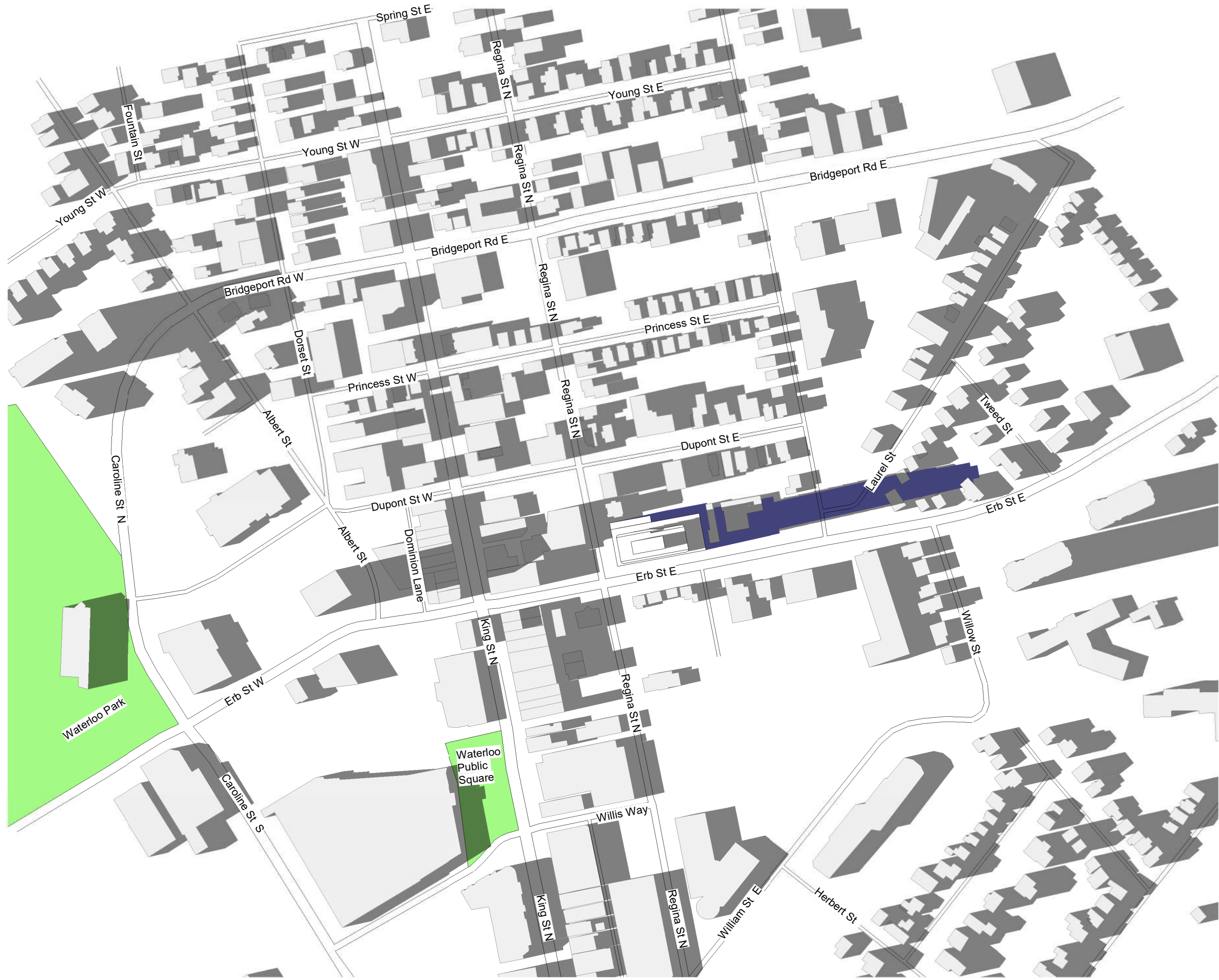
CLIENT
VANLEGEN REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWINGS
SHADOW STUDIES- SEPTEMBER 21

PROJECT NO. 21-180CS	
PROJECT DATE	
DRAWN BY ADA	
CHECKED BY MYG	
SCALE As indicated	

	DRAWING NO. RZ815	REV. 1
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1 SEPTEMBER 21 - 1800 PM
RZ816 1 : 3000

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1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
#	DATE	DESCRIPTION	BY

CLIENT

VANLEGEND REGINA LP

PROJECT

PROPOSED MIXED-USE RESIDENTIAL BUILDING

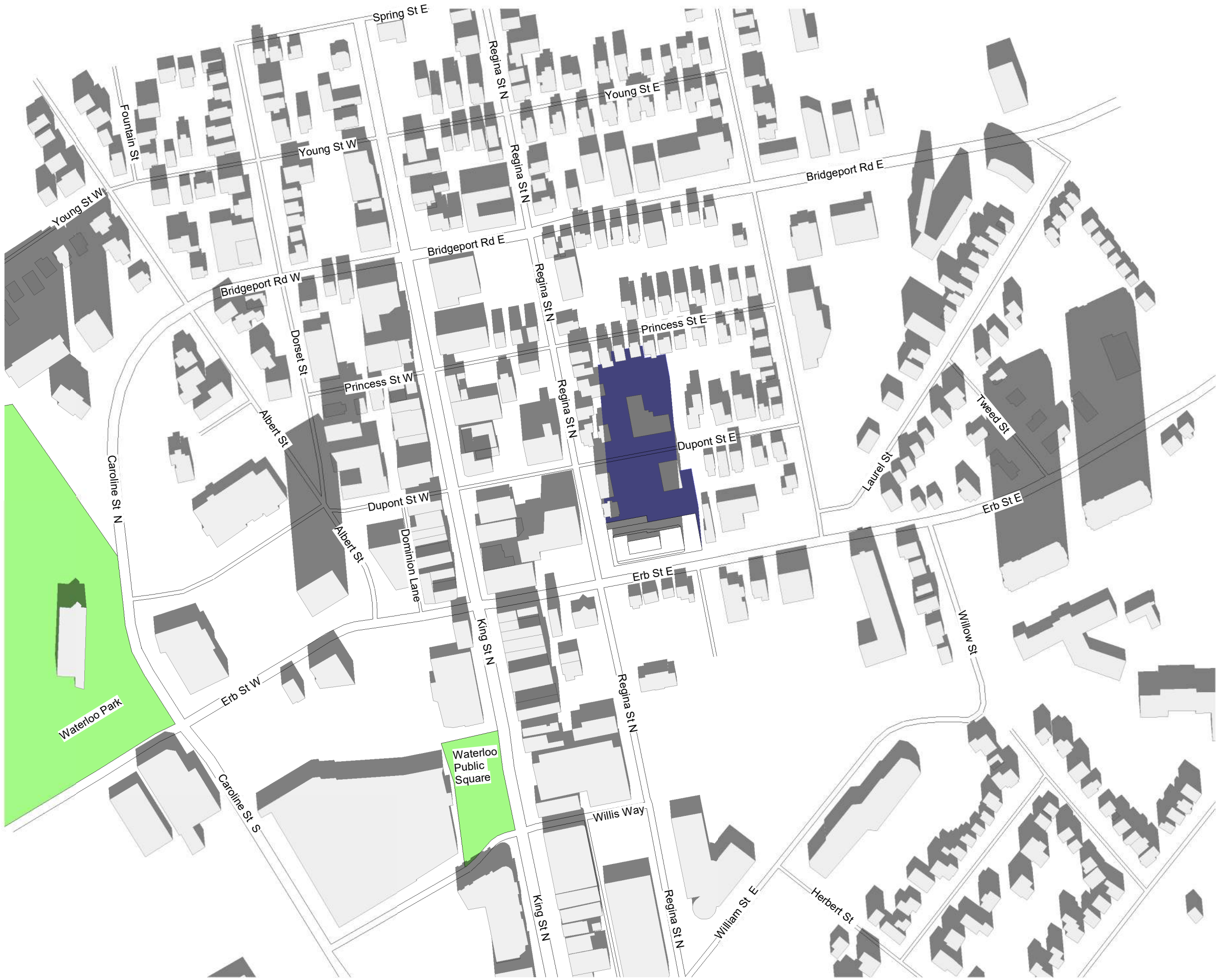
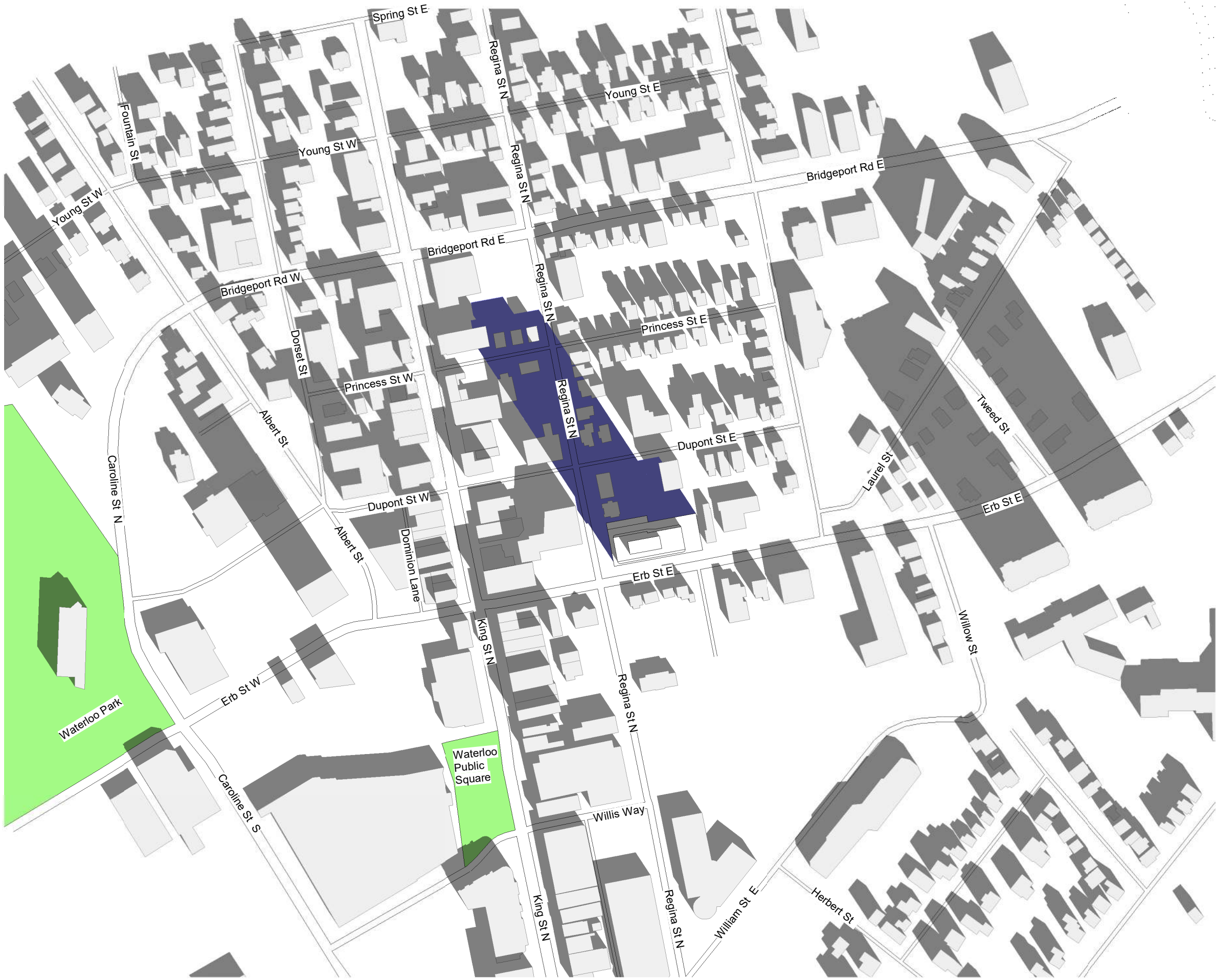
6 REGINA STREET NORTH & 24, 28, 34 ERB STREET EAST
WATERLOO, ON

DRAWING

SHADOW STUDIES- SEPTEMBER 21

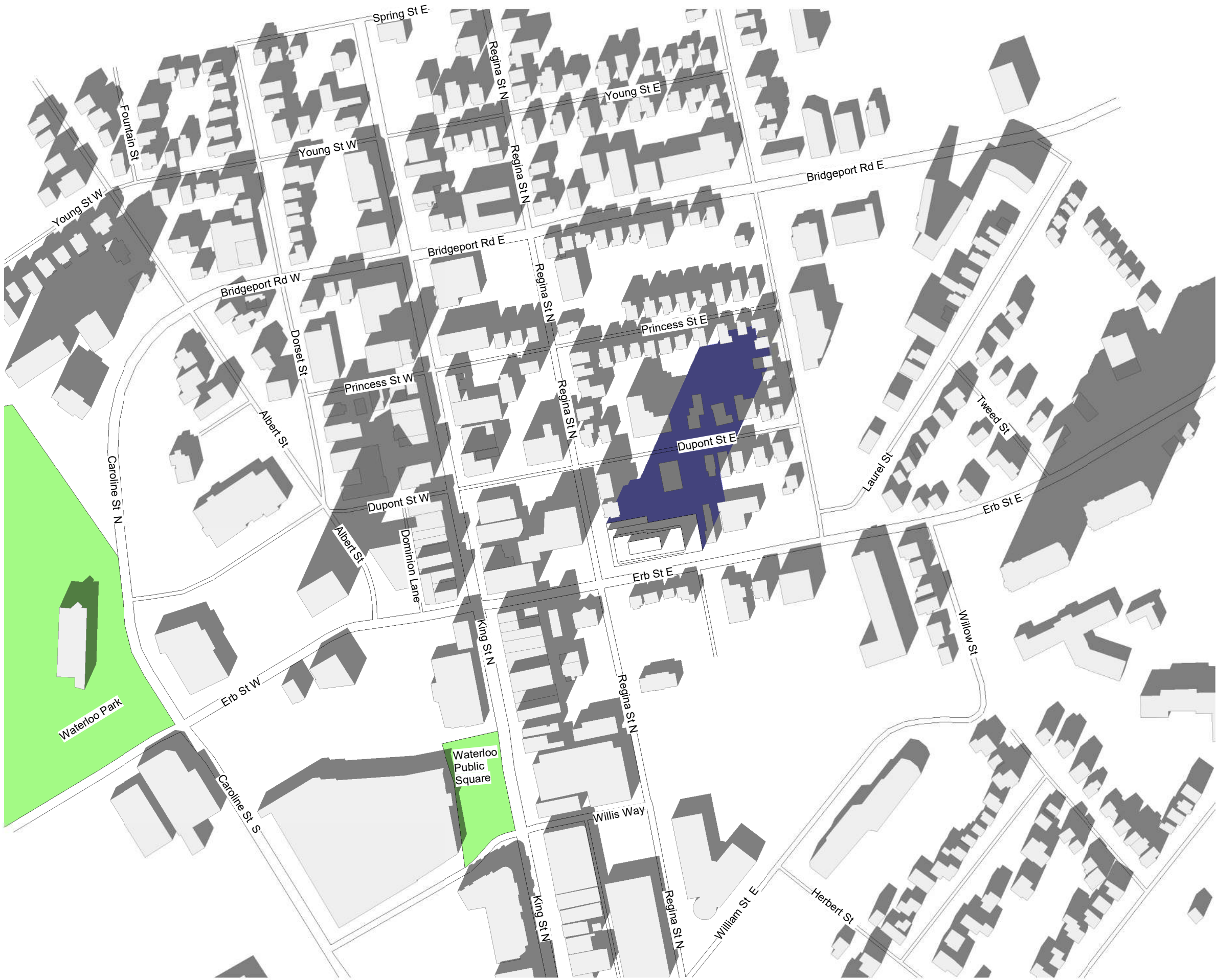
PROJECT NO. 21-180CS	
PROJECT DATE	
DRAWN BY ADA	
CHECKED BY MYG	
SCALE As indicated	

	DRAWING NO. RZ816	REV. 1
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1 DECEMBER 21 - 1000 AM
RZ817 1 : 3000

2 DECEMBER 21 - 1200 PM
RZ817 1 : 3000



3 DECEMBER 21 - 1400 PM
RZ817 1 : 3000

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- PROPOSED BUILDING
- EXISTING BUILDINGS
- CONTEXT SHADOW
- PROPOSED DEVELOPMENT SHADOW
- PUBLIC OPEN SPACE, GREEN LAND

1	2022-02-25	ISSUED FOR OPA/REZONING	MYG
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CLIENT

VANLEGEN REGINA LP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL BUILDING

6 REGINA STREET NORTH & 24, 28, 34 ERB STREET
EAST
WATERLOO, ON

DRAWINGS

SHADOW STUDIES- DECEMBER 21

PROJECT NO. 21-180CS	
PROJECT DATE	
DRAWN BY ADA	
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SCALE As indicated	

DRAWING NO. RZ817	REV. 1
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