

1 DUNBAR Rd N WATERLOO

UPDATED PROPOSAL
AUGUST 12TH 2025

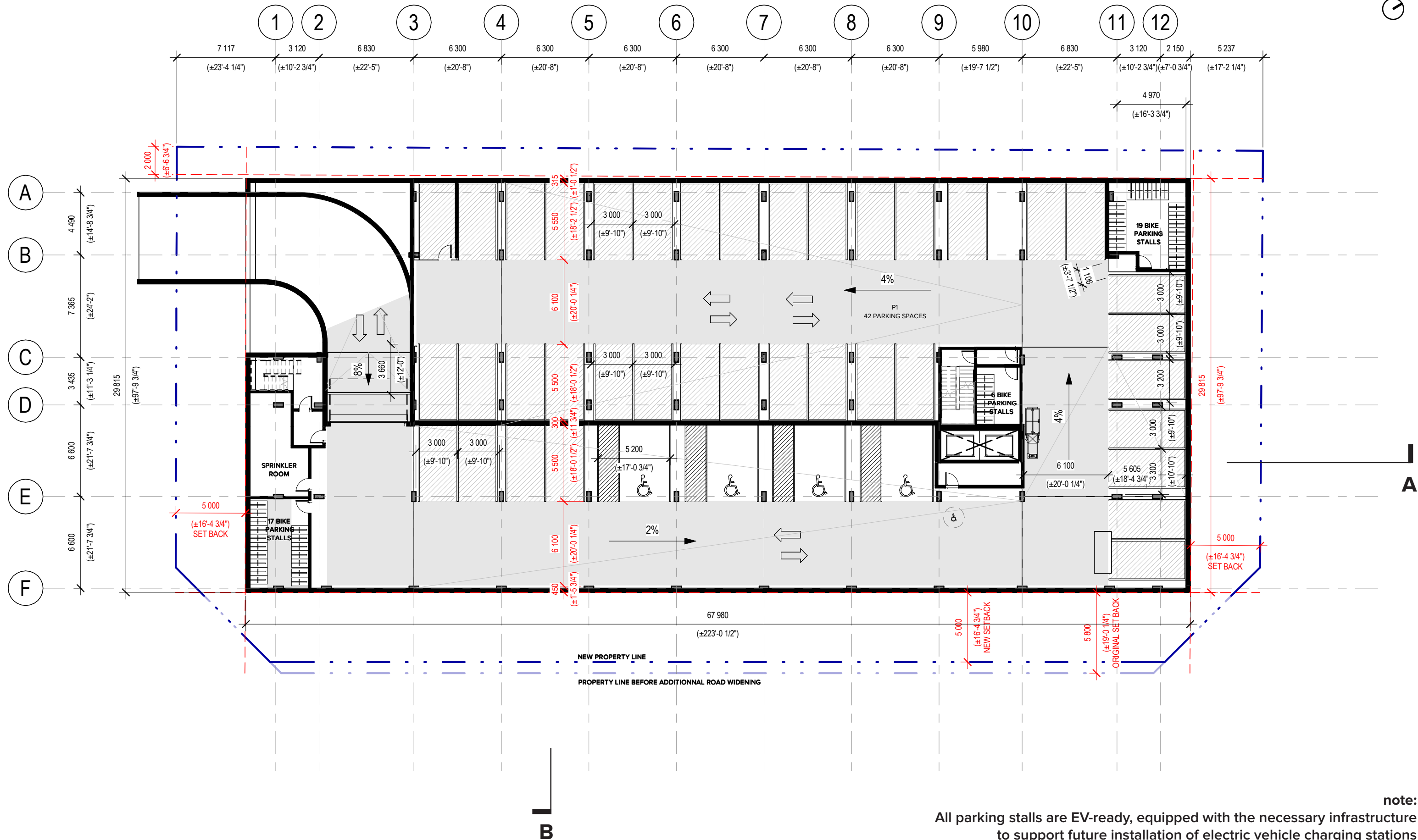




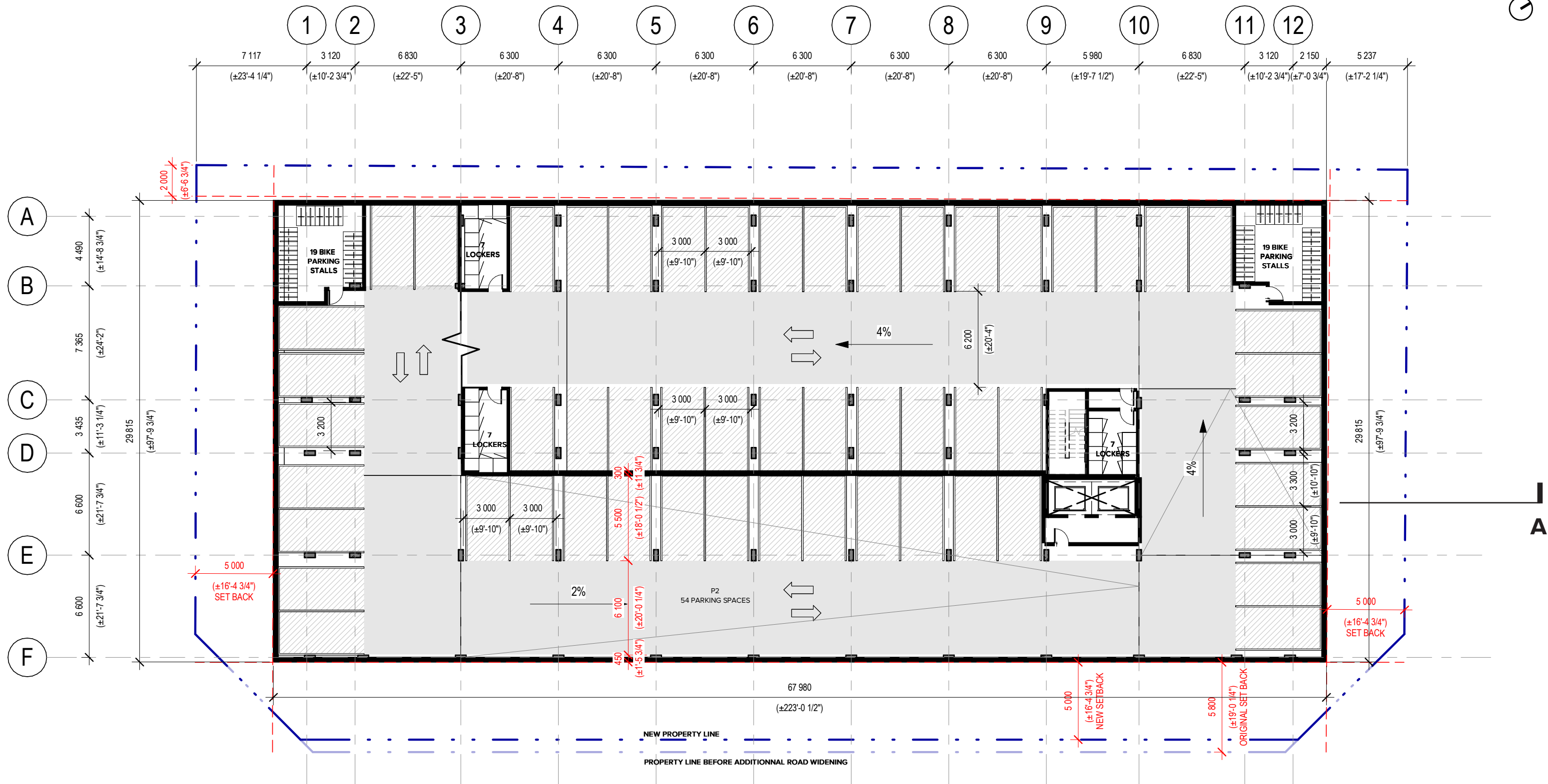




P1 PLAN



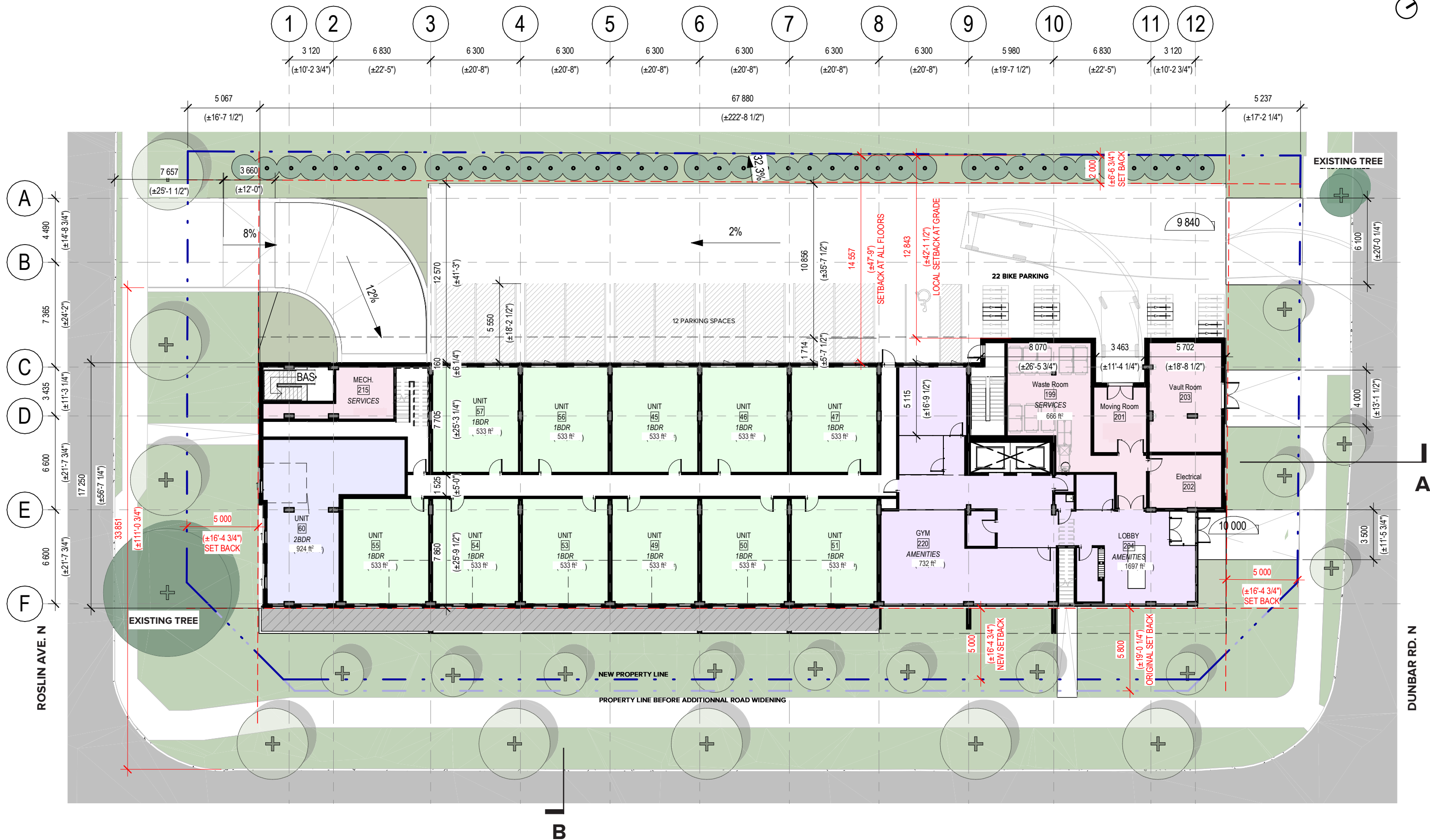
P2 PLAN



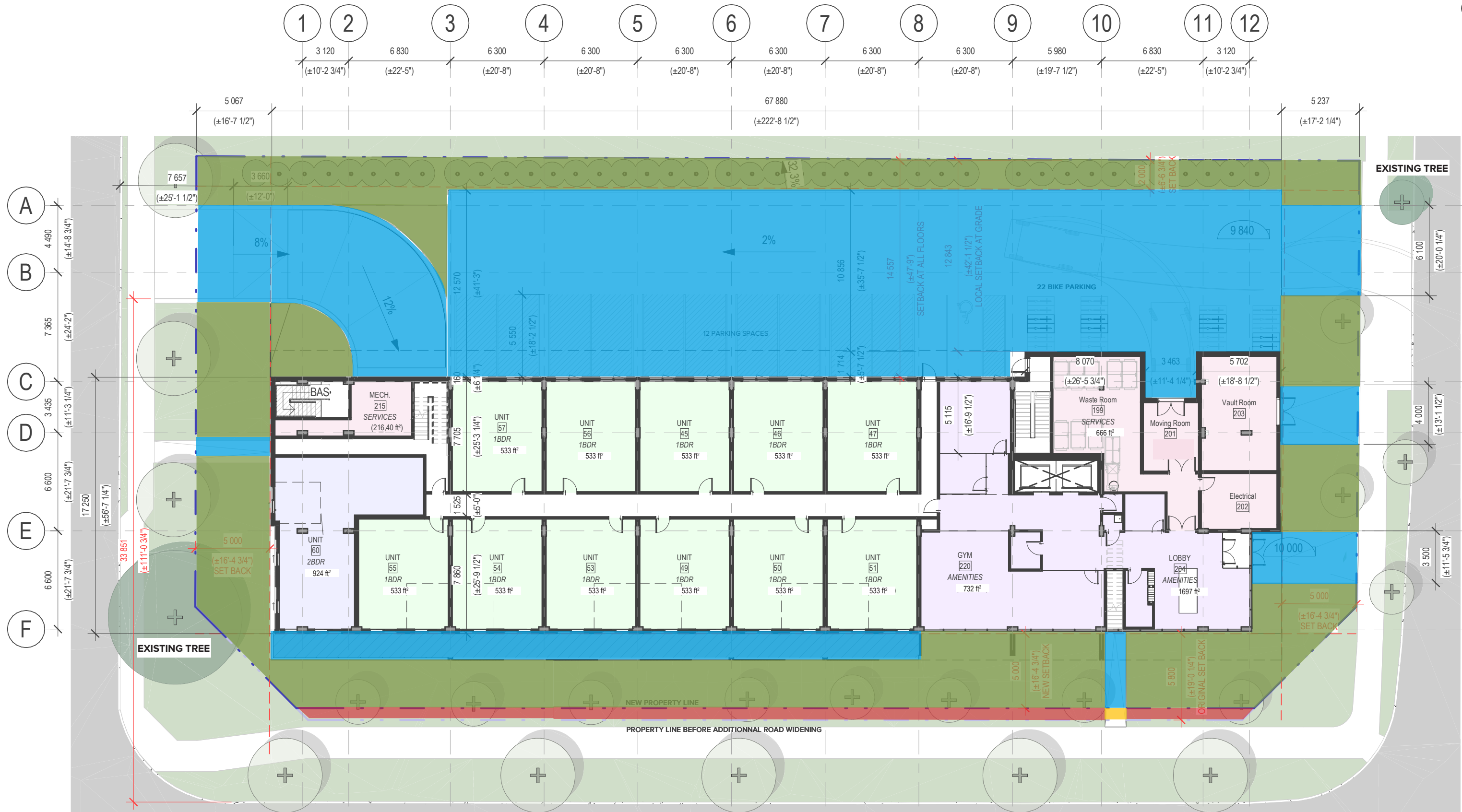
note:

All parking stalls are EV-ready, equipped with the necessary infrastructure to support future installation of electric vehicle charging stations

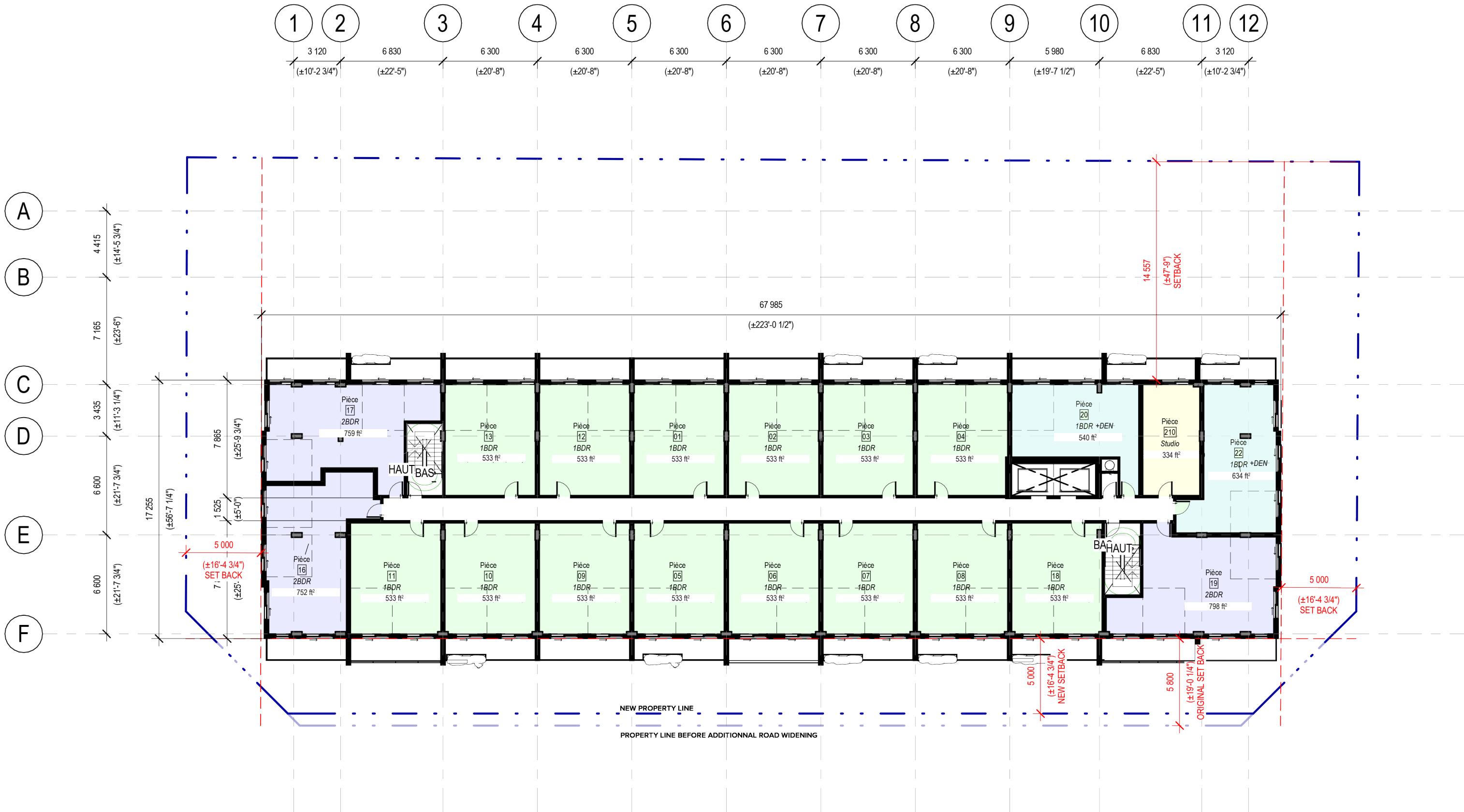
GROUND FLOOR PLAN



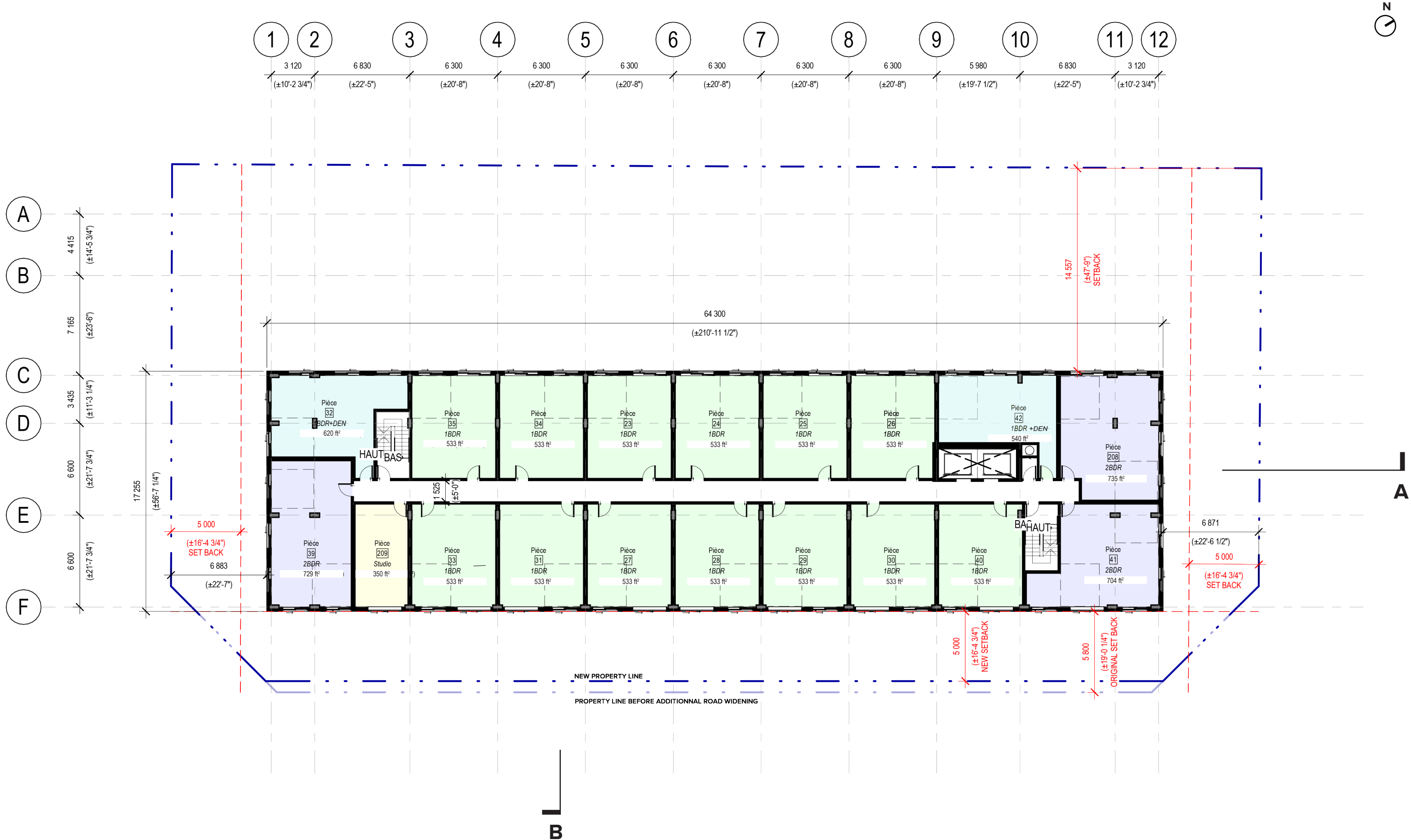
LANDSCAPING AT GRADE



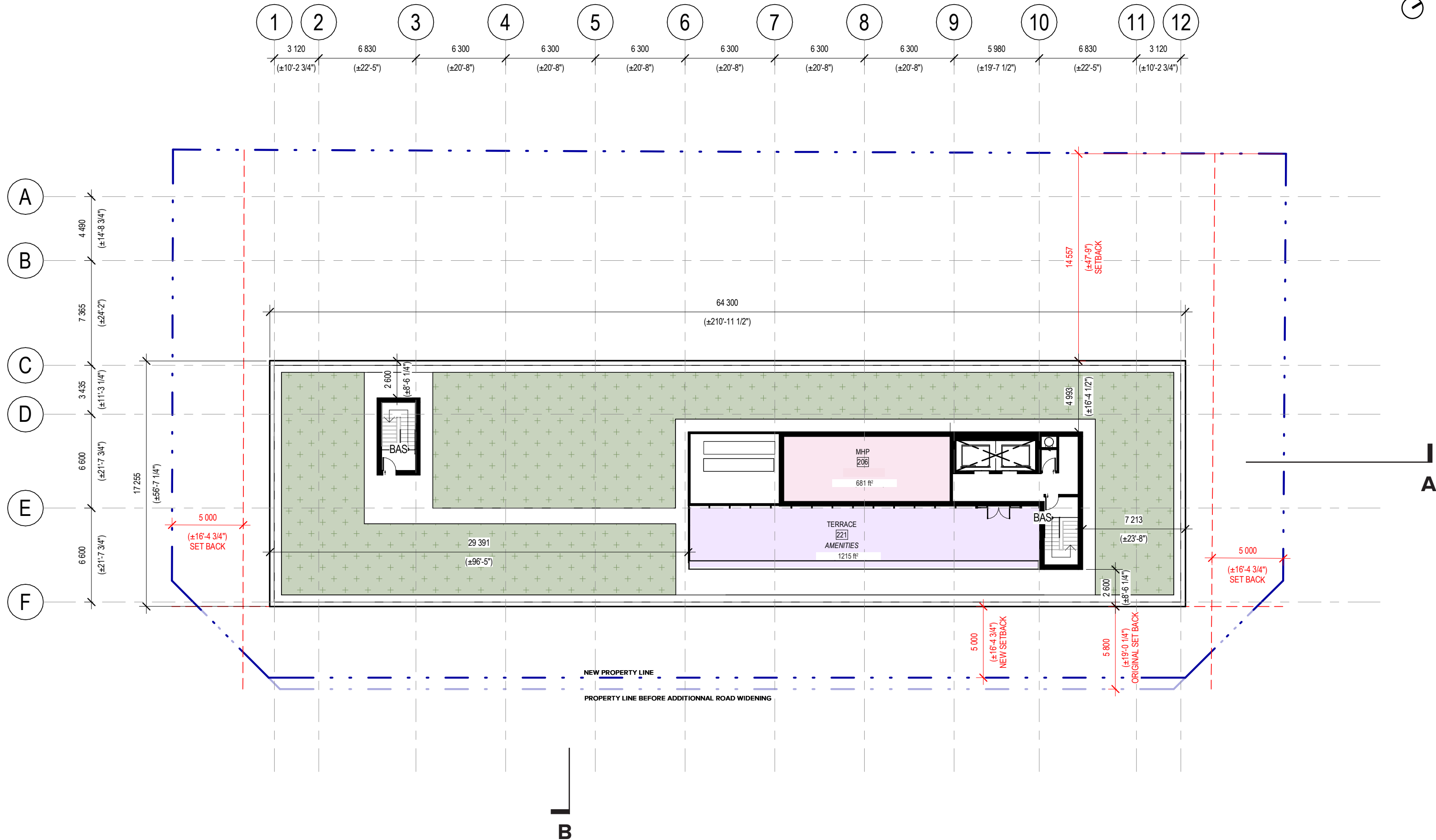
LEVEL 2-6 PLANS



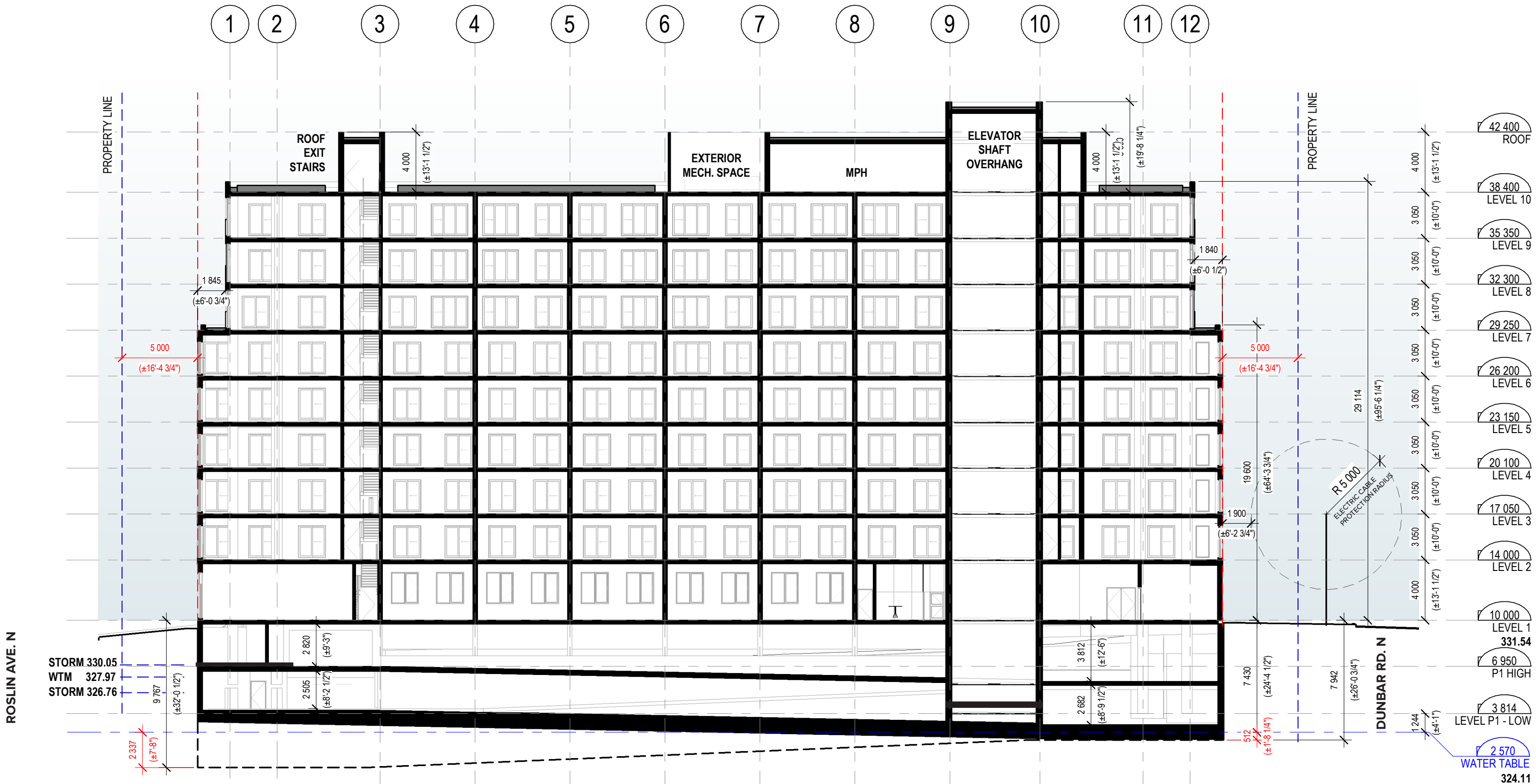
LEVEL 7-9 PLANS

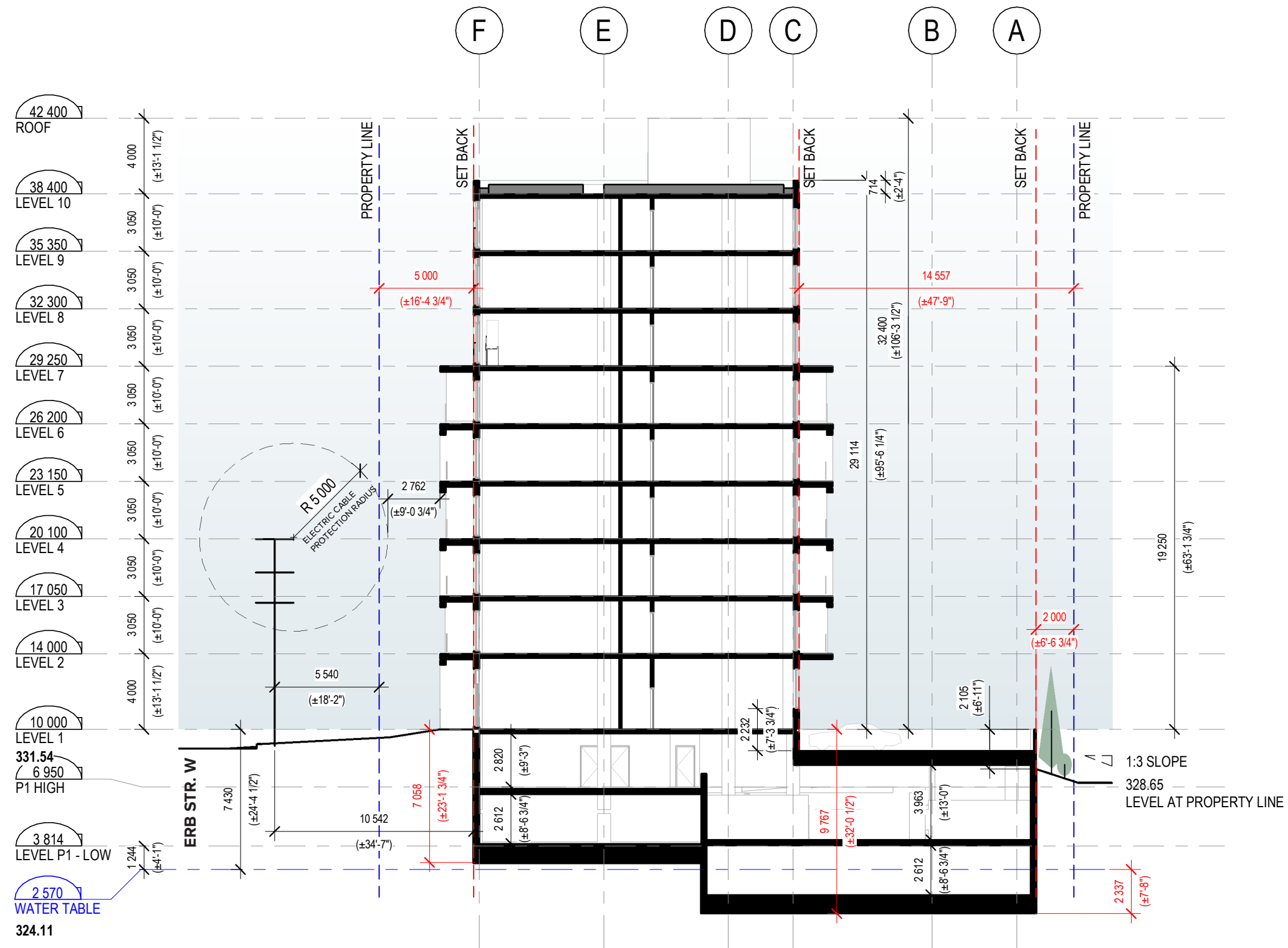


ROOFTOP PLAN



SECTION A





Area Calculations														
Levels	GCA (m²)		GFA (m²)				RESIDENTIAL NRA		NET RESIDENTIAL RATIO (%)					
	Above ground	Under ground	Exclusions	Outdoor Amenity	Indoor Amenity	Residential	m²	ft²		STD	1BR	1BR +Den	2BR	TOTAL
10	141		113			28	0	0	0,0%	0	0	0	0	0
9	1 110		44			1 066	986	10 608	88,8%	1	13	2	3	19
8	1 110		44			1 066	986	10 608	88,8%	1	13	2	3	19
7	1 110		44			1 066	986	10 608	88,8%	1	13	2	3	19
6	1 173		44			1 129	1 048	11 282	89,4%	1	14	2	3	20
5	1 173		44			1 129	1 048	11 282	89,4%	1	14	2	3	20
4	1 173		44			1 129	1 048	11 282	89,4%	1	14	2	3	20
3	1 173		44			1 129	1 048	11 282	89,4%	1	14	2	3	20
2	1 173		44			1 129	1 048	11 282	89,4%	1	14	2	3	20
1	1 171		250		225	696	631	6 791	53,9%	0	11	0	1	12
P1.0		2 027	2 027											
P1.5														
P2.0		2 027												
P2.5														
Total	10 506	4 054	2 739	0	225	9 569	8 828	95 025	84,0%	8	120	16	25	169
	113 085	43 635				103 000			% Proposed	5%	71%	9%	15%	100%
									Avg. Area/Unit (s.f.)			562		

Areas			
	Ratio	m²	ft²
Site Area		2 840	30 570
Site Area (Before road widening 0.808m)		2 891	31 118
First floor footprint	41,2%	1171	12 605
First floor footprint (Before widening)	40,5%	1171	12 605
Landscaped open space	24,0%	682	7 341
Landscaped open space (Before widen	25,4%	733	7 890
Hardscape	34,4%	978	10 527
Hardscape (Before widening)	33,9%	980	10 549
Proposed GFA		103 000	0
Proposed FSR	36,27	103 000	1 108 683
Building Footprint	41,3%	1 174	12 637

Amenity			Required		Provided		
unit type	count	Ratio	m²	ft²	types	m²	ft²
Studio/1BR	144	3 sq. m.	432	4 657	Shared indoor	225	2 426
2BR	25	5 sq. m.	125	1 348	Shared outdoor	103	1 110
					Private balcony	1 105	11 912
TOTAL			557	6 004		1 433	15 448
Minimum shared amenities (30%), included in the total			167,1	1 348			

Setbacks	Required	Proposed	Balcony encroachment
Front Yard Setback (Primary) Dunbar Rd. N (min)	5m	5m	
Front Yard Setback (Secondary) Roslin Ave, N (min)	5m	5m	
Flankage Setback - Erb St. W (min)	5m	5m	1,8m
Rear Yard Setback (min)	7,5m	11m	
Internal - Low rise residential Yard Setback* -29,114m building	14,557m	14,557mm	1,8m
Podium height	10 - 14,8m	N/A	
Tower setback above podium	3m	N/A	

* 7,5mn OR 1/2 the height of the building, whichever is higher

Vehicule Parking	Provided		
	L1	P1	P2
Residential	0	42	54
Visitor	11		
TOTAL	107	ratio	0,63

5 stalls are accessible parking spaces, as per zoning by-law

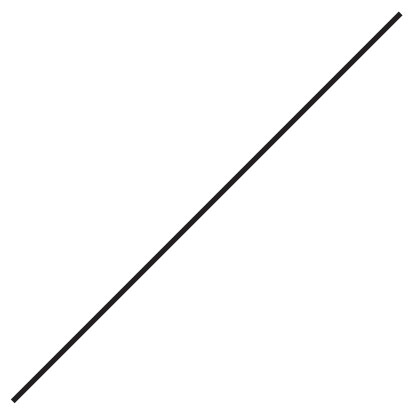
Bicycle Parking	Required		Provided
	Ratio	units	bike
Type A	0.30/ unit	169	50,7
Type B*	0.30/ unit	169	50,7
TOTAL		101	102

*Type B bicycle parking can be substituted by type A

Storage lockers	
	Lockers
P1	66
TOTAL	66

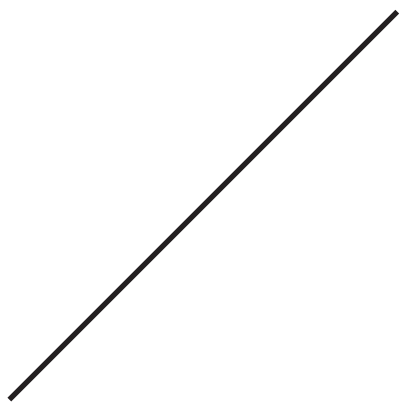
Density			
	Ratio		Quantity
Zoning requirements	450	beds/hectare	128
Proposition	740	beds/hectare	210

Building height	Proposed
Average grade	0.20m
level 1	4.00m
Level 2-6	3.05m
Level 7-9	3.05m
Total building height:	30m
Mech. Overheight	
mech. penthouse	4,00m
elevator shaft	6.00m
Numbrer of storeys	
	9



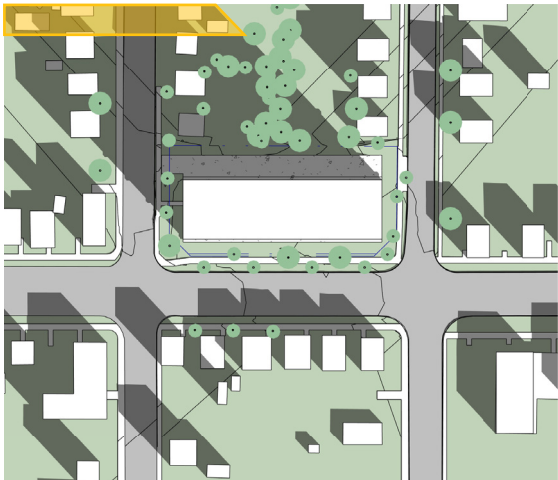
SUN STUDY

9 storey proposed building compared
to the 6 storey by law

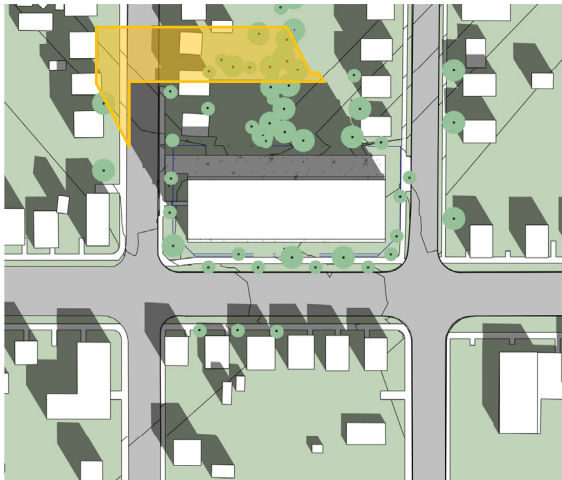




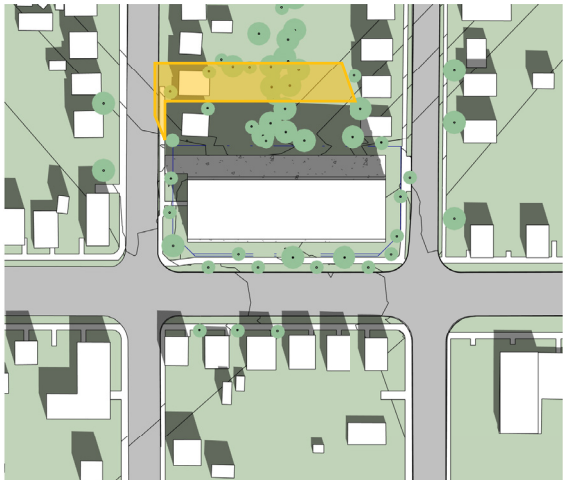
BY LAW



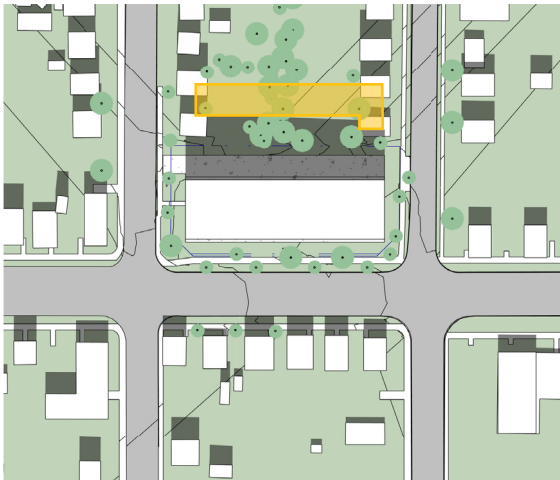
8H



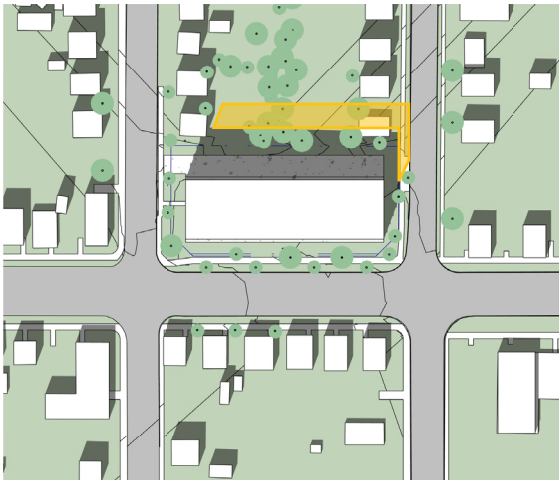
9H



10H

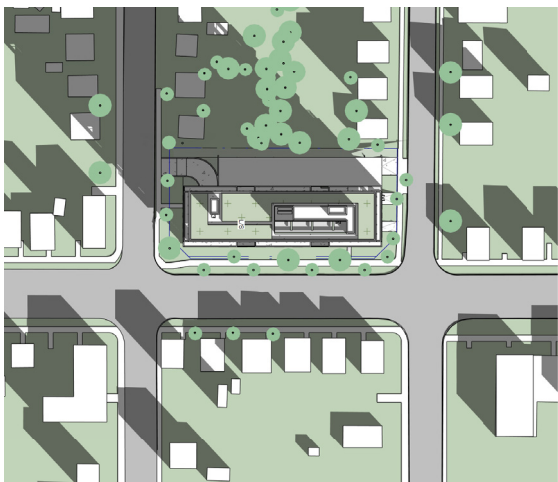


11H



12H

PROPOSED



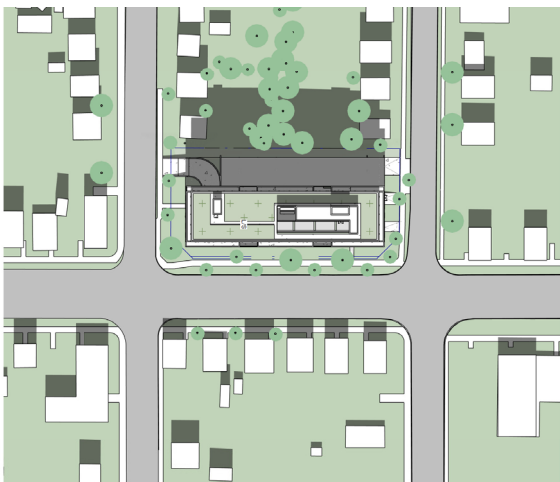
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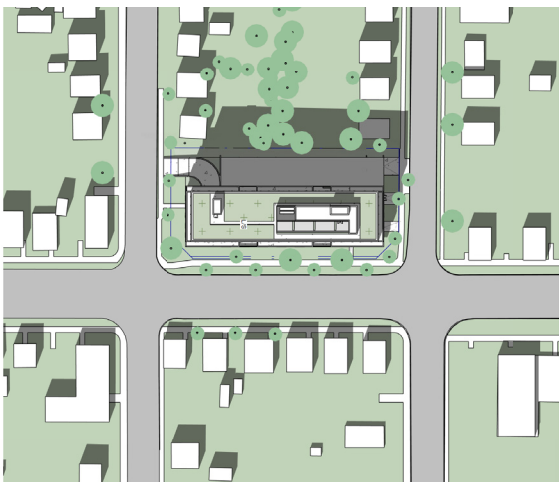
9H



10H



11H

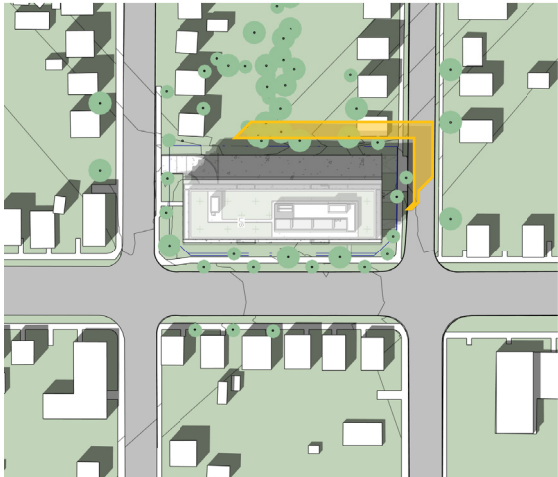


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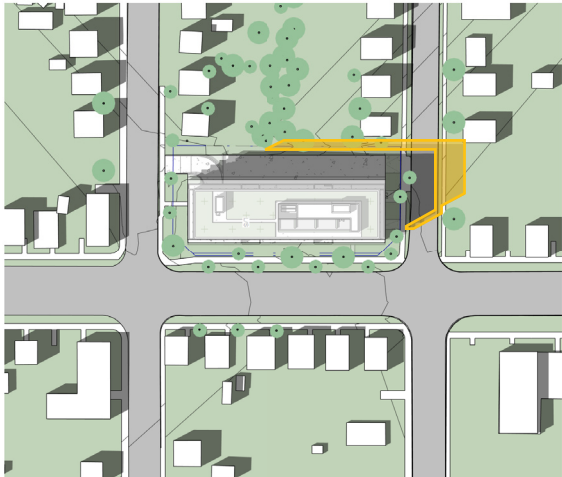
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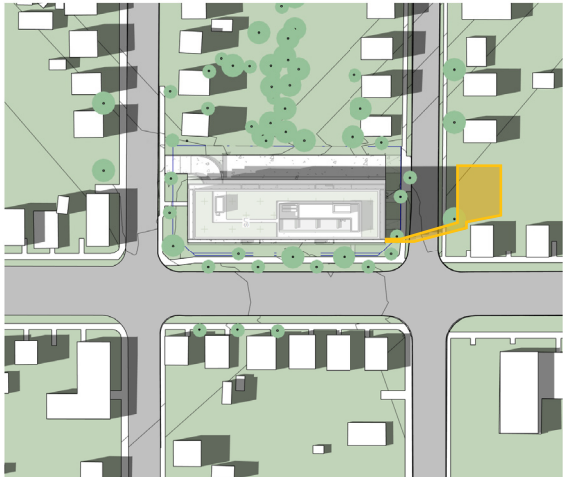
BY LAW



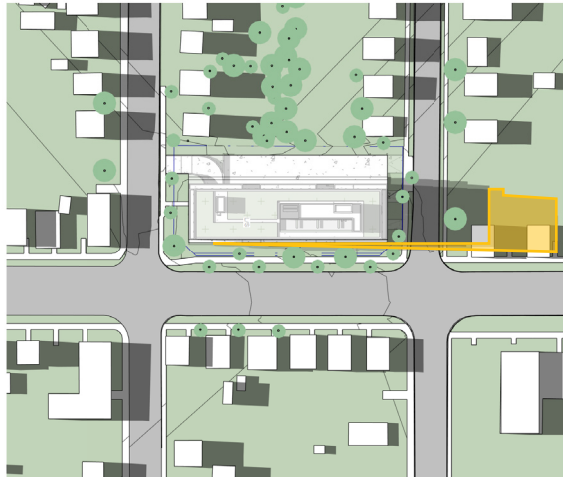
13H



14H



15H

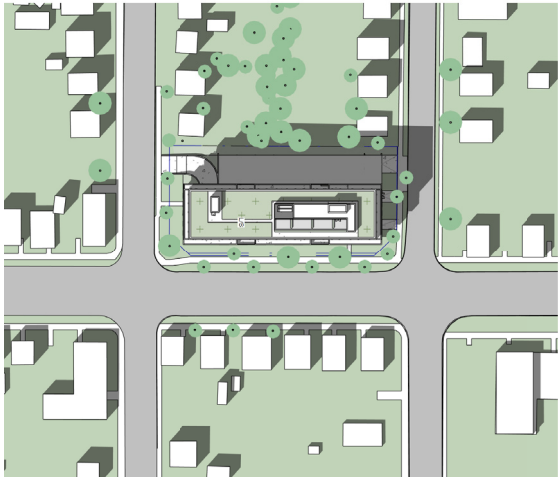


16H

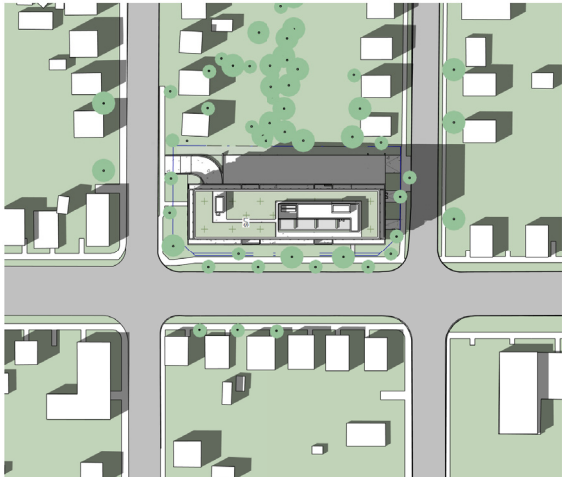


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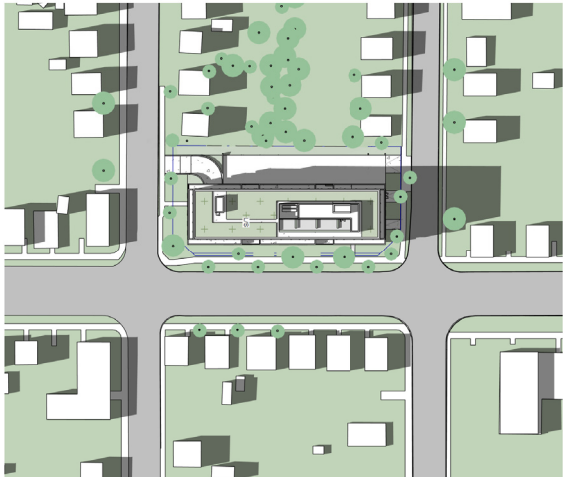
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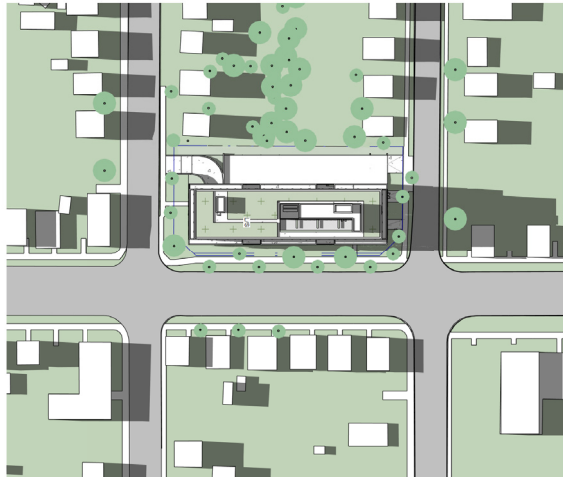
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16H

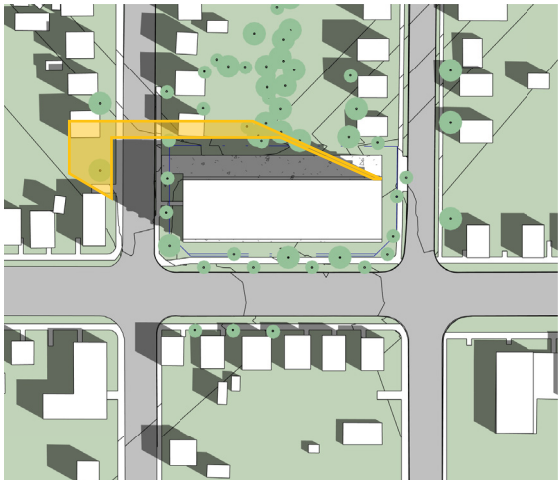


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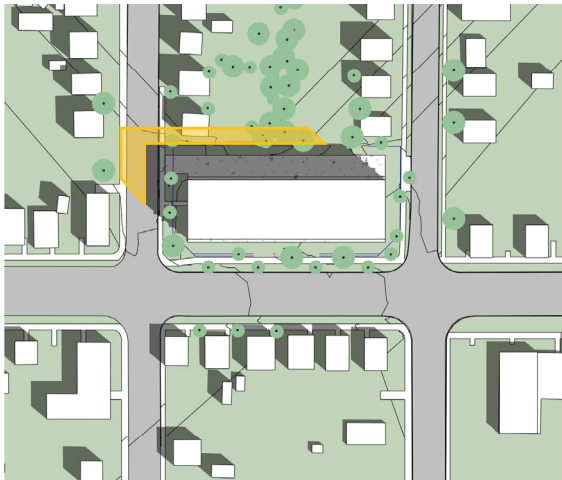
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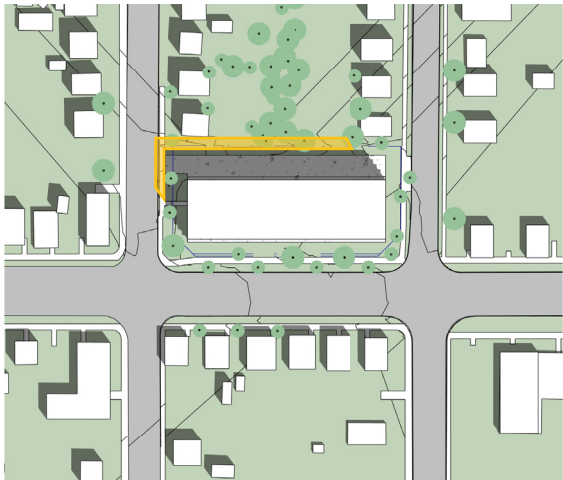
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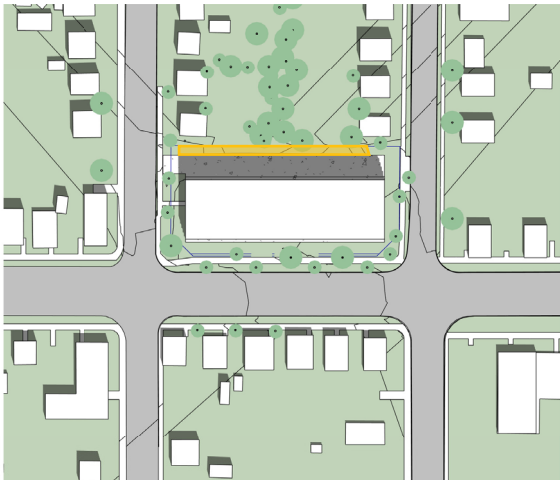
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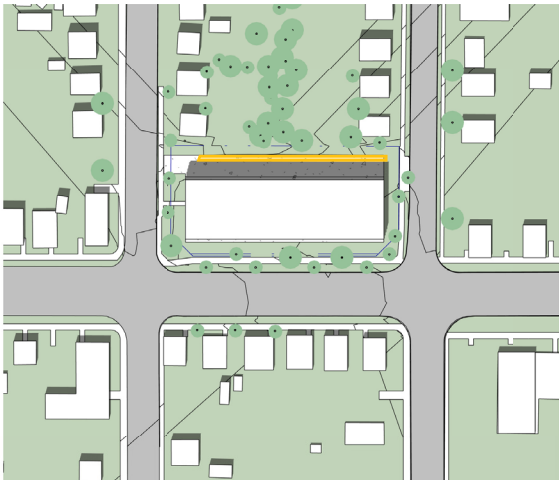
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10H



11H



12H

PROPOSED



8H



9H



10H



11H

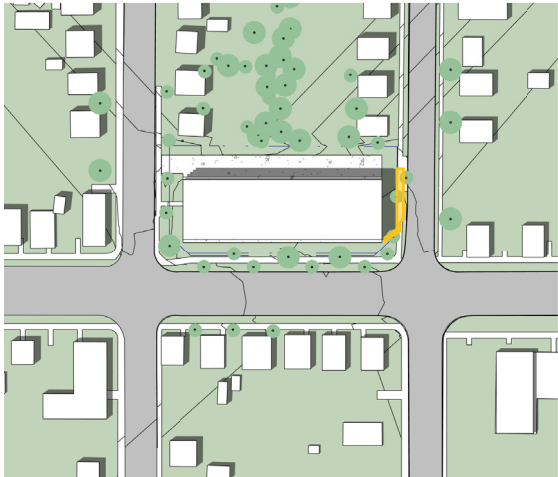


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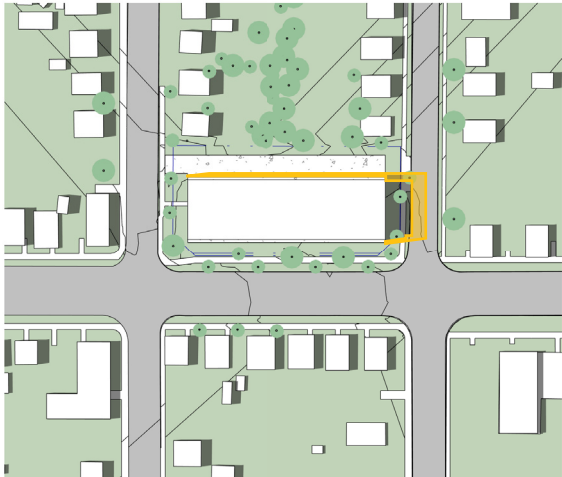
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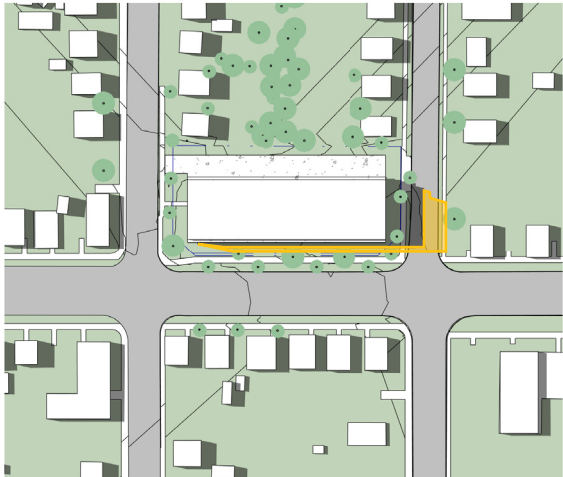
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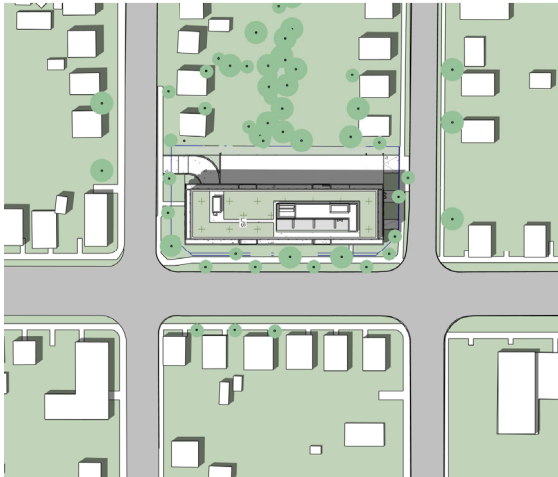


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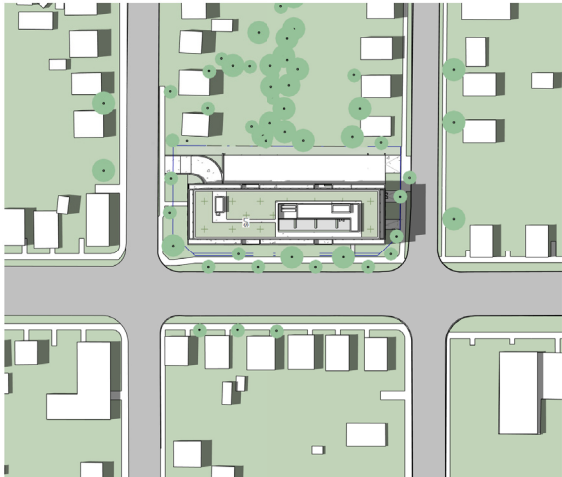


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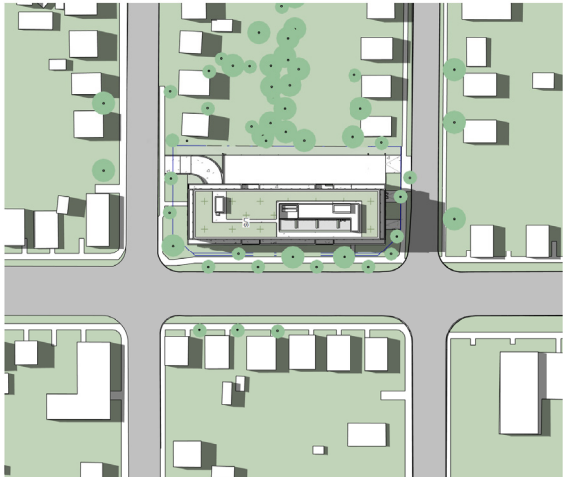
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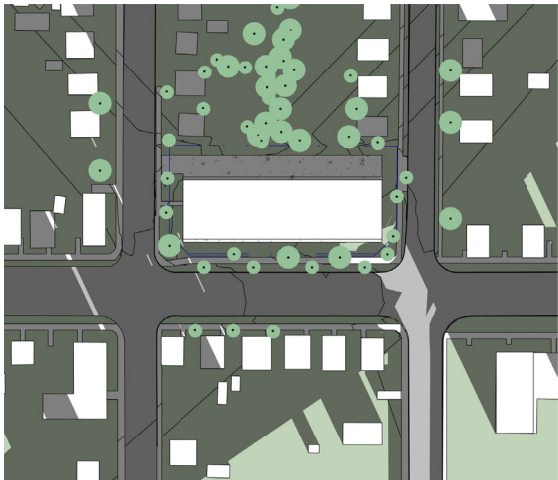


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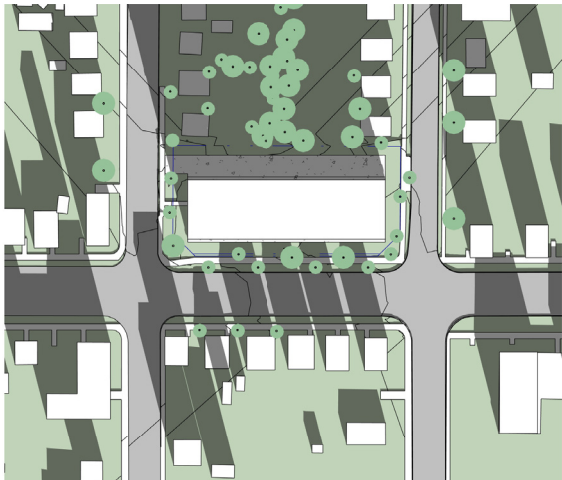
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BY LAW



8H



9H



10H



11H

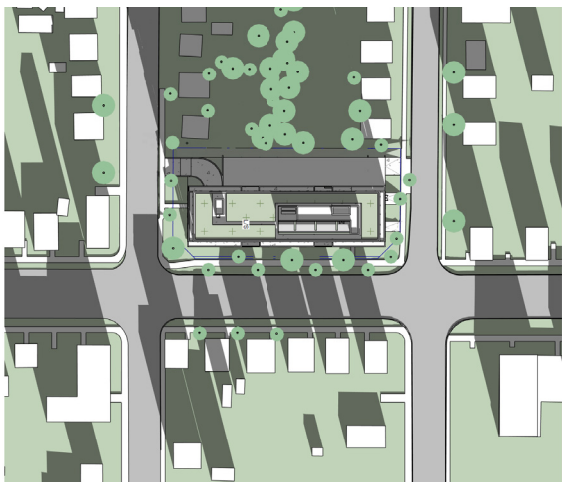


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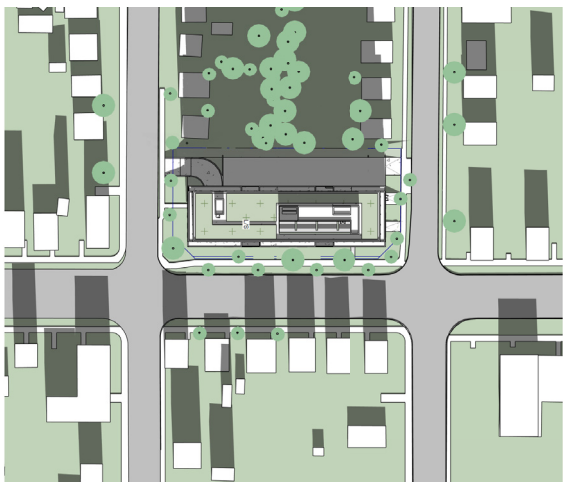
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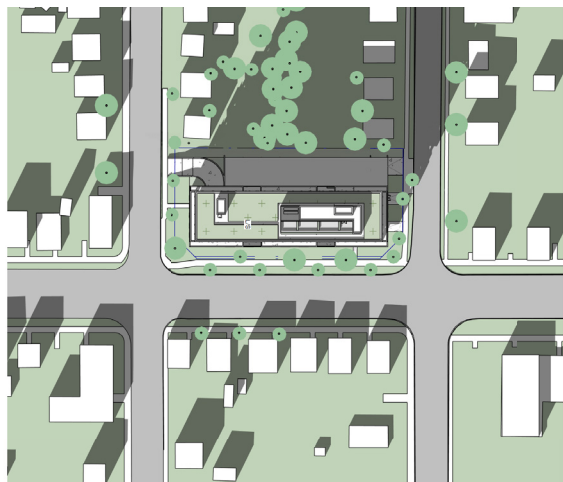
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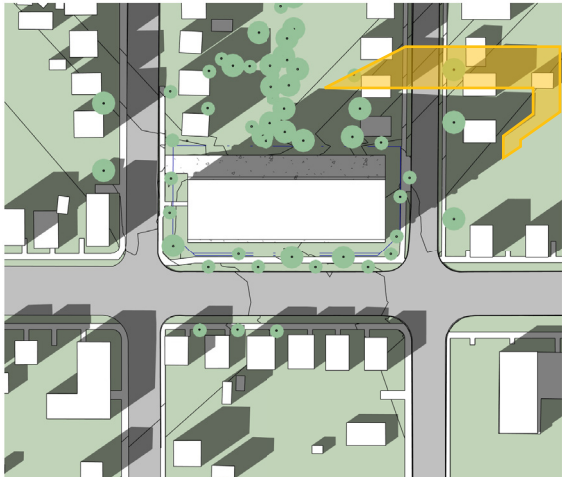
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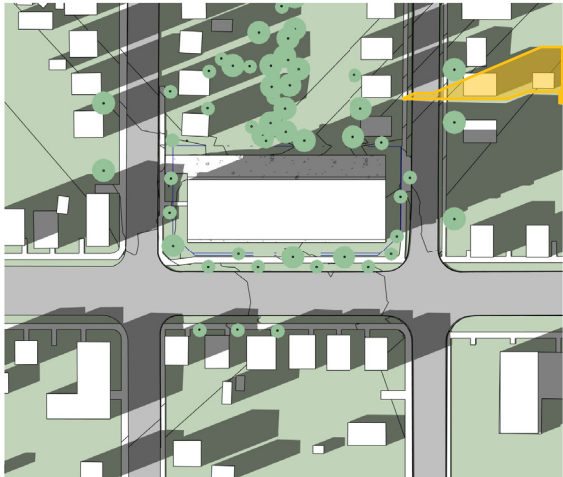
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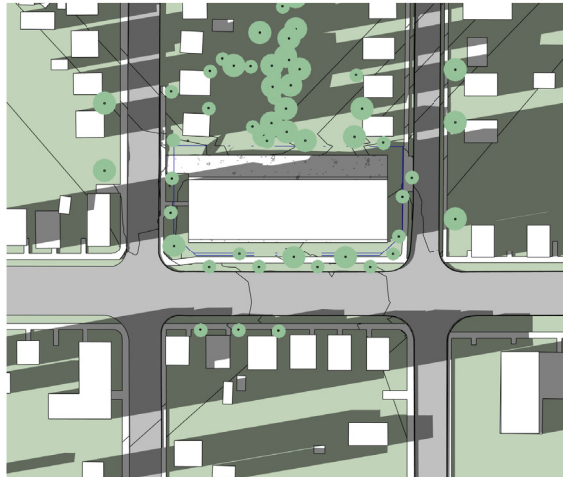
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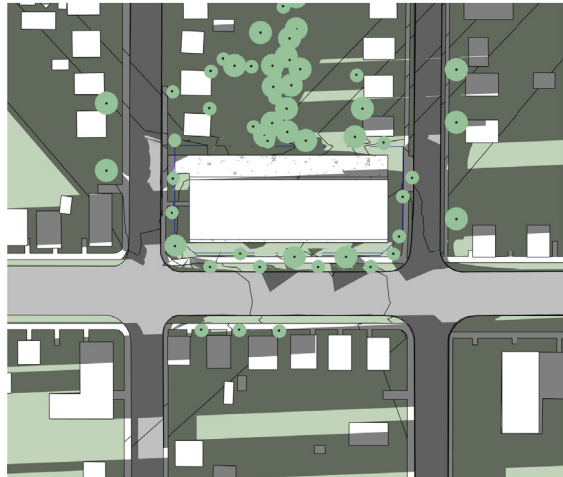
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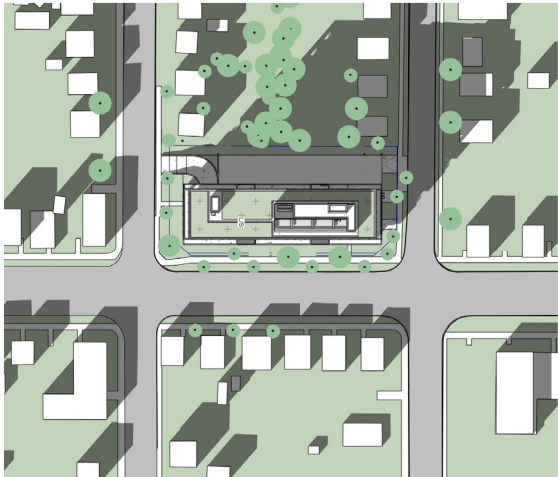


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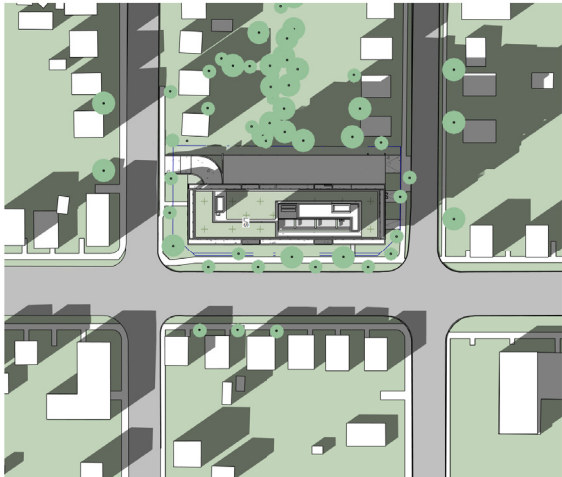


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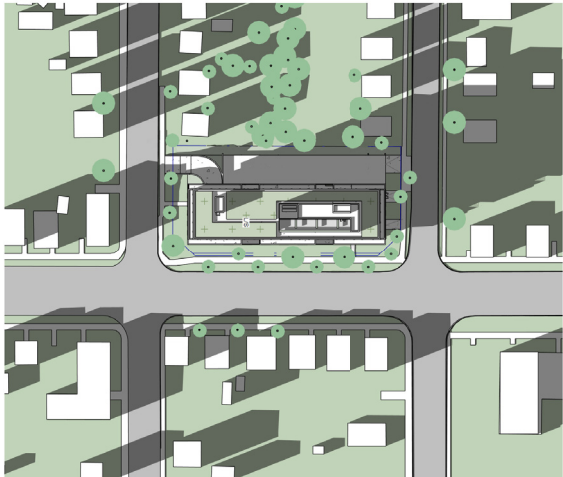
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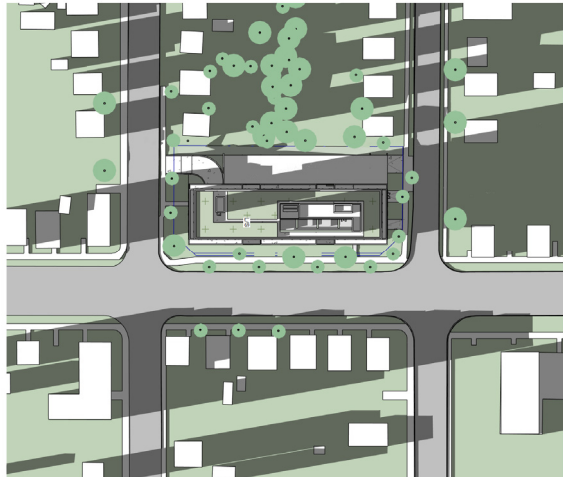
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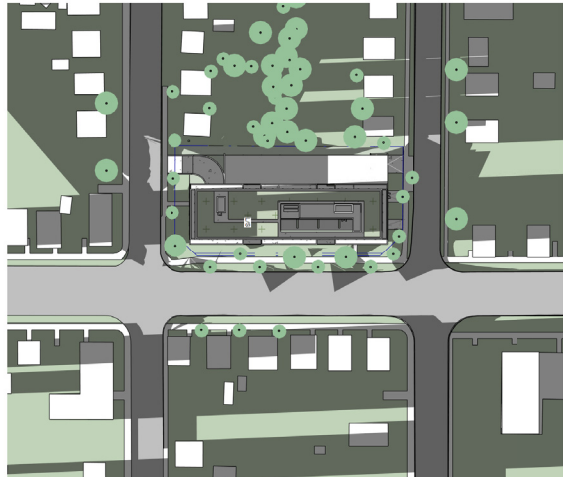
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