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13.119P01

		MLE
2021-03-17	ISSUED FOR REZONING SUBMISSION	NMC
DATE	DESCRIPTION	BY

PROJECT

**PROPOSED MIXED USE
DEVELOPMENT**

65 NORTHFIELD DR, WATERLOO, ON

DRAWING

PROJECT NO. 3.119P01		
PROJECT DATE 2023-03-23		
DRAWN BY D.H.		
CHECKED BY R.M.		
SCALE = 700		
	DRAWING NO.	REV. 1

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RZ-12

				MLE
1	2021-03-17	ISSUED FOR REZONING SUBMISSION		JNMC
#	DATE	DESCRIPTION		BY

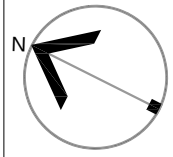
PROJECT

**PROPOSED MIXED USE
DEVELOPMENT**

65 NORTHFIELD DR, WATERLOO, ON

DRAWING

CONTENT

PROJECT NO. 13.119P01	
PROJECT DATE 2023-03-23	
DRAWN BY D.H.	
CHECKED BY R.M.	
SCALE 1:700	
	DRAWING NO.
	REV. 1

PROJECT SUMMARY

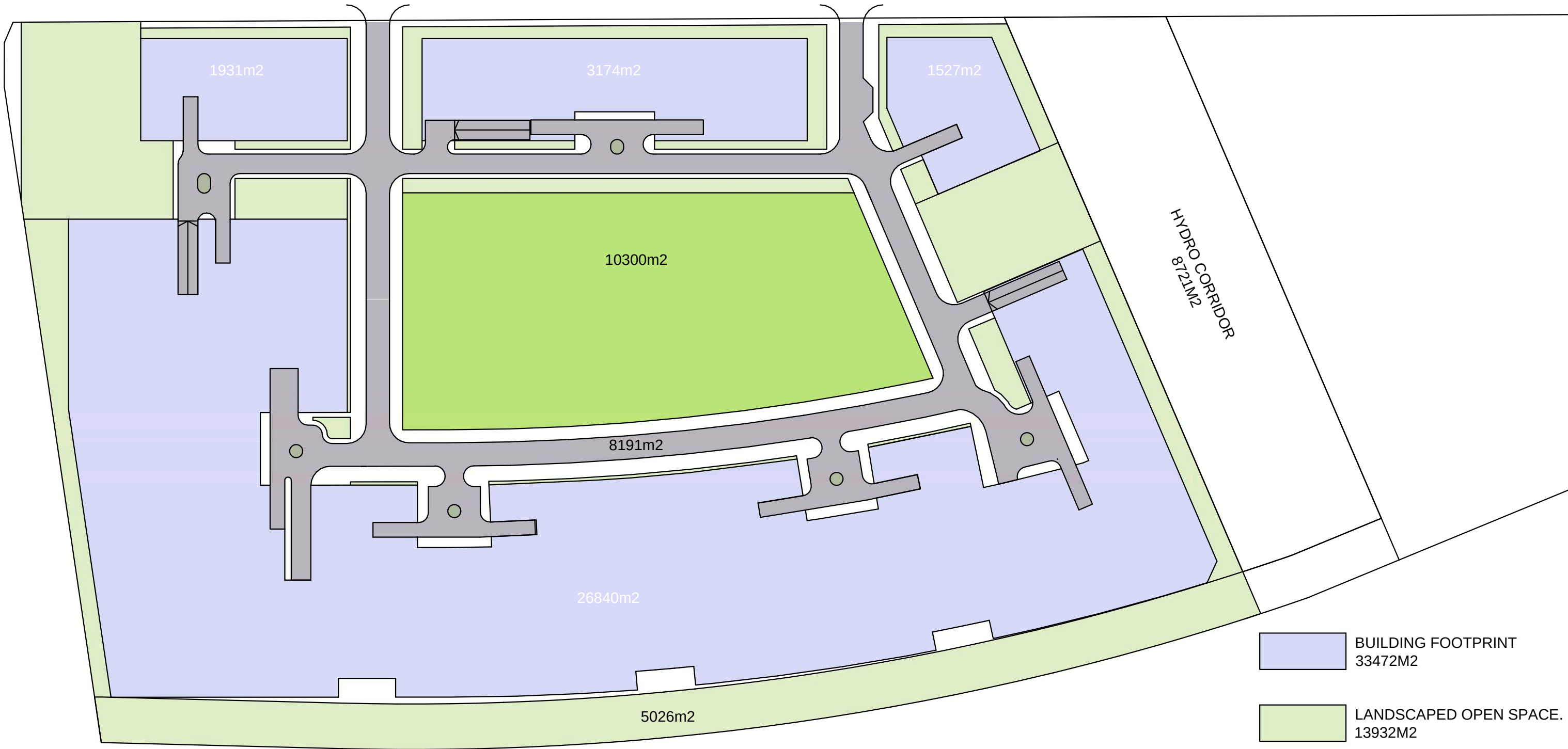
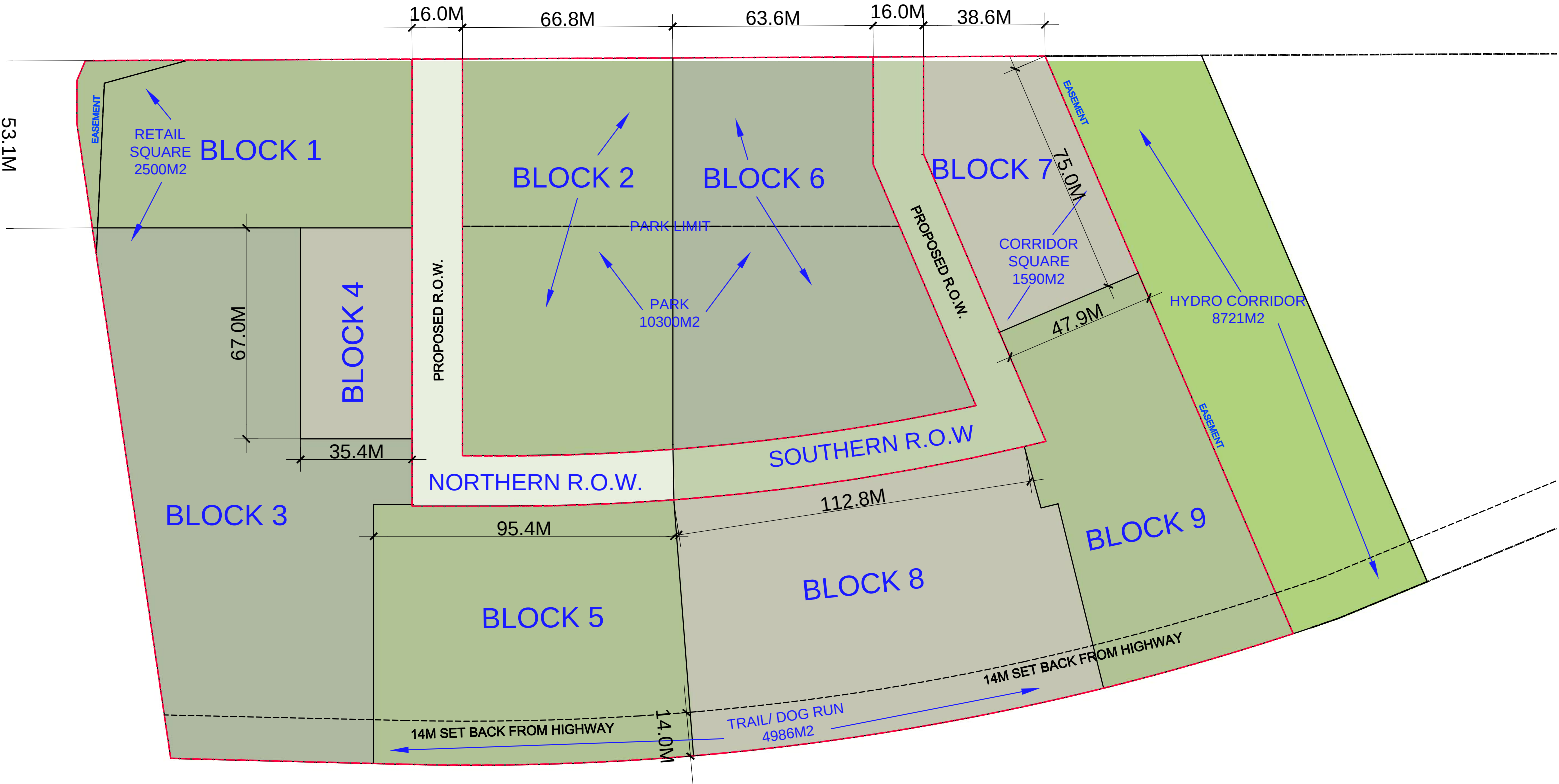
	HA	M2	SF
SITE AREA	7.27	72,718	782,741
# RESIDENTIAL UNITS	UP-TO 3,980		
# OF BEDS	5,460	750 BEDS/HA	
RESIDENTIAL PARKING	3,249	0.7 + 0.1 SPACE/ UNIT	
	HA		
PUBLIC ROAD R.O.W	0.71	7,058	
CENTRAL PARK	1.03		
RETAIL SQUARE	0.28		
CORRIDOR SQUARE	0.16		
TRAIL / DOG RUN	0.50		
HYDRO CORRIDOR	0.87		
TOTAL PUBLIC SPACES	2.85		

BLOCK SUMMERY

	BLOCK SIZE(M2)	UNIT#	PARKING SPACE PROVIDED
BLOCK 1	5,579	256	164
BLOCK 2	8,384	310	268
BLOCK 3	11,700	703	770
BLOCK 4	2,371	240	102
BLOCK 5	8,084	625	576
BLOCK 8	10,038	625	662
BLOCK 7	3,857	208	164
BLOCK 6	9,052	310	252
BLOCK 9	6,596	704	291
SOUTHERN R.O.W.	3,715		
NORTHERN R.O.W.	3,343		
TOTAL	72,718	3,980	3,249

	M2	%
BUILDING COVERAGE	33,472	50.98%
PAVED AREA(EXCLUDING R.O.W.)	7,956	12.12%
P.O.P.S.(CENTRAL PARK)	10,300	15.69%
LANDSCAPE OPEN SPACE	13,932	21.22%
TOTAL	65,660	100.00%
R.O.W	7,058	

36.90%



- BUILDING FOOTPRINT 33472M2
- LANDSCAPED OPEN SPACE. 13932M2
- PARK. 10300M2
- DRIVEWAY, LOADING

TURNER
FLEISCHER

Turner Fleischer Architects Inc.

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

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1	2021-03-17	ISSUED FOR REZONING SUBMISSION	JM/C
#	DATE	DESCRIPTION	BY

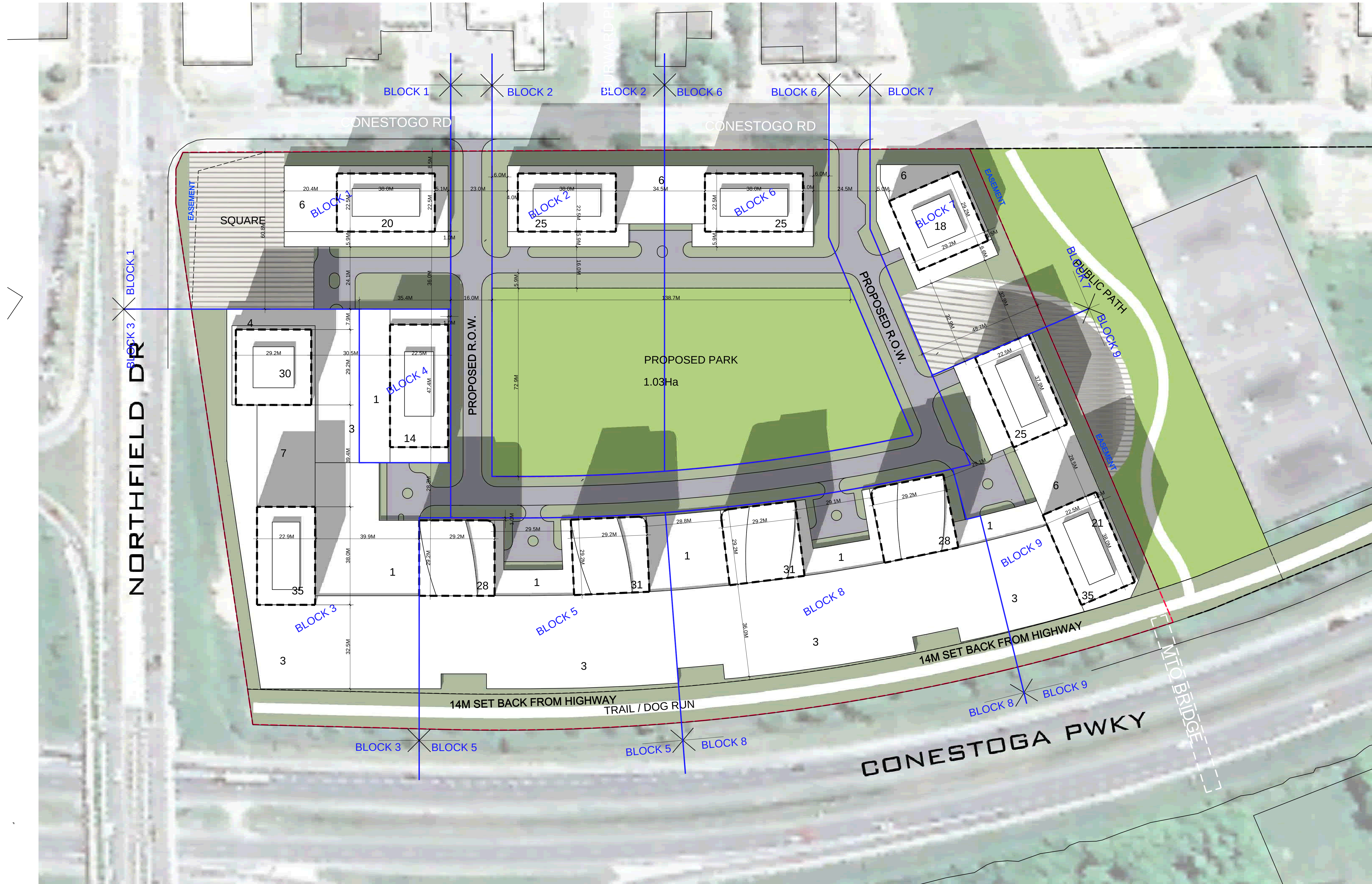
PROJECT
PROPOSED MIXED USE DEVELOPMENT
65 NORTHFIELD DR, WATERLOO, ON

DRAWING
STATISTICS

PROJECT NO. 13.119P01	
PROJECT DATE 2023-03-23	
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CHECKED BY R.M.	
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DRAWING NO. RZ-1	REV. 1
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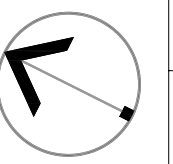
PROJECT

**PROPOSED MIXED USE
DEVELOPMENT**

65 NORTHFIELD DR, WATERLOO, ON

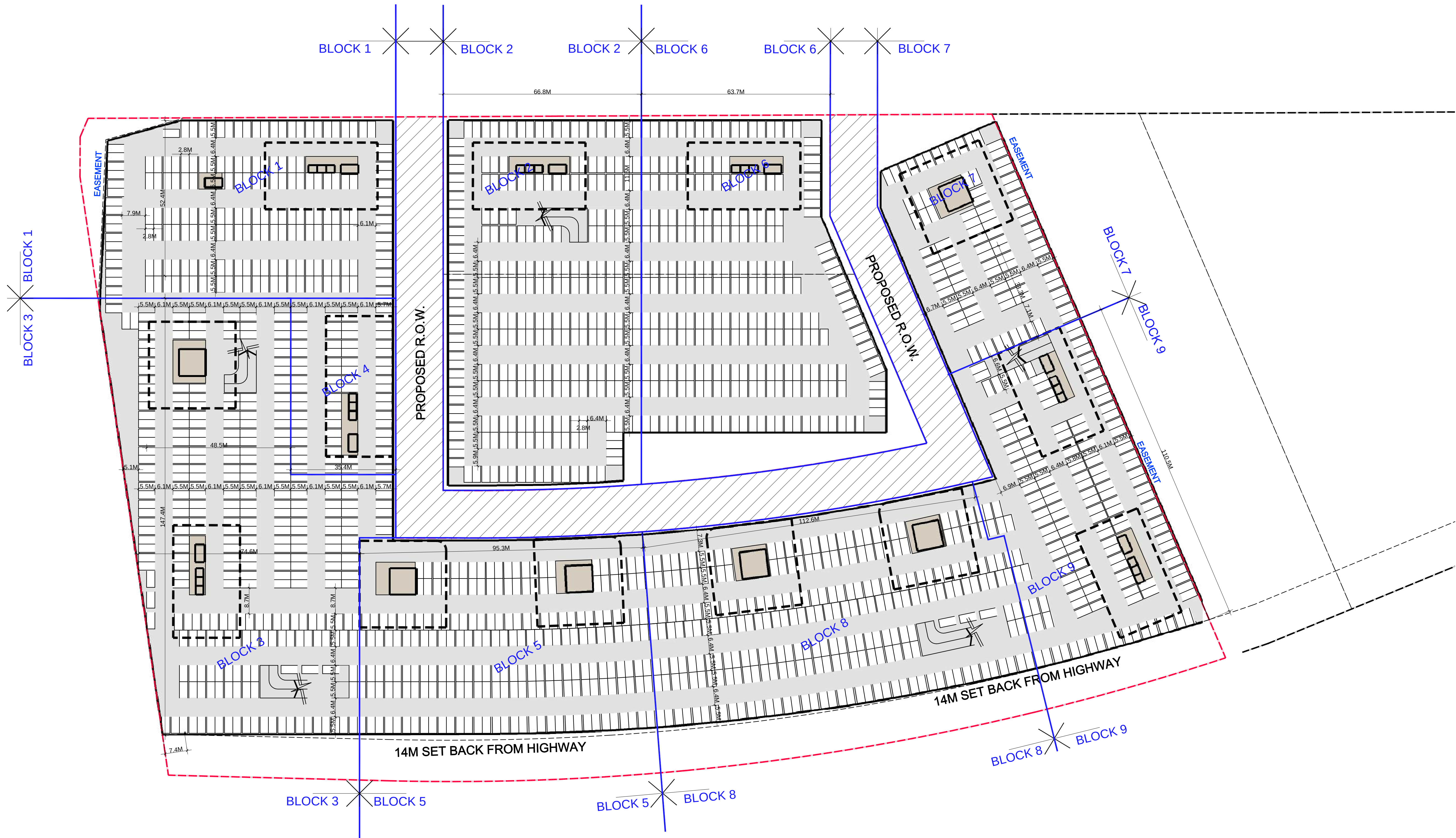
ROOF PLAN

PROJECT NO. 3.119P01	
PROJECT DATE 023-03-23	
DRAWN BY .H.	
CHECKED BY .M.	
SCALE 700	



DRAWING NO. R7-4	REV. 1
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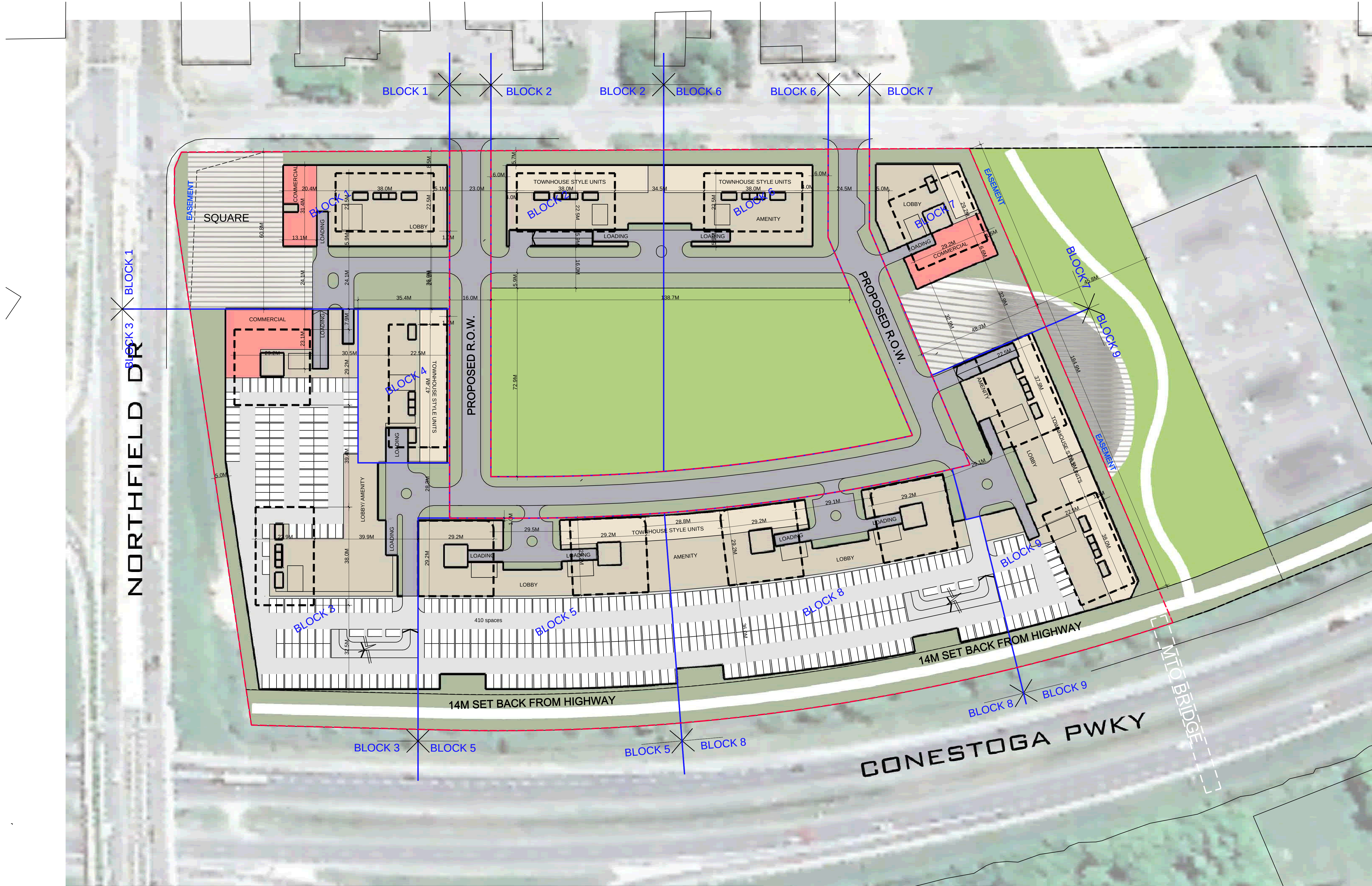
1	2021-03-17	ISSUED FOR REZONING SUBMISSION	INVC
#	DATE	DESCRIPTION	BY

PROJECT
**PROPOSED MIXED USE
DEVELOPMENT**
65 NORTHFIELD DR, WATERLOO, ON

DRAWING
U/G PLAN

PROJECT NO.
13.119P01
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2023-03-23
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D.H.
CHECKED BY
R.M.
SCALE
1:700

DRAWING NO.
RZ-5
REV.
1



FLOOR 1/ SITE PLAN

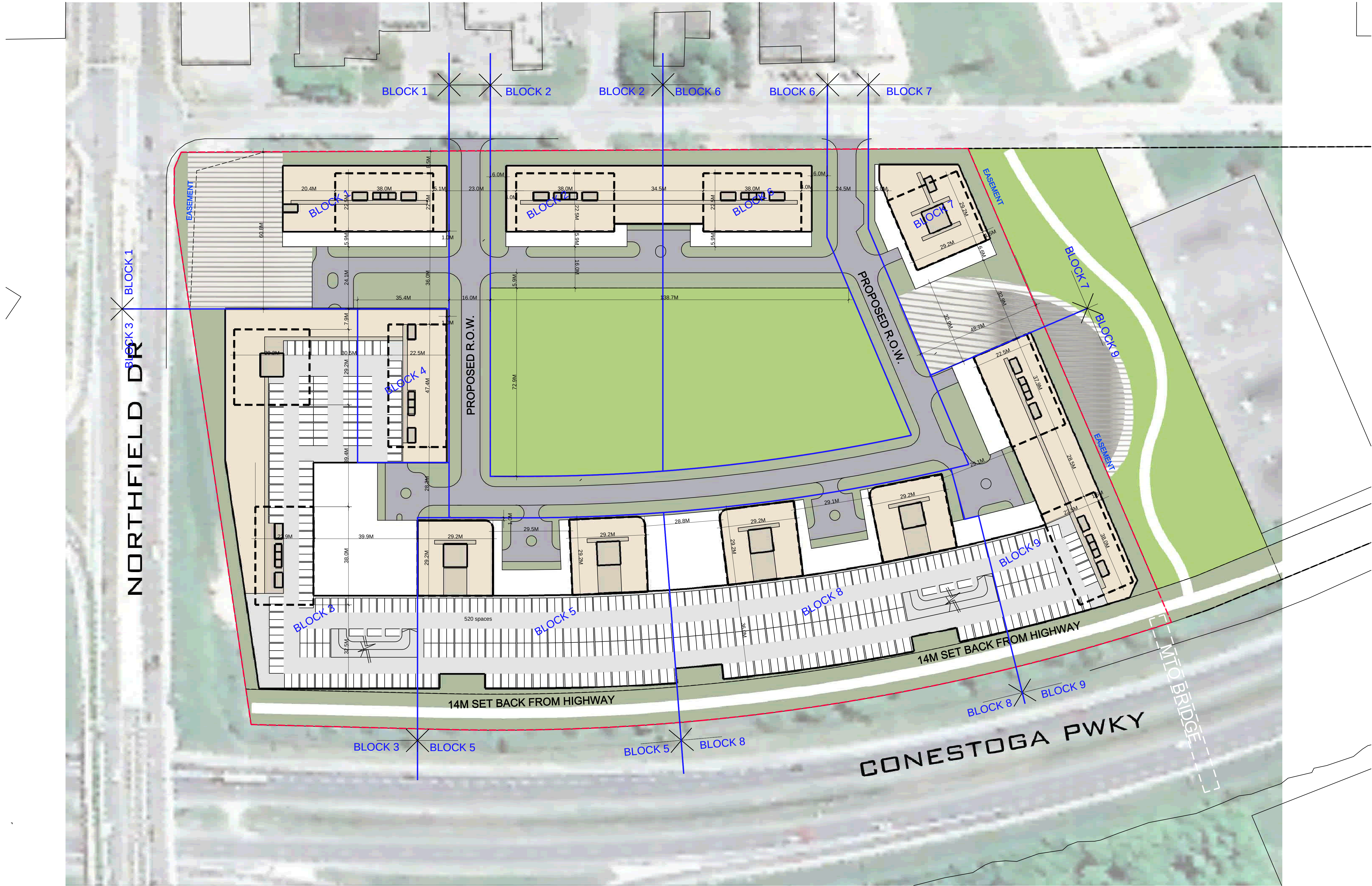
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65 NORTHFIELD DR, WATERLOO, ON

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FLOOR 1/ SITE PLAN

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DRAWING NO.
RZ-6
REV.
1



FLOOR 2

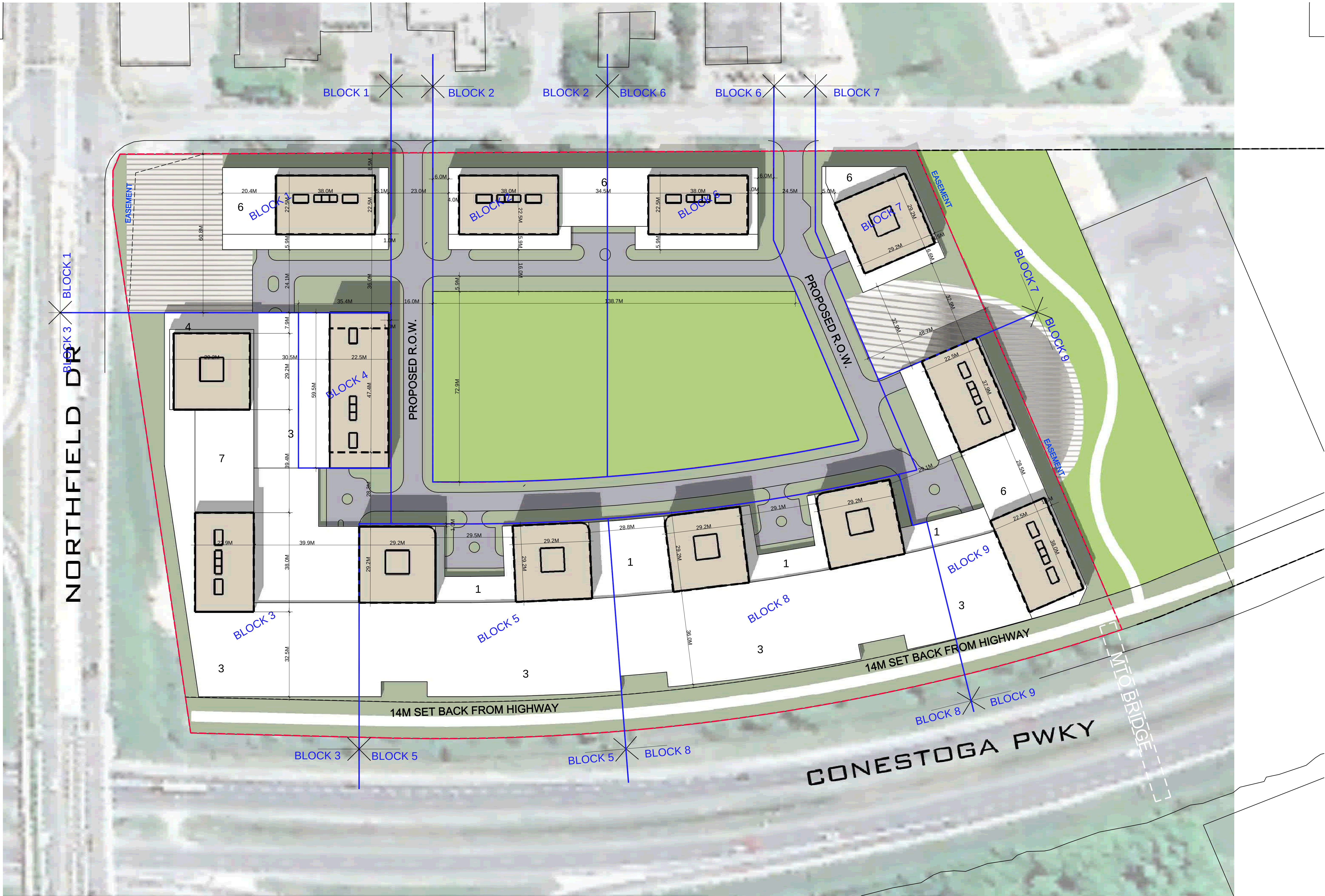
1	2021-03-17	ISSUED FOR REZONING SUBMISSION	INVC
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**PROPOSED MIXED USE
DEVELOPMENT**
65 NORTHFIELD DR, WATERLOO, ON

DRAWING
FLOOR 2

PROJECT NO.
13.119P01
PROJECT DATE
2023-03-23
DRAWN BY
D.H.
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R.M.
SCALE
1:700

DRAWING NO.
RZ-7
REV.
1



TYPICAL FLOOR

1	2021-03-17	ISSUED FOR REZONING SUBMISSION	J.M.C.
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65 NORTHFIELD DR, WATERLOO, ON

DRAWING
TYPICAL FLOOR

PROJECT NO.
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2023-03-23
DRAWN BY
D.H.
CHECKED BY
R.M.
SCALE
1:700

DRAWING NO.
RZ-8
REV.
1



Mar 21,10:00 am



June 21,10:00 am



Sept 21,10:00 am



Dec 21,10:00 am



Mar 21, 12:00 pm



June 21, 12:00 pm



Sept 21, 12:00 pm



Dec 21, 12:00 pm



Mar 21, 2:00 pm



June 21, 2:00 pm



Sept 21, 2:00 pm



Dec 21, 2:00 pm



Mar 21, 4:00 pm



June 21, 4:00 pm



Sept 21, 4:00 pm



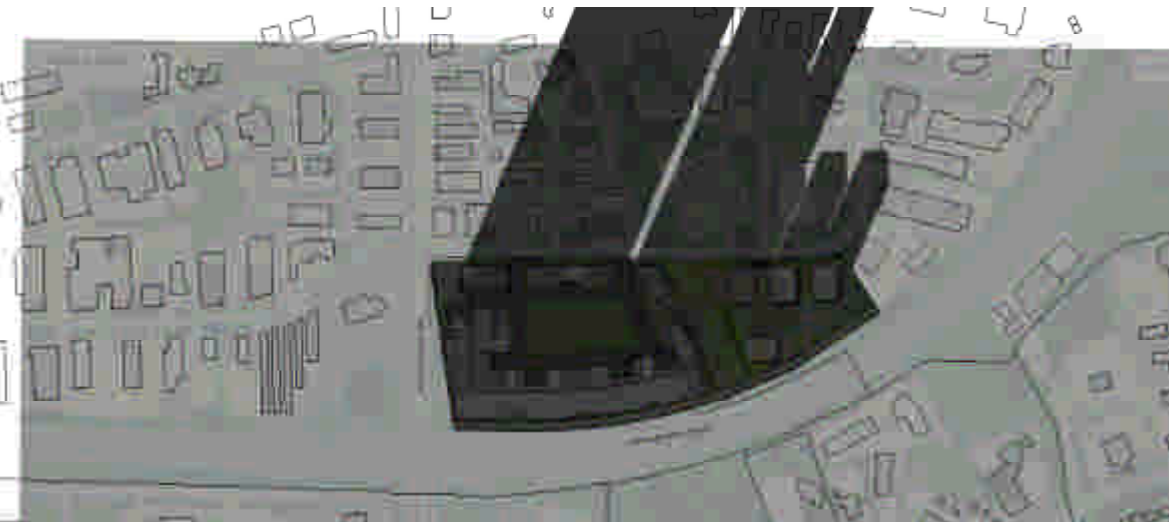
Dec 21, 4:00 pm



Mar 21, 6:00 pm



June 21, 6:00 pm



Sept 21, 6:00 pm

				M/E
1	2021-03-17	ISSUED FOR REZONING SUBMISSION		N/M/C
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**PROPOSED MIXED USE
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65 NORTHFIELD DR, WATERLOO, ON

DRAWING

SUN-SHADOW STUDY

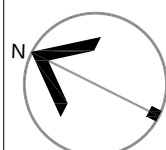
PROJECT NO.
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D.H.

CHECKED BY
R.M.

SCALE
1:700



DRAWING NO. **R7-12** REV. **1**