

251 HAZEL STREET
251 HAZEL INC.

SITE PLAN SUBMISSION #3

ARCHITECTURAL DESIGN

NEW GENERATION DESIGN WAVE

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

PHOTOMETRIC

The Planning Partnership

The Planning Partnership
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PHOTOMETRIC

ROMBALD INC.
Engineers Specializing in Building Services

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Waterloo, ON N2J 4G8 ,Canada
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CIVIL

GRIT ENGINEERING INC.

HILL DESIGN
355 Ottawa St. S
Kitchener, ON N2G 3S7, Canada
Tel.226.686.0700
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LANDSCAPE

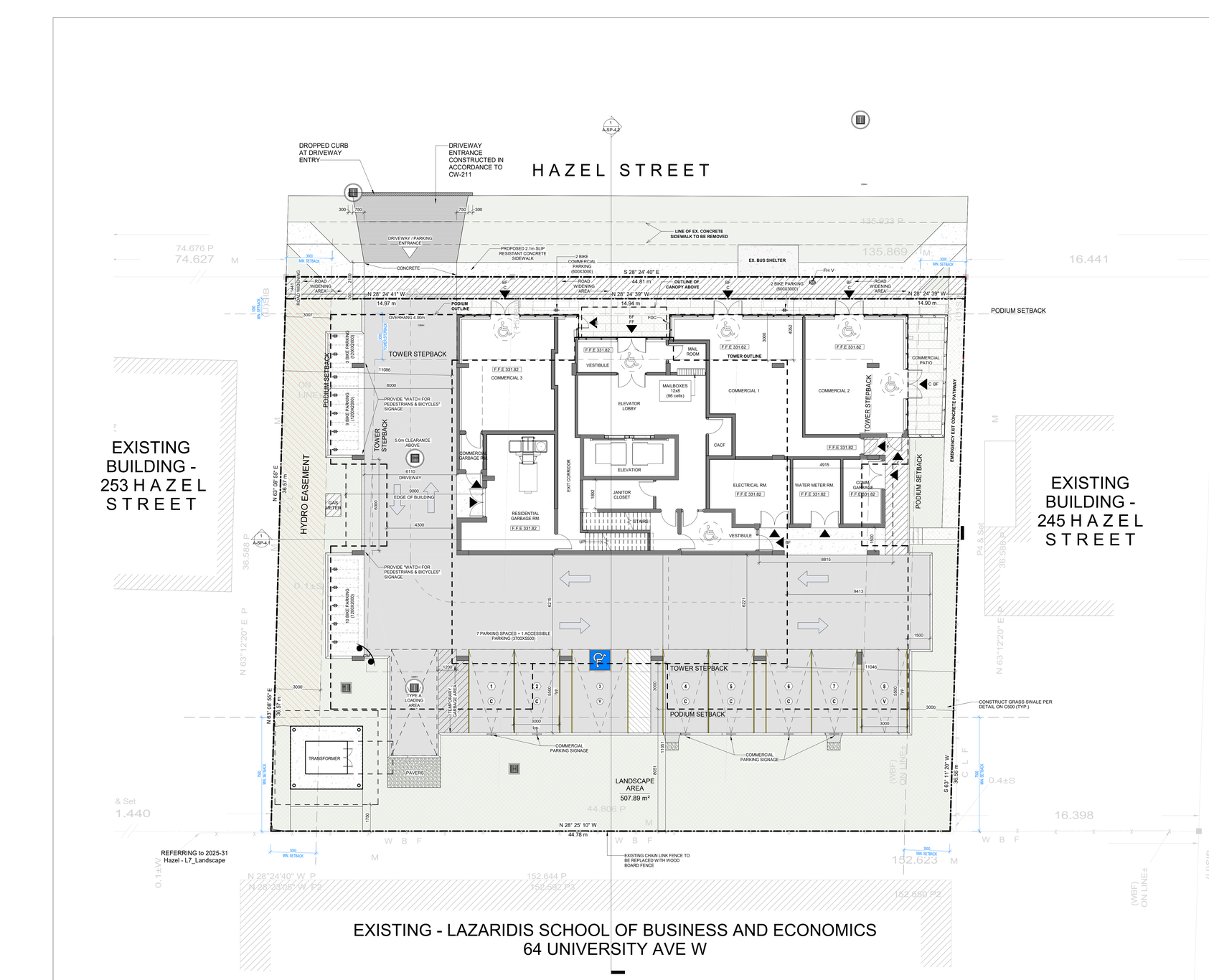
Hill Design Studio
Landscape Architectural Consultants

HILL DESIGN
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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
SITE PLAN SUBMISSION #3: 2025



SITE PLAN
A-SP1 SCALE: 1 : 100

COMMERCIAL AREA BREAKDOWN

COMMERCIAL AREA BREAKDOWN		
Name	AREA(m²)	AREA (SF)
COMMERCIAL 1		
LEVEL 01	66.6 m²	717 SF
COMMERCIAL 2		
LEVEL 01	55.3 m²	595 SF
COMMERCIAL 3		
LEVEL 01	52.5 m²	565 SF
TOTAL: 3	174.3 m²	1,877 SF

GROSS FLOOR AREAS AND SUITES

GFA & SUITE DATA CHART			GROSS FLOOR AREA		COMMON SPACE DEDUCTIONS		FLOOR AREA	
LEVEL	# SUITES	# BEDROOMS	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)
LEVEL 01	0	0	428.5 m²	4,612 SF	254.2 m²	2,736 SF	389.7 m²	4,194 SF
LEVEL 02	12	12	918.3 m²	9,884 SF	96.8 m²	1,042 SF	874.1 m²	9,409 SF
LEVEL 03	12	12	918.3 m²	9,884 SF	96.8 m²	1,042 SF	874.1 m²	9,409 SF
LEVEL 04	12	12	918.3 m²	9,884 SF	96.8 m²	1,042 SF	874.1 m²	9,409 SF
LEVEL 05	12	12	918.3 m²	9,884 SF	96.8 m²	1,042 SF	874.1 m²	9,409 SF
LEVEL 06	12	12	918.3 m²	9,884 SF	96.8 m²	1,042 SF	874.1 m²	9,409 SF
LEVEL 07	5	5	614.6 m²	6,616 SF	312.6 m²	3,364 SF	572.6 m²	6,163 SF
LEVEL 08	6	6	451.9 m²	4,864 SF	86.7 m²	933 SF	407.9 m²	4,390 SF
LEVEL 09	6	6	451.9 m²	4,864 SF	86.7 m²	933 SF	407.9 m²	4,390 SF
LEVEL 10	6	6	451.9 m²	4,864 SF	86.7 m²	933 SF	407.9 m²	4,390 SF
LEVEL 11	6	6	451.9 m²	4,864 SF	86.7 m²	933 SF	407.9 m²	4,390 SF
LEVEL 12	5	5	407.8 m²	4,389 SF	88.5 m²	953 SF	363.4 m²	3,912 SF
LEVEL 13 - MECH PH (WIP)	0	0	170.0 m²	1,830 SF	170.0 m²	1,830 SF	157.8 m²	1,698 SF
TOTAL	94	94	8,019.6 m²	86,322 SF	1,655.9 m²	17,824 SF	7,485.5 m²	80,574 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 RESIDENTIAL SUITES 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 (WIP)	12.2 m²	131 SF
LEVEL 13 - MECH PH (WIP)	123.3 m²	1,327 SF
LEVEL 13 - MECH PH (WIP)	14.6 m²	157 SF
LEVEL 13 - MECH PH (WIP)	19.9 m²	214 SF
TOTAL	170.0 m²	1,830 SF

BARRIER FREE RESIDENTIAL UNITS	
LEVEL	COUNT
LEVEL 02	2
LEVEL 03	2
LEVEL 04	2
LEVEL 05	2
LEVEL 06	2
LEVEL 08	1
LEVEL 09	1
LEVEL 10	1
LEVEL 11	1
LEVEL 12	1
	15

TOTAL LEASABLE AREAS

GROSS LEASABLE AREA	
AREA(m²)	AREA (SF)
174.3 m²	1,877 SF
821.4 m²	8,842 SF
821.4 m²	8,842 SF
821.4 m²	8,842 SF
821.4 m²	8,842 SF
302.1 m²	3,251 SF
365.2 m²	3,931 SF
365.2 m²	3,931 SF
365.2 m²	3,931 SF
319.3 m²	3,436 SF
6,363.7 m²	68,498 SF

TOTAL COMMERCIAL AREA1		
Level	AREA(m²)	AREA (SF)
LEVEL 01	174.3 m²	1,877 SF

RESIDENTIAL UNITS AREA		
Level	AREA(m²)	AREA (SF)
LEVEL 02	821.4 m²	8,842 SF
LEVEL 03	821.4 m²	8,842 SF
LEVEL 04	821.4 m²	8,842 SF
LEVEL 05	821.4 m²	8,842 SF
LEVEL 06	821.4 m²	8,842 SF
LEVEL 07	302.1 m²	3,251 SF
LEVEL 08	365.2 m²	3,931 SF
LEVEL 09	365.2 m²	3,931 SF
LEVEL 10	365.2 m²	3,931 SF
LEVEL 11	365.2 m²	3,931 SF
LEVEL 12	319.3 m²	3,436 SF
	6,189.3 m²	66,602 SF

AMENITY AREAS

RESIDENTIAL COMMON AMENITY AREAS - RECAP		
	AREA (m²)	AREA(SF)
AMENITY	64.7 m²	697 SF
BALCONY- AMENITY	162.8 m²	1,752 SF
TOTAL	227.5 m²	2,449 SF

AMENITY BALCONY AREAS - RECAP		
	AREA (m²)	AREA(SF)
BALCONY	321.2 m²	3,457 SF
TOTAL	321.2 m²	3,457 SF

TOTAL AMENITY AREA PER FLOOR - RECAP			
LEVEL	Space Type	AREA(m²)	AREA (SF)
LEVEL 02	BALCONY	25.6 m²	276 SF
LEVEL 03	BALCONY	25.6 m²	276 SF
LEVEL 04	BALCONY	25.6 m²	276 SF
LEVEL 05	BALCONY	25.6 m²	276 SF
LEVEL 06	BALCONY	25.6 m²	276 SF
LEVEL 07	AMENITY	227.5 m²	2,449 SF
LEVEL 07	BALCONY	149.0 m²	1,604 SF
LEVEL 12	BALCONY	44.1 m²	475 SF
TOTAL		548.7 m²	5,906 SF

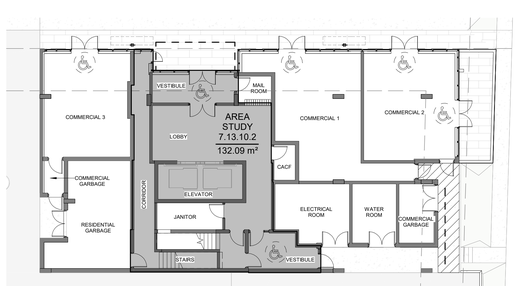
PARKINGS AND PARKING AREA

Car Parking

CAR PARKING SCHEDULE1	
LEVEL / TYPE	COUNT
LEVEL 01	
Waterloo ADA - Type A (3700x5500)	1
	1
COMMERCIAL PARKING	
Waterloo Regular 90° 1 Side Abut (3000x5500)	3
	3
RESIDENTIAL PARKING	
Waterloo Regular 90° 1 Side Abut (3000x5500)	4
	4
TOTAL PARKING SPACES	8

Bicycle Parking

BICYCLE PARKING SCHEDULE			
RACK	# BIKE RACKS	# BICYCLE PARKINGS	
LEVEL 01			
double front - single side - non stacked	2	4	
single front - both sides - non stacked	10	20	
single front - one side - non stacked	2	2	
		26	



ACTIVE FRONTAGE AREA STUDY - BYLAW 7.13.10.2
A-SP1 SCALE: 1 : 150

SUITE AREAS & SUITE TYPE SCHEDULE								
NAME	CONDO #	AREA m²	AREA SF	QTY	# BED/RMS	# BATH	BARRIER FREE	BALCONY
LEVEL 02								
SUITE 201	UNIT 1	59.6 m²	641 SF	1	1	1	No	No
SUITE 202	UNIT 2	53.8 m²	579 SF	1	1	1	No	No
SUITE 203	UNIT 3	76.5 m²	824 SF	1	1	1	No	No
SUITE 205	UNIT 4	72.9 m²	784 SF	1	1	1	No	Yes
SUITE 206	UNIT 5	83.4 m²	898 SF	1	1	1	No	No
SUITE 207	UNIT 6	58.9 m²	634 SF	1	1	1	Yes	No
SUITE 208	UNIT 7	63.9 m²	688 SF	1	1	1	No	No
SUITE 209	UNIT 8	67.7 m²	729 SF	1	1	1	No	No
SUITE 210	UNIT 9	78.2 m²	842 SF	1	1	1	No	No
SUITE 211	UNIT 10	72.3 m²	778 SF	1	1	1	No	No
SUITE 212	UNIT 11	73.8 m²	794 SF	1	1	1	No	No
SUITE 215	UNIT 12	60.5 m²	651 SF	1	1	1	Yes	No
		821.4 m²	8,842 SF	12				
LEVEL 03								
SUITE 301	UNIT 13	59.6 m²	641 SF	1	1	1	No	No
SUITE 302	UNIT 14	53.8 m²	579 SF	1	1	1	No	No
SUITE 303	UNIT 15	76.5 m²	824 SF	1	1	1	No	No
SUITE 305	UNIT 16	72.9 m²	784 SF	1	1	1	No	Yes
SUITE 306	UNIT 17	83.4 m²	898 SF	1	1	1	No	Yes
SUITE 307	UNIT 18	58.9 m²	634 SF	1	1	1	Yes	No
SUITE 308	UNIT 19	63.9 m²	688 SF	1	1	1	No	No
SUITE 309	UNIT 20	67.7 m²	729 SF	1	1	1	No	No
SUITE 310	UNIT 21	78.2 m²	842 SF	1	1	1	No	No
SUITE 311	UNIT 22	72.3 m²	778 SF	1	1	1	No	Yes
SUITE 312	UNIT 23	73.8 m²	794 SF	1	1	1	No	No
SUITE 315	UNIT 24	60.5 m²	651 SF	1	1	1	Yes	No
		821.4 m²	8,842 SF	12				
LEVEL 04								
SUITE 501	UNIT 25	59.6 m²	641 SF	1	1	1	No	No
SUITE 502	UNIT 26	53.8 m²	579 SF	1	1	1	No	No
SUITE 503	UNIT 27	76.5 m²	824 SF	1	1	1	No	No
SUITE 505	UNIT 28	72.9 m²	784 SF	1	1	1	No	Yes
SUITE 506	UNIT 29	83.4 m²	898 SF	1	1	1	No	No
SUITE 507	UNIT 30	58.9 m²	634 SF	1	1	1	Yes	No
SUITE 508	UNIT 31	63.9 m²	688 SF	1	1	1	No	No
SUITE 509	UNIT 32	67.7 m²	729 SF	1	1	1	No	No
SUITE 510	UNIT 33	78.2 m²	842 SF	1	1	1	No	No
SUITE 511	UNIT 34	72.3 m²	778 SF	1	1	1	No	Yes
SUITE 512	UNIT 35	73.8 m²	794 SF	1	1	1	No	No
SUITE 515	UNIT 36	60.5 m²	651 SF	1	1	1	Yes	No
		821.4 m²	8,842 SF	12				
LEVEL 05								
SUITE 601	UNIT 37	59.6 m²	641 SF	1	1	1	No	No
SUITE 602	UNIT 38	53.8 m²	579 SF	1	1	1	No	No
SUITE 603	UNIT 39	76.5 m²	824 SF	1	1	1	No	No
SUITE 605	UNIT 40	72.9 m²	784 SF	1	1	1	No	Yes
SUITE 606	UNIT 41	83.4 m²	898 SF	1	1	1	No	No
SUITE 607	UNIT 42	58.9 m²	634 SF	1	1	1	Yes	No
SUITE 608	UNIT 43	63.9 m²	688 SF	1	1	1	No	No
SUITE 609	UNIT 44	67.7 m²	729 SF	1	1	1	No	No
SUITE 610	UNIT 45	78.2 m²	842 SF	1	1	1	No	No
SUITE 611	UNIT 46	72.3 m²	778 SF	1	1	1	No	Yes
SUITE 612	UNIT 47	73.8 m²	794 SF	1	1	1	No	No
SUITE 613	UNIT 48	60.5 m²	651 SF	1	1	1	Yes	No
		821.4 m²	8,842 SF	12				
LEVEL 06								
SUITE 703	UNIT 51	76.5 m²	824 SF	1	1	1	No	No
SUITE 705	UNIT 52	72.9 m²	784 SF	1	1	1	No	Yes
SUITE 707	UNIT 54	58.9 m²	634 SF	1	1	1	Yes	No
SUITE 710	UNIT 57	78.2 m²	842 SF	1	1	1	No	No
SUITE 708	UNIT 55	63.9 m²	688 SF	1	1	1	No	No
SUITE 711	UNIT 58	72.3 m²	778 SF	1	1	1	No	Yes
SUITE 712	UNIT 59	73.8 m²	794 SF	1	1	1	No	No
SUITE 702	UNIT 50	53.8 m²	579 SF	1	1	1	No	No
SUITE 701	UNIT 49	59.6 m²	641 SF	1	1	1	No	No
SUITE 709	UNIT 56	67.7 m²	729 SF	1	1	1	No	No
SUITE 706	UNIT 53	83.4 m²	898 SF	1	1	1	No	No
SUITE 715	UNIT 60	60.5 m²	651 SF	1	1	1	Yes	No
		821.4 m²	8,842 SF	12				
LEVEL 07								
SUITE 801	UNIT 61	58.2 m²	627 SF	1	1	1	No	No
SUITE 802	UNIT 62	61.4 m²	661 SF	1	1	1	No	Yes
SUITE 803	UNIT 63	53.3 m²	573 SF	1	1	1	No	Yes
SUITE 805	UNIT 64	65.7 m²	707 SF	1	1	1	No	No
SUITE 806	UNIT 65	63.5 m²	683 SF	1	1	1	No	Yes
		302.1 m²	3,251 SF	5				
LEVEL 08								
SUITE 901	UNIT 66	58.2 m²	626 SF	1	1	1	No	No
SUITE 902	UNIT 67	61.4 m²	661 SF	1	1	1	No	No
SUITE 903	UNIT 68	53.3 m²	573 SF	1	1	1	No	No
SUITE 905	UNIT 69	63.0 m²	679 SF	1	1	1	No	No
SUITE 907	UNIT 71	63.1 m²	679 SF	1	1	1	No	No
SUITE 906	UNIT 70	66.2 m²	713 SF	1	1	1	Yes	No
		365.2 m²	3,931 SF	6				
LEVEL 09								
SUITE 1001	UNIT 66	58.2 m²	626 SF	1	1	1	No	No
SUITE 1002	UNIT 72	61.4 m²	661 SF	1	1	1	No	No
SUITE 1003	UNIT 73	53.3 m²	573 SF	1	1	1	No	No
SUITE 1005	UNIT 74	63.0 m²	679 SF	1	1	1	No	No
SUITE 1007	UNIT 76	63.1 m²	679 SF	1	1	1	No	No
SUITE 1006	UNIT 75	66.2 m²	713 SF	1	1	1	Yes	No
		365.2 m²	3,931 SF	6				
LEVEL 10								
SUITE 1101	UNIT 77	58.2 m²	626 SF	1	1	1	No	No
SUITE 1102	UNIT 78	61.4 m²	661 SF	1	1	1	No	No
SUITE 1103	UNIT 79	53.3 m²	573 SF	1	1	1	No	No
SUITE 1105	UNIT 80	63.0 m²	679 SF	1	1	1	No	No
SUITE 1107	UNIT 82	63.1 m²	679 SF	1	1	1	No	No
SUITE 1106	UNIT 81	66.2 m²	713 SF	1	1	1	Yes	No
		365.2 m²	3,931 SF	6				
LEVEL 11								
SUITE 1201	UNIT 83	58.2 m²	626 SF	1	1	1	No	No
SUITE 1202	UNIT 84	61.4 m²	661 SF	1	1	1	No	No
SUITE 1203	UNIT 85	53.3 m²	573 SF	1	1	1	No	No
SUITE 1205	UNIT 86	63.0 m²	679 SF	1	1	1	No	No
SUITE 1207	UNIT 88	63.1 m²	679 SF	1	1	1	No	No
SUITE 1206	UNIT 87	66.2 m²	713 SF	1	1	1	Yes	No
		365.2 m²	3,931 SF	6				
LEVEL 12								
SUITE 1401	UNIT 89	58.9 m²	634 SF	1	1	1	No	No
SUITE 1402	UNIT 90	61.4 m²	661 SF	1	1	1	No	No
SUITE 1403	UNIT 91	53.3 m²	573 SF	1	1	1	No	No
SUITE 1405	UNIT 92	63.3 m²	681 SF	1	1	1	No	No
SUITE 1406	UNIT 93	82.4 m²	887 SF	1	1	1	Yes	Yes
		319.3 m²	3,436 SF	5				
TOTAL		6189.3 m²	66,622 SF	94				

DETAILS OF DEVELOPMENT :

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:	1,637.198 m²	
	ROAD WIDENING AREA:	64.574 m²	
	NET LOT AREA:	1,572.624 m²	
	BUILDING AREA:	918.13m²	
	BUILDING COVERAGE	N/A	918.3 m²
DENSITY	TOTAL NUMBER OF BEDS:	min. 250bed/Ha = 39	
		max. 600bed/Ha = 94	94 Bedrooms (598 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 m	20.70 m
	MIN. GROUND FLOOR HEIGHT	4.0 m	5.85 m
	STOREYS	N/A	12
	BUILDING HEIGHT	Max. 41.5m	38.5 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
		REQUIRED	PROVIDED
PARKING	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 (60% OF STRUCT. PARKING)	100%	100%
	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	0.25x94 = 24	24
	1 PER 100 SQUARE METERS OF COMMERCIAL FLOOR AREA	174.3 / 100 = 2 TOTAL: 26	2 TOTAL: 26
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	31.02% = 507.89m²
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	545.5m²
	BUILDING FLOOR AREA FIRST STOREY	30% = 128.55m²	32%
	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. HANDICAP ACCESSIBLE ENTRANCE TO BE LOCATED AT THE FRONT ENTRANCE AND UNDERGROUND PARKING GARAGE ACCESS DOOR.
7. BICYCLE STORAGE AREA WILL BE PROVIDED INSIDE THE BUILDING AND 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. PEDESTRIAN WIND ASSESSMENT PREPARED BY ROWAN WILLIAMS DAVIES & IRWIN INC. DATED NOV 30, 2020. WAS REVIEWED. WIND CONDITIONS AROUND THE PROPOSED DEVELOPMENT AND ROOFTOP AMENITY SPACES ARE EXPECTED TO BE SUITABLE FOR THE INTENDED USAGE AND MEET THE APPLICABLE WIND COMFORT CRITERIA.
14. 676.6m² TOTAL COMMERCIAL SPACE WILL BE PROVIDED.
15. MIN. 25% HABITABLE SPACE PROVIDED AT THE FRONT OF THE BUILDING
16. 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.
17. 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.
18. THE MAXIMUM NUMBER OF BEDROOMS PERMITTED WITHIN EACH RESIDENTIAL UNIT SHALL BE CONSISTENT WITH ISSUED BUILDING PERMIT AND ASSOCIATED SITE PLAN AND DRAWINGS.
19. EACH UNIT SHALL CONTAIN NO MORE THAN 1 BEDROOM. THE ROOMS WITHIN EACH UNIT LABELLED 'DINING ROOM' SHALL NOT BE USED AS BEDROOMS.
20. ALL STRUCTURED PARKING TO BE ELECTRIC VEHICLE READY AS PER SECTION 6.3.1 OF THE ZONING BY-LAW.
21. THE DAYLIGHT TRIANGLES WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
22. BUILDING RAFT FOUNDATIONS TO BE WATERPROOFED AND DESIGNED FOR HYDROSTATIC PRESSURES TO THE SATISFACTION OF THE CITY'S CHIEF BUILDING OFFICIAL.

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.

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THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECTURAL DRAWINGS WITH THE DRAWINGS OF THE OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

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CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT, PLUMBING AND ANY OTHER

HAZEL STREET 247, 249, 251



SPACE LEGEND

- CIRCULATION
- COMMERCIAL
- SERVICE
- VERTICAL DEDUCTIBLE

NEW GENERATION DESIGN WAVE

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NO.	DATE	ISSUED FOR	CH	BY
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: 2025-11-07 4:29:39 PM

ARCHITECT:

NORTH: TN

STAMP:

LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

LEVEL 01

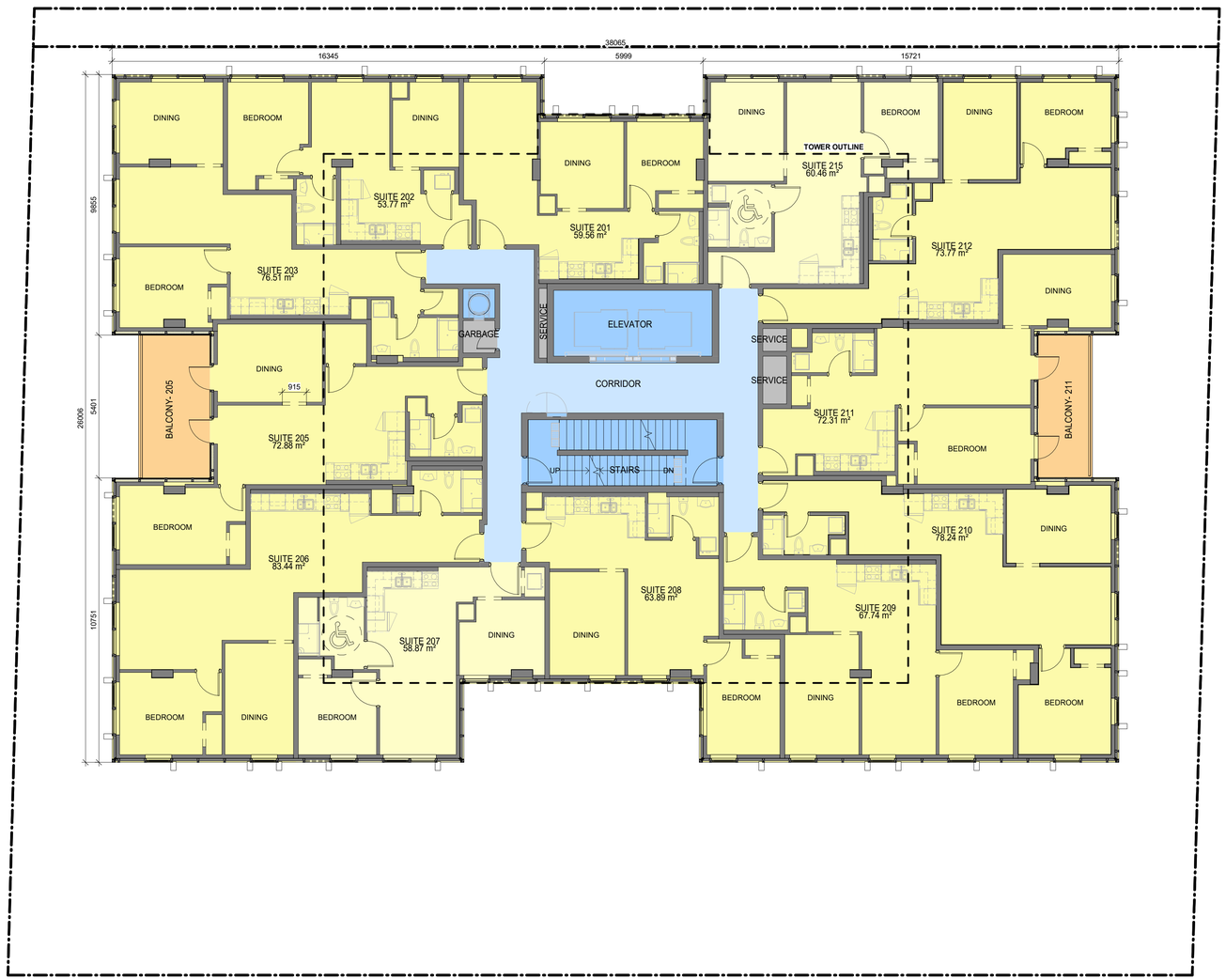
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MS, IB, SK	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DRAWING NUMBER: A-SP-2.1

DIVISION NUMBER:

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



SPACE LEGEND

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

NEW GENERATION DESIGN WAVE

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A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES

PLOT DATE: 2025-11-07 4:29:41 PM

ARCHITECT:

NORTH: TN N

STAMP:

LEGEND:

CLIENT: 251 HAZEL INC.

JOB TITLE: 251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE: LEVEL 02 to LEVEL 06

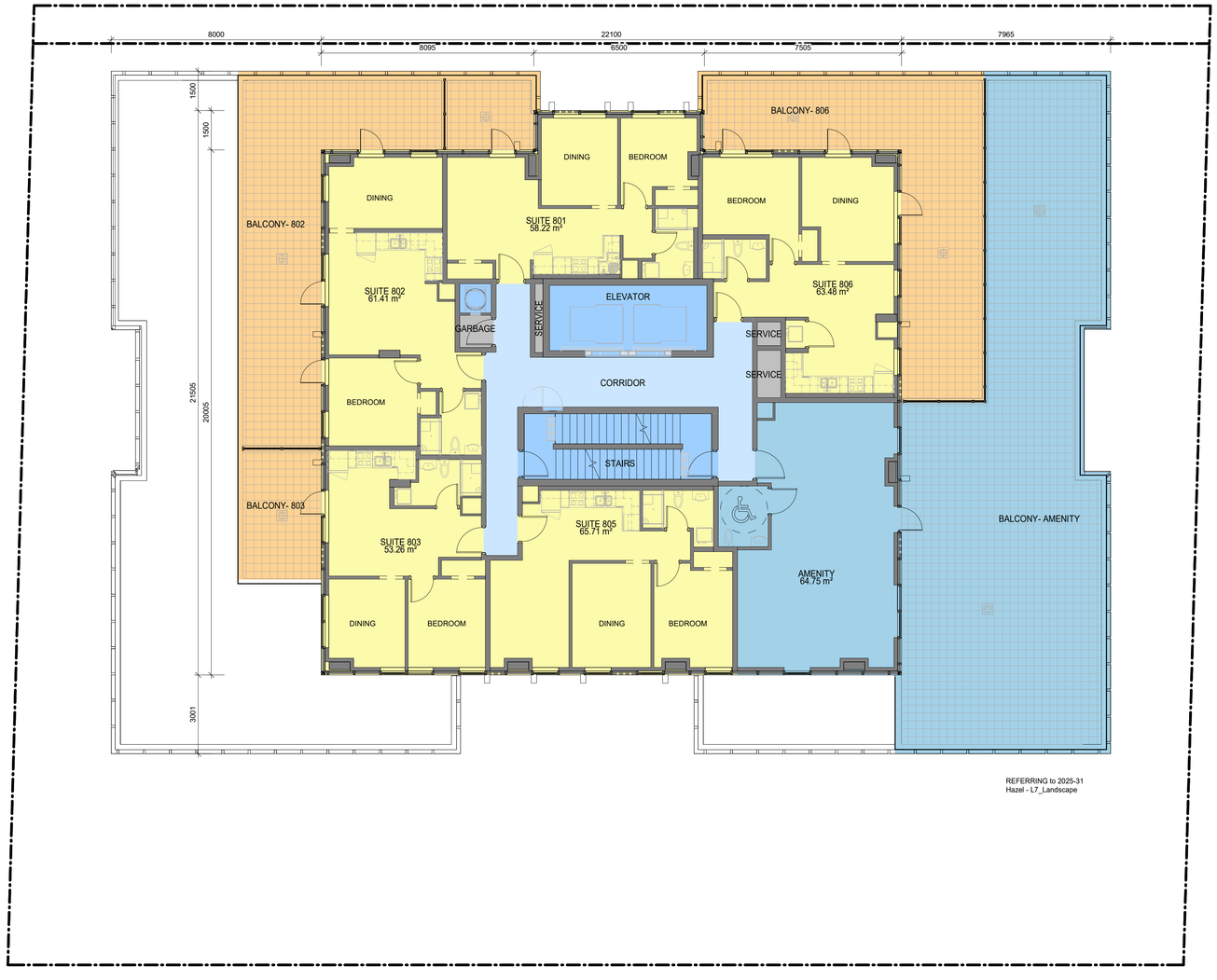
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MS, IS, SK	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DRAWING NUMBER: A-SP-2.2

DIVISION NUMBER:

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



REFERRING to 2025-31
Hazel - L7_Landscape

SPACE LEGEND

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

NEW GENERATION DESIGN WAVE

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A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES

PLOT DATE: 2025-11-07 4:29:43 PM

ARCHITECT:

NORTH:

STAMP:

LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

LEVEL 07

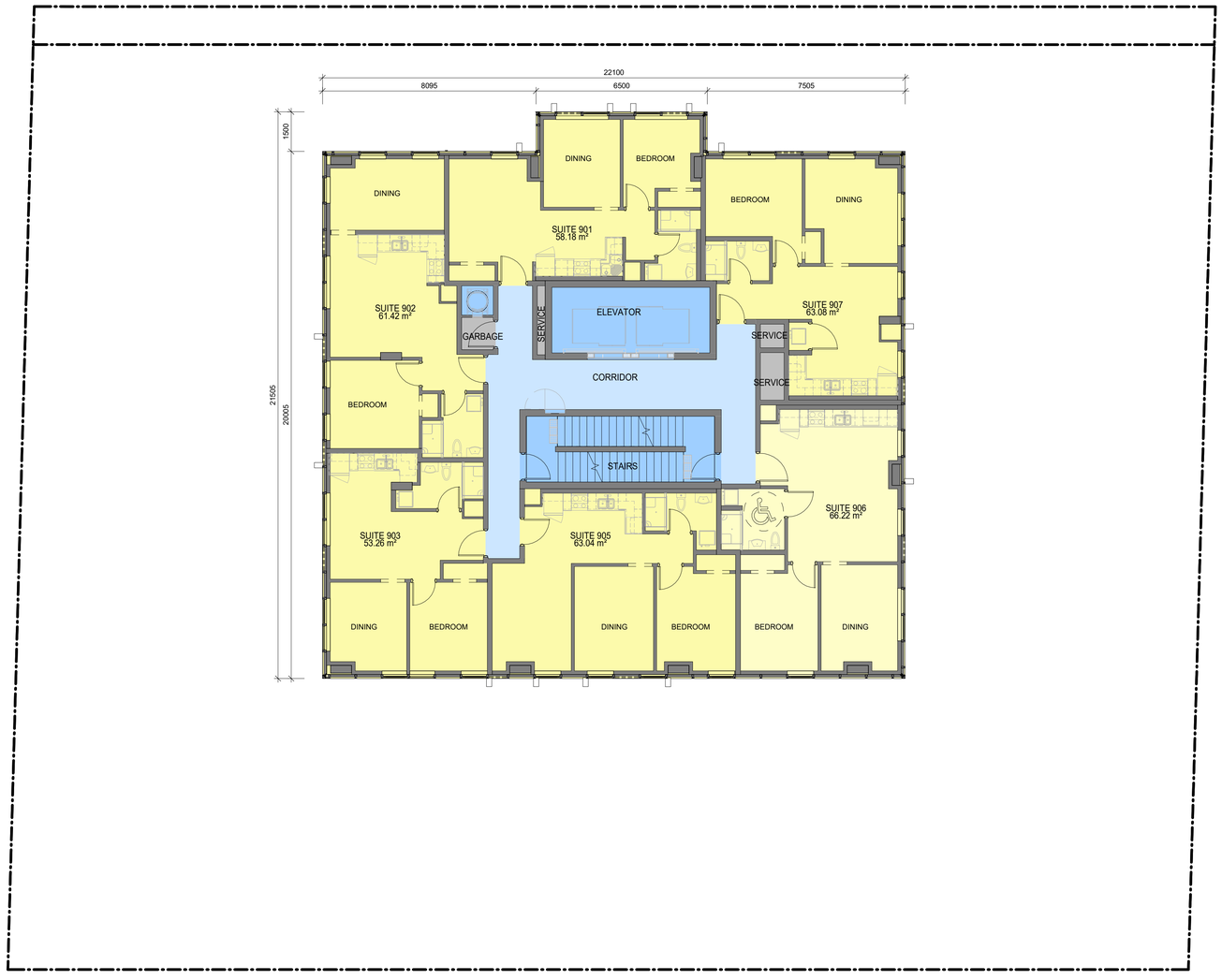
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MS, IS, SK	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DRAWING NUMBER: A-SP-2.3

DIVISION NUMBER:

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



SPACE LEGEND

- CIRCULATION
- SERVICE
- SUITE
- SUITE BF
- VERTICAL DEDUCTIBLE

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A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES

PLOT DATE: 2025-11-07 4:29:44 PM

ARCHITECT:

NORTH: TN

STAMP:

LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

LEVEL 08 to LEVEL 11

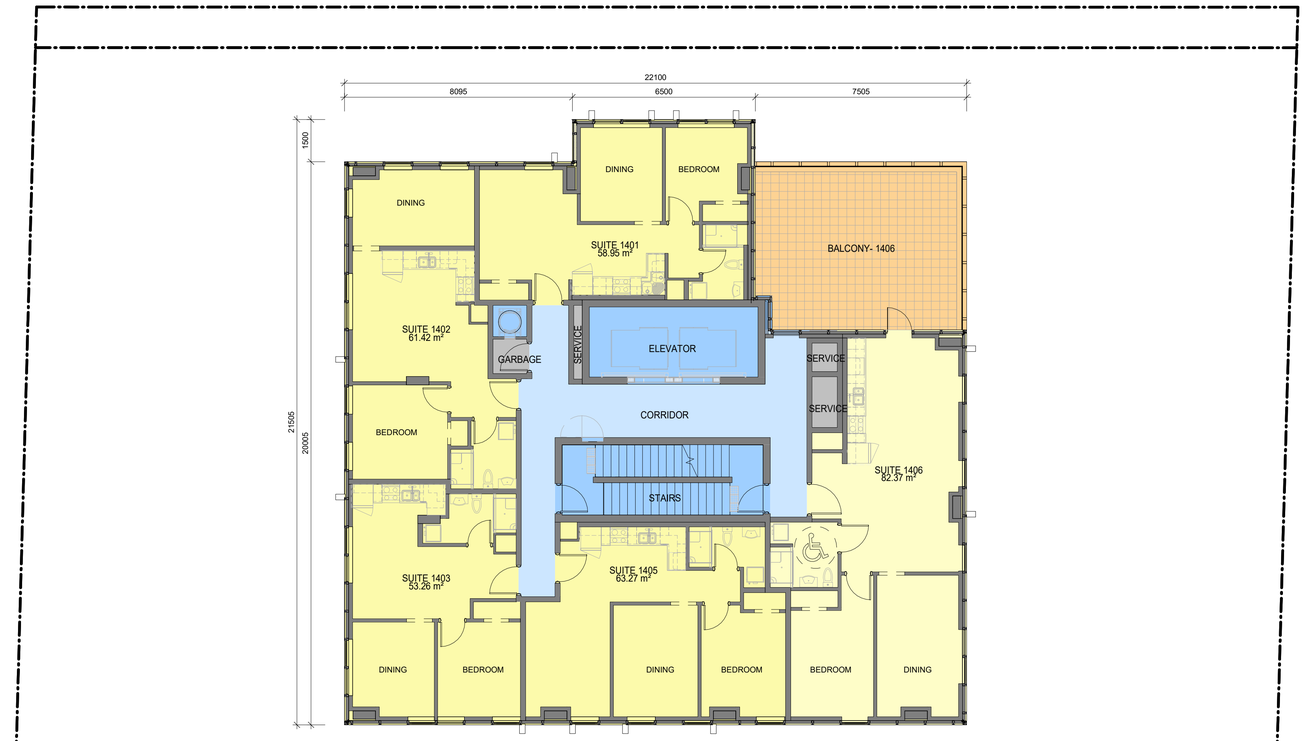
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MS, IS, SK	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DRAWING NUMBER: A-SP-2.4

DIVISION NUMBER:

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



SPACE LEGEND

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

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

ISSUES

PLOT DATE: 2025-11-07 4:29:45 PM

ARCHITECT:

NORTH:

TN

STAMP:

LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

LEVEL 12

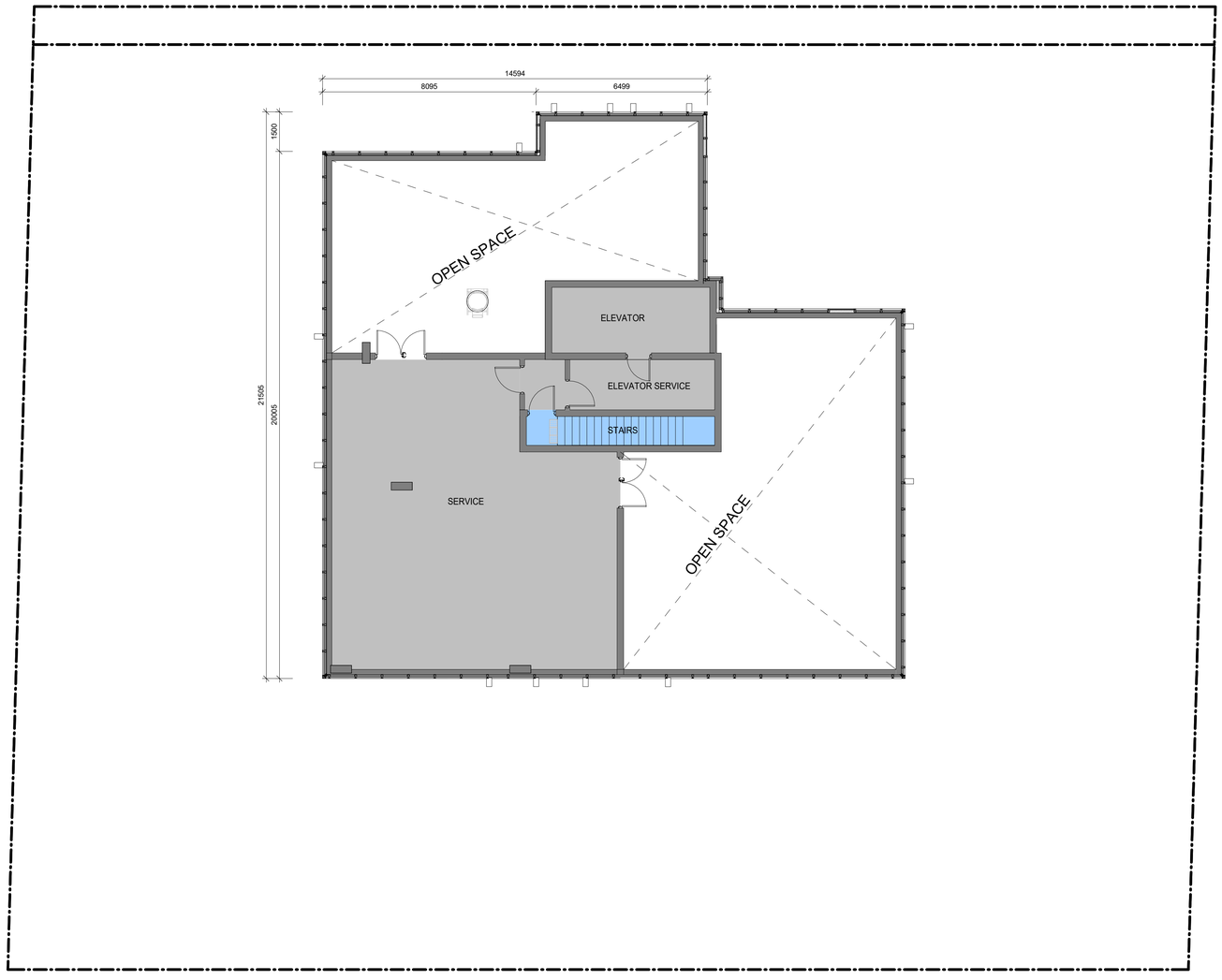
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MS, IS, SK	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DIVISION NUMBER:

DRAWING NUMBER: A-SP-2.5

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



SPACE LEGEND

- SERVICE
- VERTICAL DEDUCTIBLE

NEW GENERATION DESIGN WAVE

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B	2025.10.03	SPA 2ND SUBMISSION	MT	BS
A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES

PLOT DATE: 2025-11-07 4:29:46 PM

ARCHITECT:

NORTH:

TN N

STAMP:

LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

LEVEL MPH

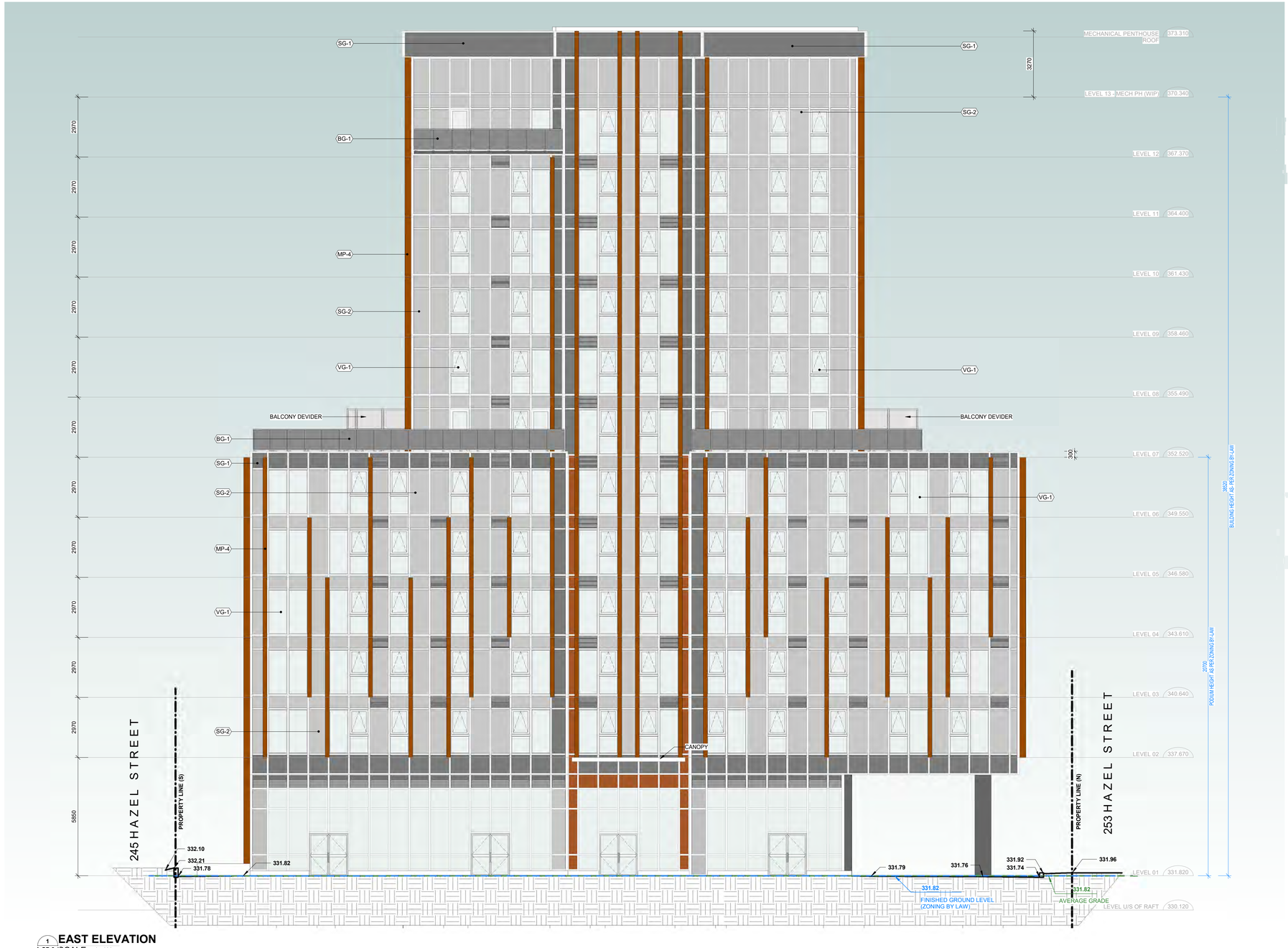
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MS, IS, SK	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DRAWING NUMBER: A-SP-2.6

DIVISION NUMBER:

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



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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B	2025.10.03	SPA 2ND SUBMISSION	MT	BS
A	2025.08.08	SPA 1ST SUBMISSION	MT	BS

ISSUES

PLOT DATE: 2025-11-06 4:47:11 PM

ARCHITECT:

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	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DIVISION NUMBER:

DRAWING NUMBER: A-SP-3.1

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt

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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NO.	DATE	ISSUED FOR	CH	BY
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: 2025-11-06 4:47:12 PM

ARCHITECT:

NORTH:

STAMP:

LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

EAST ELEVATION- GRADE CALCULATION

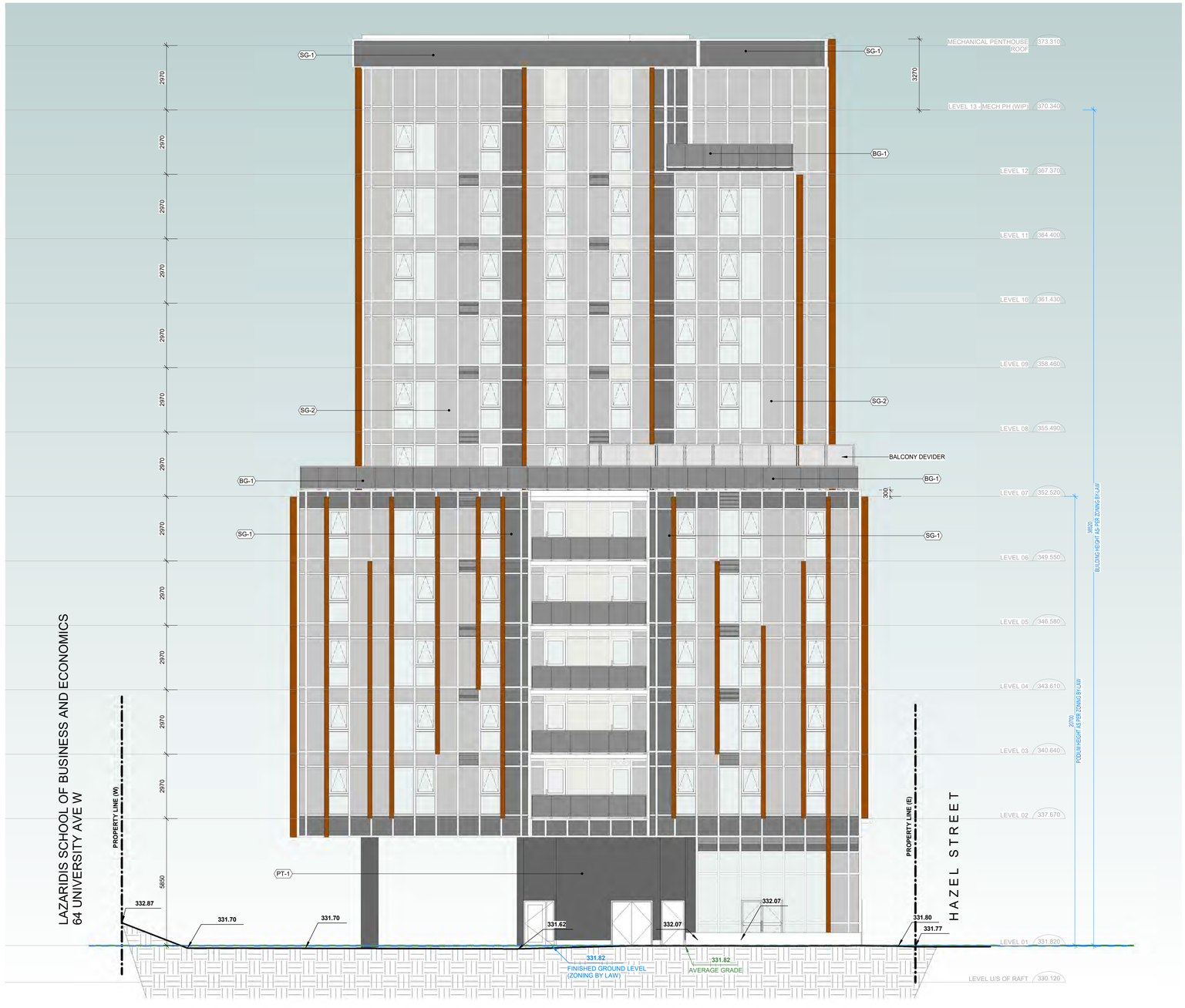
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DRAWING NUMBER: A-SP-3.2

DIVISION NUMBER:

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



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: 2025-11-06 4:47:15 PM

ARCHITECT:

NORTH:

STAMP:

LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

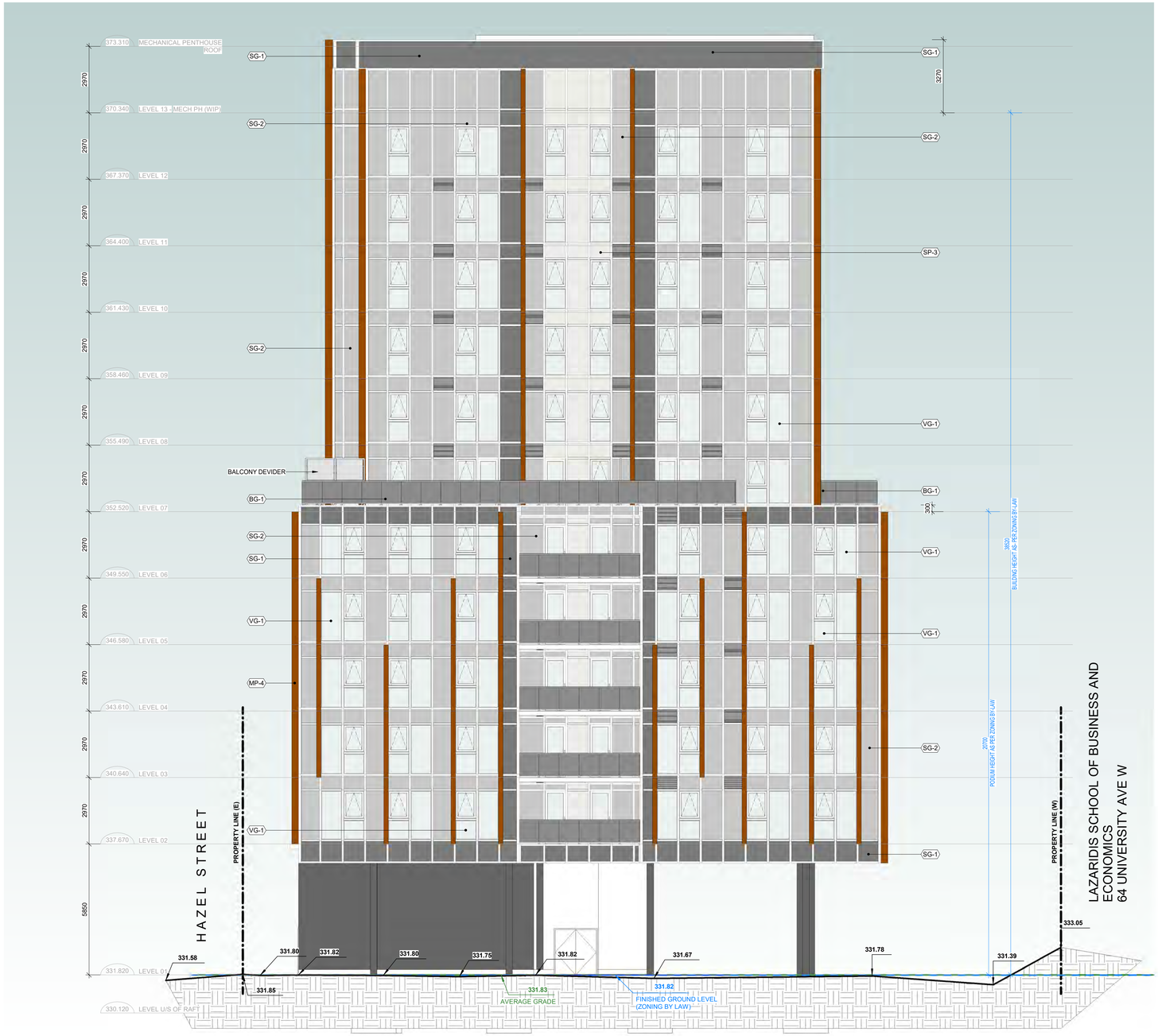
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

SOUTH ELEVATION

DRAWN BY: IB	CHECKED BY: BS	PROJECT NUMBER: 25-251
DESIGNED BY: MT	APPROVED BY: BS	DATE: 2025
SCALE: 1 : 100	DRAWING NUMBER: A-SP-3.3	
DIVISION NUMBER:		

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



1 A-SP-3.4 **NORTH 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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ISSUES

PLOT DATE: 2025-11-06 4:47:16 PM

ARCHITECT:

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LEGEND:

CLIENT:
251 HAZEL INC.

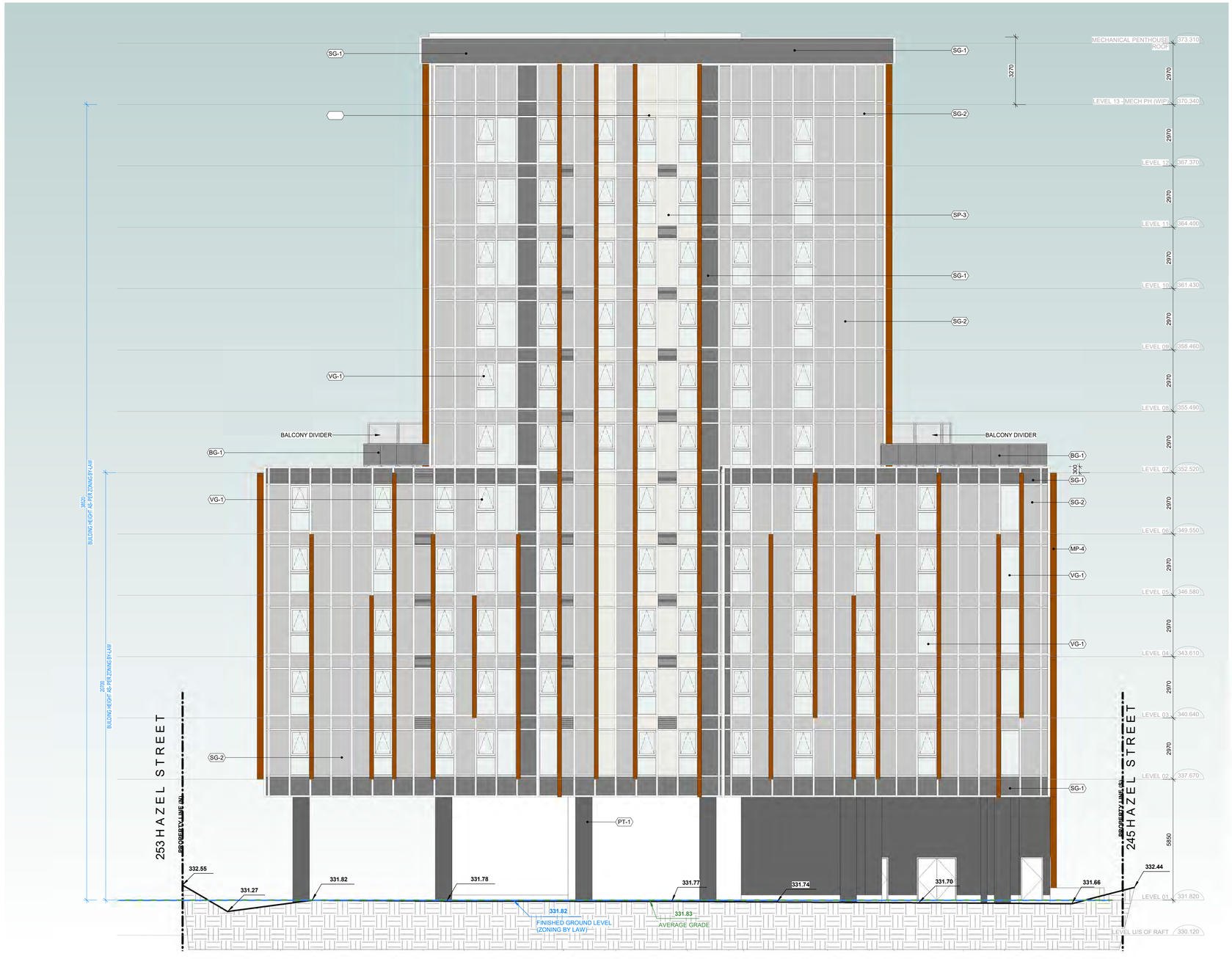
JOB TITLE:
251 HAZEL STREET
247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:
NORTH ELEVATIONS

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100
DIVISION NUMBER:
DRAWING NUMBER: A-SP-3.4

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt



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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LEGEND:

CLIENT:

251 HAZEL INC.

JOB TITLE:

251 HAZEL STREET

247-251 HAZEL STREET, WATERLOO, ON, CANADA

DRAWING TITLE:

WEST ELEVATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
IS	BS	25-251
DESIGNED BY:	APPROVED BY:	DATE:
MT	BS	2025

SCALE: 1 : 100

DRAWING NUMBER: A-SP-3.5

DIVISION NUMBER:

Autodesk Docs://251 HAZEL STREET/251 Hazel St.rvt