PROJECT SUMMARY

CITY OF WATERLOO ZONING BY-LAW NO 2018-050, AS AMENDED BY-LAW 08-104

PROJECT LAND USE	m²	ft²	%
BUILDING COVERAGE AT GROUND FLOOR	5,236.3	56,363	66.8%
LANDSCAPE OPEN SPACE	95.9	1,033	1.2%
PAVED AREA	2,505.0	26,964	32.0%
TOTAL SITE AREA (STAGE 3+4)	**7,837.25**	**84,359**	**100.0%**

PROJECT INFORMATION

	REQUIRED	PROVIDED
BUILDING HEIGHTS		
BUILDING K	-	60.50 M (17 STOREYS)
BUILDING F	-	103.60 M (30 STOREYS)
BUILDING G	-	103.60 M (30 STOREYS)
BUILDING SETBACKS		
NORTH SETBACK	0.00 M	5.01 M
SOUTH SETBACK	0.00 M	5.31 M
EAST SETBACK	0.00 M	5.00 M
WEST SETBACK	0.00 M	0.00 M
LANDSCAPE BUFFER	0.00 M	0.00 M
LOADING SPACE (BUILDING K)		1 TYPE 'A' LOADING SPACE
LOADING SPACE (BUILDING F+G)		1 TYPE 'A' LOADING SPACE
LOADING SPACE (BUILDING F+G)		1 TYPE 'B' LOADING SPACE

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI
		m²	ft²	
BLDG F+G+K	RETAIL	991.3	10,670	0.12
	SUBTOTAL NON-RESIDENTIAL	991.3	10,670	0.12
	RESIDENTIAL 776 UNITS	73,159.9	787,487	9.33
	AMENITY AREA	960.6	10,340	0.13
	SUBTOTAL RESIDENTIAL	74,120.5	797,827	9.45
	SUB TOTAL	**75,111.8**	**808,497**	**9.58**
	TOTAL	**75,111.8**	**808,497**	**9.58**

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GROSS FLOOR AREA BREAKDOWN

BLDG	FLOOR	# OF UNITS	RESIDENTIAL								TOTAL GFA (TFA - EXCLUSIONS)	
			RENTABLE		COMMON		GARBAGE		INDOOR AMENITY			
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BLDG K	P1				208.1	2,240					208.1	2,240
	BK-FLOOR 1				75.3	811					75.3	811
	BK-PARKING PLATFORM	2	181.7	1,956	315.5	3,396	101.4	1,091	215.2	2,316	813.7	8,759
	BK-FLOOR 2	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 3	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 4	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 5	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 6	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 7	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 8	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 9	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 10	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 11	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 12	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 13	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 14	13	1,055.6	11,362	111.6	1,201					1,167.2	12,564
	BK-FLOOR 15	13	1,054.2	11,348	113.0	1,216					1,167.2	12,564
	BK-FLOOR 16	13	986.5	10,619	111.6	1,201					1,098.2	11,821
	BK-FLOOR 17	13	985.2	10,604	113.0	1,216					1,098.2	11,821
	BK-MPH				259.3	2,791			184.8	1,990	444.1	4,781
	TOTAL	**210**	**16,930.362**	**182,236.981**	**2,646.810**	**28,490.035**	**101.367**	**1,091.104**	**400.012**	**4,305.691**	**20,078.550**	**216,123.812**
	TOTAL (ROUNDED)	**210**	**16,930.4**	**182,237**	**2,646.8**	**28,490**	**101.4**	**1,091**	**400.0**	**4,306**	**20,078.6**	**216,124**

AMENITY AREA BREAKDOWN

OUTDOOR AMENITY	
m²	ft²
95.9	1,033
25.0	269
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
85.6	922
111.9	1,204
81.5	877
301.1	3,241
1,814.316	**19,529.147**
1,814.3	**19,529**

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GROSS FLOOR AREA BREAKDOWN

BLDG	FLOOR	# OF UNITS	RESIDENTIAL								TOTAL RESIDENTIAL		RETAIL		TOTAL GFA (TFA - EXCLUSIONS)	
			RENTABLE		COMMON		GARBAGE		INDOOR AMENITY				RETAIL			
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BLDG F	P1				153.9	1,656					153.9	1,656			153.9	1,656
	GROUND FLOOR				595.1	6,406	108.3	1,166	259.1	2,789	962.6	10,361	381.6	4,107	1,344.1	14,468
	FLOOR 2				278.2	2,995					278.2	2,995			278.2	2,995
	FLOOR 3				317.0	3,412					317.0	3,412			317.0	3,412
	FLOOR 4				317.0	3,412					317.0	3,412			317.0	3,412
	FLOOR 5				317.0	3,412					317.0	3,412			317.0	3,412
	FLOOR 6				317.2	3,414					317.2	3,414			317.2	3,414
	FLOOR 7	16	1,188.0	12,787	134.5	1,447					1,322.5	14,235			1,322.5	14,235
	FLOOR 8	16	1,189.4	12,802	133.1	1,433					1,322.5	14,235			1,322.5	14,235
	FLOOR 9	16	1,188.0	12,787	134.5	1,447					1,322.5	14,235			1,322.5	14,235
	FLOOR 10	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 11	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 12	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 13	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 14	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 15	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 16	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 17	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 18	12	914.2	9,840	100.9	1,086					1,015.1	10,927			1,015.1	10,927
	FLOOR 19	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 20	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 21	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 22	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 23	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 24	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 25	12	915.6	9,855	99.6	1,072					1,015.1	10,927			1,015.1	10,927
	FLOOR 26	12	914.2	9,840	100.9	1,086					1,015.1	10,927			1,015.1	10,927
	FLOOR 27	12	846.5	9,112	99.6	1,072					946.1	10,184			946.1	10,184
	FLOOR 28	12	845.2	9,097	100.9	1,086					946.1	10,184			946.1	10,184
	FLOOR 29	12	779.7	8,392	99.6	1,072					879.2	9,464			879.2	9,464
	FLOOR 30	12	778.3	8,377	100.9	1,086					879.2	9,464			879.2	9,464
	MPH				215.6	2,320					215.6	2,320			215.6	2,320
	TOTAL	**300**	**22,376.906**	**240,863.112**	**5,009.148**	**53,918.039**	**108.332**	**1,166.078**	**259.092**	**2,788.839**	**27,753.477**	**298,736.068**	**381.589**	**4,107.397**	**28,135.066**	**302,843.464**
	TOTAL (ROUNDED)	**300**	**22,376.9**	**240,863**	**5,009.1**	**53,918**	**108.3**	**1,166**	**259.1**	**2,789**	**27,753.5**	**298,736**	**381.6**	**4,107**	**28,135.1**	**302,843**

AMENITY AREA BREAKDOWN

OUTDOOR AMENITY	
m²	ft²
99.1	1,066
99.0	1,066
99.0	1,066
90.2	863
80.9	871
80.9	871
80.9	871
80.9	871
80.9	871
80.9	871
80.9	871
80.9	871
80.9	871
80.9	871
80.9	871
80.9	871
107.1	1,153
76.8	826
105.0	1,130
114.8	1,236
2,075.281	**22,338.148**
2,075.3	**22,338**

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GROSS FLOOR AREA BREAKDOWN

BLDG	FLOOR	# OF UNITS	RESIDENTIAL								TOTAL RESIDENTIAL		RETAIL				TOTAL RETAIL		TOTAL GFA (TFA - EXCLUSIONS)	
			RENTABLE		COMMON		GARBAGE		INDOOR AMENITY				RETAIL		RETAIL SERVICE					
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BLDG G	P1				177.9	1,915					177.9	1,915							177.9	1,915
	GROUND FLOOR				296.4	3,190	101.7	1,095			398.0	4,285	579.6	6,238	30.1	324	609.7	6,563	1,007.7	10,847
	FLOOR 2				154.1	1,659					154.1	1,659							154.1	1,659
	FLOOR 3				154.1	1,659					154.1	1,659							154.1	1,659
	FLOOR 4				154.1	1,659					154.1	1,659							154.1	1,659
	FLOOR 5				154.1	1,659					154.1	1,659							154.1	1,659
	FLOOR 6				157.2	1,692					157.2	1,692							157.2	1,692
	FLOOR 7	9	787.2	8,474	167.1	1,799			301.5	3,245	1,255.8	13,518							1,255.8	13,518
	FLOOR 8	13	1,055.5	11,362	206.6	2,223					1,262.1	13,585							1,262.1	13,585
	FLOOR 9	13	1,054.8	11,354	207.2	2,231					1,262.1	13,585							1,262.1	13,585
	FLOOR 10	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 11	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 12	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 13	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 14	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 15	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 16	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 17	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 18	11	916.5	9,865	100.9	1,086					1,017.4	10,951							1,017.4	10,951
	FLOOR 19	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 20	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 21	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 22	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 23	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 24	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 25	11	917.8	9,879	99.6	1,072					1,017.4	10,951							1,017.4	10,951
	FLOOR 26	11	916.5	9,865	100.9	1,086					1,017.4	10,951							1,017.4	10,951
	FLOOR 27	11	848.8	9,136	99.6	1,072					948.3	10,208							948.3	10,208
	FLOOR 28	11	847.4	9,122	100.9	1,086					948.3	10,208							948.3	10,208
	FLOOR 29	11	781.9	8,417	99.6	1,072					881.5	9,488							881.5	9,488
	FLOOR 30	11	780.6	8,402	100.9	1,086					881.5	9,488							881.5	9,488
	MPH				203.5	2,190					203.5	2,190							203.5	2,190
	TOTAL	**266**	**21,756.746**	**234,187.762**	**4,128.578**	**44,439.660**	**101.694**	**1,094.624**	**301.479**	**3,245.099**	**26,288.497**	**282,967.145**	**579.573**	**6,238.471**	**30.121**	**324.222**	**609.694**	**6,562.693**	**26,898.191**	**289,529.838**
	TOTAL (ROUNDED)	**266**	**21,756.7**	**234,188**	**4,128.6**	**44,440**	**101.7**	**1,095**	**301.5**	**3,245**	**26,288.5**	**282,967**	**579.6**	**6,238**	**30.1**	**324**	**609.7**	**6,563**	**26,898.2**	**289,530**

AMENITY AREA BREAKDOWN

OUTDOOR AMENITY	
m²	ft²
374.2	4,028
73.6	793
73.6	793
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
74.1	798
100.3	1,080
70.0	753
98.2	1,057
108.0	1,163
2,157.704	**23,225.342**
2,157.7	**23,225**

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DEFINITIONS

CITY OF WATERLOO ZONING BY-LAW NO.08-104

1. Building Floor Area Calculations for a **Mixed Use / Apartment Building**:
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.

2. Amenity Area:
means an area designed for active and or passive recreation for the exclusive use and benefit of the residents / tenants in a BUILDING, such as but not limited to:
a.) outdoor patios
b.) balconies
c.) communal indoor recreational spaces (such as gyms)
d.) communal indoor social spaces (such as entertainment rooms)
e.) SWIMMING POOLS
f.) outdoor rooftop amenity space (such as rooftop decks and terraces) (see section 3.A.4.4)

Amenity Area:
Excludes:
a.) lobbies, washrooms, laundries, storage areas, and the like
b.) circulation spaces, such as hallways, elevators, and the like
c.) reception areas, management offices, and the like
d.) parking areas and access driveways
e.) LANDSCAPED OPEN SPACE, excluding outdoor patios
f.) receiving areas, LOADING SPACES, and the like

Section 3.A.4.4
Notwithstanding anything to the contrary, a maximum twenty percent (20%) of the required AMENITY AREA may be outdoor rooftop amenity space (such as rooftop decks and terraces) located more than 22 metres above GRADE.

3. 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.

4. Floor Area Ratio:
means the BUILDING FLOOR AREA of all BUILDINGS on a LOT divided by the LOT AREA.

5. Building Coverage:
means the percentage of the LOT AREA covered by all BUILDINGS and STRUCTURES situated thereon. Excludes an unroofed DECK and an unroofed PORCH.

6. Bedroom:
means a habitable room within a DWELLING UNIT that is not:
a.) "Common Areas", meaning:
• a living room open to all occupants of the unit
• a dining room open to all occupants of the unit;
b.) areas used for sanitary purposes, such as but not restricted to a washroom;
c.) areas used for cooking purposes, such as but not restricted to a kitchen;
d.) areas occupied by mechanical equipment, such as but not limited to furnaces, hot water heaters, and laundry equipment;
e.) circulation spaces, such as stairways and hallways;
f.) rooms less than six (6) square metres in area where there are built-in cabinets and or closets;
g.) rooms less than seven (7) square metres in area where there are no built-in cabinets and or closets; and,
h.) a room without a window or alternative source of natural light.

7. 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 (see section 3.A.5)
• 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

AMENITY AREAS REQUIRED & PROVIDED

	TYPE	REQUIRED			30% REQ. AS COMMON AMENITY		COMMON AMENITY		BALCONY/PATIO		TOTAL PROVIDED	
		RATIO	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BLDG K	INDOOR AMENITY	3.0 m² FOR THE 1ST BEDROOM + 2.0 m² FOR EACH ADDITIONAL BEDROOM	824	8,870	247.2	2,661	400.0	4,306			400.0	4,306
	OUTDOOR AMENITY						397.1	4,274	1,417.3	15,255	1,814.3	19,529
	TOTAL AMENITY		**824**	**8,870**	**247.2**	**2,661**	**797.1**	**8,580**	**1,417.3**	**15,255**	**2,214.3**	**23,835**

AS PER BY-LAW NO. 2018-050: A minimum of (30%) of the required amenity area as common amenity area

AMENITY AREAS REQUIRED & PROVIDED

	TYPE	REQUIRED			30% REQ. AS COMMON AMENITY		COMMON AMENITY		BALCONY/PATIO		TOTAL PROVIDED	
		RATIO	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BLDG F+G	INDOOR AMENITY	3.0 m² FOR THE 1ST BEDROOM + 2.0 m² FOR EACH ADDITIONAL BEDROOM	2,144.0	23,078	643.2	6,923	560.6	6,034			560.6	6,034
	OUTDOOR AMENITY						374.2	4,028	3,858.7	41,535	4,223.0	45,563
	TOTAL AMENITY		**2,144.0**	**23,078**	**643.2**	**6,923**	**934.8**	**10,062**	**3,858.7**	**41,535**	**4,793.6**	**51,597**

AS PER BY-LAW NO. 2018-050: A minimum of (30%) of the required amenity area as common amenity area

DRAWING LIST

NUMBER	NAME	REVISION DATE	REVISION	DESCRIPTION
RZ000	COVER SHEET	2025-12-17	1	ISSUED FOR REZONING #2
RZ001	STATISTICS	2025-12-17	3	ISSUED FOR REZONING #2
RZ002	STATISTICS	2025-12-17	3	ISSUED FOR REZONING #2
RZ003	CONTEXT PLAN	2025-12-17	3	ISSUED FOR REZONING #2
RZ004	SITE PLAN / ROOF PLAN	2025-12-17	3	ISSUED FOR REZONING #2
RZ101	P01 FLOOR	2025-12-17	3	ISSUED FOR REZONING #2
RZ151	GROUND FLOOR	2025-12-17	3	ISSUED FOR REZONING #2
RZ152	FLOOR 02 (BUILDING F+G) PARKING PLATFORM (BLDG K)	2025-12-17	3	ISSUED FOR REZONING #2
RZ153	FLOORS 03-04	2025-12-17	3	ISSUED FOR REZONING #2
RZ154	FLOOR 05	2025-12-17	3	ISSUED FOR REZONING #2
RZ155	FLOOR 06	2025-12-17	3	ISSUED FOR REZONING #2
RZ156	FLOOR 07	2025-12-17	3	ISSUED FOR REZONING #2
RZ157	FLOOR 08-09	2025-12-17	3	ISSUED FOR REZONING #2
RZ158	FLOORS 10-15	2025-12-17	3	ISSUED FOR REZONING #2
RZ159	FLOOR 16	2025-12-17	3	ISSUED FOR REZONING #2
RZ160	FLOOR 17	2025-12-17	3	ISSUED FOR REZONING #2
RZ161	FLOORS 18-26 (BUILDING F+G) MECHANICAL PENTHOUSE (BLDG K)	2025-12-17	3	ISSUED FOR REZONING #2
RZ162	FLOOR 27 (BUILDING F+G) ROOFTOP (BLDG K)	2025-12-17	3	ISSUED FOR REZONING #2
RZ163	FLOOR 28 (BUILDING F+G) ROOFTOP (BLDG K)	2025-12-17	3	ISSUED FOR REZONING #2
RZ164	FLOOR 29 (BUILDING F+G) ROOFTOP (BLDG K)	2025-12-17	3	ISSUED FOR REZONING #2
RZ165	FLOOR 30 (BUILDING F+G) ROOFTOP (BLDG K)	2025-12-17	3	ISSUED FOR REZONING #2
RZ166	MECHANICAL PENTHOUSE (BUILDING F+G)	2025-12-17	3	ISSUED FOR REZONING #2
RZ301	BUILDING F/G ELEVATIONS	2025-12-17	2	ISSUED FOR REZONING #2
RZ302	BUILDING F/G ELEVATIONS	2025-12-17	2	ISSUED FOR REZONING #2
RZ303	BUILDING F/G ELEVATIONS	2025-12-17	2	ISSUED FOR REZONING #2
RZ304	BUILDING K ELEVATIONS	2025-12-17	2	ISSUED FOR REZONING #2
RZ305	BUILDING K ELEVATIONS	2025-12-17	2	ISSUED FOR REZONING #2
RZ401	BUILDING F/G SECTION	2025-12-17	3	ISSUED FOR REZONING #2
RZ402	BUILDING F/G SECTION	2025-12-17	3	ISSUED FOR REZONING #2
RZ403	BUILDING K SECTION	2025-12-17	3	ISSUED FOR REZONING #2
RZ801	3D PERSPECTIVES	2025-12-17	2	ISSUED FOR REZONING #2
RZ802	3D PERSPECTIVES	2025-12-17	2	ISSUED FOR REZONING #2
RZ901	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ902	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ903	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ904	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ905	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ907	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ908	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ909	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ910	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ911	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ912	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2
RZ913	SHADOW STUDIES	2025-12-17	2	ISSUED FOR REZONING #2

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2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC
#	DATE	DESCRIPTION	BY

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
STATISTICS

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	
DRAWING NO.	RZ001
REV.	3

2026-04-22 4:46:28 PM

UNIT MIX

BLDG	FLOOR	RENTABLE					AVG. UNIT SIZE	
		1B	1B+D	2B	2B+D	TOTAL	m²	ft²
BLDG K	BK-PARKING PLATFORM	1			1	2	90.8	978
	BK-FLOOR 2	4	3		6	13	81.2	874
	BK-FLOOR 3	4	3		6	13	81.2	874
	BK-FLOOR 4	4	3		6	13	81.2	874
	BK-FLOOR 5	4	3		6	13	81.2	874
	BK-FLOOR 6	4	3		6	13	81.2	874
	BK-FLOOR 7	4	3		6	13	81.2	874
	BK-FLOOR 8	4	3		6	13	81.2	874
	BK-FLOOR 9	4	3		6	13	81.2	874
	BK-FLOOR 10	4	3		6	13	81.2	874
	BK-FLOOR 11	4	3		6	13	81.2	874
	BK-FLOOR 12	4	3		6	13	81.2	874
	BK-FLOOR 13	4	3		6	13	81.2	874
	BK-FLOOR 14	4	3		6	13	81.2	874
	BK-FLOOR 15	4	3		6	13	81.1	873
	BK-FLOOR 16	4	3	4	2	13	75.9	817
	BK-FLOOR 17	4	3	4	2	13	75.8	816
	SUBTOTAL	65	48	8	89	210		
	TOTAL UNITS	**113**		**97**		**210**		
	UNIT MIX	31.0%	22.9%	3.8%	42.4%	100.0%		
	UNIT MIX TOTAL	53.8%		46.2%		100.0%		
	AVG UNIT SIZE (m²)	57.0	69.8	85.9	103.2	80.6		
	AVG UNIT SIZE (ft²)	614	751	925	1,111	868		
	AVG UNIT SIZE TOTAL (m²)	62.4		101.8		80.6		
	AVG UNIT SIZE TOTAL (ft²)	672		1,096		868		

Last Updated: Wednesday, 22 April 2026 13:41:43 PM

UNIT MIX

BLDG	FLOOR	RENTABLE					AVG. UNIT SIZE	
		1B	1B+D	2B	2B+D	TOTAL	m²	ft²
BLDG F	FLOOR 7	4	8		4	16	74.2	799
	FLOOR 8	4	8		4	16	74.3	800
	FLOOR 9	4	8		4	16	74.2	799
	FLOOR 10	4	4		4	12	76.3	821
	FLOOR 11	4	4		4	12	76.3	821
	FLOOR 12	4	4		4	12	76.3	821
	FLOOR 13	4	4		4	12	76.3	821
	FLOOR 14	4	4		4	12	76.3	821
	FLOOR 15	4	4		4	12	76.3	821
	FLOOR 16	4	4		4	12	76.3	821
	FLOOR 17	4	4		4	12	76.3	821
	FLOOR 18	4	4		4	12	76.2	820
	FLOOR 19	4	4		4	12	76.3	821
	FLOOR 20	4	4		4	12	76.3	821
	FLOOR 21	4	4		4	12	76.3	821
	FLOOR 22	4	4		4	12	76.3	821
	FLOOR 23	4	4		4	12	76.3	821
	FLOOR 24	4	4		4	12	76.3	821
	FLOOR 25	4	4		4	12	76.3	821
	FLOOR 26	4	4		4	12	76.2	820
	FLOOR 27	4	4	4		12	70.5	759
	FLOOR 28	4	4	4		12	70.4	758
	FLOOR 29	4	8			12	65.0	699
	FLOOR 30	4	8			12	64.9	698
	SUBTOTAL	96	116	8	80	300		
	TOTAL UNITS	**212**		**88**		**300**		
	UNIT MIX	32.0%	38.7%	2.7%	26.7%	100.0%		
	UNIT MIX TOTAL	70.7%		29.3%		100.0%		
	AVG UNIT SIZE (m²)	57.6	68.5	85.9	102.7	74.6		
	AVG UNIT SIZE (ft²)	620	738	924	1,105	803		
	AVG UNIT SIZE TOTAL (m²)	63.6		101.1		74.6		
	AVG UNIT SIZE TOTAL (ft²)	684		1,089		803		

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UNIT MIX

BLDG	FLOOR	RENTABLE						AVG. UNIT SIZE	
		1B	1B (MICRO UNIT)	1B+D	2B	2B+D	TOTAL	m²	ft²
BLDG G	FLOOR 7		1	3		5	9	87.5	942
	FLOOR 8	2	2	3		6	13	81.2	874
	FLOOR 9	2	2	3		6	13	81.1	873
	FLOOR 10	4		1		6	11	83.4	898
	FLOOR 11	4		1		6	11	83.4	898
	FLOOR 12	4		1		6	11	83.4	898
	FLOOR 13	4		1		6	11	83.4	898
	FLOOR 14	4		1		6	11	83.4	898
	FLOOR 15	4		1		6	11	83.4	898
	FLOOR 16	4		1		6	11	83.4	898
	FLOOR 17	4		1		6	11	83.4	898
	FLOOR 18	4		1		6	11	83.3	897
	FLOOR 19	4		1		6	11	83.4	898
	FLOOR 20	4		1		6	11	83.4	898
	FLOOR 21	4		1		6	11	83.4	898
	FLOOR 22	4		1		6	11	83.4	898
	FLOOR 23	4		1		6	11	83.4	898
	FLOOR 24	4		1		6	11	83.4	898
	FLOOR 25	4		1		6	11	83.4	898
	FLOOR 26	4		1		6	11	83.3	897
	FLOOR 27	4		1	4	2	11	77.2	831
	FLOOR 28	4		1	4	2	11	77.0	829
	FLOOR 29	4		5		2	11	71.1	765
	FLOOR 30	4		5		2	11	71.0	764
	SUBTOTAL	88	5	38	8	127	266		
	TOTAL UNITS	**131**			**135**		**266**		
	UNIT MIX	33.1%	1.9%	14.3%	3.0%	47.7%	100.0%		
	UNIT MIX TOTAL	49.2%			50.8%		100.0%		
	AVG UNIT SIZE (m²)	57.8	42.3	69.8	85.7	103.3	81.8		
	AVG UNIT SIZE (ft²)	622	455	751	923	1,112	880		
	AVG UNIT SIZE TOTAL (m²)	60.7			102.3		81.8		
	AVG UNIT SIZE TOTAL (ft²)	653			1,101		880		

Last Updated: Wednesday, 22 April 2026 13:41:22 PM

UNIT MIX SUMMARY

BLDG	BUILDING	RENTABLE						AVG. UNIT SIZE	
		1B	1B (MICRO UNIT)	1B+D	2B	2B+D	TOTAL	m²	ft²
BLDG F+G+K	F	96		116	8	80	300	**74.6**	**803**
	G	88	5	38	8	127	266	**81.8**	**880**
	K	65		48	8	89	210	**80.6**	**868**
	SUBTOTAL	249	5	202	24	296	776		
	TOTAL UNITS	**455**			**320**		**776**		
	UNIT MIX	32.1%	0.6%	26.0%	3.1%	38.1%	100.0%		
	UNIT MIX TOTAL	58.8%			41.2%		100.0%		
	AVG UNIT SIZE (m²)	57.5	42.3	69.1	85.9	103.1	78.7		
	AVG UNIT SIZE (ft²)	619	455	743	924	1,110	847		
	AVG UNIT SIZE TOTAL (m²)	62.5			101.8		78.7		
	AVG UNIT SIZE TOTAL (ft²)	672			1,096		847		

Last Updated: Wednesday, 22 April 2026 13:41:57 PM

VEHICULAR PARKING - MINIMUM REQUIRED

	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
BLDG K	**TOTAL**			**0**

AS PER BILL #185, REQUIRED PARKING = 0

VEHICULAR PARKING - MINIMUM REQUIRED

	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
BLDG F+G	**TOTAL**			**0**

AS PER BILL #185, REQUIRED PARKING = 0

BICYCLE PARKING - MINIMUM REQUIRED

	USE	RESIDENTIAL		RETAIL		TOTAL
		RATIO	SPACES	RATIO	SPACES	
BLDG K	SHORT TERM	0.3/UNIT	63	40% OF REQUIRED VEHICLE PARKING SPACES	0	**63**
	LONG TERM	0.3/UNIT	63			**63**
	TOTAL		126			**126**

Last Updated: Thursday, 26 March 2026 08:59:52 AM

AS PER BY-LAW NO. 2018-050: Notwithstanding anything to the contrary, the requirement for a TYPE B BICYCLE PARKING space may be satisfied by a TYPE A BICYCLE PARKING space.

BICYCLE PARKING - MINIMUM REQUIRED

	USE	RESIDENTIAL		RETAIL		TOTAL
		RATIO	SPACES	RATIO	SPACES	
BLDG F+G	SHORT TERM	0.3/UNIT	170	40% OF REQUIRED VEHICLE PARKING SPACES	0	**170**
	LONG TERM	0.3/UNIT	170			**170**
	TOTAL		340			**340**

Last Updated: Thursday, 26 March 2026 10:06:19 AM

AS PER BY-LAW NO. 2018-050: Notwithstanding anything to the contrary, the requirement for a TYPE B BICYCLE PARKING space may be satisfied by a TYPE A BICYCLE PARKING space.

VEHICULAR PARKING PROVIDED

	FLOOR	PROPOSED		EXISTING	EXISTING	TOTAL
		RESIDENTIAL	RESIDENTIAL (TANDEM)	RESIDENTIAL	HOTEL ALLOCATION	
BLDG K	BK-PARKING PLATFORM	29		16	12	57
	BK-FLOOR 1	58		21	51	130
	P1	128	5	34	87	254
	TOTAL	**215**	**5**	**71**	**150**	**441**
	PROVIDED RESIDENTIAL		**291**			**291**
	UNITS		210			210
	1 BEDROOM UNITS		113			113
	2 BEDROOM UNITS		97			97
	PARKING PER UNIT		**1.39**			**1.39**
	PARKING PER BED		**0.95**			**0.95**

VEHICULAR PARKING PROVIDED

	FLOOR	PROPOSED		EXISTING	TOTAL
		RESIDENTIAL	RESIDENTIAL (TANDEM)	RESIDENTIAL	
BLDG F+G	FLOOR 6	104	5		109
	FLOOR 5	102	5		107
	FLOOR 4	102	5		107
	FLOOR 3	102	5		107
	FLOOR 2	102	3		105
	GROUND FLOOR	50	9		59
	P1	93		15	108
	TOTAL	**655**	**32**	**15**	**702**
	TOTAL		**702**		**702**
	UNITS *NOTE: MICRO UNITS NOT INCLUDED*		561		**561**
	1 BEDROOM UNITS		338		**338**
	2 BEDROOM UNITS		223		**223**
	PARKING PER UNIT		**1.25**		**1.25**
	PARKING PER BED		**0.90**		**0.90**

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL		TOTAL
		TYPE A	TYPE B	
BLDG K	P1	56		**56**
	BK-FLOOR 1		36	**36**
	BK-PARKING PLATFORM	7	39	**46**
	TOTAL	63	75	**138**

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL		TOTAL
		TYPE A	TYPE B	
BLDG F+G	P1	20		**20**
	FLOOR 1	35		**35**
	FLOOR 2	57		**57**
	FLOOR 3	114		**114**
	FLOOR 4	114		**114**
	FLOOR 5			
	FLOOR 6			
	TOTAL	340		**340**

ACCESSIBLE PARKING - MINIMUM REQUIRED

	USE	SPACES (MIN.)
BLDG K	TYPE A	5
	TYPE B	5
	TOTAL REQUIRED	10

ACCESSIBLE PARKING- MINIMUM REQUIRED

	USE	SPACES (MIN.)
BLDG F+G	TYPE A	7
	TYPE B	8
	TOTAL REQUIRED	15

ACCESSIBLE PARKING PROVIDED

	FLOOR	TYPE A	TYPE B	TOTAL
BLDG K	BK-PARKING PLATFORM	1	1	2
	BK-FLOOR 1		2	2
	P1	4	2	6
	TOTAL	**5**	**5**	**10**

ACCESSIBLE PARKING PROVIDED

	FLOOR	TYPE A	TYPE B	TOTAL
BLDG F+G	FLOOR 6	1	1	2
	FLOOR 5	1	1	2
	FLOOR 4	1	1	2
	FLOOR 3	1	1	2
	FLOOR 2		1	1
	GROUND FLOOR	3	1	4
	P1		2	2
	TOTAL	**7**	**8**	**15**

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3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC
#	DATE	DESCRIPTION	BY

PROJECT

THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING

STATISTICS

PROJECT NO.
08.313P01

PROJECT DATE
2024-03-25

DRAWN BY
CGS

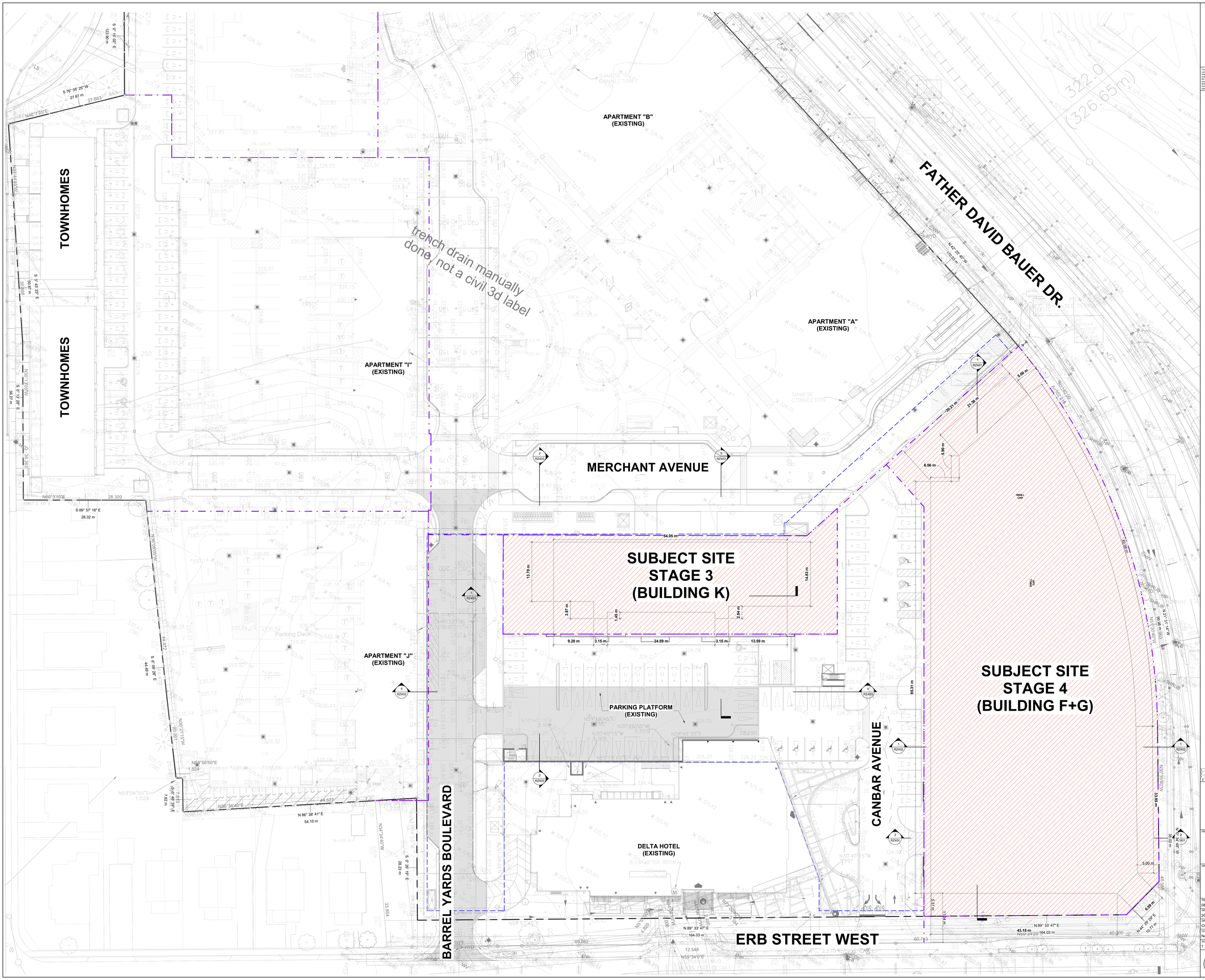
CHECKED BY
NAI

SCALE

DRAWING NO.
RZ002

REV.
3

2026-04-22 4:46:28 PM



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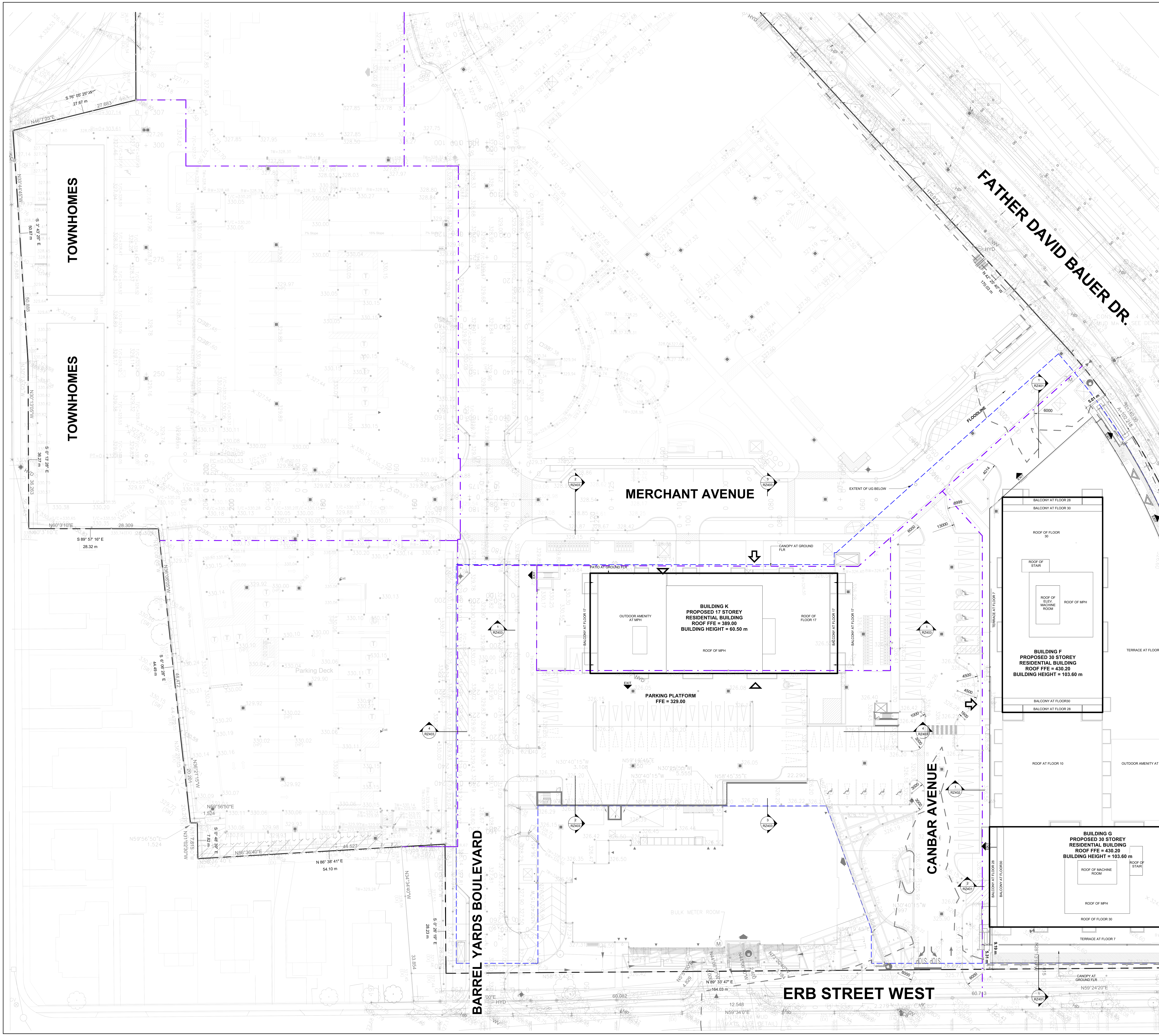
PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
CONTEXT PLAN

PROJECT NO. 08.313P01
PROJECT DATE 2024-03-25
DRAWN BY CGS
CHECKED BY NAI
SCALE 1 : 250

DRAWING NO. RZ003
REV. 3

2026-04-22 4:40:30 PM



LEGEND

(symbol)	PRIMARY RESIDENTIAL ENTRANCE
(symbol)	SECONDARY RESIDENTIAL ENTRANCE
(symbol)	RETAIL ENTRANCE
EXIT	EXIT
FH	FIRE HYDRANT
(symbol)	SIAMESE CONNECTION
(symbol)	CONVEX MIRROR
(symbol)	TRANSFORMER WITH CLEARANCES
(A)	FIRE ROUTE SIGN
000.00	SPOT ELEVATION
(M) (G)	GAS/HYDRO METER

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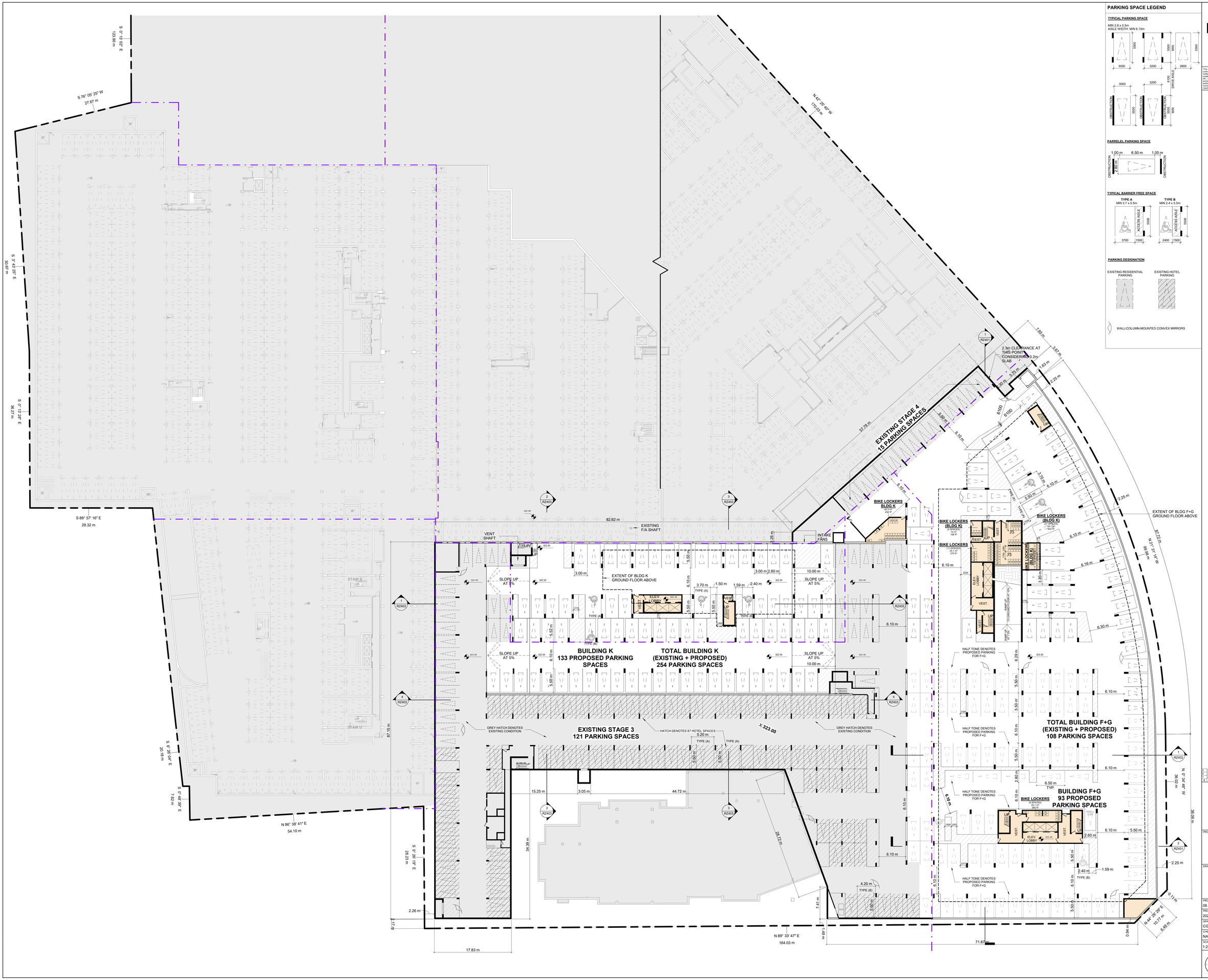
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1:250
DRAWING NO.	RZ004
REV.	3

2026-04-22 4:40:33 PM



PARKING SPACE LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m

PARRELEL PARKING SPACE

TYPICAL BARRIER FREE SPACE

TYPE A
MIN 3.7 x 5.5m

TYPE B
MIN 2.4 x 5.5m

PARKING DESIGNATION

EXISTING RESIDENTIAL PARKING

EXISTING HOTEL PARKING

WALL/COLUMN-MOUNTED CONVEX MIRRORS

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PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
P01 FLOOR

PROJECT NO.
08.313P01

PROJECT DATE
2024-03-25

DRAWN BY
CGS

CHECKED BY
NAI

SCALE
1:250

DRAWING NO.
RZ101

REV.
3

2026-04-22 4:40:49 PM

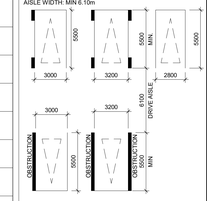
LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
EXIT	EXIT
FH	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
	FIRE ROUTE SIGN
000.00	SPOT ELEVATION
	GAS/HYDRO METER

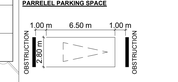
PARKING SPACE LEGEND

TYPICAL PARKING SPACE

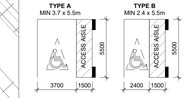
MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m



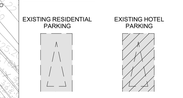
PARREL/EL PARKING SPACE



TYPICAL BARRIER FREE SPACE



PARKING DESIGNATION



WALL/COLUMN-MOUNTED CONVEX MIRRORS

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2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
GROUND FLOOR

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1:250

DRAWING NO. RZ151 | REV. 3

2026-04-22 4:40:51 PM

BUILDING K PARKING PLATFORM

MERCHANT AVENUE

BUILDING F+G FLOOR 02

FATHER DAVID BAUER DR.

BARREL YARDS BOULEVARD

CANBAR AVENUE

ERB STREET WEST

TOWNHOMES

TOWNHOMES

Parking Deck

BUILDING K
29 PARKING SPACES

EXISTING
28 PARKING SPACES

TOTAL BUILDING K
(EXISTING + PROPOSED)
57 PARKING SPACES

105 PARKING SPACES

RAMP UP TO PARKING PLATFORM

GREY HATCH DENOTES EXISTING CONDITION

HATCH DENOTES 12 HOTEL SPACES

trench drain manually done, not a civil 3d label

EXISTING BUILDING 'C'

BULK METER ROOM

PARKING ON GROUND FLOOR BELOW

EXTENTS OF FLOOR 2 ABOVE

EXTENT OF PARKING PLATFORM

EXTENT OF FLOOR 3 ABOVE

OUTLINE OF CANOPY ABOVE

21 BICYCLE SPACES (TYPE B)

18 BICYCLE SPACES (TYPE B)

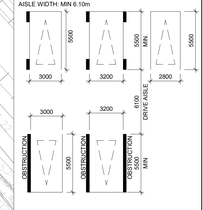
WALL/COLUMN-MOUNTED CONVEX MIRRORS

LEGEND	
	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
EXIT	EXIT
FH	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
	FIRE ROUTE SIGN
000.00	SPOT ELEVATION
M / G	GAS/HYDRO METER

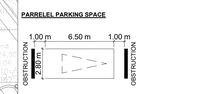
PARKING SPACE LEGEND

TYPICAL PARKING SPACE

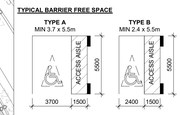
MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m



PARRELEL PARKING SPACE



TYPICAL BARRIER FREE SPACE



PARKING DESIGNATION



1	2025-12-17 ISSUED FOR REZONING #2 NAI
2	2025-01-31 ISSUED FOR REZONING NAI
1	2024-03-25 ISSUED FOR PRE-CONSULTATION VYC
#	DATE DESCRIPTION BY

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOOR 02 (BUILDING F+G) PARKING PLATFORM (BLDG K)

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1:250

DRAWING NO. RZ152 REV. 3

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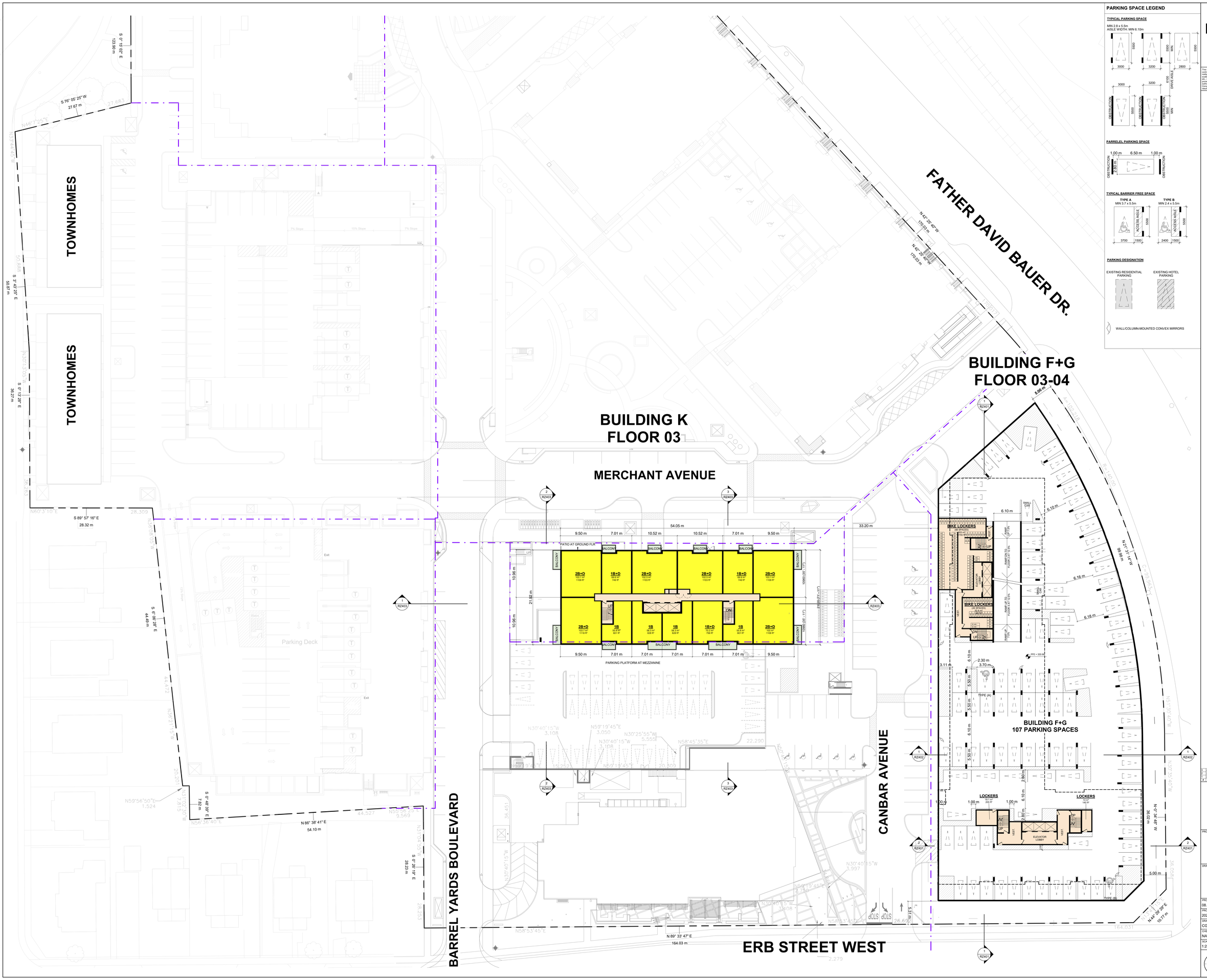

PARKING SPACE LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m

PARRELEL PARKING SPACE

1.00 m 6.50 m 1.00 m
OBSTRUCTION 2.80 m OBSTRUCTION

TYPICAL BARRIER FREE SPACE

TYPE A MIN 3.7 x 5.5m — ACCESS AISLE 3700 1500 5500
TYPE B MIN 2.4 x 5.5m — ACCESS AISLE 2400 1500 5500

PARKING DESIGNATION

EXISTING RESIDENTIAL PARKING
EXISTING HOTEL PARKING

WALL/COLUMN-MOUNTED CONVEX MIRRORS

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1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
FLOORS 03-04

PROJECT NO. 08.313P01
PROJECT DATE 2024-03-25
DRAWN BY CGS
CHECKED BY NAI
SCALE 1:250

DRAWING NO. RZ153
REV. 3

2026-04-22 4:40:53 PM

TOWNHOMES

TOWNHOMES

Parking Deck

FATHER DAVID BAUER DR.

BUILDING K
FLOORS 04-05

MERCHANT AVENUE

BUILDING F+G
FLOOR 05

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

BUILDING F+G
107 PARKING SPACES

S 76° 05' 25" W
27.67 m

S 0° 15' 02" E
123.90 m

N46°7'25"W

N33°44'45"W

S 2° 43' 25" E
50.87 m

N30°13'05"W

S 0° 13' 28" E
36.27 m

N60°3'10"E

S 89° 57' 16" E
28.32 m

S 0° 26' 28" E
44.49 m

N35°2'10"W

N59°56'50"E
1.524

N30°2'40"W

N 86° 38' 41" E
54.10 m

N31°04'15"W

S 0° 26' 19" E
28.22 m

N 89° 33' 47" E

N30°40'15"W
3.108

N59°19'45"E
3.050

N30°25'55"W
5.555

N58°45'35"E

N30°40'15"W
3.997

N59°19'45"E

N58°53'45"E

N 42° 25' 45" W
179.03 m

N 44° 13' 14" W
99.96 m

N 37° 48' W
36.62 m

N 44° 05' 29" E
19.77 m

N 37° 25' 00" W
33.56 m

PARKING SPACE LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m

PARRELEL PARKING SPACE

TYPICAL BARRIER FREE SPACE

TYPE A
MIN 3.7 x 5.5m

TYPE B
MIN 2.4 x 5.5m

PARKING DESIGNATION

EXISTING RESIDENTIAL PARKING

EXISTING HOTEL PARKING

WALL/COLUMN-MOUNTED CONVEX MIRRORS

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1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4

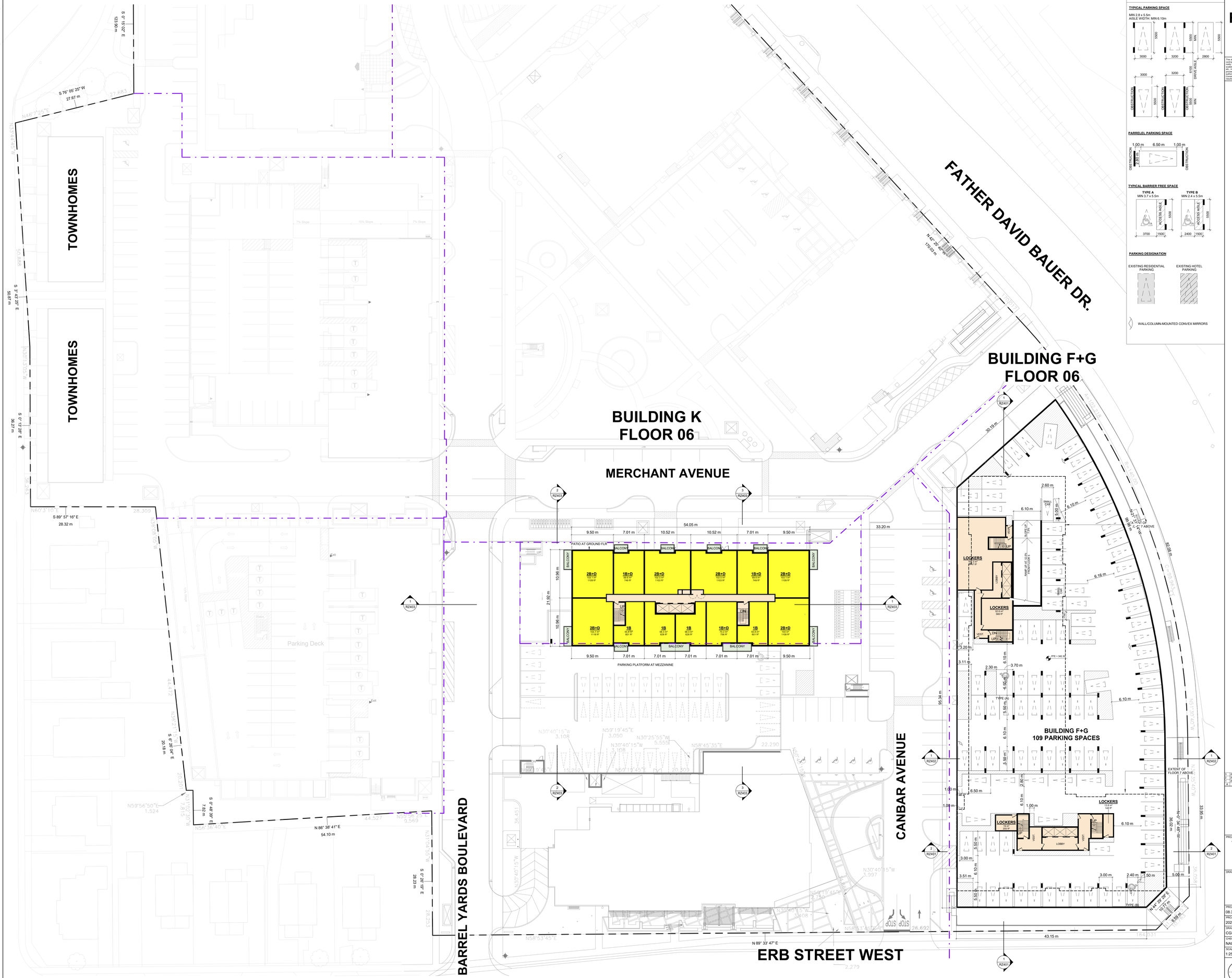
WATERLOO, ONTARIO

DRAWING
FLOOR 05

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1:250

DRAWING NO. RZ154 | REV. 3

2026-04-22 4:49:54 PM



PARKING SPACE LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m

PARRELEL PARKING SPACE

1.00 m 6.50 m 1.00 m
OBSTRUCTION 2.80 m OBSTRUCTION

TYPICAL BARRIER FREE SPACE

TYPE A MIN 3.7 x 5.5m — ACCESS AISLE 5500 — 3700 1500
TYPE B MIN 2.4 x 5.5m — ACCESS AISLE 5500 — 2400 1500

PARKING DESIGNATION

EXISTING RESIDENTIAL PARKING
EXISTING HOTEL PARKING

WALL/COLUMN-MOUNTED CONVEX MIRRORS

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1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
FLOOR 06

PROJECT NO. 08.313P01
PROJECT DATE 2024-03-25
DRAWN BY CGS
CHECKED BY NAI
SCALE 1:250

DRAWING NO. RZ155
REV. 3

2026-04-22 4:40:55 PM

BUILDING K
FLOOR 07

BUILDING F+G
FLOOR 07

TOWNHOMES

TOWNHOMES

FATHER DAVID BAUER DR.

MERCHANT AVENUE

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

Parking Deck

PATIO AT GROUND FLR

PARKING PLATFORM AT MEZZANINE

TERRACE AT FLOOR 7

OUTDOOR AMENITY
329.9 m²
3487 ft²

INDOOR AMENITY
365.2 m²
3245 ft²

1B (MICRO UNIT)
42 m²
452 ft²

S 0° 15' 20" E
123.90 m

S 76° 05' 25" W
27.67 m

27.683

N46°7'25"W

N33°44'45"W

50.888

S 3° 43' 25" E
50.87 m

N30°13'05"W

S 0° 13' 28" E
36.27 m

36.263

N60°3'10"E

28.309

S 89° 57' 16" E
28.32 m

N36°8'0"W

S 0° 26' 22" E
44.49 m

44.512

N35°2'0"W

20.201

N59°56'50"E
1.524

S 0° 39' 7" E
7.82 m

N58°39'40"E

N 86° 38' 41" E
54.10 m

44.527

N55°36'32"E
9.569

N31°04'15"W

S 0° 26' 49" E
28.23 m

28.253

N58°53'45"E

N 89° 33' 47" E
164.03 m

N42° 29' 46"W
170.63 m

N42° 31' 14"W
99.98 m

N 44° 29' 29" E
10.77 m

N 45° 30' 31" W
36.02 m

N30°40'15"W
3.108

N59°19'45"E
3.050

N30°25'55"W
5.555

N30°40'15"W
3.108

N58°45'35"E

22.290

N59°19'45"E

20.509

N30°40'15"W
3.997

N59°19'45"E

N30°40'15"W
3.608

N58°53'45"E

26.502

2.279

54.05 m

9.50 m | 7.01 m | 10.52 m | 10.52 m | 7.01 m | 9.50 m

10.96 m

21.92 m

9.50 m | 7.01 m | 7.01 m | 7.01 m | 7.01 m | 7.01 m | 9.50 m

9.50 m | 7.01 m | 10.52 m | 10.52 m | 9.50 m

47.04 m

93.96 m

10.96 m

21.92 m

22.31 m

12.43 m

4.10 m

3.83 m

0.76 m

9.89 m

1.16 m

2B+D 102.5 m² 1103 ft²

1B+D 69.8 m² 749 ft²

1B 58.7 m² 632 ft²

1B 56.5 m² 608 ft²

1B 52.4 m² 564 ft²

2B+D 97.4 m² 1048 ft²

1B+D 64.2 m² 691 ft²

1B+D 66.6 m² 717 ft²

1B+D 69.8 m² 749 ft²

1B+D 71.6 m² 770 ft²

1B+D 72.0 m² 775 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

2B+D 121.3 m² 1305 ft²

2B+D 102.1 m² 1099 ft²

2B+D 102 m² 1098 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

1B+D 69.8 m² 749 ft²

1B+D 66.6 m² 717 ft²

1B+D 69.8 m² 749 ft²

1B+D 69.8 m² 749 ft²

1B+D 69.8 m² 749 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

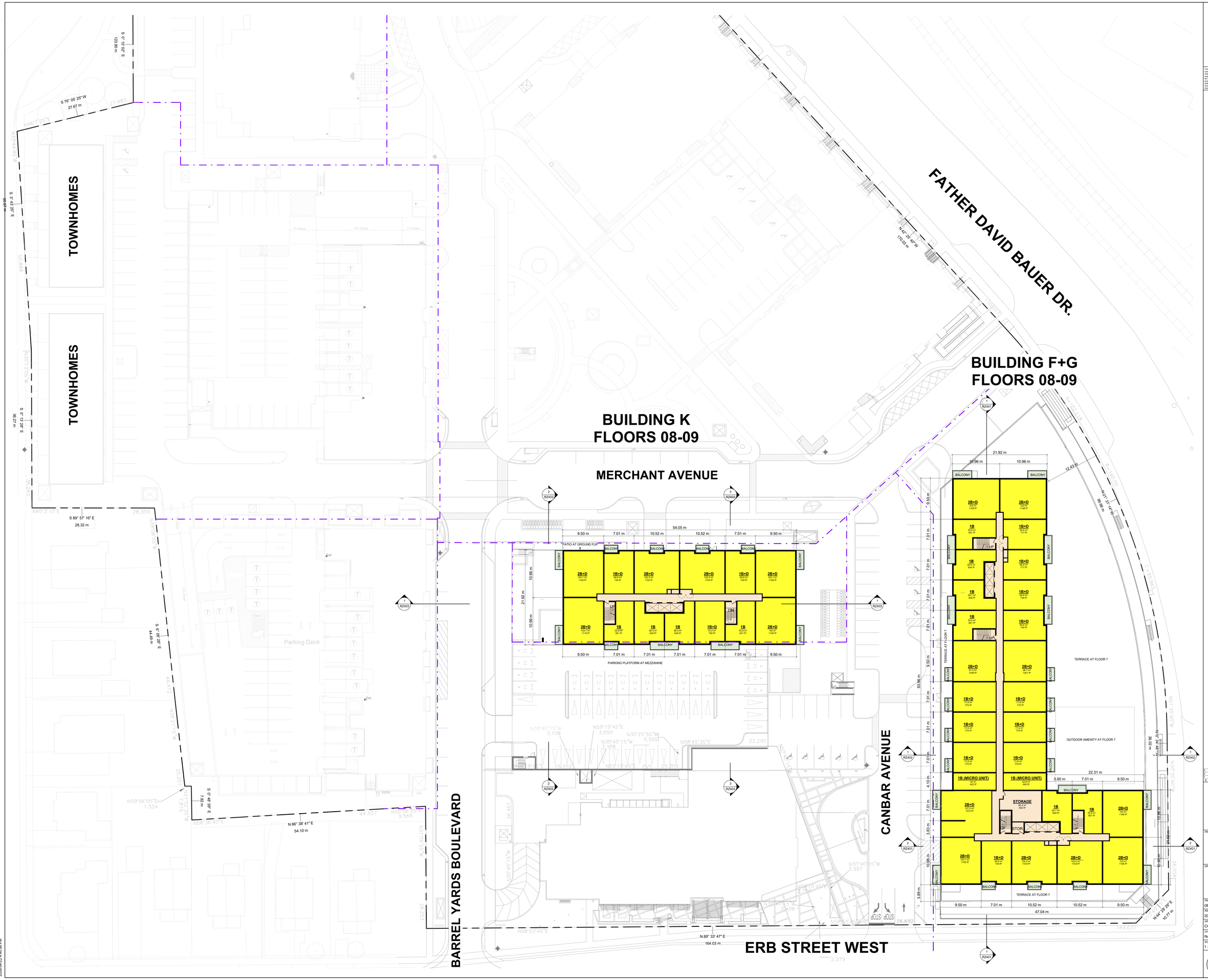
1B 58.7 m² 632 ft²

1B 56.5 m² 608 ft²

1B 52.4 m² 564 ft²

1B 56.5 m² 608 ft²

1B 58.7 m² 632



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PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
FLOOR 08-09

PROJECT NO.
08.313P01
PROJECT DATE
2024-03-25
DRAWN BY
CGS
CHECKED BY
NAI
SCALE
1 : 250

DRAWING NO.
RZ157
REV.
3

2026-04-22 4:40:56 PM

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FATHER DAVID BAUER DR.

BUILDING F+G
FLOORS 10-15

BUILDING K
FLOORS 10-15

MERCHANT AVENUE

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

TOWNHOMES

TOWNHOMES

Parking Deck

PATIO AT GROUND FLR

PARKING PLATFORM AT MEZZANINE

EXTENTS OF FLOOR 16 ABOVE

ROOF AT FLOOR 7

ROOF AT FLOOR 10

OUTDOOR AMENITY AT FLOOR 7

TERRACE AT FLOOR 7

TERRACE AT FLOOR 7

#	DATE	DESCRIPTION	BY
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1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOORS 10-15

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 250

DRAWING NO. RZ158 | REV 3

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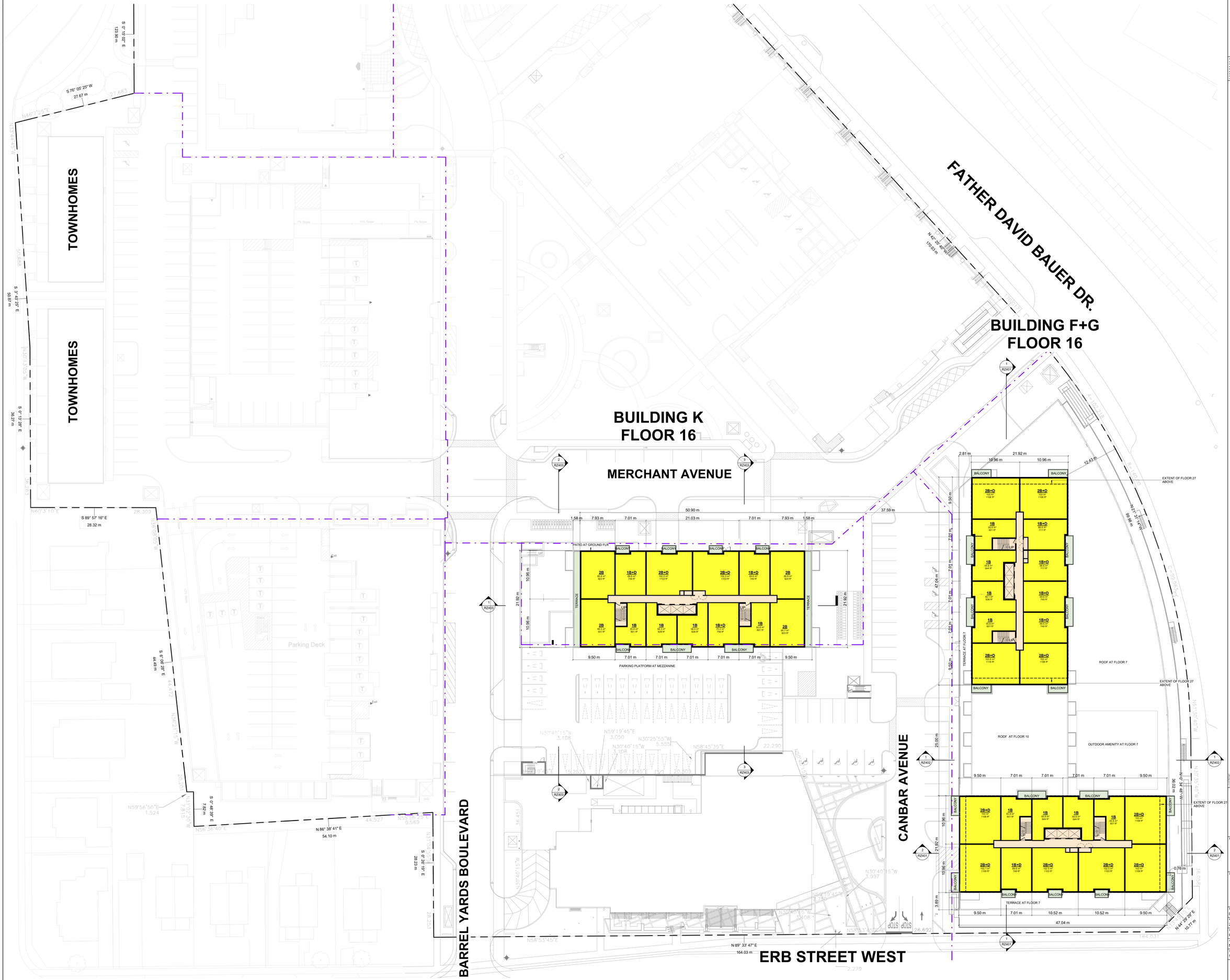

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PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOOR 16

PROJECT NO	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 250

DRAWING NO. RZ159 REV. 3

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FATHER DAVID BAUER DR.

BUILDING F+G
FLOORS 17-18

BUILDING K
FLOOR 17

MERCHANT AVENUE

TOWNHOMES

TOWNHOMES

BARREL YARDS BOULEVARD

CANBAR AVENUE

ERB STREET WEST

Parking Deck

PATIO AT GROUND FLR

PARKING PLATFORM AT MEZZANINE

EXTENTS OF MPH ABOVE

EXTENT OF FLOOR 27 ABOVE

TERRACE AT FLOOR 7

ROOF AT FLOOR 7

ROOF AT FLOOR 10

OUTDOOR AMENITY AT FLOOR 7

3	2025-10-17	ISSUED FOR REZONING #2
2	2025-01-31	ISSUED FOR REZONING
1	2024-03-25	ISSUED FOR PRE-CONSULTATION
#	DATE	DESCRIPTION

PROJECT
THE BARREL YARDS - STAGES 3&4

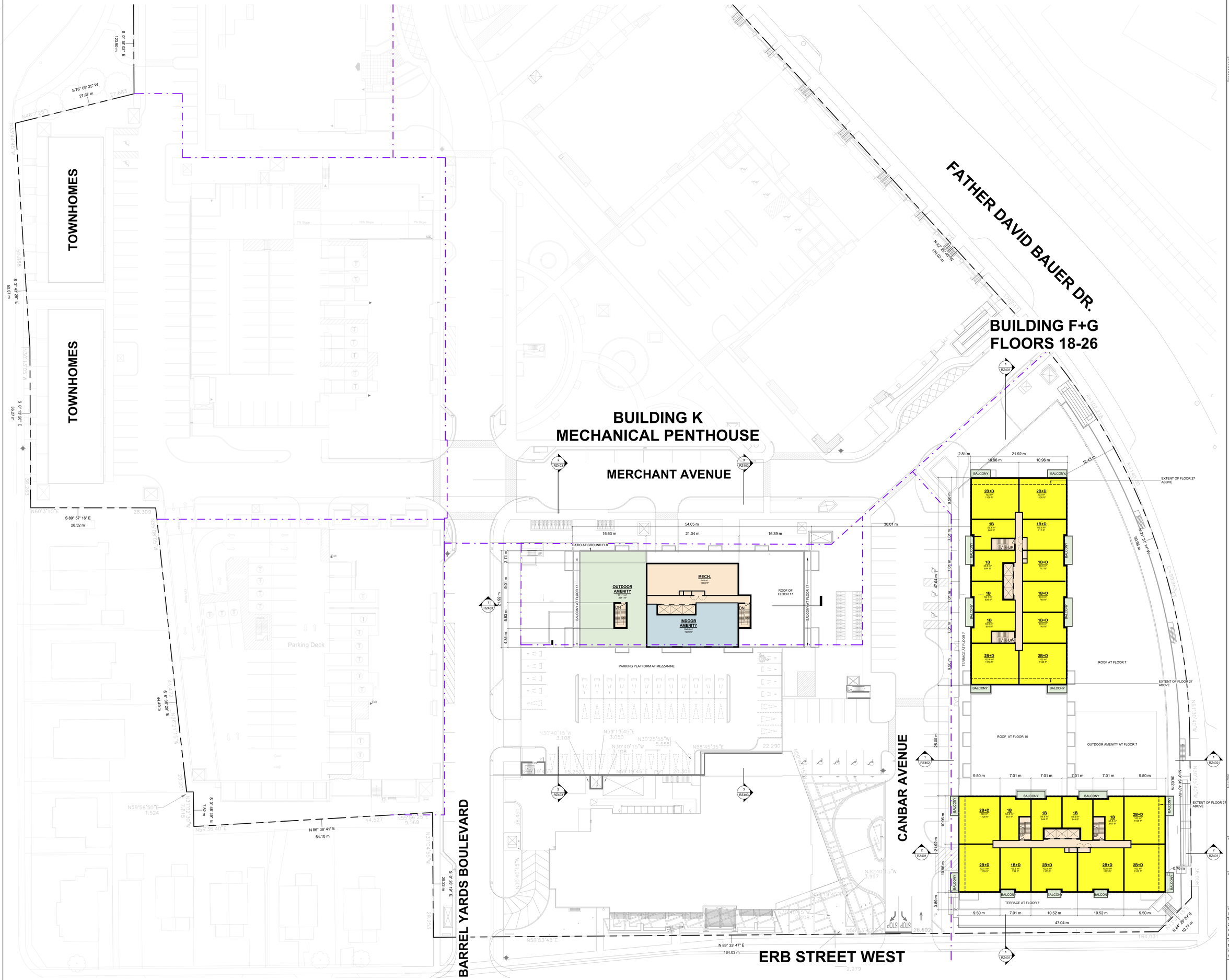
WATERLOO, ONTARIO

DRAWING
FLOOR 17

PROJECT NO	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 250

DRAWING NO. RZ160 REV. 3

2026-04-22 4:41:01 PM



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#	DATE	DESCRIPTION	BY
3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

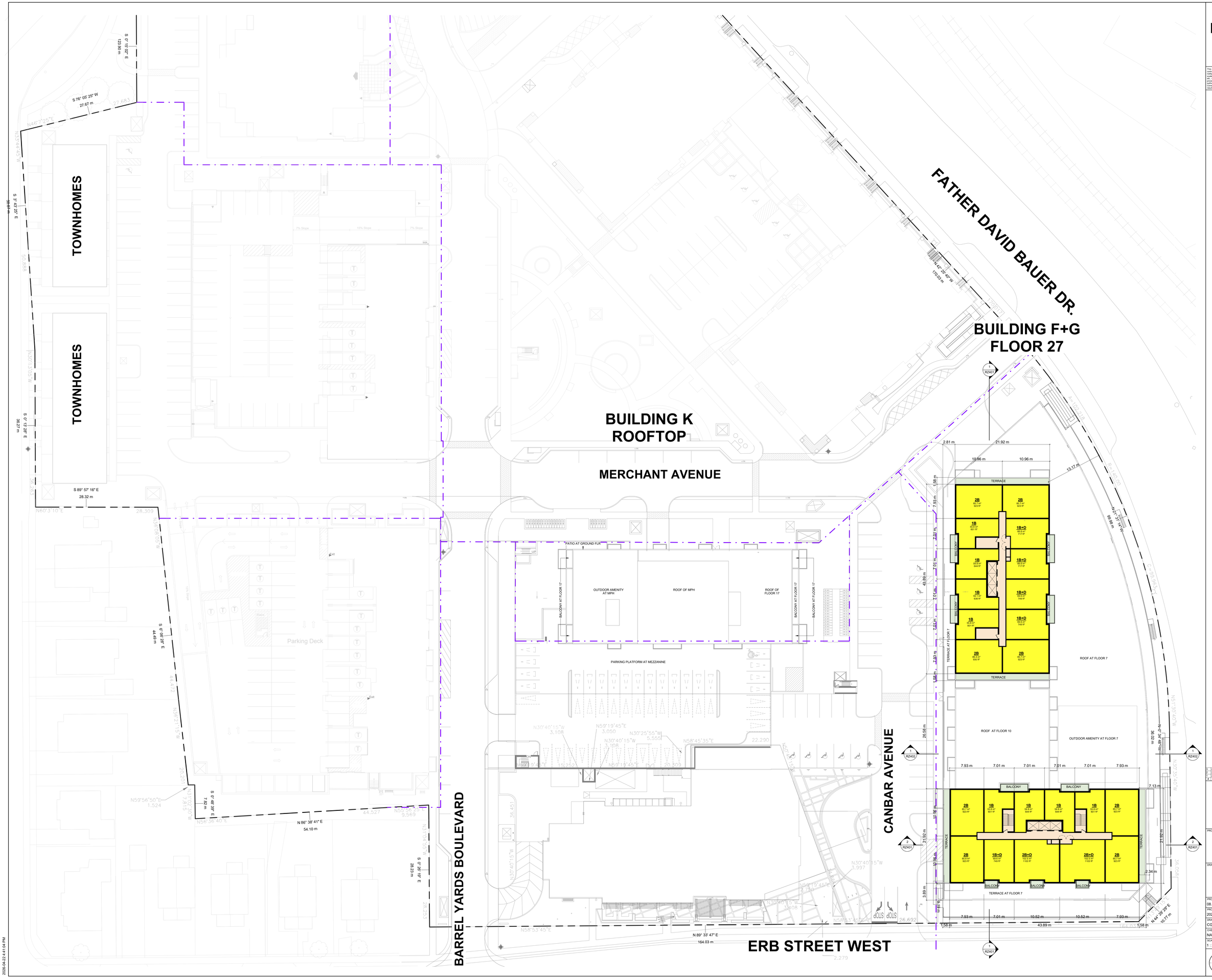
PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
FLOORS 18-26 (BUILDING F+G)
MECHANICAL PENTHOUSE (BLDG K)

PROJECT NO.
08.313P01
PROJECT DATE
2024-03-25
DRAWN BY
CGS
CHECKED BY
NAI
SCALE
1 : 250

DRAWING NO.
RZ161
REV.
3

2026-04-22 4:41:02 PM



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#	DATE	DESCRIPTION	BY
3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
FLOOR 27 (BUILDING F+G)
ROOFTOP (BLDG K)

PROJECT NO.
08.313P01
PROJECT DATE
2024-03-25
DRAWN BY
CGS
CHECKED BY
NAI
SCALE
1 : 250

DRAWING NO.
RZ162
REV.
3

2026-04-22 4:41:04 PM

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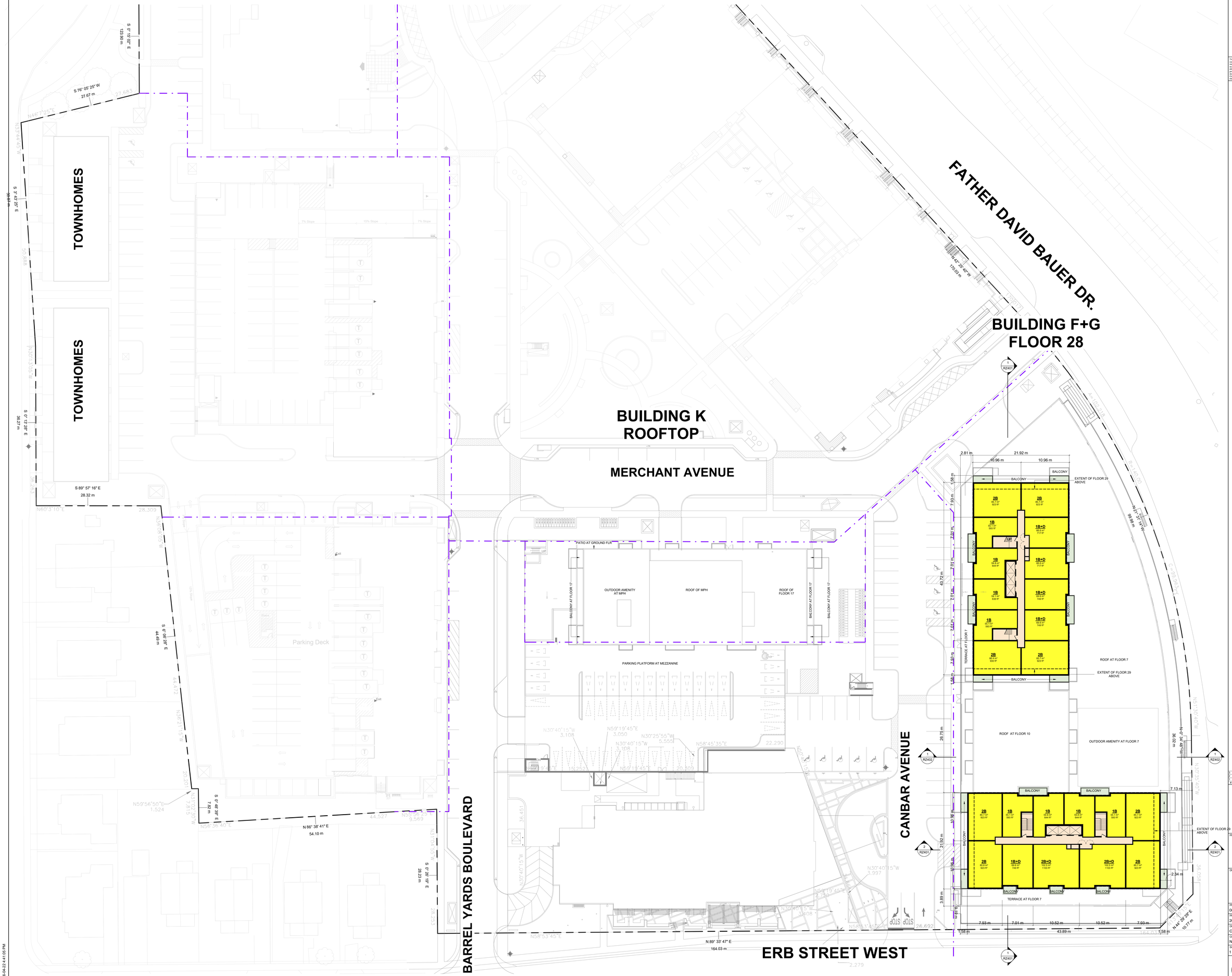


#	DATE	DESCRIPTION	BY
3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4

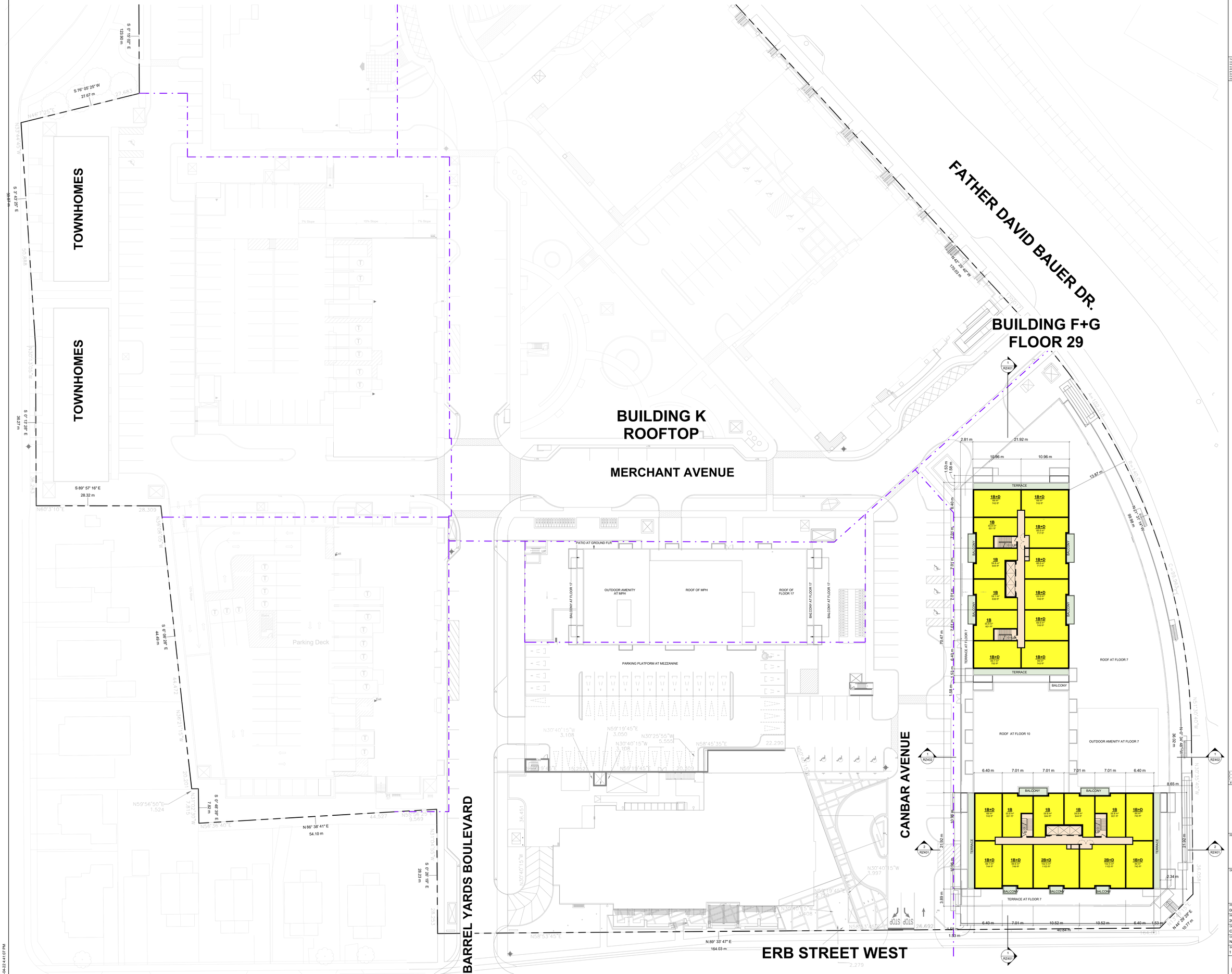
WATERLOO, ONTARIO

DRAWING
FLOOR 28 (BUILDING F+G) ROOFTOP (BLDG K)

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 250

DRAWING NO. RZ163 | REV. 3

2026-04-22 4:41:05 PM



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#	DATE	DESCRIPTION	BY
3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYU

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOOR 29 (BUILDING F+G)
ROOFTOP (BLDG K)

PROJECT NO	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 250

DRAWING NO: RZ164 | REV: 3

2026-04-22 4:41:07 PM

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FATHER DAVID BAUER DR.

BUILDING F+G
FLOOR 30

BUILDING K
ROOFTOP

MERCHANT AVENUE

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

TOWNHOMES

TOWNHOMES

Parking Deck

PATIO AT GROUND FLR

OUTDOOR AMENITY AT MPH

ROOF OF MPH

ROOF OF FLOOR 17

BALCONY AT FLOOR 17

PARKING PLATFORM AT MEZZANINE

TERRACE AT FLOOR 7

EXTENT OF MPH ABOVE

ROOF AT FLOOR 7

ROOF AT FLOOR 10

OUTDOOR AMENITY AT FLOOR 7

TERRACE AT FLOOR 7

EXTENT OF MPH ABOVE

3	2025-12-17	ISSUED FOR REZONING #2
2	2025-01-31	ISSUED FOR REZONING
1	2024-03-25	ISSUED FOR PRE-CONSULTATION
#	DATE	DESCRIPTION

	NAI
	NAI
	YYU
	BY

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOOR 30 (BUILDING F+G)
ROOFTOP (BLDG K)

PROJECT NO	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 250

DRAWING NO: RZ165 | REV: 3

2026-04-22 4:41:08 PM

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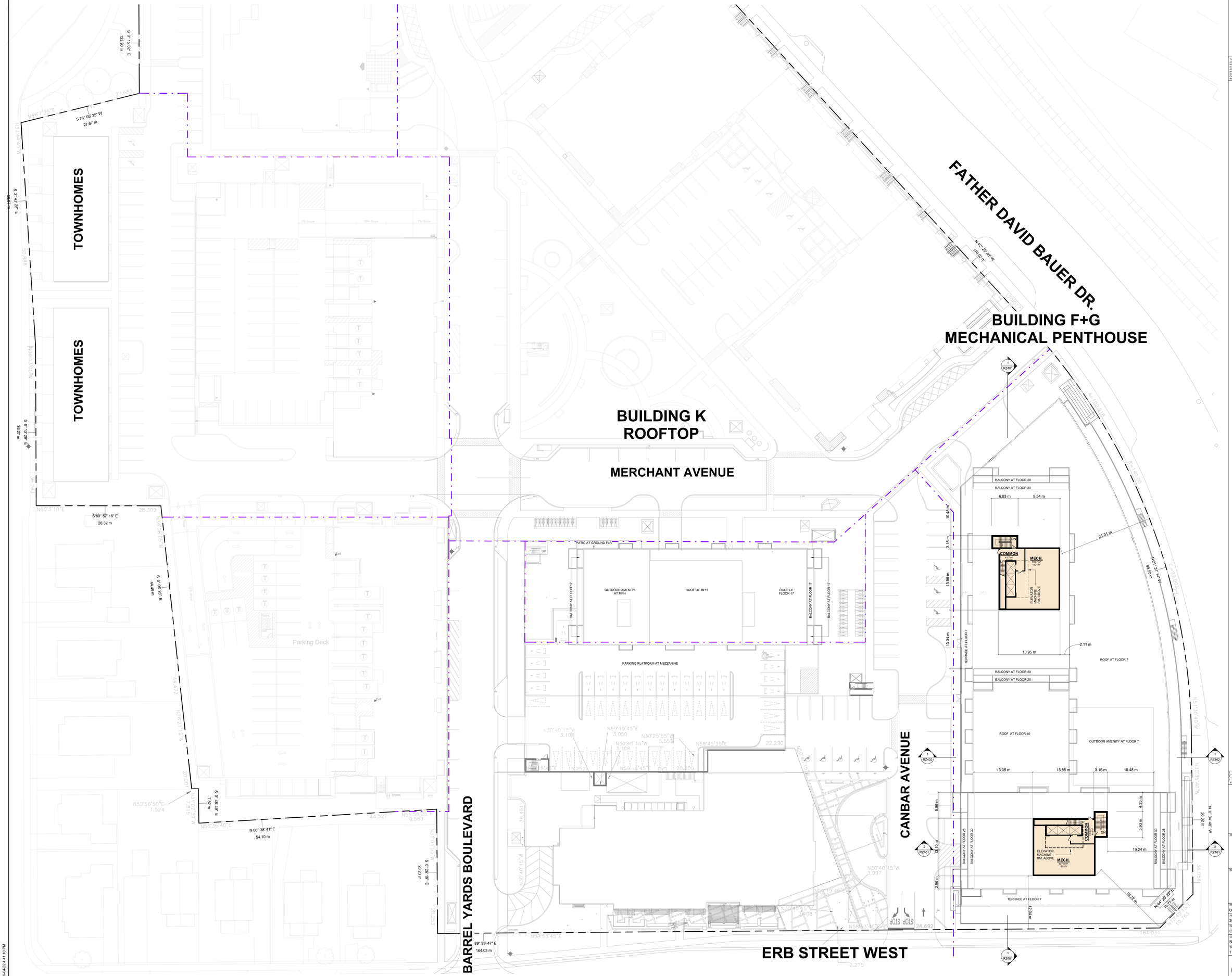


#	DATE	DESCRIPTION	BY
3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT

THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING

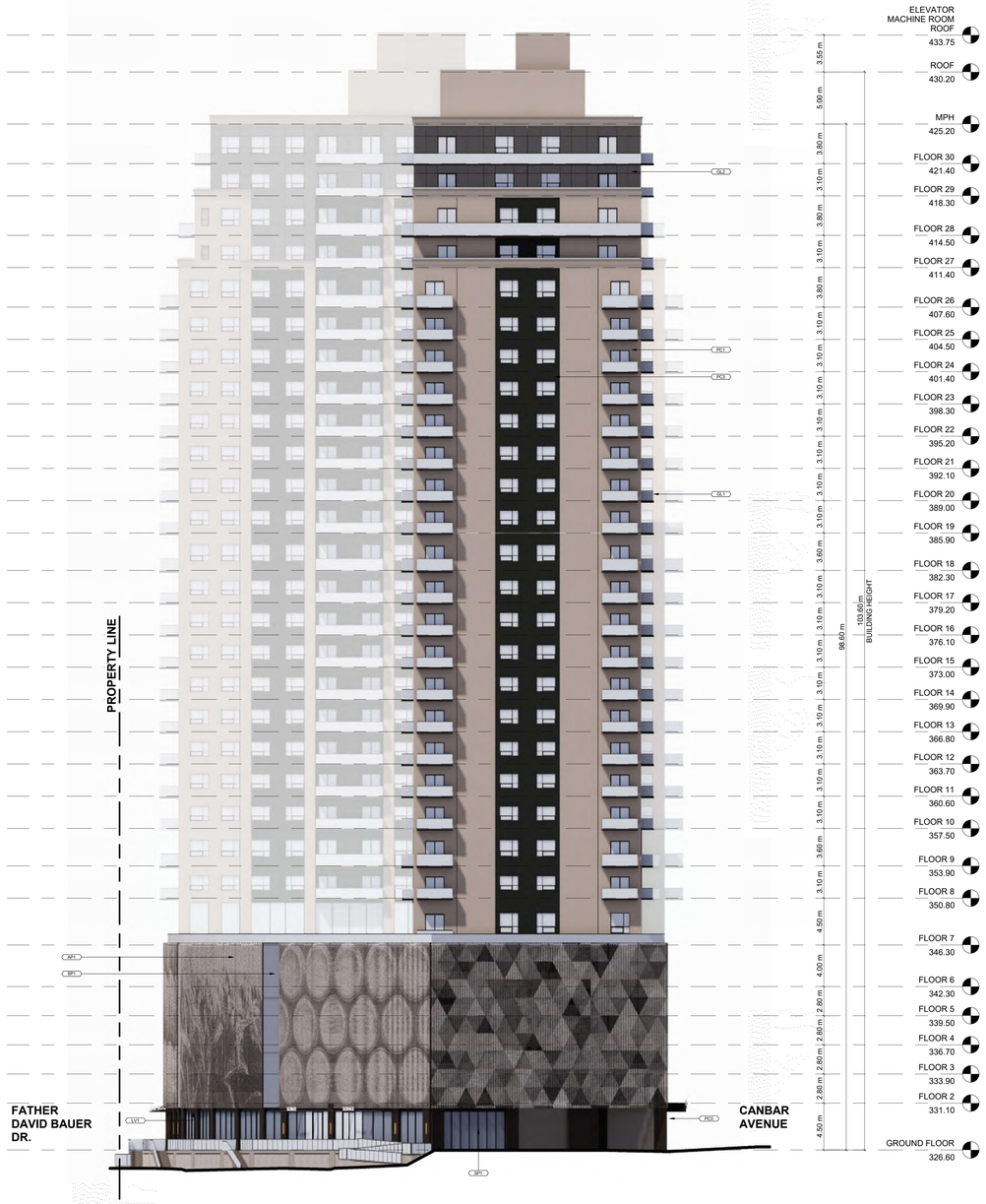
MECHANICAL PENTHOUSE (BUILDING F+G)

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 250
DRAWING NO.	RZ166
REV.	3

2026-04-22 4:41:10 PM

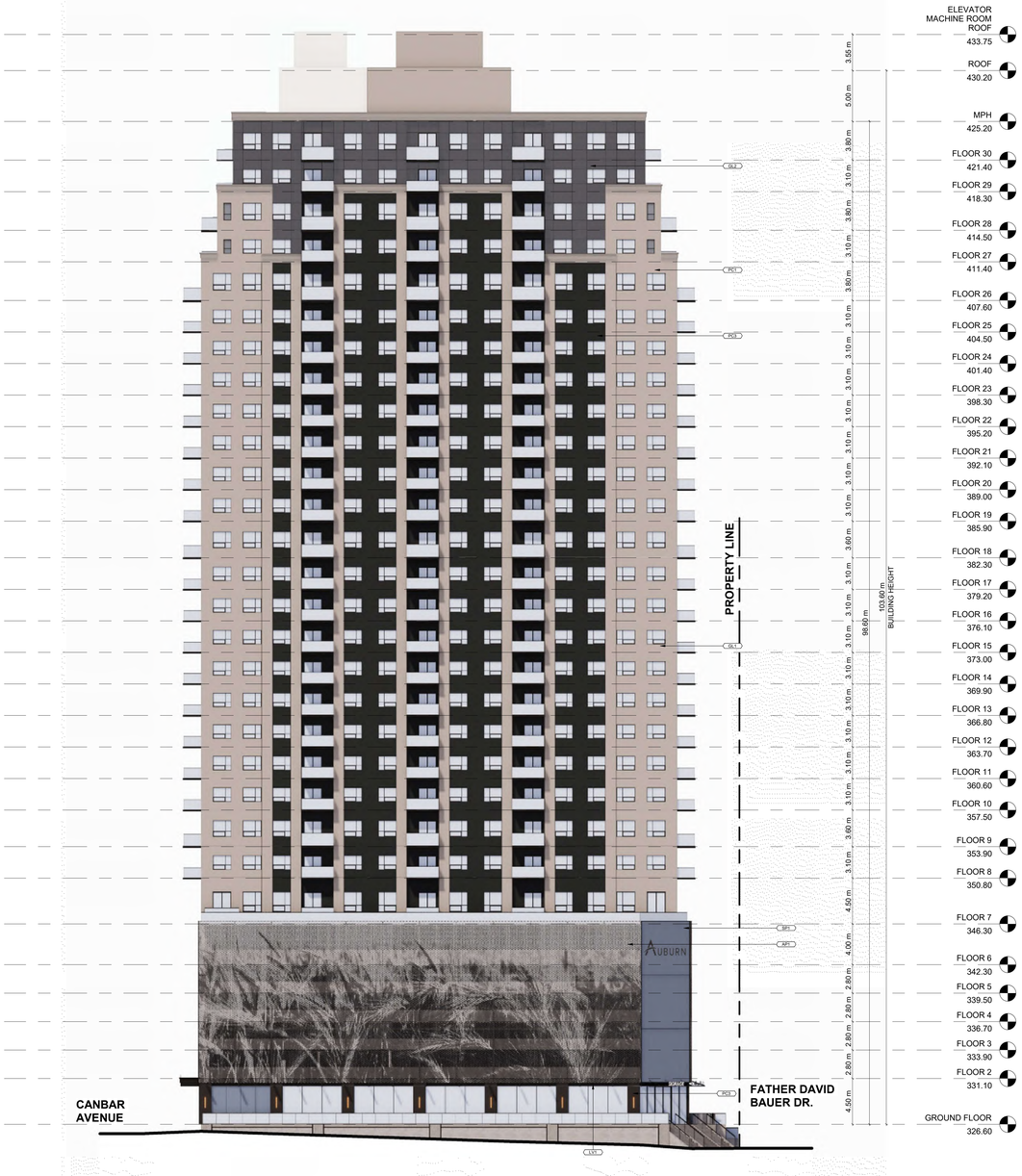
BUILDING G
BEYOND

BUILDING F



1 Building F+G - North Elevation
1 : 200

BUILDING G



2 Building F+G - South Elevation
1 : 200

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EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM

GL1	INSULATING UNIT (CLEAR)
GL2	INSULATING UNIT (GREY)
SP1	SPANDREL GLASS UNIT - COLOUR (TBD)
LV1	ALUMINUM WALL LOUVER - COLOUR (TBD)
AP1	PERFORATED ALUMINUM SHEET PANEL - COLOUR (TBD)
PC1	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC2	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC3	PRECAST CONCRETE PANEL - COLOUR (TBD)

#	DATE	DESCRIPTION	BY
2	2025-10-17	ISSUED FOR REZONING #2	NAI
1	2025-01-31	ISSUED FOR REZONING	NAI

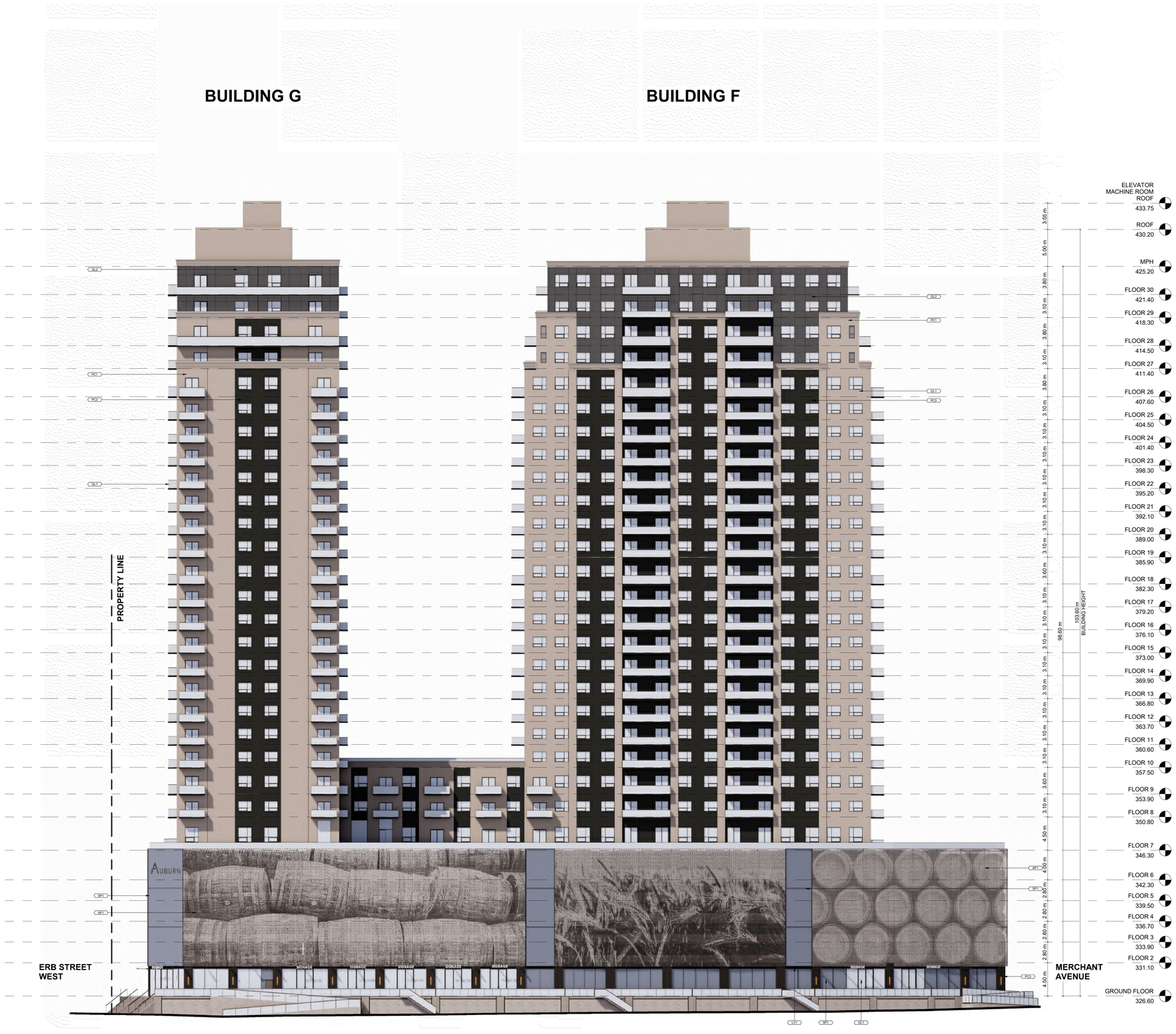
PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING F/G ELEVATIONS

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1:200
DRAWING NO.	RZ301
REV.	2

2026-04-22 4:41:20 PM



1 Building F+G - East Elevation
1 : 200

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EXTERIOR FINISHES LEGEND

	ALUMINUM WINDOW WALL GLAZING SYSTEM
GL1	INSULATING UNIT (CLEAR)
GL2	INSULATING UNIT (GREY)
SP1	SPANDREL GLASS UNIT - COLOUR (TBD)
LV1	ALUMINUM WALL LOUVER - COLOUR (TBD)
AP1	PERFORATED ALUMINUM SHEET PANEL - COLOUR (TBD)
PC1	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC2	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC3	PRECAST CONCRETE PANEL - COLOUR (TBD)

#	DATE	DESCRIPTION	BY
2	2025-12-17	ISSUED FOR REZONING #2	NAI
1	2025-01-31	ISSUED FOR REZONING	NAI

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING F/G ELEVATIONS

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1:200
DRAWING NO.	RZ302
REV.	2

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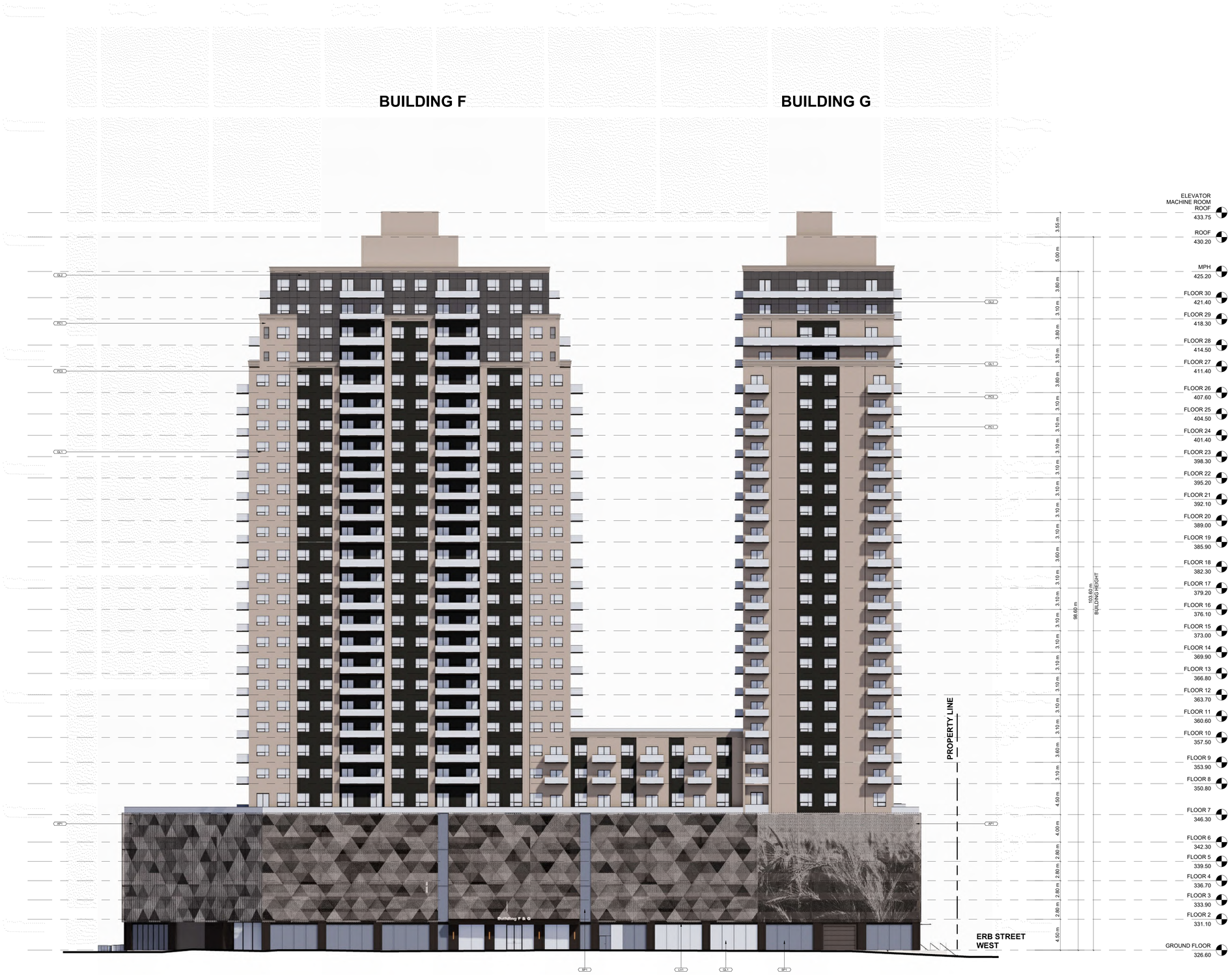

1 Building F+G - West Elevation
1 : 200

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EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM	
GL1	INSULATING UNIT (CLEAR)
GL2	INSULATING UNIT (GREY)
SP1	SPANDREL GLASS UNIT - COLOUR (TBD)
LV1	ALUMINUM WALL LOUVER - COLOUR (TBD)
AP1	PERFORATED ALUMINUM SHEET PANEL - COLOUR (TBD)
PC1	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC2	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC3	PRECAST CONCRETE PANEL - COLOUR (TBD)

#	DATE	DESCRIPTION	BY
2	2025-12-17	ISSUED FOR REZONING #2	NAI
1	2025-01-31	ISSUED FOR REZONING	NAI

PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
BUILDING F/G ELEVATIONS

PROJECT NO. 08.313P01
PROJECT DATE 2024-03-25
DRAWN BY CGS
CHECKED BY NAI
SCALE 1:200

DRAWING NO. RZ303
REV. 2

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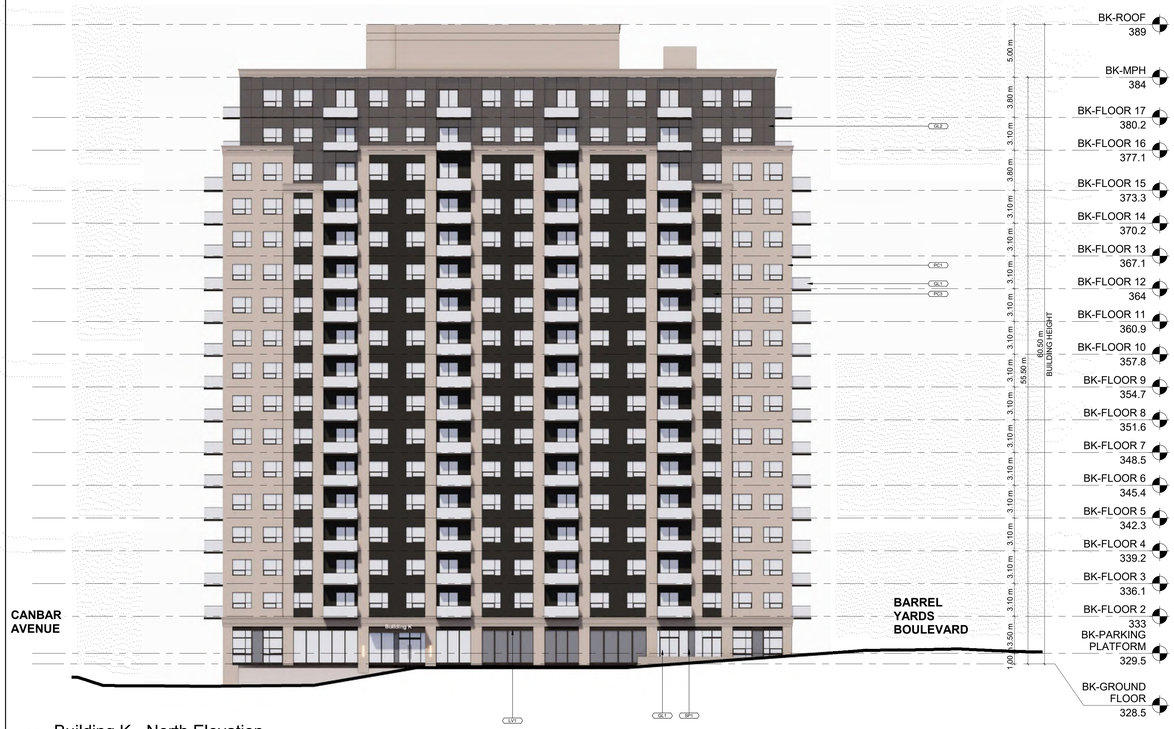
EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM

GL1	INSULATING UNIT (CLEAR)
GL2	INSULATING UNIT (GREY)
SP1	SPANDREL GLASS UNIT - COLOUR (TBD)
LV1	ALUMINUM WALL LOUVER - COLOUR (TBD)
AP1	PERFORATED ALUMINUM SHEET PANEL - COLOUR (TBD)
PC1	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC2	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC3	PRECAST CONCRETE PANEL - COLOUR (TBD)

BUILDING K



1 Building K - North Elevation
1 : 200

2 Building K - South Elevation
1 : 200

2	2025-12-17	ISSUED FOR REZONING #2	NAI
1	2025-01-31	ISSUED FOR REZONING	NAI
#	DATE	DESCRIPTION	BY

PROJECT
THE BARREL YARDS - STAGES 3&4

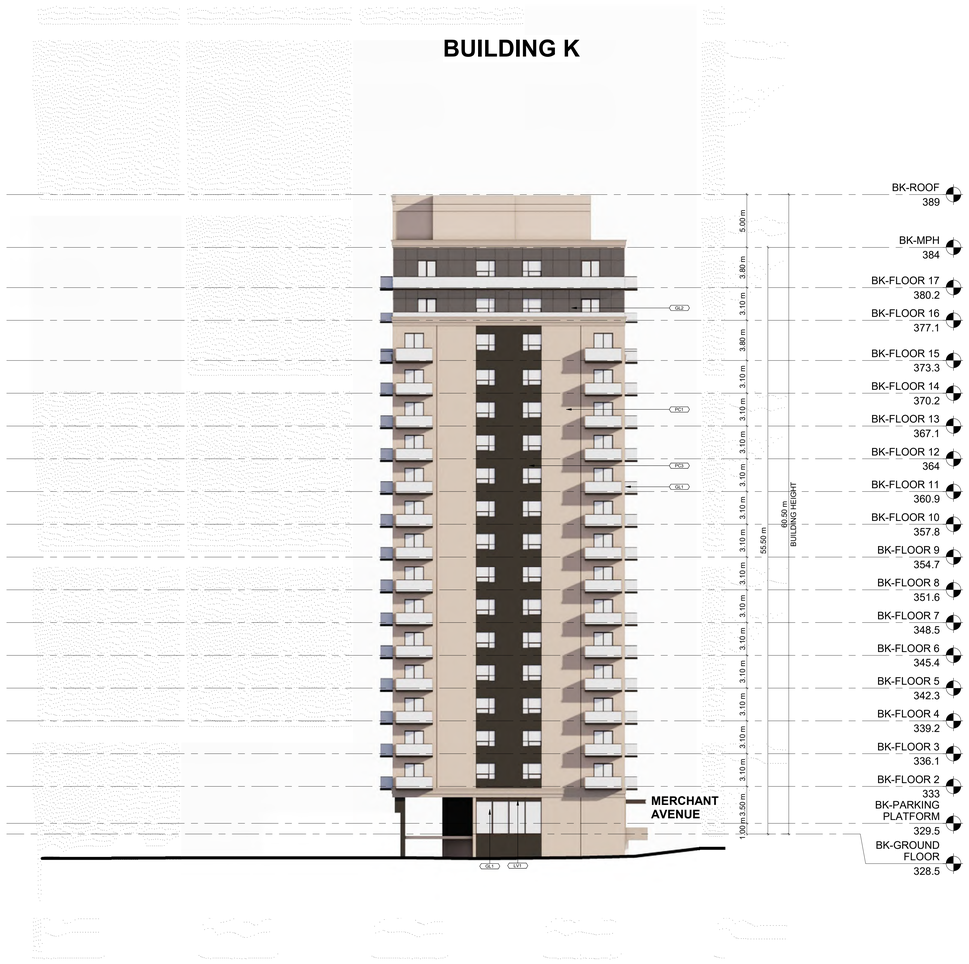
WATERLOO, ONTARIO

DRAWING
BUILDING K ELEVATIONS

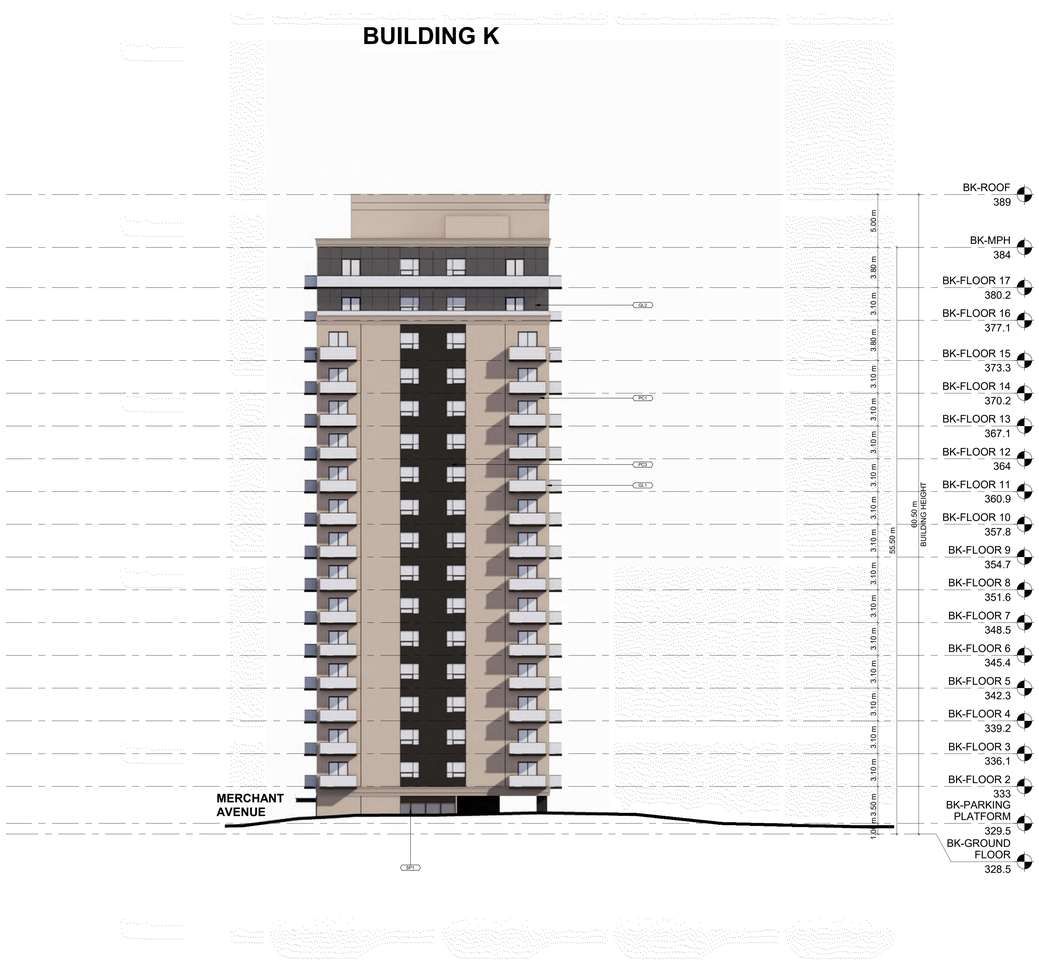
PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1:200

DRAWING NO. RZ304 | REV. 2

2026-04-22 4:41:42 PM



1 Building K - East Elevation
1 : 200



2 Building K - West Elevation
1 : 200

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EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM

GL1	INSULATING UNIT (CLEAR)
GL2	INSULATING UNIT (GREY)
SP1	SPANDREL GLASS UNIT - COLOUR (TBD)
LV1	ALUMINUM WALL LOUVER - COLOUR (TBD)
AP1	PERFORATED ALUMINUM SHEET PANEL - COLOUR (TBD)
PC1	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC2	PRECAST CONCRETE PANEL - COLOUR (TBD)
PC3	PRECAST CONCRETE PANEL - COLOUR (TBD)

#	DATE	DESCRIPTION	BY
2	2025-12-17	ISSUED FOR REZONING #2	NAI
1	2025-01-31	ISSUED FOR REZONING	NAI

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING K ELEVATIONS

PROJECT NO.
08.313P01
PROJECT DATE
2024-03-25
DRAWN BY
CGS
CHECKED BY
NAI
SCALE
1:200

DRAWING NO.
RZ305
REV.
2

2026-04-22 4:41:47 PM

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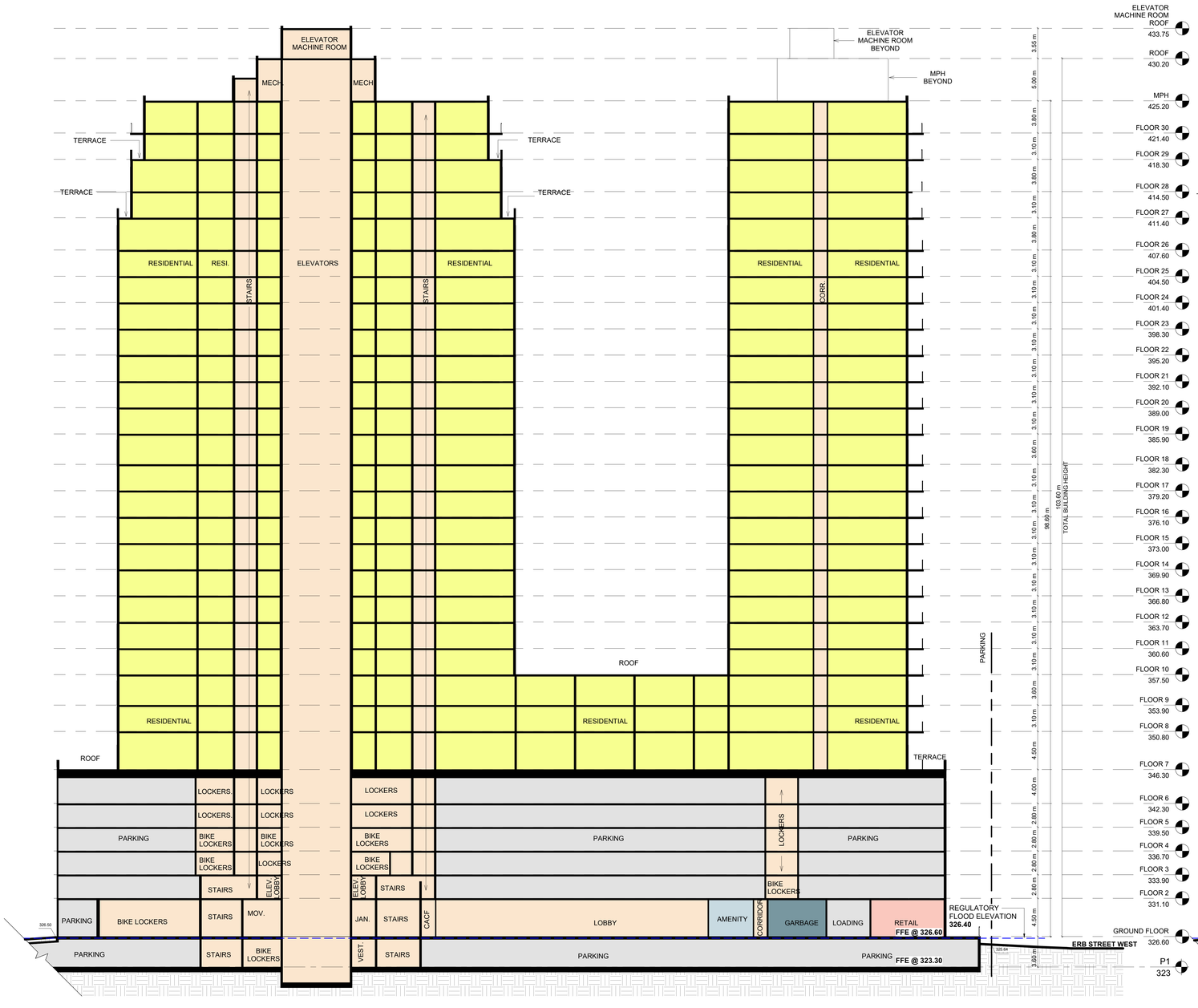
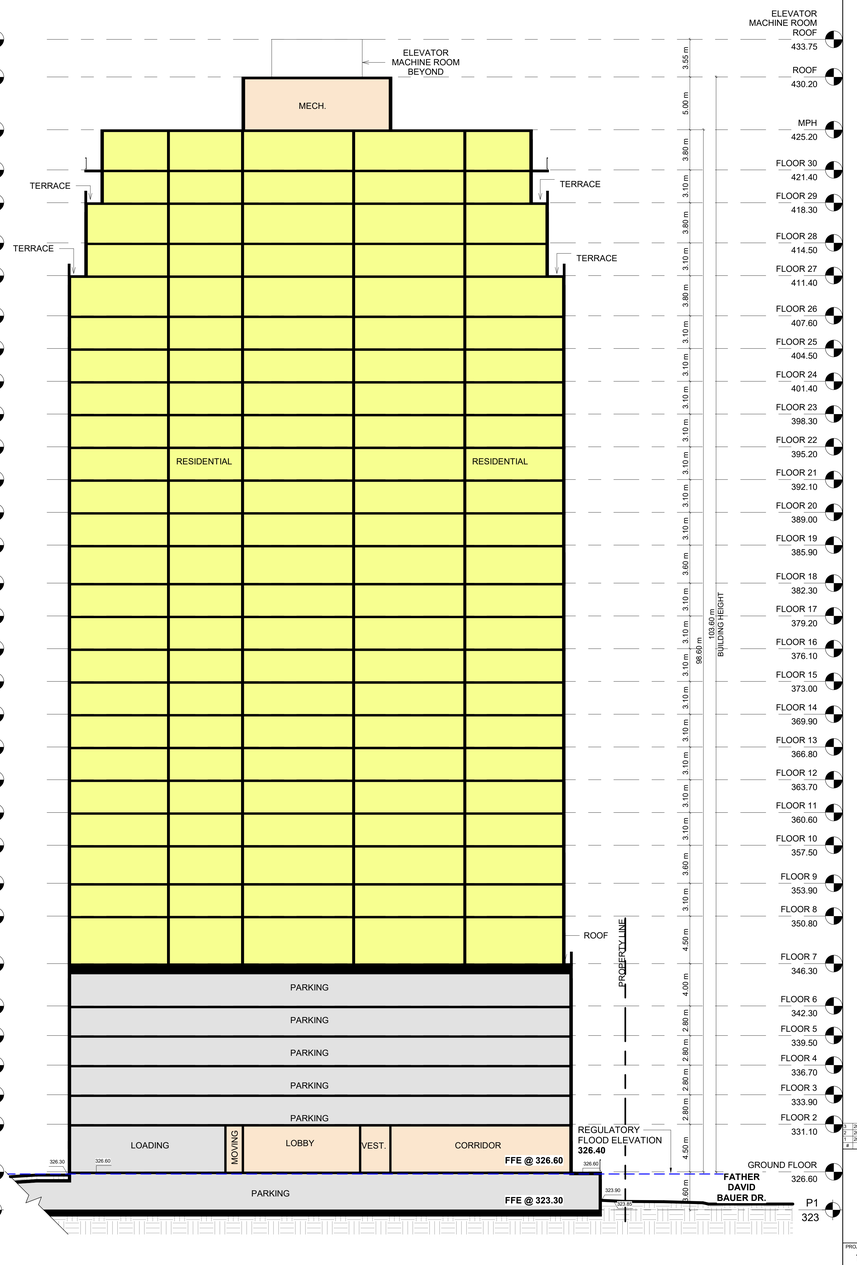
BUILDING F

BUILDING G



1 RZ401 BUILDING F / G SECTION
1 : 200

BUILDING G



2 RZ401 BUILDING F / G SECTION THROUGH RETAIL
1 : 200

NO.	DATE	DESCRIPTION	BY
4	2025-12-17	ISSUED FOR REZONING #2	NAI
3	2025-01-31	ISSUED FOR REZONING	NAI
2	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING F/G SECTION

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 200

DRAWING NO. RZ401 | REV. 3

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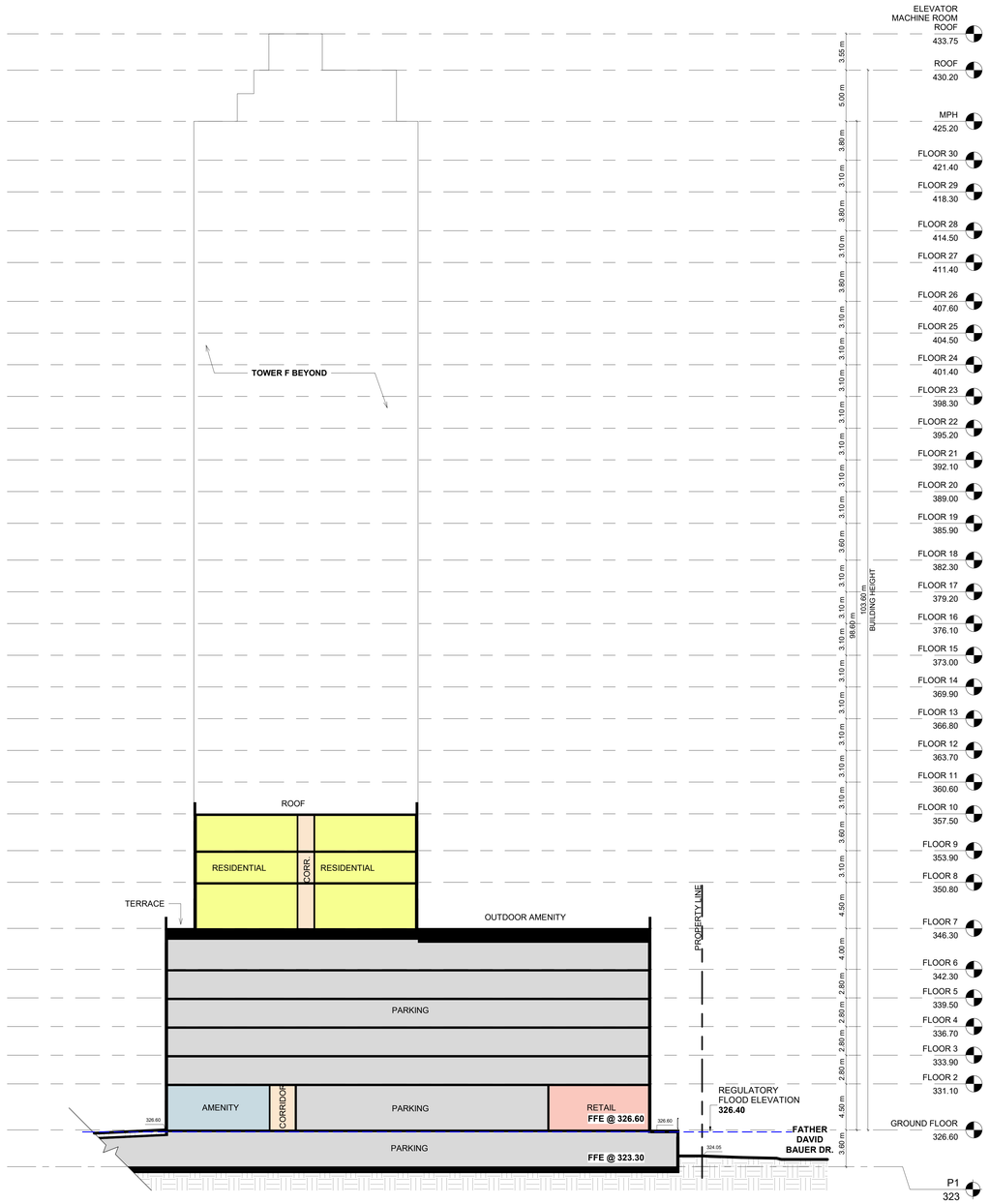
BUILDING F+G



1 BUILDING F / G SECTION THROUGH PODIUM
1 : 200

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3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC
#	DATE	DESCRIPTION	BY

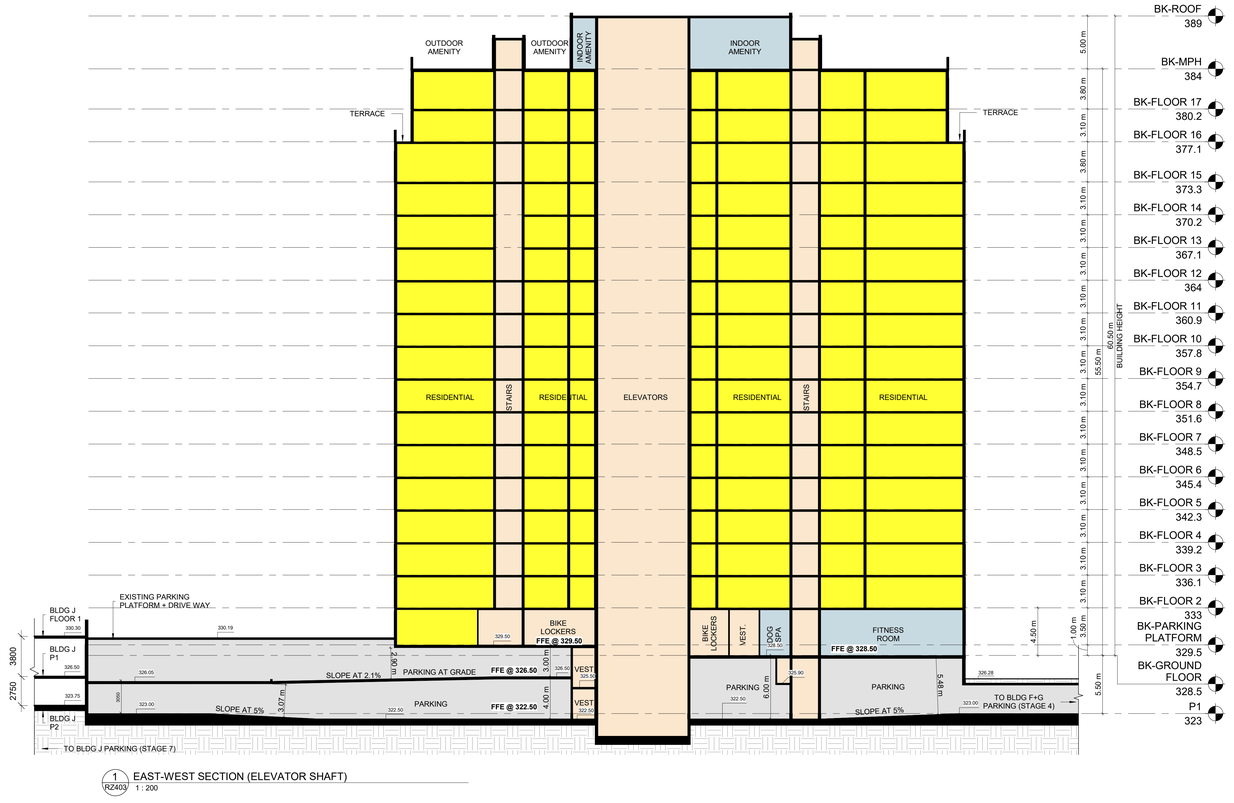
PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

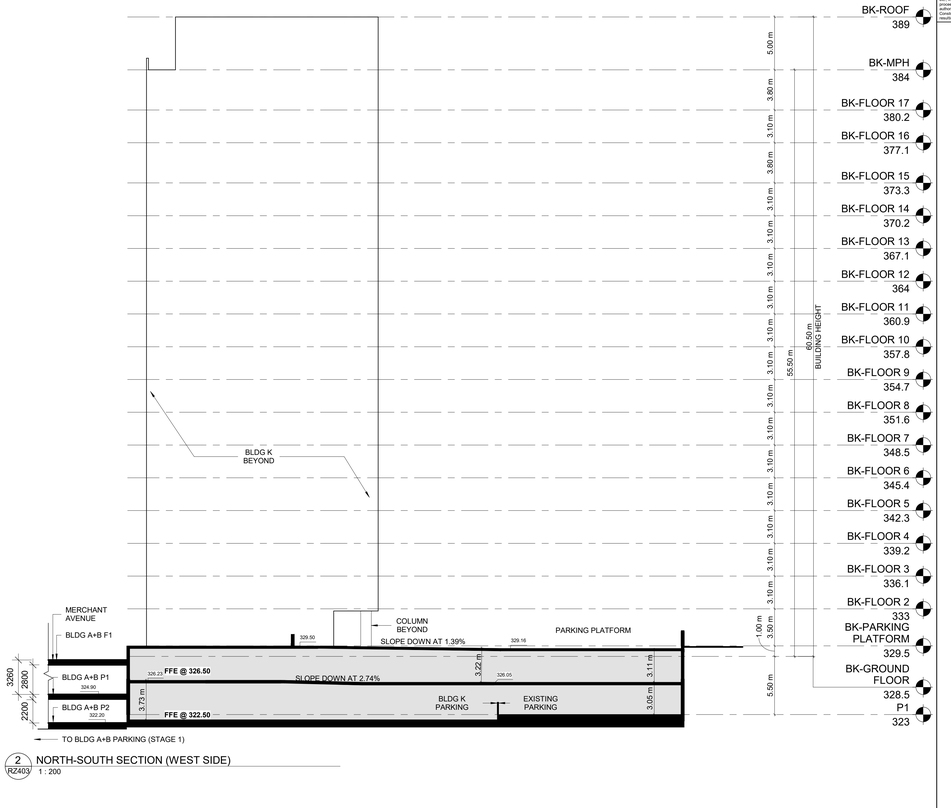
DRAWING
BUILDING F/G SECTION

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 200
DRAWING NO.	RZ402
REV.	3

2026-04-22 4:41:49 PM



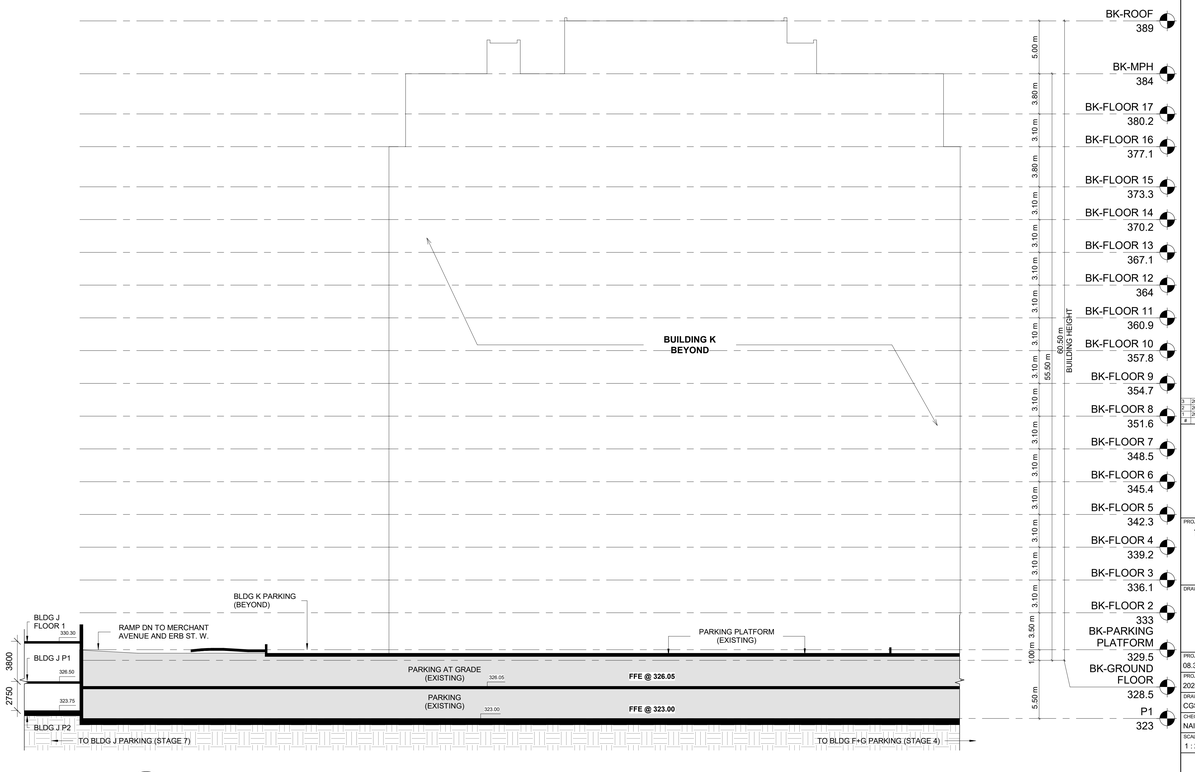
1 RZ403 EAST-WEST SECTION (ELEVATOR SHAFT)
1 : 200



2 RZ403 NORTH-SOUTH SECTION (WEST SIDE)
1 : 200



3 RZ403 NORTH-SOUTH SECTION (EAST SIDE)
1 : 200



4 RZ403 EAST-WEST (PARKING BEYOND)
1 : 200

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#	DATE	DESCRIPTION	BY
3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING K SECTION

PROJECT NO.	08.313P01
PROJECT DATE	2024-03-25
DRAWN BY	CGS
CHECKED BY	NAI
SCALE	1 : 200

DRAWING NO. RZ403 | REV. 3

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