Forgestone Capital Management
130 King St. West Suite 2350
Toronto, ON M5X 2A2
Contact Name: Matthew Ortved
Phone Number: 647.200.5419
Emai: m.ortved@forgestonecapital.com

# 170 Northfield Drive West, Waterloo

**170 Northfield Drive West, Waterloo, Ontario**

**22.237P01**



TURNER FLEISCHER
67 Lesmill Rd
Toronto, ON, M3B 2T8
Contact Name: Raza Mehdi, Principal
Phone Number: 416-425-2222 ext. 310
Email: raza.mehdi@turnerfleischer.com

## ISSUED FOR REZONING
## 2024-02-28

**Retail**

Urban Metrics
15 Toronto St, Suite 602,
Toronto, ON, M5C 2E3
Contact Name:Nick Kazakoff
Phone Number: (416)
351-8585x235
Email:nkazakoff@urbanmetrics.ca

**Rail**

Hatch Consulting
2265 Upper Middle Road East,
Suite 300, Oakville On L6H 0G5
Canada
Contact Name: Li-Lian Lui
Phone Number: 416-723-3984
Email:li-lian.lui@hatch.com

**Energy**

Internat Energy Solutions
425 Adelaide St W #300,
Toronto, ON M5V 3C1
Contact Name:Livio Nichilo
Phone Number: (416)
628-4658x140
Email:l.nichilo@internatenergy.com

**Geotech/HyrdoG**

Pinchin Ltd.
225 Labrador Drive, Unit #1,
Waterloo ON N2K 4M8
Contact Name:Deana
Bettencourt
Phone Number: 226.338.0989
Email:dbettencourt@pinchin.com

**Wind & Noise**

SLR Consulting
55 University Ave #501, Toronto,
ON M5J 2H7
Contact Name: Keni Mallinen
Phone Number: 416.947.0907
Email:kmallinen@slrconsulting.com

**Surveyor**

J.D. Barnes Ltd
100-4273 King St. East,
Kitchener, Ontario, N2P 2E9,
Canada
Contact Name:J.Patrick Haramis
Phone Number: (519) 578-2220
Email: pharamis@jdbarnes.com

**Transportation**

Lea Consulting
40 University Avenue, Suite 503
Toronto, ON M5J 1T1
Contact Name:Christopher Sidlar
Phone Number: (416) 572-1791
Email: csidlar@lea.ca

**Civil**

Counterpoint Engineering
8395 Jane St, Concord, ON
L4K5Y2
Contact Name: Pula Mathumo
Phone Number: (647) 512-1696
Email:
pmathumo@counterpointeng.com

**Legal**

Folger, Rubinoff LLP
7 King St W Suite 3000, Toronto,
ON M5K 1G8
Contact Name: Joel Farber
Phone Number: (416) 864-9700
Email: jfarber@foglers.com

**Planning**

MHBC
540 Bingemans Centre Drive,
Suite 200, Kitchener,
Ontario,N2B 3X9
Contact Name: Trevor Hawkins
Phone Number: (519) 576-3650
Email: thawkins@mhbcplan.com

| BUILDING AREA SUMMARY | m² | ft² | % GROSS SUBJECT SITE AREA |
|---|---|---|---|
| | | | |
| **DEVELOPMENT LANDS SUMMARY** | | | |
| BUILDING A | 3,382.95 | 36,414 | 2.09% |
| BUILDING B | 6,482.01 | 69,772 | 4.00% |
| BUILDING C | 5,345.53 | 57,539 | 3.30% |
| BUILDING D | 5,986.20 | 64,435 | 3.70% |
| BUILDING J | 11,707.43 | 126,016 | 7.23% |
| BUILDING K | 13,157.27 | 141,624 | 8.13% |
| BUILDING L | 24,594.31 | 264,731 | 15.19% |
| POPS | 1,442.29 | 15,525 | 0.89% |
| PRIVATE DRIVEWAY | 2,383.81 | 25,659 | 1.47% |
| **DEVELOPMENT LANDS SUB-TOTAL** | **74,481.90** | **801,716** | **46%** |
| **OFFICE LANDS SUMMARY** | | | |
| BUILDING E | 3,399.43 | 36,591 | 2.10% |
| BUILDING F | 5,215.23 | 56,136 | 3.22% |
| BUILDING G | 4,302.32 | 46,330 | 2.66% |
| BUILDING H | 2,842.65 | 30,598 | 1.76% |
| BUILDING I | 8,478.20 | 91,259 | 5.24% |
| POPS | 1,777.72 | 19,135 | 1.10% |
| PRIVATE DRIVEWAY | 2,554.47 | 27,496 | 1.58% |
| **OFFICE LANDS SUBTOTAL** | **28,570.10** | **307,526** | **18%** |
| **ROADS AND PUBLIC LANDS SUMMARY** | | | |
| PARKSIDE DRIVE | 6,248.45 | 67,258 | 3.86% |
| PARKSIDE DRIVE CUL-DE-SAC (TEMP) | 392.63 | 4,226 | 0.24% |
| NORTHFIELD DR ROAD WIDENING | 363.58 | 3,914 | 0.22% |
| EXPROPRIATED LANDS | 1,002.96 | 10,796 | 0.62% |
| EXISTING EASEMENT | 306.46 | 3,299 | 0.19% |
| **PUBLIC LANDS SUB-TOTAL** | **8,314.10** | **89,492** | **5%** |
| **ADJACENT LANDS** | **50,500** | **543,576** | **31%** |
| **GROSS SITE AREA** | **161,866.05** | **1,742,312** | **100.00%** |

**DEFINITIONS:**

*CITY OF WATERLOO ZONING BY-LAW 2018-050*

**BUILDING FLOOR AREA**
means the gross floor area of a BUILDING measured between the outside of all exterior walls. Includes an attic with a clear ceiling of 2.15m for at least 50% of the attic floor area. Excludes STRUCTURED PARKING.

**BUILDING HEIGHT**

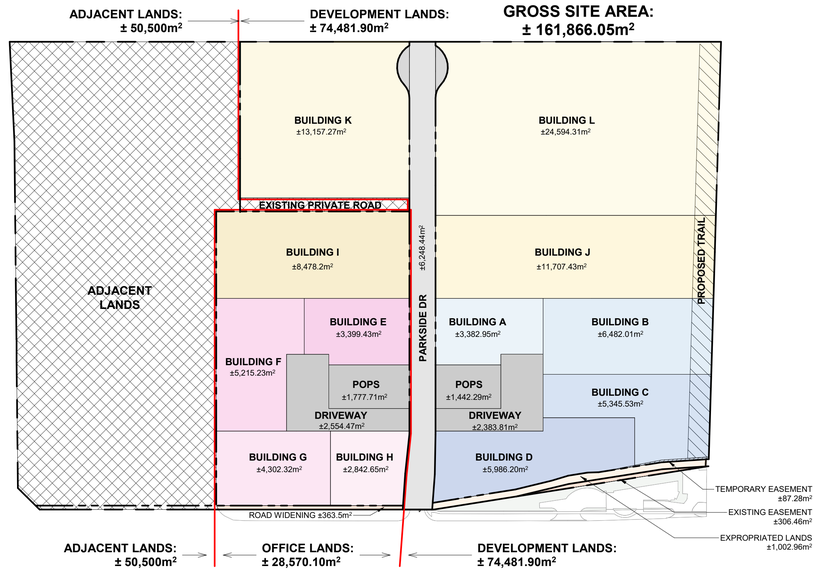
means the vertical distance from the finished ground level abutting the FRONT BUILDING FACADE, measured as the average of five (5) points CITY OF WATERLOO ZBL 2018 - 050 PAGE 1 6 equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to:

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




1 R2001 SITE AREA DIAGRAM
1 : 2000

**BUILDING LEGEND**

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- BUILDING G
- BUILDING H
- BUILDING I
- BUILDING J
- BUILDING K
- BUILDING L

| BUILDING | GROSS BUILDING AREA | | | | | | AMENITY BREAKDOWN (INCLUDED IN BFA) | | | | GROSS CONSTRUCTION AREA | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RESIDENTIAL BFA | | COMMERCIAL BFA | | TOTAL BFA | | INDOOR PROVIDED | | OUTDOOR PROVIDED | | | |
| | m2 | ft2 | m2 | ft2 | m2 | ft2 | m2 | PER UNIT | m2 | PER UNIT | m2 | ft2 |
| **BUILDING A** TOWER A (29 STY) | 29,830 | 321,088 | | | 29,830 | 321,088 | 1,161 | 3.2 | 1,759.1 | 4.9 | 43,788 | 471,337 |
| **BUILDING B** TOWER B1 (40 STY) TOWER B2 (40 STY) | 62,108 | 668,527 | | | 62,108 | 668,527 | 1,874 | 2.0 | 3,530.9 | 3.8 | 96,787 | 1,041,816 |
| **BUILDING C** TOWER C1 (25 STY) TOWER C2 (36 STY) | 47,843 | 514,982 | | | 47,843 | 514,982 | 903 | 1.5 | 973.0 | 1.6 | 76,077 | 818,896 |
| **BUILDING D** TOWER D1 (35 STY) TOWER D2 (25 STY) | 50,819 | 547,017 | 360.9 | 3,884.7 | 50,819 | 547,017 | 1,739 | 2.9 | 3,160.5 | 5.3 | 76,147 | 819,647 |
| **TOTAL** | **190,599.5** | **2,051,613** | **360.9** | **3,885** | **190,599.5** | **2,051,613** | **5,677.4** | **2.3** | **9,423.5** | **3.8** | **292,799.7** | **3,151,696** |

| BUILDING | RESIDENTIAL BFA | | COMMERCIAL BFA | | TOTAL BFA | | INDOOR PROVIDED | | OUTDOOR PROVIDED | | TOTAL GCA | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING E** TOWER E (27 STY) | 29,454 | 317,043 | | | 29,454 | 317,043 | 1,216 | 3.6 | 1,777.3 | 5.2 | 42,624 | 458,801 |
| **BUILDING F** TOWER F1 (35 STY) TOWER F2 (30 STY) | 48,416 | 521,153 | | | 48,416 | 521,153 | 2,153 | 3.5 | 2,163.5 | 3.5 | 73,760 | 793,952 |
| **BUILDING G** TOWER G1 (28 STY) TOWER G2 (25 STY) | 40,917 | 440,431 | | | 40,917 | 440,431 | 1,633 | 3.1 | 1,669.0 | 3.1 | 60,081 | 646,715 |
| **BUILDING H** TOWER H1 (27 STY) | 21,782 | 234,466 | | | 21,782 | 234,466 | 886 | 3.2 | 1,251.8 | 4.5 | 33,047 | 355,720 |
| **TOTAL** | **140,569.7** | **1,513,093** | | | **140,569.7** | **1,513,093** | **5,887.8** | **3.3** | **6,861.6** | **3.9** | **209,512.1** | **2,255,188** |

| BUILDING | RESIDENTIAL BFA | | COMMERCIAL BFA | | TOTAL BFA | | INDOOR PROVIDED | | OUTDOOR PROVIDED | | TOTAL GCA | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **GRAND TOTAL** | **331,169.3** | **3,564,706** | **360.9** | **3,885** | **331,169.3** | **3,564,706** | **11,565.2** | **2.7** | **16,285.2** | **3.8** | **502,311.8** | **5,406,884** |

| BUILDING | RESIDENTIAL BFA | | COMMERCIAL BFA | | TOTAL BFA | | INDOOR PROVIDED | | OUTDOOR PROVIDED | | TOTAL GCA | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING I | | | 2,714.4 | 29,217.8 | 2,714 | 29,218 | | | | | 2,714 | 29,218 |
| BUILDING J | | | 3,890.5 | 41,877.3 | 3,891 | 41,877 | | | | | 3,891 | 41,877 |
| BUILDING K | | | 4,855.5 | 52,264.6 | 4,856 | 52,265 | | | | | 4,856 | 52,265 |
| BUILDING L | | | 10,460.4 | 112,595.7 | 10,460 | 112,596 | | | | | 10,460 | 112,596 |
| **TOTAL** | | | **21,920.8** | **235,955** | **21,920.8** | **235,955** | | | | | **21,920.8** | **235,955** |

| BUILDING | RESIDENTIAL BFA | | COMMERCIAL BFA | | TOTAL BFA | | INDOOR PROVIDED | | OUTDOOR PROVIDED | | TOTAL GCA | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **GRAND TOTAL** | **331,169.3** | **3,564,706** | **22,281.7** | **239,840** | **353,090.1** | **3,800,662** | **11,565.2** | **2.7** | **16,285.2** | **3.8** | **524,232.6** | **5,642,840** |

| PARKING BREAKDOWN | | | | |
|---|---|---|---|---|
| REQUIRED | PROVIDED | PER UNIT | VISITOR RATE | RESIDENT RATE |
| # | # | # | # | # |
| 358 | 369 | 1.03 | 0.10 | 0.93 |
| 924 | 1,117 | 1.21 | 0.10 | 1.11 |
| 622 | 697 | 1.12 | 0.10 | 1.02 |
| 599 | 675 | 1.13 | 0.10 | 1.03 |
| **2,503** | **2,858** | **1.14** | **0.10** | **1.02** |

| REQUIRED | PROVIDED | PER UNIT | VISITOR RATE | RESIDENT RATE |
|---|---|---|---|---|
| 341 | 351 | 1.03 | 0.10 | 0.93 |
| 612 | 644 | 1.05 | 0.10 | 0.95 |
| 533 | 545 | 1.02 | 0.10 | 0.92 |
| 278 | 300 | 1.08 | 0.10 | 0.98 |
| **1,764** | **1,840** | **1.04** | **0.10** | **0.95** |

| REQUIRED | PROVIDED | PER UNIT | VISITOR RATE | RESIDENT RATE |
|---|---|---|---|---|
| **4,267** | **4,698** | **1.10** | **0.10** | **0.95** |

| REQUIRED | PROVIDED | PER 100SF |
|---|---|---|
| 41 | 112 | 4.13 |
| 59 | 103 | 2.65 |
| 73 | 69 | 1.42 |
| 157 | 157 | 1.50 |
| **330** | **441** | **2.01** |

| UNIT BREAKDOWN | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| UNITS | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | |
| # | # | # | # | # | # | # | # | |
| 358 | 44 | 119 | | 136 | | 59 | | |
| 924 | 66 | 363 | 264 | 99 | | 132 | | |
| 622 | | 340 | | 123 | 72 | 87 | | |
| 599 | 18 | 225 | | 240 | | 116 | | |
| **2,503** | **128** | **1,047** | **264** | **598** | **72** | **394** | | |
| | **128** | **1,311** | | **670** | | **394** | | |
| | 57.49% | | | 26.77% | | 15.74% | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 341 | 40 | 82 | | 156 | | 63 | | |
| 612 | 79 | 245 | | 288 | | | | |
| 533 | 40 | 284 | | 208 | | 1 | | |
| 278 | 20 | 146 | | 110 | | 2 | | |
| **1,764** | **179** | **757** | | **762** | | **66** | | |
| | **179** | **757** | | **762** | | **66** | | |
| | 53.06% | | | 43.20% | | 3.74% | | |

| UNITS | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D |
|---|---|---|---|---|---|---|---|
| **4,267** | **307** | **1,804** | **264** | **1,360** | **72** | **460** | |
| | **7%** | **48%** | | **34%** | | **11%** | |

# TURNER FLEISCHER


**Turner Fleischer Architects Inc.**

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



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of digital files or for reproductions of original drawings issued digitally. Refer to the drawings of the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.


# DRAWING LIST


| DRAWING NUMBER | DRAWING NAME | Revision Date |
|---|---|---|
| RZ000 | COVER SHEET | 2024-02-28 |
| RZ001 | STATISTICS-SUMMARY | 2024-02-28 |
| RZ002 | STATISTICS-BLOCK A | 2024-02-28 |
| RZ003 | STATISTICS-BLOCK B | 2024-02-28 |
| RZ004 | STATISTICS-BLOCK C | 2024-02-28 |
| RZ005 | STATISTICS-BLOCK D | 2024-02-28 |
| RZ006 | STATISTICS-BLOCK E | 2024-02-28 |
| RZ007 | STATISTICS-BLOCK F | 2024-02-28 |
| RZ008 | STATISTICS-BLOCK G | 2024-02-28 |
| RZ009 | STATISTICS-BLOCK H | 2024-02-28 |
| RZ010 | CONTEXT PLAN | 2024-02-28 |
| RZ011 | SURVEY BY J.D.BARNES COMPLETED ON JULY 27, 2023 | 2024-02-28 |
| RZ012 | MASTER/BLOCK PLAN | 2024-02-28 |
| RZ013 | OVERALL SITE PLAN | 2024-02-28 |
| RZ014 | SITE PLAN / ROOF PLAN - RESIDENTIAL | 2024-02-28 |
| RZ101 | UNDERGROUND LEVEL 01 | 2024-02-28 |
| RZ151 | FLOOR 01 | 2024-02-28 |
| RZ152 | FLOOR 02 | 2024-02-28 |
| RZ153 | FLOOR 03-06 (TYPICAL) | 2024-02-28 |
| RZ154 | FLOOR 07 (AMENITY) | 2024-02-28 |
| RZ155 | FLOOR 08 (TYPICAL) | 2024-02-28 |
| RZ161 | SITE PLAN / ROOF PLAN - COMMERCIAL | 2024-02-28 |
| RZ162 | FLOOR 01 - COMMERCIAL | 2024-02-28 |
| RZ301 | ELEVATIONS | 2024-02-28 |
| RZ302 | ELEVATIONS | 2024-02-28 |
| RZ303 | ELEVATIONS | 2024-02-28 |
| RZ304 | ELEVATIONS | 2024-02-28 |
| RZ401 | BUILDING SECTIONS | 2024-02-28 |
| RZ402 | BUILDING SECTIONS | 2024-02-28 |
| RZ403 | BUILDING SECTIONS | 2024-02-28 |
| RZ901 | 3D PERSPECTIVE | 2024-02-28 |
| RZ902 | 3D PERSPECTIVE | 2024-02-28 |
| RZ903 | 3D PERSPECTIVE | 2024-02-28 |
| RZ904 | 3D PERSPECTIVE | 2024-02-28 |
| RZ905 | 3D PERSPECTIVE | 2024-02-28 |
| RZ906 | 3D PERSPECTIVE | 2024-02-28 |
| RZ911 | SHADOW STUDIES | 2024-02-28 |
| RZ912 | SHADOW STUDIES | 2024-02-28 |
| RZ913 | SHADOW STUDIES | 2024-02-28 |
| RZ914 | SHADOW STUDIES | 2024-02-28 |
| RZ915 | SHADOW STUDIES | 2024-02-28 |
| RZ916 | SHADOW STUDIES | 2024-02-28 |
| RZ917 | SHADOW STUDIES | 2024-02-28 |
| RZ918 | SHADOW STUDIES | 2024-02-28 |
| RZ919 | SHADOW STUDIES | 2024-02-28 |
| RZ920 | SHADOW STUDIES | 2024-02-28 |


| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING
**STATISTICS-SUMMARY**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | As indicated |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ001
REV. 1

2024-02-28 10:27:23 AM

## SITE AREA

| LAND USE | m² | ft² | % |
|---|---|---|---|
| GROUND FLOOR TOWER FOOTPRINT | 2,821.3 | 30,368 | 83.4% |
| LANDSCAPED/PAVED OPEN SPACE | 561.7 | 6,046 | 16.6% |
| **TOTAL SITE AREA** | **3,383.0** | **36,414** | 100.0% |

## GROSS BUILDING AREA SUMMARY

| BUILDING | USE | BFA | | FSI |
|---|---|---|---|---|
| | | m² | ft² | |
| BUILDING A | RESIDENTIAL | 28,669.0 | 308,590 | 8.47 |
| | INDOOR AMENITY | 1,160.8 | 12,494.5 | 0.34 |
| | **TOTAL** | **29,829.8** | **321,085** | **8.82** |

## GROSS CONSTRUCTION AREA SUMMARY

| FLOORS | GCA | |
|---|---|---|
| | m² | ft² |
| UNDERGROUND | 3,844.4 | 41,381 |
| PODIUM | 16,927.8 | 182,207 |
| TOWER | 23,016.2 | 247,745 |
| **TOTAL** | **43,788.3** | **471,333** |

## GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

| BUILDING | PART | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE m² | RESIDENTIAL SALEABLE ft² | RESIDENTIAL NON-SALEABLE m² | RESIDENTIAL NON-SALEABLE ft² | TOTAL RESIDENTIAL m² | TOTAL RESIDENTIAL ft² | TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) m² | TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | # | m² | ft² | m² | ft² | m² | ft² | m² | ft² |
| BUILDING A | PODIUM | U/G 1 | | | | 322.2 | 3,468 | **322.2** | **3,468** | 322.2 | 3,468 |
| | | 1 | | 535.3 | 5,493 | 835.3 | 8,991 | **1,345.6** | **14,484** | 1,609.2 | 17,322 |
| | | 2 | 10 | 716.5 | 7,711 | 304.7 | 3,280 | **1,021.2** | **10,992** | 1,021.2 | 10,992 |
| | | 3 | 10 | 716.4 | 7,711 | 248.9 | 2,679 | **965.2** | **10,389** | 965.2 | 10,389 |
| | | 4 | 10 | 716.4 | 7,711 | 248.9 | 2,679 | **965.2** | **10,389** | 965.2 | 10,389 |
| | | 5 | 10 | 716.4 | 7,711 | 248.9 | 2,679 | **965.2** | **10,389** | 965.2 | 10,389 |
| | | 6 | 10 | 716.4 | 7,711 | 248.9 | 2,679 | **965.2** | **10,389** | 965.2 | 10,389 |
| | | PODIUM SUB TOTAL | **50** | **4,092.2** | **44,046.1** | **2,457.7** | **26,454.0** | **6,549.9** | **70,502.1** | **6,813.5** | **73,340.1** |
| | TOWER A (29 STY) | FLOOR | # OF UNITS | SALEABLE m² | SALEABLE ft² | NON-SALEABLE m² | NON-SALEABLE ft² | TOTAL RESIDENTIAL m² | TOTAL RESIDENTIAL ft² | TOTAL BUILDING FLOOR AREA m² | TOTAL BUILDING FLOOR AREA ft² |
| | | 7 | | | | 101.7 | 1,094 | **101.7** | **1,094** | 998.8 | 10,751 |
| | | 8 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 9 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 10 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 11 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 12 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 13 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 14 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 15 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 16 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 17 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 18 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 19 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 20 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 21 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 22 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 23 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 24 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 25 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 26 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 27 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 28 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | 29 | 14 | 897.1 | 9,657 | 101.7 | 1,094 | **998.8** | **10,751** | 998.8 | 10,751 |
| | | MPH | | | | 44.3 | 477 | **44.3** | **477** | 44.3 | 477 |
| | | TOWER A SUB-TOTAL | **308** | **19,736.6** | **212,443.4** | **2,382.5** | **25,645.0** | **22,119.1** | **238,088** | **23,016.2** | **247,745** |
| TOTAL | | FLOOR | # OF UNITS | SALEABLE | | NON-SALEABLE | | TOTAL RESIDENTIAL | | TOTAL BUILDING FLOOR AREA | |
| | | TOTAL | **358** | **23,829** | **256,491** | **4,840** | **52,099** | **28,669** | **308,590** | **29,829.8** | **321,085** |

| BUILDING | PART | FLOOR | OUTDOOR AMENITY m² | OUTDOOR AMENITY ft² | INDOOR AMENITY m² | INDOOR AMENITY ft² | AREA EXCLUSIONS TOTAL EXCLUSIONS m² | AREA EXCLUSIONS TOTAL EXCLUSIONS ft² | GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) m2 | GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) ft2 |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | m² | ft² | m² | ft² | m² | ft² | | |
| BUILDING A | PODIUM | U/G 1 | | | | | 3,522.2 | 37,913 | 3,844.4 | 41,381 |
| | | 1 | | | 263.7 | 2,838 | 1,212.0 | 13,046 | 2,821.3 | 30,368 |
| | | 2 | | | | | 1,800.1 | 19,376 | 2,821.3 | 30,368 |
| | | 3 | | | | | 1,856.1 | 19,978 | 2,821.3 | 30,368 |
| | | 4 | | | | | 1,856.1 | 19,978 | 2,821.3 | 30,368 |
| | | 5 | | | | | 1,856.1 | 19,978 | 2,821.3 | 30,368 |
| | | 6 | | | | | 1,856.1 | 19,978 | 2,821.3 | 30,368 |
| | | PODIUM SUB TOTAL | | | **263.7** | **2,838.0** | **13,958.5** | **150,248.3** | **20,772.0** | **223,588.4** |
| | TOWER A (29 STY) | FLOOR | OUTDOOR AMENITY m² | OUTDOOR AMENITY ft² | INDOOR AMENITY m² | INDOOR AMENITY ft² | | | | |
| | | 7 | 1,759.1 | 18,935 | 897.1 | 9,657 | | | 998.8 | 10,751 |
| | | 8 | | | | | | | 998.8 | 10,751 |
| | | 9 | | | | | | | 998.8 | 10,751 |
| | | 10 | | | | | | | 998.8 | 10,751 |
| | | 11 | | | | | | | 998.8 | 10,751 |
| | | 12 | | | | | | | 998.8 | 10,751 |
| | | 13 | | | | | | | 998.8 | 10,751 |
| | | 14 | | | | | | | 998.8 | 10,751 |
| | | 15 | | | | | | | 998.8 | 10,751 |
| | | 16 | | | | | | | 998.8 | 10,751 |
| | | 17 | | | | | | | 998.8 | 10,751 |
| | | 18 | | | | | | | 998.8 | 10,751 |
| | | 19 | | | | | | | 998.8 | 10,751 |
| | | 20 | | | | | | | 998.8 | 10,751 |
| | | 21 | | | | | | | 998.8 | 10,751 |
| | | 22 | | | | | | | 998.8 | 10,751 |
| | | 23 | | | | | | | 998.8 | 10,751 |
| | | 24 | | | | | | | 998.8 | 10,751 |
| | | 25 | | | | | | | 998.8 | 10,751 |
| | | 26 | | | | | | | 998.8 | 10,751 |
| | | 27 | | | | | | | 998.8 | 10,751 |
| | | 28 | | | | | | | 998.8 | 10,751 |
| | | 29 | | | | | | | 998.8 | 10,751 |
| | | MPH | | | | | | | 44.3 | 477 |
| | | TOWER A SUB-TOTAL | **1,759.1** | **18,935** | **897.1** | **9,657** | | | **23,016.2** | **247,744.7** |
| TOTAL | | FLOOR | TOTAL | | TOTAL | | TOTAL | | TOTAL | |
| | | TOTAL | **1,759** | **18,935** | **1,161** | **12,495** | **13,958.5** | **150,248.3** | **43,788.3** | **471,333.1** |

## AMENITY BREAKDOWN

## UNIT MIX BREAKDOWN

| | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TH | TOTAL | m² | ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM | 1 | | | | | | | | | | | |
| | 2 | | 1 | | 6 | | 3 | | | **10** | 71.6 | 771 |
| | 3 | | 2 | | 5 | | 3 | | | **10** | 71.6 | 771 |
| | 4 | | 2 | | 5 | | 3 | | | **10** | 71.6 | 771 |
| | 5 | | 2 | | 5 | | 3 | | | **10** | 71.6 | 771 |
| | 6 | | 2 | | 5 | | 3 | | | **10** | 71.6 | 771 |
| | SUBTOTAL | | **9** | | **26** | | **15** | | | 50 | | |
| | TOTAL UNITS | | 9 | | 26 | | 15 | | | 50 | **81.8** | **881** |
| | UNIT MIX | | **18.0%** | | **52.0%** | | **30.0%** | | **100.0%** | | | |
| TOWER A (29 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 9 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 10 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 11 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 12 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 13 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 14 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 15 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 16 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 17 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 18 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 19 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 20 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 21 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 22 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 23 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 24 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 25 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 26 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 27 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 28 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | 29 | 2 | 5 | | 5 | | 2 | | | **14** | 64.1 | 690 |
| | | | | | | | | | | | | |
| | SUBTOTAL | **44** | **110** | | **110** | | **44** | | | 308 | **64.1** | **690** |
| | TOTAL UNITS | **44** | **110** | | **110** | | **44** | | | | | |
| | UNIT MIX | **14.3%** | **35.7%** | | **35.7%** | | **14.3%** | | **100.0%** | | | |
| TOTAL | SUBTOTAL | **44** | **119** | | **136** | | **59** | | | **358** | **66.6** | **716** |
| | TOTAL UNITS | **44** | **119** | | **136** | | **59** | | | | | |
| | UNIT MIX | **12.3%** | **33.2%** | | **38.0%** | | **16.5%** | | **100.0%** | | | |

## VEHICULAR PARKING - REQUIRED

| | USE | RATIO (MIN.) | UNITS | SPACES (MIN.) |
|---|---|---|---|---|
| BUILDING A | RESIDENTIAL | 1.00 / UNIT | 358 | 358 |
| | **TOTAL RESIDENTIAL** | | | **358** |
| | **TOTAL REQUIRED** | | | **358** |

## VEHICULAR PARKING - PROVIDED

| | FLOOR | USE | | |
|---|---|---|---|---|
| | | RESIDENTIAL | VISITOR | TOTAL |
| BUILDING A | U/G LEVEL 1 | 94 | 7 | 101 |
| | FLOOR 1 | | 29 | 29 |
| | FLOOR 2 | 48 | | 48 |
| | FLOOR 3 | 52 | | 52 |
| | FLOOR 4 | 52 | | 52 |
| | FLOOR 5 | 52 | | 52 |
| | FLOOR 6 | 35 | | 35 |
| | **TOTAL PROVIDED** | **333** | **36** | **369** |
| | **RATIO** | **0.93 / UNIT** | **0.10 / UNIT** | |

## AMENITY AREAS - REQUIRED & PROVIDED

| | TYPE | REQUIRED RATIO | REQUIRED m2 | REQUIRED ft2 | PROVIDED RATIO | PROVIDED m2 | PROVIDED ft2 |
|---|---|---|---|---|---|---|---|
| BUILDING A | INDOOR AMENITY | 2.0 m2/ UNIT | 716.0 | 7,707 | 3.2 m2 / UNIT | 1,160.8 | 12,495 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR | | | 4.9 m2 / UNIT | 1,759.1 | 18,935 |
| | **TOTAL AMENITY** | **4.0 m2/ UNIT** | **1,432.0** | **15,414** | **8.2 m2 / UNIT** | **2,919.9** | **31,430** |

## BICYCLE PARKING - REQUIRED

| | USE | RESIDENTIAL | |
|---|---|---|---|
| | | RATIO | SPACES |
| BUILDING A | TYPE 'A' | 0.30 / UNIT | 108 |
| | TYPE 'B' | 0.30 / UNIT | 108 |
| | **TOTAL REQUIRED** | | **216** |

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

## BICYCLE PARKING - PROVIDED

| | | RESIDENTIAL | | |
|---|---|---|---|---|
| | FLOOR | TYPE 'A' | TYPE 'B' | SUB-TOTAL |
| BUILDING A | U/G LEVEL 1 | | | |
| | FLOOR 1 | 184 | 58 | 242 |
| | FLOOR 2 | | | |
| | FLOOR 3 | | | |
| | FLOOR 4 | | | |
| | FLOOR 5 | | | |
| | | **184** | **58** | **242** |


# TURNER FLEISCHER

**Turner Fleischer Architects Inc.**

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



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of digitally transmitted information. The contractor must determine and verify the existence of any appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.


| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**STATISTICS-BLOCK A**

PROJECT NO. 22.237P01
PROJECT DATE 2024-02-28
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ002
REV. 1

2024-02-28 10:27:24 AM

## SITE AREA

| LAND USE | m² | ft² | % |
|---|---|---|---|
| GROUND FLOOR TOWER FOOTPRINT | 5,586.3 | 60,130 | 86.2% |
| LANDSCAPED/PAVED OPEN SPACE | 895.7 | 9,642 | 13.8% |
| **TOTAL SITE AREA** | **6,482.0** | **69,772** | 100.0% |

## GROSS BUILDING AREA SUMMARY

| BUILDING | USE | BFA | | FSI |
|---|---|---|---|---|
| | | m² | ft² | |
| BUILDING B | RESIDENTIAL | 60,233.4 | 648,347 | 9.29 |
| | INDOOR AMENITY | 1,874.3 | 20,174.5 | 0.29 |
| | **TOTAL** | **62,107.7** | **668,522** | **9.58** |

## GROSS CONSTRUCTION AREA SUMMARY

| FLOORS | GCA | |
|---|---|---|
| | m² | ft² |
| UNDERGROUND | 5,420.3 | 58,346 |
| PODIUM | 33,204.8 | 357,413 |
| TOWERS | 58,162.0 | 626,050 |
| **TOTAL** | **96,787.1** | **1,041,807** |

## GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

| BUILDING | PART | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE m² | RESIDENTIAL SALEABLE ft² | RESIDENTIAL NON-SALEABLE m² | RESIDENTIAL NON-SALEABLE ft² | TOTAL RESIDENTIAL m² | TOTAL RESIDENTIAL ft² | TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) m² | TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | # | | | | | | | | |
| BUILDING B | PODIUM | U/G 1 | | | | 511.4 | 5,505 | **511.4** | **5,505** | 511.4 | 5,505 |
| | | 1 | | | | 1,307.5 | 14,074 | **1,307.5** | **14,074** | 1,677.7 | 18,058 |
| | | 2 | | | | 410.0 | 4,413 | **410.0** | **4,413** | 410.0 | 4,413 |
| | | 3 | | | | 336.7 | 3,624 | **336.7** | **3,624** | 336.7 | 3,624 |
| | | 4 | | | | 336.7 | 3,624 | **336.7** | **3,624** | 336.7 | 3,624 |
| | | 5 | | | | 336.7 | 3,624 | **336.7** | **3,624** | 336.7 | 3,624 |
| | | 6 | | | | 336.7 | 3,624 | **336.7** | **3,624** | 336.7 | 3,624 |
| | | PODIUM SUB TOTAL | | | | **3,575.5** | **38,486.8** | **3,575.5** | **38,486.8** | **3,945.7** | **42,471.2** |
| | TOWER B1 (40 STY) | 7 | | | | 102.9 | 1,108 | **102.9** | **1,108** | 849.2 | 9,141 |
| | | 8 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 9 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 10 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 11 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 12 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 13 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 14 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 15 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 16 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 17 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 18 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 19 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 20 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 21 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 22 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 23 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 24 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 25 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 26 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 27 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 28 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 29 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 30 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 31 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 32 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 33 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 34 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 35 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 36 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 37 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 38 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 39 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | 40 | 14 | 746.3 | 8,033 | 102.9 | 1,108 | **849.2** | **9,141** | 849.2 | 9,141 |
| | | MPH | | | | 39.7 | 427 | **39.7** | **427** | 39.7 | 427 |
| | | TOWER B1 SUB-TOTAL | 462 | **24,627.9** | **265,092.5** | **3,538.3** | **38,086.1** | **28,166.2** | **303,179** | **28,912.5** | **311,212** |
| | TOWER B2 (45 STY) | 7 | | | | 92.9 | 1,000 | **92.9** | **1,000** | 850.7 | 9,157 |
| | | 8 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 9 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 10 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 11 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 12 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 13 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 14 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 15 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 16 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 17 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 18 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 19 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 20 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 21 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 22 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 23 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 24 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 25 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 26 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 27 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 28 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 29 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 30 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 31 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 32 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 33 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 34 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 35 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 36 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 37 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 38 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 39 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | 40 | 14 | 757.8 | 8,157 | 92.9 | 1,000 | **850.7** | **9,157** | 850.7 | 9,157 |
| | | MPH | | | | 325.0 | 3,498 | **325.0** | **3,498** | 325.0 | 3,498 |
| | | TOWER B2 SUB-TOTAL | 462 | **25,008.1** | **269,184.5** | **3,483.6** | **37,497.2** | **28,492** | **306,681.7** | **29,249** | **314,839** |
| | TOTAL | TOTAL | **924** | **49,636** | **534,277** | **10,597** | **114,070** | **60,233** | **648,347** | **62,107.7** | **668,522** |

## AMENITY BREAKDOWN

| BUILDING | PART | FLOOR | OUTDOOR AMENITY m² | OUTDOOR AMENITY ft² | INDOOR AMENITY m² | INDOOR AMENITY ft² |
|---|---|---|---|---|---|---|
| BUILDING B | PODIUM | 3 | | | 370.2 | 3,984 |
| | TOWER B1 (40 STY) | 7 | 1,743.9 | 18,771 | 746.3 | 8,033 |
| | | **TOTAL** | **1,743.9** | **18,771** | **746.3** | **8,033** |
| | TOWER B2 (45 STY) | 7 | 1,787.0 | 19,235 | 757.8 | 8,157 |
| | | **TOTAL** | **1,787** | **19,235** | **758** | **8,157** |
| | TOTAL | **TOTAL** | **3,531** | **38,007** | **1,874** | **20,174** |

| BUILDING | PART | FLOOR | AREA EXCLUSIONS TOTAL EXCLUSIONS m² | AREA EXCLUSIONS TOTAL EXCLUSIONS ft² | GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) m2 | GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) ft2 |
|---|---|---|---|---|---|---|
| BUILDING B | PODIUM | U/G 1 | 4,908.9 | 52,839 | 5,420.3 | 58,346 |
| | | 1 | 3,906.6 | 42,072 | 5,586.3 | 60,130 |
| | | 2 | 4,862.5 | 52,339 | 5,273.5 | 56,752 |
| | | 3 | 5,249.9 | 56,509 | 5,586.5 | 60,133 |
| | | 4 | 5,249.9 | 56,509 | 5,586.5 | 60,133 |
| | | 5 | 5,249.9 | 56,509 | 5,586.5 | 60,133 |
| | | 6 | 5,249.9 | 56,509 | 5,586.5 | 60,133 |
| | TOWER B1 (40 STY) | 7 | | | 849.2 | 9,141 |
| | | 8 | | | 849.2 | 9,141 |
| | | 9 | | | 849.2 | 9,141 |
| | | 10 | | | 849.2 | 9,141 |
| | | 11 | | | 849.2 | 9,141 |
| | | 12 | | | 849.2 | 9,141 |
| | | 13 | | | 849.2 | 9,141 |
| | | 14 | | | 849.2 | 9,141 |
| | | 15 | | | 849.2 | 9,141 |
| | | 16 | | | 849.2 | 9,141 |
| | | 17 | | | 849.2 | 9,141 |
| | | 18 | | | 849.2 | 9,141 |
| | | 19 | | | 849.2 | 9,141 |
| | | 20 | | | 849.2 | 9,141 |
| | | 21 | | | 849.2 | 9,141 |
| | | 22 | | | 849.2 | 9,141 |
| | | 23 | | | 849.2 | 9,141 |
| | | 24 | | | 849.2 | 9,141 |
| | | 25 | | | 849.2 | 9,141 |
| | | 26 | | | 849.2 | 9,141 |
| | | 27 | | | 849.2 | 9,141 |
| | | 28 | | | 849.2 | 9,141 |
| | | 29 | | | 849.2 | 9,141 |
| | | 30 | | | 849.2 | 9,141 |
| | | 31 | | | 849.2 | 9,141 |
| | | 32 | | | 849.2 | 9,141 |
| | | 33 | | | 849.2 | 9,141 |
| | | 34 | | | 849.2 | 9,141 |
| | | 35 | | | 849.2 | 9,141 |
| | | 36 | | | 849.2 | 9,141 |
| | | 37 | | | 849.2 | 9,141 |
| | | 38 | | | 849.2 | 9,141 |
| | | 39 | | | 849.2 | 9,141 |
| | | 40 | | | 849.2 | 9,141 |
| | | MPH | | | 39.7 | 427 |
| | | TOWER B1 SUB-TOTAL | | | 28,912.5 | 311,211.7 |
| | TOWER B2 (45 STY) | 7 | | | 850.7 | 9,157 |
| | | 8 | | | 850.7 | 9,157 |
| | | 9 | | | 850.7 | 9,157 |
| | | 10 | | | 850.7 | 9,157 |
| | | 11 | | | 850.7 | 9,157 |
| | | 12 | | | 850.7 | 9,157 |
| | | 13 | | | 850.7 | 9,157 |
| | | 14 | | | 850.7 | 9,157 |
| | | 15 | | | 850.7 | 9,157 |
| | | 16 | | | 850.7 | 9,157 |
| | | 17 | | | 850.7 | 9,157 |
| | | 18 | | | 850.7 | 9,157 |
| | | 19 | | | 850.7 | 9,157 |
| | | 20 | | | 850.7 | 9,157 |
| | | 21 | | | 850.7 | 9,157 |
| | | 22 | | | 850.7 | 9,157 |
| | | 23 | | | 850.7 | 9,157 |
| | | 24 | | | 850.7 | 9,157 |
| | | 25 | | | 850.7 | 9,157 |
| | | 26 | | | 850.7 | 9,157 |
| | | 27 | | | 850.7 | 9,157 |
| | | 28 | | | 850.7 | 9,157 |
| | | 29 | | | 850.7 | 9,157 |
| | | 30 | | | 850.7 | 9,157 |
| | | 31 | | | 850.7 | 9,157 |
| | | 32 | | | 850.7 | 9,157 |
| | | 33 | | | 850.7 | 9,157 |
| | | 34 | | | 850.7 | 9,157 |
| | | 35 | | | 850.7 | 9,157 |
| | | 36 | | | 850.7 | 9,157 |
| | | 37 | | | 850.7 | 9,157 |
| | | 38 | | | 850.7 | 9,157 |
| | | 39 | | | 850.7 | 9,157 |
| | | 40 | | | 850.7 | 9,157 |
| | | MPH | | | 325.0 | 3,498 |
| | | TOWER B2 SUB-TOTAL | | | 29,249.5 | 314,838.7 |
| | TOTAL | TOTAL | **TOTAL** | **TOTAL** | **TOTAL** | **TOTAL** |
| | | **TOTAL** | **34,679.4** | **373,285.7** | **96,787.1** | **1,041,807.2** |

## UNIT MIX BREAKDOWN

| | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TH | TOTAL | m² | ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM | 1 | | | | | | | | | | | |
| | 2 | | | | | | | | | | | |
| | 3 | | | | | | | | | | | |
| | 4 | | | | | | | | | | | |
| | 5 | | | | | | | | | | | |
| | 6 | | | | | | | | | | | |
| | SUBTOTAL | | | | | | | | | | #DIV/0! | #DIV/0! |
| | TOTAL UNITS | | | | | | | | | | | 707 |
| | UNIT MIX | #DIV/0! | #DIV/0! | | #DIV/0! | | #DIV/0! | | | #DIV/0! | | |
| TOWER B1 (40 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 9 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 10 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 11 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 12 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 13 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 14 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 15 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 16 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 17 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 18 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 19 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 20 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 21 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 22 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 23 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 24 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 25 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 26 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 27 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 28 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 29 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 30 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 31 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 32 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 33 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 34 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 35 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 36 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 37 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 38 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 39 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | 40 | 2 | 4 | 5 | 3 | | | | | 14 | 53.3 | 574 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | 66 | 132 | 165 | 99 | | | | | 462 | | |
| | TOTAL UNITS | 66 | 297 | | 99 | | | | | | 53.3 | 574 |
| | UNIT MIX | 14.3% | 64.3% | | 21.4% | | | | | 100.0% | | |
| TOWER B2 (45 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 9 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 10 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 11 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 12 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 13 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 14 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 15 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 16 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 17 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 18 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 19 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 20 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 21 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 22 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 23 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 24 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 25 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 26 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 27 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 28 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 29 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 30 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 31 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 32 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 33 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 34 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 35 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 36 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 37 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 38 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 39 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | 40 | | 7 | 3 | | | 4 | | | 14 | 54.1 | 583 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | | 231 | 99 | | | 132 | | | 462 | | |
| | TOTAL UNITS | | 330 | | | | 132 | | | | 54.1 | 583 |
| | UNIT MIX | | 71.4% | | | | 28.6% | | | 100.0% | | |
| TOTAL | SUBTOTAL | 66 | 363 | 264 | 99 | | 132 | | | 924 | | |
| | TOTAL UNITS | 66 | 627 | | 99 | | 132 | | | | 53.7 | 578 |
| | UNIT MIX | 7.1% | 67.9% | | 10.7% | | 14.3% | | | 100.0% | | |

## VEHICULAR PARKING - REQUIRED

| | USE | RATIO (MIN.) | UNITS | SPACES (MIN.) |
|---|---|---|---|---|
| BUILDING B | RESIDENTIAL | 1.00 / UNIT | 924 | 924 |
| | **TOTAL RESIDENTIAL** | | | **924** |
| | **TOTAL REQUIRED** | | | **924** |

## VEHICULAR PARKING - PROVIDED

| | FLOOR | USE | | |
|---|---|---|---|---|
| | | RESIDENTIAL | VISITOR | TOTAL |
| BUILDING B | U/G LEVEL 1 | 156 | | 156 |
| | FLOOR 1 | 24 | 92 | 116 |
| | FLOOR 2 | 157 | | 157 |
| | FLOOR 3 | 177 | | 177 |
| | FLOOR 4 | 177 | | 177 |
| | FLOOR 5 | 177 | | 177 |
| | FLOOR 6 | 157 | | 157 |
| | **TOTAL PROVIDED** | 1,025 | 92 | |
| | **RATIO** | **1.11 / UNIT** | **0.10 / UNIT** | **1,117** |

## AMENITY AREAS - REQUIRED & PROVIDED

| | TYPE | REQUIRED RATIO | REQUIRED m2 | REQUIRED ft2 | PROVIDED RATIO | PROVIDED m2 | PROVIDED ft2 |
|---|---|---|---|---|---|---|---|
| BUILDING B | INDOOR AMENITY | 2.0 m2/ UNIT | 1,848.0 | 19,892 | 2.0 m2 / UNIT | 1,874.3 | 20,175 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR | | | 3.8 m2 / UNIT | 3,530.9 | 38,007 |
| | **TOTAL AMENITY** | **4.0 m2/ UNIT** | **3,696.0** | **39,784** | **5.8 m2 / UNIT** | **5,405.2** | **58,181** |

## BICYCLE PARKING - REQUIRED

| | USE | RESIDENTIAL | |
|---|---|---|---|
| | | RATIO | SPACES |
| BUILDING B | TYPE 'A' | 0.30 / UNIT | 278 |
| | TYPE 'B' | 0.30 / UNIT | 278 |
| | **TOTAL REQUIRED** | | **556** |

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

## BICYCLE PARKING - PROVIDED

| | FLOOR | RESIDENTIAL | | |
|---|---|---|---|---|
| | | TYPE 'A' | TYPE 'B' | SUB-TOTAL |
| BUILDING B | U/G LEVEL 1 | 38 | 145 | 183 |
| | FLOOR 1 | 240 | 152 | 392 |
| | FLOOR 2 | | | |
| | FLOOR 3 | | | |
| | FLOOR 4 | | | |
| | FLOOR 5 | | | |
| | | **278** | **297** | **575** |


# TURNER FLEISCHER

**Turner Fleischer Architects Inc.**

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



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of digitally transmitted information. The contractor must determine and verify the details from the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.


| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**STATISTICS-BLOCK B**

PROJECT NO.
22.237P01

PROJECT DATE
2024-02-28

DRAWN BY
DVI

CHECKED BY
RMM

SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO.
RZ003

REV.
1

2024-02-28 10:27:24 AM

## SITE AREA

| LAND USE | m² | ft² | % |
|---|---|---|---|
| GROUND FLOOR TOWER FOOTPRINT | 4,203.6 | 45,247 | 78.6% |
| LANDSCAPED/PAVED OPEN SPACE | 1,142.0 | 12,292 | 21.4% |
| TOTAL SITE AREA | 5,345.5 | 57,539 | 100.0% |

## GROSS BUILDING AREA SUMMARY

| BUILDING | USE | BFA m² | BFA ft² | FSI |
|---|---|---|---|---|
| BUILDING C | RESIDENTIAL | 47,906.5 | 515,661 | 8.96 |
| | INDOOR AMENITY | 1,785.1 | 19,214.4 | 0.33 |
| | TOTAL | 49,691.5 | 534,875 | 9.30 |

## GROSS CONSTRUCTION AREA SUMMARY

| FLOORS | GCA m² | GCA ft² |
|---|---|---|
| UNDERGROUND | 4,097.0 | 44,100 |
| PODIUM | 25,221.5 | 271,482 |
| TOWERS | 46,758.9 | 503,308 |
| TOTAL | 76,077.3 | 818,889 |

## GROSS BUILDING AREA (BFA) BREAKDOWN

## AMENITY BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

| BUILDING | PART | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE m² | RESIDENTIAL SALEABLE ft² | RESIDENTIAL NON-SALEABLE m² | RESIDENTIAL NON-SALEABLE ft² | TOTAL RESIDENTIAL m² | TOTAL RESIDENTIAL ft² | TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) m² | TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) ft² | OUTDOOR AMENITY m² | OUTDOOR AMENITY ft² | INDOOR AMENITY m² | INDOOR AMENITY ft² | AREA EXCLUSIONS TOTAL EXCLUSIONS m² | AREA EXCLUSIONS TOTAL EXCLUSIONS ft² | GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) m2 | GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) ft2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING C | | | # | | | | | | | | | | | | | | | | |
| | PODIUM | U/G 1 | | | | 500.2 | 5,384 | 500.2 | 5,384 | 500.2 | 5,384 | | | | | 3,596.8 | 38,716 | 4,097.0 | 44,100 |
| | | 1 | | | | 798.5 | 8,595 | 798.5 | 8,595 | 944.6 | 10,167 | | | 146.1 | 1,572 | 3,259.0 | 35,079 | 4,203.6 | 45,247 |
| | | 2 | | | | 297.6 | 3,203 | 297.6 | 3,203 | 297.6 | 3,203 | | | | | 3,906.0 | 42,044 | 4,203.6 | 45,247 |
| | | 3 | | | | 297.6 | 3,203 | 297.6 | 3,203 | 297.6 | 3,203 | | | | | 3,906.0 | 42,044 | 4,203.6 | 45,247 |
| | | 4 | | | | 297.6 | 3,203 | 297.6 | 3,203 | 297.6 | 3,203 | | | | | 3,906.0 | 42,044 | 4,203.6 | 45,247 |
| | | 5 | | | | 297.6 | 3,203 | 297.6 | 3,203 | 297.6 | 3,203 | | | | | 3,906.0 | 42,044 | 4,203.6 | 45,247 |
| | | 6 | | | | 297.6 | 3,203 | 297.6 | 3,203 | 297.6 | 3,203 | | | | | 3,906.0 | 42,044 | 4,203.6 | 45,247 |
| | | PODIUM SUB TOTAL | | | | 2,786.6 | 29,994.7 | 2,786.6 | 29,994.7 | 2,932.7 | 31,567.1 | | | 146.1 | 1,572.4 | 26,385.8 | 284,014.1 | 29,318.5 | 315,581.2 |
| | TOWER C1 (25 STY) | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE | | RESIDENTIAL NON-SALEABLE | | TOTAL RESIDENTIAL | | TOTAL BUILDING FLOOR AREA | | OUTDOOR AMENITY | | INDOOR AMENITY | | | | | |
| | | 7 | | | | 92.6 | 997 | 92.6 | 997 | 849.8 | 9,148 | 973.0 | 10,473 | 757.2 | 8,150 | | | 849.8 | 9,148 |
| | | 8 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | | | | | | | | | 849.8 | 9,148 |
| | | 9 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 10 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 11 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 12 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 13 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 14 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 15 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 16 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 17 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 18 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 19 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 20 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 21 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 22 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 23 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 24 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | 25 | 12 | 757.2 | 8,150 | 92.6 | 997 | 849.8 | 9,148 | 849.8 | 9,148 | | | | | | | 849.8 | 9,148 |
| | | MPH | | | | 325.0 | 3,498 | 325.0 | 3,498 | 325.0 | 3,498 | | | | | | | 325.0 | 3,498 |
| | | TOWER C1 SUB-TOTAL | 216 | 13,629.6 | 146,707.8 | 2,085.2 | 22,444.5 | 15,714.8 | 169,152 | 15,622.1 | 168,155 | 973.0 | 10,473 | 757.2 | 8,150 | | | 16,472.0 | 177,302.7 |
| | TOWER C2 (36 STY) | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE | | RESIDENTIAL NON-SALEABLE | | TOTAL RESIDENTIAL | | TOTAL BUILDING FLOOR AREA | | OUTDOOR AMENITY | | INDOOR AMENITY | | | | | |
| | | 7 | | | | 116.9 | 1,259 | 116.9 | 1,259 | 998.7 | 10,750 | 1,292.8 | 13,916 | 881.8 | 9,492 | | | 998.7 | 10,750 |
| | | 8 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | | | | | | | | | 998.7 | 10,750 |
| | | 9 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 10 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 11 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 12 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 13 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 14 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 15 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 16 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 17 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 18 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 19 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 20 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 21 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 22 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 23 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 24 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 25 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 26 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 27 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 28 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 29 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 30 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 31 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 32 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 33 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 34 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 35 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | 36 | 14 | 881.8 | 9,492 | 116.9 | 1,259 | 998.7 | 10,750 | 998.7 | 10,750 | | | | | | | 998.7 | 10,750 |
| | | MPH | | | | 325.0 | 3,498 | 325.0 | 3,498 | 325.0 | 3,498 | | | | | | | 325.0 | 3,498 |
| | | TOWER C2 SUB-TOTAL | 406 | 25,572.2 | 275,256.9 | 3,832.9 | 41,257.0 | 29,405.1 | 316,514 | 29,288.2 | 315,255 | 1,292.8 | 13,916 | 881.8 | 9,492 | | | 30,286.9 | 326,005.5 |
| | TOTAL | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE | | RESIDENTIAL NON-SALEABLE | | TOTAL RESIDENTIAL | | TOTAL BUILDING FLOOR AREA | | TOTAL | | TOTAL | | TOTAL | | TOTAL | |
| | | TOTAL | 622 | 39,202 | 421,965 | 8,705 | 93,696 | 47,906 | 515,661 | 47,843.0 | 514,977 | 2,266 | 24,389 | 1,785 | 19,214 | 26,385.8 | 284,014.1 | 76,077.3 | 818,889.3 |

UNIT MIX BREAKDOWN

| PART | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TH | TOTAL | m² | ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM | 1 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 2 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 3 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 4 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 5 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 6 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | SUBTOTAL | | | | | | | | | | #DIV/0! | #DIV/0! |
| | TOTAL UNITS | | | | | | | | | | | |
| | UNIT MIX | #DIV/0! | #DIV/0! | | #DIV/0! | | #DIV/0! | | | #DIV/0! | | |
| TOWER C1 (25 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 9 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 10 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 11 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 12 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 13 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 14 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 15 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 16 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 17 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 18 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 19 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 20 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 21 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 22 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 23 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 24 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | 25 | | 6 | | 2 | 4 | | | | 12 | 63.1 | 679 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | | 108 | | 36 | 72 | | | | 216 | 63.1 | 679 |
| | UNIT MIX | | 50.0% | | 16.7% | | | | | 100.0% | | |
| TOWER C2 (36 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 9 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 10 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 11 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 12 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 13 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 14 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 15 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 16 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 17 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 18 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 19 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 20 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 21 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 22 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 23 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 24 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 25 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 26 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 27 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 28 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 29 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 30 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 31 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 32 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 33 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 34 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 35 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | 36 | | 8 | | 3 | | 3 | | | 14 | 63.0 | 678 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | | 232 | | 87 | | 87 | | | 406 | 63.0 | 678 |
| | TOTAL UNITS | | 232 | | 87 | | 87 | | | | | |
| | UNIT MIX | | 57.1% | | 21.4% | | 21.4% | | | 100.0% | | |
| TOTAL | SUBTOTAL | | 340 | | 123 | 72 | 87 | | | 622 | 63.0 | 678 |
| | TOTAL UNITS | | 340 | | 195 | | 87 | | | | | |
| | UNIT MIX | | 54.7% | | 31.4% | | 14.0% | | | 100.0% | | |

## VEHICULAR PARKING - REQUIRED

| BUILDING | USE | RATIO (MIN.) | UNITS | SPACES (MIN.) |
|---|---|---|---|---|
| BUILDING C | RESIDENTIAL | 1.00 / UNIT | 622 | 622 |
| | TOTAL RESIDENTIAL | | | 622 |
| | TOTAL REQUIRED | | | 622 |

## VEHICULAR PARKING - PROVIDED

| BUILDING | FLOOR | USE RESIDENTIAL | USE VISITOR | TOTAL |
|---|---|---|---|---|
| BUILDING C | U/G LEVEL 1 | 102 | | 102 |
| | FLOOR 1 | 23 | 62 | 85 |
| | FLOOR 2 | 105 | | 105 |
| | FLOOR 3 | 105 | | 105 |
| | FLOOR 4 | 105 | | 105 |
| | FLOOR 5 | 105 | | 105 |
| | FLOOR 6 | 90 | | 90 |
| | TOTAL PROVIDED | 635 | 62 | 697 |
| | RATIO | 1.02 / UNIT | 0.10 / UNIT | |

## AMENITY AREAS - REQUIRED & PROVIDED

| BUILDING | TYPE | REQUIRED RATIO | REQUIRED m2 | REQUIRED ft2 | PROVIDED RATIO | PROVIDED m2 | PROVIDED ft2 |
|---|---|---|---|---|---|---|---|
| BUILDING C | INDOOR AMENITY | 2.0 m2/ UNIT | 1,244.0 | 13,390 | 2.9 m2 / UNIT | 1,785.1 | 19,215 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR | | | 3.6 m2 / UNIT | 2,265.8 | 24,389 |
| | TOTAL AMENITY | 4.0 m2/ UNIT | 2,488.0 | 26,781 | 6.5 m2 / UNIT | 4,050.9 | 43,604 |

## BICYCLE PARKING - REQUIRED

| BUILDING | USE | RESIDENTIAL RATIO | RESIDENTIAL SPACES |
|---|---|---|---|
| BUILDING C | TYPE 'A' | 0.30 / UNIT | 187 |
| | TYPE 'B' | 0.30 / UNIT | 187 |
| | TOTAL REQUIRED | | 374 |

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

## BICYCLE PARKING - PROVIDED

| BUILDING | FLOOR | RESIDENTIAL TYPE 'A' | RESIDENTIAL TYPE 'B' | SUB-TOTAL |
|---|---|---|---|---|
| BUILDING C | U/G LEVEL 1 | 124 | 114 | 238 |
| | FLOOR 1 | 32 | | 32 |
| | FLOOR 2 | 32 | 68 | 100 |
| | FLOOR 3 | | | |
| | FLOOR 4 | | | |
| | FLOOR 5 | | | |
| | | 188 | 182 | 370 |

2024-02-28 10:27:24 AM


TURNER FLEISCHER

Turner Fleischer Architects Inc.

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



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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**STATISTICS-BLOCK C**

PROJECT NO. 22.237P01
PROJECT DATE 2024-02-28
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ004
REV. 1

## SITE AREA

| LAND USE | m² | ft² | % |
|---|---|---|---|
| GROUND FLOOR TOWER FOOTPRINT | 4,957.5 | 53,367 | 82.8% |
| LANDSCAPED/PAVED OPEN SPACE | 1,028.3 | 11,069 | 17.2% |
| **TOTAL SITE AREA** | **5,986.1** | **64,435** | **100.0%** |

## GROSS BUILDING AREA SUMMARY

| BUILDING | USE | BFA | | FSI |
|---|---|---|---|---|
| | | m² | ft² | |
| BUILDING D | RESIDENTIAL | 48,719.2 | 524,409 | 8.14 |
| | INDOOR AMENITY | 1,739.1 | 18,719.1 | 0.29 |
| | **TOTAL** | **50,458.2** | **543,128** | **8.43** |

## GROSS CONSTRUCTION AREA SUMMARY

| FLOORS | GCA | |
|---|---|---|
| | m² | ft² |
| UNDERGROUND | 5,099.3 | 54,888 |
| PODIUM | 29,707.4 | 319,770 |
| TOWERS | 41,340.2 | 444,982 |
| **TOTAL** | **76,147.1** | **819,640** |

## GROSS BUILDING AREA (BFA) BREAKDOWN

**GROSS BUILDING AREA BREAKDOWN**

| BUILDING | PART | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE m² | RESIDENTIAL SALEABLE ft² | RESIDENTIAL NON-SALEABLE m² | RESIDENTIAL NON-SALEABLE ft² | TOTAL RESIDENTIAL m² | TOTAL RESIDENTIAL ft² | COMMERCIAL m² | COMMERCIAL ft² | TOTAL BUILDING FLOOR AREA (BFA) EXCLUSIONS) m² | TOTAL BUILDING FLOOR AREA (BFA) EXCLUSIONS) ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | # | m² | ft² | m² | ft² | m² | ft² | m² | ft² | m² | ft² |
| BUILDING D | PODIUM | LVG 1 | | | | 530.5 | 5,711 | **530.5** | **5,711** | | | 530.5 | 5,711 |
| | | 1 | 7 | 466.8 | 5,025 | 1,150.7 | 12,386 | **1,617.5** | **17,411** | 360.9 | 3,885 | 2,198.7 | 23,667 |
| | | 2 | 10 | 813.2 | 8,753 | 614.8 | 6,617 | **1,427.9** | **15,370** | | | 1,427.9 | 15,370 |
| | | 3 | 10 | 812.3 | 8,743 | 518.1 | 5,577 | **1,330.4** | **14,321** | | | 1,330.4 | 14,321 |
| | | 4 | 10 | 812.3 | 8,743 | 518.1 | 5,577 | **1,330.4** | **14,321** | | | 1,330.4 | 14,321 |
| | | 5 | 10 | 812.3 | 8,743 | 518.1 | 5,577 | **1,330.4** | **14,321** | | | 1,330.4 | 14,321 |
| | | 6 | 10 | 812.3 | 8,743 | 518.1 | 5,577 | **1,330.4** | **14,321** | | | 1,330.4 | 14,321 |
| | | **PODIUM SUB TOTAL** | **57** | **4,529.1** | **40,007.7** | **4,368.6** | **41,445.5** | **8,897.7** | **81,453.2** | **360.9** | **3,884.7** | **9,478.9** | **102,030.2** |
| | TOWER D1 (35 STY) | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL COMMERCIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | 7 | | | | 73.2 | 787 | **73.2** | **787** | | | 846.8 | 9,114 |
| | | 8 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 9 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 10 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 11 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 12 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 13 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 14 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 15 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 16 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 17 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 18 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 19 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 20 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 21 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 22 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 23 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 24 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 25 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 26 | 12 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 27 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 28 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 29 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 30 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 31 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 32 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 33 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 34 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | 35 | 11 | 759.5 | 8,175 | 87.3 | 939 | **846.8** | **9,115** | | | 846.8 | 9,115 |
| | | MPH | | | | 324.0 | 3,488 | **324.0** | **3,488** | | | 324.0 | 3,488 |
| | | **TOWER D1 SUB-TOTAL** | **308** | **21,266.6** | **228,911.3** | **2,840.4** | **30,574.2** | **24,107.0** | **259,486** | | | **24,880.6** | **267,813** |
| | TOWER D2 (35 STY) | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL COMMERCIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | 7 | | | | 104.1 | 1,120 | **104.1** | **1,120** | | | 849.2 | 9,141 |
| | | 8 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 9 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 10 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 11 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 12 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 13 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 14 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 15 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 16 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 17 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 18 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 19 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 20 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 21 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 22 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 23 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 24 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | 25 | 13 | 745.1 | 8,020 | 104.1 | 1,120 | **849.2** | **9,141** | | | 849.2 | 9,141 |
| | | MPH | | | | 325.0 | 3,498 | **325.0** | **3,498** | | | 325.0 | 3,498 |
| | | **TOWER D2 SUB-TOTAL** | **234** | **13,412.0** | **144,365.4** | **2,302.5** | **24,783.8** | **15,714** | **169,149.1** | | | **16,460** | **177,170** |
| | TOTAL | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL COMMERCIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | **TOTAL** | **599** | **39,208** | **422,028** | **9,511** | **102,381** | **48,719** | **524,409** | **361** | **3,885** | **50,819.1** | **547,013** |

## AMENITY BREAKDOWN

| BUILDING | PART | FLOOR | OUTDOOR AMENITY m² | OUTDOOR AMENITY ft² | INDOOR AMENITY m² | INDOOR AMENITY ft² | AREA EXCLUSIONS TOTAL EXCLUSIONS m² | AREA EXCLUSIONS TOTAL EXCLUSIONS ft² | GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) m2 | GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) ft2 |
|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING D | PODIUM | LVG 1 | | | | | 4,568.7 | 49,178 | 5,099.3 | 54,888 |
| | | 1 | | | 220.3 | 2,372 | 2,759.2 | 29,700 | 4,957.9 | 53,367 |
| | | 2 | | | | | 5,490.1 | 37,567 | 4,938.1 | 52,937 |
| | | 3 | | | | | 3,627.5 | 39,046 | 4,957.9 | 53,366 |
| | | 4 | | | | | 3,627.5 | 39,046 | 4,957.9 | 53,366 |
| | | 5 | | | | | 3,627.5 | 39,046 | 4,957.9 | 53,366 |
| | | 6 | | | | | 3,627.5 | 39,046 | 4,957.9 | 53,366 |
| | | **PODIUM SUB TOTAL** | | | **220.3** | **2,371.7** | **25,328.0** | **272,627.9** | **34,806.9** | **374,658.1** |
| | TOWER D1 (35 STY) | **FLOOR** | **OUTDOOR AMENITY** | | **INDOOR AMENITY** | | | | | |
| | | 7 | 1,072.8 | 787 | 773.6 | 8,327 | | | 846.8 | 9,114 |
| | | 8 | | | | | | | 846.8 | 9,115 |
| | | 9 | | | | | | | 846.8 | 9,115 |
| | | 10 | | | | | | | 846.8 | 9,115 |
| | | 11 | | | | | | | 846.8 | 9,115 |
| | | 12 | | | | | | | 846.8 | 9,115 |
| | | 13 | | | | | | | 846.8 | 9,115 |
| | | 14 | | | | | | | 846.8 | 9,115 |
| | | 15 | | | | | | | 846.8 | 9,115 |
| | | 16 | | | | | | | 846.8 | 9,115 |
| | | 17 | | | | | | | 846.8 | 9,115 |
| | | 18 | | | | | | | 846.8 | 9,115 |
| | | 19 | | | | | | | 846.8 | 9,115 |
| | | 20 | | | | | | | 846.8 | 9,115 |
| | | 21 | | | | | | | 846.8 | 9,115 |
| | | 22 | | | | | | | 846.8 | 9,115 |
| | | 23 | | | | | | | 846.8 | 9,115 |
| | | 24 | | | | | | | 846.8 | 9,115 |
| | | 25 | | | | | | | 846.8 | 9,115 |
| | | 26 | | | | | | | 846.8 | 9,115 |
| | | 27 | | | | | | | 846.8 | 9,115 |
| | | 28 | | | | | | | 846.8 | 9,115 |
| | | 29 | | | | | | | 846.8 | 9,115 |
| | | 30 | | | | | | | 846.8 | 9,115 |
| | | 31 | | | | | | | 846.8 | 9,115 |
| | | 32 | | | | | | | 846.8 | 9,115 |
| | | 33 | | | | | | | 846.8 | 9,115 |
| | | 34 | | | | | | | 846.8 | 9,115 |
| | | 35 | | | | | | | 846.8 | 9,115 |
| | | MPH | | | | | | | 324.0 | 3,488 |
| | | **TOWER D1 SUB-TOTAL** | **1,072.8** | **11,547** | **773.6** | **8,327** | | | **24,880.6** | **267,812.5** |
| | TOWER D2 (35 STY) | **FLOOR** | **OUTDOOR AMENITY** | | **INDOOR AMENITY** | | | | | |
| | | 7 | 2,087.7 | 22,472 | 745.1 | 8,021 | | | 849.2 | 9,141 |
| | | 8 | | | | | | | 849.2 | 9,141 |
| | | 9 | | | | | | | 849.2 | 9,141 |
| | | 10 | | | | | | | 849.2 | 9,141 |
| | | 11 | | | | | | | 849.2 | 9,141 |
| | | 12 | | | | | | | 849.2 | 9,141 |
| | | 13 | | | | | | | 849.2 | 9,141 |
| | | 14 | | | | | | | 849.2 | 9,141 |
| | | 15 | | | | | | | 849.2 | 9,141 |
| | | 16 | | | | | | | 849.2 | 9,141 |
| | | 17 | | | | | | | 849.2 | 9,141 |
| | | 18 | | | | | | | 849.2 | 9,141 |
| | | 19 | | | | | | | 849.2 | 9,141 |
| | | 20 | | | | | | | 849.2 | 9,141 |
| | | 21 | | | | | | | 849.2 | 9,141 |
| | | 22 | | | | | | | 849.2 | 9,141 |
| | | 23 | | | | | | | 849.2 | 9,141 |
| | | 24 | | | | | | | 849.2 | 9,141 |
| | | 25 | | | | | | | 849.2 | 9,141 |
| | | MPH | | | | | | | 325.0 | 3,498 |
| | | **TOWER D2 SUB-TOTAL** | **2,088** | **22,472** | **745** | **8,021** | | | **16,459.4** | **177,169.8** |
| | TOTAL | **FLOOR** | **TOTAL** | | **TOTAL** | | **TOTAL** | | **TOTAL** | |
| | | **TOTAL** | **3,160** | **34,019** | **1,739** | **18,719** | **25,328.0** | **272,627.9** | **76,147.1** | **819,640.5** |

## UNIT MIX BREAKDOWN

| | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TH | TOTAL | m² | ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM | 1 | | | | 7 | | | | | 7 | | |
| | 2 | | 1 | | 7 | 2 | | | | 10 | | |
| | 3 | | 1 | | 6 | | 3 | | | 10 | | |
| | 4 | | 1 | | 6 | | 3 | | | 10 | | |
| | 5 | | 1 | | 6 | | 3 | | | 10 | | |
| | 6 | | 1 | | 6 | | 3 | | | 10 | | |
| | SUBTOTAL | | 5 | | 38 | | 14 | | | 57 | | |
| | TOTAL UNITS | | 5 | | 38 | | 14 | | | | | |
| | UNIT MIX | | | | | | | | | | | |
| TOWER D1 (35 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 9 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 10 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 11 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 12 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 13 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 14 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 15 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 16 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 17 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 18 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 19 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 20 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 21 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 22 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 23 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 24 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 25 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 26 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 27 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 28 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 29 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 30 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 31 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 32 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 33 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 34 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | 35 | | 4 | | 4 | 3 | | | | 11 | 69.0 | 743 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | | 112 | | 112 | 84 | | | | 308 | 69.0 | 743 |
| | TOTAL UNITS | | 112 | | 112 | 84 | | | | | | |
| | UNIT MIX | | 36.4% | | 36.4% | 27.3% | | | | 100.0% | | |
| TOWER D2 (35 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 9 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 10 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 11 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 12 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 13 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 14 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 15 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 16 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 17 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 18 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 19 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 20 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 21 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 22 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 23 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 24 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | 25 | 1 | 6 | | 5 | 1 | | | | 13 | 57.3 | 617 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | 18 | 108 | | 90 | 18 | | | | 234 | 57.3 | 617 |
| | TOTAL UNITS | 18 | 108 | | 90 | 18 | | | | | | |
| | UNIT MIX | 7.7% | 46.2% | | 38.5% | 7.7% | | | | 100.0% | | |
| TOTAL | SUBTOTAL | 18 | 225 | | 240 | 116 | | | | 599 | 65.5 | 705 |
| | TOTAL UNITS | 18 | 225 | | 240 | 116 | | | | | | |
| | UNIT MIX | 3.0% | 37.6% | | 40.1% | 19.4% | | | | 100.0% | | |

## VEHICULAR PARKING - REQUIRED

| BUILDING | USE | RATIO (MIN.) | UNITS | SPACES (MIN.) |
|---|---|---|---|---|
| BUILDING D | RESIDENTIAL | 1.00 / UNIT | 599 | 599 |
| | **TOTAL RESIDENTIAL** | | | **599** |
| | **TOTAL REQUIRED** | | | **599** |

## VEHICULAR PARKING - PROVIDED

| BUILDING | FLOOR | USE | | |
|---|---|---|---|---|
| | | RESIDENTIAL | VISITOR | TOTAL |
| BUILDING D | LVG LEVEL 1 | 121 | | 121 |
| | FLOOR 1 | 12 | 60 | 72 |
| | FLOOR 2 | 97 | | 97 |
| | FLOOR 3 | 100 | | 100 |
| | FLOOR 4 | 100 | | 100 |
| | FLOOR 5 | 100 | | 100 |
| | FLOOR 6 | 85 | | 85 |
| | **TOTAL PROVIDED** | **615** | **60** | **675** |
| | **RATIO** | **1.03 / UNIT** | **0.10 / UNIT** | |

## AMENITY AREAS - REQUIRED & PROVIDED

| BUILDING | TYPE | REQUIRED RATIO | REQUIRED m2 | REQUIRED ft2 | PROVIDED RATIO | PROVIDED m2 | PROVIDED ft2 |
|---|---|---|---|---|---|---|---|
| BUILDING D | INDOOR AMENITY | 2.0 m2/ UNIT | 1,198.0 | 12,895 | 2.9 m2 / UNIT | 1,739.1 | 18,719 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR | | | 5.3 m2 / UNIT | 3,160.5 | 34,019 |
| | **TOTAL AMENITY** | **4.0 m2/ UNIT** | **2,396.0** | **25,791** | **8.2 m2 / UNIT** | **4,899.6** | **52,739** |

## BICYCLE PARKING - REQUIRED

| BUILDING | USE | RESIDENTIAL RATIO | RESIDENTIAL SPACES |
|---|---|---|---|
| BUILDING D | TYPE 'A' | 0.30 / UNIT | 180 |
| | TYPE 'B' | 0.30 / UNIT | 180 |
| | **TOTAL REQUIRED** | | **360** |

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

## BICYCLE PARKING - PROVIDED

| BUILDING | FLOOR | RESIDENTIAL TYPE 'A' | RESIDENTIAL TYPE 'B' | RESIDENTIAL SUB-TOTAL |
|---|---|---|---|---|
| BUILDING D | LVG LEVEL 1 | | 210 | 210 |
| | FLOOR 1 | 210 | | 210 |
| | FLOOR 2 | | | |
| | FLOOR 3 | | | |
| | FLOOR 4 | | | |
| | FLOOR 5 | | | |
| | | **210** | **210** | **420** |


**TURNER FLEISCHER**

**Turner Fleischer Architects Inc.**

67 Lesmill Road
Toronto, ON, M3B 2T6
T 416 425 2222
turnerfleischer.com



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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**STATISTICS-BLOCK D**

PROJECT NO. 22.237P01
PROJECT DATE 2024-02-28
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ005
REV. 1

2024-02-28 10:27:25 AM

## SITE AREA

| LAND USE | m² | ft² | % |
|---|---|---|---|
| GROUND FLOOR TOWER FOOTPRINT | 2,821.6 | 30,371 | 83.0% |
| LANDSCAPED/PAVED OPEN SPACE | 577.9 | 6,220 | 17.0% |
| **TOTAL SITE AREA** | **3,399.4** | **36,591** | **100.0%** |

## GROSS BUILDING AREA SUMMARY

| BUILDING | USE | BFA | | FSI |
|---|---|---|---|---|
| | | m² | ft² | |
| BUILDING E | | | | |
| | RESIDENTIAL | 28,238.1 | 303,952 | 8.31 |
| | INDOOR AMENITY | 1,216.0 | 13,088.5 | 0.36 |
| | **TOTAL** | **29,454.0** | **317,041** | **8.66** |

## GROSS CONSTRUCTION AREA SUMMARY

| FLOORS | GCA | |
|---|---|---|
| | m² | ft² |
| UNDERGROUND (U/G1) | 4,253.4 | 45,784 |
| PODIUM (FLOOR 01-05) | 16,928.8 | 182,220 |
| TOWER (FLOOR 06+) | 21,441.4 | 230,793 |
| **TOTAL** | **42,623.6** | **458,797** |

## GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

| BUILDING | PART | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE | | RESIDENTIAL NON-SALEABLE | | TOTAL RESIDENTIAL | | TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | # | m² | ft² | m² | ft² | m² | ft² | m² | ft² |
| BUILDING E | PODIUM | U/G1 | | | | 561.2 | 6,040 | **561.2** | **6,040** | 561.2 | 6,040 |
| | | 1 | 6 | 477.3 | 5,137 | 860.4 | 9,264 | **1,337.8** | **14,401** | 1,662.4 | 17,894 |
| | | 2 | 11 | 829.3 | 8,926 | 335.3 | 3,609 | **1,164.5** | **12,535** | 1,164.5 | 12,535 |
| | | 3 | 11 | 829.0 | 8,923 | 327.2 | 3,521 | **1,156.2** | **12,445** | 1,156.2 | 12,445 |
| | | 4 | 11 | 829.0 | 8,923 | 327.2 | 3,521 | **1,156.2** | **12,445** | 1,156.2 | 12,445 |
| | | 5 | 11 | 829.0 | 8,923 | 327.2 | 3,521 | **1,156.2** | **12,445** | 1,156.2 | 12,445 |
| | | 6 | 11 | 829.0 | 8,923 | 327.2 | 3,521 | **1,156.2** | **12,445** | 1,156.2 | 12,445 |
| | | **PODIUM SUB TOTAL** | **61** | **4,622.5** | **49,756.4** | **3,065.7** | **32,998.5** | **7,688.2** | **82,754.9** | **8,012.7** | **86,247.6** |
| | TOWER E (27 STY) | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | 7 | | | | 108.1 | 1,164 | **108.1** | **1,164** | 999.6 | 10,759 |
| | | 8 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 9 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 10 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 11 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 12 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 13 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 14 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 15 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 16 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 17 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 18 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 19 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 20 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 21 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 22 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 23 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 24 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 25 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 26 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | 27 | 14 | 898.4 | 9,670 | 101.2 | 1,090 | **999.6** | **10,759** | 999.6 | 10,759 |
| | | MPH | | | | 450.0 | 4,844 | **450.0** | **4,844** | 450.0 | 4,844 |
| | | **TOWER E SUB-TOTAL** | **280** | **17,967.2** | **193,397.3** | **2,582.7** | **27,800.0** | **20,549.9** | **221,197** | **21,441.4** | **230,793** |
| | TOTAL | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | **TOTAL** | **341** | **22,590** | **243,154** | **5,648** | **60,798** | **28,238** | **303,952** | **29,454.0** | **317,041** |

## AMENITY BREAKDOWN

| BUILDING | PART | FLOOR | OUTDOOR AMENITY | | INDOOR AMENITY | | AREA EXCLUSIONS TOTAL EXCLUSIONS | | GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | m² | ft² | m² | ft² | m² | ft² | m2 | ft2 |
| BUILDING E | PODIUM | U/G1 | | | | | 3,692.3 | 39,743 | 4,253.4 | 45,784 |
| | | 1 | | | 324.5 | 3,493 | 1,159.2 | 12,477 | 2,821.6 | 30,371 |
| | | 2 | | | | | 1,656.5 | 17,830 | 2,821.0 | 30,360 |
| | | 3 | | | | | 1,665.4 | 17,926 | 2,821.6 | 30,371 |
| | | 4 | | | | | 1,665.4 | 17,926 | 2,821.6 | 30,371 |
| | | 5 | | | | | 1,665.4 | 17,926 | 2,821.6 | 30,371 |
| | | 6 | | | | | 1,665.4 | 17,926 | 2,821.6 | 30,371 |
| | | **PODIUM SUB TOTAL** | | | **324.5** | **3,492.7** | **13,169.6** | **141,756.2** | **21,182.3** | **228,003.7** |
| | TOWER E (27 STY) | **FLOOR** | **OUTDOOR AMENITY** | | **INDOOR AMENITY** | | | | | |
| | | 7 | 1,777.3 | 19,131 | 891.5 | 9,596 | | | 999.6 | 10,759 |
| | | 8 | | | | | | | 999.6 | 10,759 |
| | | 9 | | | | | | | 999.6 | 10,759 |
| | | 10 | | | | | | | 999.6 | 10,759 |
| | | 11 | | | | | | | 999.6 | 10,759 |
| | | 12 | | | | | | | 999.6 | 10,759 |
| | | 13 | | | | | | | 999.6 | 10,759 |
| | | 14 | | | | | | | 999.6 | 10,759 |
| | | 15 | | | | | | | 999.6 | 10,759 |
| | | 16 | | | | | | | 999.6 | 10,759 |
| | | 17 | | | | | | | 999.6 | 10,759 |
| | | 18 | | | | | | | 999.6 | 10,759 |
| | | 19 | | | | | | | 999.6 | 10,759 |
| | | 20 | | | | | | | 999.6 | 10,759 |
| | | 21 | | | | | | | 999.6 | 10,759 |
| | | 22 | | | | | | | 999.6 | 10,759 |
| | | 23 | | | | | | | 999.6 | 10,759 |
| | | 24 | | | | | | | 999.6 | 10,759 |
| | | 25 | | | | | | | 999.6 | 10,759 |
| | | 26 | | | | | | | 999.6 | 10,759 |
| | | 27 | | | | | | | 999.6 | 10,759 |
| | | MPH | | | | | | | 450.0 | 4,844 |
| | | **TOWER E SUB-TOTAL** | **1,777.3** | **19,131** | **891.5** | **9,596** | | | **21,441.4** | **230,793.1** |
| | TOTAL | | **TOTAL** | | **TOTAL** | | **TOTAL** | | **TOTAL** | |
| | | **TOTAL** | **1,777** | **19,131** | **1,216** | **13,088** | **13,169.6** | **141,756.2** | **42,623.6** | **458,796.8** |

## UNIT MIX BREAKDOWN

| | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TH | TOTAL | m² | ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM | 1 | | 2 | | 3 | | 3 | | | 8 | 79.5 | 856 |
| | 2 | | | | 7 | | 4 | | | 11 | 75.4 | 811 |
| | 3 | | | | 7 | | 4 | | | 11 | 75.4 | 811 |
| | 4 | | | | 7 | | 4 | | | 11 | 75.4 | 811 |
| | 5 | | | | 7 | | 4 | | | 11 | 75.4 | 811 |
| | 6 | | | | 7 | | 4 | | | 11 | 75.4 | 811 |
| | SUBTOTAL | | 2 | | 36 | | 23 | | | 61 | 75.9 | 816 |
| | TOTAL UNITS | | 2 | | 36 | | 23 | | | | | |
| | UNIT MIX | | 3.3% | | 59.0% | | 37.7% | | | 100.0% | | |
| TOWER E (27 STY) | 7 | | | | | | | | | | | |
| | 8 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 9 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 10 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 11 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 12 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 13 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 14 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 15 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 16 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 17 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 18 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 19 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 20 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 21 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 22 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 23 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 24 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 25 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 26 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | 27 | 2 | 4 | | 6 | | 2 | | | 14 | 64.2 | 691 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | 40 | 80 | | 120 | | 40 | | | 280 | | |
| | TOTAL UNITS | 40 | 80 | | 120 | | 40 | | | | 64.2 | 691 |
| | UNIT MIX | 14.3% | 28.6% | | 42.9% | | 14.3% | | | 100.0% | | |
| TOTAL | SUBTOTAL | 40 | 82 | | 156 | | 63 | | | 341 | | |
| | TOTAL UNITS | 40 | 82 | | 156 | | 63 | | | | 66.2 | 713 |
| | UNIT MIX | 11.7% | 24.0% | | 45.7% | | 18.5% | | | 100.0% | | |

## VEHICULAR PARKING - REQUIRED

| | USE | RATIO (MIN.) | UNITS | SPACES (MIN.) |
|---|---|---|---|---|
| BUILDING E | RESIDENTIAL | 1.00 / UNIT | 341 | 341 |
| | **TOTAL RESIDENTIAL** | | | **341** |
| | | | | |
| | **TOTAL REQUIRED** | | | **341** |

## VEHICULAR PARKING - PROVIDED

| | FLOOR | USE | | |
|---|---|---|---|---|
| | | RESIDENTIAL | VISITOR | TOTAL |
| BUILDING E | U/G LEVEL 1 | 114 | | 114 |
| | FLOOR 1 | | 25 | 25 |
| | FLOOR 2 | 34 | 9 | 43 |
| | FLOOR 3 | 46 | | 46 |
| | FLOOR 4 | 46 | | 46 |
| | FLOOR 5 | 46 | | 46 |
| | FLOOR 6 | 31 | | 31 |
| | **TOTAL PROVIDED** | **317** | **34** | **351** |
| | **RATIO** | **0.93 / UNIT** | **0.10 / UNIT** | |

## AMENITY AREAS - REQUIRED & PROVIDED

| | TYPE | REQUIRED | | | PROVIDED | | |
|---|---|---|---|---|---|---|---|
| | | RATIO | m2 | ft2 | RATIO | m2 | ft2 |
| BUILDING E | INDOOR AMENITY | 2.0 m2/ UNIT | 682.0 | 7,341 | 3.6 m2 / UNIT | 1,216.0 | 13,089 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR | | | 5.2 m2 / UNIT | 1,777.3 | 19,131 |
| | **TOTAL AMENITY** | **4.0 m2/ UNIT** | **1,364.0** | **14,682** | **8.8 m2 / UNIT** | **2,993.3** | **32,220** |

## BICYCLE PARKING - REQUIRED

| | USE | RESIDENTIAL | |
|---|---|---|---|
| | | RATIO | SPACES |
| BUILDING E | TYPE 'A' | 0.30 / UNIT | 103 |
| | TYPE 'B' | 0.30 / UNIT | 103 |
| | **TOTAL REQUIRED** | | **206** |

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

## BICYCLE PARKING - PROVIDED

| | FLOOR | RESIDENTIAL | | |
|---|---|---|---|---|
| | | TYPE 'A' | TYPE 'B' | SUB-TOTAL |
| BUILDING E | U/G LEVEL 1 | | | |
| | FLOOR 1 | 112 | 136 | 248 |
| | FLOOR 2 | | | |
| | FLOOR 3 | | | |
| | FLOOR 4 | | | |
| | FLOOR 5 | | | |
| | | **112** | **136** | **248** |


**TURNER FLEISCHER**

**Turner Fleischer Architects Inc.**

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



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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**STATISTICS-BLOCK E**

PROJECT NO.
22.237P01

PROJECT DATE
2024-02-28

DRAWN BY
DVI

CHECKED BY
RMM

SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO.
RZ006

REV.
1

2024-02-28 10:27:25 AM

## SITE AREA

| LAND USE | m² | ft² | % |
|---|---|---|---|
| GROUND FLOOR TOWER FOOTPRINT | 3,941.1 | 42,422 | 75.6% |
| LANDSCAPED/PAVED OPEN SPACE | 1,274.1 | 13,715 | 24.4% |
| **TOTAL SITE AREA** | **5,215.2** | **56,136** | **100.0%** |

## GROSS BUILDING AREA SUMMARY

| BUILDING | USE | BFA | | FSI |
|---|---|---|---|---|
| | | m² | ft² | |
| BUILDING F | | | | |
| | RESIDENTIAL | 46,263.6 | 497,978 | 8.87 |
| | INDOOR AMENITY | 2,152.7 | 23,171.3 | 0.41 |
| | **TOTAL** | **48,416.3** | **521,149** | **9.28** |

## GROSS CONSTRUCTION AREA SUMMARY

| FLOORS | GCA | |
|---|---|---|
| | m² | ft² |
| UNDERGROUND (U/G1) | 4,972.9 | 53,528 |
| PODIUM (FLOOR 01-05) | 23,649.0 | 254,556 |
| TOWERS (FLOOR 06+) | 45,138.0 | 485,861 |
| **TOTAL** | **73,760.0** | **793,945** |

## GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

| BUILDING | PART | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE m² | RESIDENTIAL SALEABLE ft² | RESIDENTIAL NON-SALEABLE m² | RESIDENTIAL NON-SALEABLE ft² | TOTAL RESIDENTIAL m² | TOTAL RESIDENTIAL ft² | TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) m² | TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING F | PODIUM | | # | m² | ft² | m² | ft² | m² | ft² | m² | ft² |
| | | U/G 1 | | | | 488.4 | 5,257 | **488.4** | **5,257** | 488.4 | 5,257 |
| | | 1 | | | | 1,091.6 | 11,643 | **1,091.6** | **11,643** | 1,730.1 | 18,623 |
| | | 2 | | | | 274.9 | 2,959 | **274.9** | **2,959** | 274.9 | 2,959 |
| | | 3 | | | | 196.2 | 2,112 | **196.2** | **2,112** | 196.2 | 2,112 |
| | | 4 | | | | 196.2 | 2,112 | **196.2** | **2,112** | 196.2 | 2,112 |
| | | 5 | | | | 196.2 | 2,112 | **196.2** | **2,112** | 196.2 | 2,112 |
| | | 6 | | | | 196.2 | 2,112 | **196.2** | **2,112** | 196.2 | 2,112 |
| | | **PODIUM SUB TOTAL** | | | | **2,629.9** | **28,307.6** | **2,629.9** | **28,307.6** | **3,278.3** | **35,287.5** |
| | TOWER F1 (35 STY) | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | 7 | | | | 89.8 | 966 | **89.8** | **966** | 850.0 | 9,149 |
| | | 8 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 9 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 10 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 11 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 12 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 13 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 14 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 15 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 16 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 17 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 18 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 19 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 20 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 21 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 22 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 23 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 24 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 25 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 26 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 27 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 28 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 29 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 30 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 31 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 32 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 33 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 34 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 35 | 12 | 748.3 | 8,055 | 101.7 | 1,094 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | MPH | | | | 44.0 | 476 | **44.0** | **474** | 44.0 | 474 |
| | | **TOWER F1 SUB-TOTAL** | **336** | **20,953.0** | **225,535.8** | **2,980.8** | **32,085.3** | **23,933.8** | **257,621** | **24,694.0** | **265,804** |
| | TOWER F2 (30 STY) | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | 7 | | | | 106.0 | 1,141 | **106.0** | **1,141** | 850.0 | 9,149 |
| | | 8 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 9 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 10 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 11 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 12 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 13 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 14 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 15 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 16 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 17 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 18 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 19 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 20 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 21 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 22 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 23 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 24 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 25 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 26 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 27 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 28 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 29 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,149 |
| | | 30 | 12 | 743.7 | 8,005 | 106.3 | 1,144 | **850.0** | **9,149** | 850.0 | 9,140 |
| | | MPH | | | | 44.0 | 474 | **44.0** | **474** | 44.0 | 474 |
| | | **TOWER F2 SUB-TOTAL** | **276** | **17,104.9** | **184,115.3** | **2,595.1** | **27,933.6** | **19,700** | **212,048.9** | **20,444** | **220,057** |
| | TOTAL | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | **TOTAL** | **612** | **38,058** | **409,651** | **8,206** | **88,326** | **46,264** | **497,978** | **48,416.3** | **521,149** |

## AMENITY BREAKDOWN

| BUILDING | PART | FLOOR | OUTDOOR AMENITY m² | OUTDOOR AMENITY ft² | INDOOR AMENITY m² | INDOOR AMENITY ft² | AREA EXCLUSIONS TOTAL EXCLUSIONS m² | AREA EXCLUSIONS TOTAL EXCLUSIONS ft² | GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) m2 | GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) ft2 |
|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING F | PODIUM | | | | | | | | | |
| | | U/G 1 | | | | | 4,484.6 | 48,271 | 4,972.9 | 53,528 |
| | | 1 | | | 648.5 | 6,980 | 2,211.0 | 23,799 | 3,941.1 | 42,422 |
| | | 2 | | | | | 3,666.6 | 39,467 | 3,941.6 | 42,427 |
| | | 3 | | | | | 3,745.4 | 40,315 | 3,941.6 | 42,427 |
| | | 4 | | | | | 3,745.4 | 40,315 | 3,941.6 | 42,427 |
| | | 5 | | | | | 3,745.4 | 40,315 | 3,941.6 | 42,427 |
| | | 6 | | | | | 3,745.4 | 40,315 | 3,941.6 | 42,427 |
| | | **PODIUM SUB TOTAL** | | | **648.5** | **6,980.0** | **25,343.6** | **272,796.7** | **28,622.0** | **308,084.2** |
| | TOWER F1 (35 STY) | **FLOOR** | **OUTDOOR AMENITY** | | **INDOOR AMENITY** | | | | | |
| | | 7 | | | | | | | 850.0 | 9,149 |
| | | 8 | 1,208.3 | 13,005 | 760.2 | 8,183 | | | 850.0 | 9,149 |
| | | 9 | | | | | | | 850.0 | 9,149 |
| | | 10 | | | | | | | 850.0 | 9,149 |
| | | 11 | | | | | | | 850.0 | 9,149 |
| | | 12 | | | | | | | 850.0 | 9,149 |
| | | 13 | | | | | | | 850.0 | 9,149 |
| | | 14 | | | | | | | 850.0 | 9,149 |
| | | 15 | | | | | | | 850.0 | 9,149 |
| | | 16 | | | | | | | 850.0 | 9,149 |
| | | 17 | | | | | | | 850.0 | 9,149 |
| | | 18 | | | | | | | 850.0 | 9,149 |
| | | 19 | | | | | | | 850.0 | 9,149 |
| | | 20 | | | | | | | 850.0 | 9,149 |
| | | 21 | | | | | | | 850.0 | 9,149 |
| | | 22 | | | | | | | 850.0 | 9,149 |
| | | 23 | | | | | | | 850.0 | 9,149 |
| | | 24 | | | | | | | 850.0 | 9,149 |
| | | 25 | | | | | | | 850.0 | 9,149 |
| | | 26 | | | | | | | 850.0 | 9,149 |
| | | 27 | | | | | | | 850.0 | 9,149 |
| | | 28 | | | | | | | 850.0 | 9,149 |
| | | 29 | | | | | | | 850.0 | 9,149 |
| | | 30 | | | | | | | 850.0 | 9,149 |
| | | 31 | | | | | | | 850.0 | 9,149 |
| | | 32 | | | | | | | 850.0 | 9,149 |
| | | 33 | | | | | | | 850.0 | 9,149 |
| | | 34 | | | | | | | 850.0 | 9,149 |
| | | 35 | | | | | | | 850.0 | 9,149 |
| | | MPH | | | | | | | 44.0 | 474 |
| | | **TOWER F1 SUB-TOTAL** | | | | | | | **24,694.0** | **265,803.9** |
| | TOWER F2 (30 STY) | **FLOOR** | **OUTDOOR AMENITY** | | **INDOOR AMENITY** | | | | | |
| | | 7 | | | | | | | 850.0 | 9,149 |
| | | 8 | 955.3 | 10,283 | 744.0 | 8,008 | | | 850.0 | 9,149 |
| | | 9 | | | | | | | 850.0 | 9,149 |
| | | 10 | | | | | | | 850.0 | 9,149 |
| | | 11 | | | | | | | 850.0 | 9,149 |
| | | 12 | | | | | | | 850.0 | 9,149 |
| | | 13 | | | | | | | 850.0 | 9,149 |
| | | 14 | | | | | | | 850.0 | 9,149 |
| | | 15 | | | | | | | 850.0 | 9,149 |
| | | 16 | | | | | | | 850.0 | 9,149 |
| | | 17 | | | | | | | 850.0 | 9,149 |
| | | 18 | | | | | | | 850.0 | 9,149 |
| | | 19 | | | | | | | 850.0 | 9,149 |
| | | 20 | | | | | | | 850.0 | 9,149 |
| | | 21 | | | | | | | 850.0 | 9,149 |
| | | 22 | | | | | | | 850.0 | 9,149 |
| | | 23 | | | | | | | 850.0 | 9,149 |
| | | 24 | | | | | | | 850.0 | 9,149 |
| | | 25 | | | | | | | 850.0 | 9,149 |
| | | 26 | | | | | | | 850.0 | 9,149 |
| | | 27 | | | | | | | 850.0 | 9,149 |
| | | 28 | | | | | | | 850.0 | 9,149 |
| | | 29 | | | | | | | 850.0 | 9,149 |
| | | 30 | | | | | | | 850.0 | 9,140 |
| | | MPH | | | | | | | 44.0 | 474 |
| | | **TOWER F2 SUB-TOTAL** | **955** | **10,283** | **744** | **8,008** | | | **20,444.0** | **220,057.4** |
| | TOTAL | **FLOOR** | **TOTAL** | | **TOTAL** | | **TOTAL** | | **TOTAL** | |
| | | **TOTAL** | **2,164** | **23,288** | **2,153** | **23,171** | **25,343.6** | **272,796.7** | **73,760.0** | **793,945.5** |

## UNIT MIX BREAKDOWN

| | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TH | TOTAL | m² | ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM | 1 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 2 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 3 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 4 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 5 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 6 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | SUBTOTAL | | | | | | | | | | | |
| | TOTAL UNITS | | | | | | | | | | #DIV/0! | 707 |
| | UNIT MIX | #DIV/0! | | #DIV/0! | | #DIV/0! | | #DIV/0! | | #DIV/0! | | |
| TOWER F1 (35 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 9 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 10 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 11 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 12 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 13 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 14 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 15 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 16 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 17 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 18 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 19 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 20 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 21 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 22 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 23 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 24 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 25 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 26 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 27 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 28 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 29 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 30 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 31 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 32 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 33 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 34 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | 35 | 2 | 3 | | 7 | | | | | 12 | 62.4 | 671 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | 56 | 84 | | 196 | | | | | 336 | 62.4 | 671 |
| | TOTAL UNITS | 56 | 84 | | 196 | | | | | | | |
| | UNIT MIX | 16.7% | 25.0% | | 58.3% | | | | | 100.0% | | |
| TOWER F2 (30 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 9 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 10 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 11 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 12 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 13 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 14 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 15 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 16 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 17 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 18 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 19 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 20 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 21 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 22 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 23 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 24 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 25 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 26 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 27 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 28 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 29 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | 30 | 1 | 7 | | 4 | | | | | 12 | 62.0 | 667 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | 23 | 161 | | 92 | | | | | 276 | 62.0 | 667 |
| | TOTAL UNITS | 23 | 161 | | 92 | | | | | | | |
| | UNIT MIX | 8.3% | 58.3% | | 33.3% | | | | | 100.0% | | |
| TOTAL | SUBTOTAL | 79 | 245 | | 288 | | | | | 612 | 62.2 | 669 |
| | TOTAL UNITS | 79 | 245 | | 288 | | | | | | | |
| | UNIT MIX | 12.9% | 40.0% | | 47.1% | | | | | 100.0% | | |

## VEHICULAR PARKING - REQUIRED

| BUILDING | USE | RATIO (MIN.) | UNITS | SPACES (MIN.) |
|---|---|---|---|---|
| BUILDING F | RESIDENTIAL | 1.00 / UNIT | 612 | 612 |
| | **TOTAL RESIDENTIAL** | | | **612** |
| | **TOTAL REQUIRED** | | | **612** |

## VEHICULAR PARKING - PROVIDED

| BUILDING | FLOOR | USE | | |
|---|---|---|---|---|
| | | RESIDENTIAL | VISITOR | TOTAL |
| BUILDING F | U/G LEVEL 1 | 141 | | 141 |
| | FLOOR 1 | 10 | 61 | 71 |
| | FLOOR 2 | 104 | | 104 |
| | FLOOR 3 | 106 | | 106 |
| | FLOOR 4 | 106 | | 106 |
| | FLOOR 5 | 116 | | 116 |
| | **TOTAL PROVIDED** | **583** | **61** | **644** |
| | **RATIO** | **0.95 / UNIT** | **0.10 / UNIT** | |

## AMENITY AREAS - REQUIRED & PROVIDED

| BUILDING | TYPE | REQUIRED RATIO | REQUIRED m2 | REQUIRED ft2 | PROVIDED RATIO | PROVIDED m2 | PROVIDED ft2 |
|---|---|---|---|---|---|---|---|
| BUILDING F | INDOOR AMENITY | 2.0 m2/ UNIT | 1,224.0 | 13,175 | 3.5 m2 / UNIT | 2,152.7 | 23,171 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR | | | 3.5 m2 / UNIT | 2,163.5 | 23,288 |
| | **TOTAL AMENITY** | **4.0 m2/ UNIT** | **2,448.0** | **26,350** | **7.1 m2 / UNIT** | **4,316.2** | **46,459** |

## BICYCLE PARKING - REQUIRED

| BUILDING | USE | RESIDENTIAL RATIO | RESIDENTIAL SPACES |
|---|---|---|---|
| BUILDING F | TYPE 'A' | 0.30 / UNIT | 184 |
| | TYPE 'B' | 0.30 / UNIT | 184 |
| | **TOTAL REQUIRED** | | **368** |

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

## BICYCLE PARKING - PROVIDED

| BUILDING | FLOOR | RESIDENTIAL TYPE 'A' | RESIDENTIAL TYPE 'B' | RESIDENTIAL SUB-TOTAL |
|---|---|---|---|---|
| BUILDING F | U/G LEVEL 1 | | 188 | 188 |
| | FLOOR 1 | 108 | | 108 |
| | FLOOR 2 | 92 | | 92 |
| | FLOOR 3 | | | |
| | FLOOR 4 | | | |
| | FLOOR 5 | | | |
| | | **200** | **188** | **388** |


TURNER FLEISCHER

**Turner Fleischer Architects Inc.**

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



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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**STATISTICS-BLOCK F**

PROJECT NO.
22.237P01

PROJECT DATE
2024-02-28

DRAWN BY
DVI

CHECKED BY
RMM

SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO.
RZ007

REV.
1

2024-02-28 10:27:25 AM

## SITE AREA

| LAND USE | m² | ft² | % |
|---|---|---|---|
| GROUND FLOOR TOWER FOOTPRINT | 3,424.2 | 36,857 | 79.6% |
| LANDSCAPED/PAVED OPEN SPACE | 878.2 | 9,452 | 20.4% |
| **TOTAL SITE AREA** | **4,302.3** | **46,310** | 100.0% |

## GROSS BUILDING AREA SUMMARY

| BUILDING | USE | BSA | | FSI |
|---|---|---|---|---|
| | | m² | ft² | |
| BUILDING G | | | | |
| | RESIDENTIAL | 39,284.1 | 422,851 | 9.13 |
| | INDOOR AMENITY | 1,632.9 | 17,576.0 | 0.38 |
| | **TOTAL** | **40,917.0** | **440,427** | **9.51** |

## GROSS CONSTRUCTION AREA SUMMARY

| FLOORS | GCA | |
|---|---|---|
| | m² | ft² |
| UNDERGROUND (U/G1) | 3,919.6 | 42,191 |
| PODIUM (FLOOR 01-05) | 20,619.1 | 221,942 |
| TOWER (FLOOR 06+) | 35,542.6 | 382,577 |
| **TOTAL** | **60,081.3** | **646,710** |

## GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

| BUILDING | PART | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE | | RESIDENTIAL NON-SALEABLE | | TOTAL RESIDENTIAL | | TOTAL BUILDING FLOOR AREA [BFA] (GCA - EXCLUSIONS) | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | # | m² | ft² | m² | ft² | m² | ft² | m² | ft² |
| BUILDING G | PODIUM | U/G 1 | 5 | 335.1 | 3,607 | 646.8 | 6,962 | **981.9** | **10,569** | 981.9 | 10,569 |
| | | 1 | 21 | 1,369.2 | 14,738 | 1,036.6 | 11,158 | **2,405.8** | **25,896** | 2,536.9 | 27,306 |
| | | 2 | | | | 440.8 | 4,745 | **440.8** | **4,745** | 440.8 | 4,745 |
| | | 3 | | | | 353.7 | 3,807 | **353.7** | **3,807** | 353.7 | 3,807 |
| | | 4 | | | | 353.7 | 3,807 | **353.7** | **3,807** | 353.7 | 3,807 |
| | | 5 | | | | 353.7 | 3,807 | **353.7** | **3,807** | 353.7 | 3,807 |
| | | 6 | | | | 353.7 | 3,807 | **353.7** | **3,807** | 353.7 | 3,807 |
| | | **PODIUM SUB TOTAL** | **26** | **1,704.4** | **18,345.5** | **3,539.0** | **38,093.5** | **5,243.4** | **56,439.9** | **5,374.4** | **57,849.7** |
| | TOWER G1 (28 STY) | 7 | | | | 99.2 | 1,067 | **99.2** | **1,067** | 850.1 | 9,150 |
| | | 8 | 13 | 750.9 | 8,083 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 9 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 10 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 11 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 12 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 13 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 14 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 15 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 16 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 17 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 18 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 19 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 20 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 21 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 22 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 23 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 24 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 25 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 26 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 27 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | 28 | 13 | 750.7 | 8,081 | 98.9 | 1,064 | **849.6** | **9,145** | 849.6 | 9,145 |
| | | MPH | | | | 350.0 | 3,767 | **350.0** | **3,767** | 350.0 | 3,767 |
| | | **TOWER G1 SUB-TOTAL** | **273** | **15,765.5** | **169,698.9** | **2,525.0** | **27,179.0** | **18,291** | **196,877.8** | **19,041** | **204,960** |
| | TOWER G2 (25 STY) | 7 | | | | 99.2 | 1,067 | **99.2** | **1,067** | 850.1 | 9,150 |
| | | 8 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 9 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 10 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 11 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 12 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 13 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 14 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 15 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 16 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 17 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 18 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 19 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 20 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 21 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 22 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 23 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 24 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | 25 | 13 | 750.9 | 8,083 | 99.2 | 1,067 | **850.1** | **9,150** | 850.1 | 9,150 |
| | | MPH | | | | 350.0 | 3,767 | **350.0** | **3,767** | 350.0 | 3,767 |
| | | **TOWER G2 SUB-TOTAL** | **234** | **13,516.2** | **145,487.2** | **2,234.0** | **24,047.0** | **15,750** | **169,534.2** | **16,501** | **177,617** |
| | TOTAL | **TOTAL** | **533** | **30,986** | **333,531** | **8,298** | **89,319** | **39,284** | **422,851** | **40,917.0** | **440,427** |

## AMENITY BREAKDOWN

| BUILDING | PART | FLOOR | OUTDOOR AMENITY | | INDOOR AMENITY | | AREA EXCLUSIONS TOTAL EXCLUSIONS | | GROSS CONSTRUCTION AREA [GCA] (NO EXCLUSIONS) | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | m² | ft² | m² | ft² | m² | ft² | m2 | ft2 |
| BUILDING G | PODIUM | U/G 1 | | | | | 2,937.7 | 31,622 | 3,919.6 | 42,191 |
| | | 1 | | | 131.1 | 1,411 | 887.3 | 9,551 | 1,424.2 | 36,857 |
| | | 2 | | | | | 2,981.4 | 32,102 | 1,423.2 | 36,846 |
| | | 3 | | | | | 1,089.2 | 35,252 | 1,442.9 | 37,059 |
| | | 4 | | | | | 1,089.2 | 35,252 | 1,442.9 | 37,059 |
| | | 5 | | | | | 1,089.2 | 35,252 | 1,442.9 | 37,059 |
| | | 6 | | | | | 1,089.2 | 35,252 | 1,442.9 | 37,059 |
| | | **PODIUM SUB TOTAL** | | | **131.1** | **1,410.7** | **10,164.3** | **206,282.7** | **26,538.7** | **264,112.4** |
| | TOWER G1 (28 STY) | 7 | 831.4 | 8,949 | 750.9 | 8,083 | 850.1 | 9,150 | | |
| | | 8 | | | | | 849.6 | 9,145 | | |
| | | 9 | | | | | 849.6 | 9,145 | | |
| | | 10 | | | | | 849.6 | 9,145 | | |
| | | 11 | | | | | 849.6 | 9,145 | | |
| | | 12 | | | | | 849.6 | 9,145 | | |
| | | 13 | | | | | 849.6 | 9,145 | | |
| | | 14 | | | | | 849.6 | 9,145 | | |
| | | 15 | | | | | 849.6 | 9,145 | | |
| | | 16 | | | | | 849.6 | 9,145 | | |
| | | 17 | | | | | 849.6 | 9,145 | | |
| | | 18 | | | | | 849.6 | 9,145 | | |
| | | 19 | | | | | 849.6 | 9,145 | | |
| | | 20 | | | | | 849.6 | 9,145 | | |
| | | 21 | | | | | 849.6 | 9,145 | | |
| | | 22 | | | | | 849.6 | 9,145 | | |
| | | 23 | | | | | 849.6 | 9,145 | | |
| | | 24 | | | | | 849.6 | 9,145 | | |
| | | 25 | | | | | 849.6 | 9,145 | | |
| | | 26 | | | | | 849.6 | 9,145 | | |
| | | 27 | | | | | 849.6 | 9,145 | | |
| | | 28 | | | | | 849.6 | 9,145 | | |
| | | MPH | | | | | 350.0 | 3,767 | | |
| | | **TOWER G1 SUB-TOTAL** | **831** | **8,949** | **751** | **8,083** | **19,041.5** | **204,960.5** | | |
| | TOWER G2 (25 STY) | 7 | 837.6 | 9,016 | 750.9 | 8,083 | 850.1 | 9,150 | | |
| | | 8 | | | | | 850.1 | 9,150 | | |
| | | 9 | | | | | 850.1 | 9,150 | | |
| | | 10 | | | | | 850.1 | 9,150 | | |
| | | 11 | | | | | 850.1 | 9,150 | | |
| | | 12 | | | | | 850.1 | 9,150 | | |
| | | 13 | | | | | 850.1 | 9,150 | | |
| | | 14 | | | | | 850.1 | 9,150 | | |
| | | 15 | | | | | 850.1 | 9,150 | | |
| | | 16 | | | | | 850.1 | 9,150 | | |
| | | 17 | | | | | 850.1 | 9,150 | | |
| | | 18 | | | | | 850.1 | 9,150 | | |
| | | 19 | | | | | 850.1 | 9,150 | | |
| | | 20 | | | | | 850.1 | 9,150 | | |
| | | 21 | | | | | 850.1 | 9,150 | | |
| | | 22 | | | | | 850.1 | 9,150 | | |
| | | 23 | | | | | 850.1 | 9,150 | | |
| | | 24 | | | | | 850.1 | 9,150 | | |
| | | 25 | | | | | 850.1 | 9,150 | | |
| | | MPH | | | | | 350.0 | 3,767 | | |
| | | **TOWER G2 SUB-TOTAL** | **838** | **9,016** | **751** | **8,083** | **16,501.1** | **177,616.8** | | |
| | TOTAL | **TOTAL** | **1,669** | **17,964** | **1,633** | **17,576** | **19,164.3** | **206,282.7** | **60,081.3** | **646,709.6** |

## UNIT MIX BREAKDOWN

| | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TH | TOTAL | m² | ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM | U/G 1 | | 1 | | 4 | | | | | 5 | 67.0 | 721 |
| | 1 | 1 | 10 | | 9 | | 1 | | | 21 | 65.2 | 702 |
| | 2 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 3 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 4 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 5 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 6 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | SUBTOTAL | 1 | 11 | | 13 | | 1 | | | 26 | | |
| | TOTAL UNITS | 1 | 11 | | 13 | | 1 | | | 26 | 65.6 | 706 |
| | UNIT MIX | 3.8% | 42.3% | | 50.0% | | 3.8% | | | 100.0% | | |
| TOWER G1 (28 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 9 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 10 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 11 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 12 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 13 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 14 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 15 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 16 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 17 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 18 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 19 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 20 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 21 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 22 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 23 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 24 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 25 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 26 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 27 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | 28 | 1 | 7 | | 5 | | | | | 13 | 57.7 | 622 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | 21 | 147 | | 105 | | | | | 273 | | |
| | TOTAL UNITS | 21 | 147 | | 105 | | | | | 273 | 57.7 | 622 |
| | UNIT MIX | 7.7% | 53.8% | | 38.5% | | | | | 100.0% | | |
| TOWER G2 (25 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 9 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 10 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 11 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 12 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 13 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 14 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 15 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 16 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 17 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 18 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 19 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 20 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 21 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 22 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 23 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 24 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | 25 | 1 | 7 | | 5 | | | | | 13 | 57.8 | 622 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | 18 | 126 | | 90 | | | | | 234 | | |
| | TOTAL UNITS | 18 | 126 | | 90 | | | | | 234 | 57.8 | 622 |
| | UNIT MIX | 7.7% | 53.8% | | 38.5% | | | | | 100.0% | | |
| TOTAL | SUBTOTAL | 40 | 284 | | 208 | | 1 | | | 533 | | |
| | TOTAL UNITS | 40 | 284 | | 208 | | 1 | | | 533 | 58.1 | 626 |
| | UNIT MIX | 7.5% | 53.3% | | 39.0% | | 0.2% | | | 100.0% | | |

## VEHICULAR PARKING - REQUIRED

| BUILDING | USE | RATIO (MIN.) | UNITS | SPACES (MIN.) |
|---|---|---|---|---|
| BUILDING G | RESIDENTIAL | 1.00 / UNIT | 533 | 533 |
| | **TOTAL RESIDENTIAL** | | | **533** |
| | **TOTAL REQUIRED** | | | **533** |

## VEHICULAR PARKING - PROVIDED

| BUILDING | FLOOR | USE | | |
|---|---|---|---|---|
| | | RESIDENTIAL | VISITOR | TOTAL |
| BUILDING G | U/G LEVEL 1 | 85 | | 85 |
| | FLOOR 1 | 9 | | 9 |
| | FLOOR 2 | 37 | 44 | 81 |
| | FLOOR 3 | 96 | | 96 |
| | FLOOR 4 | 96 | | 96 |
| | FLOOR 5 | 96 | | 96 |
| | FLOOR 6 | 82 | | 82 |
| | **TOTAL PROVIDED** | **402** | **53** | **545** |
| | **RATIO** | **0.92 / UNIT** | **0.10 / UNIT** | |

## AMENITY AREAS - REQUIRED & PROVIDED

| BUILDING | TYPE | REQUIRED | | | PROVIDED | | |
|---|---|---|---|---|---|---|---|
| | | RATIO | m2 | ft2 | RATIO | m2 | ft2 |
| BUILDING G | INDOOR AMENITY | 2.0 m2/ UNIT | 1,066.0 | 11,474 | 3.1 m2 / UNIT | 1,632.9 | 17,576 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR | | | 3.1 m2 / UNIT | 1,669.0 | 17,964 |
| | **TOTAL AMENITY** | **4.0 m2/ UNIT** | **2,132.0** | **22,949** | **6.2 m2 / UNIT** | **3,301.8** | **35,540** |

## BICYCLE PARKING - REQUIRED

| BUILDING | USE | RESIDENTIAL | |
|---|---|---|---|
| | | RATIO | SPACES |
| BUILDING G | TYPE 'A' | 0.30 / UNIT | 160 |
| | TYPE 'B' | 0.30 / UNIT | 160 |
| | **TOTAL REQUIRED** | | **320** |

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

## BICYCLE PARKING - PROVIDED

| BUILDING | FLOOR | RESIDENTIAL | | |
|---|---|---|---|---|
| | | TYPE 'A' | TYPE 'B' | SUB-TOTAL |
| BUILDING G | U/G LEVEL 1 | | 162 | 162 |
| | FLOOR 1 | 32 | | 32 |
| | FLOOR 2 | 148 | | 148 |
| | FLOOR 3 | | | |
| | FLOOR 4 | | | |
| | FLOOR 5 | | | |
| | | **180** | **162** | **342** |


**TURNER FLEISCHER**

**Turner Fleischer Architects Inc.**

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



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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**STATISTICS-BLOCK G**

PROJECT NO. 22.237P01
PROJECT DATE 2024-02-28
DRAWN BY DVI
CHECKED BY RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ008
REV. 1

2024-02-28 10:27:26 AM

## SITE AREA

| LAND USE | m² | ft² | % |
|---|---|---|---|
| GROUND FLOOR TOWER FOOTPRINT | 1,140.9 | 23,046 | 75.3% |
| LANDSCAPED/PAVED OPEN SPACE | 701.8 | 7,554 | 24.7% |
| **TOTAL SITE AREA** | **2,842.7** | **30,598** | 100.0% |

## GROSS BUILDING AREA SUMMARY

| BUILDING | USE | BFA | | FSI |
|---|---|---|---|---|
| | | m² | ft² | |
| BUILDING H | RESIDENTIAL | 20,896.1 | 224,924 | 7.35 |
| | INDOOR AMENITY | 886.3 | 9,539.6 | 0.31 |
| | **TOTAL** | **21,782.4** | **234,464** | **7.66** |

## GROSS CONSTRUCTION AREA SUMMARY

| FLOORS | GCA | |
|---|---|---|
| | m² | ft² |
| UNDERGROUND (U/G1) | 2,301.7 | 24,775 |
| PODIUM (FLOOR 01-06) | 12,844.9 | 138,261 |
| TOWERS (FLOOR 07+) | 17,900.6 | 192,681 |
| **TOTAL** | **33,047.2** | **355,717** |

## GROSS BUILDING AREA (BFA) BREAKDOWN

GROSS BUILDING AREA BREAKDOWN

| BUILDING | PART | FLOOR | # OF UNITS | RESIDENTIAL SALEABLE m² | RESIDENTIAL SALEABLE ft² | RESIDENTIAL NON-SALEABLE m² | RESIDENTIAL NON-SALEABLE ft² | TOTAL RESIDENTIAL m² | TOTAL RESIDENTIAL ft² | TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) m² | TOTAL BUILDING FLOOR AREA (BFA) (GCA - EXCLUSIONS) ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | # | | | | | | | | |
| BUILDING H | PODIUM | U/G 1 | 9 | 575.5 | 6,194 | 429.6 | 4,624 | **1,005.0** | **10,818** | 1,005.0 | 10,818 |
| | | 1 | 9 | 588.2 | 6,331 | 722.1 | 7,772 | **1,310.3** | **14,103** | 1,445.3 | 15,558 |
| | | 2 | | | | 331.8 | 3,572 | **331.8** | **3,572** | 331.8 | 3,572 |
| | | 3 | | | | 274.9 | 2,959 | **274.9** | **2,959** | 274.9 | 2,959 |
| | | 4 | | | | 274.9 | 2,959 | **274.9** | **2,959** | 274.9 | 2,959 |
| | | 5 | | | | 274.9 | 2,959 | **274.9** | **2,959** | 274.9 | 2,959 |
| | | 6 | | | | 274.9 | 2,959 | **274.9** | **2,959** | 274.9 | 2,959 |
| | | **PODIUM SUB TOTAL** | **18** | **1,163.6** | **12,525.3** | **2,583.0** | **27,803.6** | **3,740.7** | **40,328.9** | **3,881.8** | **41,783.0** |
| | TOWER H1 (27 STY) | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | 7 | | | | 98.9 | 1,064 | **98.9** | **1,064** | 850.0 | 9,150 |
| | | 8 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 9 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 10 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 11 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 12 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 13 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 14 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 15 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 16 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 17 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 18 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 19 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 20 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 21 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 22 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 23 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 24 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 25 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 26 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | 27 | 13 | 751.2 | 8,086 | 99.2 | 1,067 | **850.3** | **9,153** | 850.3 | 9,153 |
| | | MPH | | | | 44.0 | 474 | **44.0** | **474** | 44.0 | 474 |
| | | **TOWER A SUB-TOTAL** | **260** | **15,023.4** | **161,710.5** | **2,126.1** | **22,884.6** | **17,149.5** | **184,595** | **17,900.6** | **192,681** |
| | TOTAL | **FLOOR** | **# OF UNITS** | **RESIDENTIAL SALEABLE** | | **RESIDENTIAL NON-SALEABLE** | | **TOTAL RESIDENTIAL** | | **TOTAL BUILDING FLOOR AREA** | |
| | | **TOTAL** | **278** | **16,187** | **174,236** | **4,709** | **50,688** | **20,896** | **224,924** | **21,782.4** | **234,464** |

## AMENITY BREAKDOWN

| BUILDING | PART | FLOOR | OUTDOOR AMENITY m² | OUTDOOR AMENITY ft² | INDOOR AMENITY m² | INDOOR AMENITY ft² |
|---|---|---|---|---|---|---|
| BUILDING H | PODIUM | 1 | | | 135.1 | 1,454 |
| | TOWER H1 (27 STY) | 7 | 1,251.8 | 13,474 | 751.2 | 8,086 |
| | TOTAL | **TOTAL** | **1,251.8** | **13,474** | **751.2** | **8,086** |
| | TOTAL | **TOTAL** | **1,252** | **13,474** | **886** | **9,540** |

| BUILDING | PART | FLOOR | AREA EXCLUSIONS TOTAL EXCLUSIONS m² | AREA EXCLUSIONS TOTAL EXCLUSIONS ft² | GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) m2 | GROSS CONSTRUCTION AREA (GCA) (NO EXCLUSIONS) ft2 |
|---|---|---|---|---|---|---|
| BUILDING H | PODIUM | U/G 1 | 1,296.7 | 13,957 | 2,301.7 | 24,775 |
| | | 1 | 695.6 | 7,487 | 2,140.9 | 23,046 |
| | | 2 | 1,808.9 | 19,471 | 2,140.8 | 23,043 |
| | | 3 | 1,865.9 | 20,084 | 2,140.8 | 23,043 |
| | | 4 | 1,865.9 | 20,084 | 2,140.8 | 23,043 |
| | | 5 | 1,865.9 | 20,084 | 2,140.8 | 23,043 |
| | | 6 | 1,865.9 | 20,084 | 2,140.8 | 23,043 |
| | | **PODIUM SUB TOTAL** | **11,264.8** | **121,253.3** | **15,146.6** | **163,036.9** |
| | TOWER H1 (27 STY) | | | | 850.0 | 9,150 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | | | | 850.3 | 9,153 |
| | | **TOWER A SUB-TOTAL** | | | **17,900.6** | **192,680.7** |
| | TOTAL | **TOTAL** | | | | |
| | | **TOTAL** | **11,264.8** | **121,253.3** | **33,047.2** | **355,717.0** |

## UNIT MIX BREAKDOWN

| | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TH | TOTAL | m² | ft² |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PODIUM | U/G 1 | | 3 | | 5 | | 1 | | | **9** | 63.9 | 688 |
| | 1 | | 3 | | 5 | | 1 | | | **9** | 65.4 | 703 |
| | 2 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 3 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 4 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 5 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 6 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | SUBTOTAL | | **6** | | **10** | | **2** | | | **18** | | |
| | TOTAL UNITS | | **6** | | **10** | | **2** | | | | **64.6** | **707** |
| | UNIT MIX | | **33.3%** | | **55.6%** | | **11.1%** | | | **100.0%** | | |
| TOWER H1 (27 STY) | 7 | | | | | | | | | | #DIV/0! | #DIV/0! |
| | 8 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 9 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 10 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 11 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 12 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 13 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 14 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 15 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 16 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 17 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 18 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 19 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 20 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 21 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 22 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 23 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 24 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 25 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 26 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | 27 | 1 | 7 | | 5 | | | | | **13** | 57.8 | 622 |
| | MPH | | | | | | | | | | | |
| | SUBTOTAL | **20** | **140** | | **100** | | | | | **260** | | |
| | TOTAL UNITS | **20** | **140** | | **100** | | | | | | **57.8** | **622** |
| | UNIT MIX | **7.7%** | **53.8%** | | **38.5%** | | | | | **100.0%** | | |
| TOTAL | SUBTOTAL | **20** | **146** | | **110** | | **2** | | | **278** | | |
| | TOTAL UNITS | **20** | **146** | | **110** | | **2** | | | | **58.2** | **627** |
| | UNIT MIX | **7.2%** | **52.5%** | | **39.6%** | | **0.7%** | | | **100.0%** | | |

## VEHICULAR PARKING - REQUIRED

| BUILDING | USE | RATIO (MIN.) | UNITS | SPACES (MIN.) |
|---|---|---|---|---|
| BUILDING H | RESIDENTIAL | 1.00 / UNIT | 278 | 278 |
| | **TOTAL RESIDENTIAL** | | | **278** |
| | **TOTAL REQUIRED** | | | **278** |

## VEHICULAR PARKING - PROVIDED

| BUILDING | FLOOR | USE RESIDENTIAL | USE VISITOR | USE TOTAL |
|---|---|---|---|---|
| BUILDING H | U/G LEVEL 1 | 35 | | 35 |
| | FLOOR 1 | | 8 | 8 |
| | FLOOR 2 | 29 | 20 | 49 |
| | FLOOR 3 | 57 | | 57 |
| | FLOOR 4 | 57 | | 57 |
| | FLOOR 5 | 57 | | 57 |
| | FLOOR 6 | 37 | | 37 |
| | **TOTAL PROVIDED** | **272** | **28** | **300** |
| | **RATIO** | **0.98 / UNIT** | **0.10 / UNIT** | |

## AMENITY AREAS - REQUIRED & PROVIDED

| BUILDING | TYPE | REQUIRED RATIO | REQUIRED m2 | REQUIRED ft2 | PROVIDED RATIO | PROVIDED m2 | PROVIDED ft2 |
|---|---|---|---|---|---|---|---|
| BUILDING H | INDOOR AMENITY | 2.0 m2/ UNIT | 556.0 | 5,985 | 3.2 m2 / UNIT | 886.3 | 9,540 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR | | | 4.5 m2 / UNIT | 1,251.8 | 13,474 |
| | **TOTAL AMENITY** | **4.0 m2/ UNIT** | **1,112.0** | **11,970** | **7.7 m2 / UNIT** | **2,138.1** | **23,014** |

## BICYCLE PARKING - REQUIRED

| BUILDING | USE | RESIDENTIAL RATIO | RESIDENTIAL SPACES |
|---|---|---|---|
| BUILDING H | TYPE 'A' | 0.30 / UNIT | 84 |
| | TYPE 'B' | 0.30 / UNIT | 84 |
| | **TOTAL REQUIRED** | | **168** |

** BICYCLE PARKING RATIOS AS PER CITY OF WATERLOO ZONING BY-LAW 2018-050*

## BICYCLE PARKING - PROVIDED

| BUILDING | FLOOR | RESIDENTIAL TYPE 'A' | RESIDENTIAL TYPE 'B' | RESIDENTIAL SUB-TOTAL |
|---|---|---|---|---|
| BUILDING H | U/G LEVEL 1 | | | |
| | FLOOR 1 | 70 | | 70 |
| | FLOOR 2 | 20 | 98 | 118 |
| | FLOOR 3 | | | |
| | FLOOR 4 | | | |
| | FLOOR 5 | | | |
| | | **90** | **98** | **188** |


**TURNER FLEISCHER**

**Turner Fleischer Architects Inc.**

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T 416 425 2222
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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING
**STATISTICS-BLOCK H**

PROJECT NO.
22.237P01
PROJECT DATE
2024-02-28
DRAWN BY
DVI
CHECKED BY
RMM
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ009
REV. 1

2024-02-28 10:27:26 AM




2024-02-28 10:27:27 AM

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

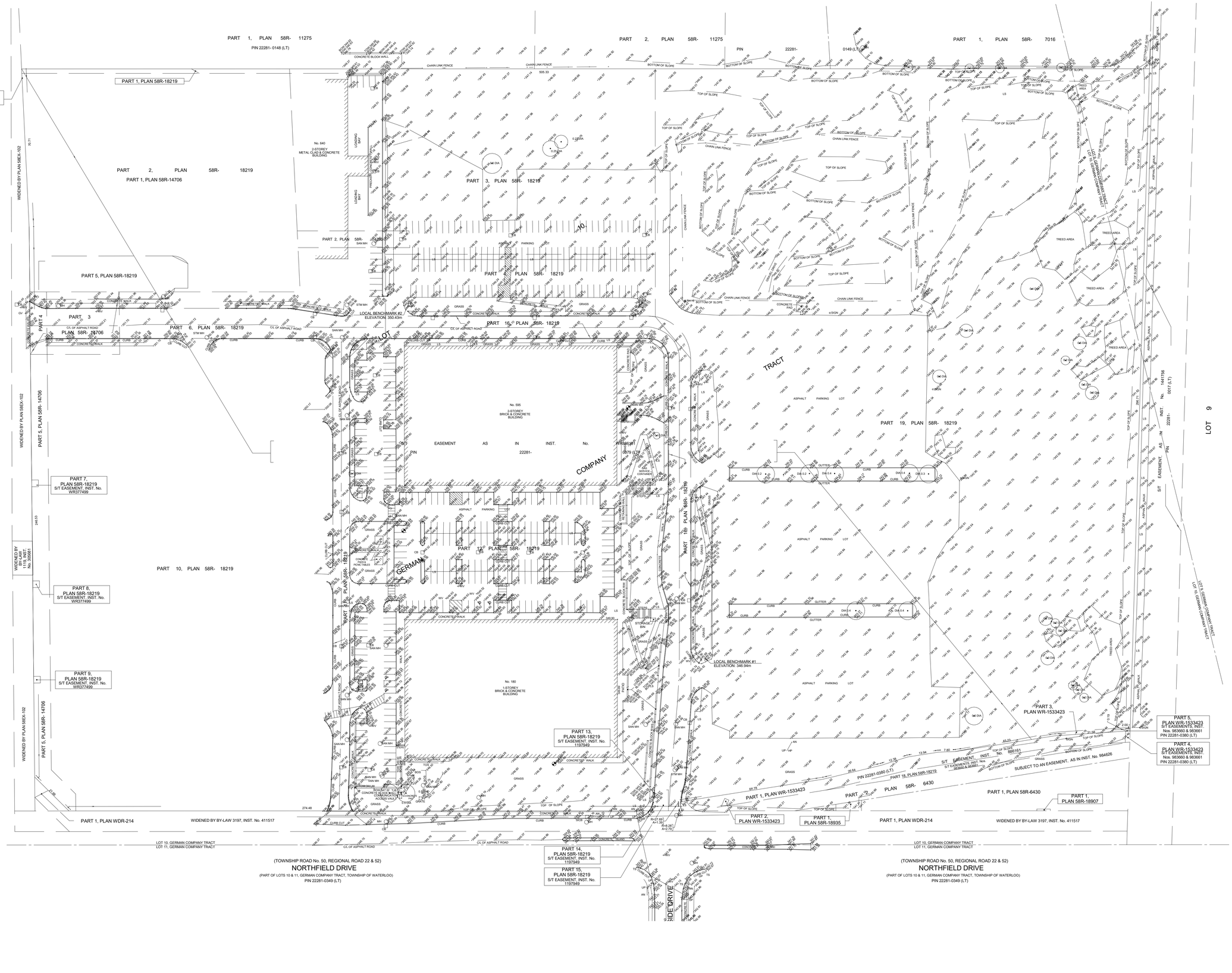
**CONTEXT PLAN**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 2500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ010

REV. 1




# TURNER FLEISCHER


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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**SURVEY BY J.D.BARNES COMPLETED ON JULY 27, 2023**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 750 |

DRAWING NO. RZ011 | REV. 1

2024-02-28 10:27:28 AM

ADJACENT LANDS:
± 50,500m²

DEVELOPMENT LANDS:
± 74,481.90m²

TOTAL SUBJECT SITE AREA:
± 161,866.05m²

WEBER ST N

EXISTING 1 STY COMMERCIAL BUILDINGS

PARKSIDE CUL DE SAC
±393.31m²

BUILDING K
SITEA AREA: ±13,157.27m²

BUILDING L
SITE AREA: ±24,594.31m²

AREA: ± 6,248.44m²

EXISTING PRIVATE ROAD

PARKSIDE DRIVE

PROPOSED TRAIL

BUILDING I
SITE AREA: ±8,478.20m²

BUILDING J
SITE AREA: ±11,707.43m²

BUILDING F
SITE AREA: ±5,215.23m²

BUILDING E
SITE AREA: ±3,399.43m²

POPS
±1,777.71m²

DRIVEWAY ±2,554.47m²

BUILDING A
SITE AREA: ±3,382.95m²

BUILDING B
SITE AREA: ±6,482.01m²

POPS
±1,442.29m²

DRIVEWAY ±2,383.81m²

BUILDING C
SITE AREA: ±5,345.53m²

BUILDING G
SITE AREA: ±4,302.32m²

BUILDING H
SITE AREA: ±2,842.65m²

BUILDING D
SITE AREA: ±5,986.20m²

150.00 m FROM NORTHFIELD DR

WATERLOO FIRE STATION 3

ROAD WIDENING
±363.5m²

EXISTING EASEMENT
±306.46m²

EXPROPRIATED LANDS
±1,002.96m²

ADJACENT LANDS:
± 50,500m²

OFFICE LANDS:
± 28,570.10m²

DEVELOPMENT LANDS:
± 74,481.90m²

2024-02-28 10:27:29 AM

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**BUILDING LEGEND**

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- BUILDING G
- BUILDING H
- BUILDING I
- BUILDING J
- BUILDING K
- BUILDING L

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

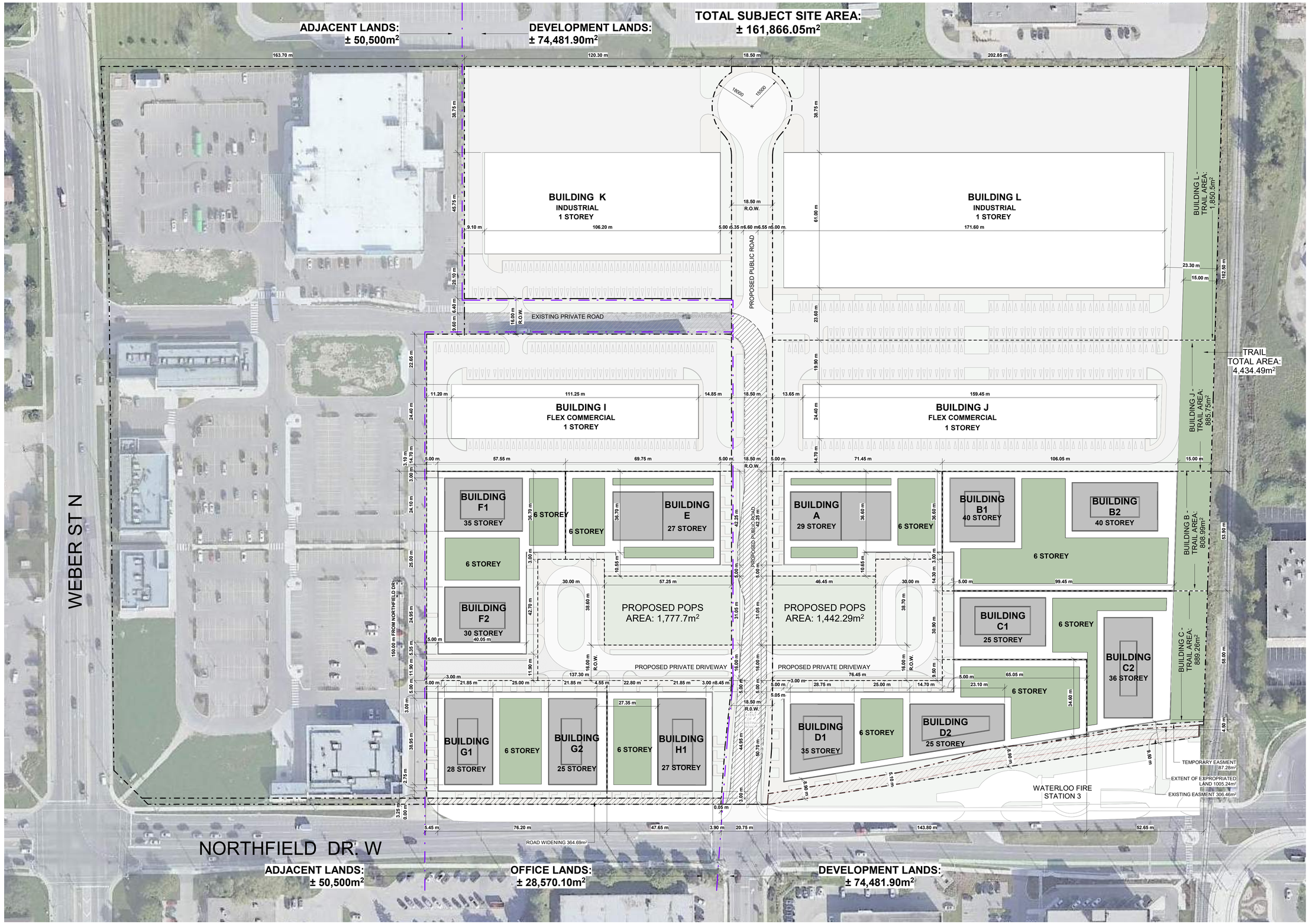
PROJECT
**170 Northfield Drive West, Waterloo**
170 Northfield Drive West, Waterloo, Ontario

DRAWING
**MASTER/BLOCK PLAN**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1:750 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

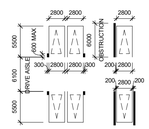
DRAWING NO. RZ012
REV. 1




**TYPICAL PARKING DIMENSIONS:**

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



**TYPICAL BARRIER FREE SPACE:**

MIN 3.7 x 5.5 x 2.1m HIGH



| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

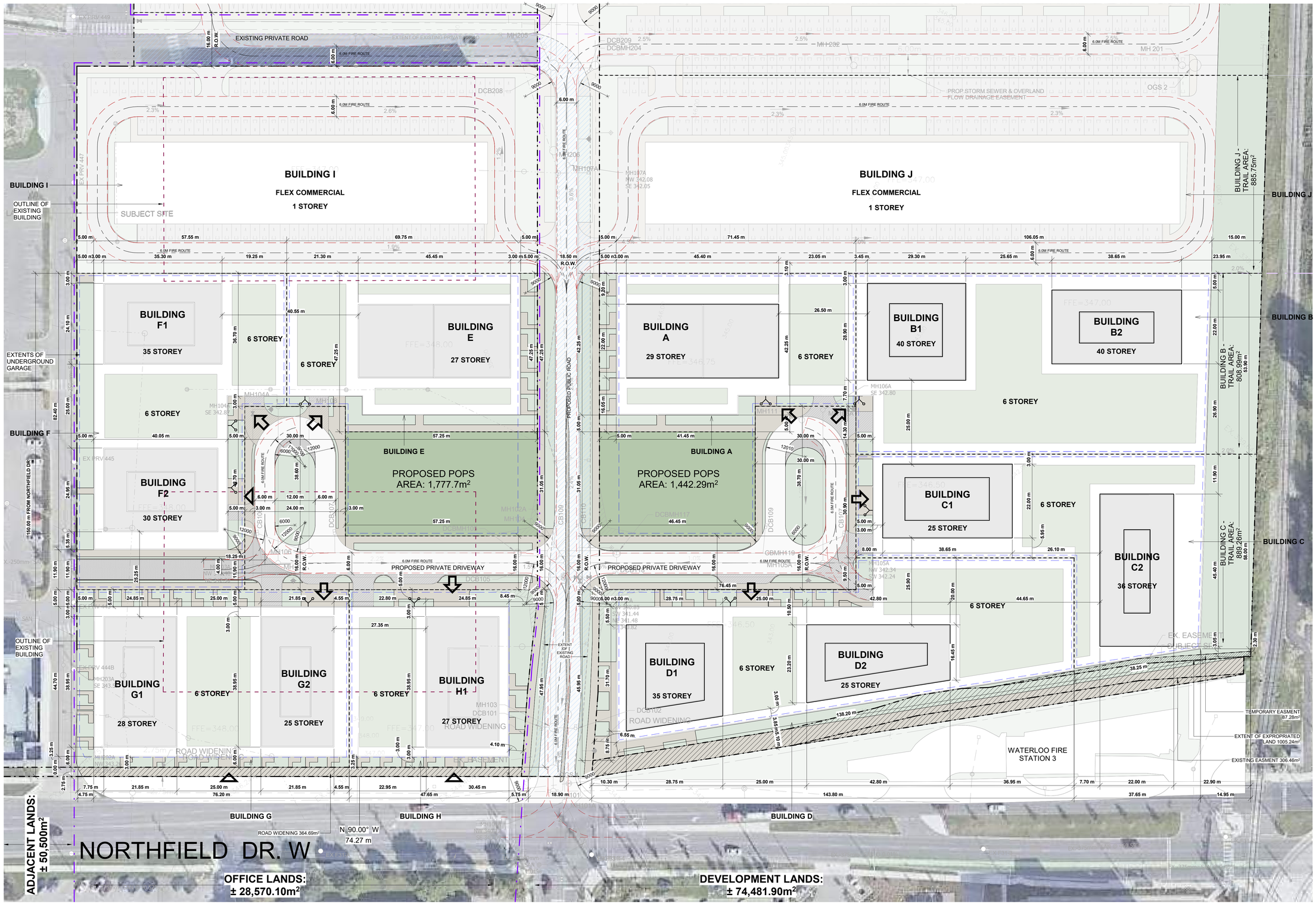
DRAWING

**OVERALL SITE PLAN**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1:750 |

DRAWING NO. RZ013 | REV. 1

2024-03-07 11:22:35 AM




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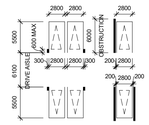

## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

**TYPICAL PARKING DIMENSIONS:**

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH




**TYPICAL BARRIER FREE SPACE:**

MIN 3.7 x 5.5 x 2.1m HIGH




| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

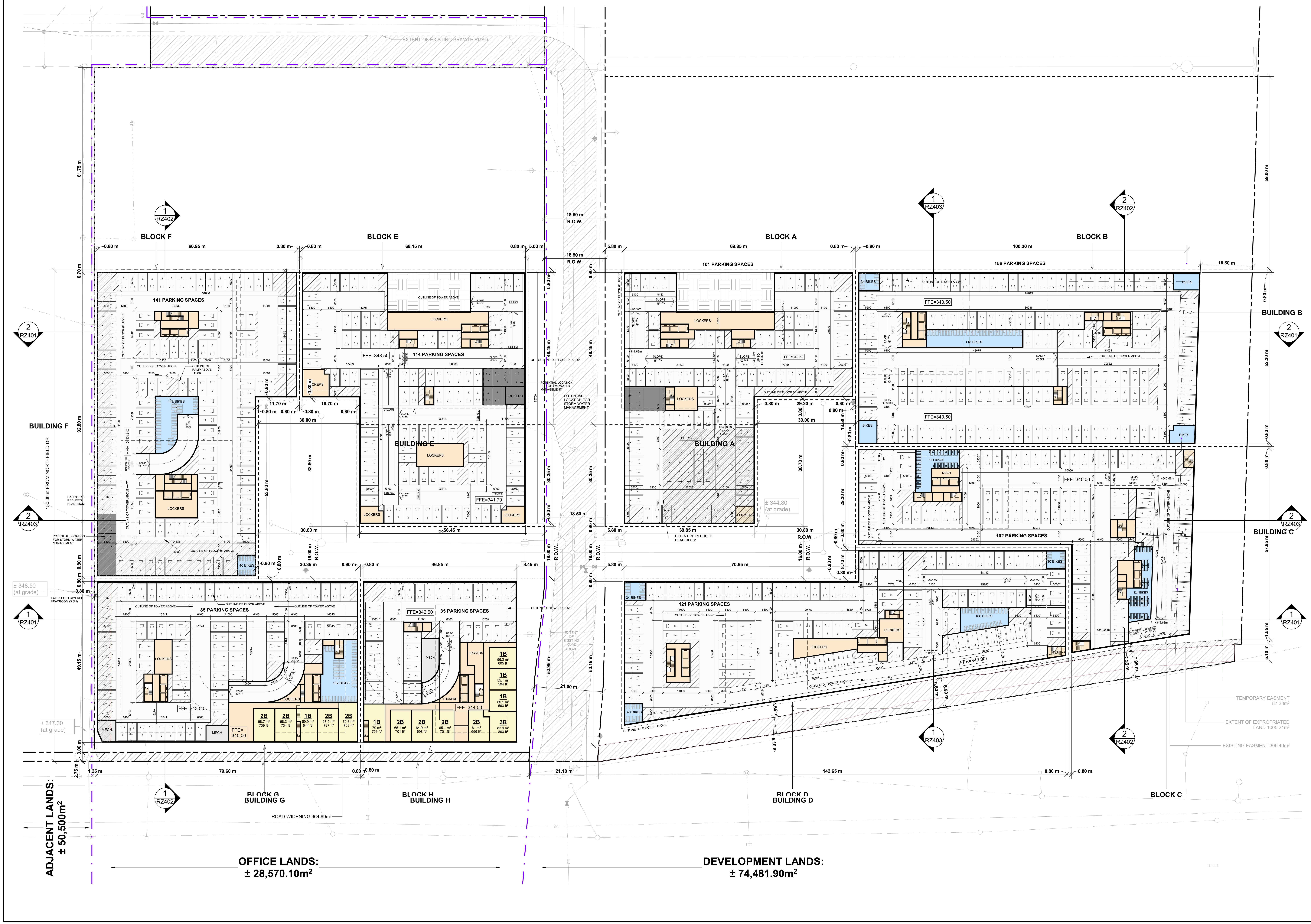
DRAWING
**SITE PLAN / ROOF PLAN - RESIDENTIAL**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ014
REV. 1

2024-02-28 10:27:41 AM




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## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

**TYPICAL PARKING DIMENSIONS:**

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH

**TYPICAL BARRIER FREE SPACE:**

MIN 3.7 x 5.5 x 2.1m HIGH

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

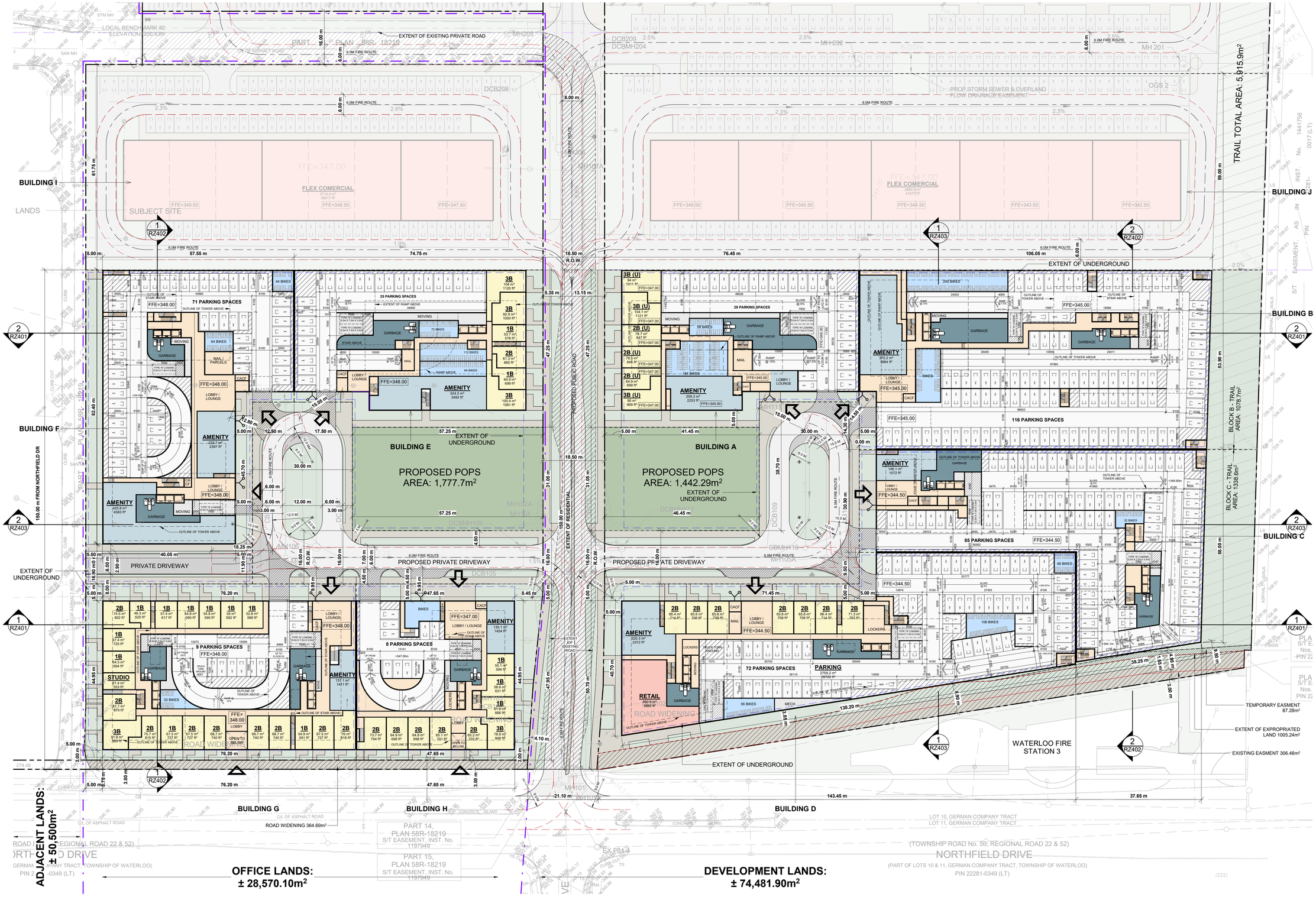
PROJECT
**170 Northfield Drive West, Waterloo**
170 Northfield Drive West, Waterloo, Ontario

DRAWING
**UNDERGROUND LEVEL 01**

PROJECT NO. 22.237P01
PROJECT DATE 2024-02-28
DRAWN BY DVI
CHECKED BY RMM
SCALE 1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ101
REV. 1




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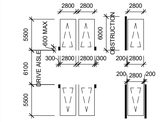

## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

**TYPICAL PARKING DIMENSIONS:**

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH




**TYPICAL BARRIER FREE SPACE:**

MIN 3.7 x 5.5 x 2.1m HIGH




| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

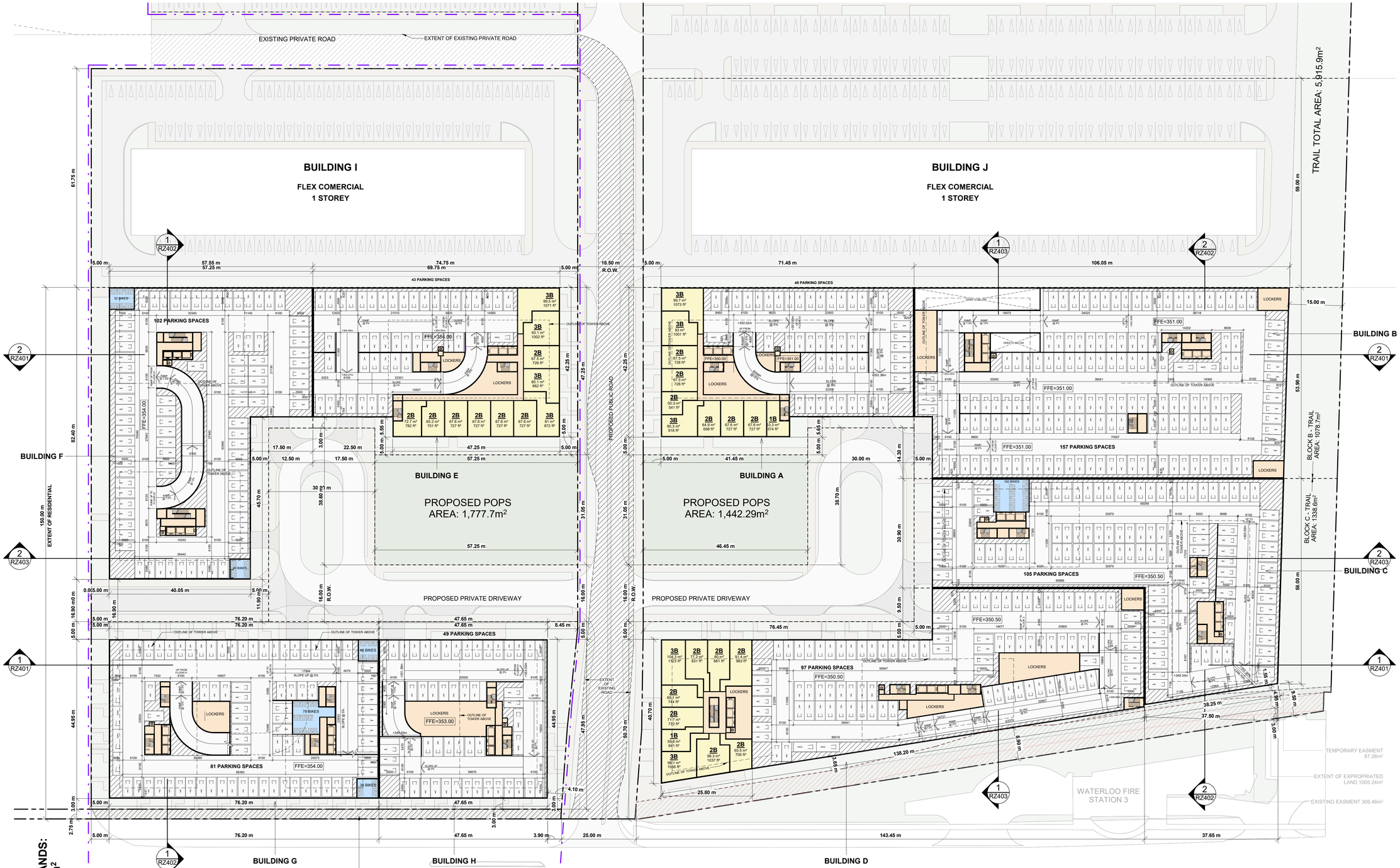
DRAWING
**FLOOR 01**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

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RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ151
REV. 1

2024-02-28 10:27:50 AM




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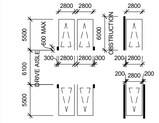

## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

**TYPICAL PARKING DIMENSIONS:**

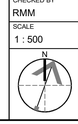
AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH




**TYPICAL BARRIER FREE SPACE:**

MIN 3.7 x 5.5 x 2.1m HIGH




| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**
170 Northfield Drive West, Waterloo, Ontario

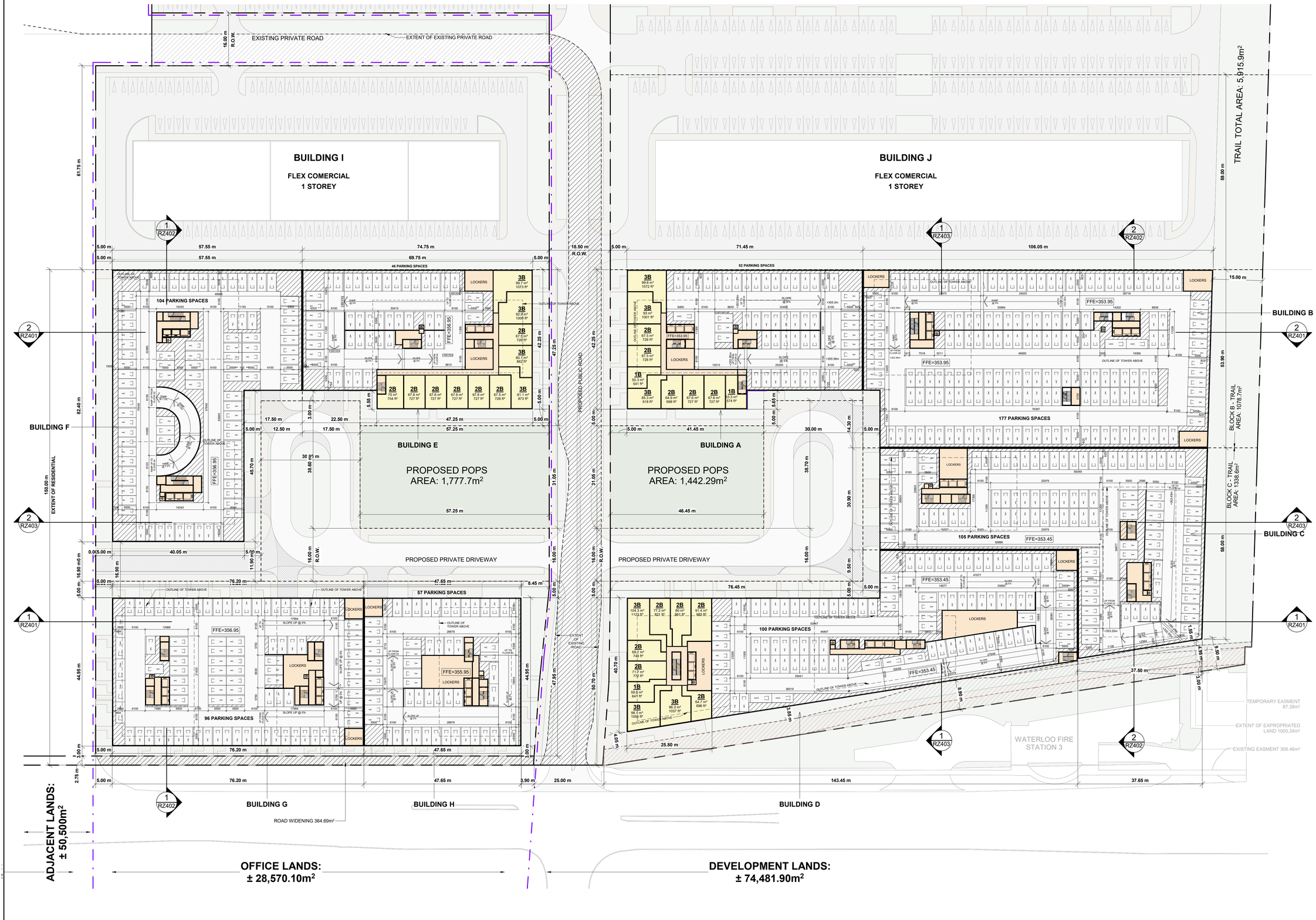
DRAWING
**FLOOR 02**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

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

DRAWING NO. RZ152
REV. 1

2024-02-28 10:27:55 AM




# TURNER FLEISCHER


**Turner Fleischer Architects Inc.**

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T 416 425 2222
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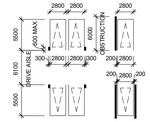

## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

**TYPICAL PARKING DIMENSIONS:**

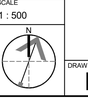
AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH



**TYPICAL BARRIER FREE SPACE:**

MIN 3.7 x 5.5 x 2.1m HIGH



| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

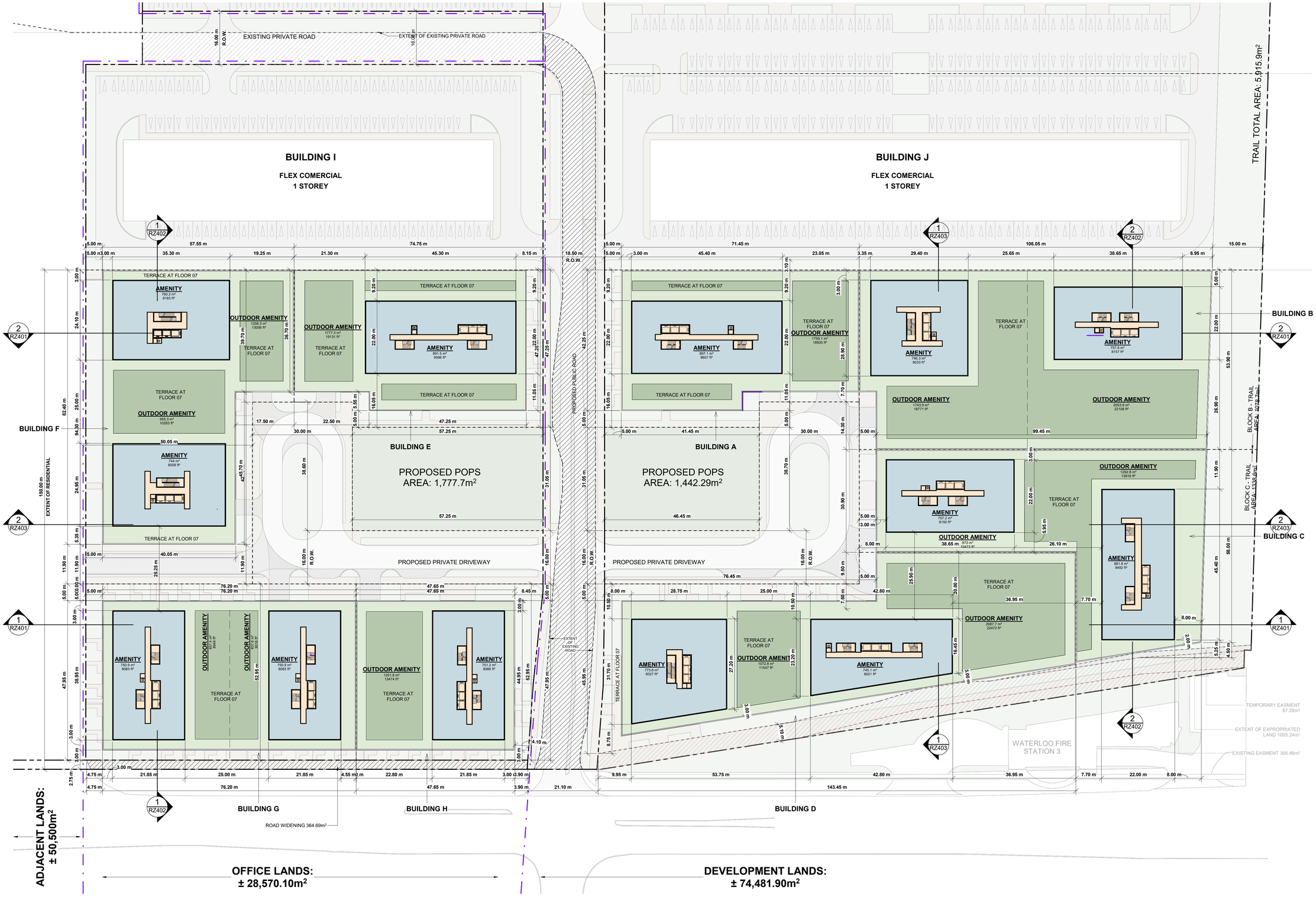
**FLOOR 03-06 (TYPICAL)**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ153 | REV. 1

2024-02-28 10:27:59 AM




# TURNER FLEISCHER


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## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**FLOOR 07 (AMENITY)**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ154 | REV. 1

2024-02-28 10:28:03 AM




# TURNER FLEISCHER


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## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**FLOOR 08 (TYPICAL)**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ155 | REV. 1

2024-02-28 10:28:09 AM

# TOTAL SUBJECT SITE AREA:
# ± 161,866.05m²

ADJACENT LANDS: ± 50,500m²

DEVELOPMENT LANDS: ± 74,481.90m²

OFFICE LANDS: ± 28,570.10m²

BUILDING K

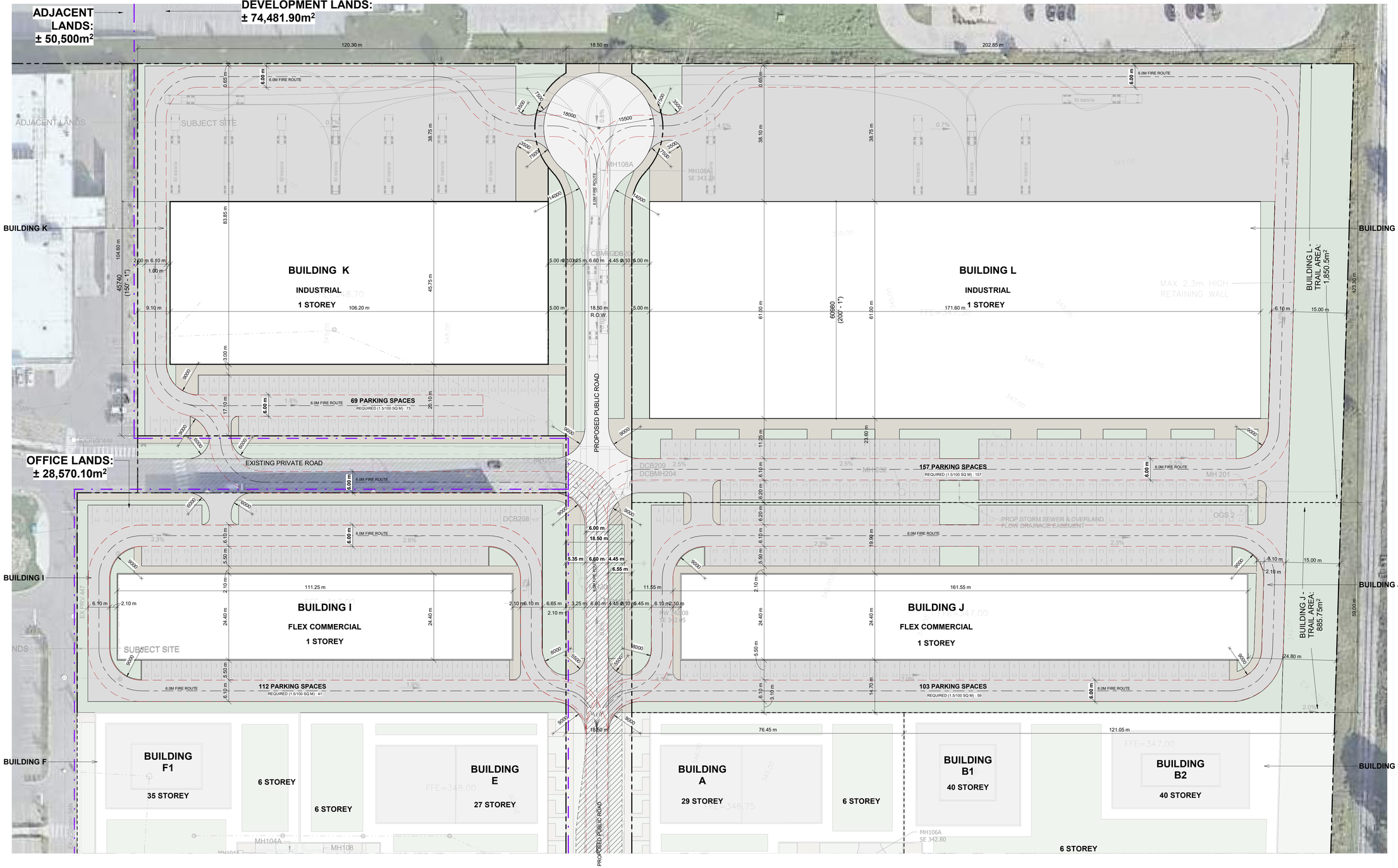
BUILDING L

BUILDING I

BUILDING J

BUILDING F

BUILDING B




# TURNER FLEISCHER


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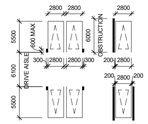

## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

**TYPICAL PARKING DIMENSIONS:**

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH




**TYPICAL BARRIER FREE SPACE:**

MIN 3.7 x 5.5 x 2.1m HIGH




| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**SITE PLAN / ROOF PLAN - COMMERCIAL**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ161

REV. 1

2024-03-07 11:22:38 AM

# TOTAL SUBJECT SITE AREA:
# ± 161,866.05m²

**ADJACENT LANDS:**
**± 50,500m²**

**DEVELOPMENT LANDS:**
**± 74,481.90m²**

**OFFICE LANDS:**
**± 28,570.10m²**

BUILDING K

BUILDING L

BUILDING I

BUILDING J

BUILDING F

BUILDING B

NDS

SUBJECT SITE

PROPOSED PUBLIC ROAD

EXISTING PRIVATE ROAD

EXTENT OF EXISTING PRIVATE ROAD

MAX 2.9m HIGH RETAINING WALL

MAX 3.0m HIGH RETAINING WALL

MAX 2.5m HIGH RETAINING WALL

**INDUSTRIAL**
4855.5 m²
52264 ft²

**INDUSTRIAL**
10460.4 m²
112595 ft²

**FLEX COMERCIAL**
2714.4 m²
29217 ft²

**FLEX COMERCIAL**
3890.5 m²
41877 ft²

**69 PARKING SPACES**
REQUIRED (1.5/100 SQ M) : 73

**157 PARKING SPACES**
REQUIRED (1.5/100 SQ M) : 157

**112 PARKING SPACES**
REQUIRED (1.5/100 SQ M) : 41

**103 PARKING SPACES**
REQUIRED (1.5/100 SQ M) : 59

6.0M FIRE ROUTE

PROP. STORM SEWER & OVERLAND FLOW DRAINAGE EASEMENT

OGS 2

MH108A

MH205

MH202

MH201

MH206

MH107A

MH104A

MH108

DCB207

DCB209

DCBMH204

DCB208

CBMH208

FFE=349.50

FFE=348.50

FFE=347.50

FFE=347.00

FFE=346.00

FFE=345.00

FFE=344.00

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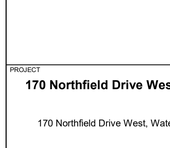
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FFE=348.00

FFE=346.75

FFE=347.30

FFE=347.00







## TYPICAL PARKING DIMENSIONS:

AISLE WIDTH: MIN 6.1m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.5 x 2.0m HIGH

## TYPICAL BARRIER FREE SPACE:

MIN 3.7 x 5.5 x 2.1m HIGH

## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING
**FLOOR 01 - COMMERCIAL**

PROJECT NO.
22.237P01

PROJECT DATE
2024-02-28

DRAWN BY
DVI

CHECKED BY
RMM

SCALE
1 : 500

DRAWING NO.
RZ162

REV.
1

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

2024-03-07 11:22:42 AM

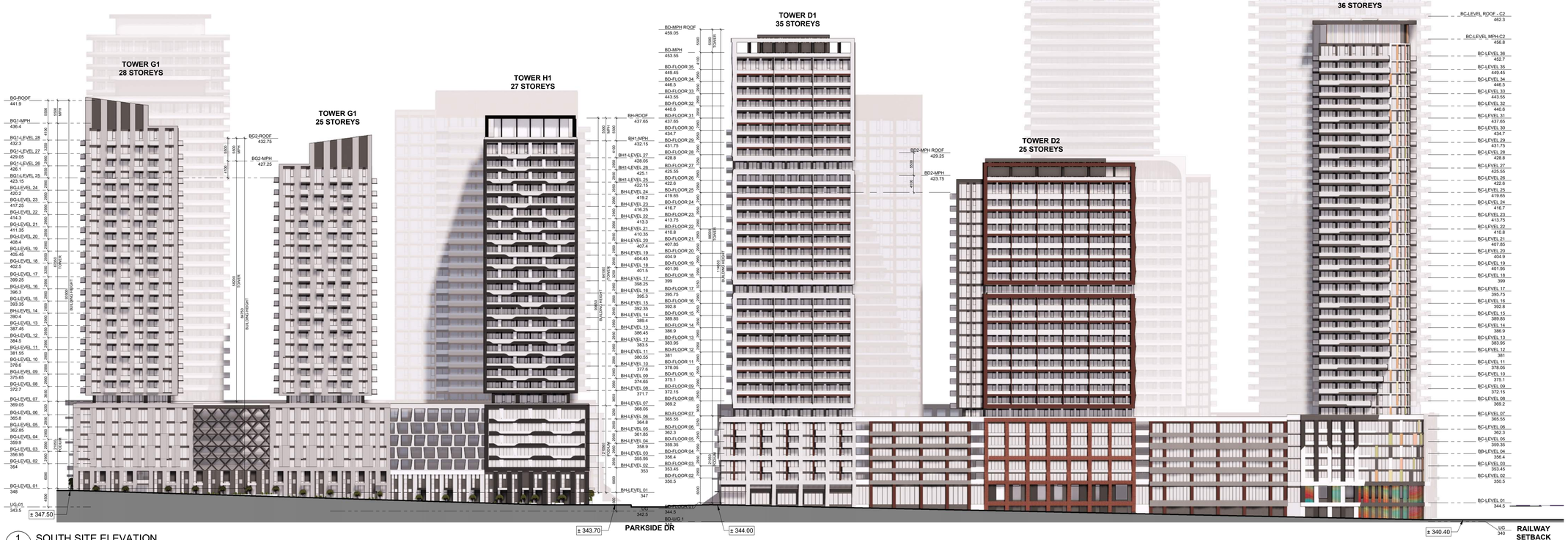

**TURNER FLEISCHER**

**Turner Fleischer Architects Inc.**

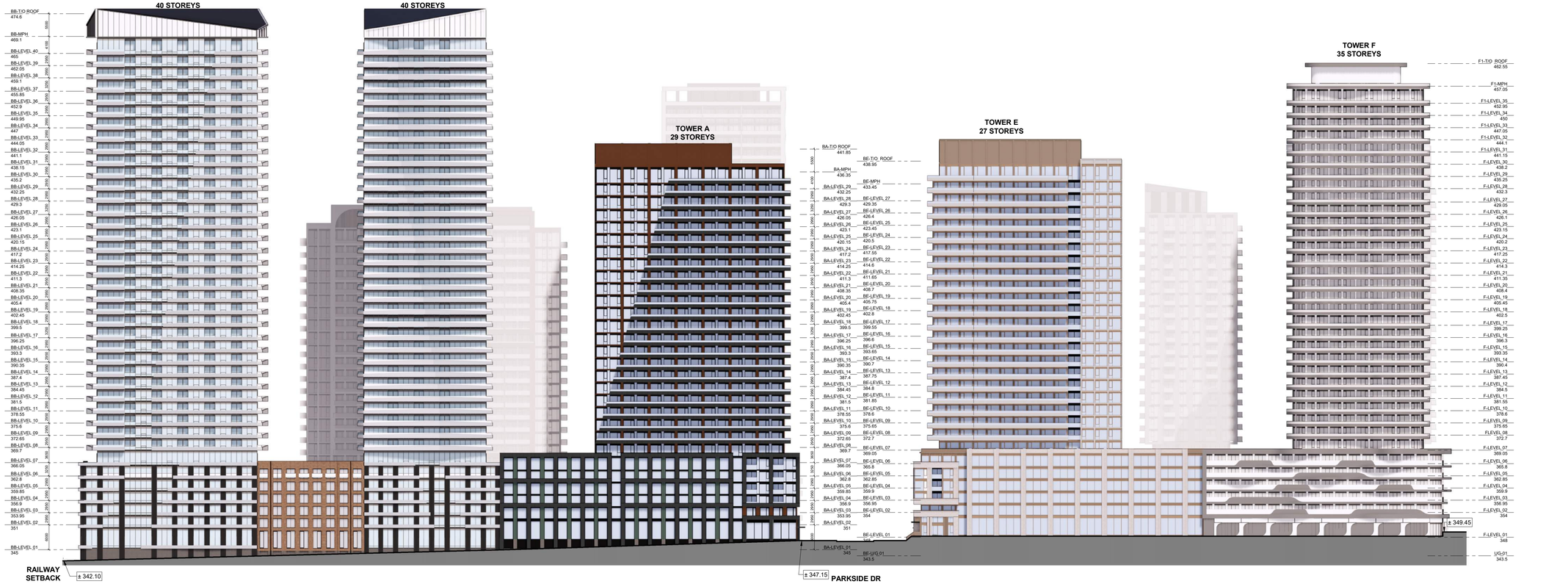
67 Lesmill Road
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T 416 425 2222
turnerfleischer.com



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1 SOUTH SITE ELEVATION
RZ301 1 : 500




2 NORTH SITE ELEVATION
RZ301 1 : 500

2024-02-28 10:28:26 AM

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

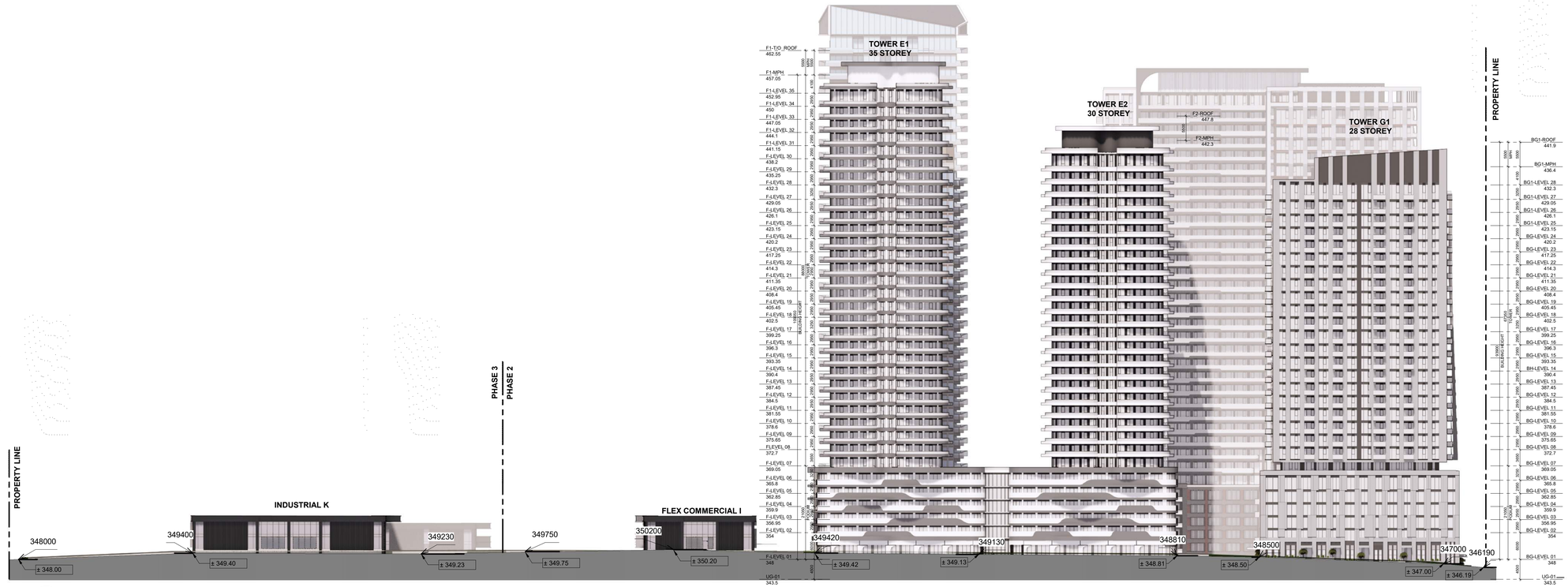
170 Northfield Drive West, Waterloo, Ontario

DRAWING
**ELEVATIONS**

PROJECT NO.
22.237P01
PROJECT DATE
2024-02-28
DRAWN BY
DVI
CHECKED BY
RMM
SCALE
1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO.
RZ301
REV.
1




1 RZ302 WEST SITE ELEVATION
1 : 500




2 RZ302 EAST SITE ELEVATION
1 : 500

2024-03-07 11:22:52 AM

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**ELEVATIONS**

PROJECT NO.
22.237P01

PROJECT DATE
2024-02-28

DRAWN BY
DVI

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RMM

SCALE
1 : 500

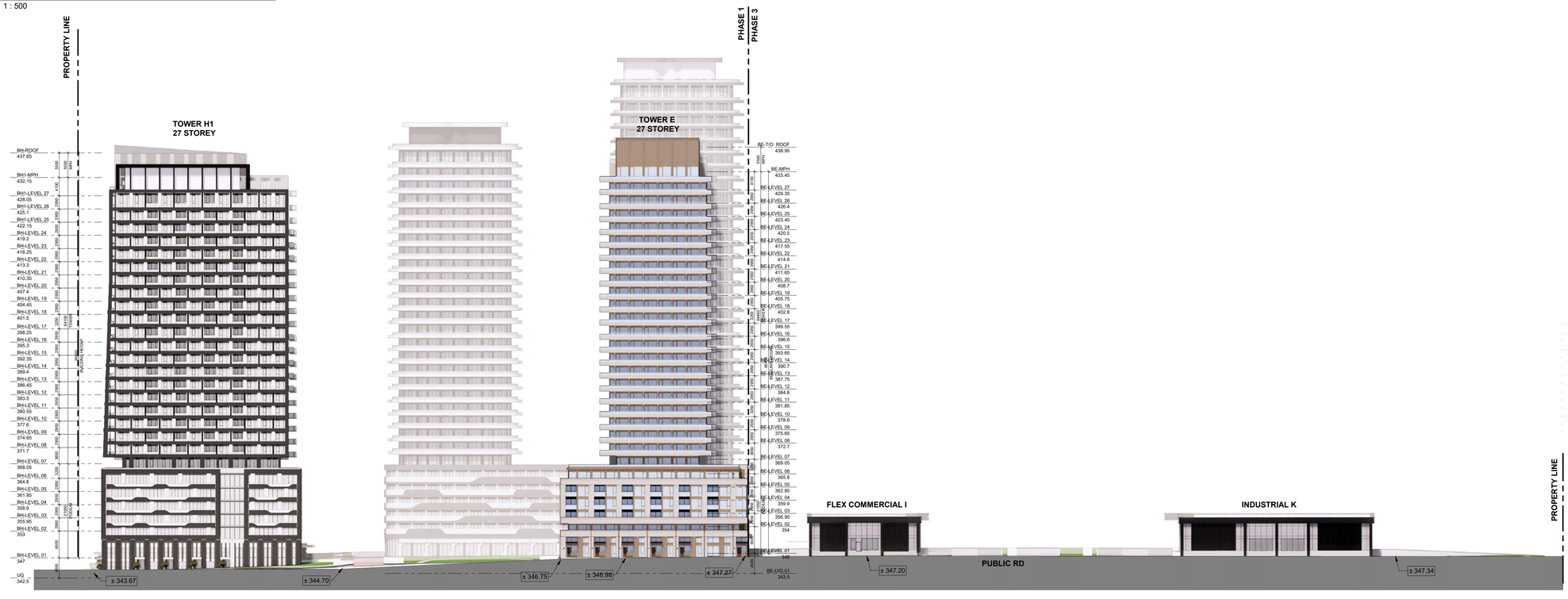
ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO.
RZ302

REV.
1




1 WEST INTERIOR SITE ELEVATION
RZ303 1 : 500




2 EAST INTERIOR SITE ELEVATION
RZ303 1 : 500

2024-03-07 11:23:01 AM

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

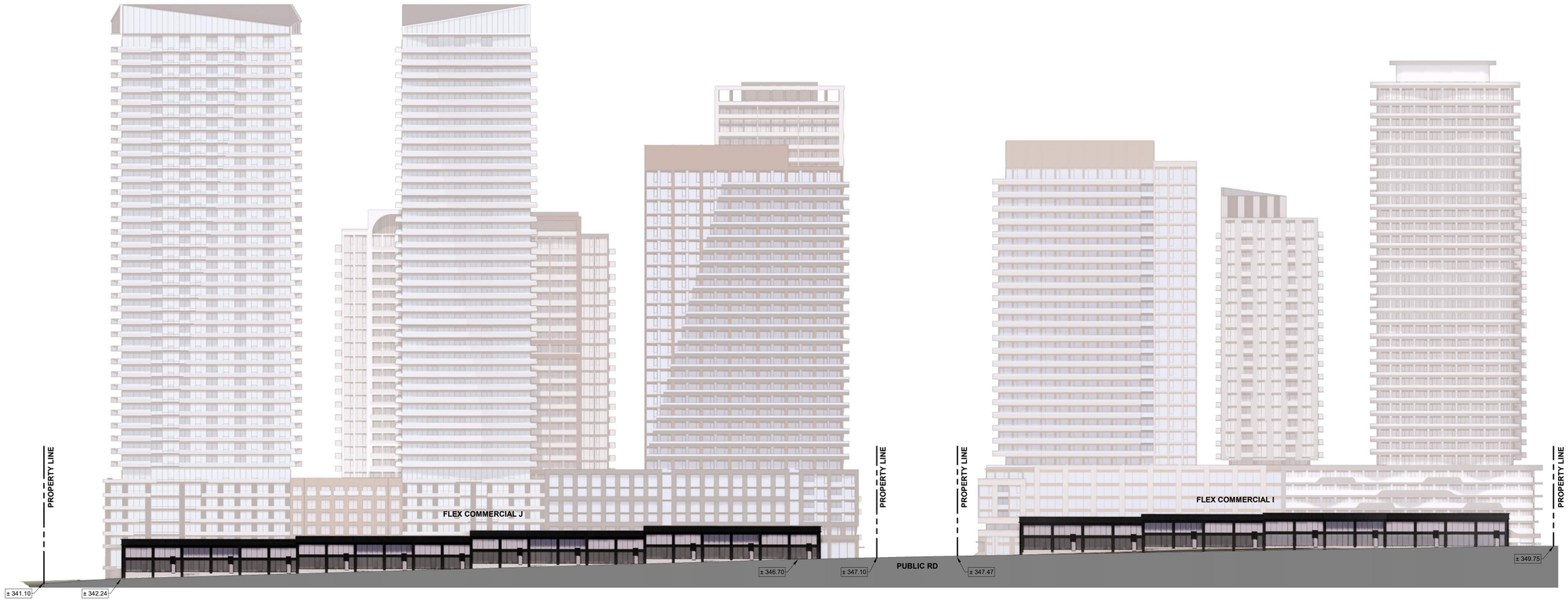
170 Northfield Drive West, Waterloo, Ontario

DRAWING
**ELEVATIONS**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ303
REV. 1




1 NORTH INTERNAL COMERCIAL SITE ELEVATION
RZ304 1 : 500




2 SOUTH INTERNAL COMERCIAL SITE ELEVATION
RZ304 1 : 500

2024-03-07 11:23:03 AM


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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

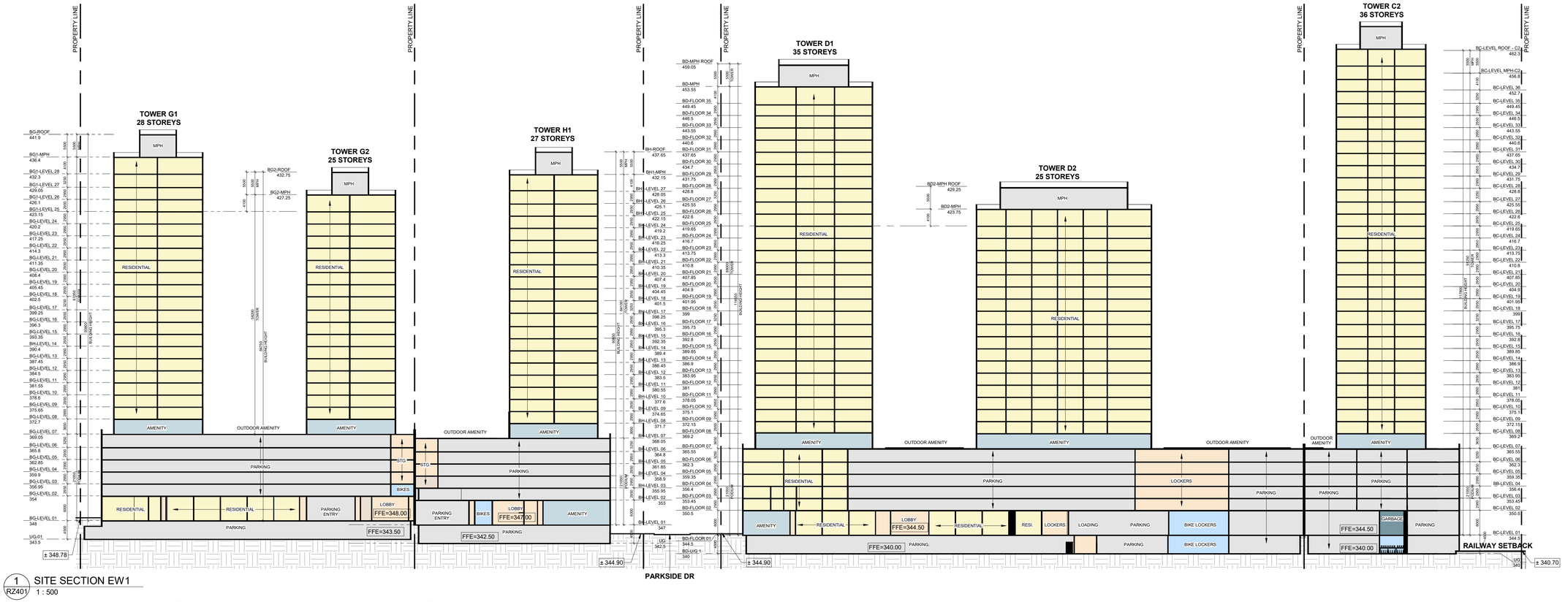
170 Northfield Drive West, Waterloo, Ontario

DRAWING
**ELEVATIONS**

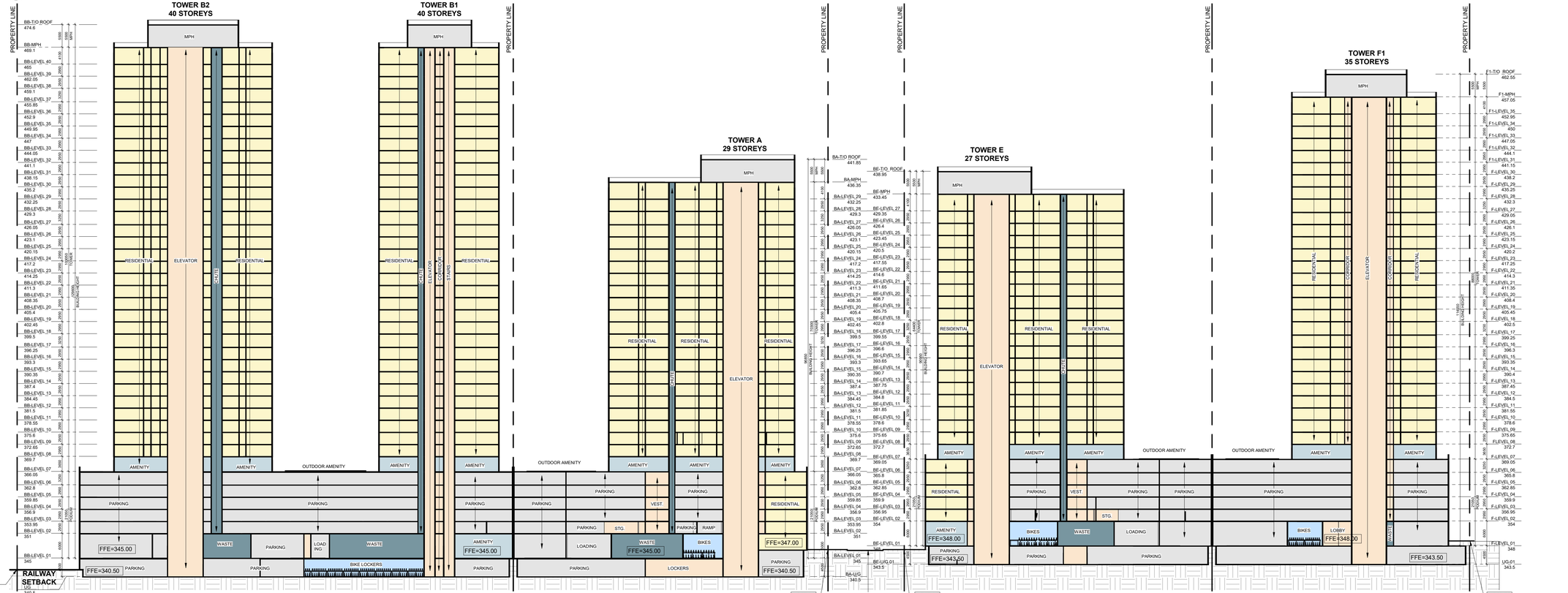
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|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

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

DRAWING NO. RZ304
REV. 1




1 RZ401 SITE SECTION EW1
1 : 500




2 RZ401 SITE SECTION EW2
1 : 500

2024-02-28 10:28:51 AM

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

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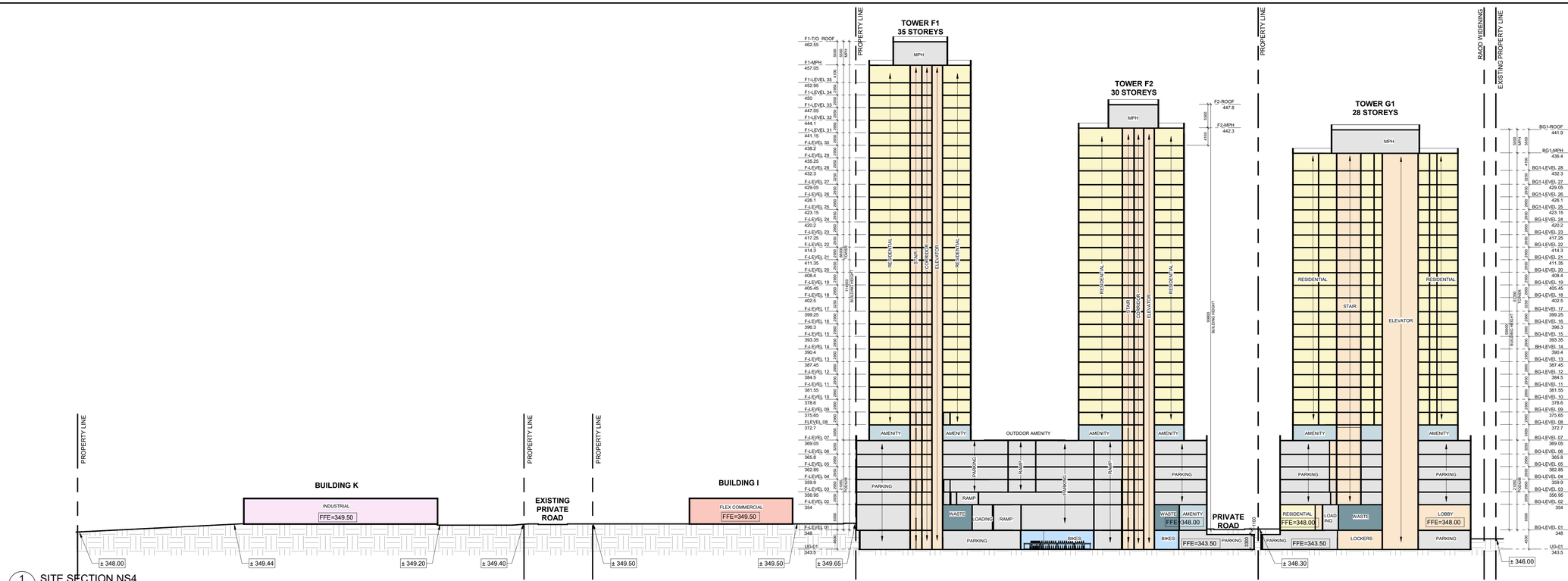
DRAWING

**BUILDING SECTIONS**

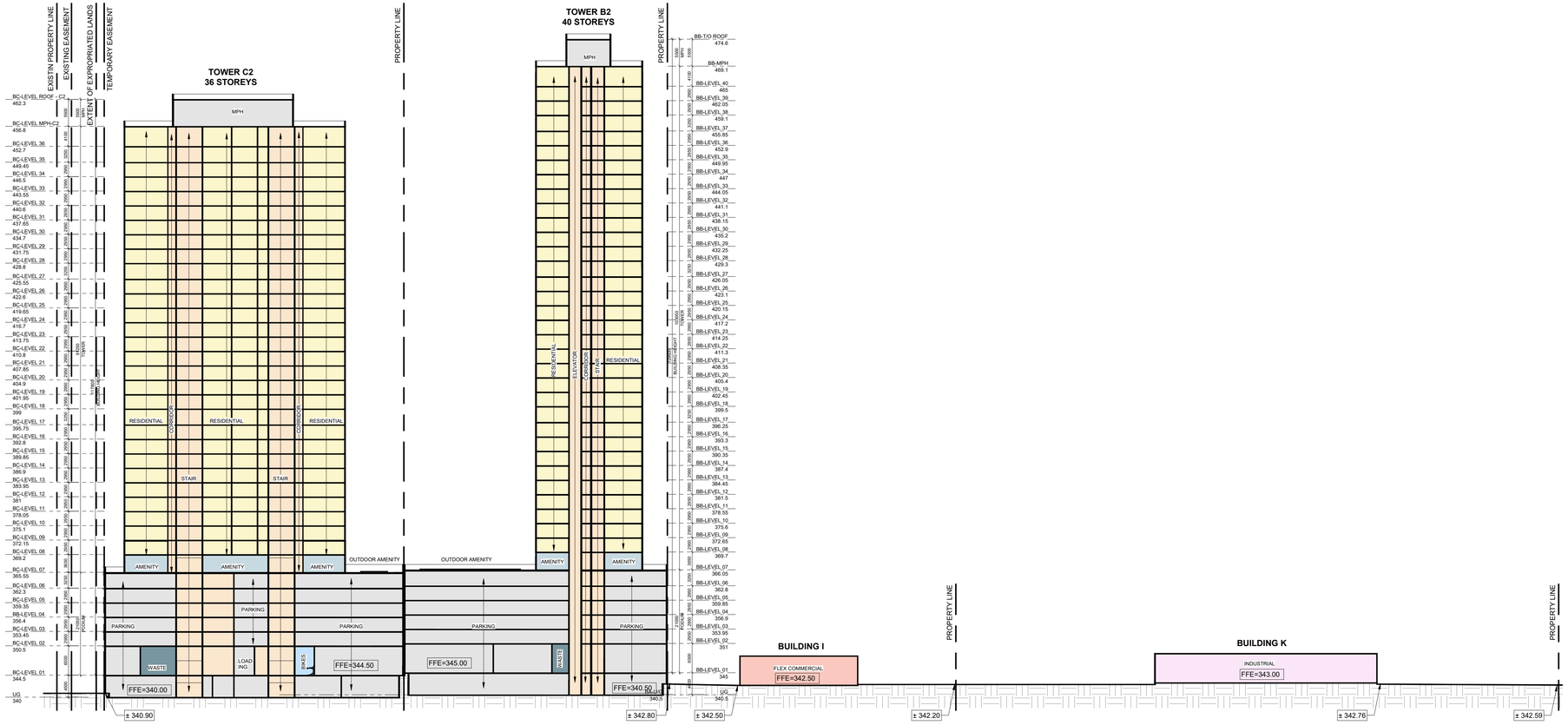
PROJECT NO. 22.237P01
PROJECT DATE 2024-02-28
DRAWN BY DVI
CHECKED BY RMM
SCALE 1 : 500

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ401
REV. 1




1 SITE SECTION NS4
RZ402 1 : 500




2 SITE SECTION NS5
RZ402 1 : 500

2024-03-07 11:23:07 AM

# TURNER FLEISCHER


**Turner Fleischer Architects Inc.**

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**BUILDING SECTIONS**

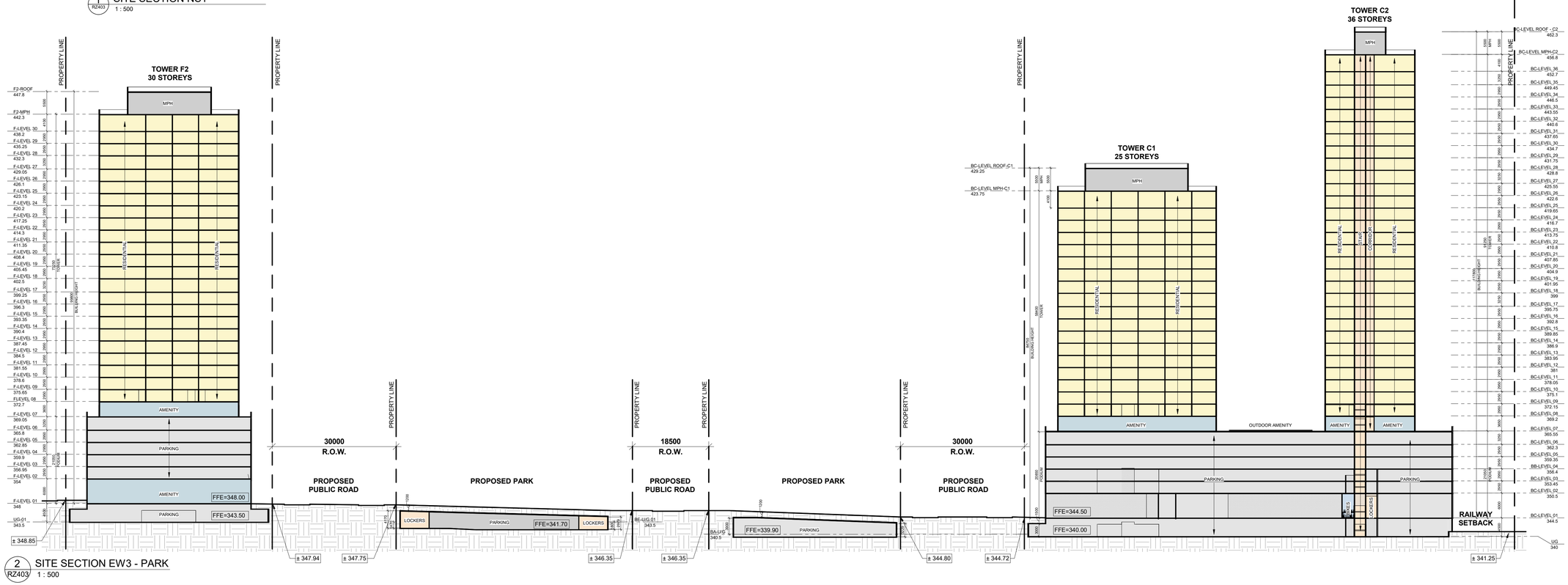
| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ402 | REV. 1




1 RZ403 SITE SECTION NS1
1 : 500




2 RZ403 SITE SECTION EW3 - PARK
1 : 500

2024-03-07 11:23:10 AM

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**BUILDING SECTIONS**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 500 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ403 | REV. 1



STREET LEVEL PERSPECTIVE LOOKING NORTH WEST FROM NORTHFIELD DRIVE WEST

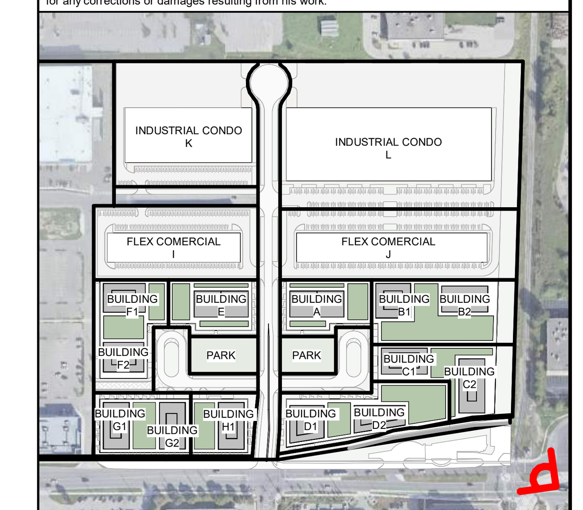

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| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |
|---|---|---|---|
| # | DATE | DESCRIPTION | BY |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**3D PERSPECTIVE**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 5000 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ801 REV. 1

2024-02-28 10:28:59 AM



STREET LEVEL PERSPECTIVE LOOKING NORTH EAST FROM NORTHFIELD DRIVE AND WEBER STREET NORTH

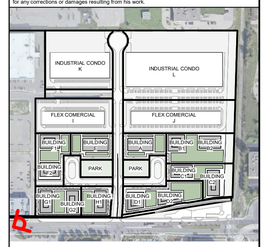

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**3D PERSPECTIVE**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 5000 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ802

REV. 1

2024-02-28 10:29:02 AM



STREET LEVEL PERSPECTIVE LOOKING SOUTH EAST FROM PARKSIDE DRIVE AND EXISTING PRIVATE ROAD

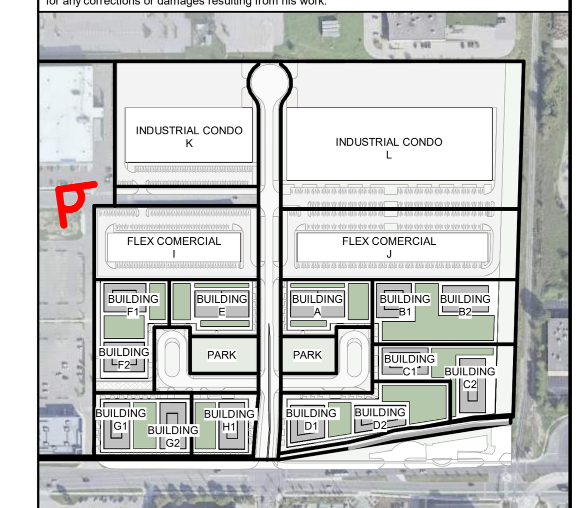
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|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**3D PERSPECTIVE**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 5000 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ803
REV. 1

2024-02-28 10:29:04 AM



STREET LEVEL PERSPECTIVE LOOKING NORTH FROM PARKSIDE DRIVE



STREET LEVEL PERSPECTIVE LOOKING EAST FROM PROPOSED PARK WEST OF PARKSIDE DRIVE



STREET LEVEL PERSPECTIVE LOOKING WEST FROM DROP OFF AT BUILDING A&B



STREET LEVEL PERSPECTIVE LOOKING WEST FROM PROPOSED PARK EAST OF PARKSIDE DRIVE

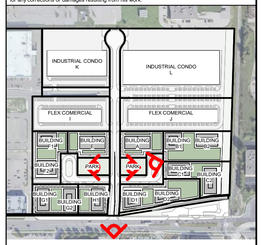

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| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**3D PERSPECTIVE**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 5000 |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L FLEISCHER
LICENCE
5004

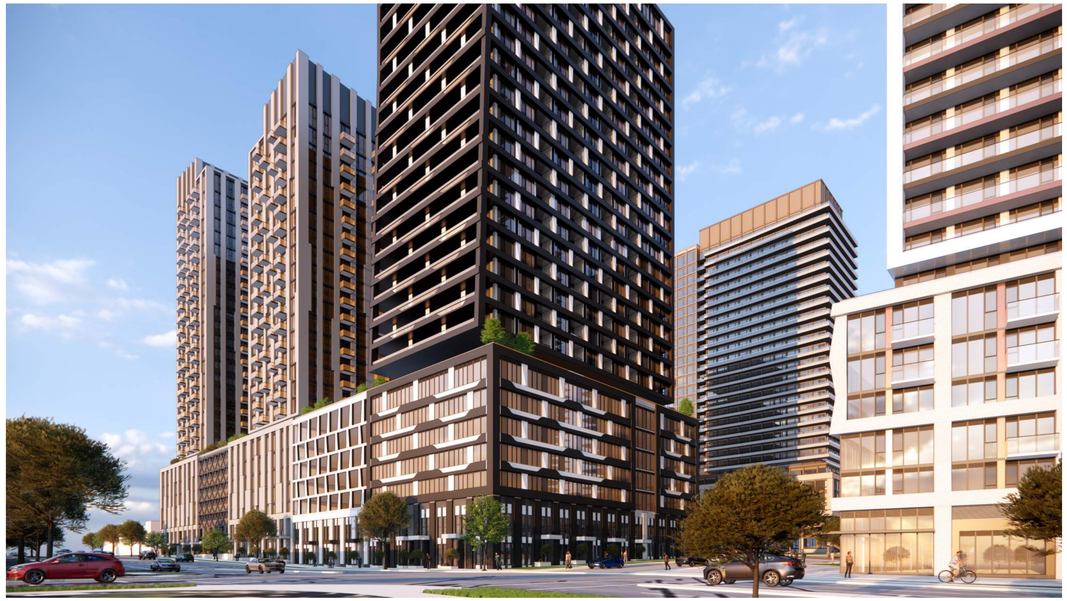
DRAWING NO. RZ804

REV. 1

2024-02-28 10:29:07 AM



AERIAL PERSPECTIVE LOOKING SOUTH WEST FROM THE NORTH EAST CORNER OF THE SITE



STREET LEVEL PERSPECTIVE LOOKING NORTH WEST FROM NORTHFIELD DRIVE AND PARKSIDE DRIVE



STREET LEVEL PERSPECTIVE LOOKING NORTH EAST FROM NORTHFIELD DRIVE



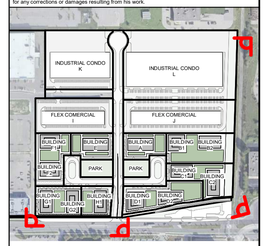
STREET LEVEL PERSPECTIVE LOOKING NORTH WEST FROM NORTHFIELD DRIVE AND NORTHFIELD STATION

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| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**3D PERSPECTIVE**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | 1 : 5000 |

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LICENCE
5004

DRAWING NO. RZ805

REV. 1

2024-02-28 10:29:11 AM



STREET LEVEL PERSPECTIVE LOOKING SOUTH EAST FROM THE CORNER OF FLEX COMERCIAL (I)



STREET LEVEL PERSPECTIVE LOOKING SOUTH FROM THE NORTH SIDE OF FLEX COMERCIAL (J)



STREET LEVEL PERSPECTIVE LOOKING NORTH EAST FROM INDUSTRIAL BUILDING (K)



STREET LEVEL PERSPECTIVE LOOKING NORTH EAST FROM THE CORNER OF INDUSTRIAL BUILDING (L)

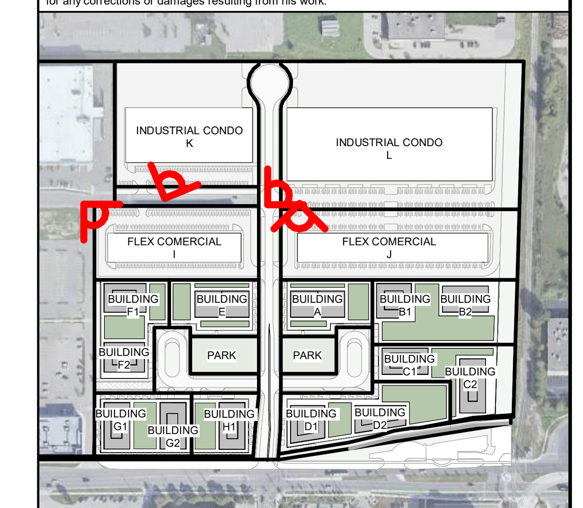
2024-03-07 11:23:12 AM


TURNER
FLEISCHER

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| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**3D PERSPECTIVE**

PROJECT NO.
22.237P01

PROJECT DATE
2024-02-28

DRAWN BY
DVI

CHECKED BY
RMM

SCALE
1 : 5000

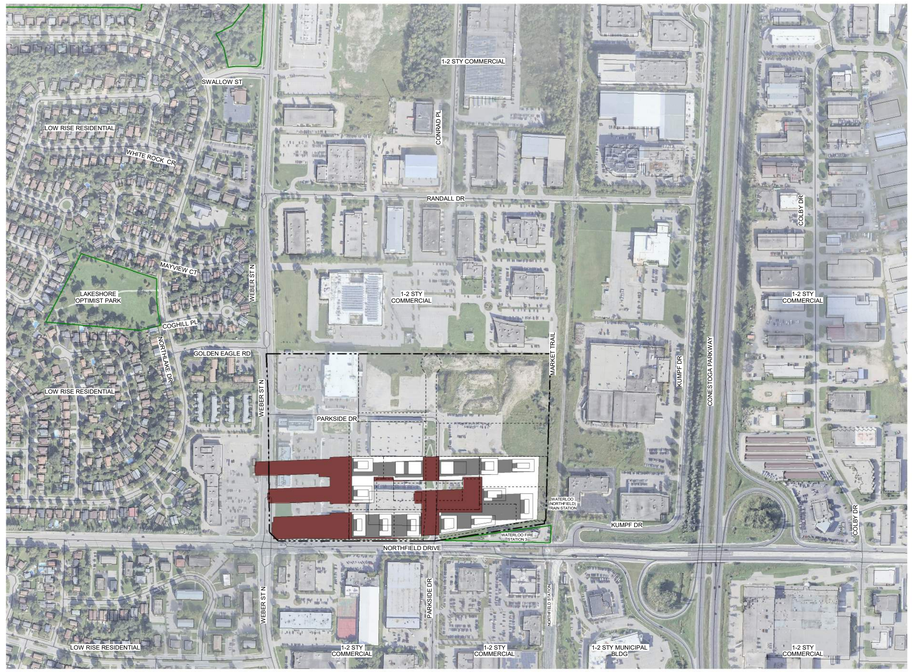
ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO.
RZ806

REV.
1




1 RZ811 JUNE 21 - 0800 AM
1 : 5000




2 RZ811 JUNE 21 - 0900 AM
1 : 5000




3 RZ811 JUNE 21 - 1000 AM
1 : 5000




4 RZ811 JUNE 21 - 1100 AM
1 : 5000

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**PUBLIC & PRIVATE ROAD LEGEND**

PROPOSED ROADS

EXISTING ROADS

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**SHADOW STUDIES**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | As indicated |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ811 | REV. 1

2024-02-28 10:29:28 AM




1 RZ812 JUNE 21 - 1200 PM
1 : 5000




2 RZ812 JUNE 21 - 1300 PM
1 : 5000




3 RZ812 JUNE 21 - 1400 PM
1 : 5000




4 RZ812 JUNE 21 - 1500 PM
1 : 5000

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**PUBLIC & PRIVATE ROAD LEGEND**

PROPOSED ROADS

EXISTING ROADS

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**SHADOW STUDIES**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | As indicated |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ812 | REV. 1

2024-02-28 10:29:43 AM




1 RZ813 JUNE 21 - 1600 PM
1 : 5000




2 RZ813 JUNE 21 - 1700 PM
1 : 5000




3 RZ813 JUNE 21 - 1800 PM
1 : 5000




4 RZ813 JUNE 21 - 1900 PM
1 : 5000


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**PUBLIC & PRIVATE ROAD LEGEND**

PROPOSED ROADS

EXISTING ROADS

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

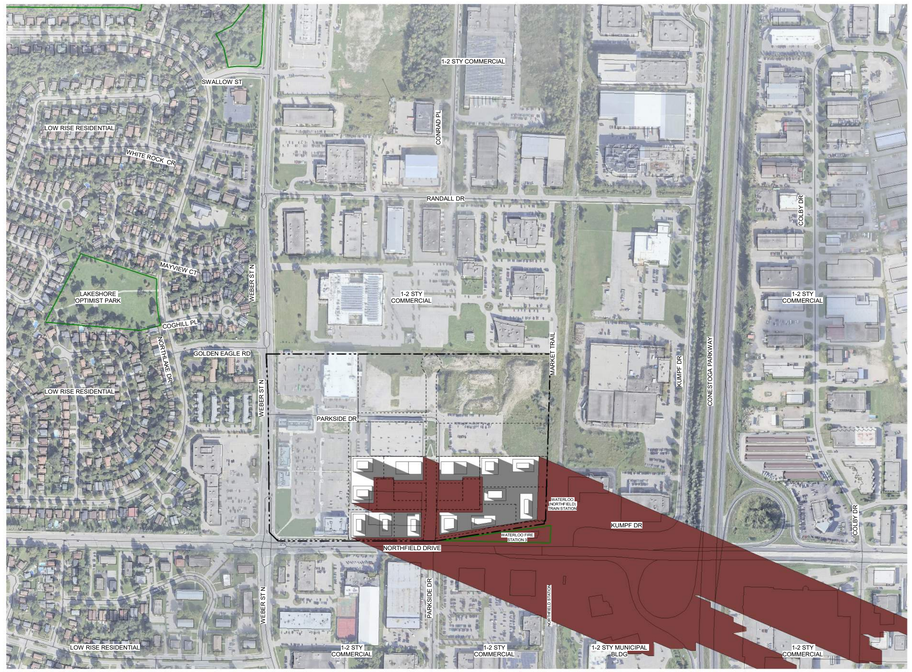
**SHADOW STUDIES**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | As indicated |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ813 | REV. 1

2024-02-28 10:29:57 AM




1 JUNE 21 - 2000 PM
RZ814 1 : 5000

2024-02-28 10:30:00 AM

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**PUBLIC & PRIVATE ROAD LEGEND**

PROPOSED ROADS

EXISTING ROADS

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

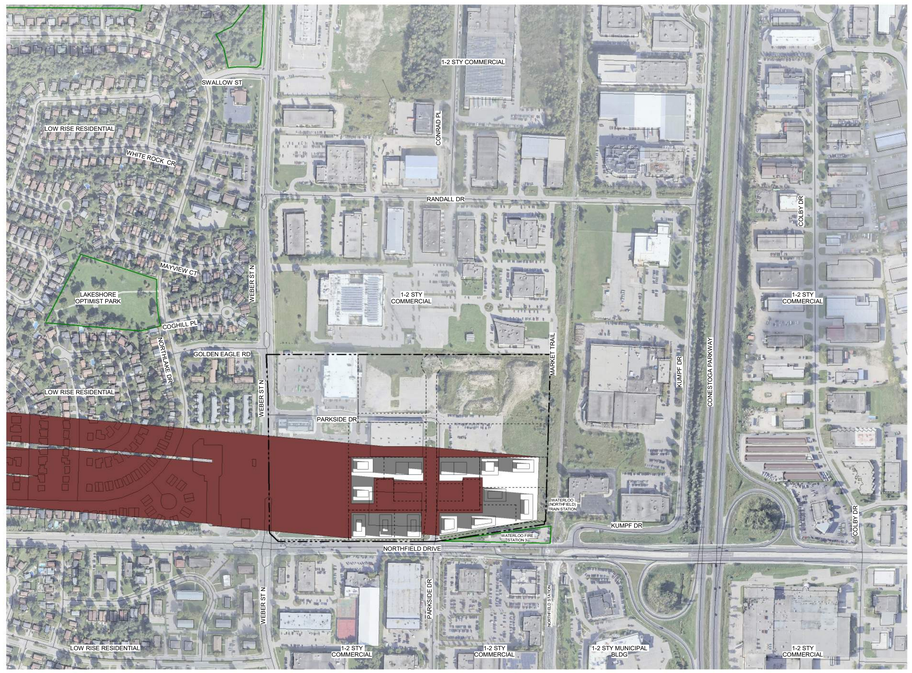
170 Northfield Drive West, Waterloo, Ontario

DRAWING
**SHADOW STUDIES**

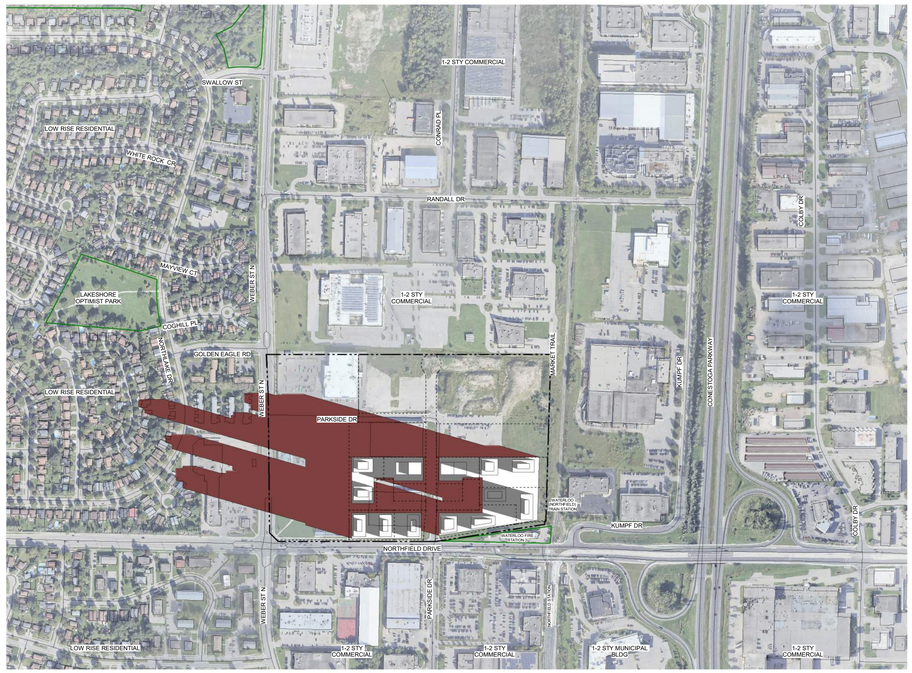
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|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | As indicated |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L.FLEISCHER
LICENCE
5004

DRAWING NO. RZ814
REV. 1




1 RZ815 MARCH 21 - 0800 AM
1 : 5000




2 RZ815 MARCH 21 - 0900 AM
1 : 5000




3 RZ815 MARCH 21 - 1000 AM
1 : 5000




4 RZ815 MARCH 21 - 1100 AM
1 : 5000


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**PUBLIC & PRIVATE ROAD LEGEND**

PROPOSED ROADS

EXISTING ROADS

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**SHADOW STUDIES**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | As indicated |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ815

REV. 1

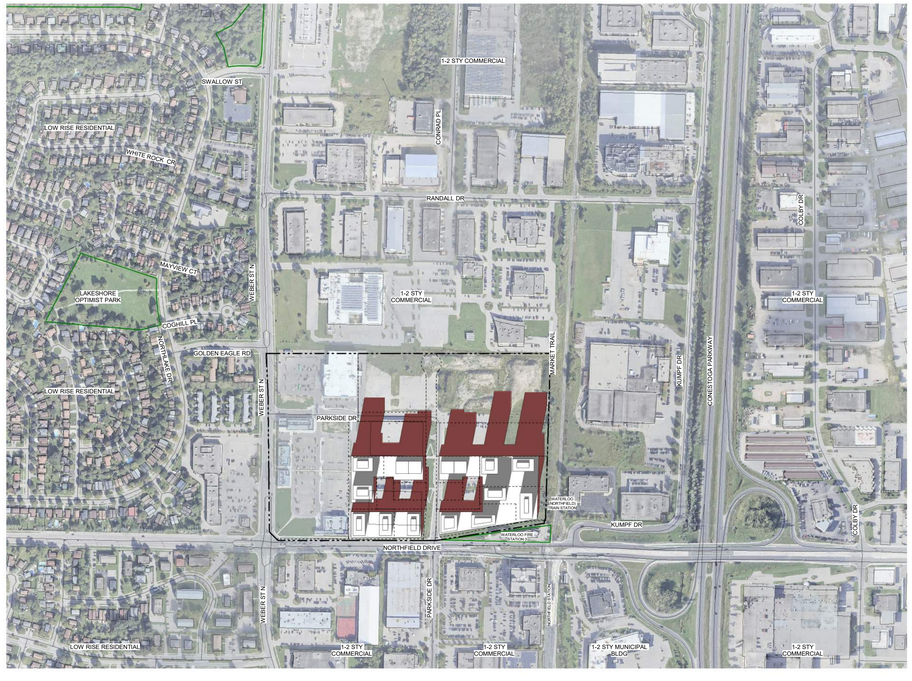
2024-02-28 10:30:14 AM




1 RZ816 MARCH 21 - 1200 PM
1 : 5000




2 RZ816 MARCH 21 - 1300 PM
1 : 5000




3 RZ816 MARCH 21 - 1400 PM
1 : 5000




4 RZ816 MARCH 21 - 1500 PM
1 : 5000


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**PUBLIC & PRIVATE ROAD LEGEND**

PROPOSED ROADS

EXISTING ROADS

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT

**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING

**SHADOW STUDIES**

| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
| DRAWN BY | DVI |
| CHECKED BY | RMM |
| SCALE | As indicated |

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL LFLEISCHER
LICENCE
5004

DRAWING NO. RZ816

REV. 1

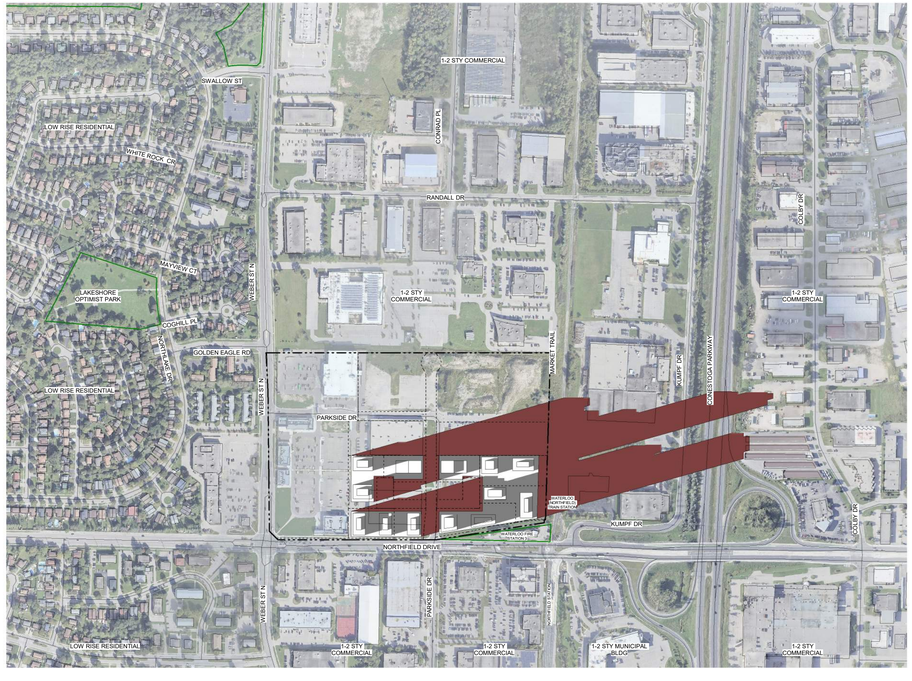
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1 RZ817 MARCH 21 - 1600 PM
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2 RZ817 MARCH 21 - 1700 PM
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3 RZ817 MARCH 21 - 1800 PM
1 : 5000




4 RZ817 MARCH 21 - 1900 PM
1 : 5000

2024-02-28 10:30:43 AM

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**PUBLIC & PRIVATE ROAD LEGEND**

PROPOSED ROADS

EXISTING ROADS

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING
**SHADOW STUDIES**

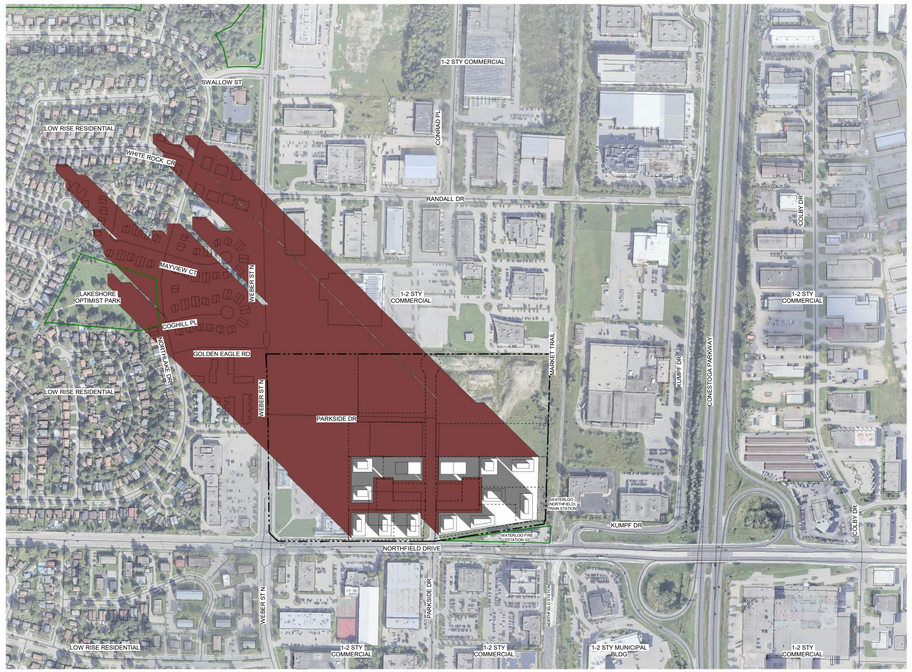
| | |
|---|---|
| PROJECT NO. | 22.237P01 |
| PROJECT DATE | 2024-02-28 |
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DRAWING NO. RZ817
REV. 1




1 RZ818 DECEMBER 21 - 0900 AM
1 : 5000




2 RZ818 DECEMBER 21 - 1000 AM
1 : 5000




3 RZ818 DECEMBER 21 - 1100 AM
1 : 5000




4 RZ818 DECEMBER 21 - 1200 PM
1 : 5000


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**PUBLIC & PRIVATE ROAD LEGEND**

- PROPOSED ROADS
- EXISTING ROADS

| # | DATE | DESCRIPTION | BY |
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| 1 | 2024-02-28 | ISSUED FOR REZONING | DVI |

PROJECT
**170 Northfield Drive West, Waterloo**

170 Northfield Drive West, Waterloo, Ontario

DRAWING
**SHADOW STUDIES**

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| PROJECT NO. | 22.237P01 |
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DRAWING NO. RZ818
REV. 1

2024-02-28 10:30:58 AM




1 RZ819 DECEMBER 21 - 1300 PM
1 : 5000




2 RZ819 DECEMBER 21 - 1400 PM
1 : 5000




3 RZ819 DECEMBER 21 - 1500 PM
1 : 5000




4 RZ819 DECEMBER 21 - 1600 PM
1 : 5000


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PROJECT

**170 Northfield Drive West, Waterloo**

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DRAWING

**SHADOW STUDIES**

PROJECT NO.
22.237P01

PROJECT DATE
2024-02-28

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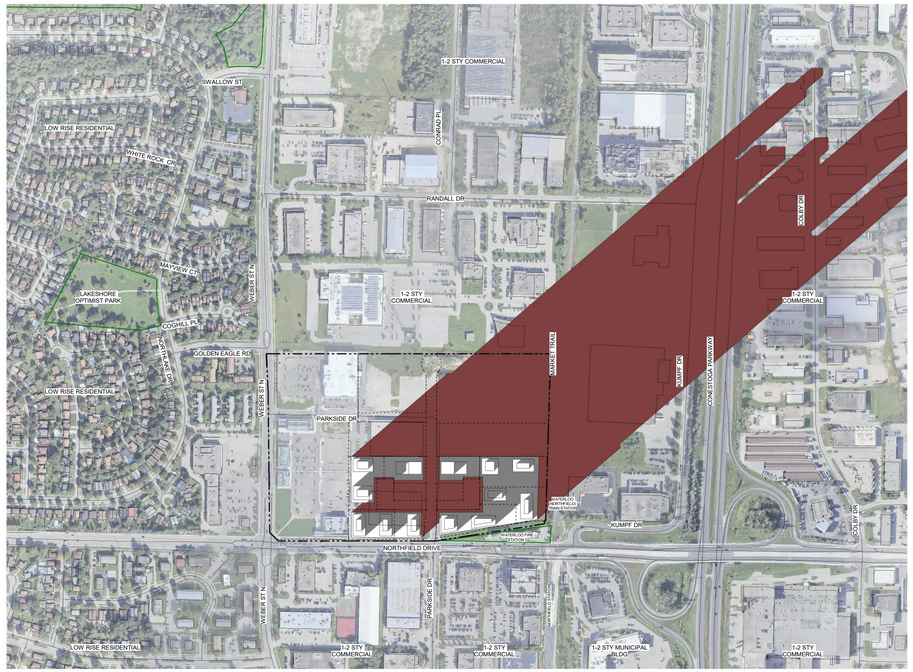
SCALE
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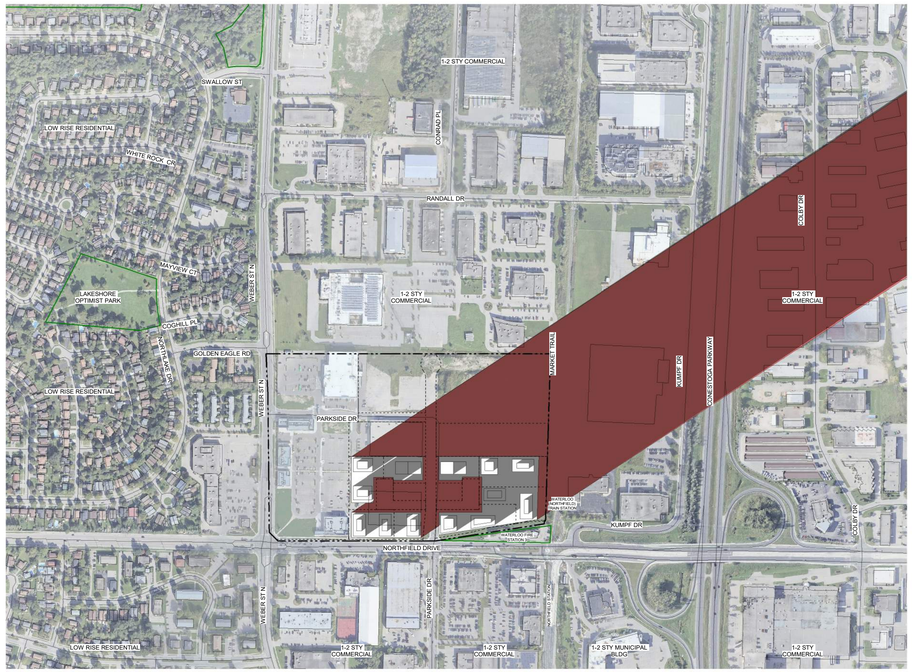
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RZ819

REV.
1

2024-02-28 10:31:11 AM




1 RZ820 DECEMBER 21 - 1700 PM
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2 RZ820 DECEMBER 21 - 1800 PM
1 : 5000




3 RZ820 DECEMBER 21 - 1900 PM
1 : 5000

2024-02-28 10:31:24 AM

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REV. 1