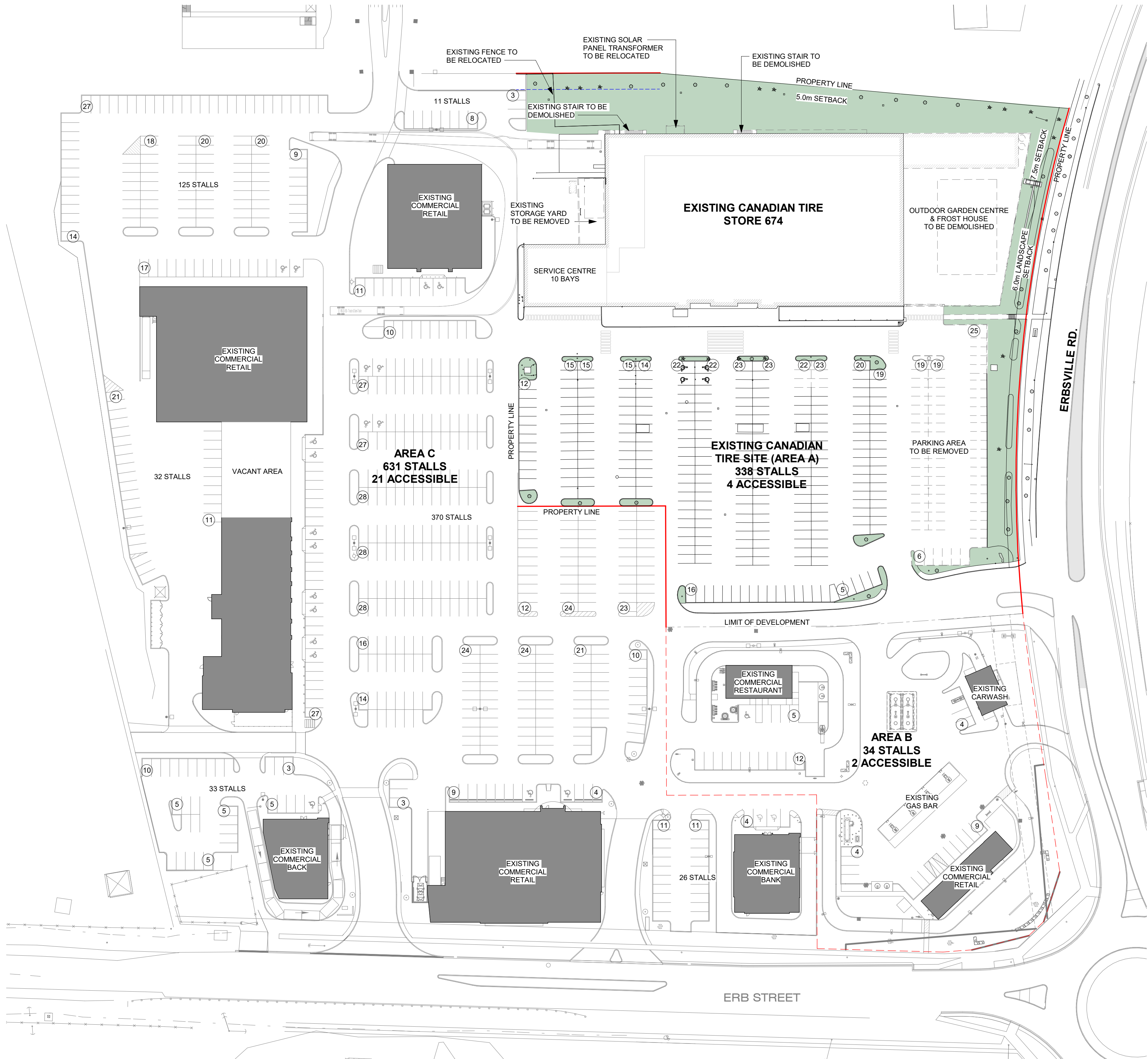
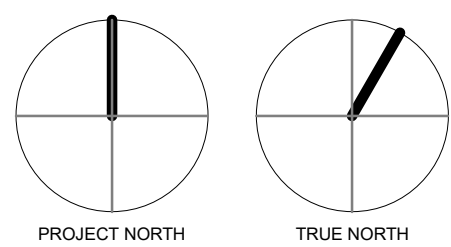




2 CONTEXT MAP
A-100 SCALE: N.T.S.



1 EXISTING SITE PLAN
A-100 SCALE: 1/8" = 1'-0"



REV	DATE	DESCRIPTION	BY	CHKD
3	12/06/2022	ISSUED FOR PRE-CONSULTATION	RH	RH
2	11/22/2022	ISSUED FOR CLIENT REVIEW	RH	RH
1	11/08/2022	ISSUED FOR CLIENT REVIEW	YO	RH
REV	MM/DD/YY	DESCRIPTION	DR	RV

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PROJECT: Canadian Tire Corp.
674 Waterloo, ON

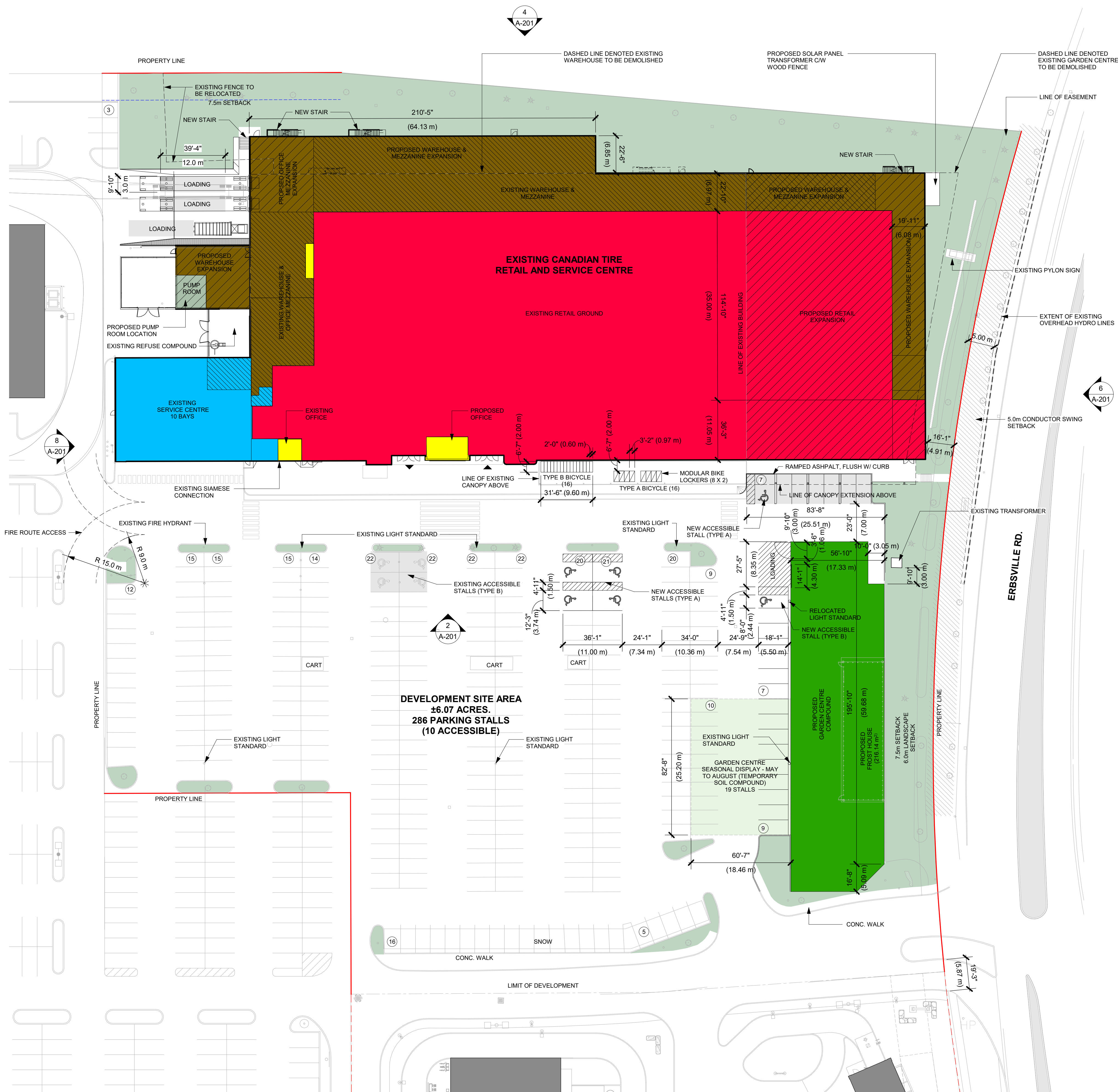
656 ERB ST. W.,
Waterloo, ON
N2T 2Z7

SHEET TITLE:

EXISTING SITE PLAN

PLOT DATE: June 28, 2023	PROJECT NO. 22151
SCALE: As indicated	REVISION 3
DRAWING NO. A-100	

SITE INFORMATION				
PROPERTY ADDRESS: 656 ERB ST W, WATERLOO, ON N2T 2Z7				
LEGAL DESCRIPTION: PIN 226843540				
ZONING BYLAW 2018-050: C2 - 40 (SITE SPECIFIC C66)				
SCOPE OF WORK: BUILDING ADDITION & MINOR FACADE IMPROVEMENTS (PAINTING & SIGNAGE)				
SITE AREA (AREA A) ± 6.07 ACRES ± 24,565 SQ.M ± 2.45 Hectares				
EXISTING (m²) PROPOSED (m²)				
GROUND FLOOR COVERAGE 5,347.6 21.8% 7,791.8 31.7%				
FSR 6,489.2 0.26 9,465.5 0.39				
IMPERMEABLE AREA 3,904 15.9% 3,434 14%				
BUILDING AREAS (MAX. BUILDING PER C66 AREA A = 4,645m ² GLA) PER BY-LAWS 2018-050 AND 1418				
AREA A (CANADIAN TIRE) GLR (m²) GLA (m²) * NO MULTI-TENANT AREA EXCLUSIONS				
EXISTING 4,803.2 6,489.2 *				
PROPOSED ADDITION 2,627.34 2,976.3 *				
NEW FROST HOUSE 216.2 *				
TOTAL AREA A 7,431 9,681.7 *				
AREA B (A&W/CARWASH) 559.9				
AREA C (ADJACENT SITE) 6,894.6				
TOTAL 14,885.5 17,136.2				
VEHICLE PARKING (5/100m2)				
REQUIRED PROPOSED				
AREA A GLR (m²) GLA (m²)				
EXISTING 240.7 325.0				
PROPOSED ADDITION 131.9 149.3				
NEW FROST HOUSE 11.3				
TOTAL AREA A 373 486.1 286				
AREA B 28 33				
AREA C 345 597				
TOTAL 747 860 916				
PARKING PROVIDED LESS GARDEN CENTRE SEASONAL DISPLAY AREA 897				
TYPE A ACCESSIBLE (AREA A ONLY) 5 6 5				
TYPE B ACCESSIBLE (AREA A ONLY) 5 6 5				
BICYCLE PARKING (BYLAW AREA E) - NEW CANADIAN TIRE ADDITION ONLY				
REQUIRED PROPOSED				
TYPE A (12.5% OF REQUIRED VEHICLE STALLS) GLR (m²) GLA (m²)				
16 19 16				
TYPE B (12.5% OF REQUIRED VEHICLE STALLS) 16 19 16				
NOTES				
GLA - GROSS LEASABLE AREA ZONING BYLAW 2018-050				
*means the floor area designed for tenant occupancy and exclusive use, measured from the outside of exterior wall faces and from the center line of joint partition walls...				
GLR - GROSS LEASABLE RETAIL COMMERCIAL SPACE ZONING BYLAW 1418				
FOR EXISTING CANADIAN TIRE EXCLUDES OFFICES, SERVICE CENTRE, OUTDOOR GARDEN CENTRE, FROST HOUSE AND MEZZANINES (INTERPRETATION SP-17-07)				
BUILDING STATISTICS				
No.	DESCRIPTION	EXISTING AREA (SF / m2)	PROPOSED AREA (SF / m2)	
	RETAIL			60.1%
1	GROUND FLOOR	41,076 / 3,816.1	54,898 / 5,100.2	
2	ECOMM	0 / 0	0 / 0	
3	MEZZANINE	0 / 0	0 / 0	
4	TOTAL	41,076 / 3,816.1	54,898 / 5,100.2	
	WAREHOUSE			39.9%
5	GROUND FLOOR	10,625 / 987.1	22,757 / 2,114.2	
6	MEZZANINE	7,949 / 738.5	13,677 / 1,270.6	
7	TIRE STORAGE	0 / 0	0 / 0	
8	TOTAL	18,574 / 1,725.6	36,434 / 3,384.8	
	SERVICE CENTRE 10 BAYS			
9	GROUND FLOOR	5,565 / 517	5,565 / 517	
10	MEZZANINE	520 / 48.3	520 / 48.3	
11	TOTAL	6,085 / 565.3	6,085 / 565.3	
	OFFICES			
12	GROUND FLOOR	295 / 27.4	650 / 60.4	
13	MEZZANINE	3,819 / 354.8	3,819 / 354.8	
14	TOTAL	4,114 / 382.2	4,469 / 415.2	
	GROUND FLOOR COVERAGE			
15	CTC GROUND FLOOR (1+5+9+12)	57,561 / 5,347.6	83,870 / 7,791.8	
16	BUILDING STRUCTURAL AREA (4+5+11+14)	61,900 / 5,750.7	88,209 / 8,194.9	
17	BUILDING FUNCTIONAL AREA 16+6	69,849 / 6,489.2	101,886 / 9,465.5	
18	GARDEN CENTRE			
19	COMPOUND	19,923 / 1,850.9	11,692 / 1,086.2	
20	TEMPORARY SOIL COMPOUND	0 / 0	4,885 / 453.8	
21	FROST HOUSE	0 / 0	2,327 / 216.1	
22	TOTAL (19+20)	19,923 / 1,850.9	16,577 / 1,540.1	
23	GROSS FLOOR AREA (4+5+11+14)	61,900 / 5,750.7	88,209 / 8,194.9	
24	CTC STORE SITE PARKING		267 SPACES	
25	CTC STORE SITE PARKING (INC. TEMP. SOIL COMPOUND)		286 SPACES	



2
A-101
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

1	2023/06/28	ISSUED FOR ZBA APPLICATION	YD	RH
REV	MM/DD/YY	DESCRIPTION	DR	RV

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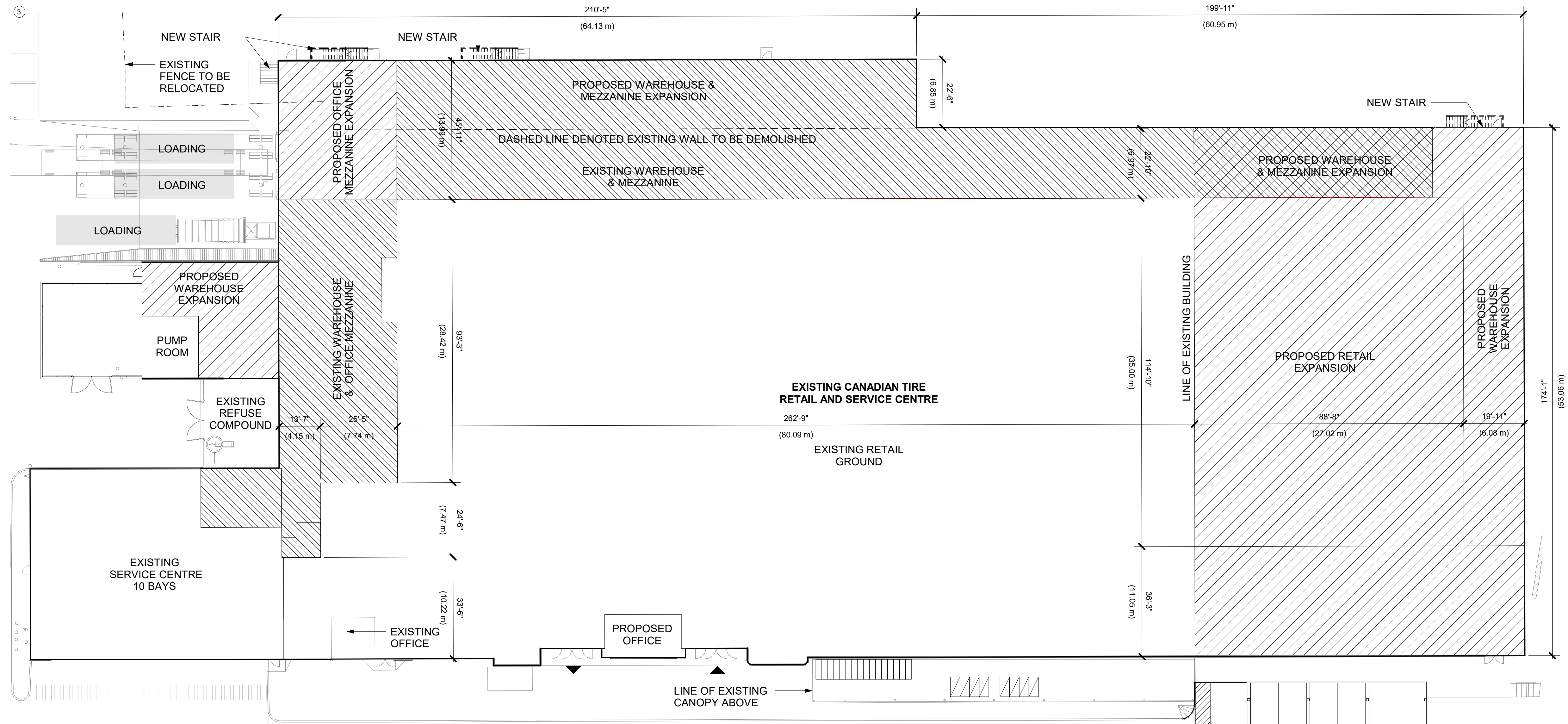
PROJECT:
Canadian Tire Corp.
674 Waterloo, ON

656 ERB ST W,
Waterloo, ON
N2T 2Z7

SHEET TITLE:

PROPOSED SITE PLAN

PLOT DATE: June 28, 2023	PROJECT NO: 22151
SCALE: As indicated	REVISION: 1
DRAWING NO: A-101	



1
A-110

PROPOSED GROUND FLOOR PLAN

SCALE: 1" = 20'-0"

MGBA

ARCHITECTURE + INTERIOR DESIGN
SUITE 300 - 7 EAST 6TH AVE
VANCOUVER BRITISH COLUMBIA CANADA
604 484 8285 info@mgba.com www.mgba.com



1	2023/06/28	ISSUED FOR ZBA APPLICATION	YD	RH
REV	MM/DD/YYYY	DESCRIPTION	DR	RV

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PROJECT:

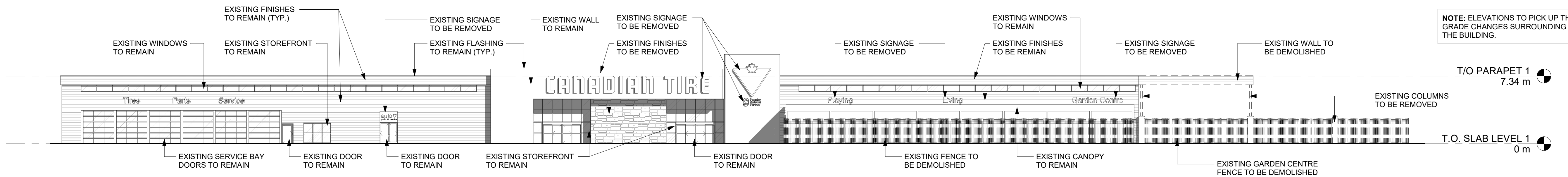
Canadian Tire Corp.
674 Waterloo, ON

656 ERB St W,
Waterloo, ON
N2T 2Z7

SHEET TITLE:

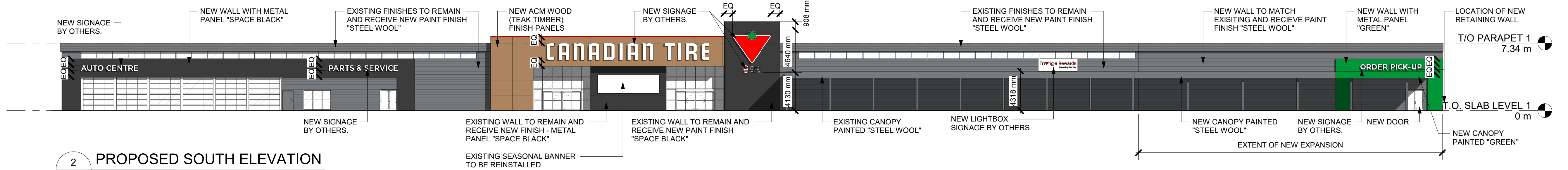
GROUND FLOOR
PLAN

PLOT DATE: June 28, 2023	PROJECT NO. 22151
SCALE: 1" = 20'-0"	REVISION 1
DRAWING NO. A-110	



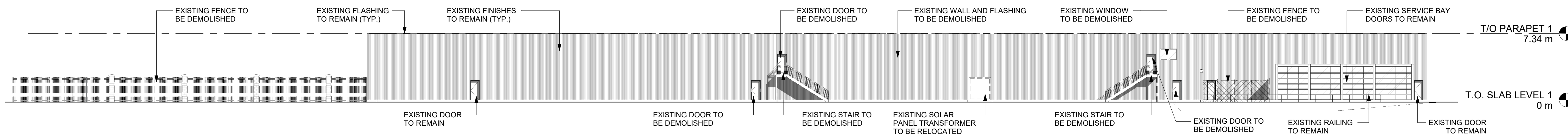
1 EXISTING SOUTH ELEVATION

A-201 SCALE: 1" = 20'-0"



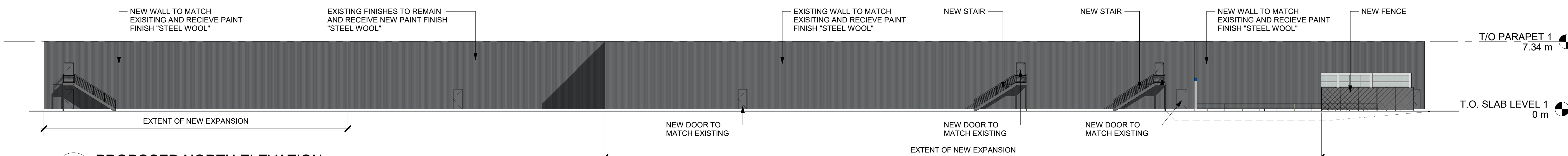
2 PROPOSED SOUTH ELEVATION

A-201 SCALE: 1" = 20'-0"



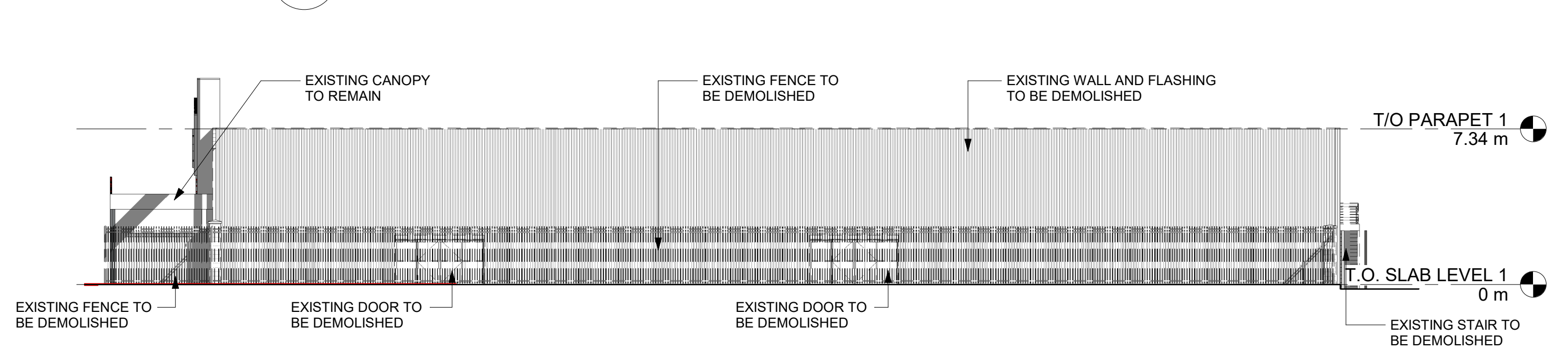
3 EXISTING NORTH ELEVATION

A-201 SCALE: 1" = 20'-0"



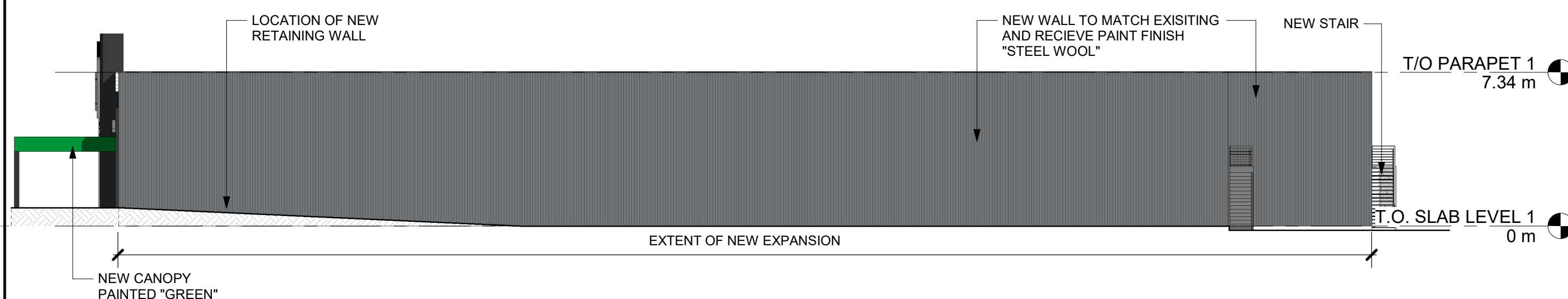
4 PROPOSED NORTH ELEVATION

A-201 SCALE: 1" = 20'-0"



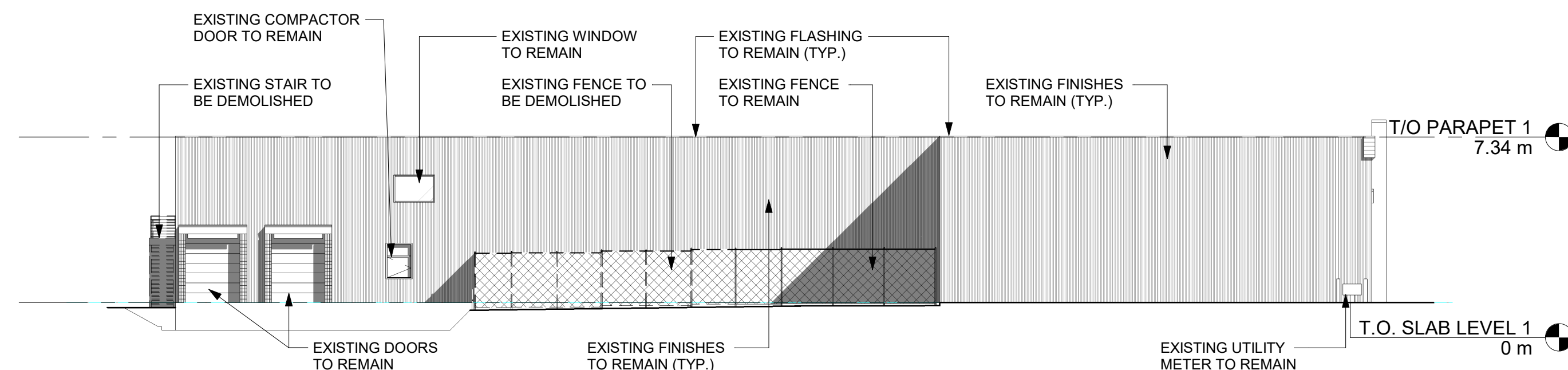
5 EXISTING EAST ELEVATION

A-201 SCALE: 1/16" = 1'-0"



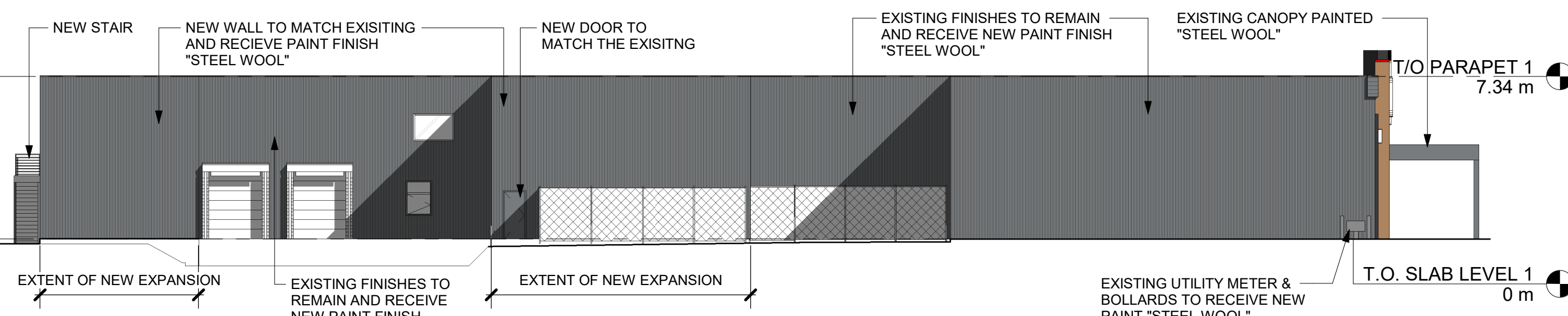
6 PROPOSED EAST ELEVATION

A-201 SCALE: 1/16" = 1'-0"



7 EXISTING WEST ELEVATION

A-201 SCALE: 1/16" = 1'-0"



8 PROPOSED WEST ELEVATION

A-201 SCALE: 1/16" = 1'-0"

- NOTE:**
1. THE APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS FOR THE BUILDING PERMIT APPLICATION.
 2. ANY SUBSTANTIVE CHANGE(S) OR MODIFICATION(S) TO THE APPROVED SITE PLAN BUILDING ELEVATION(S) SHALL REQUIRE A MODIFICATION TO THE APPROVED BUILDING ELEVATION DRAWINGS AND DELEGATED SITE PLAN APPROVAL AUTHORITY.
 3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES.
 4. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING PROPERTIES.
 5. BUILDING COLOURS SHALL BE SUBJECT TO MINOR ADJUSTMENTS TO ONE AND/OR SHADE.
 6. ANY PROPOSED SIGNAGE IS FOR ILLUSTRATION PURPOSES (S) AND SUBJECT TO CITY OF WATERLOO SIGN BYLAW.

1	2023/06/28	ISSUED FOR ZBA APPLICATION	YD	RH
REV	MM/DD/YYYY	DESCRIPTION	DR	RV

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PROJECT: Canadian Tire Corp.
674 Waterloo, ON

656 ERB ST W,
Waterloo, ON
N2T 2Z7

SHEET TITLE:

EXTERIOR ELEVATIONS

PLOT DATE: June 28, 2023
SCALE: As indicated
DRAWING NO: A-201
PROJECT NO: 22151
REVISION: 1