SHAPING GREAT COMMUNITIES

July 20, 2026 File No. 4063

City of Waterloo - Planning Division
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Re: Urban Design Brief Addendum – Stages 3 and 4, Barrel Yards Development

GSP Group Inc. has prepared this Urban Design Brief Addendum on behalf of Silver Lake Developments Inc. in support of the Official Plan Amendment and Zoning By-law Amendment applications for the revised development for Stages 3 and 4 of the Barrel Yards development in the City of Waterloo.

This Addendum should be read together with the previously submitted Urban Design Brief and the revised architectural, landscape and supporting technical materials dated April 2026. Its purpose is to describe the principal changes made to Buildings F, G and K since the December 2024 submission and to explain how the revised proposal responds to the City's urban design comments.

The development has been materially revised through reductions in building height, length, floor area and residential unit count, together with refinements to the building massing, public-realm interface, architectural articulation and relationship to the adjacent privately owned publicly accessible space ('POPS'). The revisions are intended to moderate the overall scale of the development, reduce perceived mass and shadow impacts, improve the relationship between the buildings and surrounding public spaces, and reinforce the gateway function of the Erb Street West and Father David Bauer Drive intersection.

Key April 2026 Revisions

Item	Drawings – December 2024	Revised Drawings – April 2026
Total Residential Units	889 units	776 units
Building F Units (Stage 4)	312	300
Building G Units (Stage 4)	302	266
Building K Units (Stage 3)	275	210

Building F Height (Stage 4)	31 storeys / 114.5 m	30 storeys / 103.6 m
Building G Height (Stage 4)	31 storeys / 114.5 m	30 storeys / 103.6 m
Building K Height (Stage 3)	18 storeys / 70.5 m	17 storeys / 60.5 m
Total GFA	77,488.5 m^2	75,111.8 m^2
Residential GFA	75,551.8 m^2	73,159.9 m^2
Retail GFA	997.5 m^2	991.3 m^2
Building F/G Parking	690 spaces	702 spaces
Building K Parking	443 spaces	441 spaces
Building F/G Bicycle Parking	370 spaces	340 spaces
Building K Bicycle Parking	167 spaces	138 spaces
Accessible Parking	15 spaces for F/G and 10 spaces for K	15 spaces for F/G and 10 spaces for K
Building K Length	60.7 m	54 m

Stage 3 – Building K

The following responses address the City's applicable Urban Design comments for the revised Stage 3 proposal, and should be cross-referenced with the comment summary tracking table included as part of the comprehensive resubmission package for Stage 3.

Comment 15 – Horizontal Tower Dimension and Built-Form Performance

Building K is proposed to exceed the permitted minimum horizontal tower width of 40m by approximately 18m, and does not include any distinct differentiation between the building base, tower, and top. The built form performance standards including but not limited to the podium tower built form, stepbacks, and tower floorplate maximums are based in best practice to ensure building form that is pedestrian scaled, and does not result in adverse wind and shadow impacts.

Response:

The intent of the maximum 40-metre horizontal tower dimension and the City's built-form performance standards is acknowledged. These standards are intended to discourage excessively long and visually heavy building forms, support a pedestrian-scaled built form, establish a clear architectural composition, and assist in managing potential wind, shadow and sky-view impacts.

Building K has been revised since the original submission. The building length has been reduced from approximately 60.70 metres to approximately 54 metres. The typical tower floorplate has also been reduced from approximately 1,251 square metres to approximately 1,167 square metres, the height has been reduced from 18 storeys to 17 storeys, and the total

unit count has been reduced from 275 units to 210 units. Collectively, these revisions reduce the overall scale, mass and height of the building and reduce the extent of the requested relief. Based on the revised design, the building exceeds the maximum 40-metre horizontal tower dimension by approximately 14 metres.

While Building K does not follow a conventional podium-and-point-tower form, the revised design provides a discernible base, middle and top through changes in façade treatment, massing, material expression and upper-level stepbacks. The lower portion is expressed through the primary entrance treatment, glazing, material variation, landscaping, lighting and pedestrian-scaled detailing along Merchant Avenue and the surrounding walkways. The middle portion is articulated through façade recesses, balcony variation, material transitions and vertical divisions that break the long elevations into smaller components. The upper levels are stepped and recessed, with rooftop mechanical elements integrated into the overall composition to create a more defined building top and avoid a flat or uniform roofline.

The reductions in building length, height and floorplate are expected to improve shadow performance relative to the original submission. The previously submitted Shadow Study also illustrates that shadow conditions across the Barrel Yards site are cumulative, with existing buildings and the approved 40-metre Building K form already generating shadow impacts. The relevant consideration is therefore the incremental shadow associated with the additional approximately 14 metres of building length, rather than attributing the overall shadow condition to the requested relief. The previous analysis showed that incremental shadows moved across the site over the course of the day and overlapped, in part, with shadows generated by existing and approved development.

The Pedestrian Wind Assessment evaluates comfort and safety conditions associated with the proposed built form. Any recommended mitigation measures required along Merchant Avenue, at building entrances, pedestrian routes and adjacent amenity areas will be incorporated through the detailed Site Plan process.

On balance, the revised proposal represents a reduced and more moderated building form than the original submission. While the proposal continues to require relief from the maximum horizontal tower dimension, it incorporates architectural and massing measures intended to achieve the underlying objectives of the City's built-form standards.

Comment 16 – Relationship to Earlier Barrel Yards Phases

The UDB states that 'The scale of the proposed building aligns with the height and massing of adjacent completed phases (Stages 6a and 7), ensuring visual continuity and a cohesive urban design language. Similar to Stages 6a and 7, Building K does not feature a podium. The absence of a podium conforms to the design principles established for the Barrel Yards development, ensuring a cohesive architectural language throughout the community.' Urban

Design staff do not feel this is sufficient justification to support a built form that our ZBL has been designed to avoid.

Response:

The reference in the UDB was intended to provide context for how Building K relates to the established built form and master-planned character of the Barrel Yards. It was not intended to suggest that consistency with earlier phases, on its own, is sufficient justification for the requested built-form relief.

The Barrel Yards comprises a range of substantial residential building forms, heights and podium conditions. Stage 1 includes two 22-storey residential towers above a two-storey podium containing live/work units. Stage 4, as revised, includes two 30-storey residential towers above a shared mixed-use and structured-parking podium. Stage 5 includes two 25-storey residential towers above a two-storey podium. Stage 6a comprises a 21-storey residential building, while Stage 7 comprises a 19-storey residential building. Together, these phases establish an existing and planned high-density context characterized by tall residential buildings, varied tower forms, podium conditions, structured parking, internal streets and landscaped amenity spaces.

Within this context, Building K is intended to complement the established scale and architectural language of the Barrel Yards while responding to its specific location along Merchant Avenue and adjacent to the central public space. Its relationship to the earlier phases is therefore relevant to understanding the coordinated completion of the master plan, but is not relied upon as the sole basis for the requested relief.

As outlined in the response to Comment 15, Building K has been reduced in length, floorplate, height and unit count. The revised design also incorporates façade articulation, material variation, upper-level stepbacks and differentiated treatment of the lower, middle and upper portions of the building.

The proposal should therefore be evaluated based on the combined consideration of its established tall-building context, its site-specific design, its relationship to the broader Barrel Yards master plan and whether its demonstrated performance achieves the underlying objectives of the applicable Zoning By-law standards.

Comment 17 – Relationship to the Central Civic Space

The UDB proceeds to state that 'Building K is oriented toward the central public square, a key feature of the overall master plan and a focal point of the community.' UD staff do not feel that Building K has been oriented or designed with consideration to the effects it will have on

overwhelming the adjacent civic space. As is the case with the existing buildings, the lack of human scale dwarfs the public realm, and is a contributing factor to its minimal usage today.

Response:

Building K has been reconsidered in relation to its interface with the adjacent POPS/civic space. In response to Staff's comments, the proposed massing has been revised to reduce the overall scale of Building K, including reductions to its height, floorplate, and unit count. These revisions are intended to improve the relationship between Building K and the adjacent open space, reduce the extent of shadowing, and lessen the perception of mass along the public realm.\

In addition to these overall reductions, the lower levels incorporate the primary entrance treatment, glazing, material variation, landscaping, lighting and pedestrian-scaled detailing along Merchant Avenue and the surrounding walkways. Façade recesses, balcony variation, material transitions and vertical divisions break the longer elevations into smaller components, while upper-level stepbacks reduce the apparent mass above the public space.

Comment 18 – Maximizing Sun Access to the POPS

Through future submissions, Staff would like to see how the building was situated to maximize sun access on the public realm – and in particular the POPS space to the immediate west.

Response:

The comment is acknowledged. Building K has been revised in response to Staff's concerns regarding its relationship to the adjacent POPS space and the internal public realm.

Comment 19 – Seasonal Shadow on the POPS

The proposed increases in height to Building K will result in the civic space (POPS) being almost entirely in shade from at least September 21st to March 21st (half the year).

Response:

The comment is acknowledged. Building K has been revised in response to Staff's concerns regarding its relationship to the adjacent POPS space and the internal public realm.

Comment 23 – Sun Access to the Public Realm

Future submissions to demonstrate how the buildings were situated to maximize sun access on the public realm – and in particular the POPS space to the immediate west.

Response:

As shown in the April 2026 drawings, Building K has been reduced from approximately 60.70 metres to 54 metres in length, from 18 storeys (70.5 metres) to 17 storeys (60.5 metres) in height, and from 275 units to 210 units. The typical floorplate has also been reduced. These revisions reduce the overall volume of the building immediately adjacent to the POPS and are intended to improve sun access relative to the previous design.

Stage 4 – Buildings F and G

The following responses address the City's applicable Urban Design comments for the revised Stage 4 proposal, and should be cross-referenced with the comment summary tracking table included as part of the comprehensive resubmission package for Stage 4.

Comment 5 – Parking Structure, Gateway and Overall Design

Staff note the Official Plan contemplates parking garage structures, but require a level of building design. Future submissions to demonstrate how Policy 3.11.1(14), 3.11.3(6) and 11.1.18(4) among others are addressed. Furthermore, as the intersection of Father David Bauer Drive and Erb Street is a gateway between the residential neighbourhoods to the west, Waterloo Park to the north, and Uptown Waterloo to the south and east, the development shall demonstrate high quality urban design. Future submissions to demonstrate how Policies 3.11.1(8), 3.11.1(9), 3.11.2(6) and 3.11.2(7) among others have been addressed.

Response:

With respect to Policies 3.11.1(14) and 3.11.3(6), the proposal does not rely on large surface parking areas. Parking is primarily accommodated below grade and within the podium of Buildings F and G, supporting a compact mixed-use built form within the Urban Growth Centre. The structured parking is integrated into the building architecture rather than designed as a standalone or exposed parking garage.

The podium incorporates architectural screening, façade articulation, material variation and active ground-floor uses to reduce the visual impact of the parking levels. Along Erb Street West and Father David Bauer Drive, the proposal includes non-residential uses, transparent glazing, visible entrances, canopies, pedestrian connections, landscaping and continuous promenade areas. These elements provide an active and pedestrian-oriented interface between the buildings and the public realm.

The design must also be considered in the context of the site's location within the Laurel and Clair Creek Special Policy Area. The occupied ground floor is positioned at the minimum permissible elevation required to address flood risk, resulting in an elevated relationship between portions of the building and the adjacent sidewalks. The proposal responds to this condition through landscaped setbacks, promenade areas, stairs, ramps, transparent

commercial frontage, lighting, railings and multiple pedestrian connections. These measures help ensure that the flood-responsive grade condition does not result in an inactive or utilitarian street edge.

The proposal also reinforces the gateway function of the Father David Bauer Drive and Erb Street West intersection. Buildings F and G frame the intersection and establish a strong visual presence at the eastern edge of the Barrel Yards development. The corner treatment includes commercial frontage, transparent glazing, visible entrances, signage opportunities, lighting, wide stairs, railings, landscaping and a widened promenade, reinforcing the intersection as a recognizable point of arrival.

With respect to Policy 3.11.1(8), the building placement, active corner treatment and public-realm improvements establish a clear and identifiable gateway between the Barrel Yards development, Waterloo Park and Uptown Waterloo.

With respect to Policy 3.11.1(9), the height, placement and architectural expression of Buildings F and G contribute to visual orientation and the western Uptown skyline. Material variation, balcony rhythm, vertical façade elements, recessed areas, varied floorplates and upper-level stepbacks provide articulation and avoid a flat or uniform tower expression.

With respect to Policies 3.11.2(6) and 3.11.2(7), the proposal provides a high-density mixed-use built form within a Primary Node and Urban Growth Centre while maintaining a pedestrian-oriented relationship to the street. The podium establishes a defined street-related base, while the tower forms above are offset, articulated and reduced at the upper levels to moderate perceived mass. Commercial frontages, pedestrian connections, promenade areas and landscape treatment support the public realm along both street frontages.

With respect to Policy 11.1.18(4), the proposed residential, commercial, parking, amenity, circulation and public-realm components are coordinated with the broader Barrel Yards development. The development forms part of the continued build-out of an established master-planned mixed-use projects that already includes residential, hotel, commercial, structured parking and amenity uses. The proposed design supports this planned mixed-use character while contributing additional housing, commercial frontage and public-realm activity.

As shown in the April 2026 drawings, Buildings F and G have each been reduced from 31 storeys and 114.5 metres to 30 storeys and 103.6 metres. Their combined unit count has also been reduced from 614 units to 566 units. These revisions further moderate the overall scale and mass of the development while maintaining the proposed gateway, mixed-use and public-realm functions.

Comment 15 – Wall Height Along Erb Street West

Staff strongly encourage the Applicant to explore opportunities to reduce the height of the wall along Erb Street as portions appear to be upwards of 2.4m in height. This intersection is in a prominent location within a Primary Node as well as the City's Urban Growth Centre. While Staff recognize this portion of the site is within an SPA, Staff have concerns relating to the interface of the wall and the street.

Response:

The concern appears to arise from the interpretation of Section 2 on Drawing RZ401 of the architectural drawing set, rather than the section applicable to the Erb Street West frontage. The section relevant to the Erb Street West frontage is Section 1 on Drawing RZ401, not Section 2. Section 2 is taken through the building in the direction of Father David Bauer Drive and does not represent the grade relationship along Erb Street West. Please refer to Figures 1 and 2 for reference.

Section 1 on Drawing RZ401 illustrates the relationship between the Erb Street West sidewalk, the promenade, the retail frontage, and the required regulatory flood elevation. Along this frontage, the existing street grade falls by approximately 1.35 metres toward the intersection, with the lowest elevation occurring at the corner of Erb Street West and Father David Bauer Drive. Accordingly, the grade difference is not uniform along the frontage and is greatest near the corner.

The retail units open directly onto the continuous promenade, which extends along the Erb Street West frontage and provides access to the commercial entrances. The proposed condition should therefore not be interpreted as a continuous retaining wall measuring 2.4 metres in height.

The elevated ground-floor and retaining-wall conditions are also supported by the Stage 4 Flood Risk Assessment prepared by Stantec. The Assessment confirms that the occupied finished-floor elevation is set at 326.60 metres, above the regulatory flood elevation throughout the site, and that the retaining wall along the east and south sides forms part of the passive floodproofing strategy. The grade relationship therefore reflects the regulatory flood-protection requirements applicable to the site rather than a discretionary elevation of the commercial frontage.

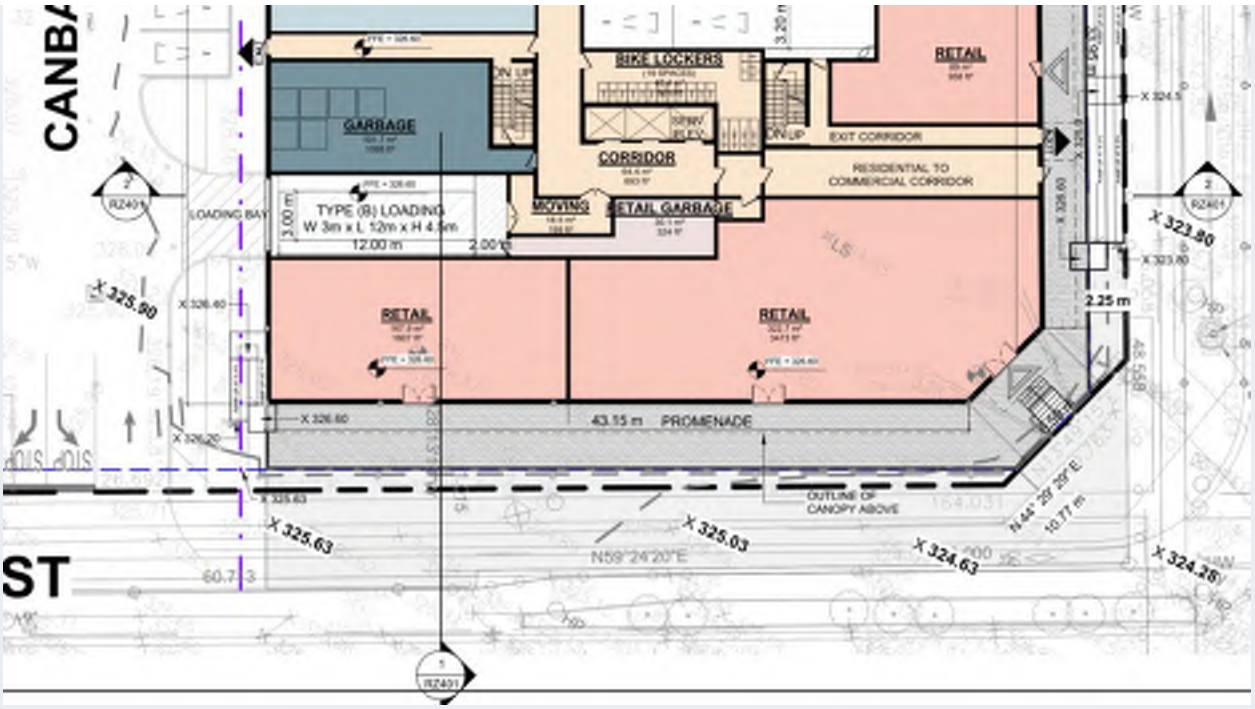

Figure 1: Ground Floor Plan – Erb Street West Frontage

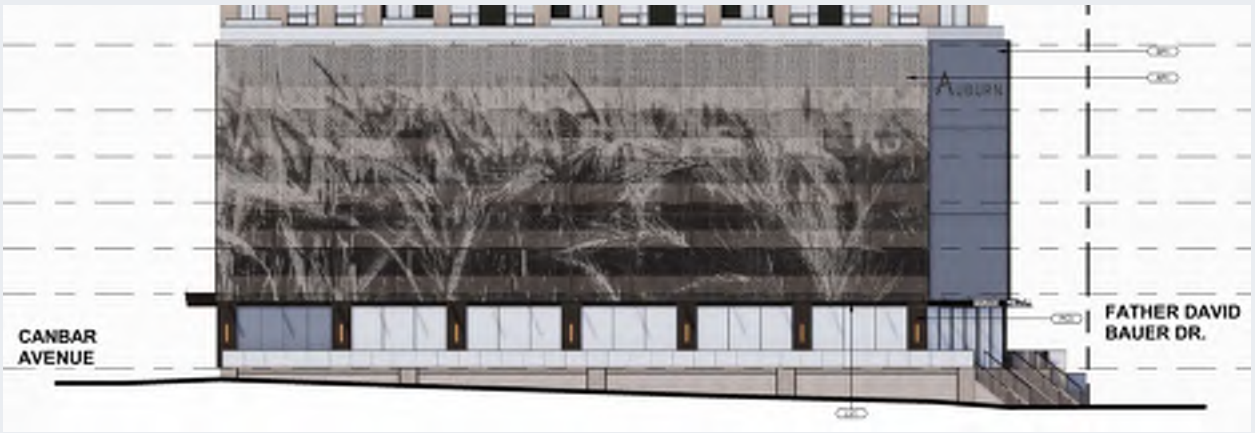

Figure 2: Building G South Elevation

Comment 24 – Active Uses Along Father David Bauer Drive

Retail or other active uses should extend the entirety of the Father David Bauer frontage at grade. As designed there is structured parking for a significant stretch of this frontage.

Response:

Active uses have been concentrated at the intersection and along the portions of Father David Bauer Drive where they provide the greatest public-realm benefit. Commercial frontage, residential entrances, transparent glazing, pedestrian connections, landscaping and lighting contribute to the activity and visual interest of the frontage.

Where structured parking occurs along public-facing edges, it is not left untreated. The parking levels are integrated into the overall architectural composition through façade articulation, material variation, architectural screening and coordinated landscape treatment. The structured parking is therefore not presented as an exposed or utilitarian frontage.

The amount and location of non-residential floor area have been evaluated having regard to frontage configuration, access requirements, internal circulation, servicing, parking layout and the anticipated viability of the commercial units. It is necessary to provide parking to satisfy demand and support the functional and operational requirements of the development. Underground parking is being maximized, at significant cost, to limit the amount of above-grade structured parking required. However, given the density contemplated for this location, there remains a substantial parking requirement on the site.

The revised ground-floor and podium drawings should be reviewed together to illustrate the relationship among commercial uses, residential entrances, amenity and circulation areas, and screened structured parking along Father David Bauer Drive.

Comment 25 – Exhaust Fans and Transformers

There are several exhaust fans and transformers located in prominent locations within the public realm. Please review these locations and consider placing these pieces of infrastructure off primary pedestrian routes and out of view.

Response:

The location of exhaust fans, transformers and related servicing infrastructure will be reviewed through the detailed Site Plan process to reduce their visual and functional impact on the public realm.

Where feasible, these elements will be relocated away from primary pedestrian routes, building entrances, commercial frontages, promenade areas and other highly visible public-facing locations. The intent is to maintain clear pedestrian movement, protect the quality of the streetscape and avoid conflicts with active ground-floor uses.

Where relocation is not technically feasible due to servicing, ventilation, utility access or maintenance requirements, the infrastructure will be integrated into the building or landscape design through measures such as architectural screening, coordinated enclosures, landscape buffering, material treatment and placement within less prominent areas of the site.

The final locations and screening strategy will be confirmed through the Site Plan process in coordination with the applicable architectural, landscape, mechanical and utility requirements.

Comment 26 – Elevated First Floor and Retail Visibility

Elevated first floor creates separation between the retail and public realm which eliminates clear visibility between the two. A grade change, even of this small amount will reduce the vibrancy of this frontage as an active streetscape.

Response:

Please refer to the response to Comment 15.

The Stage 4 Flood Risk Assessment confirms that the proposed finished-floor elevation is above the regulatory flood elevation throughout the site. The commercial, common and residential entrance areas must therefore remain at this elevation to provide passive flood protection and cannot be lowered to match the adjacent sidewalk.

The design instead maintains visual and physical connectivity through the continuous promenade, transparent glazing, visible entrances, stairs, accessible ramps, lighting and landscape treatment.

It should also be noted that the grade difference is not uniform along the entire frontage. It is greatest near the lower portion of the intersection and decreases along other portions of Erb Street West and Father David Bauer Drive. The approximately 3.8-metre-wide promenade along Erb Street West provides a continuous pedestrian area adjacent to the commercial frontage and functions as an extension of the public realm.

Comment 27 – Maximum Horizontal Tower Length

The proposed towers exceed the maximum horizontal tower length. Sufficient justification for the deviation from these standards will be required for support. Larger floorplates result in increased shadowing, and undesirable overall building mass that does not align with planning policy and guideline objectives.

Response:

The proposed tower dimensions have been reviewed in relation to the overall massing, podium relationship and variation in floorplate configuration. It is important to clarify that the horizontal length exceedance is not carried consistently through the full height of Buildings F and G. The tower component begins at the seventh floor, with the broader L-shaped floorplate occurring only between Floors 7 and 9. From the tenth floor upward, the massing separates into two distinct tower forms, with further upper-storey stepbacks that reduce the floorplates and create a more slender and articulated upper-tower expression.

The buildings should therefore not be understood as continuous slab towers extending from the podium to the roof. Rather, the massing transitions from a broader lower-tower condition over three floors to two separate and progressively reduced tower forms above. This limits the extent of the horizontal exceedance, distinguishes the tower components from the podium and reduces the perceived bulk of the buildings when viewed from surrounding streets and public spaces.

The orientation and placement of the tower massing also assist in reducing its prominence along the public streets. The longer dimension of the broader L-shaped lower tower is oriented internally, away from the Erb Street West and Father David Bauer Drive frontages. Along Father David Bauer Drive, the tower located farther from the intersection is set back approximately 12 metres from the street-facing property line, while the tower closer to the intersection is set back approximately 5 metres. These setbacks provide separation from the street edge and allow the podium, landscaped areas and public-realm elements to remain the primary built-form expression at the pedestrian level.

The tower forms are further articulated through offset placement, separation between Buildings F and G, recessed portions of the façades, balcony projections, material variation, terraces and upper-level stepbacks. The intervening roof and amenity areas also provide visual relief and help prevent the buildings from reading as one continuous mass.

With respect to shadow impacts, the larger floorplate condition is confined to Floors 7 to 9 and is not carried through the full height of the buildings. From Floor 10 upward, the separation into two tower forms, together with the reduced upper floorplates, tower separation, street setbacks and offset placement, helps limit the duration and extent of shadowing compared with a continuous slab building or towers that maintained the larger floorplate through their full height. The proposed massing should therefore be considered together with the submitted Shadow Study, which evaluates the actual shadow conditions created by the development.

Stage 4 forms part of the continued build-out of an established master-planned development with an existing podium, parking, circulation and servicing framework. A conventional point

tower arrangement would affect the coordinated completion of this framework and materially alter the planned development configuration.

Since the previous submission, Buildings F and G have each been reduced from 31 storeys (114.5 metres) to 30 storeys (103.6 metres). Their combined unit count has also been reduced from 614 units to 566 units. These revisions further moderate the overall scale and mass of the towers.

Further refinement of the tower articulation, upper-level stepbacks, façade treatment and roofline can be addressed through the detailed Site Plan process.

Comment 28 – Prominent Site and Western Uptown Skyline

This site is particularly visible from many directions, and is flanked by three award winning examples of architecture. Special care and attention must be made to ensure this proposal is designed with consideration of how it will be a defining feature of this intersection, and the western skyline of the Uptown.

Response:

The visibility and architectural importance of this location have been considered in the design of the Stage 4 development. The site occupies a prominent position at the intersection of Erb Street West and Father David Bauer Drive and is viewed in relation to several notable architectural landmarks in the surrounding area. This context reinforces the need for a high-quality design response that contributes positively to both the intersection and the western skyline of Uptown Waterloo.

At the street level, the proposal establishes a layered and active public-realm condition along Erb Street West and Father David Bauer Drive. The elevated commercial frontage is supported by continuous promenade areas, transparent glazing, visible entrances, wide stair connections, accessible ramps, landscaping, raised planting areas, seating, lighting, railings and street trees. These elements are intended to create a visually engaging edge and reinforce the gateway function of the intersection.

The podium has also been designed as an architectural component of the overall development rather than as a utilitarian parking structure. Façade articulation, material variation, architectural screening and the barrel-inspired treatment help reduce the visual impact of the structured parking levels and contribute to a distinct identity that relates to the history of the Barrel Yards.

Buildings F and G are intended to contribute to the skyline of Uptown through varied floorplates, reduced upper-level floor areas, stepbacks, balcony rhythm, recessed areas, vertical façade elements and material changes. These measures help break down the perceived mass of the towers and avoid a flat or overly uniform skyline expression.

As shown in the April 2026 drawings, Buildings F and G have each been reduced from 31 storeys and 114.5 metres to 30 storeys and 103.6 metres. Their combined unit count has been reduced from 614 units to 566 units. These revisions further moderate the scale of the buildings while maintaining their intended gateway and skyline role.

The design should also be considered within the broader Barrel Yards master-planned context. Stage 4 is not a standalone building, but the continuation of an established mixed-use development with an existing built-form, circulation, parking and public-realm framework. The proposed buildings are intended to complete this prominent edge of the development while introducing a distinct architectural and public-realm presence at the intersection.

The submitted Shadow Study and supporting technical materials should be considered together with the proposed massing. Tower separation, offset placement, reduced upper floorplates and upper-level stepbacks assist in managing shadow impacts and the overall visual bulk of the development.

Comment 29 – Southern Elevation of Building G

A slab/corridor building results in defined 'sides' and 'ends' of a building. As proposed, the end of the southernmost tower is facing the Uptown. This exposed interface should be a landmark building with a high standard of design and architecture. As currently designed the building 'end' is prominently defining this significant intersection.

Response:

Staff's concern regarding the southern elevation of Building G appears to be influenced, in part, by the same misinterpretation of the submitted cross-sections identified in the response to Comment 15. The approximately 2.4-metre retaining-wall condition referenced by Staff does not occur along the Erb Street West frontage.

The relevant condition is illustrated in **Section 1 on Drawing RZ401**, which shows the relationship between the Erb Street West sidewalk, the continuous promenade, the retail frontage and the regulatory flood elevation. Please refer below for the elevation along Erb Street West.

The southern elevation should also not be understood as an untreated or secondary building end. At the ground level, the elevation incorporates retail uses, transparent glazing, direct commercial entrances and a continuous promenade along Erb Street West. Above the ground floor, the structured parking levels are integrated into the architectural composition through façade articulation, material variation and architectural screening.

The tower elevation incorporates recessed façade areas, balcony projections, vertical architectural elements, material transitions, reduced upper floorplates and stepbacks. These measures provide depth and visual interest and avoid the appearance of a flat slab end facing Uptown. Accordingly, the southern elevation is intended to function as a fully resolved public-facing façade that contributes to the prominence of the intersection and the approach toward Uptown Waterloo.



Comment 30 – Slab Form Versus Point Tower

The proposed towers are suburban in nature, and not the preferred architecture in the core of the City. A point tower that provides the same degree of architectural quality and finishing on all sides of the tower is what is envisioned in the Uptown.

Response:

The City's preference for point tower forms in the Uptown is acknowledged. However, the proposed Stage 4 buildings must also be considered within the specific context of the Barrel Yards master-planned development. This site is not a standalone redevelopment parcel, but rather the continuation and completion of an established high-density mixed-use development with an existing built form pattern, internal circulation structure, parking strategy, servicing framework, and approved development context.

A point tower configuration would significantly affect the ability to achieve the planned residential density and the need to complete the remaining portion of the Barrel Yards block in a coordinated manner.

As shown in the April 2026 drawings, Buildings F and G have each been reduced from 31 storeys and 114.5 metres to 30 storeys and 103.6 metres.

Although Buildings F and G do not take the form of conventional point towers at the lower tower levels, the broader L-shaped condition is limited to Floors 7 to 9. From Floor 10 upward, the massing separates into two distinct tower elements with reduced upper floorplates and additional stepbacks. The towers are offset, separated and treated architecturally on all public-facing elevations through changes in plane, balcony projections, recessed areas, vertical elements and material variation. These measures reduce the apparent bulk of the development, provide visual slenderness at the upper levels and avoid a continuous slab form extending through the full height of the buildings.

Comment 31 – Articulated Massing and Sculpted Tower Tops

Design high-rise buildings with articulated massing to create an interesting and recognizable skyline. Design high-rise building with a stepped or sculpted top section to create a shaped skyline rather than a flat or heavy skyline.

Response:

The buildings have been designed to contribute to a varied skyline expression rather than a flat or heavy tower profile. The upper floors are reduced and stepped, which helps soften the tower tops and create a more articulated skyline condition when viewed from surrounding streets, open spaces and the broader Uptown context.

The elevations also show material variation, balcony rhythm, vertical façade elements, recessed areas and integrated rooftop and mechanical treatment. These elements help break down the upper building mass and avoid an overly uniform tower expression.

As shown in the April 2026 drawings, the overall heights of Buildings F and G have each been reduced from 31 storeys and 114.5 metres to 30 storeys and 103.6 metres. The revised upper-level massing continues to incorporate reduced floorplates and stepped portions to provide a differentiated building top.

Further refinement of the roofline, mechanical penthouse treatment, materials and façade detailing can be addressed through the Site Plan process to ensure that the buildings contribute positively to the western skyline of Uptown Waterloo.

Comment 32 – Shadow Impacts and Corridor Bulk

Encourage tower forms for high rise buildings to minimize shadow impacts on surrounding properties and to reduce bulk along corridors. Consider a variety of building forms along a corridor with emphasis on tower forms, podium buildings and smaller slab buildings.

Response:

The proposed buildings have been designed to create a varied and articulated skyline rather than a flat or uniformly heavy tower profile. Buildings F and G incorporate changes in floorplate, recessed façade areas, balcony projections, material variation and vertical architectural elements to break down the overall massing and provide visual interest when viewed from surrounding streets, open spaces and the broader Uptown context.

The upper portions of the towers are reduced and stepped back from the lower levels, creating a clearer distinction between the podium, middle tower and upper tower components. These reductions help lighten the appearance of the buildings, moderate their perceived bulk and contribute to a more sculpted skyline.

The tower tops also incorporate changes in height, upper-level stepbacks and integrated rooftop and mechanical penthouse treatment. Together, these elements are intended to avoid a flat roofline and create a more recognizable silhouette within the western Uptown skyline.

The offset placement of Buildings F and G, together with the separation and variation between the tower forms, further contributes to a more dynamic skyline composition rather than the appearance of a single continuous slab. The broader L-shaped floorplate is limited to Floors 7 to

9. From Floor 10 upward, the massing separates into two tower elements with reduced floorplates and further upper-level stepbacks.

As shown in the April 2026 drawings, Buildings F and G have each been reduced from 31 storeys and 114.5 metres to 30 storeys and 103.6 metres. Their combined unit count has also been reduced from 614 units to 566 units. These revisions, together with the reduced upper floorplates, tower separation and offset placement, moderate the overall bulk of the development along the surrounding corridors.

Comment 33 – Wind and Shadow Data

Future submissions include wind and shadow data that demonstrates how the proposed built form does not create adverse wind impacts or excessive shadowing that exceeds the City's policy objectives.

Response: Noted.

Comment 60 – Planting Program and Shadow Conditions

The shadow study should be reviewed carefully as part of the preparation of the planting program to address any challenges associated with shade tolerance in the planting palette.

Response: Noted.

Comment 61 – Green Roof Treatments

Consider green roof treatments for the tower roofs where feasible as well as the balance of available roof area that is not programmed. Green roofs can provide both environmental and overlook benefits to the development.

Response:

The opportunity to incorporate green roof treatments will be reviewed through the detailed Site Plan process. The feasibility and extent of green roof coverage will depend on structural capacity, soil depth, drainage, irrigation, maintenance access, wind exposure and coordination with rooftop mechanical equipment and programmed amenity areas.

Conclusion

The revised architectural, landscape and supporting technical materials should be reviewed together with this Addendum. We trust that the foregoing addresses the applicable Urban Design comments and provides additional clarification regarding the revised proposal.

Sincerely,
GSP Group Inc.



Evelyn Thomas, **B.Arch, M.U.D.**
Senior Urban Designer
ethomas@gspgroup.ca

Encl. Revised Site Plan, dated April 2026

PROJECT SUMMARY

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

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

PROJECT INFORMATION

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

GROSS FLOOR AREA SUMMARY

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

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GROSS FLOOR AREA BREAKDOWN

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

AMENITY AREA BREAKDOWN

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

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GROSS FLOOR AREA BREAKDOWN

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

AMENITY AREA BREAKDOWN

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

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GROSS FLOOR AREA BREAKDOWN

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

AMENITY AREA BREAKDOWN

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

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DEFINITIONS

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

1. Building Floor Area Calculations for a **Mixed Use / Apartment Building**:
means the **gross floor area** of a BUILDING measured between the outside of all exterior walls. Includes an attic with a clear ceiling height of two-point-one-five metres (2.15m) for at least fifty percent (50%) of the attic floor area. Excludes STRUCTURED PARKING.

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

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

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

3. Structured Parking:
means a BUILDING, STRUCTURE, or part thereof, used primarily for the parking of motor vehicles. Includes UNDERGROUND PARKING. Includes PARKING SPACES entirely or partially beneath a BUILDING, excluding cantilevered shade or solar STRUCTURES.

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

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

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

7. Building Height:
means the vertical distance from the finished ground level abutting the FRONT BUILDING FAÇADE, measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to:
a.) for a flat roof, the highest point of:
• the roof's surface; or
• the parapet, where the parapet exceeds 1.2 metres in height, whichever is higher;
b.) for a mansard roof, the roof deck line;
c.) for a gable, hipped, cottage, gambrel, or peaked roof, the mid-point measured between the eaves and the ridges.

The following shall be disregarded when calculating BUILDING HEIGHT:
• chimney
• church spire, church steeple, church belfry, and the like
• rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height
• enclosed stairwell roof access not exceeding four metres in height
• elevator penthouse not exceeding six metres in height
• rooftop architectural feature (see section 3.A.5)
• mechanical and service equipment noise barriers
• elevator penthouse
• stairway structure
• non-habitable and unenclosed rooftop amenity structures
• safety guards
• ornamental domes, skylights, and cupolas
• telecommunication equipment

AMENITY AREAS REQUIRED & PROVIDED

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

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

AMENITY AREAS REQUIRED & PROVIDED

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

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

DRAWING LIST

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

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
STATISTICS

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

2026-04-22 4:46:28 PM

UNIT MIX

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

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

UNIT MIX

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

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UNIT MIX

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

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

UNIT MIX SUMMARY

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

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

VEHICULAR PARKING - MINIMUM REQUIRED

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

AS PER BILL #185, REQUIRED PARKING = 0

VEHICULAR PARKING - MINIMUM REQUIRED

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

AS PER BILL #185, REQUIRED PARKING = 0

BICYCLE PARKING - MINIMUM REQUIRED

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

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

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

BICYCLE PARKING - MINIMUM REQUIRED

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

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

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

VEHICULAR PARKING PROVIDED

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

VEHICULAR PARKING PROVIDED

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

BICYCLE PARKING - PROVIDED

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

BICYCLE PARKING - PROVIDED

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

ACCESSIBLE PARKING - MINIMUM REQUIRED

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

ACCESSIBLE PARKING- MINIMUM REQUIRED

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

ACCESSIBLE PARKING PROVIDED

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

ACCESSIBLE PARKING PROVIDED

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

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

PROJECT

THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING

STATISTICS

PROJECT NO.
08.313P01

PROJECT DATE
2024-03-25

DRAWN BY
CGS

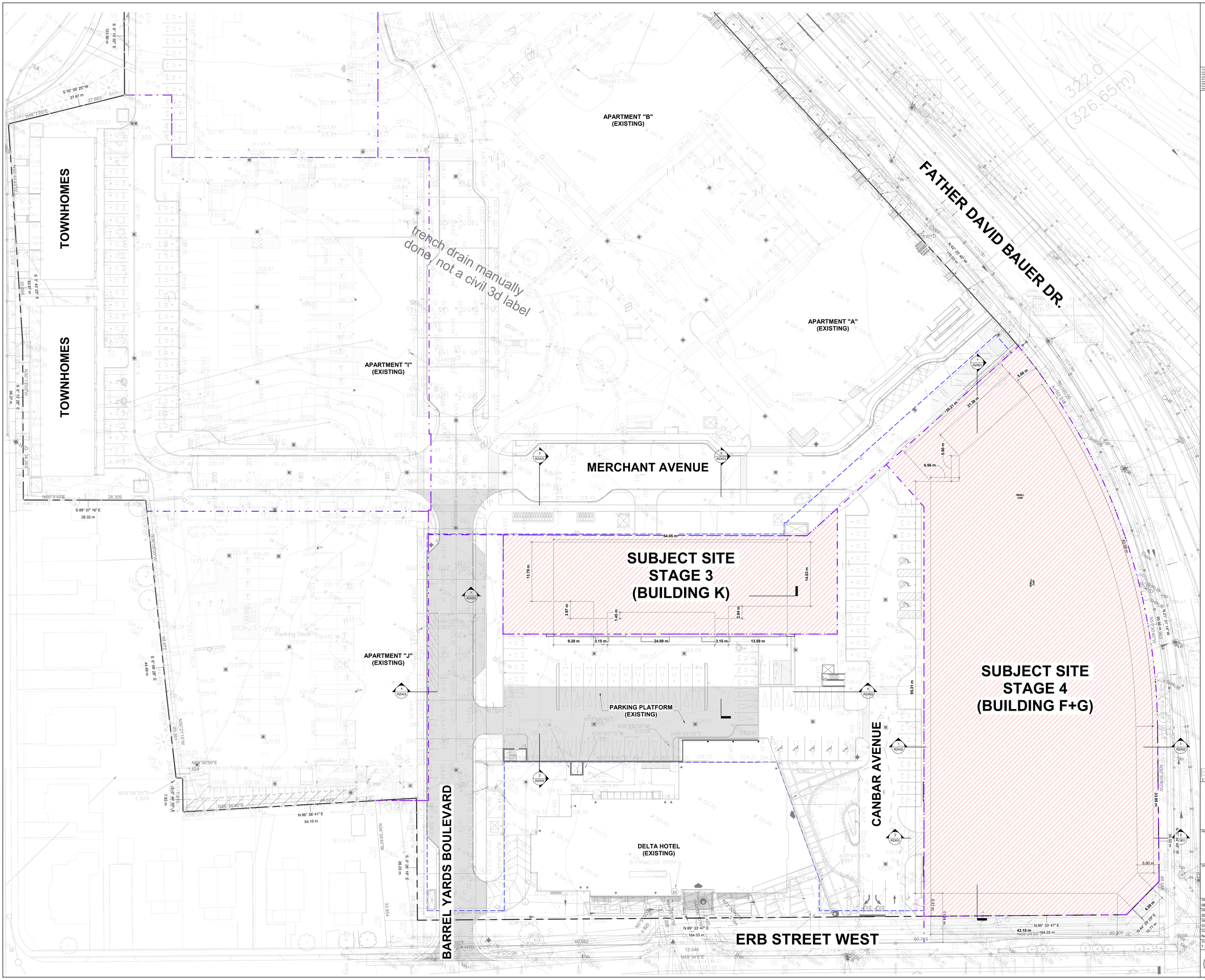
CHECKED BY
NAI

SCALE

DRAWING NO.
RZ002

REV.
3

2026-04-22 4:46:28 PM



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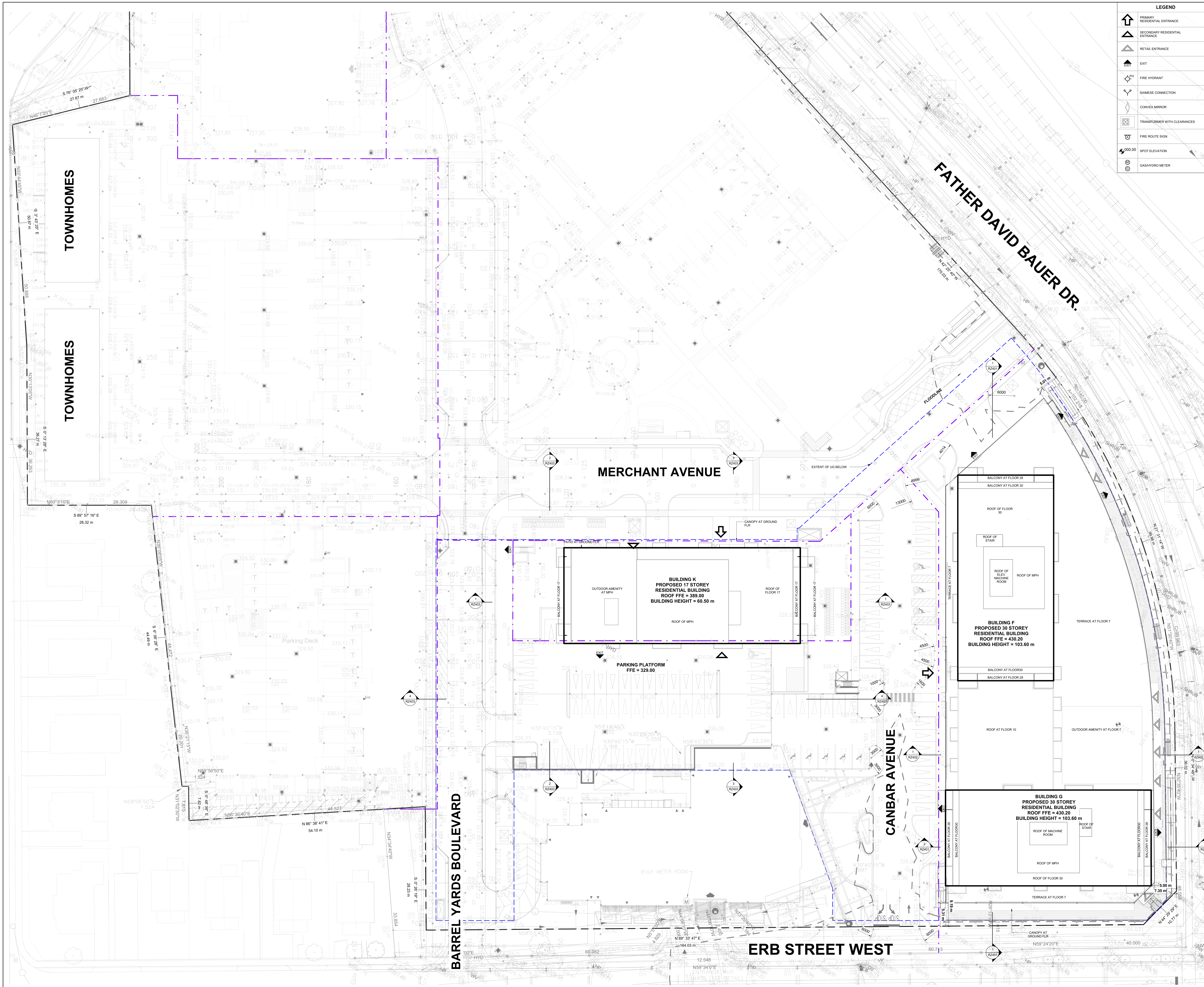
PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
CONTEXT PLAN

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

DRAWING NO. RZ003
REV. 3

2026-04-22 4:40:30 PM



LEGEND

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

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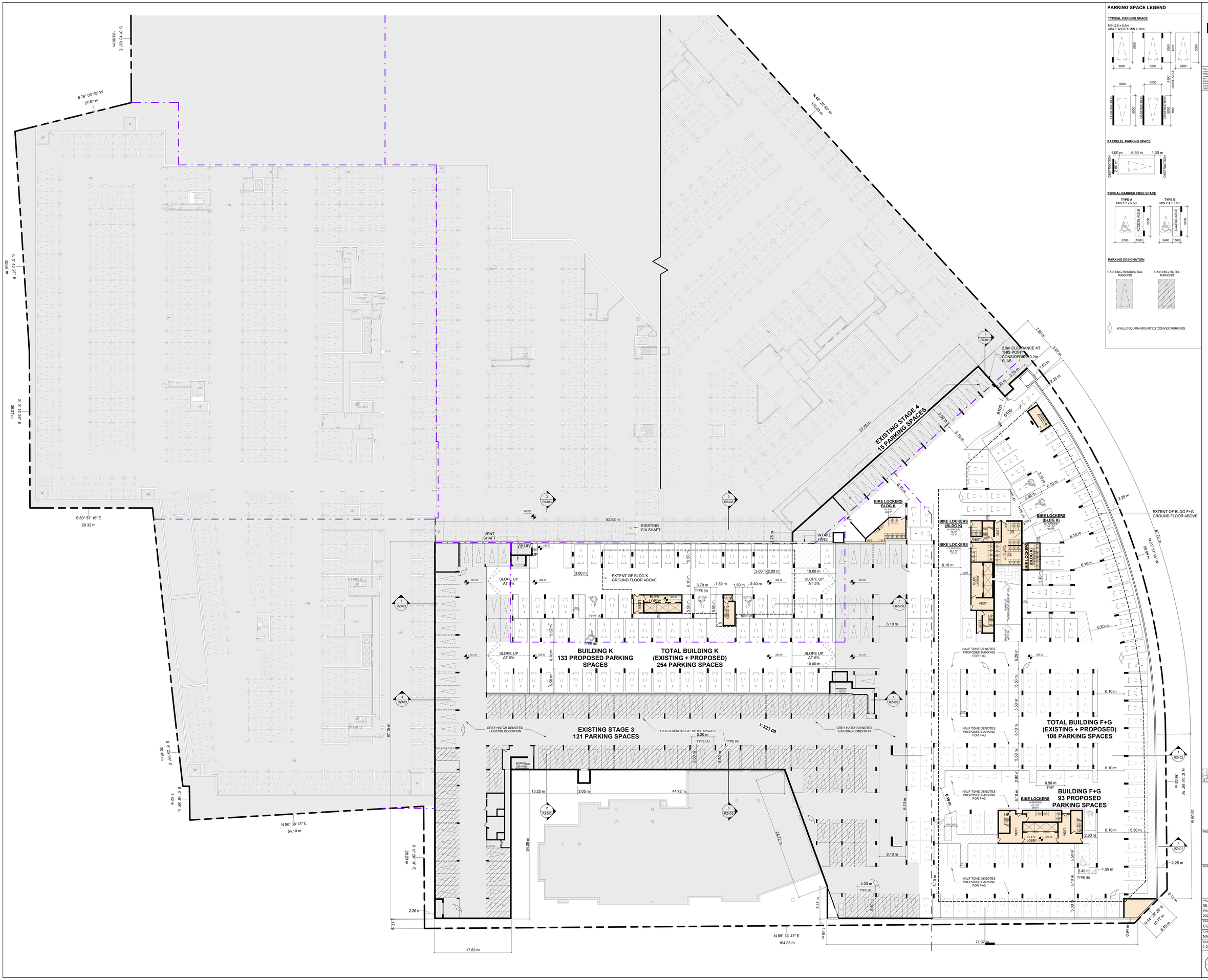
PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

DRAWING
SITE PLAN / ROOF PLAN

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

2026-04-22 4:40:33 PM



PARKING SPACE LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m

PARRELEL PARKING SPACE

TYPICAL BARRIER FREE SPACE

TYPE A
MIN 3.7 x 5.5m

TYPE B
MIN 2.4 x 5.5m

PARKING DESIGNATION

EXISTING RESIDENTIAL PARKING

EXISTING HOTEL PARKING

WALL/COLUMN-MOUNTED CONVEX MIRRORS

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PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
P01 FLOOR

PROJECT NO.
08.313P01

PROJECT DATE
2024-03-25

DRAWN BY
CGS

CHECKED BY
NAI

SCALE
1:250

DRAWING NO.
RZ101

REV.
3

2026-04-22 4:40:49 PM

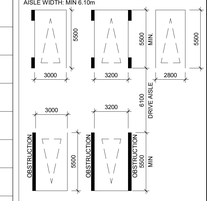
LEGEND

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

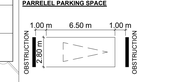
PARKING SPACE LEGEND

TYPICAL PARKING SPACE

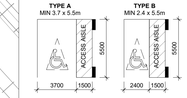
MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m



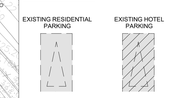
PARREL/EL PARKING SPACE



TYPICAL BARRIER FREE SPACE



PARKING DESIGNATION



WALL/COLUMN-MOUNTED CONVEX MIRRORS

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
GROUND FLOOR

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

DRAWING NO. RZ151 | REV. 3

2026-04-22 4:40:51 PM

BUILDING K PARKING PLATFORM

MERCHANT AVENUE

BUILDING F+G FLOOR 02

FATHER DAVID BAUER DR.

BARREL YARDS BOULEVARD

CANBAR AVENUE

ERB STREET WEST

TOWNHOMES

TOWNHOMES

Parking Deck

BUILDING K
29 PARKING SPACES

EXISTING
28 PARKING SPACES

TOTAL BUILDING K
(EXISTING + PROPOSED)
57 PARKING SPACES

105 PARKING SPACES

RAMP UP TO PARKING PLATFORM

GREY HATCH DENOTES EXISTING CONDITION

HATCH DENOTES 12 HOTEL SPACES

trench drain manually done, not a civil 3d label

EXISTING BUILDING 'C'

BULK METER ROOM

PARKING ON GROUND FLOOR BELOW

EXTENTS OF FLOOR 2 ABOVE

EXTENT OF PARKING PLATFORM

EXTENT OF FLOOR 3 ABOVE

OUTLINE OF CANOPY ABOVE

21 BICYCLE SPACES (TYPE B)

18 BICYCLE SPACES (TYPE B)

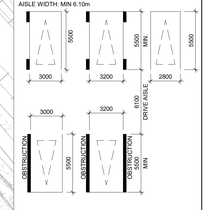
WALL/COLUMN-MOUNTED CONVEX MIRRORS

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

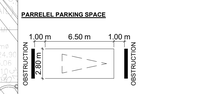
PARKING SPACE LEGEND

TYPICAL PARKING SPACE

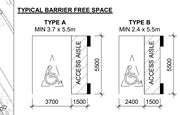
MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m



PARRELEL PARKING SPACE



TYPICAL BARRIER FREE SPACE



PARKING DESIGNATION



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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

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

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

DRAWING NO. RZ152 REV. 3

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2026-04-22 4:49:53 PM

TOWNHOMES

TOWNHOMES

FATHER DAVID BAUER DR.

BUILDING K
FLOOR 03

MERCHANT AVENUE

BUILDING F+G
FLOOR 03-04

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

Parking Deck

BUILDING F+G
107 PARKING SPACES

PARKING PLATFORM AT MEZZANINE

PATIO AT GROUND FLR

BIKE LOCKERS

LOCKERS

ELEVATOR LOBBY

PARKING SPACE LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m

PARREL/EL PARKING SPACE

TYPICAL BARRIER FREE SPACE

TYPE A
MIN 3.7 x 5.5m

TYPE B
MIN 2.4 x 5.5m

PARKING DESIGNATION

EXISTING RESIDENTIAL PARKING

EXISTING HOTEL PARKING

WALL/COLUMN-MOUNTED CONVEX MIRRORS

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOORS 03-04

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

DRAWING NO. RZ153 | REV. 3

2026-04-22 4:40:53 PM

TOWNHOMES

TOWNHOMES

Parking Deck

FATHER DAVID BAUER DR.

BUILDING K
FLOORS 04-05

MERCHANT AVENUE

BUILDING F+G
FLOOR 05

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

BUILDING F+G
107 PARKING SPACES

S 76° 05' 25" W
27.67 m

S 0° 15' 02" E
123.90 m

N46°7'25"W

N33°44'45"W

S 2° 43' 25" E
50.87 m

N30°13'05"W

S 0° 13' 28" E
36.27 m

N60°3'10"E

S 89° 57' 16" E
28.32 m

S 0° 26' 28" E
44.49 m

N35°2'10"W

N59°56'50"E
1.524

N30°2'40"W

N 86° 38' 41" E
54.10 m

N31°04'15"W

S 0° 26' 19" E
28.22 m

N 89° 33' 47" E

N30°40'15"W
3.108

N59°19'45"E
3.050

N30°25'55"W
5.555

N58°45'35"E

N30°40'15"W
3.997

N59°19'45"E

N58°53'45"E

N 42° 25' 45" W
179.03 m

N 44° 13' 14" W
99.96 m

N 37° 48' W
36.62 m

N 44° 05' 29" E
19.77 m

N 37° 25' 00" W
33.56 m

PARKING SPACE LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m

PARRELEL PARKING SPACE

TYPICAL BARRIER FREE SPACE

TYPE A
MIN 3.7 x 5.5m

TYPE B
MIN 2.4 x 5.5m

PARKING DESIGNATION

EXISTING RESIDENTIAL PARKING

EXISTING HOTEL PARKING

WALL/COLUMN-MOUNTED CONVEX MIRRORS

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOOR 05

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

DRAWING NO. RZ154 | REV. 3

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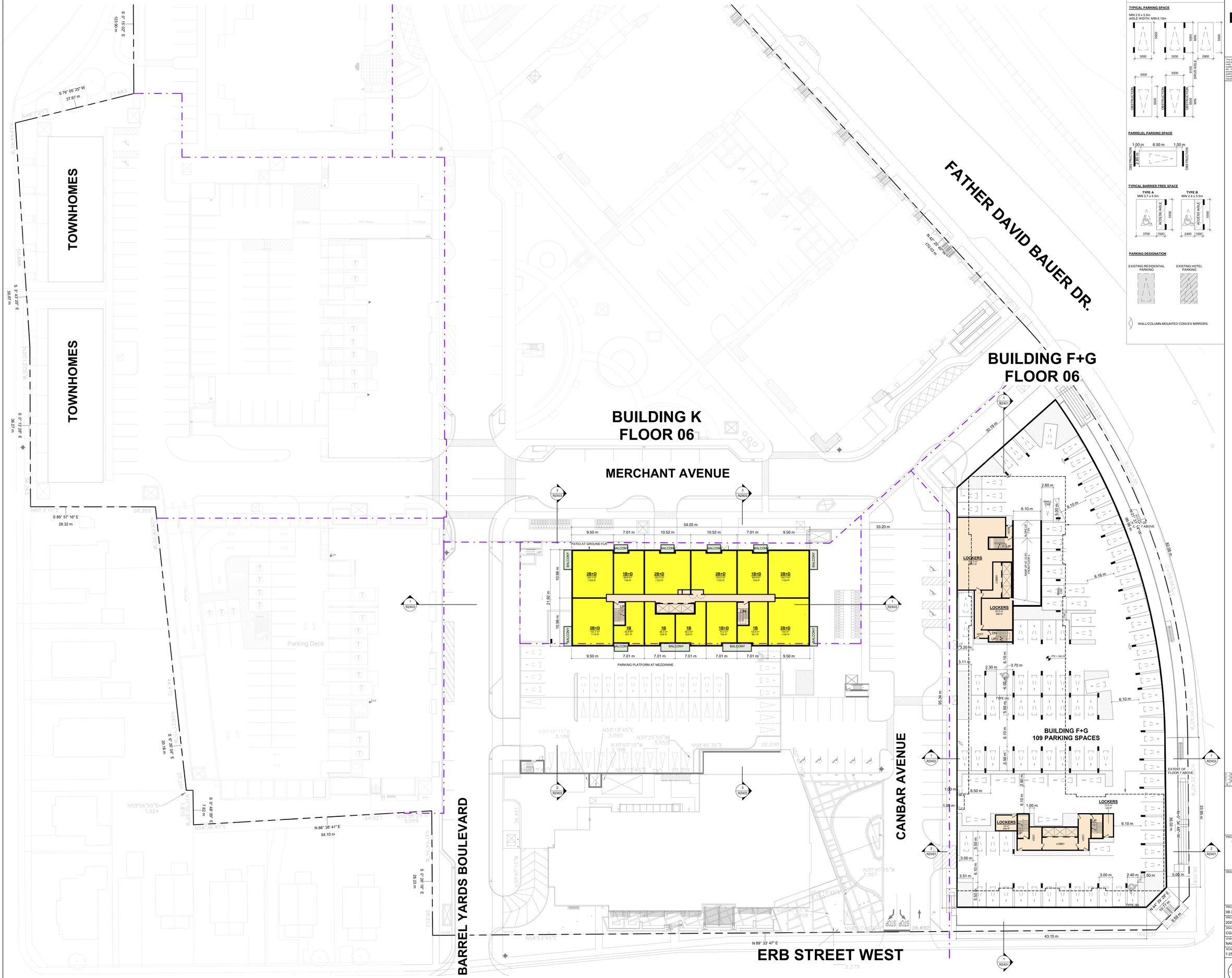

PARKING SPACE LEGEND

TYPICAL PARKING SPACE

MIN 2.8 x 5.5m
AISLE WIDTH: MIN 6.10m

PARRELEL PARKING SPACE

1.00 m 6.50 m 1.00 m
OBSTRUCTION 2.80 m OBSTRUCTION

TYPICAL BARRIER FREE SPACE

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

PARKING DESIGNATION

EXISTING RESIDENTIAL PARKING
EXISTING HOTEL PARKING

WALL/COLUMN-MOUNTED CONVEX MIRRORS

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

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

DRAWING
FLOOR 06

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

DRAWING NO. RZ155
REV. 3

2026-04-22 4:40:55 PM

BUILDING K
FLOOR 07

BUILDING F+G
FLOOR 07

TOWNHOMES

TOWNHOMES

FATHER DAVID BAUER DR.

MERCHANT AVENUE

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

Parking Deck

PATIO AT GROUND FLR

PARKING PLATFORM AT MEZZANINE

TERRACE AT FLOOR 7

OUTDOOR AMENITY
329.9 m²
3487 ft²

INDOOR AMENITY
365.2 m²
3245 ft²

1B (MICRO UNIT)
42 m²
452 ft²

S 0° 15' 20" E
123.90 m

S 76° 05' 25" W
27.67 m

27.683

N46°7'25"W

N33°44'45"W

50.888

S 3° 43' 25" E
50.87 m

N30°13'05"W

S 0° 13' 28" E
36.27 m

36.263

N60°3'10"E

28.309

S 89° 57' 16" E
28.32 m

N36°8'0"W

S 0° 26' 22" E
44.49 m

44.512

N35°2'0"W

20.201

N59°56'50"E
1.524

S 0° 39' 7" E
7.82 m

N58°39'40"E

N 86° 38' 41" E
54.10 m

44.527

N55°36'32"E
9.569

N31°04'15"W

S 0° 26' 49" E
28.23 m

28.253

N58°53'45"E

N 89° 33' 47" E
164.03 m

N42° 29' 46"W
170.63 m

N42° 31' 14"W
99.98 m

N 44° 29' 29" E
10.77 m

N 45° 30' 31" W
36.02 m

N30°40'15"W
3.108

N59°19'45"E
3.050

N30°25'55"W
5.555

N30°40'15"W
3.108

N58°45'35"E

22.290

N59°19'45"E

20.509

N30°40'15"W
3.997

N59°19'45"E

N30°40'15"W
3.608

N58°53'45"E

26.502

2.279

54.05 m

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

10.96 m

21.92 m

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

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

47.04 m

93.96 m

10.96 m

21.92 m

22.31 m

12.43 m

4.10 m

3.83 m

0.76 m

9.89 m

1.16 m

2B+D 102.5 m² 1103 ft²

1B+D 69.8 m² 749 ft²

1B 58.7 m² 632 ft²

1B 56.5 m² 608 ft²

1B 52.4 m² 564 ft²

2B+D 97.4 m² 1048 ft²

1B+D 64.2 m² 691 ft²

1B+D 66.6 m² 717 ft²

1B+D 69.8 m² 749 ft²

1B+D 71.6 m² 770 ft²

1B+D 72.0 m² 775 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

2B+D 121.3 m² 1305 ft²

2B+D 102.1 m² 1099 ft²

2B+D 102 m² 1098 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

2B+D 102.5 m² 1103 ft²

1B+D 69.8 m² 749 ft²

1B+D 66.6 m² 717 ft²

1B+D 69.8 m² 749 ft²

1B+D 69.8 m² 749 ft²

1B+D 69.8 m² 749 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

1B+D 72.4 m² 779 ft²

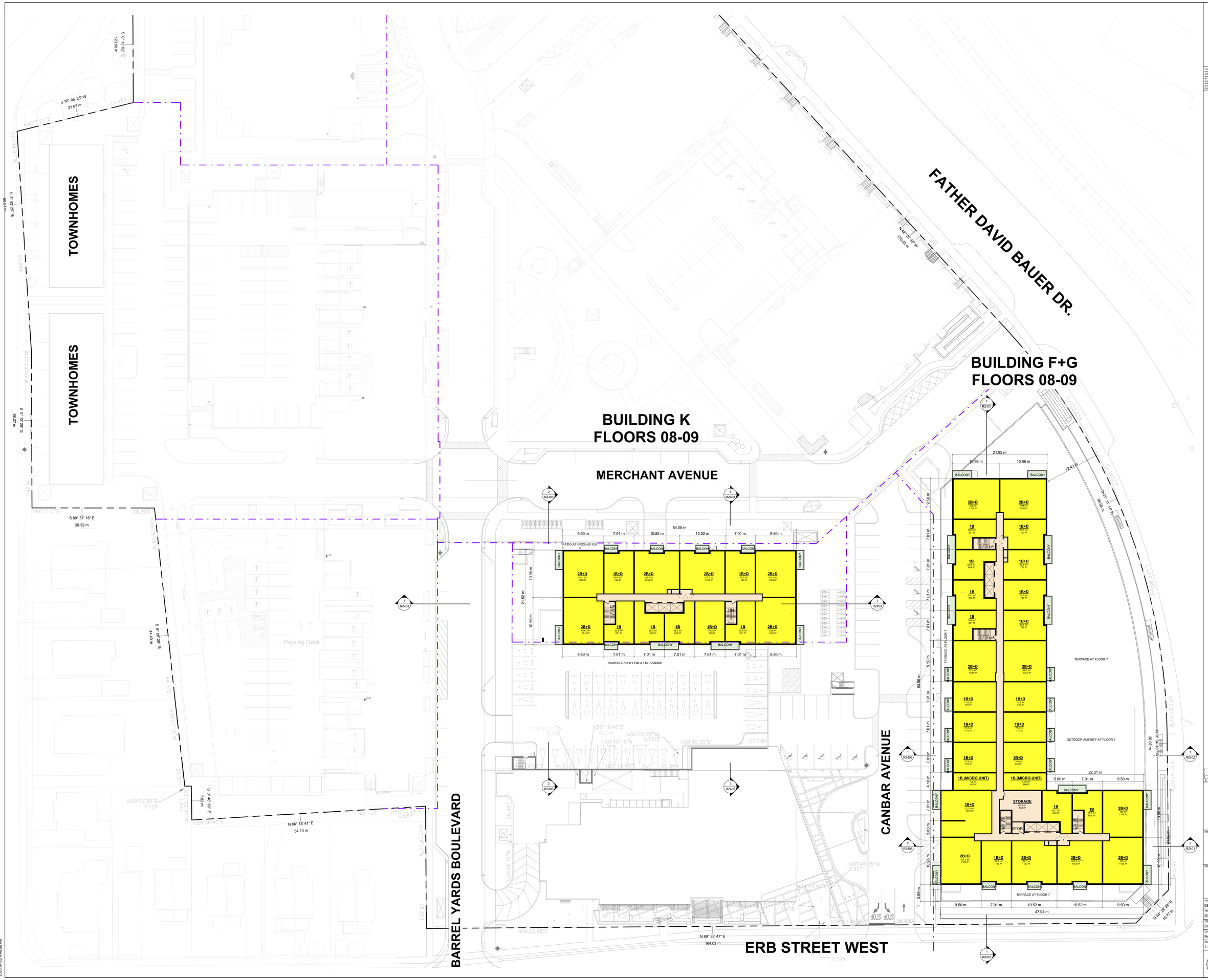
1B 58.7 m² 632 ft²

1B 56.5 m² 608 ft²

1B 52.4 m² 564 ft²

1B 56.5 m² 608 ft²

1B 58.7 m² 632



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

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

DRAWING
FLOOR 08-09

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

DRAWING NO.
RZ157
REV.
3

2026-04-22 4:40:56 PM

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FATHER DAVID BAUER DR.

BUILDING F+G
FLOORS 10-15

BUILDING K
FLOORS 10-15

MERCHANT AVENUE

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

TOWNHOMES

TOWNHOMES

Parking Deck

PATIO AT GROUND FLR

PARKING PLATFORM AT MEZZANINE

EXTENTS OF FLOOR 16 ABOVE

ROOF AT FLOOR 7

ROOF AT FLOOR 10

OUTDOOR AMENITY AT FLOOR 7

TERRACE AT FLOOR 7

TERRACE AT FLOOR 7

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOORS 10-15

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

DRAWING NO. RZ158 | REV 3

2026-04-22 4:40:57 PM

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FATHER DAVID BAUER DR.

BUILDING F+G
FLOOR 16

BUILDING K
FLOOR 16

MERCHANT AVENUE

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

TOWNHOMES

TOWNHOMES

Parking Deck

PATIO AT GROUND FLR

PARKING PLATFORM AT MEZZANINE

TERRACE AT FLOOR 7

ROOF AT FLOOR 7

ROOF AT FLOOR 10

OUTDOOR AMENITY AT FLOOR 7

EXTENT OF FLOOR 27 ABOVE

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
FLOOR 16

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

DRAWING NO RZ159 | REV 3

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FATHER DAVID BAUER DR.

BUILDING F+G
FLOORS 17-18

BUILDING K
FLOOR 17

MERCHANT AVENUE

TOWNHOMES

TOWNHOMES

BARREL YARDS BOULEVARD

CANBAR AVENUE

ERB STREET WEST

Parking Deck

PATIO AT GROUND FLR

PARKING PLATFORM AT MEZZANINE

EXTENTS OF MPH ABOVE

EXTENT OF FLOOR 27 ABOVE

TERRACE AT FLOOR 7

ROOF AT FLOOR 7

ROOF AT FLOOR 10

OUTDOOR AMENITY AT FLOOR 7

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

PROJECT
THE BARREL YARDS - STAGES 3&4

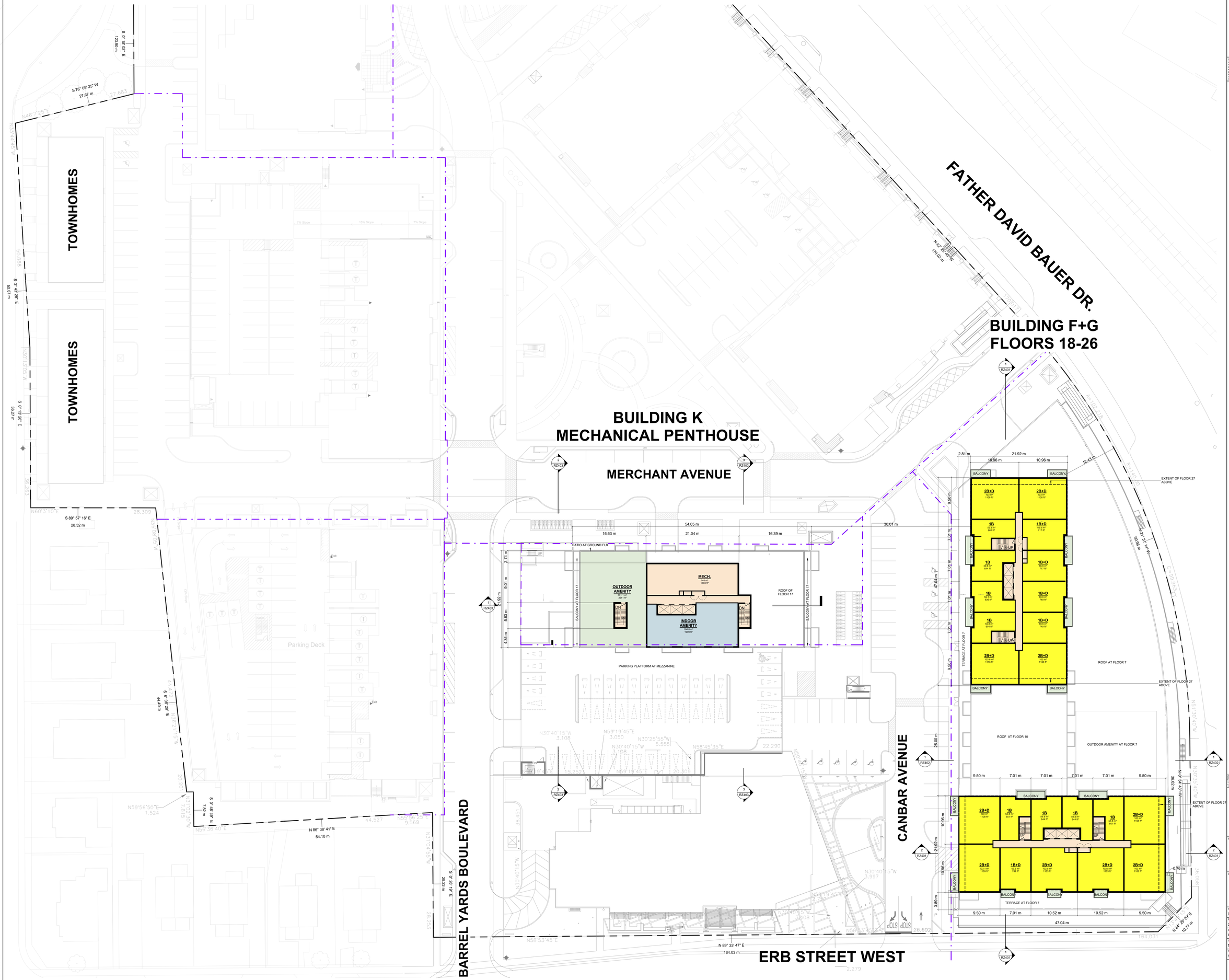
WATERLOO, ONTARIO

DRAWING
FLOOR 17

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

DRAWING NO. RZ160 REV. 3

2026-04-22 4:41:01 PM



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

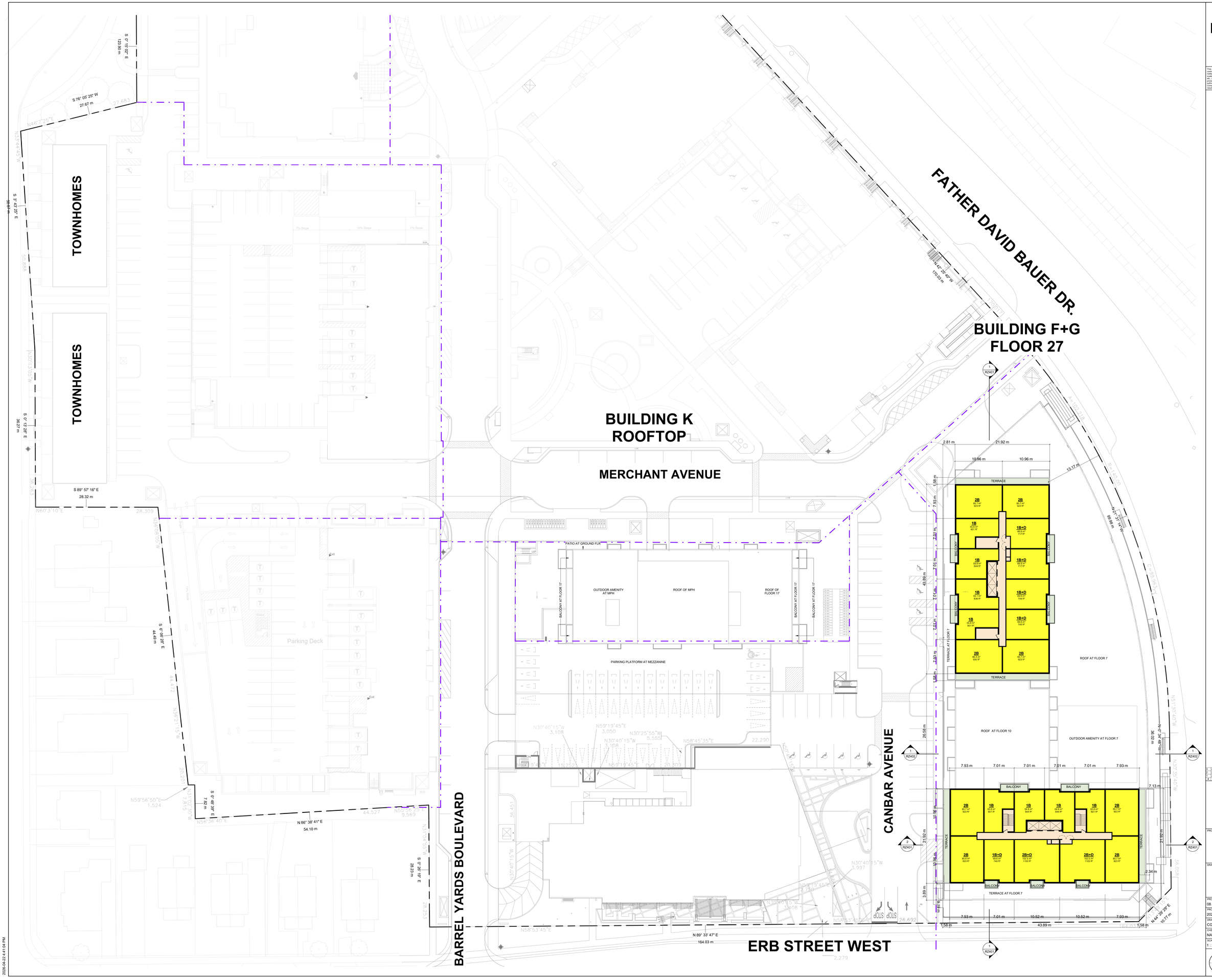
PROJECT
THE BARREL YARDS - STAGES 3&4
WATERLOO, ONTARIO

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

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

DRAWING NO.
RZ161
REV.
3

2026-04-22 4:41:02 PM



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

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

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

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

DRAWING NO.
RZ162
REV.
3

2026-04-22 4:41:04 PM

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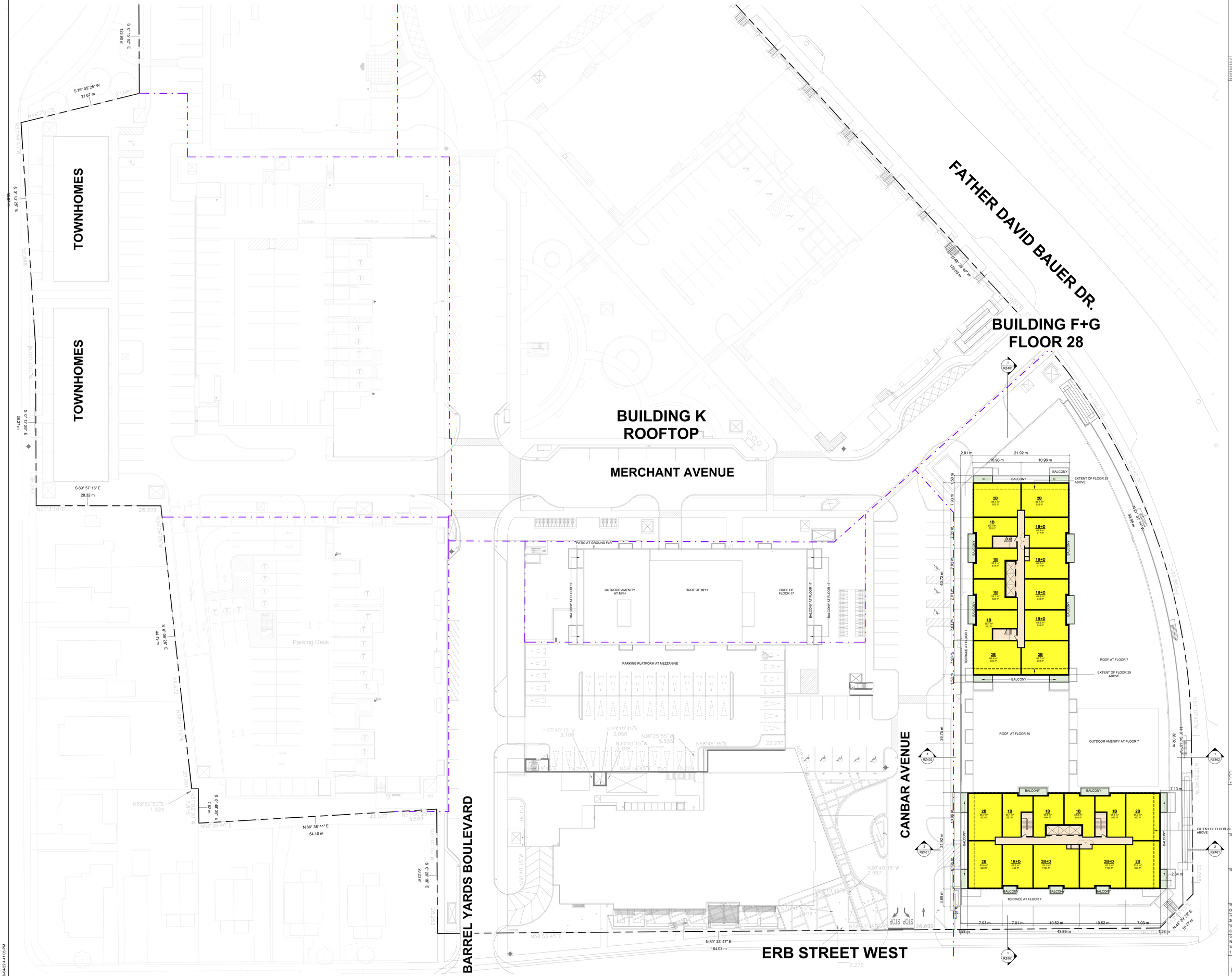


#	DATE	DESCRIPTION	BY
3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT
THE BARREL YARDS - STAGES 3&4

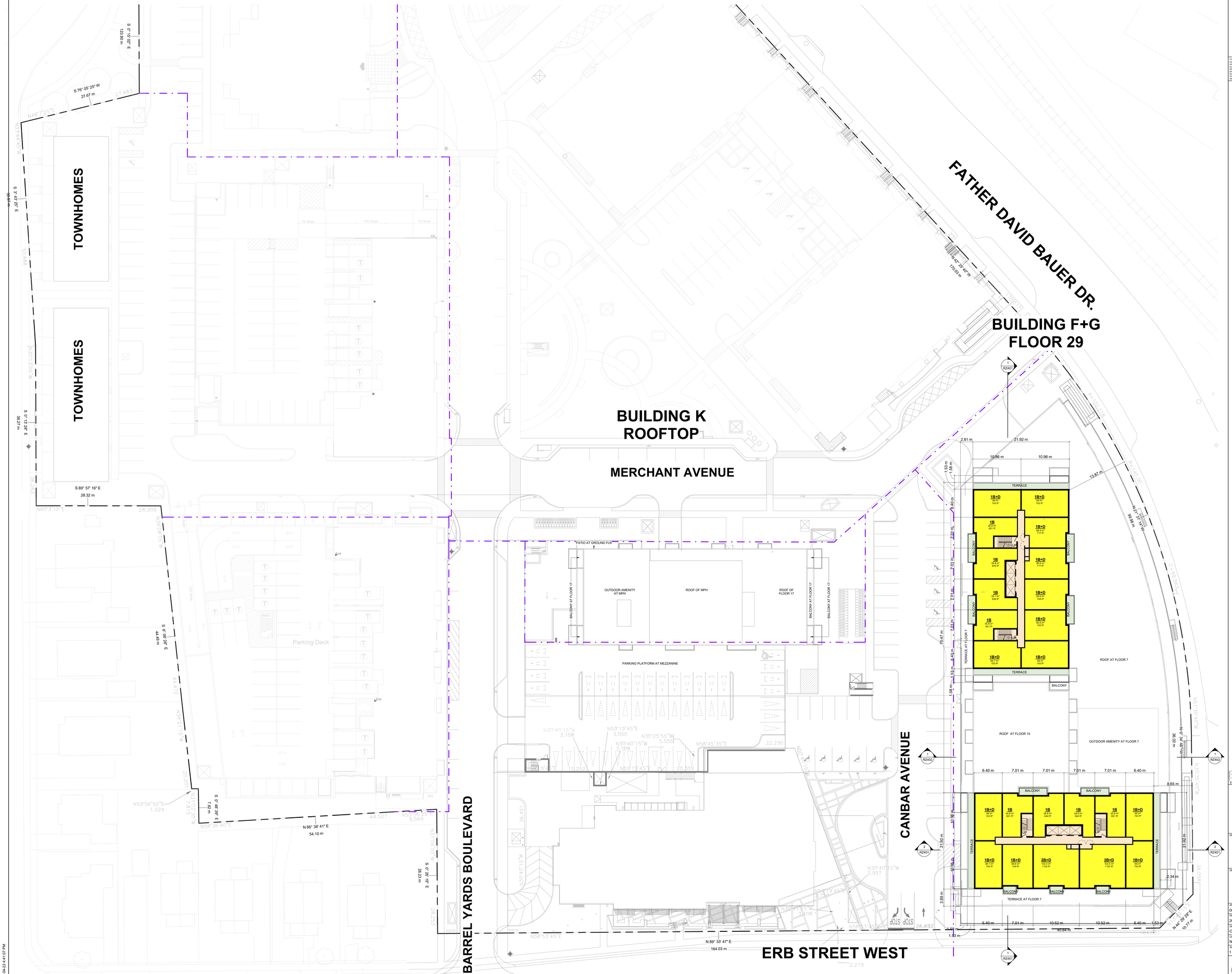
WATERLOO, ONTARIO

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

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

DRAWING NO. RZ163 | REV. 3

2026-04-22 4:41:05 PM



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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

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

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

DRAWING NO: RZ164 | REV: 3

2026-04-22 4:41:07 PM

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FATHER DAVID BAUER DR.

BUILDING F+G
FLOOR 30

BUILDING K
ROOFTOP

MERCHANT AVENUE

CANBAR AVENUE

BARREL YARDS BOULEVARD

ERB STREET WEST

TOWNHOMES

TOWNHOMES

Parking Deck

PATIO AT GROUND FLR

OUTDOOR AMENITY AT MPH

ROOF OF MPH

ROOF OF FLOOR 17

BALCONY AT FLOOR 17

PARKING PLATFORM AT MEZZANINE

TERRACE AT FLOOR 7

EXTENT OF MPH ABOVE

ROOF AT FLOOR 7

ROOF AT FLOOR 10

OUTDOOR AMENITY AT FLOOR 7

TERRACE AT FLOOR 7

EXTENT OF MPH ABOVE

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

	NAI
	NAI
	YYU
	BY

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

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

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

DRAWING NO: RZ165 | REV: 3

2026-04-22 4:41:08 PM

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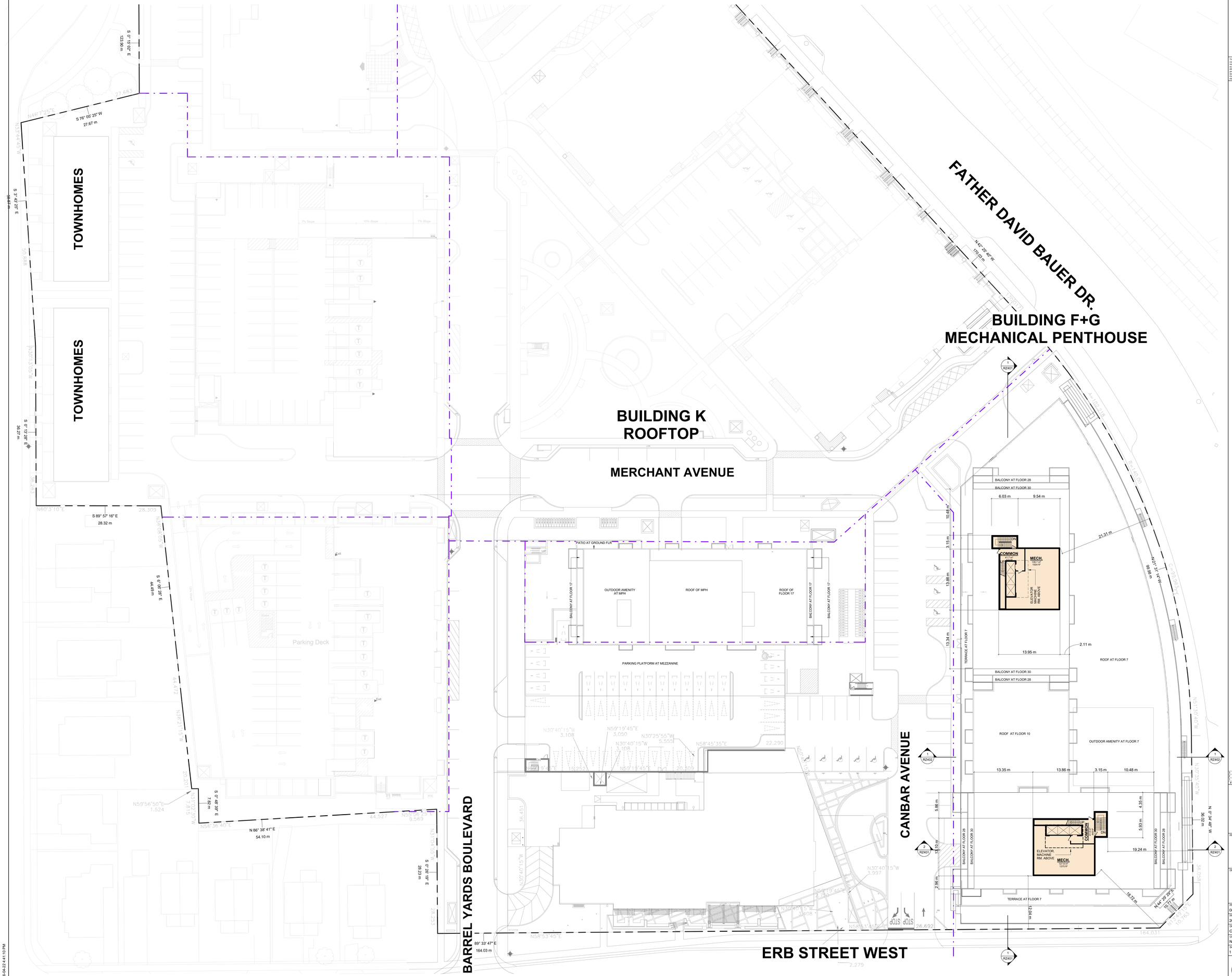

#	DATE	DESCRIPTION	BY
3	2025-12-17	ISSUED FOR REZONING #2	NAI
2	2025-01-31	ISSUED FOR REZONING	NAI
1	2024-03-25	ISSUED FOR PRE-CONSULTATION	VYC

PROJECT

THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING

MECHANICAL PENTHOUSE (BUILDING F+G)

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

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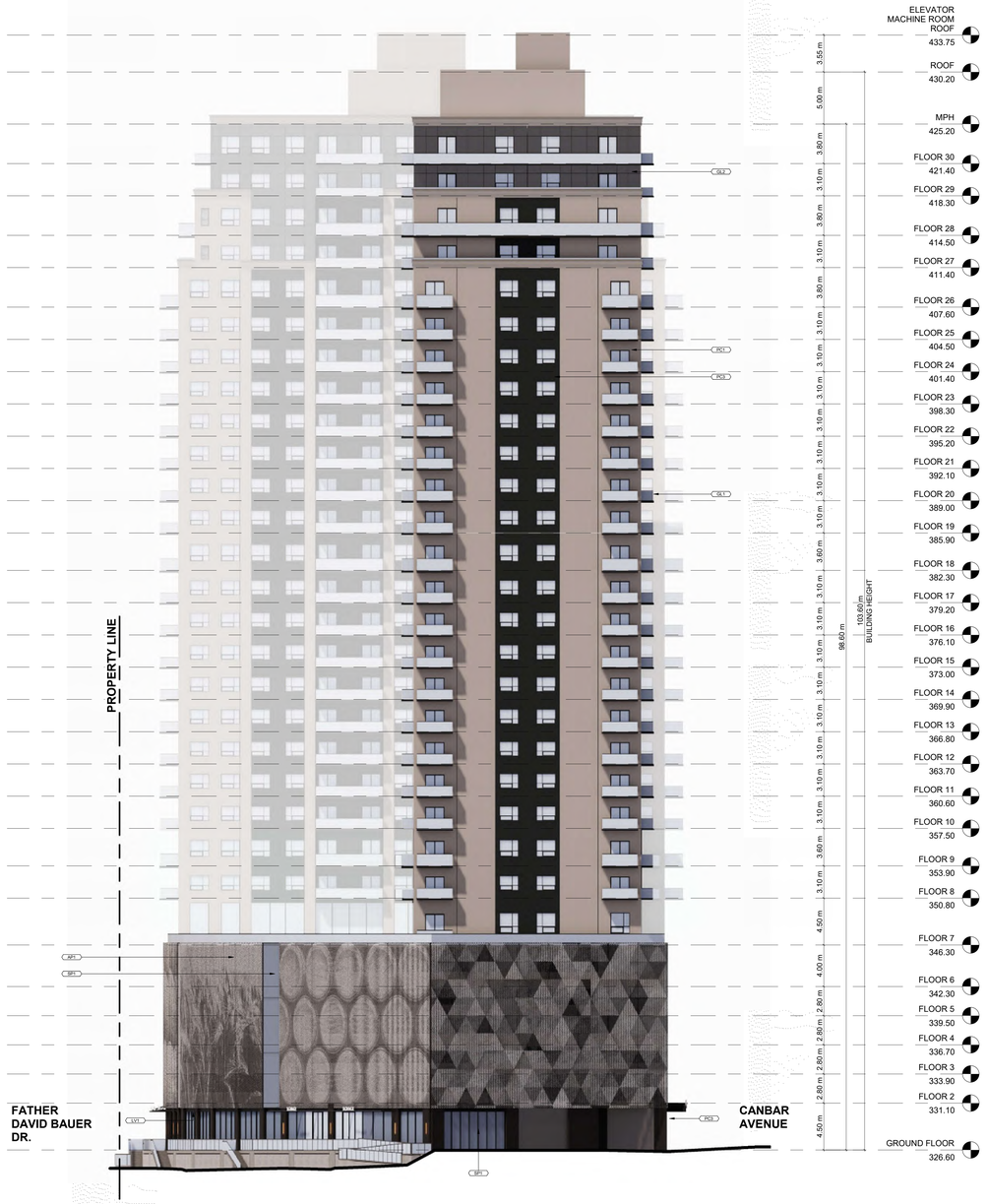
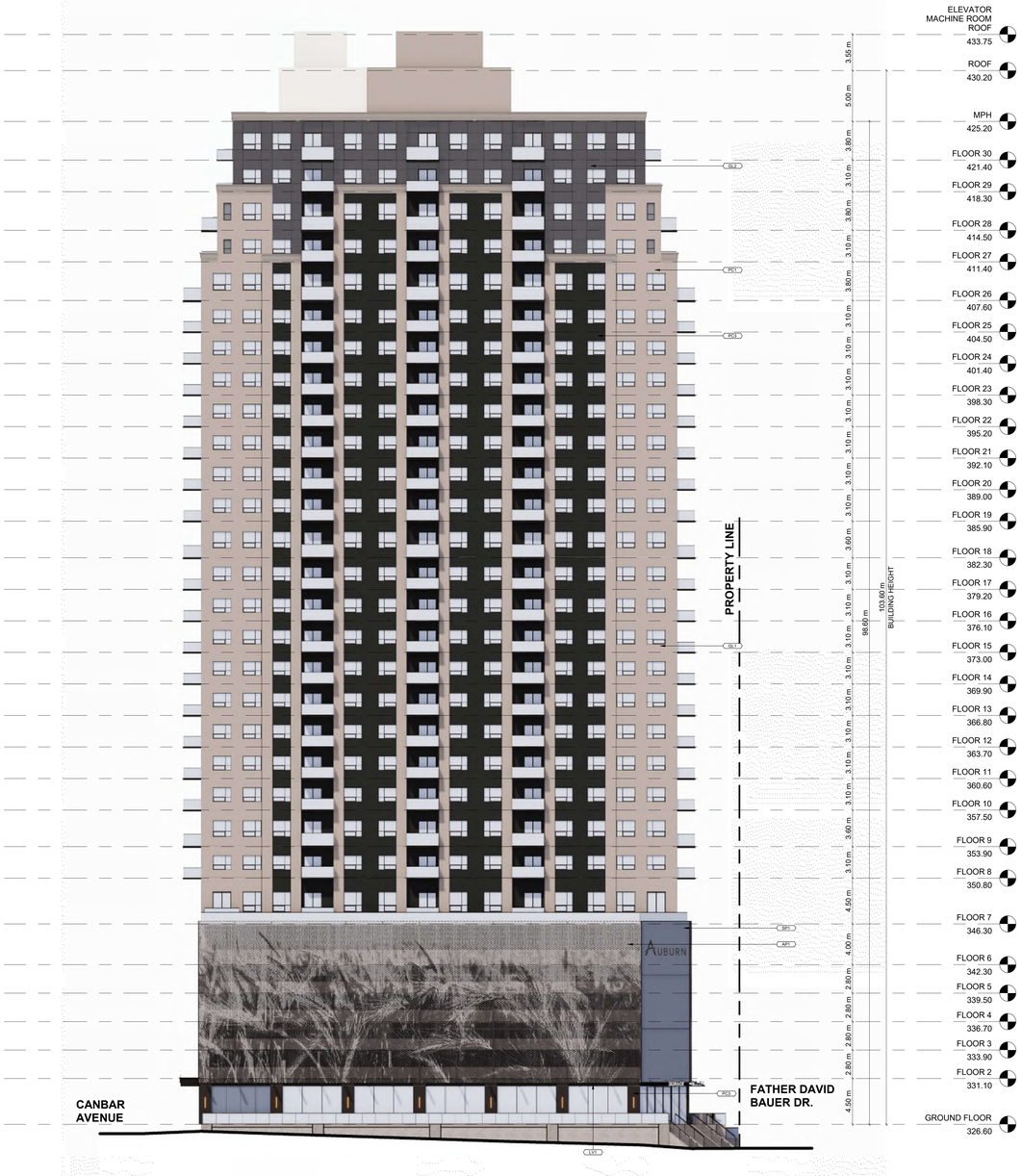
BUILDING G
BEYOND

BUILDING F



1 Building F+G - North Elevation
1 : 200

BUILDING G



2 Building F+G - South Elevation
1 : 200

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EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM

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

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING F/G ELEVATIONS

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

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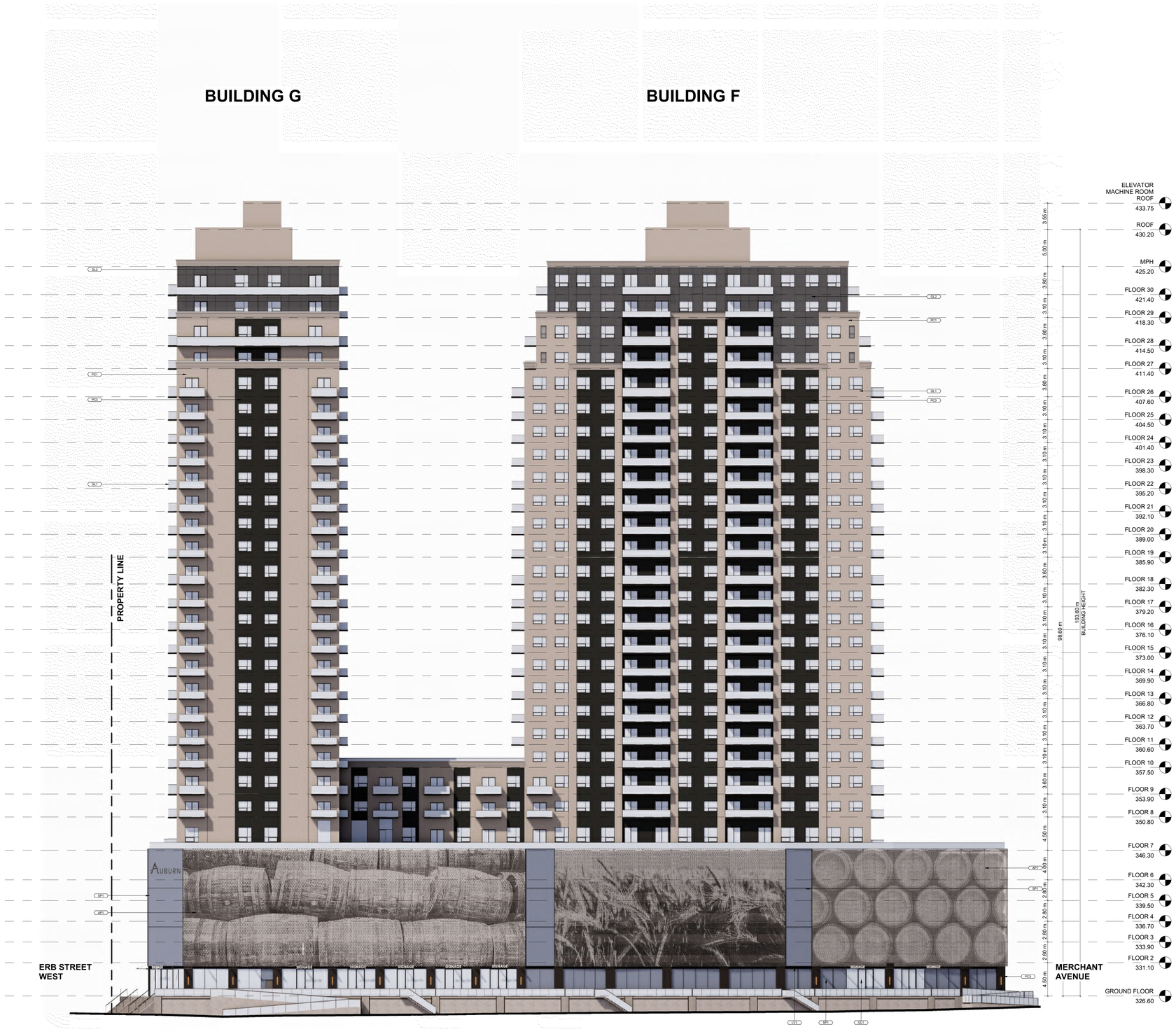

1 Building F+G - East Elevation
1 : 200

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EXTERIOR FINISHES LEGEND

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

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING F/G ELEVATIONS

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

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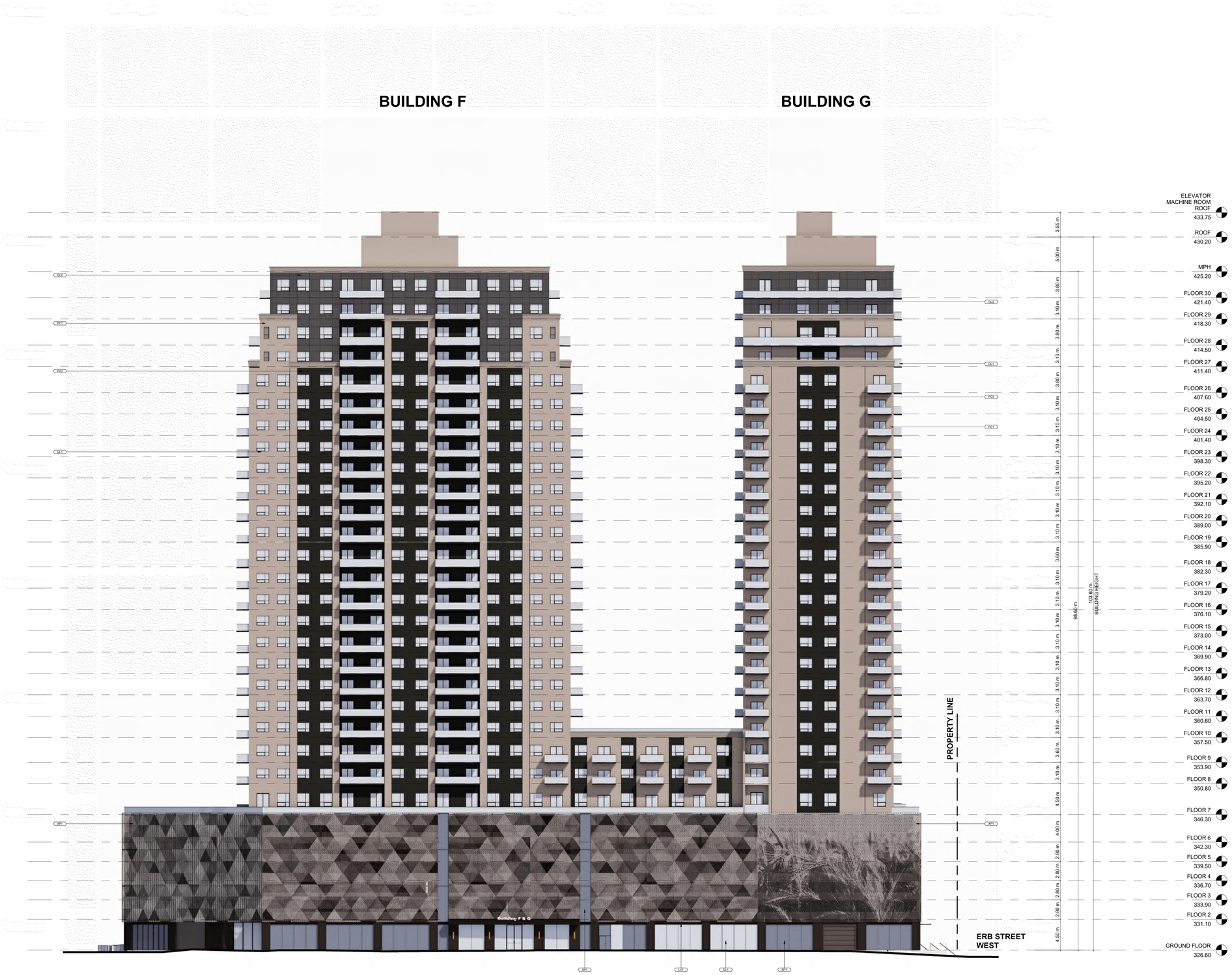

1 Building F+G - West Elevation
1 : 200

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EXTERIOR FINISHES LEGEND

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

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

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

DRAWING
BUILDING F/G ELEVATIONS

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

DRAWING NO. RZ303
REV. 2

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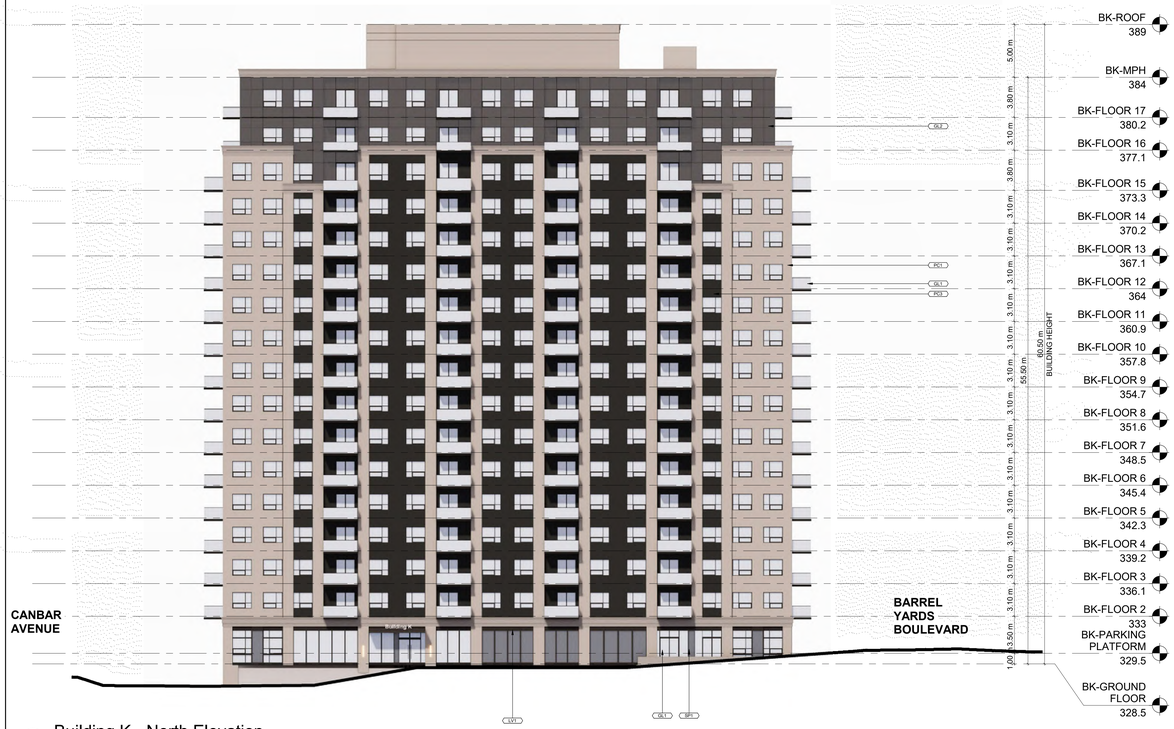
EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM

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

BUILDING K



1 Building K - North Elevation
1 : 200

2 Building K - South Elevation
1 : 200

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING K ELEVATIONS

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

DRAWING NO. RZ304 | REV. 2

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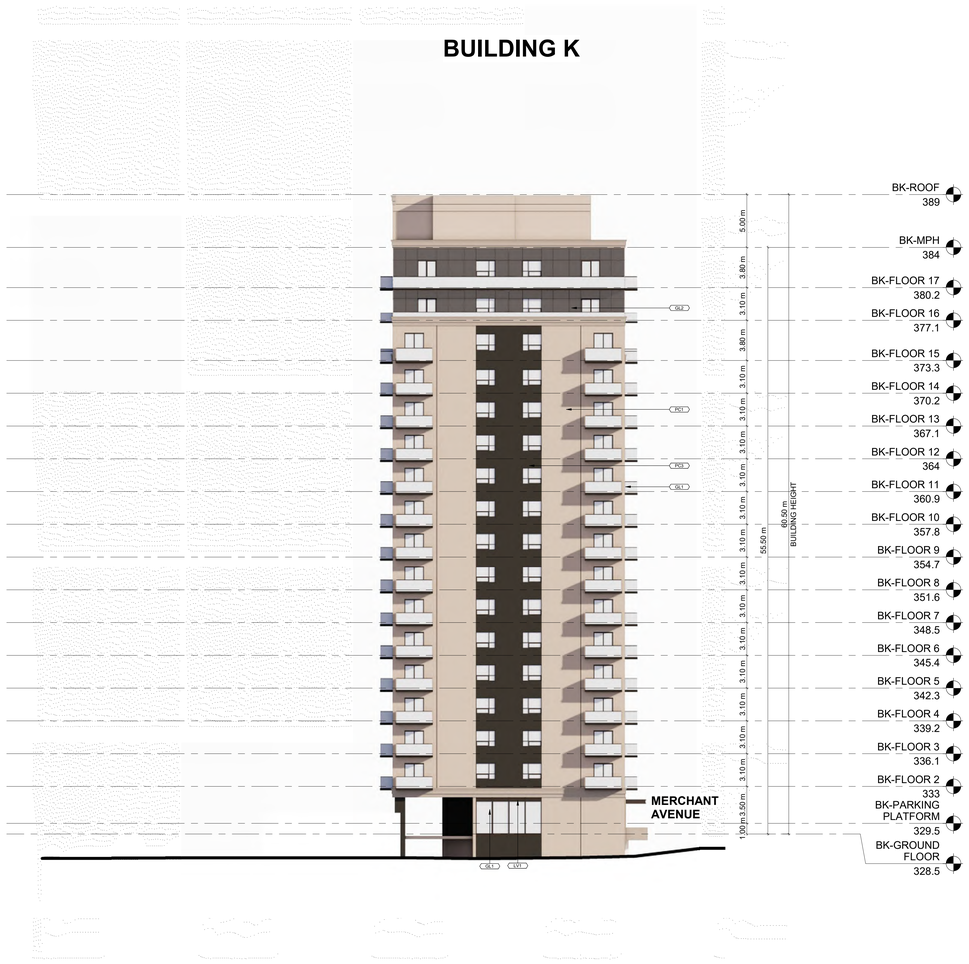
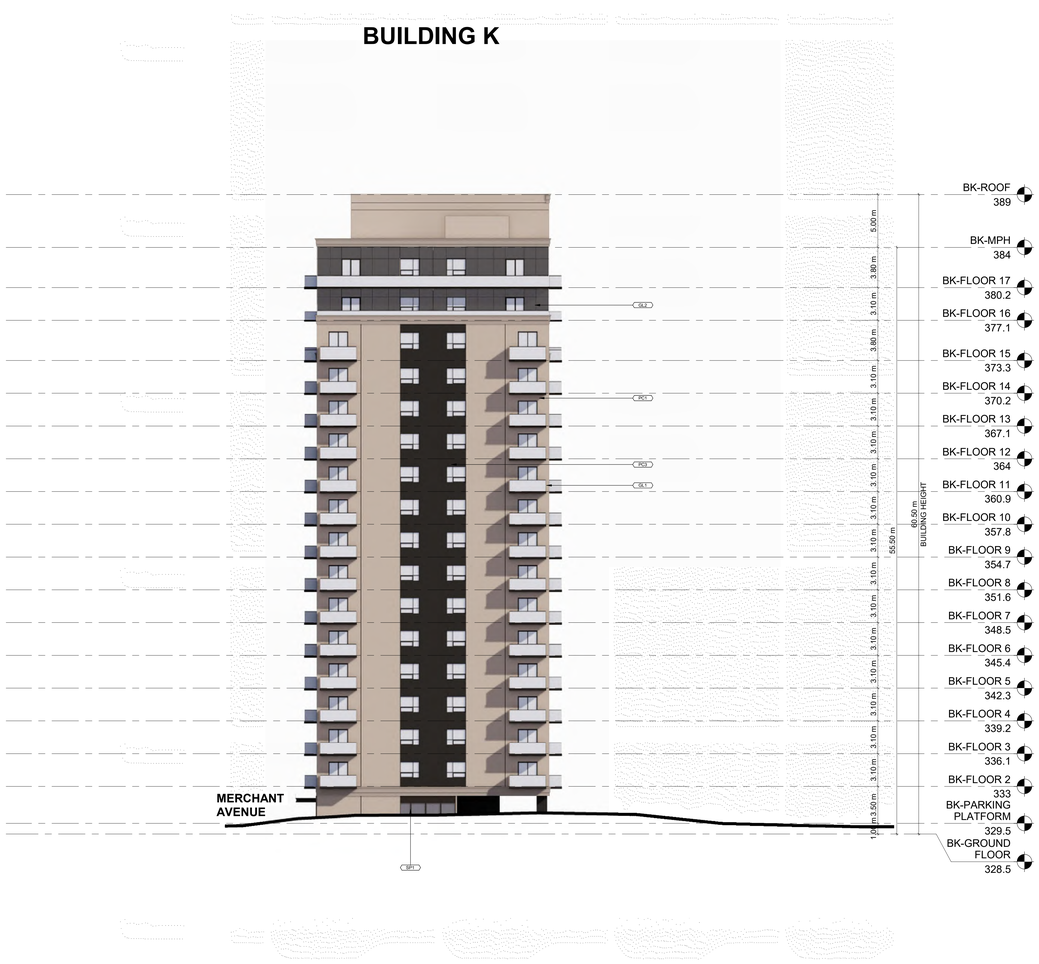


1 Building K - East Elevation
1 : 200



2 Building K - West Elevation
1 : 200

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EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM

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

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING K ELEVATIONS

PROJECT NO.
08.313P01

PROJECT DATE
2024-03-25

DRAWN BY
CGS

CHECKED BY
NAI

SCALE
1:200

DRAWING NO.
RZ305

REV.
2

2026-04-22 4:41:47 PM

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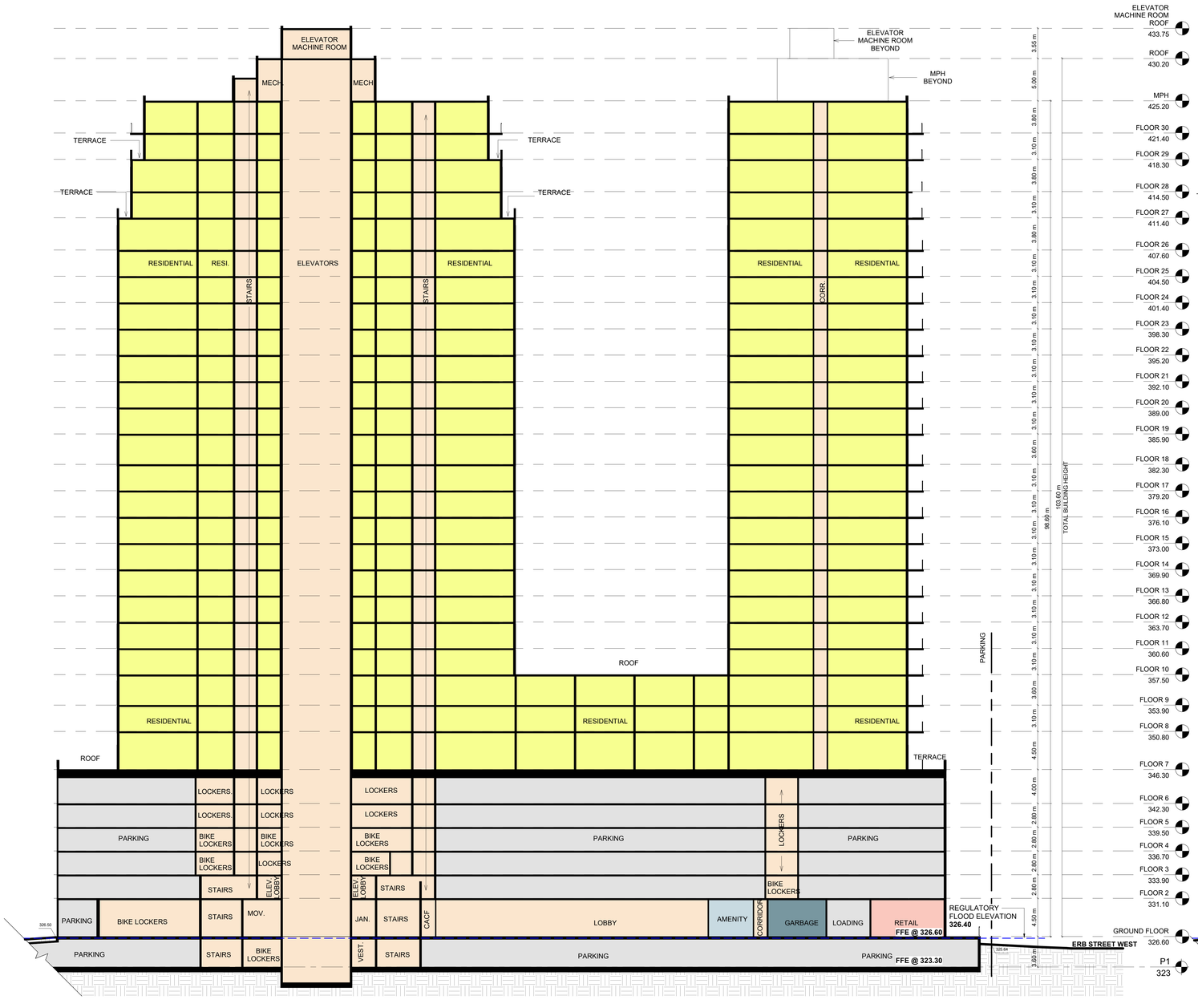
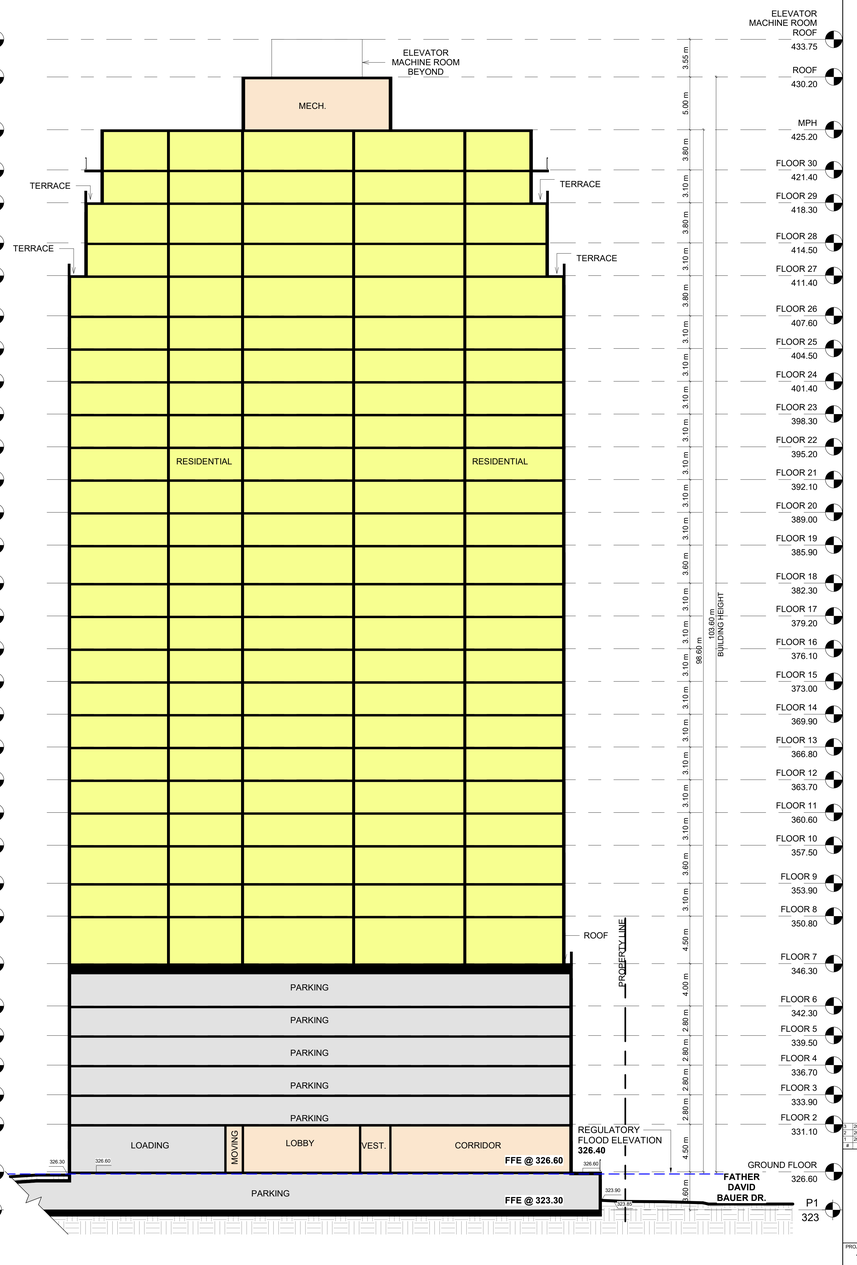
BUILDING F

BUILDING G





1 RZ401 BUILDING F / G SECTION
1 : 200

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

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING F/G SECTION

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

DRAWING NO. RZ401 | REV. 3

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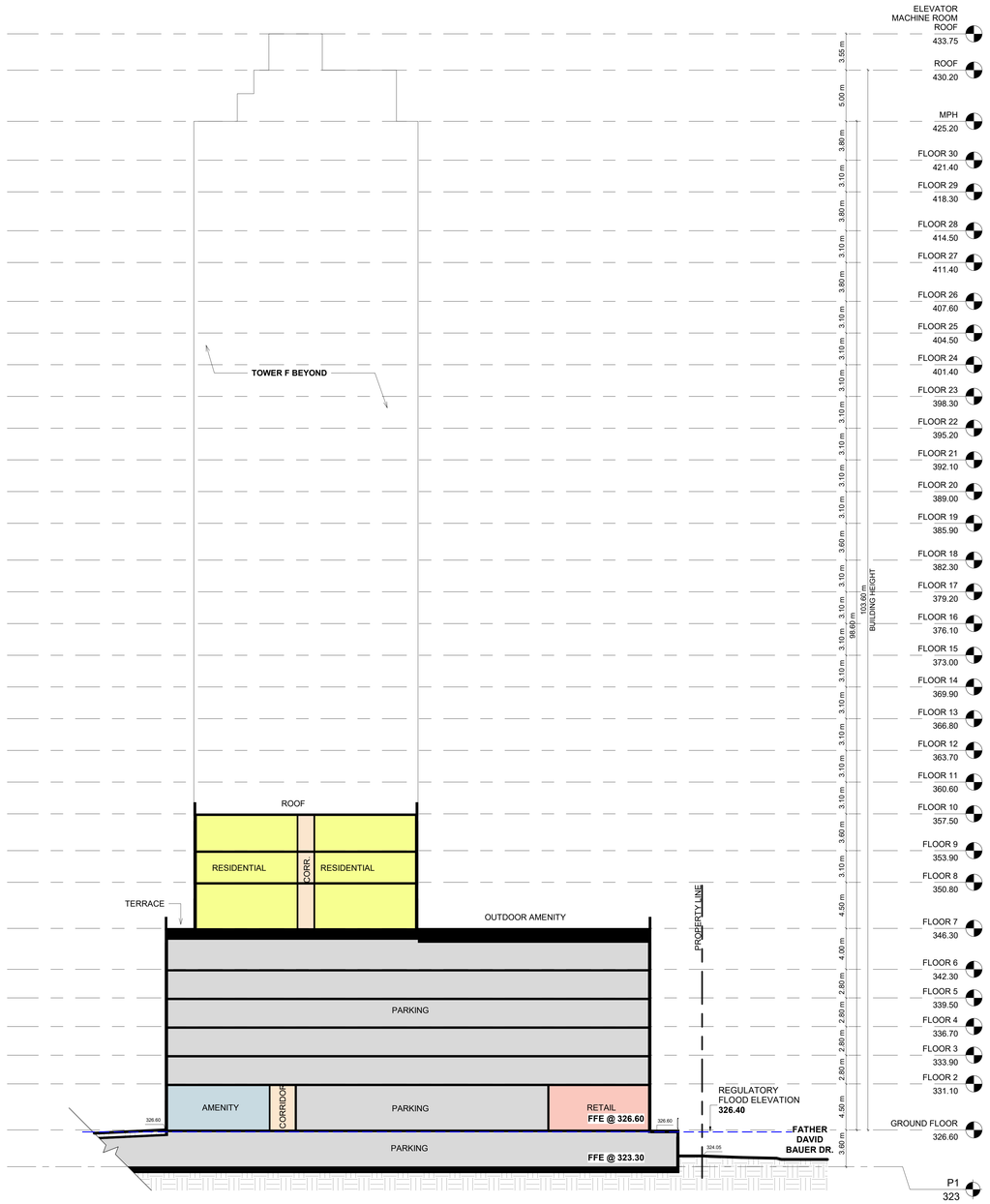
BUILDING F+G



1 BUILDING F / G SECTION THROUGH PODIUM
1 : 200

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING F/G SECTION

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

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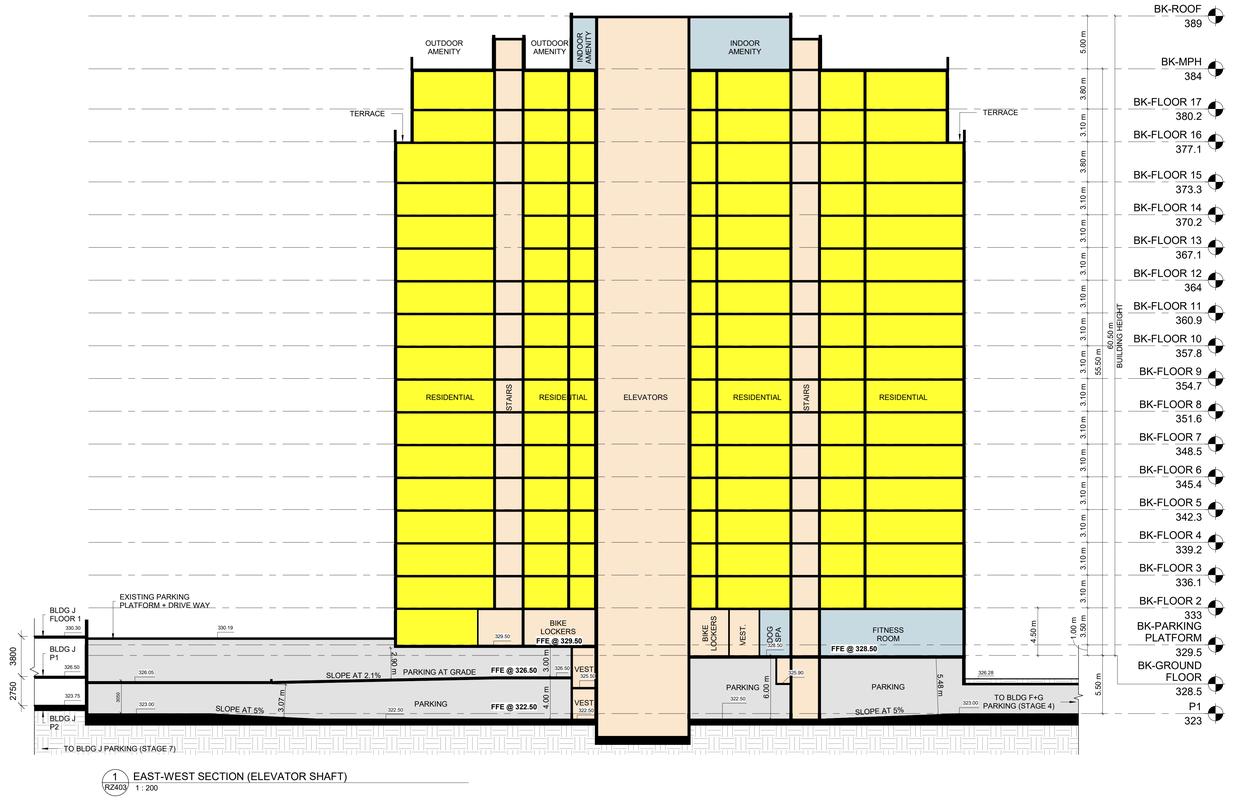
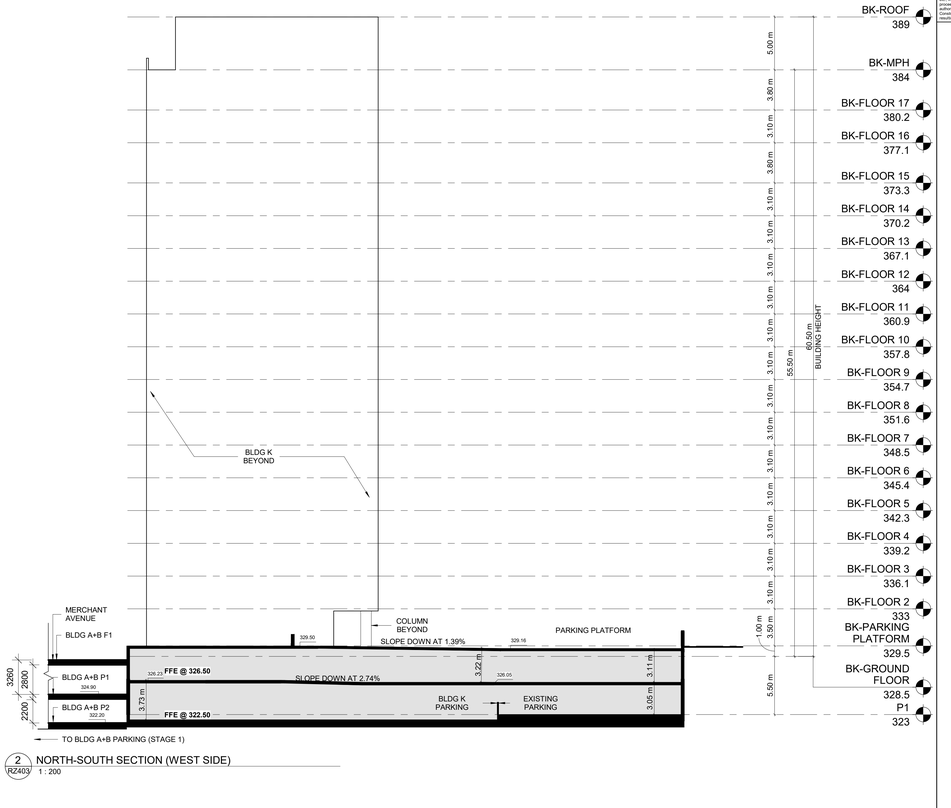


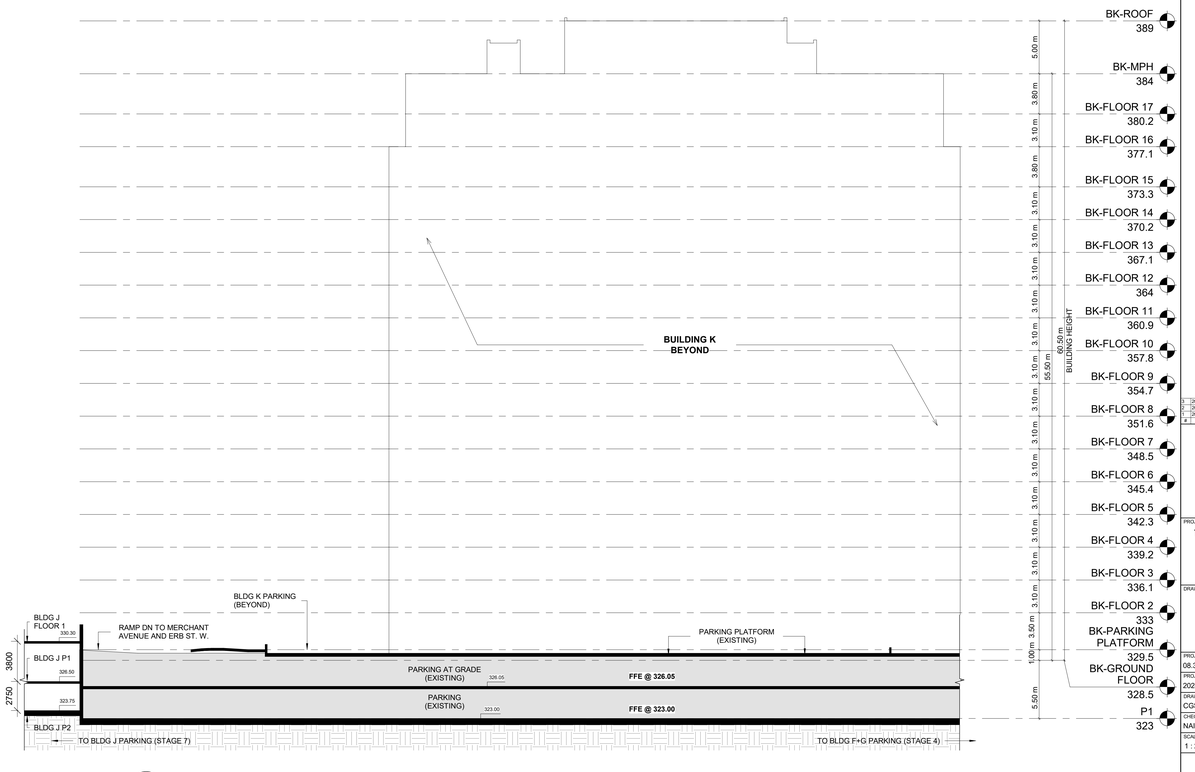
1 RZ403 EAST-WEST SECTION (ELEVATOR SHAFT)
1 : 200



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



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



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

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

PROJECT
THE BARREL YARDS - STAGES 3&4

WATERLOO, ONTARIO

DRAWING
BUILDING K SECTION

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

DRAWING NO. RZ403 | REV. 3

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