EXISTING PRIVATE ROAD

BUILDING I1
FLEX COMMERCIAL
1 STOREY

BUILDING I2
FLEX COMMERCIAL
1 STOREY

BUILDING J
FLEX COMMERCIAL
1 STOREY

BUILDING J - TRAIL AREA: 885.75m²

OUTLINE OF LAND TO BE CONVEYED FOR NEW SCHOOL
AREA = 4.95 ACRES

EXTENT OF UNDERGROUND GARAGE

BUILDING F1
25 STOREY

BUILDING F2
28 STOREY

5 STOREY

BUILDING F

PODIUM E1 + E2 OUTLINE
TOWER E2 OUTLINE
PARK FINAL SIZE TO BE DETERMINED AT SPA STAGES
WEST A = 2,262m²

PODIUM E1 OUTLINE
WEST B = 1,717m²
A + B = 3,979m²

TOWER E1 OUTLINE
WEST C = 1,717m²
A + B + C = 5,696m²

PROPOSED PRIVATE ROAD

PODIUM A1 + A2 OUTLINE
TOWER A2 OUTLINE
PARK FINAL SIZE TO BE DETERMINED AT SPA STAGES
EAST A = 1,926m²

PODIUM A1 OUTLINE
EAST B = 1463m²
A + B = 3,389m²

TOWER A1 OUTLINE
EAST C = 1,463m²
A + B + C = 4,852m²

PROPOSED PRIVATE DRIVEWAY

BLDG A
BLDG B
BLDG C
BLDG D
BLDG E
BLDG F
BLDG G
BLDG H

BUILDING B1
36 STOREY

BUILDING B2
36 STOREY

6 STOREY
5 STOREY
22.50 m TOWER SEPARATION

BUILDING B - TRAIL AREA: 808.99m²

BUILDING C1
31 STOREY

BUILDING C2
32 STOREY

5 STOREY
22.83 m TOWER SEPARATION

BUILDING C - TRAIL AREA: 889.26m²

BUILDING G1
26 STOREY

BUILDING G2
26 STOREY

BUILDING H1
27 STOREY

5 STOREY
TOWER SEPARATION

BUILDING D1
35 STOREY

BUILDING D2
28 STOREY

5 STOREY
24.85 m TOWER SEPARATION
37.96 m TOWER SEPARATION
51.06 m TOWER SEPARATION

TEMPORARY EASEMENT 87.37m²
EXTENT OF EXPROPRIATED LAND 1026.63m²
EXISTING EASEMENT 309.92m²

WATERLOO FIRE STATION 3

ROAD WIDENING 759.94m²

NORTHFIELD DR. W

ADJACENT LANDS: ± 50,107.29m²

OFFICE LANDS: ± 28,482.11m²

DEVELOPMENT LANDS: ±74,470.61m²

1 SITE PLAN / ROOF PLAN - RESIDENTIAL - OPTION 1
RZ014a 1 : 500

2025-09-11 11:05:23 AM

TURNER FLEISCHER

Turner Fleischer Architects Inc.

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

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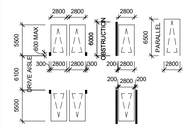
LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- PROPERTY BOUNDARY
- BUILDING DELINEATION
- EASEMENT DELINEATION
- EXTENT OF UNDERGROUND PARKING

TYPICAL PARKING DIMENSIONS:

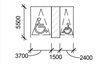
AISLE WIDTH: MIN 6.1m

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



TYPICAL BARRIER FREE SPACE:

TYPE A: MIN 3.7 x 5.5 x 2.1m HIGH
TYPE B: MIN 2.4 x 5.5 x 2.1m HIGH



#	DATE	DESCRIPTION	BY
2	2025-03-04	ISSUED FOR REZONING #2	DRO
1	2024-02-28	ISSUED FOR REZONING	DVI

PROJECT

PROPOSED MIXED-USE DEVELOPMENT

170 Northfield Drive West, Waterloo, Ontario

DRAWING

SITE PLAN / ROOF PLAN - RESIDENTIAL - OPTION 1

PROJECT NO.	22.237P01
PROJECT DATE	2025-02-25
DRAWN BY	DVI
CHECKED BY	RMM
SCALE	1 : 500

DRAWING NO. RZ014a | REV. 2