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ARCHITECTURE ENGINEERING INTERIORS

210-137 GLASGOW STREET
KITCHENER, ON
N2G 4X8

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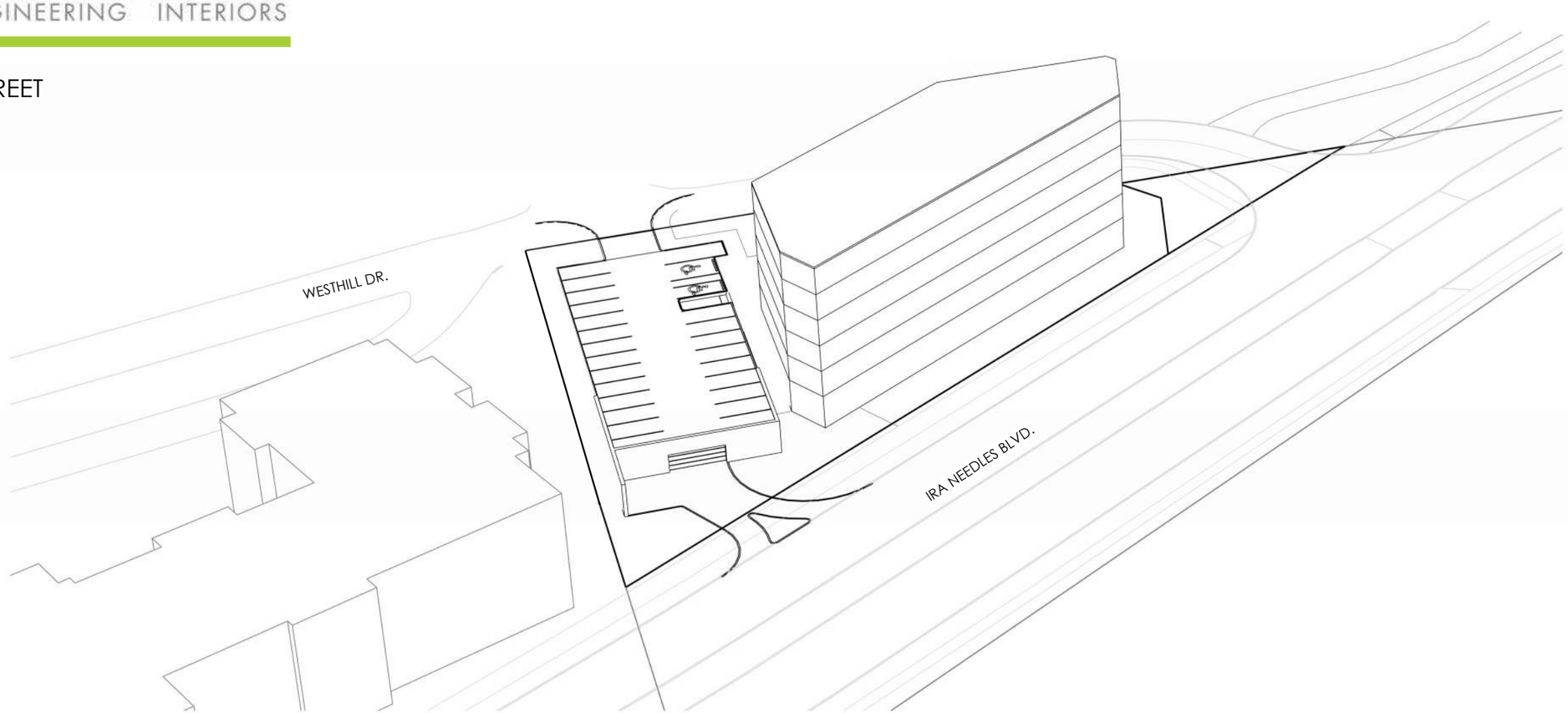

DESIGN REPORT

24078 - 41 WESTHILL DR MID-RISE - 2025.12.10



SITE CONTEXT / AERIAL VIEW



SITE CONTEXT / VIEW FROM IRA NEEDLES BLVD



SITE CONTEXT / VIEW FROM WESTHILL DR



SITE CONTEXT / VIEW FROM WESTHILL DR

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LEGEND

- SUBJECT PROPERTY
- TRANSIT ROUTE/ HUB
- TRAILS
- BIKE LANES
- WALKING RADIUS
- (1) RECREATION
- (2) - RESERVED -
- (3) MEDICAL
- (4) EDUCATION
- (5) PUBLIC PARK
- (6) RETAIL/ GROCERY
- (7) RELIGIOUS

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

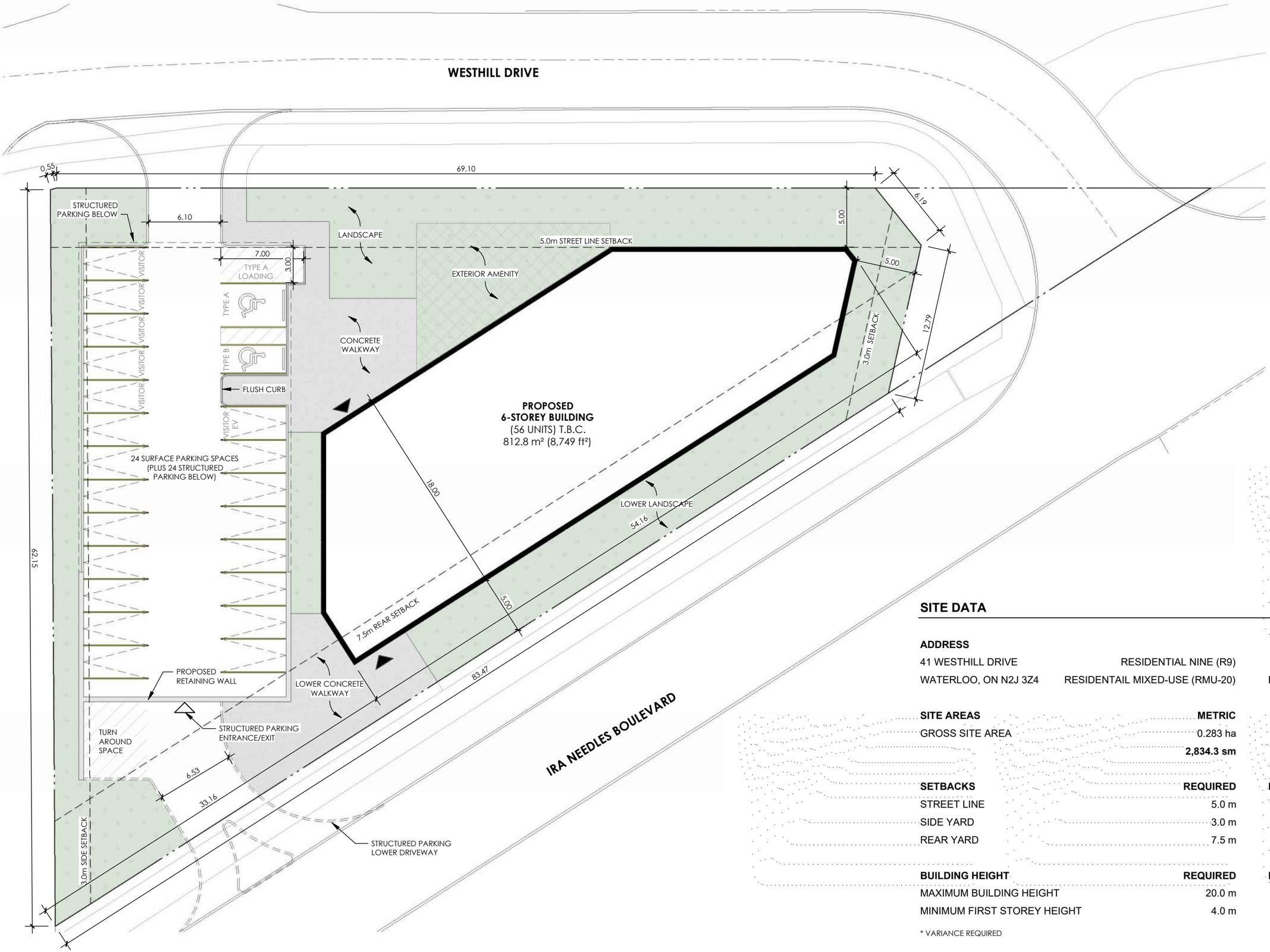
DRAWING TITLE
SITE CONTEXT

SCALE N.T.S.

ISSUED FOR
PRELIMINARY
DESIGN

DATE 2025.12.10

1.1



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TRUE PROJECT

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

SITE DATA

ADDRESS	ZONING	
41 WESTHILL DRIVE	RESIDENTIAL NINE (R9)	CURRENT
WATERLOO, ON N2J 3Z4	RESIDENTAIL MIXED-USE (RMU-20)	PROPOSED

SITE AREAS	METRIC	IMPERIAL
GROSS SITE AREA	0.283 ha	0.7 acres
	2,834.3 sm	**30,508 sf**

SETBACKS	REQUIRED	PROPOSED
STREET LINE	5.0 m	5.0 m
SIDE YARD	3.0 m	5.0 m
REAR YARD	7.5 m	5.0 m*

BUILDING HEIGHT	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	20.0 m	20.0 m
MINIMUM FIRST STOREY HEIGHT	4.0 m	4.0 m

* VARIANCE REQUIRED

41 WESTHILL DR.,
WATERLOO, ON

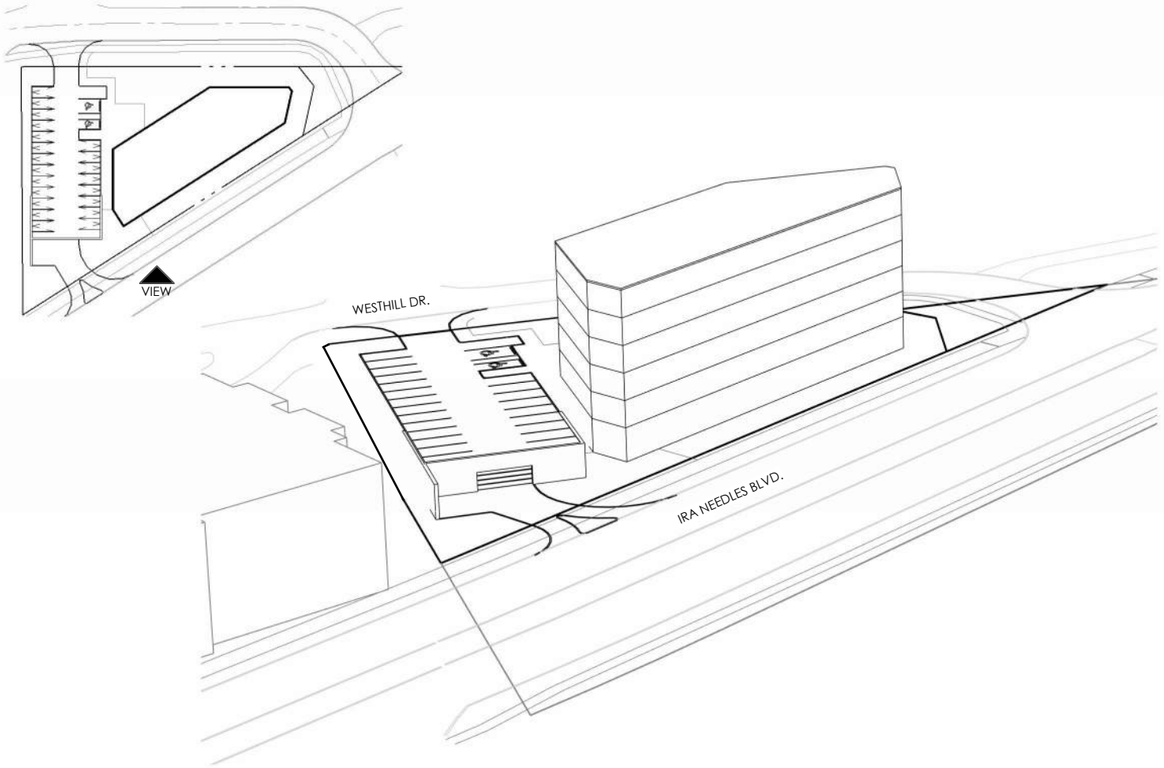
DRAWING TITLE
SITE PLAN

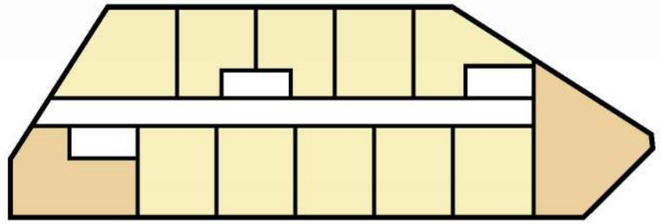
SCALE 1 : 300

ISSUED FOR
PRELIMINARY DESIGN

DATE 2025.12.10

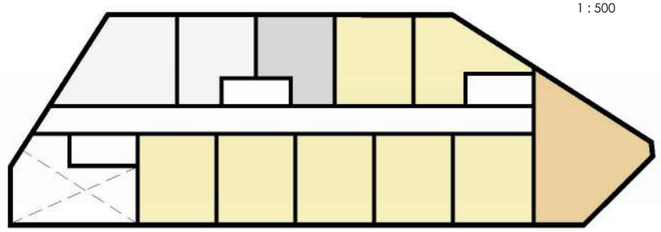
1.2





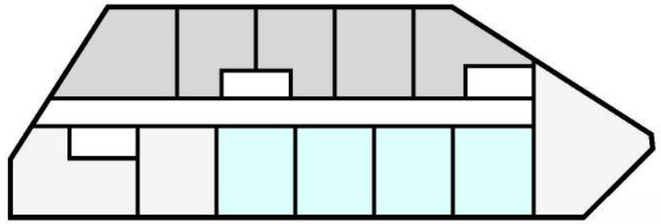
FLOOR PLAN - LEVEL TYPICAL

1 : 500



FLOOR PLAN - LEVEL 2

1 : 500



FLOOR PLAN - LEVEL 1

1 : 500

PROPOSED BUILDING DATA

	METRIC	IMPERIAL
BUILDING FOOTPRINT AT GRADE	**812.8 sm**	**8,749 sf**
GROSS FLOOR AREA (LEVEL 1-6)	**4,876.9 sm**	**52,495 sf**
ASPHALT AREA	808.2 sm	8,699 sf
CONCRETE AREA	279.3 sm	3,006 sf
TOTAL IMPERVIOUS AREA	**1,077.9 sm**	**11,602 sf**
LANDSCAPED AREA	934 sm	10,053 sf
TOTAL PERMEABLE AREA	**934 sm**	**10,053 sf**
(30% min.)	33%	

DENSITY	**REQUIRED**	**PROPOSED**
BEDS (X/ha)	450	230
FLOOR SPACE RATIO	---	1.72

PROPOSED UNIT DATA

SUITE TYPE	QUANTITY	QUANTITY %	BEDROOMS
1 BEDROOM	47	84%	47
2 BEDROOM	9	16%	18
TOTAL	**56**	**100%**	**65**
AFFORDABLE	17	30%	
MARKET RATE	39	70%	

AMENITY SPACE	**REQUIRED**	**PROPOSED**
3.0 sm/ 1ST BED + 2.0 sm/ 2ND BED	186 sm	350 sm

PARKING DATA

OVERALL PARKING		**REQUIRED**	**PROPOSED**
VISITOR PARKING SPACES	0.1/UNIT	6	6
STANDARD PARKING SPACES	0.9/UNIT	50	42*
TOTAL		**56**	**48***
PROPOSED PARKING RATIO			0.75/UNIT*
EV PARKING SPACES		1	1
BARRIER-FREE PARKING SPACES		1-TYPE A; 1-TYPE B	1-TYPE A 1-TYPE B
SURFACE PARKING			24
STRUCTURED PARKING			24
TOTAL (w/ VISITOR & B.F.)			**48***

BICYCLE STORAGE	**REQUIRED**	**PROPOSED**
BICYCLE TYPE 'A' SPACE	0.3/UNIT	TBD
BICYCLE TYPE 'B' SPACE	0.3/UNIT	TBD
LOADING SPACE: TYPE 'A'	1 SPACE	1 SPACE

* VARIANCE REQUIRED

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LEGEND
COMMON AREAS
SERVICE/ PARKING
1 BEDROOM
2 BEDROOM
AMENITY

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
STATISTICS

SCALE N.T.S.

ISSUED FOR
PRELIMINARY DESIGN

DATE 2025.12.10

1.3



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TRUE PROJECT

LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- 1 BEDROOM
- 2 BEDROOM
- AMENITY

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

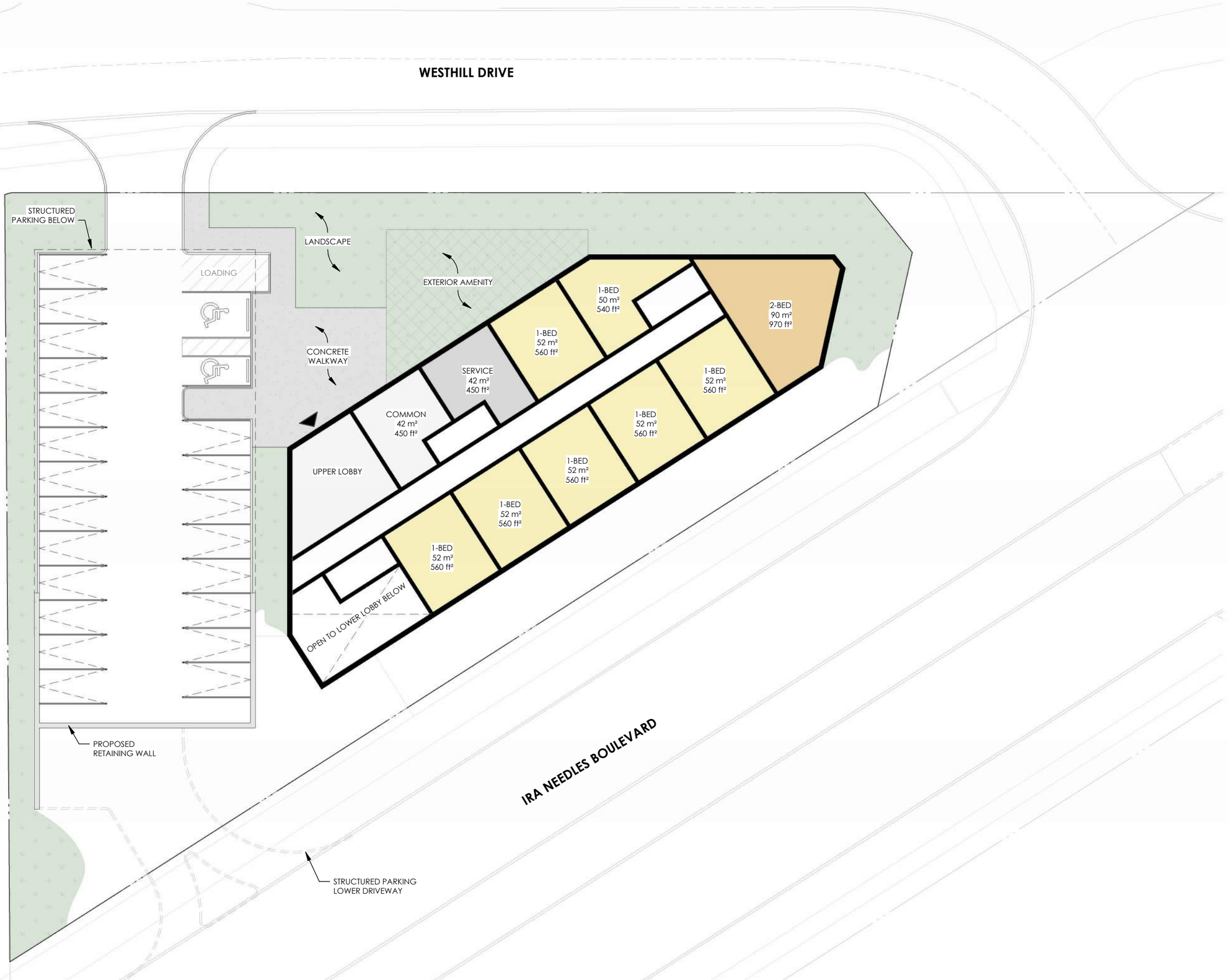
DRAWING TITLE
FLOOR PLAN -
LEVEL 1

SCALE 1:300

ISSUED FOR
PRELIMINARY
DESIGN

DATE 2025.12.10

1.4



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ARCHITECTURE ENGINEERING INTERIORS

TRUE PROJECT

LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- 1 BEDROOM
- 2 BEDROOM
- AMENITY

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

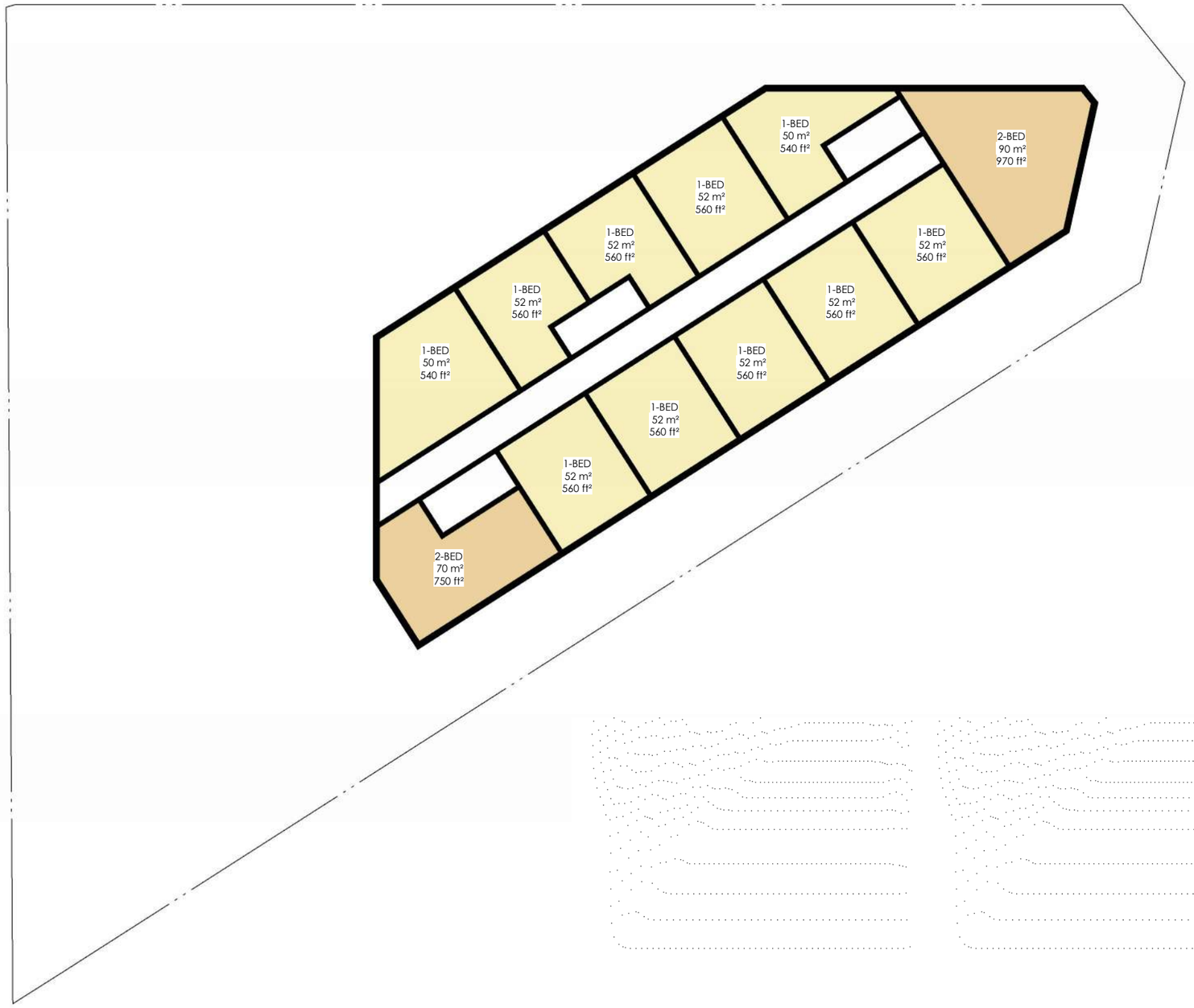
DRAWING TITLE
FLOOR PLAN -
LEVEL 2

SCALE 1:300

ISSUED FOR
PRELIMINARY
DESIGN

DATE 2025.12.10

1.5



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ARCHITECTURE ENGINEERING INTERIORS

TRUE PROJECT

LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- 1 BEDROOM
- 2 BEDROOM
- AMENITY

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
FLOOR PLAN -
TYPICAL LEVEL
(3-6)

SCALE 1:300

ISSUED FOR
PRELIMINARY
DESIGN

DATE 2025.12.10

1.6









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ARCHITECTURE ENGINEERING INTERIORS

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
REFERENCE
IMAGES

SCALE N.T.S.

ISSUED FOR
PRELIMINARY
DESIGN

DATE 2025.12.10

1.7









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ARCHITECTURE ENGINEERING INTERIORS

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

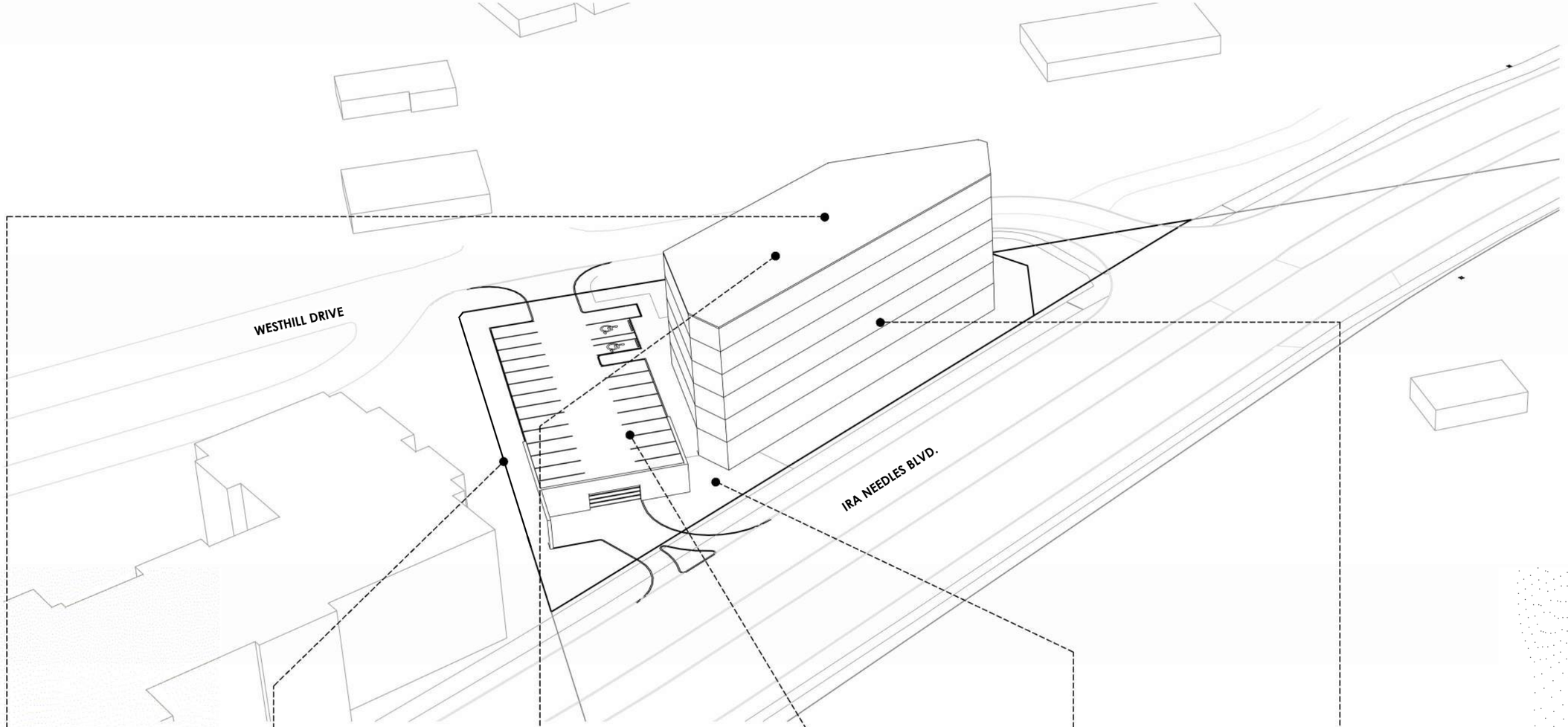
DRAWING TITLE
REFERENCE
IMAGES

SCALE N.T.S.

ISSUED FOR
PRELIMINARY
DESIGN

DATE 2025.12.10

1.8



1 **GREEN ROOF**



2 **STORM WATER MANAGEMENT**



3 **SOLAR COLLECTION**



4 **EV CHARGING STATIONS**



5 **PERMEABLE PAVERS**



6 **ALTERNATIVE CONSTRUCTION SYSTEMS**



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PROJECT NO.
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PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
SUSTAINABILITY

SCALE N.T.S.

ISSUED FOR
PRELIMINARY
DESIGN

DATE 2025.12.10

1.9