EDGE ARCHITECTS
24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

**RE-ISSUED FOR SPA - 2022.02.16**

19099 - 310-316 ERB ST W MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON




**SITE CONTEXT** / ARIAL VIEW



**SITE CONTEXT** / VIEW FROM ERB STREET WEST



**SITE CONTEXT** / VIEW FROM ERB STREET WEST

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ISSUED FOR:

| | |
|---|---|
| SCHEMATIC DESIGN | |
| DEVELOPED DESIGN | 2021.03.12 |
| SITE PLAN APPROVAL | |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR ZBA | 2021.06.03 |
| 2 | RE-ISSUED FOR SPA | 2021.12.01 |
| 3 | RE-ISSUED FOR SPA | 2021.12.15 |
| 4 | RE-ISSUED FOR SPA | 2022.02.16 |

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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

SITE CONTEXT

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 1.1 |
| SCALE: 1 : 1 | |
| SHEET SIZE: 24x36 | |




















REFERENCE IMAGES FROM LETKEMAN DESIGN CONSULTING ELEVATION STUDY

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310-316 ERB STREET WEST, WATERLOO, ON

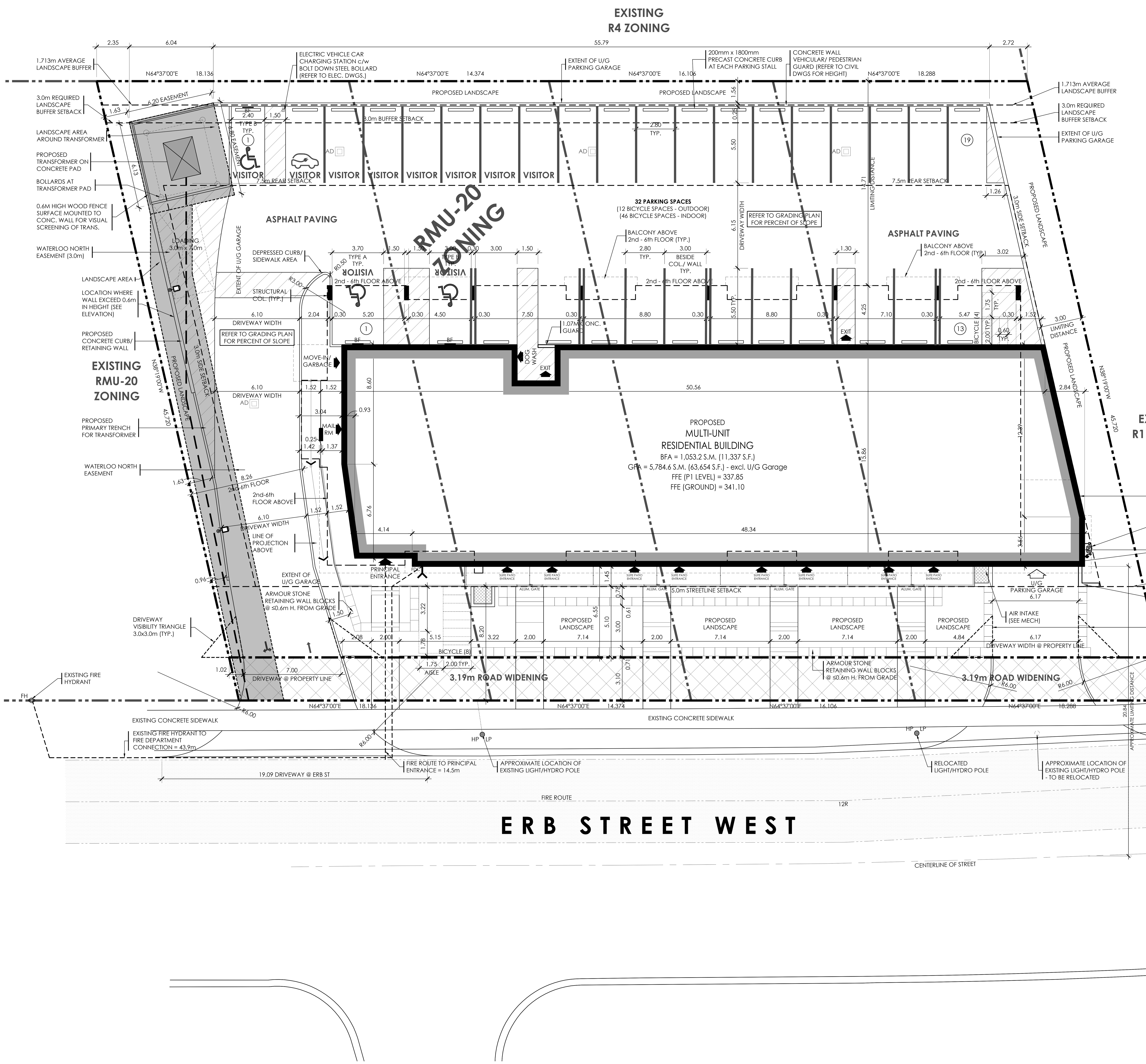
CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

REFERENCE IMAGES

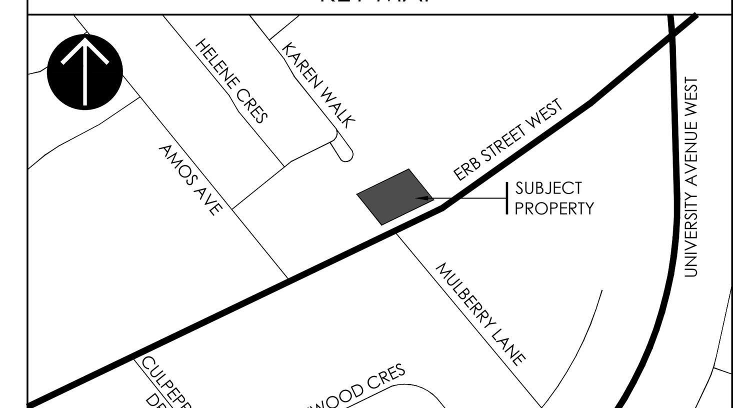
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|---|---|
| 19099 | 1.2 |
| SCALE: 1 : 1 | |
| SHEET SIZE: 24x36 | |



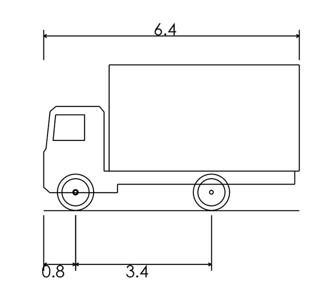

## SITE LEGEND

| Symbol | Description | Symbol | Description |
|---|---|---|---|
| | SURVEYORS IRON BAR | | PROPERTY LINE |
| | BARRIER FREE PARKING SPACE | | OVERHEAD DOOR |
| HP | HYDRO POLE | | MAIN ENTRANCE |
| LP | LIGHT POLE | | MAN DOOR |
| FH | FIRE HYDRANT | 1 | PARKING SPACES COUNT |
| | FLOW OF TRAFFIC DIRECTION | FDC | FIRE DEPARTMENT CONNECTION |
| BF | ACCESSIBLE PARKING WALL MOUNTED SIGNAGE | | |

## KEY MAP




## SWEPT PATH ANALYSIS




| | |
|---|---|
| LSU - Light Single Unit Truck | |
| Overall Length | 6.400m |
| Overall Width | 2.600m |
| Overall Body Height | 3.650m |
| Min Body Ground Clearance | 0.445m |
| Track Width | 2.600m |
| Lock-to-lock time | 4.00s |
| Curb to Curb Turning Radius | 6.300m |

## ZONING AND BUILDING DATA

310 - 316 ERB STREET WEST
**WATERLOO, ONTARIO**

# PROPOSED RESIDENTIAL DEVELOPMENT

PREPARED BY EDGE ARCHITECTS LTD.
FEBRUARY 16, 2022
**ZONING COMPLIANCE CHART**
**ZONING:** MIXED-USE ZONING (RMU-20) - BY-LAW NO. 2018-050

| USE | RESIDENTIAL DEVELOPMENT | |
|---|---|---|
| | *REQUIRED* | *PROVIDED* |
| LOT AREA | --- | GROSS SITE AREA: 2,981.25m²<br>REGIONAL ROAD WIDENING: 207.40m²<br>**NET SITE AREA: 2,773.85m²** |
| MINIMUM LOT FRONTAGE | 20.00m | 66.90m |
| MINIMUM STREET LINE SETBACK | 5.00m | 9.65m (PRE-ROAD WIDENING)<br>6.55m (POST-ROAD WIDENING) |
| MAXIMUM STREET LINE SETBACK | 75% OF THE FRONT BUILDING FACADE WITHIN 7.50m OF THE STREET LINE | --- |
| MINIMUM SIDE YARD SETBACK | 3.00m | 3.00m (EAST)<br>9.37m (WEST) GROUND FLOOR<br>8.26m (WEST) 2nd-6th FLOOR<br>1.63m (WEST) RETAINING WALL |
| MINIMUM REAR YARD SETBACK | 7.50m | 1.56m (NORTH) |
| MIN. LOW-RISE RESIDENTIAL SETBACK | ½ HEIGHT OF BUILDING; OR 7.50m MINIMUM; WHICHEVER IS GREATER<br><br>PROPOSED BLDG. HEIGHT = 20m THEREFORE, A 10m LOW RISE SETBACK IS REQUIRED | * 3.00m (EAST)<br>14.71m (NORTH - FROM REAR OF BUILDING)<br>* 1.56m (NORTH - FROM EXPOSED U/G PARKING WALL) |
| BUILDING HEIGHT | MINIMUM 7.50m;<br>MAXIMUM 20.00m AND 6 STOREYS | 20m - AVERAGE OF FIVE POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BLDG. FACADE |
| DENSITY | MAXIMUM 450 bedrooms/ha<br>=0.2774 ha x 450 bedrooms/ha<br>= 124 BEDS | 389 bedrooms/ha<br>108 BEDS |
| MINIMUM HEIGHT OF FIRST STOREY | 4.50m | 4.75m |
| MINIMUM AMENITY AREA | 3.00m² FOR THE FIRST BEDROOM AND 2.00m² FOR EACH ADDITIONAL BEDROOM IN A DWELLING UNIT<br><br>**78 (1-BED) + 15 (2-BED) = 93 UNITS**<br>**279m² + 30.00m² = 309.00m²** | GROUND FLOOR AMENITY = 129.00m²<br>2nd-6th FLOOR BALCONIES = 354.50m²<br>AT GRADE PRIVATE PATIOS = 53.11m²<br>2nd FLOOR PVT. ROOFTOP = 28.30m²<br>**TOTAL = 564.91m²** |
| AMENITY AREA (3.A.4.) | BUILDING CONTAINING 50 BEDROOM OR MORE, MINIMUM 30% OF THE REQUIRED AMENITY AREA IS REQUIRED TO BE COMMON AMENITY AREA<br><br>**309.00m² X 30% = 92.7m²** | COMMON AMENITY OF 129.00m² PROVIDED ON GROUND FLOOR |
| FRONT ENTRANCE (7.10.5) | EVERY BUILDING SHALL HAVE A FRONT ENTRANCE AT GRADE ON THE FRONT BUILDING FACADE | FRONT MAIN ENTRANCE PROVIDED AT GRADE |
| MINIMUM LANDSCAPED OPEN SPACE | 30% (832.2 m²) | *25.2% (698.71 m²) - EXCLUDING VEGETATED ROOF ON 2ND FLOOR<br><br>*26.1% (723.59m²) - INCLUDING VEGETATED ROOF ON 2ND FLOOR |
| MINIMUM PARKING | PARKING AREA F on SCHEDULE A1<br>USE: 1.10 SPACES/ UNIT= 103<br>VISITOR: 0.10 SPACES/ UNIT= 10<br>TOTAL: 1.20 SPACES/ UNIT= 113 | USE: 0.79 x 93 UNITS = 74<br>VISITOR: 0.10 x 93 UNITS = 10<br>TOTAL: *84 SPACES<br><br>UNDERGROUND: 52 SPACES<br>SURFACE: 32 SPACES<br>**TOTAL: * 84 SPACES** |
| VISITOR PARKING | 0.10 SPACES/ UNIT = **10 SPACES** | SURFACE: **10 SPACES** |
| BARRIER-FREE PARKING | AS PER SECTION 6.4.1., TABLE 6D, 101-133 REQ'D PARKING SPACES<br><br>**113 SPACES = 2 TYPE A, 3 TYPE B** | UNDERGROUND: 1 TYPE A, 0 TYPE B<br>SURFACE: 1 TYPE A, 2 TYPE B<br>**TOTAL: 2 TYPE A, *2 TYPE B** |
| MINIMUM ELECTRIC VEHICLE PARKING SPACES | **6.3.1.1** - ALL STRUCTURED PARKING SPACES SHALL BE 'DESIGNED ELECTRIC VEHICLE PARKING SPACES' (PER GENERAL AMENDED BY-LAW 2020-061 APPROVED SEPT 21, 2021)<br>**6.3.1.2** - SURFACE PARKING SPACES SHALL COMPLY WITH TABLE 6C: 20-49 SURFACE PARKING SPACES = 1 EV PARKING SPACE | UNDERGROUND: 52 SPACES<br>SURFACE: 1 SPACE |
| MINIMUM LOADING SPACE (6.9.4.4.) | RESIDENTIAL USES CONTAINING 76-900 BEDROOMS, 1 TYPE A (3.0m X 7.0m) | 1 TYPE A (3.0m x 7.0m) |
| MINIMUM BICYCLE PARKING | FOR 20 OR MORE DWELLING UNITS, MIN. 0.3 TYPE A; MIN. 0.3 TYPE B FOR EACH DWELLING UNIT<br><br>TYPE A: 0.3/ UNIT = 28 SPACES<br>TYPE B: 0.3/ UNIT = 28 SPACES<br>**TOTAL: 56 SPACES** | UNDERGROUND: 38 SPACES, TYPE A<br>GROUND FLOOR: 8 SPACES, TYPE A<br>GROUND FLOOR: 12 SPACES, TYPE B<br>**TOTAL: 58 SPACES** |
| LOW RISE RESIDENTIAL AREA - LANDSCAPE BUFFER (3.L.6) | 3.L.6.1. A LANDSCAPED BUFFER SHALL ABUT A LOW RISE RESIDENTIAL LOT LINE.<br><br>3.L.6.2. MINIMUM WIDTH OF THE LANDSCAPED BUFFER SHALL BE AN AVERAGE 3m WITH NO POINT LESS THAN 1.5m.<br><br>3.L.6.3. LANDSCAPED BUFFER SHALL CONTAIN PLANT MATERIAL THAT FORMS A VISUAL BUFFER; MIN. HEIGHT OF 1.5m. | * 1.713 AVERAGE WIDTH; NO POINT LESS THAN 1.56m (REAR - NORTH)<br><br>3.00m (SIDE - EAST)<br><br>1.5m TALL PLANTINGS PROVIDED |
| DRIVE AISLE WIDTH | 6.8.3: LOT WITH 10 OR MORE PARKING SPACES REQUIRES DRIVE AISLE WIDTH TO BE MIN. 6.1m AND MAX. 7.0m WIDE.<br><br>AS PER REGIONAL ACCESS POLICY, DRIVE AISLE MUST BE 7.6m WIDE AT PROPERTY LINE w/ 6.0m TURNING RADII. | 7.00m AT PROPERTY LINE, TAPERING DOWN TO 6.10m (WESTERLY DRIVEWAY)<br><br>6.17m (EASTERLY DRIVEWAY) |

(*) VARIANCE REQUIRED

**GENERAL NOTES:**

1. ALL FINAL LOT DIMENSIONS ARE TO BE PREPARED BY THE PROJECTS SURVEYOR. ALL DIMENSIONS ARE SUBJECT TO APPROVAL OF THE MUNICIPAL AUTHORITY.
2. LIGHTING TO BE DIRECTED ONTO SITE AND NOT TO INFRINGE ON ADJACENT PROPERTIES.
3. REGULAR PARKING SPACES ARE 2.8M X 5.5M MIN.
4. PARKING SPACES WHERE ONE SIDE ABUTS A WALL/COLUMN ARE 3.0M X 5.5M; WHERE BOTH SIDES ABUT A WALL/COLUMN ARE 3.2M X 5.5M.
5. BARRIER FREE PARKING SPACES ARE 3.7M X 5.5M FOR TYPE A AND 2.4M X 5.5M FOR TYPE B; AND SHALL MEET ALL CITY OF WATERLOO REQUIREMENTS INCLUDING A MINIMUM 1.5M WIDE ACCESS AISLE. ACCESS AISLES SHALL NOT BE SHARED BETWEEN MULTIPLE ACCESSIBLE BARRIER FREE PARKING SPACES.
6. HORIZONTAL BICYCLE PARKING SPACES ARE 0.6M WIDE X 2.0M LONG + 1.75M ACCESS AISLE WIDTH MIN.; VERTICAL BICYCLE PARKING SPACES ARE 0.6M WIDE X 1.25M LONG + 1.75M ACCESS AISLE WIDTH MIN. (REFER TO SECTION 6.6.1, TABLE 6F, OF THE BY-LAW)
7. GARBAGE & RECYCLING STORAGE TO BE LOCATED INTERNALLY.
8. SNOW TO BE PICKED UP AND TAKEN OFF-SITE FOR DISPOSAL.


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TRUE NORTH | PROJECT NORTH

| CHRONOLOGY | |
|---|---|
| SCHEMATIC DESIGN | |
| DEVELOPED DESIGN | |
| SITE PLAN APPROVAL | 2020.02.04 |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

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MATTHEW BOLEN
LICENCE
2022.02.16

PROJECT NAME
301-316 ERB ST W
MULTI-RES DEVELOPMENT
310 -316 ERB STREET WEST, WATERLOO, ON

CLIENT
URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE
PROPOSED SITE PLAN

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 1.3 |
| SCALE: 1 : 150 | |
| SHEET SIZE: 24x36 | |

## LEGEND

- PARKING/ ASPHALT AREA (NOT INCLUDED)
- OTHER AREAS (NOT INCLUDED)
- LANDSCAPED OPEN SPACE (INCLUDED)
- VEGETATED ROOF (ON SECOND FLOOR)
- BUILDING FOOTPRINT

## AREAS

| | |
|---|---|
| PARKING/ ASPHALT AREA (NOT INCLUDED) | 1,195.61 m² (12,329 ft²) - 43.1% |
| OTHER AREAS (NOT INCLUDED) | 58.57 m² (630 ft²) - 2.1% |
| LANDSCAPE AREA (INCLUDED) | 698.71 m² (7,521 ft²) - 25.2% |
| (EXCLUDING VEGETATED ROOF ON 2ND FLOOR) | |
| | 723.59 m² (7,789 ft²) - 26.1% |
| (INCLUDING VEGETATED ROOF ON 2ND FLOOR) | |
| 2ND FLOOR VEGETATED ROOF (INCLUDED) | 24.88 m² (277 ft²) - 0.9% |
| *NOTE: VEGETATED ROOFING HAS BEEN ADDED TO THE SECOND FLOOR TO INCREASE THE AMOUNT OF LANDSCAPED SPACE ON THIS DEVELOPMENT. | |
| BUILDING FOOTPRINT AREA (NOT INCLUDED) | 821.00 m² (8,837 ft²) - 29.6% |
| **TOTAL SITE AREA (POST-ROAD WIDENING)** | **2,773.85 m² (29,858 ft²) - 100.0%** |

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TRUE NORTH | PROJECT NORTH

CHRONOLOGY

| | |
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| SCHEMATIC DESIGN | |
| DEVELOPED DESIGN | |
| SITE PLAN APPROVAL | 2020.02.04 |
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310 -316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

SITE AREA PLAN

| | |
|---|---|
| PROJECT NUMBER | 19099 |
| SCALE | 1 : 150 |
| SHEET SIZE | 24x36 |
| DRAWING NUMBER | 1.4 |

EXISTING
R4 ZONING

RMU-20
ZONING

EXISTING
RMU-20
ZONING

EXISTING
R1 ZONING

VISITOR

ASPHALT PAVING

AD

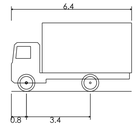
3.19m ROAD WIDENING

3.19m ROAD WIDENING

LSU - Light Single Unit Truck

ERB STREET WEST

## SWEPT PATH ANALYSIS




| LSU - Light Single Unit Truck | |
|---|---|
| Overall Length | 6.400m |
| Overall Width | 2.600m |
| Overall Body Height | 3.650m |
| Min Body Ground Clearance | 0.445m |
| Track Width | 2.600m |
| Lock-to-lock time | 4.00s |
| Curb to Curb Turning Radius | 6.300m |

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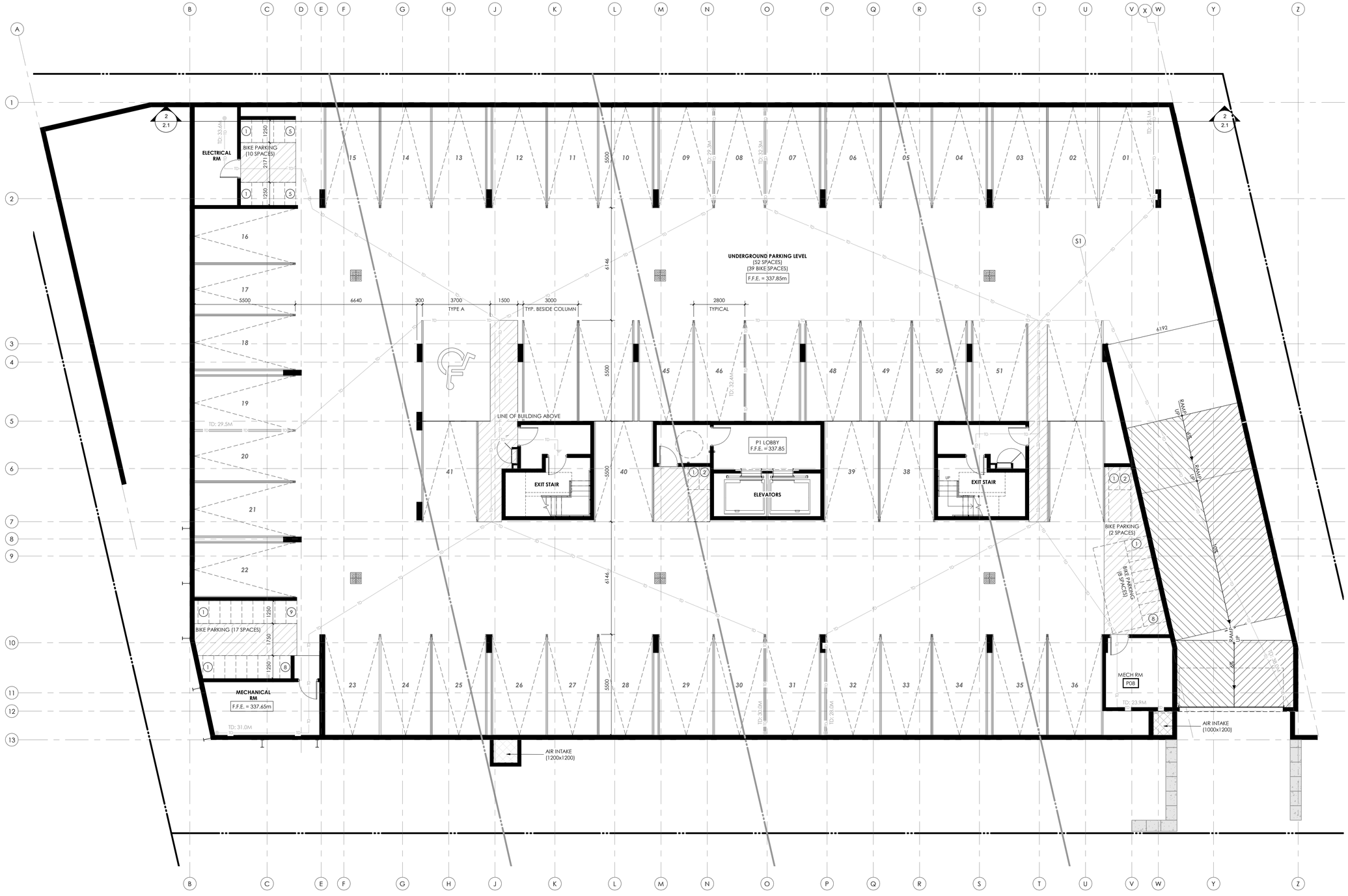
CLIENT

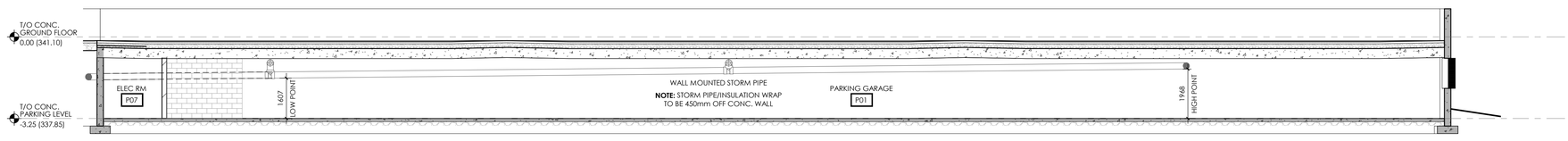
URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

TRUCK TURNING PLAN

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 1.5 |
| SCALE: 1 : 150 | |
| SHEET SIZE: 24x36 | |




2 / 2.1 **INTERIOR ELEVATION - WALL MOUNTED STORM PIPE**

1 : 100

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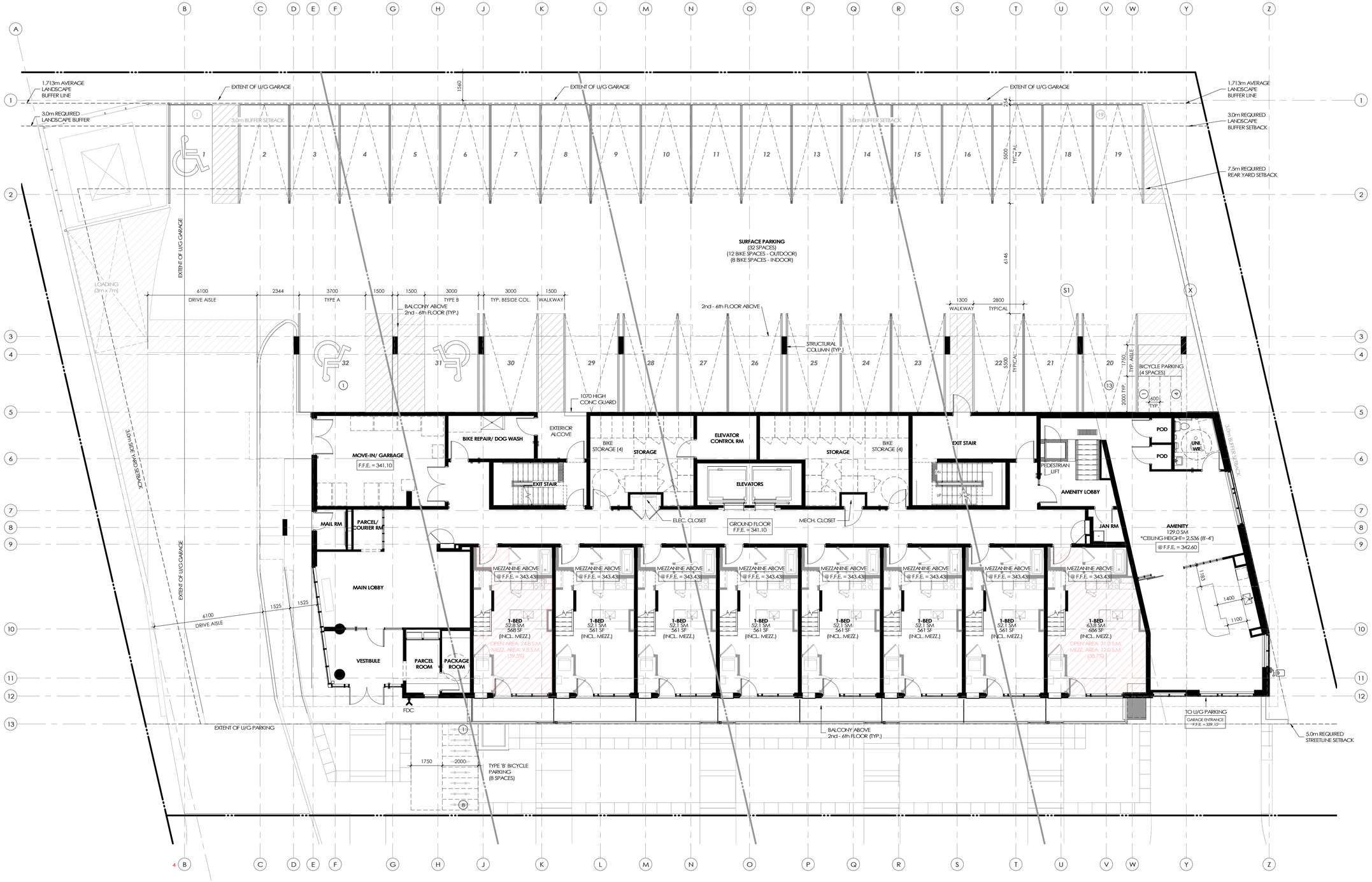
CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

UNDERGROUND PARKING

| PROJECT NUMBER | DRAWING NUMBER |
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| 19099 | 2.1 |
| SCALE: 1 : 100 | |
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310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

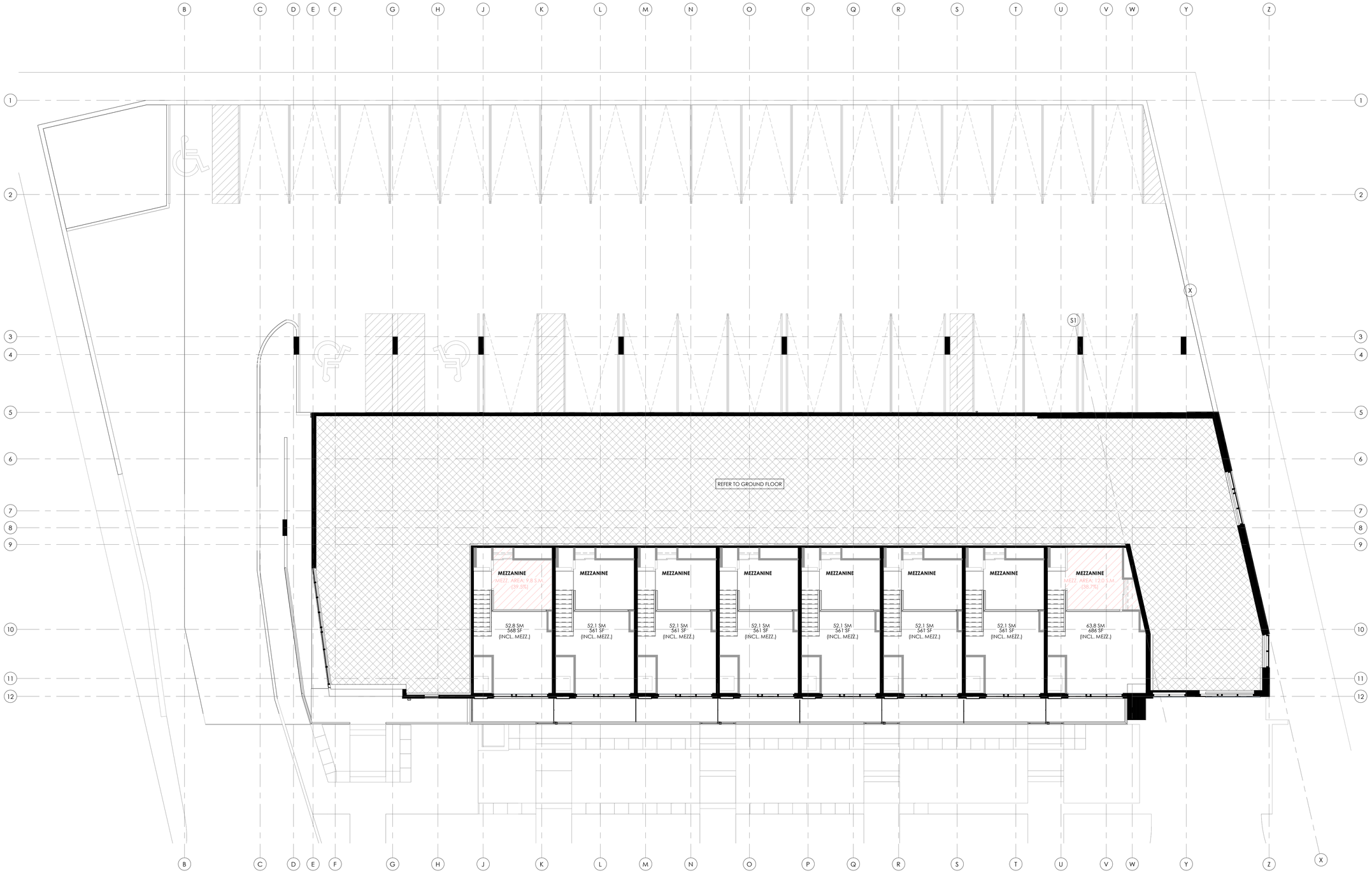
CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

GROUND FLOOR PLAN

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 2.2 |
| SCALE: 1 : 100 | |
| SHEET SIZE: 24x36 | |




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TRUE NORTH | PROJECT NORTH

ISSUED FOR:

| | |
|---|---|
| SCHEMATIC DESIGN | |
| DEVELOPED DESIGN | 2021.03.12 |
| SITE PLAN APPROVAL | |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
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| 4 | RE-ISSUED FOR SPA | 2022.02.16 |

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ARCHITECT'S SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

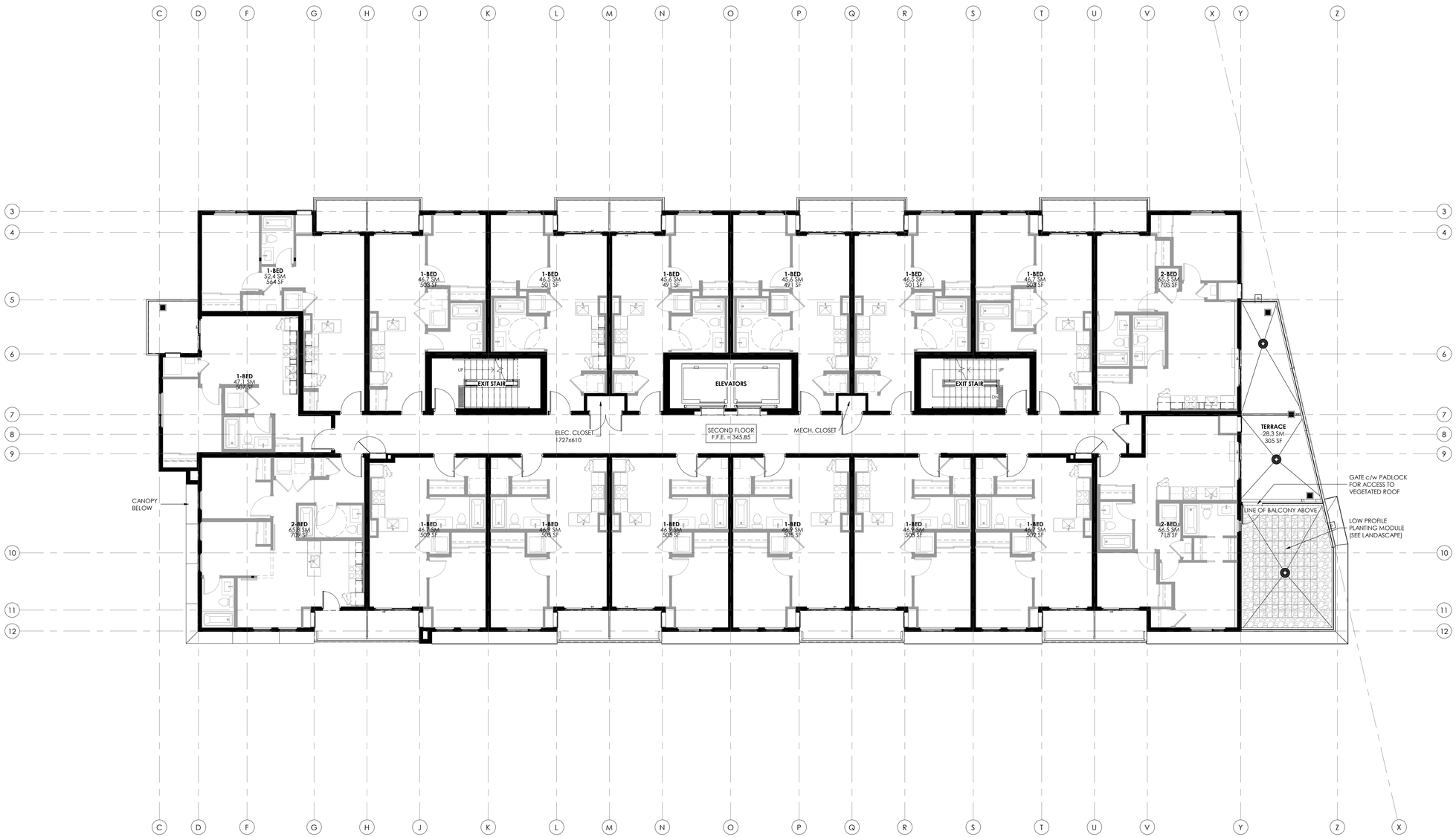
CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

MEZZANINE PLAN

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 2.3 |
| SCALE: 1 : 100 | |
| SHEET SIZE: 24x36 | |




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TRUE NORTH

PROJECT NORTH

ISSUED FOR:

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|---|---|
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| DEVELOPED DESIGN | 2021.03.12 |
| SITE PLAN APPROVAL | |
| BUILDING PERMIT | |
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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

2nd-6th FLOOR PLAN

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 2.4 |
| SCALE: 1 : 100 | |
| SHEET SIZE: 24x36 | |




1 / 3.1 **SOUTH ELEVATION**

1 : 125

## MATERIAL LEGEND

- 01 MASONRY VENEER — MANUFACTURER: K2STONE; SERIES: PACIFIC ASHLAR
- 02 MINERAL-FIBRE CEMENT PANEL SIDING — MANUFACTURER: JAMES HARDIE; COLOUR: PEARL GREY
- 03 MINERAL-FIBRE CEMENT PANEL SIDING — MANUFACTURER: JAMES HARDIE; COLOUR: IRON GRAY
- 04 HORIZONTAL ALUMINUM SIDING BOARD SIDING (150mm) — MANUFACTURER: LONGBOARD PRODUCTS; COLOUR:DARK KNOTTY PINE; TEXTURE: WOOD GRAINS
- 05 CAST-IN-PLACE CONCRETE
- 06 VINYL WINDOW UNIT — FRAME COLOUR: BLACK
- 07a CONCRETE ARCHITECTURAL WALL PANEL — COLOUR: WHITE
- 07b COCNRETE ARCHITECTURAL WALL PANEL — COLOUR: CHARCOAL
- 08 FACE MOUNTED PREFINISHED ALUMINUM GUARD — COLOUR: BLACK
- 09 SURFACE MOUNTED GLASS GUARD c/w FIBREGLASS FRAMING — POST COLOUR: BLACK
- 10 INSULATED SECTIONAL OVERHEAD DOOR — COLOUR: SW 7069 - IRON ORE
- 11 PAINTED HOLLOW METAL DOOR — COLOUR: SW 7069 - IRON ORE
- 12 SLIDING PATIO DOOR — FRAME COLOUR: BLACK
- 13 LINE OF PROPOSED GRADE
- 14 ALUMINUM STORE FRONT WITH CLEAR INSULATED SEALED UNIT GLAZING — FRAME COLOUR: BLACK
- 15 FULL LITE DOOR — COLOUR: BLACK
- 16 METAL C-CHANNEL ROOF CANOPY w/ WOOD SOFFIT
- 17 SUITE ENTRY FIBREGLASS DOOR c/w WOOD GRAIN FINISH
- 18 ALUMINUM STORE FRONT SPANDREL GLAZING
- 19 BOARD FORMED CONCRETE WALL c/w WALL COVERED IVY PLANTING — REFER TO LANDSCAPE PLAN
- 20 ARMOUR STONE — REFER TO LANDSCAPE DWGS
- 21 SLATTED PRIVACY SCREEN
- 22 PTAC/CONDENSER UNIT GRILLE — COLOUR: TO MATCH ADJACENT MATERIAL
- 23 610mm HIGH WESTERN CEDAR WOOD FENCE (REFER TO LANDSCAPE)
- 24 VERTICAL METAL WALL PANEL SIDING — PROFILE: VICWEST AD300-SR; COLOUR: CHARCOAL
- 25 GAS METER - REFER TO LANDSCAPE PLAN FOR SCREENING

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ISSUED FOR:

SCHEMATIC DESIGN

DEVELOPED DESIGN 2021.03.12

SITE PLAN APPROVAL

BUILDING PERMIT

BIDDING/TENDER

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ARCHITECT'S SEAL

ONTARIO ASSOCIATION OF ARCHITECTS — MATTHEW BOLEN — LICENCE — 2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

ELEVATIONS

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 3.1 |
| SCALE: As indicated | |
| SHEET SIZE: 24x36 | |




1
3.2

## NORTH ELEVATION

1 : 125

## MATERIAL LEGEND

- 01 MASONRY VENEER
  MANUFACTURER: K2STONE
  SERIES: PACIFIC ASHLAR
- 02 MINERAL-FIBRE CEMENT PANEL SIDING
  MANUFACTURER: JAMES HARDIE
  COLOUR: PEARL GREY
- 03 MINERAL-FIBRE CEMENT PANEL SIDING
  MANUFACTURER: JAMES HARDIE
  COLOUR: IRON GRAY
- 04 HORIZONTAL ALUMINUM SIDING
  BOARD SIDING (150mm)
  MANUFACTURER: LONGBOARD PRODUCTS
  COLOUR:DARK KNOTTY PINE
  TEXTURE: WOOD GRAINS
- 05 CAST-IN-PLACE CONCRETE
- 06 VINYL WINDOW UNIT
  FRAME COLOUR: BLACK
- 07a CONCRETE ARCHITECTURAL WALL PANEL
  COLOUR: WHITE
- 07b COCNRETE ARCHITECTURAL WALL PANEL
  COLOUR: CHARCOAL
- 08 FACE MOUNTED PREFINISHED ALUMINUM GUARD
  COLOUR: BLACK
- 09 SURFACE MOUNTED GLASS GUARD c/w FIBREGLASS FRAMING
  POST COLOUR: BLACK
- 10 INSULATED SECTIONAL OVERHEAD DOOR
  COLOUR: SW 7069 - IRON ORE
- 11 PAINTED HOLLOW METAL DOOR
  COLOUR: SW 7069 - IRON ORE
- 12 SLIDING PATIO DOOR
  FRAME COLOUR: BLACK
- 13 LINE OF PROPOSED GRADE
- 14 ALUMINUM STORE FRONT WITH CLEAR INSULATED SEALED UNIT GLAZING
  FRAME COLOUR: BLACK
- 15 FULL LITE DOOR
  COLOUR: BLACK
- 16 METAL C-CHANNEL
  ROOF CANOPY w/
  WOOD SOFFIT
- 17 SUITE ENTRY FIBREGLASS DOOR c/w WOOD GRAIN FINISH
- 18 ALUMINUM STORE FRONT
  SPANDREL GLAZING
- 19 BOARD FORMED CONCRETE WALL c/w WALL COVERED IVY PLANTING
  REFER TO LANDSCAPE PLAN
- 20 ARMOUR STONE
  REFER TO LANDSCAPE DWGS
- 21 SLATTED PRIVACY SCREEN
- 22 PTAC/CONDENSER UNIT GRILLE
  COLOUR: TO MATCH ADJACENT MATERIAL
- 23 610mm HIGH WESTERN CEDAR
  WOOD FENCE (REFER TO LANDSCAPE)
- 24 VERTICAL METAL WALL PANEL SIDING
  PROFILE: VICWEST AD300-SR
  COLOUR: CHARCOAL
- 25 GAS METER - REFER TO LANDSCAPE PLAN FOR SCREENING

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BUILDING PERMIT

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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

ELEVATIONS

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 3.2 |
| SCALE: As indicated | |
| SHEET SIZE: 24x36 | |




1
3.3

## WEST ELEVATION

1 : 125

## MATERIAL LEGEND

- 01 MASONRY VENEER
  MANUFACTURER: K2STONE
  SERIES: PACIFIC ASHLAR
- 02 MINERAL-FIBRE CEMENT PANEL SIDING
  MANUFACTURER: JAMES HARDIE
  COLOUR: PEARL GREY
- 03 MINERAL-FIBRE CEMENT PANEL SIDING
  MANUFACTURER: JAMES HARDIE
  COLOUR: IRON GRAY
- 04 HORIZONTAL ALUMINUM SIDING
  BOARD SIDING (150mm)
  MANUFACTURER: LONGBOARD PRODUCTS
  COLOUR:DARK KNOTTY PINE
  TEXTURE: WOOD GRAINS
- 05 CAST-IN-PLACE CONCRETE
- 06 VINYL WINDOW UNIT
  FRAME COLOUR: BLACK
- 07c CONCRETE ARCHITECTURAL WALL PANEL
  COLOUR: WHITE
- 07d COCNRETE ARCHITECTURAL WALL PANEL
  COLOUR: CHARCOAL
- 08 FACE MOUNTED PREFINISHED ALUMINUM GUARD
  COLOUR: BLACK
- 09 SURFACE MOUNTED GLASS GUARD c/w FIBREGLASS FRAMING
  POST COLOUR: BLACK
- 10 INSULATED SECTIONAL OVERHEAD DOOR
  COLOUR: SW 7069 - IRON ORE
- 11 PAINTED HOLLOW METAL DOOR
  COLOUR: SW 7069 - IRON ORE
- 12 SLIDING PATIO DOOR
  FRAME COLOUR: BLACK
- 13 LINE OF PROPOSED GRADE
- 14 ALUMINUM STORE FRONT WITH CLEAR INSULATED SEALED UNIT GLAZING
  FRAME COLOUR: BLACK
- 15 FULL LITE DOOR
  COLOUR: BLACK
- 16 METAL C-CHANNEL
  ROOF CANOPY w/
  WOOD SOFFIT
- 17 SUITE ENTRY FIBREGLASS DOOR
  c/w WOOD GRAIN FINISH
- 18 ALUMINUM STORE FRONT
  SPANDREL GLAZING
- 19 BOARD FORMED CONCRETE WALL
  c/w WALL COVERED IVY PLANTING
  REFER TO LANDSCAPE PLAN
- 20 ARMOUR STONE
  REFER TO LANDSCAPE DWGS
- 21 SLATTED PRIVACY SCREEN
- 22 PTAC/CONDENSER UNIT GRILLE
  COLOUR: TO MATCH ADJACENT MATERIAL
- 23 610mm HIGH WESTERN CEDAR
  WOOD FENCE (REFER TO LANDSCAPE)
- 24 VERTICAL METAL WALL PANEL SIDING
  PROFILE: VICWEST AD300-SR
  COLOUR: CHARCOAL

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LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

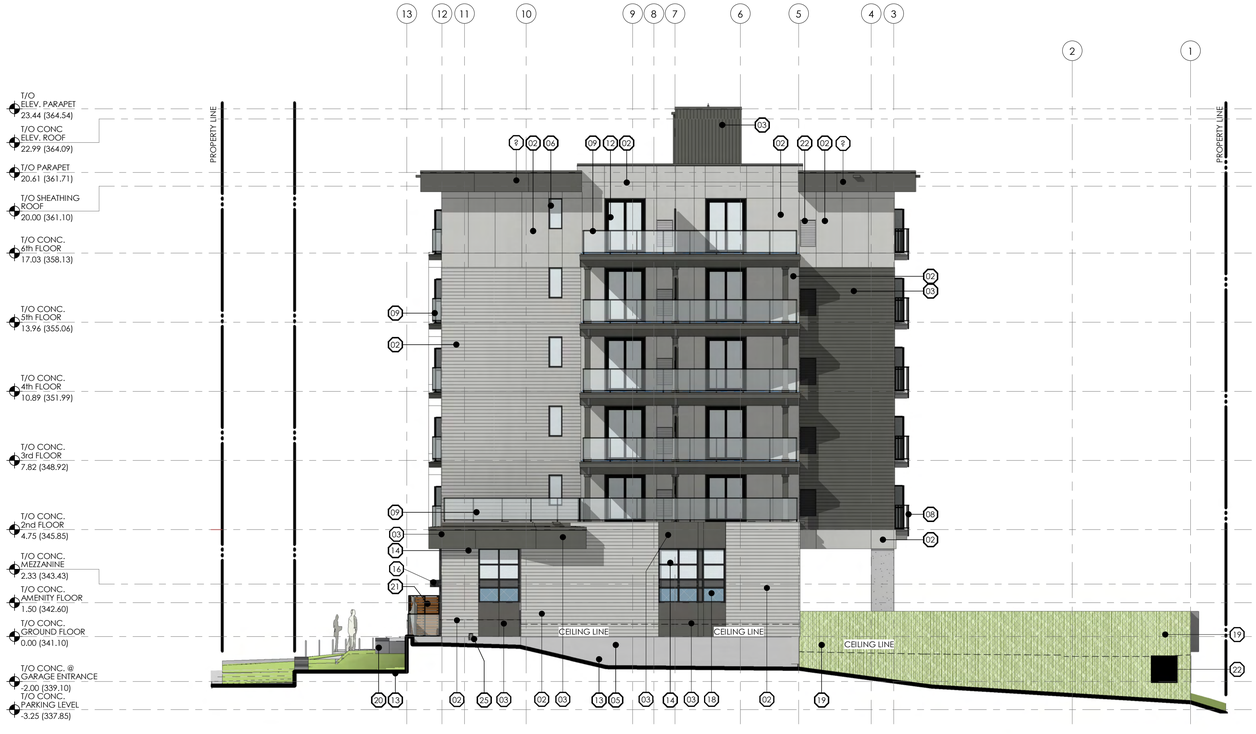
CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

ELEVATIONS

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 3.3 |
| SCALE: As indicated | |
| SHEET SIZE: 24x36 | |




1
3.4

## EAST ELEVATION

1 : 125

## MATERIAL LEGEND

- 01 MASONRY VENEER
  MANUFACTURER: K2STONE
  SERIES: PACIFIC ASHLAR
- 02 MINERAL-FIBRE CEMENT PANEL SIDING
  MANUFACTURER: JAMES HARDIE
  COLOUR: PEARL GREY
- 03 MINERAL-FIBRE CEMENT PANEL SIDING
  MANUFACTURER: JAMES HARDIE
  COLOUR: IRON GRAY
- 04 HORIZONTAL ALUMINUM SIDING
  BOARD SIDING (150mm)
  MANUFACTURER: LONGBOARD PRODUCTS
  COLOUR:DARK KNOTTY PINE
  TEXTURE: WOOD GRAINS
- 05 CAST-IN-PLACE CONCRETE
- 06 VINYL WINDOW UNIT
  FRAME COLOUR: BLACK
- 07a CONCRETE ARCHITECTURAL WALL PANEL
  COLOUR: WHITE
- 07b COCNRETE ARCHITECTURAL WALL PANEL
  COLOUR: CHARCOAL
- 08 FACE MOUNTED PREFINISHED ALUMINUM GUARD
  COLOUR: BLACK
- 09 SURFACE MOUNTED GLASS GUARD c/w FIBREGLASS FRAMING
  POST COLOUR: BLACK
- 10 INSULATED SECTIONAL OVERHEAD DOOR
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- 11 PAINTED HOLLOW METAL DOOR
  COLOUR: SW 7069 - IRON ORE
- 12 SLIDING PATIO DOOR
  FRAME COLOUR: BLACK
- 13 LINE OF PROPOSED GRADE
- 14 ALUMINUM STORE FRONT WITH CLEAR INSULATED SEALED UNIT GLAZING
  FRAME COLOUR: BLACK
- 15 FULL LITE DOOR
  COLOUR: BLACK
- 16 METAL C-CHANNEL
  ROOF CANOPY w/
  WOOD SOFFIT
- 17 SUITE ENTRY FIBREGLASS DOOR
  c/w WOOD GRAIN FINISH
- 18 ALUMINUM STORE FRONT
  SPANDREL GLAZING
- 19 BOARD FORMED CONCRETE WALL
  c/w WALL COVERED IVY PLANTING
  REFER TO LANDSCAPE PLAN
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  PROFILE: VICWEST AD300-SR
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TRUE NORTH | PROJECT NORTH

ISSUED FOR:

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| SCHEMATIC DESIGN | |
| DEVELOPED DESIGN | 2021.03.12 |
| SITE PLAN APPROVAL | |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

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MATTHEW BOLEN
LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

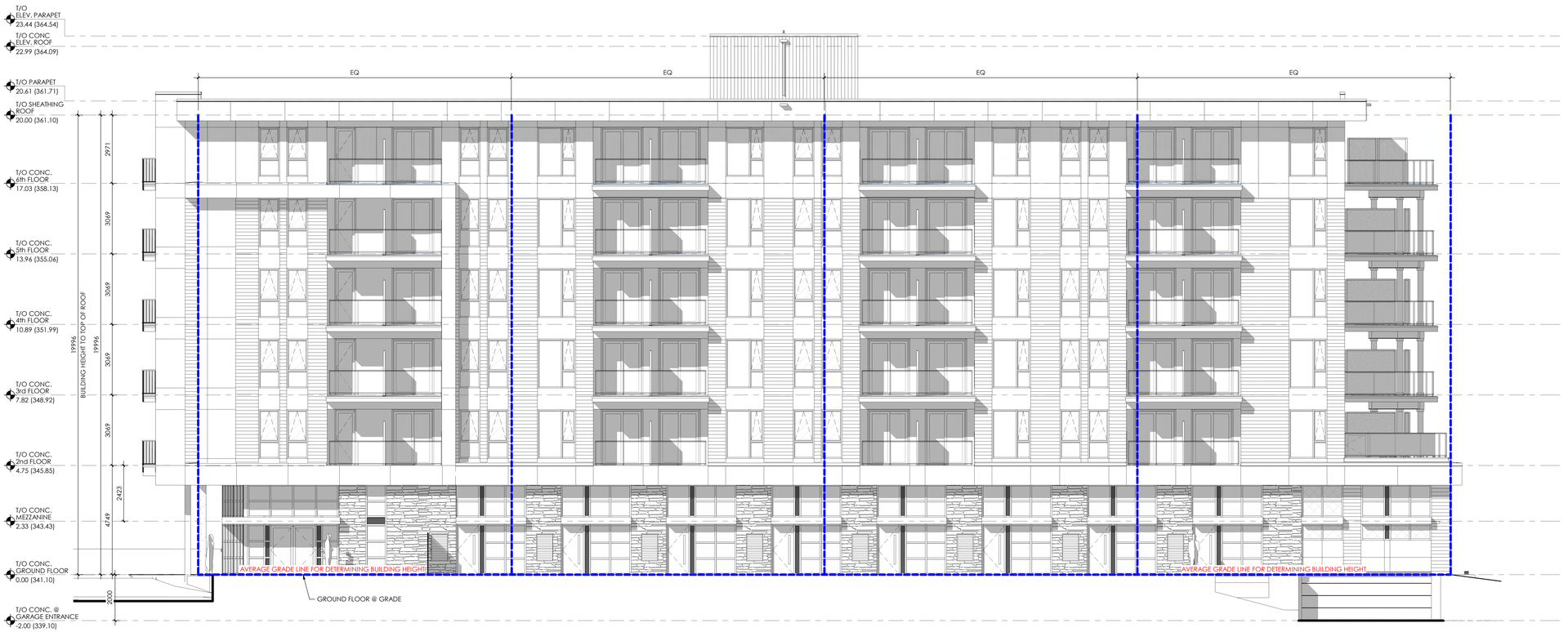
CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

ELEVATIONS

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 3.4 |
| SCALE: As indicated | |
| SHEET SIZE: 24x36 | |




1
3.5 **BUILDING HEIGHT CROSS SECTION DIAGRAM**

1 : 100

## LEGEND

INDICATES AVERAGE OF FIVE POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FACADE

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ISSUED FOR:

SCHEMATIC DESIGN

DEVELOPED DESIGN 2021.03.12

SITE PLAN APPROVAL

BUILDING PERMIT

BIDDING/TENDER

| NO. | REVISION DESCRIPTION | DATE |
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ARCHITECTS LTD

ARCHITECT'S SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

BUILDING HEIGHT CROSS SECTION DIAGRAM

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 3.5 |
| SCALE: As indicated | |
| SHEET SIZE: 24x36 | |



1 / 5.1 **SOUTH WEST PERSPECTIVE**



2 / 5.1 **NORTH WEST PERSPECTIVE**



3 / 5.1 **NORTH EAST PERSPECTIVE**



4 / 5.1 **SOUTH EAST PERSPECTIVE**

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| DEVELOPED DESIGN | 2021.03.12 |
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| BUILDING PERMIT | |
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PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

MASSING/ PERSPECTIVE VIEWS

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 5.1 |
| SCALE | |
| SHEET SIZE: 24x36 | |



1
5.2
**MAIN ENTRANCE**



2
5.2
**UNDERGROUND PARKING ENTRANCE**



3
5.2
**RETAINING WALL AT NORTH EAST CORNER**



4
5.2
**RETAINING WALL AT NORTH WEST CORNER**

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| SCHEMATIC DESIGN | |
| DEVELOPED DESIGN | 2021.03.12 |
| SITE PLAN APPROVAL | |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR ZBA | 2021.06.03 |
| 2 | RE-ISSUED FOR SPA | 2021.12.01 |
| 3 | RE-ISSUED FOR SPA | 2021.12.15 |
| 4 | RE-ISSUED FOR SPA | 2022.02.16 |

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ARCHITECT'S SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

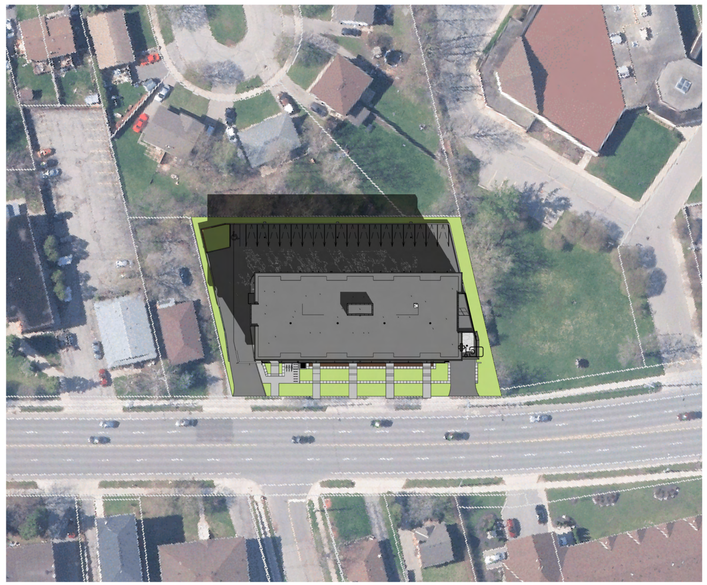
MASSING/ PERSPECTIVE VIEWS

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 5.2 |
| SCALE | |
| SHEET SIZE: 24x36 | |



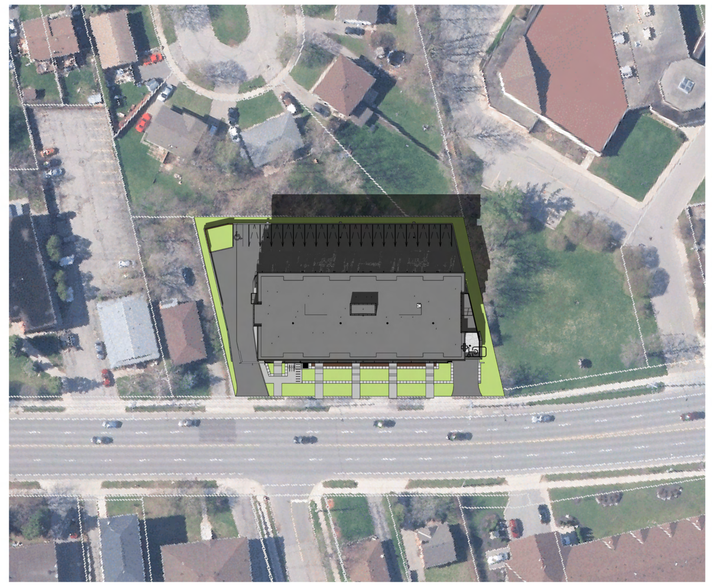
1 / 6.1 **SPRING EQUINOX - 10:00AM**

1 : 700



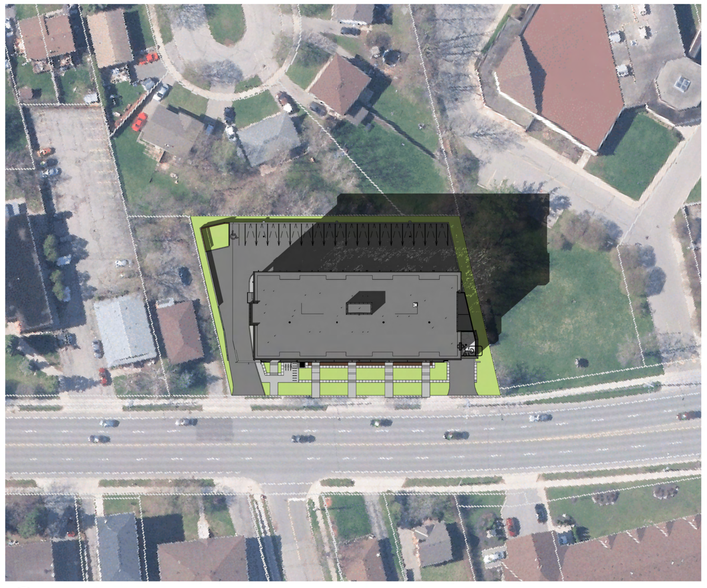
2 / 6.1 **SPRING EQUINOX - 12:00PM**

1 : 700



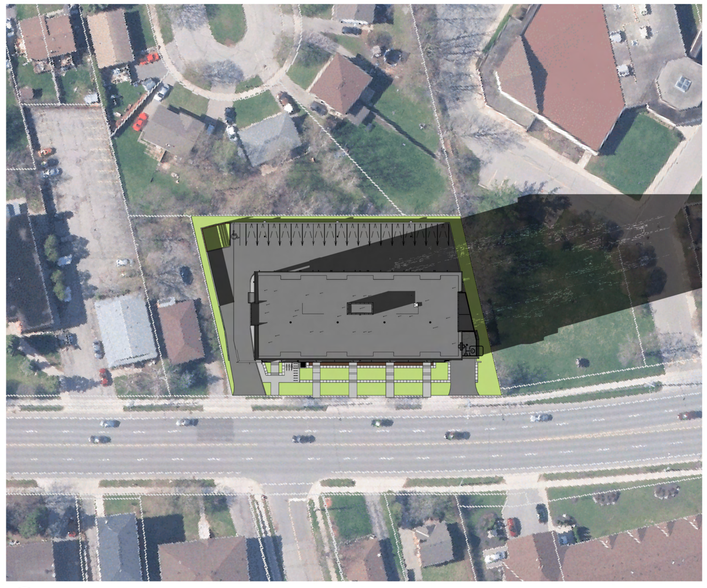
3 / 6.1 **SPRING EQUINOX - 2:00PM**

1 : 700



4 / 6.1 **SPRING EQUINOX - 4:00PM**

1 : 700



5 / 6.1 **SPRING EQUINOX - 6:00PM**

1 : 700

EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.4560737609863,
LONGITUDE: -80.5435562133789

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TRUE NORTH

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| DEVELOPED DESIGN | 2021.03.12 |
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| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
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2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

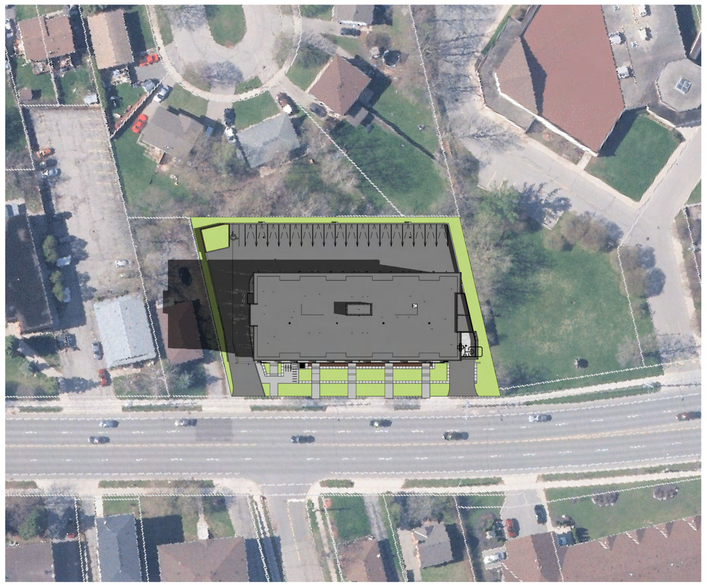
CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

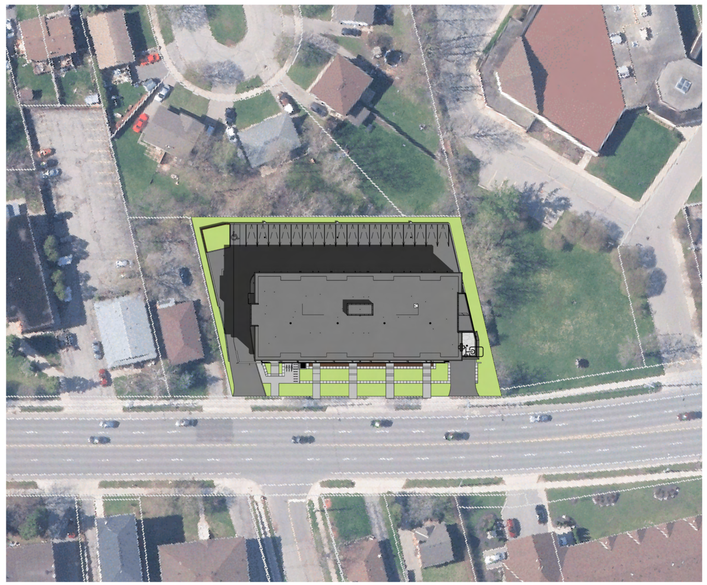
SHADOW STUDY - SPRING EQUINOX (MARCH 21)

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 6.1 |
| SCALE: 1 : 700 | |
| SHEET SIZE: 24x36 | |



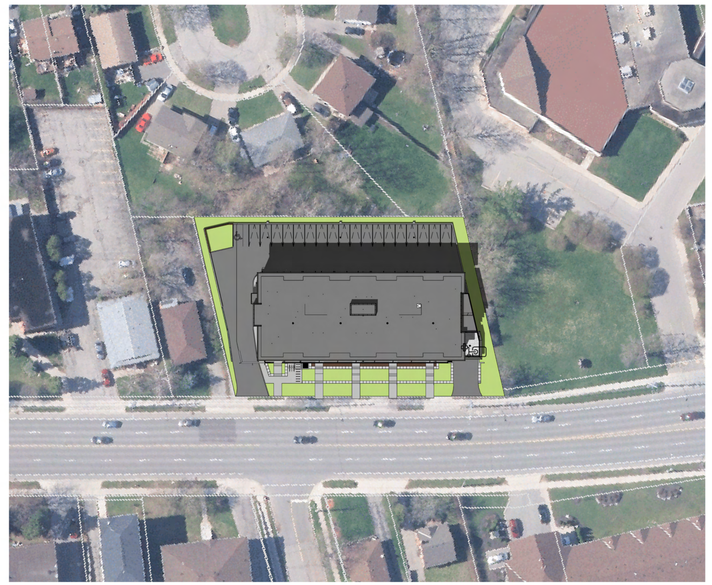
1 / 6.2 **SUMMER SOLSTICE - 10:00AM**

1 : 700



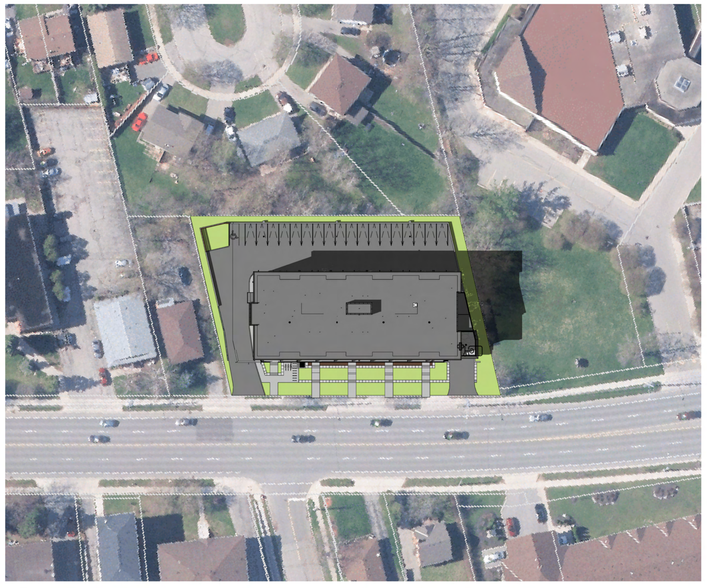
2 / 6.2 **SUMMER SOLSTICE - 12:00PM**

1 : 700



3 / 6.2 **SUMMER SOLSTICE - 2:00PM**

1 : 700



4 / 6.2 **SUMMER SOLSTICE - 4:00PM**

1 : 700



5 / 6.2 **SUMMER SOLSTICE - 6:00PM**

1 : 700

EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.4560737609863,
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TRUE NORTH | PROJECT NORTH

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| SCHEMATIC DESIGN | |
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| SITE PLAN APPROVAL | |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

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LICENCE
2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

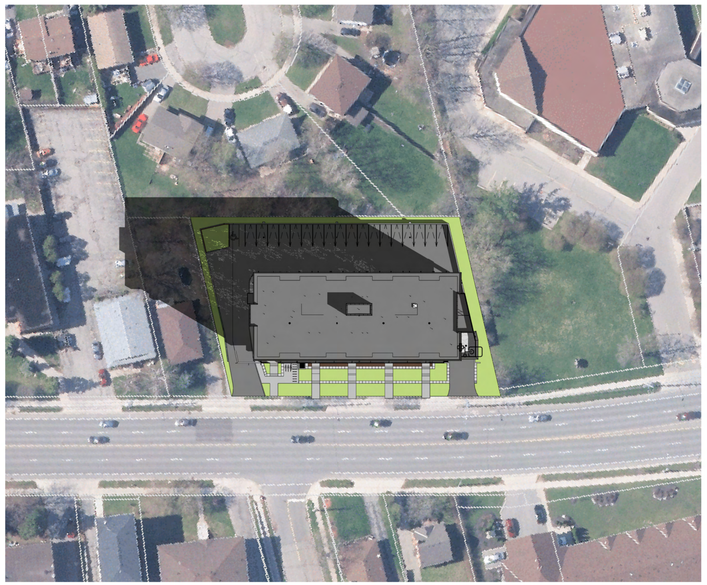
CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

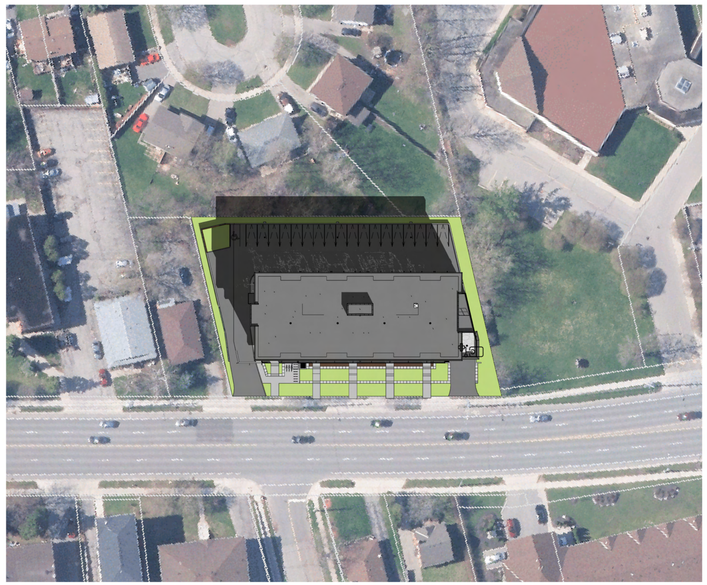
SHADOW STUDY - SUMMER SOLSTICE (JUNE 21)

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 6.2 |
| SCALE: 1 : 700 | |
| SHEET SIZE: 24x36 | |



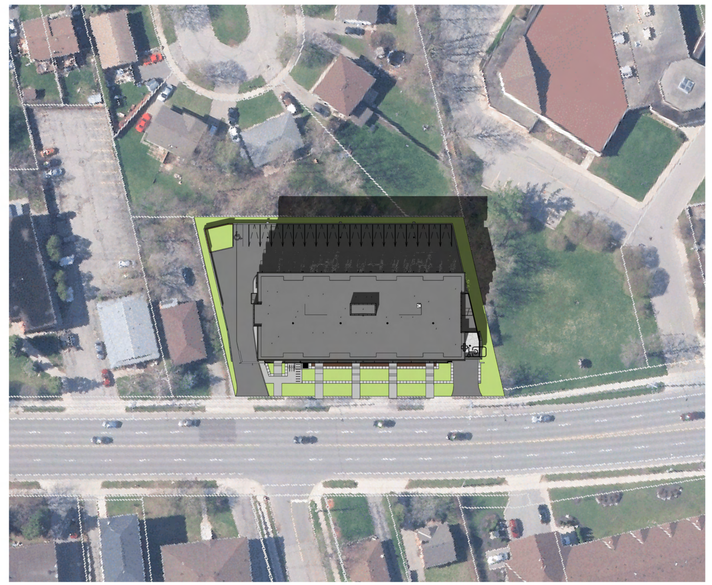
1 / 6.3 **AUTUMN EQUINOX - 10:00AM**

1 : 700



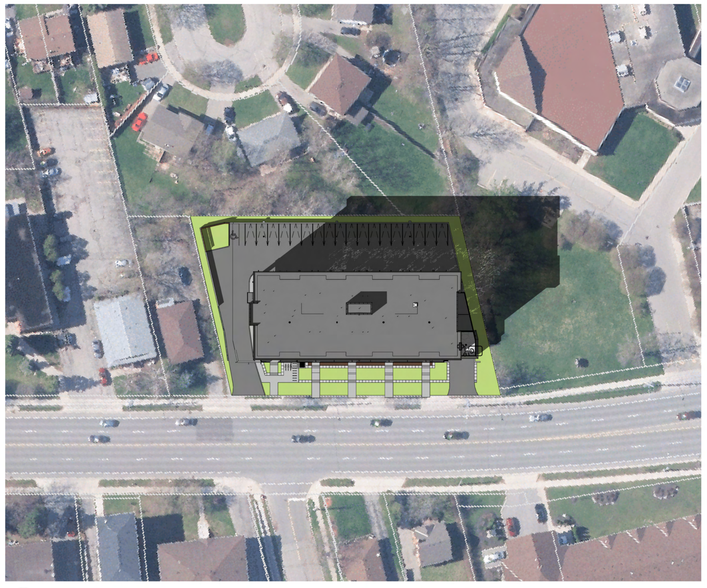
2 / 6.3 **AUTUMN EQUINOX - 12:00PM**

1 : 700



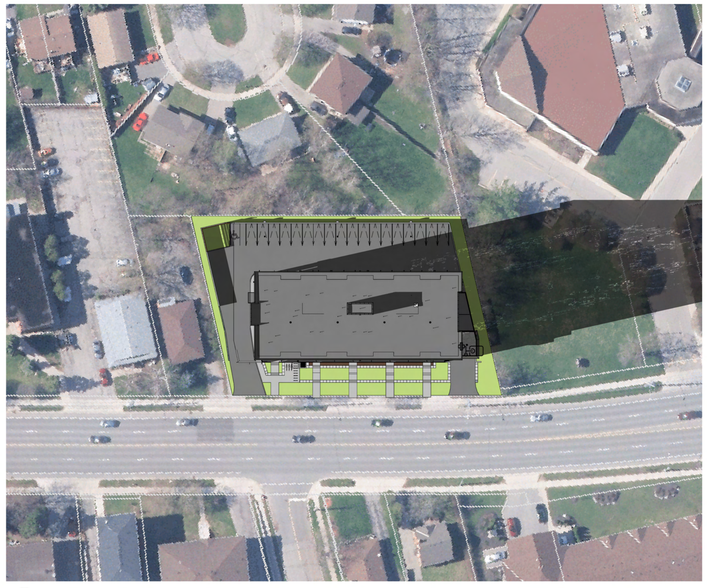
3 / 6.3 **AUTUMN EQUINOX - 2:00PM**

1 : 700



4 / 6.3 **AUTUMN EQUINOX - 4:00PM**

1 : 700



5 / 6.3 **AUTUMN EQUINOX - 6:00PM**

1 : 700

EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.4560737609863,
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| NO. | REVISION DESCRIPTION | DATE |
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PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

SHADOW STUDY - AUTUMN EQUINOX (SEPTEMBER 21)

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 6.3 |
| SCALE: 1 : 700 | |
| SHEET SIZE: 24x36 | |



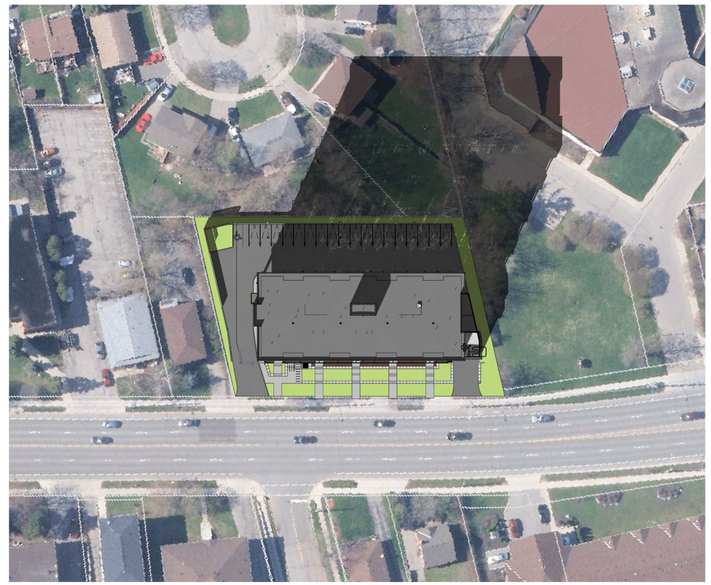
1 6.4 **WINTER SOLSTICE - 10:00AM**

1 : 700



2 6.4 **WINTER SOLSTICE - 12:00PM**

1 : 700



3 6.4 **WINTER SOLSTICE - 2:00PM**

1 : 700

EASTERN STANDARD TIME (EST)

LATITUDE: 43.4560737609863,
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| 4 | RE-ISSUED FOR SPA | 2022.02.16 |

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2022.02.16

PROJECT NAME

310-316 ERB ST W
MULTI-RES DEVELOPMENT
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

URBAN LEGEND
DEVELOPMENTS

DRAWING TITLE

SHADOW STUDY - WINTER SOLSTICE (DECEMBER 21)

| PROJECT NUMBER | DRAWING NUMBER |
|---|---|
| 19099 | 6.4 |
| SCALE: 1 : 700 | |
| SHEET SIZE: 24x36 | |