



CLIENT:
1000383288 ONTARIO INC.
WATERLOO, ON

SURVEYOR:
VAN HARTEN SURVEYING INC.
ORANGEVILLE, ON

PLANNER:
HARPER DELL & ASSOCIATES
MISSISSAUGA, ON

ARCHITECT:
KHALSA DESIGN INC.
BRAMPTON, ON

CIVIL:
LUBAN ENGINEERING INC.
NIAGARA FALLS, ON

GEOTECHNICAL:
SOIL ENGINEERINGS LTD.
TORONTO, ON

PROJECT NAME
**277-279 HAZEL ST.,
WATERLOO ON
APARTMENT**

PROJECT ADDRESS
277-279 HAZEL STREET,
WATERLOO ON

CLIENT
**1000383288 ONTARIO
INC.**

ARCHITECT
KHALSA DESIGN INC.



BRAMPTON, ON

TELEPHONE: 647-468-2940

CONSULTANTS:

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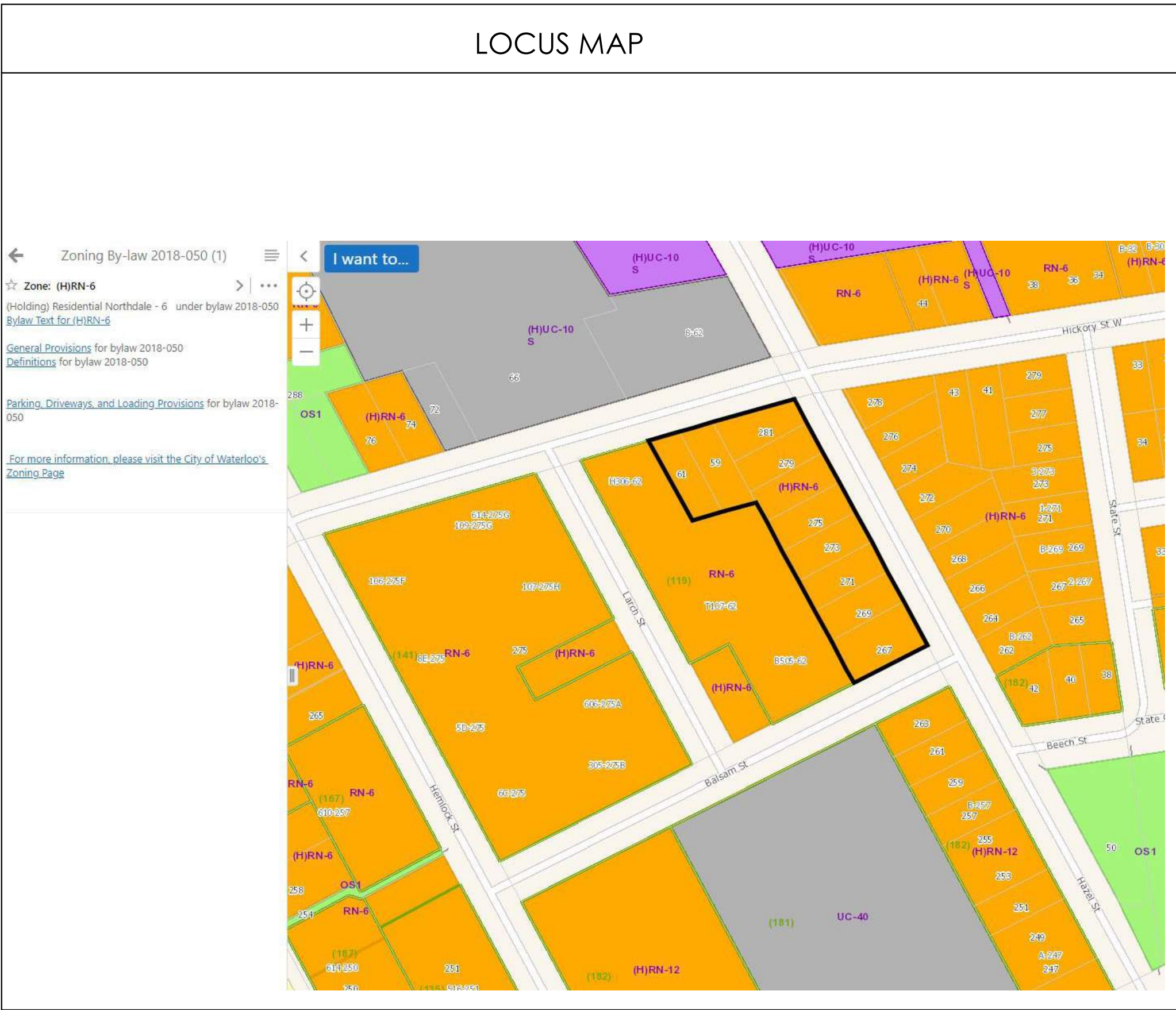
Project number 23012
Date 03/17/2025
Drawn by ASB
Checked by KDI
Scale

REVISIONS		
No.	Description	Date

COVER SHEET

ASP-000

277-279 HAZEL ST., WATERLOO
ON APARTMENT



6 STOREY RESIDENTIAL

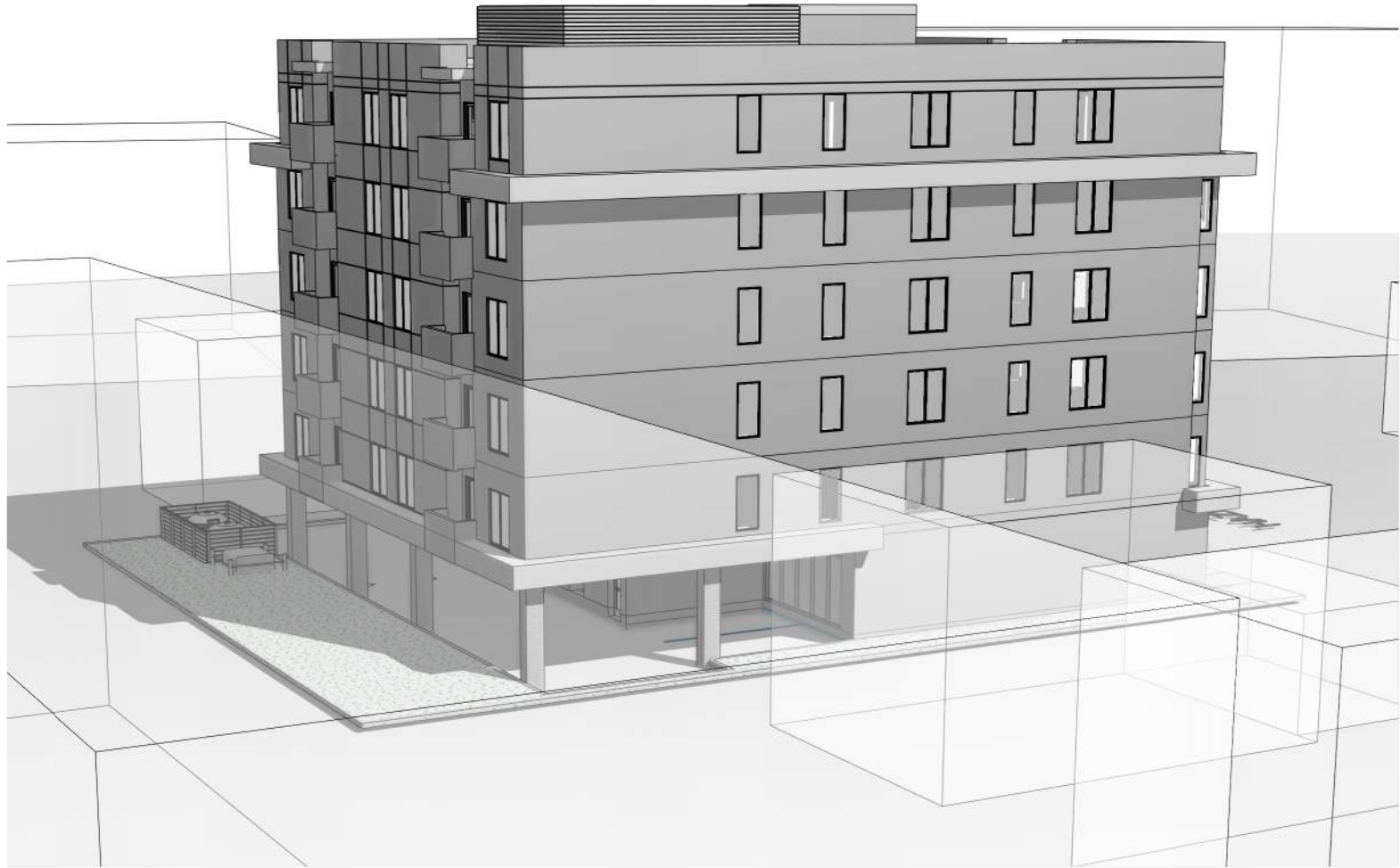
**277-279 HAZEL STREET,
WATERLOO ON**

SITE PLAN APPROVAL SET

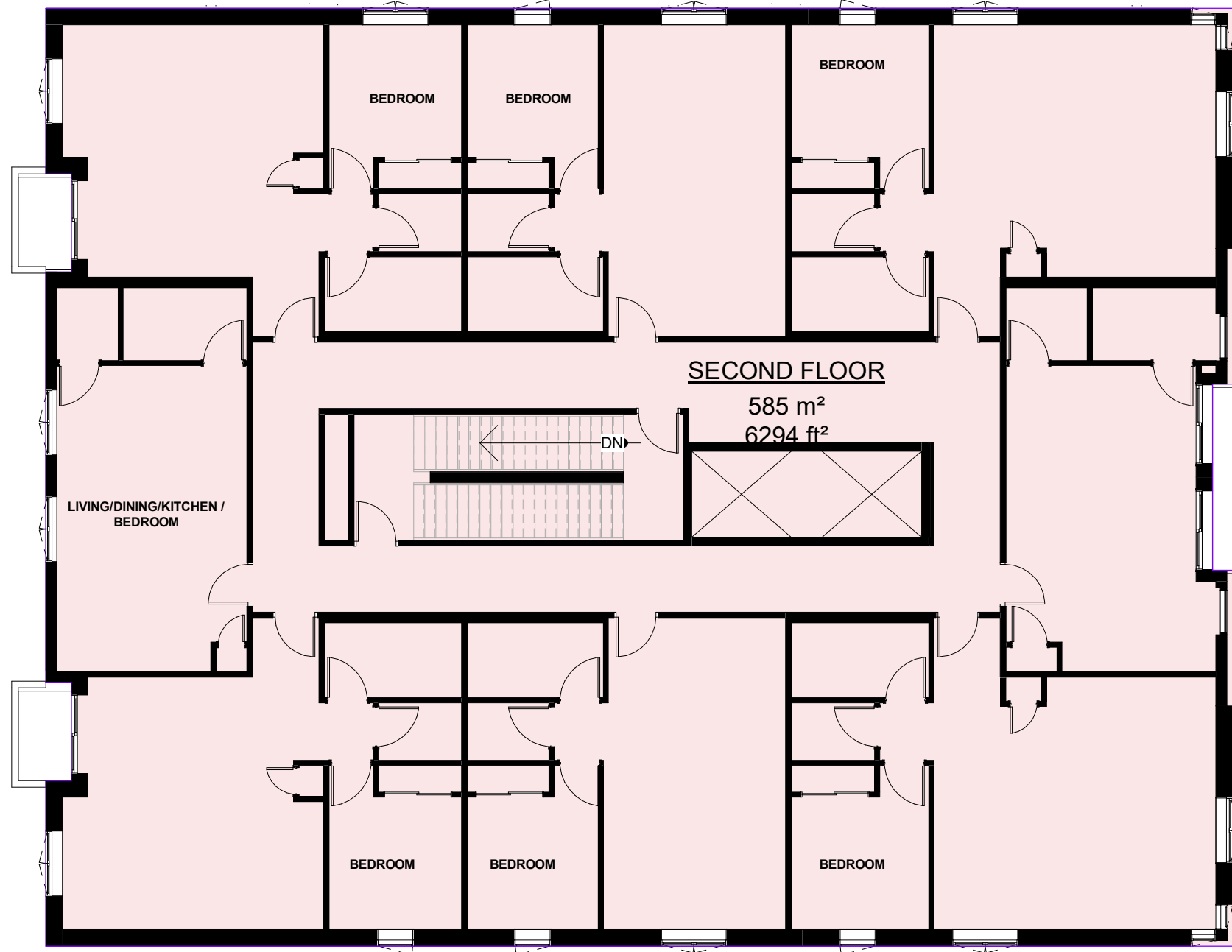
DRAWINGS LIST

ASP-000	COVER SHEET	
ASP-001	OBC MATRIX & AREA CALC.	
ASP-100	SITE PLAN	
ASP-101	FLOOR PLANS	
ASP-205	SHADOW STUDY	
ASP-300	ELEVATIONS	
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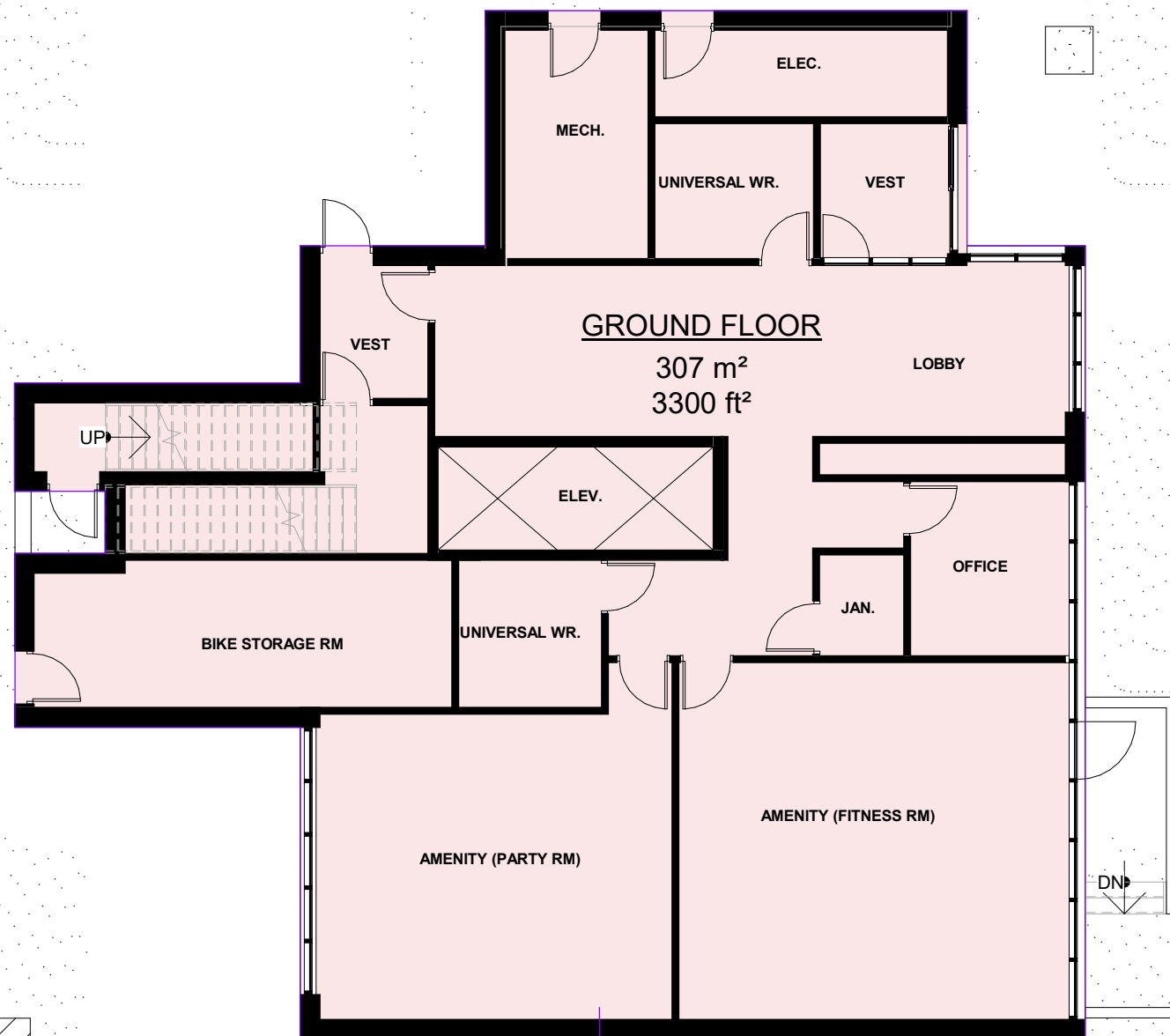
SITE PLAN	
ASP-1	SITE PLAN



BUILDING AREA SUMMARY			
Level	Name	Area	Area (Metric)
T/O GROUND FLOOR	GROUND FLOOR	3300 SF	307 m ²
T/O SECOND FLOOR	SECOND FLOOR	4294 SF	585 m ²
T/O THIRD FLOOR	THIRD FLOOR	4294 SF	585 m ²
T/O FOURTH FLOOR	FOURTH FLOOR	4294 SF	585 m ²
T/O FIFTH FLOOR	FIFTH FLOOR	4294 SF	585 m ²
T/O SIXTH FLOOR	SIXTH FLOOR	4294 SF	585 m ²
Grand total		34768 SF	3230 m ²



1 GFA - TYPICAL FLOOR
ASP-001 3/32" = 1'-0"



2 GFA - GROUND FLOOR
ASP-001 3/32" = 1'-0"

TYPICAL FLOOR LEVEL		
Name	Area	Area (sq.m)
UNIT 1	611 SF	56.8 m ²
UNIT 2	760 SF	70.6 m ²
UNIT 3	494 SF	45.9 m ²
UNIT 4	760 SF	70.6 m ²
UNIT 5	611 SF	56.8 m ²
UNIT 6	704 SF	65.6 m ²
UNIT 7	465 SF	43.2 m ²
UNIT 8	704 SF	65.6 m ²
Grand total: 8	5113 SF	475.0 m ²

Name of Practice: KHALSA DESIGN INC BRAMPTON ON P: 647-468-2940		Name of Project: 277-279 HAZEL ST., WATERLOO, ON		Location: 277-279 HAZEL ST., WATERLOO, ON						
		Date: MAY 30, 2024								
Ontario Building Code Data Matrix - Part 3										
BUILDING CODE VERSION: Reg. 332/12 Last Amendment O. Reg. 88/19					Building Code Reference 1					
3.00										
3.01	PROJECT TYPE:	☒ NEW ☐ ADDITION ☐ RENOVATION ☐ CHANGE OF USE ☐ ADDITION AND RENOVATION DESCRIPTION: 6 STOREY APARTMENT BUILDING, 20 UNITS			[A] 1.1.2.					
3.02	MAJOR OCCUPANCY CLASSIFICATION:	GROUND FLOOR: OCCUPANCY C SECOND FLOOR: C CLASSIFICATION: 3.2.2.43A, GROUP C, UP TO 6 STOREYS, SPRINKLERED, COMBUSTIBLE CONSTRUCTION			3.1.2.1.(1) 3.2.2.72					
3.03	SUPERIMPOSED MAJOR OCCUPANCIES:	☒ NO ☐ YES			3.2.2.7, 3.2.2.73					
3.04	BUILDING AREA (M2)	DESCRIPTION:	EXISTING N/A	NEW 307m²	TOTAL 307m²	[A] 1.4.1.2.				
3.05	GROSS AREA (M2)	DESCRIPTION:	EXISTING N/A	NEW 3230 m²	TOTAL 3230 m²	[A] 1.4.1.2.				
3.06	MEZZANINE AREA (M2)	DESCRIPTION:	EXISTING N/A	NEW N/A	TOTAL N/A	3.2.1.1.				
3.07	BUILDING HEIGHT	6 STOREYS ABOVE GRADE, 0 STOREYS BELOW GRADE 19.51 (M) ABOVE GRADE T/O ROOF DECK				[A] 1.4.1.2. & 3.2.1.1.				
3.08	HIGH BUILDING	☒ NO ☐ YES				3.2.6.				
3.09	NUMBER OF STREETS / FIREFIGHTER ACCESS	1 STREET				3.2.2.10. & 3.2.5.				
3.10	BUILDING CLASSIFICATION: (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	Group C, up to 6 Storeys, Sprinklered				3.2.2.72 3.2.2.56				
3.11	SPRINKLER SYSTEM	☒ REQUIRED ☐ NOT REQUIRED PROPOSED: ☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ BASEMENT ☐ SELECTED FLOOR AREAS ☐ NONE ☐ IN LIEU OF ROOF RATING			3.2.1.5. & 3.2.2.17.					
3.12	STANDPIPE SYSTEM	☐ REQUIRED ☒ NOT REQUIRED				3.2.9.				
3.13	FIRE ALARM SYSTEM	☒ REQUIRED ☐ NOT REQUIRED PROPOSED: ☐ SINGLE STAGE ☒ TWO STAGE ☐ NONE				3.2.4.				
3.14	WATER SERVICE / SUPPLY IS ADEQUATE	☐ NO ☒ YES								
3.15	CONSTRUCTION TYPE:	RESTRICTION: ☒ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE REQUIRED ACTUAL: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ COMBINATION HEAVY TIMBER CONSTRUCTION: ☒ NO ☐ YES			3.2.2.20. - 83, & 3.2.1.4.					
3.16	IMPORTANCE CATEGORY:	☐ LOW ☐ LOW HUMAN OCCUPANCY POST-DISASTER SHELTER ☒ NORMAL ☐ MINOR STORAGE BUILDING ☐ EXPLOSIVE OR HAZARDOUS SUBSTANCES ☐ POST-DISASTER			4.1.2.1.(3) & 14.1.2.1.8					
3.17	SEISMIC HAZARD INDEX	(IE FA SA (0.2)) = TBD SEISMIC DESIGN REQUIRED FOR TABLE 4.1.1.1.8, ITEMS 6 TO 21: (IE FA SA (0.2)) ≥ 0.35 OR POST-DISASTER) ☒ NO ☐ YES			4.1.2.1.(3) 4.1.8.18.(2)					
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON	OCCUPANT LOAD (PERSONS)	3.1.17.				
		2-4 FLOOR (RESIDENTIAL)	C	By Design	50 (25-1 Bed units)					
		TOTAL: 50 persons								
3.19	BARRIER-FREE DESIGN:	☒ YES ☐ NO EXPLANATION				3.8.				
3.20	HAZARDOUS SUBSTANCES:	☐ YES ☒ NO EXPLANATION				3.3.1.2. & 3.3.1.19.				
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATING	SUPPORTING ASSEMBLY	NONCOMBUSTIBLE IN LIEU OF RATING	3.2.2.20. - 83, & 3.2.1.4.				
		FLOORS	1 HOUR	1 HOUR	☒ NO ☐ YES ☐ N/A					
		MEZZANINE	N/A	N/A	☐ NO ☐ YES ☒ N/A					
		ROOF	N/A	NO	☒ NO ☐ YES ☐ N/A					
3.22	SPATIAL SEPARATION	WALL	EBF AREA (M2)	L/D (M)	L/H OR H/A	REQUIRED FRR (H)	CONSTRUCTION TYPE REQUIRED	CLADDING TYPE REQUIRED	3.2.3.	
		North	>150 m²	4 m		3/4HR	☐ NONCOMBUSTIBLE	☐ NONCOMBUSTIBLE		
		South	>150 m²	2 m		1HR	☐ NONCOMBUSTIBLE	☐ NONCOMBUSTIBLE		
		East	N/A	>9m		0HR	☐ NONCOMBUSTIBLE	☐ NONCOMBUSTIBLE		
		West	>150 m²	12.8 m		3/4HR	☐ NONCOMBUSTIBLE	☐ NONCOMBUSTIBLE		
3.23	PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE/FEMALE = 50/50 EXCEPT AS NOTED OTHERWISE			OBC REF.		FIXTURES REQUIRED	FIXTURES PROVIDED	3.7.4.	
		FLOOR LEVEL/AREA	OCCUPANT LOAD							
		GROUND FLOOR (AMENITY)	50		3.7.4.9	1/1		1 UNIVERSAL		
		2ND-4TH FLOOR (RESIDENTIAL UNITS)	50		3.7.4.7	1/1		1 FULL WASHROOM PER UNIT		
								TOTAL: 26		
3.24	ENERGY EFFICIENCY:	COMPLIANCE PATH: PRESCRIPTIVE COMPLIANCE CLIMATIC ZONE: 3 BUILDING ENVELOPE COMPLY WITH REQUIREMENT OF OBC TABLE SB 5.5-6 - 2017 OF SB-10								
3.24	NOTE:									

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ARCHITECT
KHALSA DESIGN INC.



BRAMPTON, ON
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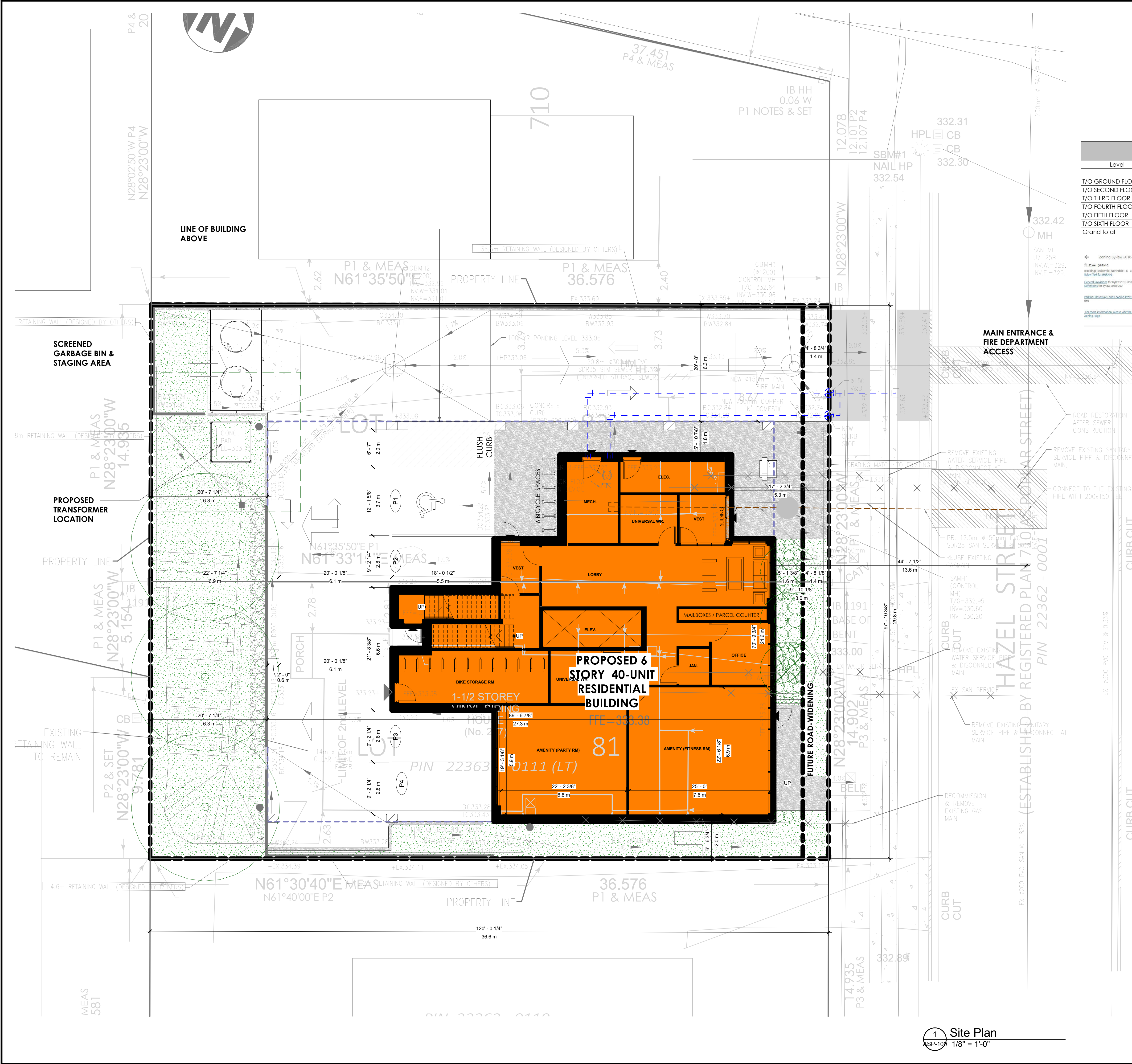
Project number: 23012
Date: 03/17/2025
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Checked by: KDI
Scale: As indicated

REVISIONS		
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**OBC MATRIX &
AREA CALC.**

ASP-001

277-279 HAZEL ST., WATERLOO
ON APARTMENT



BUILDING AREA SUMMARY			
Level	Name	Area	Area (Metric)
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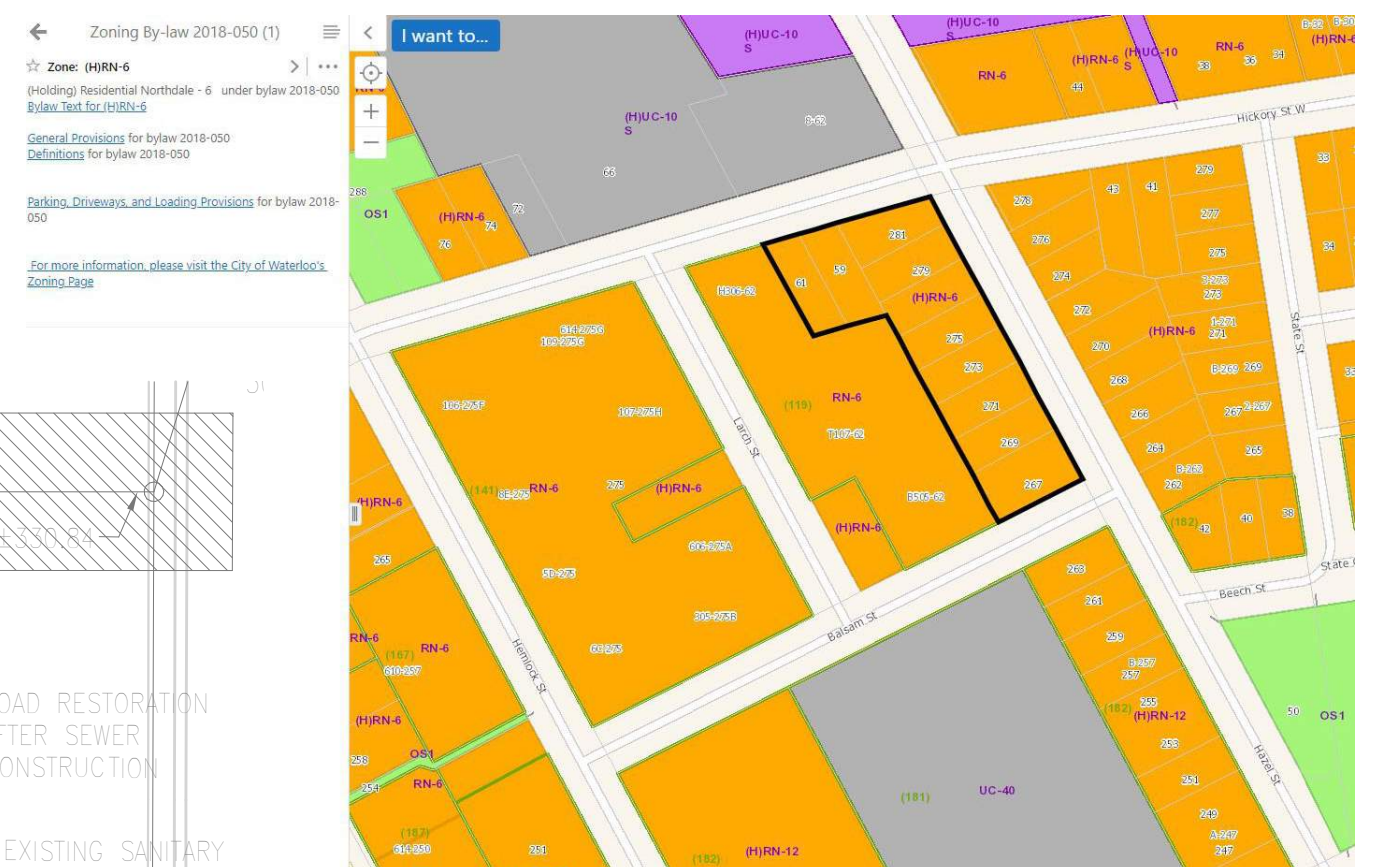


Table 7b: Regulations - Residential Northdale Six Zone (R6-S)			
LOT AREA (minimum)	Primary Uses specified in 7.11.1.1 and Complementary Uses specified in 7.11.1.3	Primary Uses specified in 7.11.1.2	REQUIRED
	1000 square metres (min)	1000 square metres (min)	
LOT FRONTAGE (minimum)	20 metres	5.5 metres	20 m
STREET LINE setback (minimum)	Active Frontage: 1 metre Convertible Frontage: 1 metre Neighbourhood Frontage: 3 metres	1 metre 1 metre 3 metres	1.0 m
STREET LINE setback (maximum)	Active Frontage: 3 metres Convertible Frontage: At least 75% of the STREET LINE BUILDING FACADE shall be within 5 metres of the STREET LINE	3 metres At least 75% of the STREET LINE BUILDING FACADE shall be within 5 metres of the STREET LINE	1.56 m
SIDE YARD setback (minimum)	Active Frontage: 3 metres Convertible Frontage: 3 metres Neighbourhood Frontage: 3 metres	3 metres 3 metres 3 metres	3.0 m

Table 7b: Regulations - Residential Northdale Six Zone (R6-S)			
REAR YARD setback (minimum)	7.5 metres	7.5 metres	REQUIRED
	7.5 metres	7.5 metres	
Height of FIRST STOREY (minimum)	Active Frontage: 4.0 metres Convertible Frontage: 4.0 metres Neighbourhood Frontage: 4.0 metres	4.0 metres 4.0 metres 4.0 metres	4.0 m
BUILDING HEIGHT (maximum)	Active Frontage: 21.5 metres Convertible Frontage: 21.5 metres Neighbourhood Frontage: 21.5 metres	21.5 metres 21.5 metres 21.5 metres	21.5 m
Density (maximum)	250 BEDROOMS per hectare	250 BEDROOMS per hectare	0.1 BEDROOMS per hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage: 1 per 25 metres of STREET LINE BUILDING FACADE Convertible Frontage: 1 per 15 metres of STREET LINE BUILDING FACADE Neighbourhood Frontage: 1 per 15 metres of STREET LINE BUILDING FACADE	1 per DWELLING UNIT 1 per DWELLING UNIT 1 per DWELLING UNIT	1
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT	30%
LANDSCAPED OPEN SPACE (minimum)	0.20 per BEDROOM	0.20 per DWELLING UNIT	0 SPACES
RESIDENTIAL PARKING SPACES (minimum)	0.05 per BEDROOM	(none)	0 SPACES
VISITOR PARKING SPACES (minimum)	0.05 per BEDROOM	(none)	0 SPACES
PARKING SPACES for Non-Residential Uses (see 7.11.1.3)	3.0 per 100 square metres of BUILDING FLOOR AREA	3.0 per 100 square metres of BUILDING FLOOR AREA	0 SPACES

Table 7b: Regulations - Residential Northdale Six Zone (R6-S)			
BICYCLE PARKING (minimum)	Residential	1 per DWELLING UNIT	REQUIRED
	0.25 per BEDROOM	1 per DWELLING UNIT	
Number of DRIVEWAYS per LOT (maximum)	1	1	1
Ancillary Uses specified in sections 7.11.1.3 and 7.11.1.6	Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive. The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFE or BAKE SHOP shall not exceed 400 square metres.	Ancillary Uses shall be located on the FIRST STOREY of a STACKED TOWNHOUSE BUILDING.	13 SPACES
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	More than one (1) permitted	1

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ARCHITECT SEAL:

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SITE PLAN

ASP-100

277-279 HAZEL ST., WATERLOO
ON APARTMENT

PROJECT NAME
277-279 HAZEL ST.,
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277-279 HAZEL
STREET, WATERLOO
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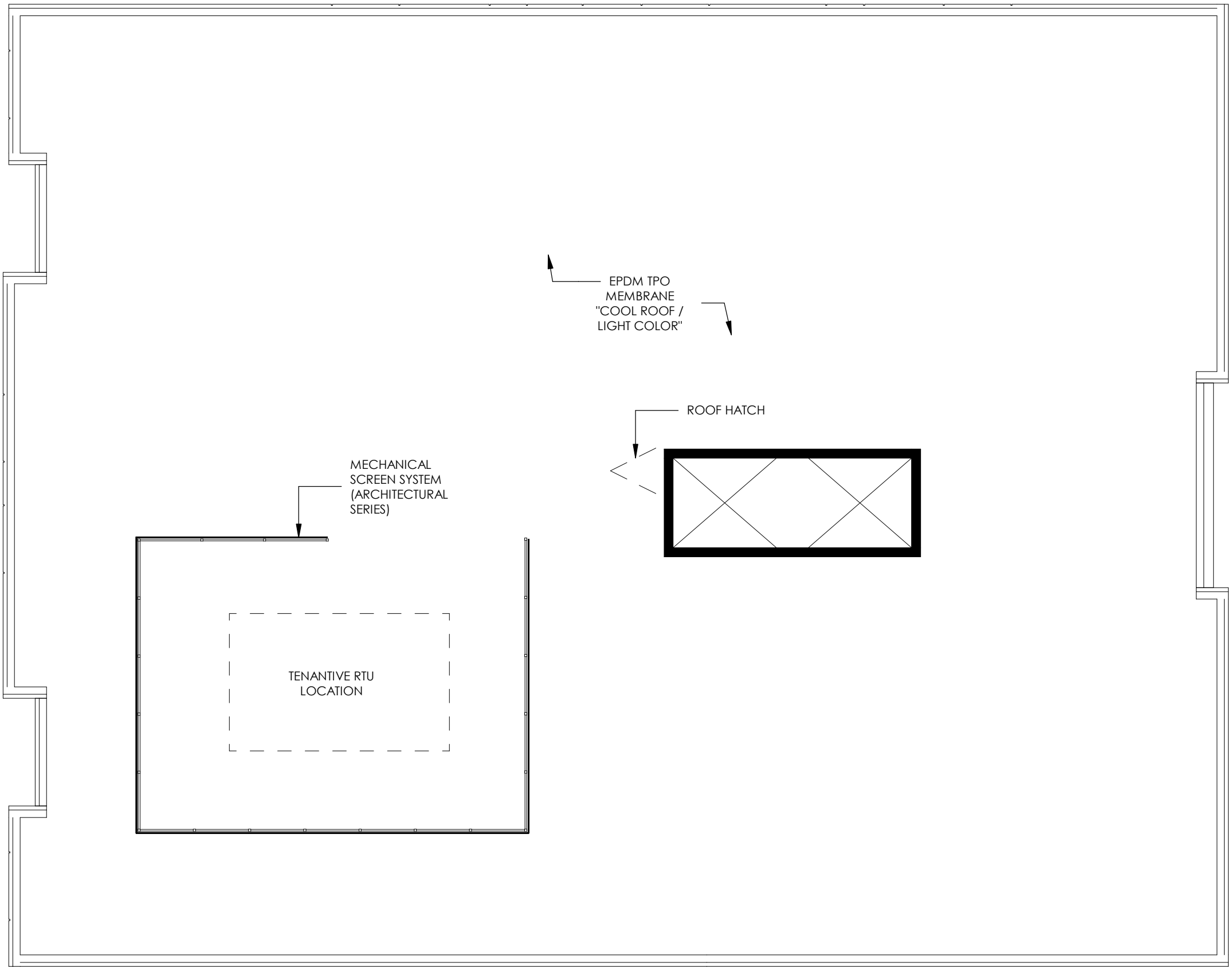
REVISIONS

No.	Description	Date

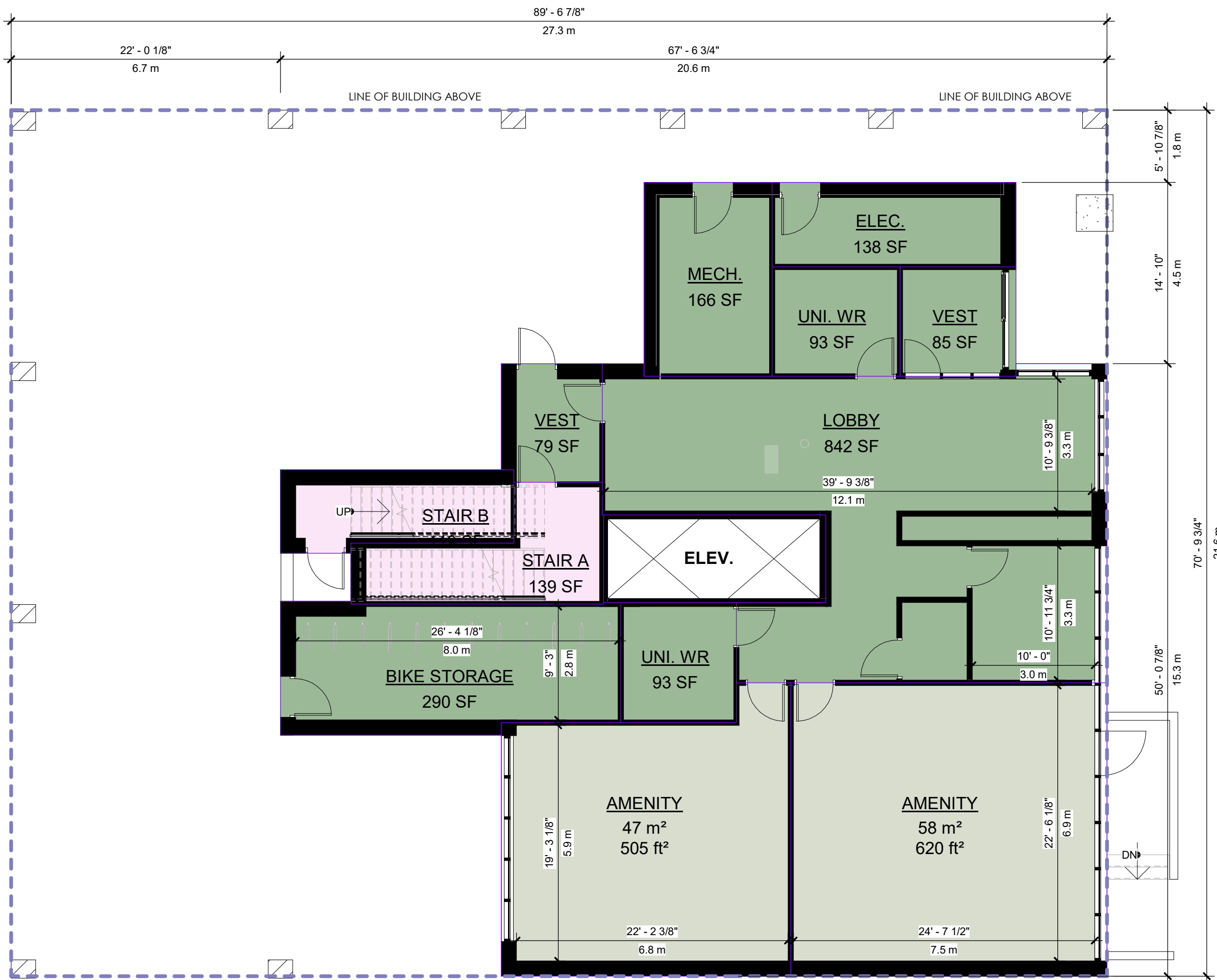
FLOOR PLANS

ASP-101

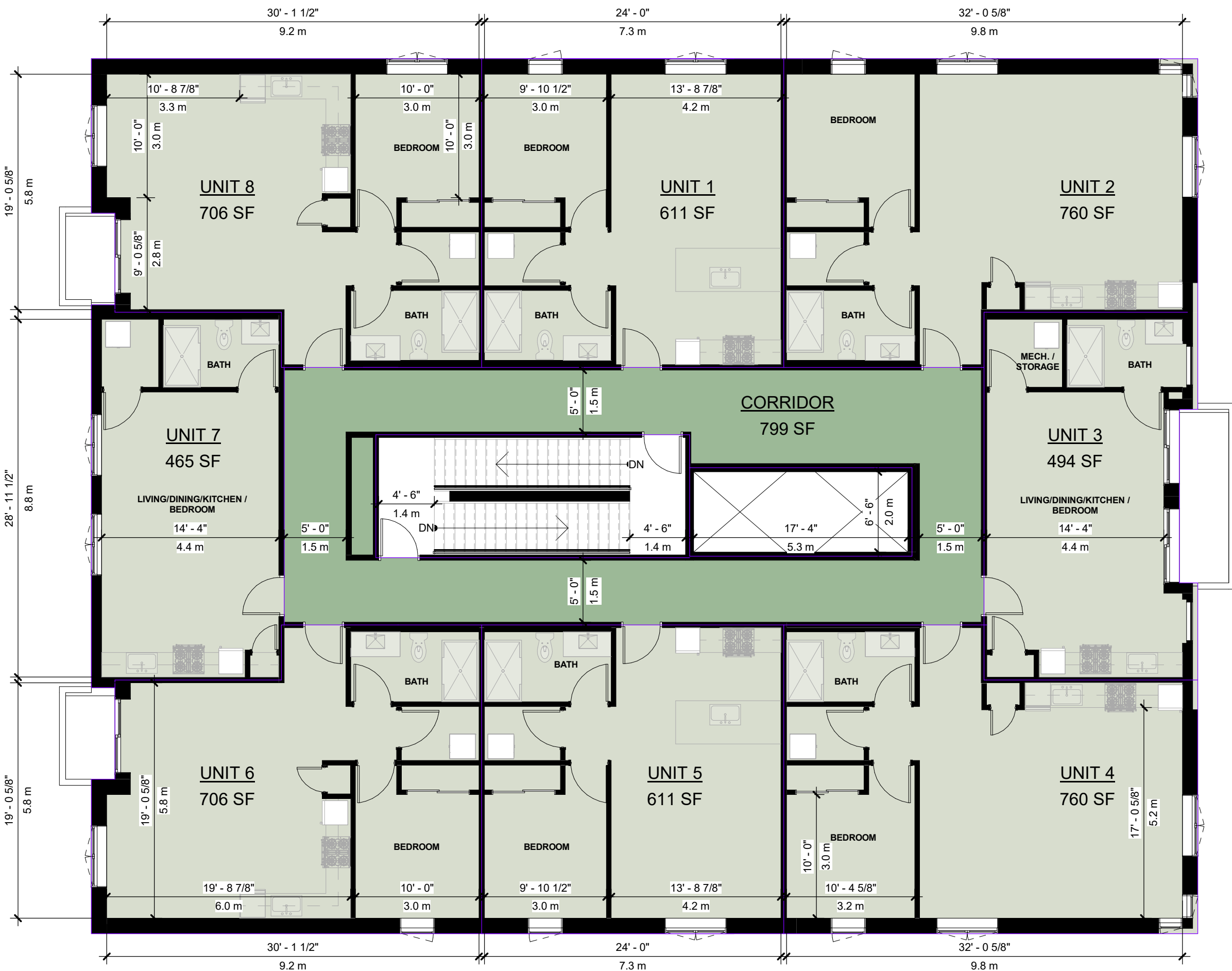
277-279 HAZEL ST., WATERLOO
ON APARTMENT



3 T/O ROOF DECK
ASP-101 1/8" = 1'-0"



2 GROUND FLOOR
ASP-101 1/8" = 1'-0"



1 TYPICAL FLOOR 2-6
ASP-101 1/8" = 1'-0"

(EQUINOX)
MARCH 21 & SEPT 21

10 AM

12 PM

2 PM

4 PM

6 PM

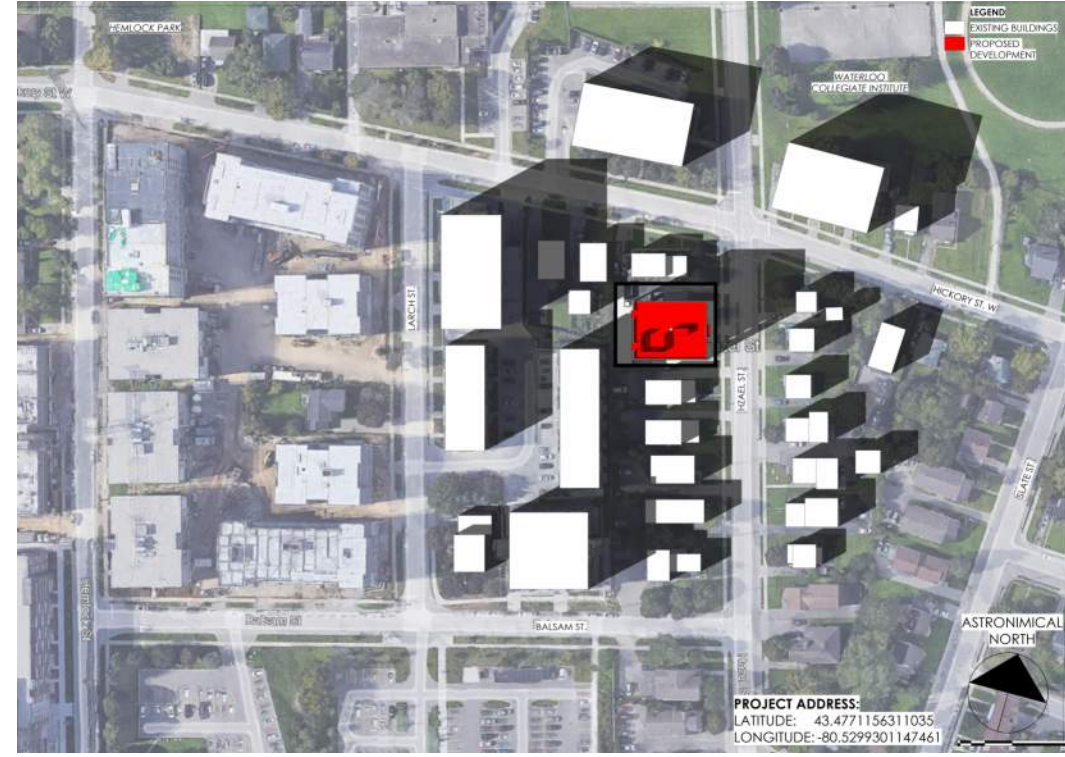
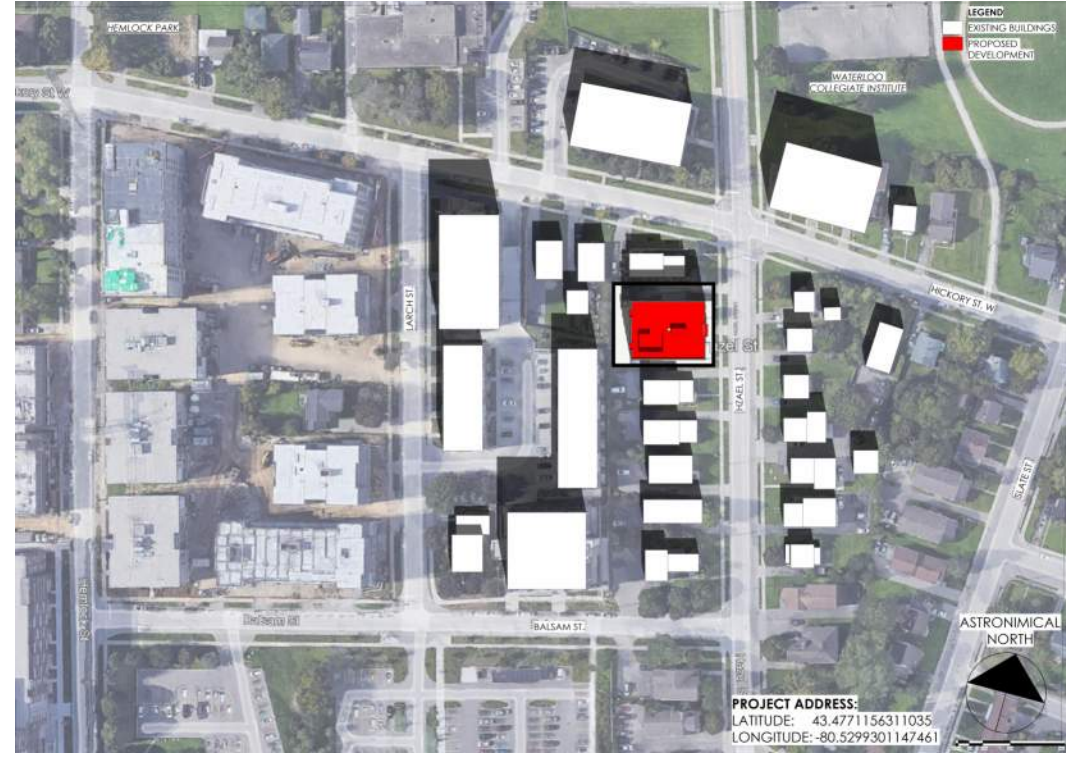
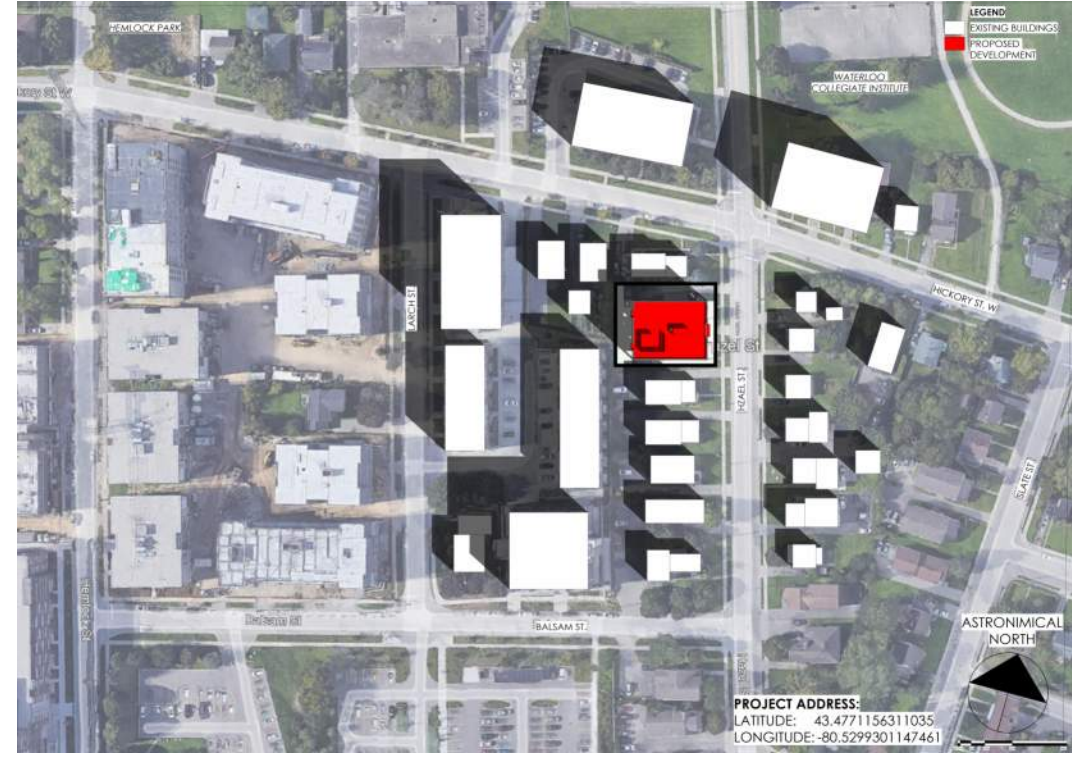
MARCH 21, 2024

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MARCH 21, 2024



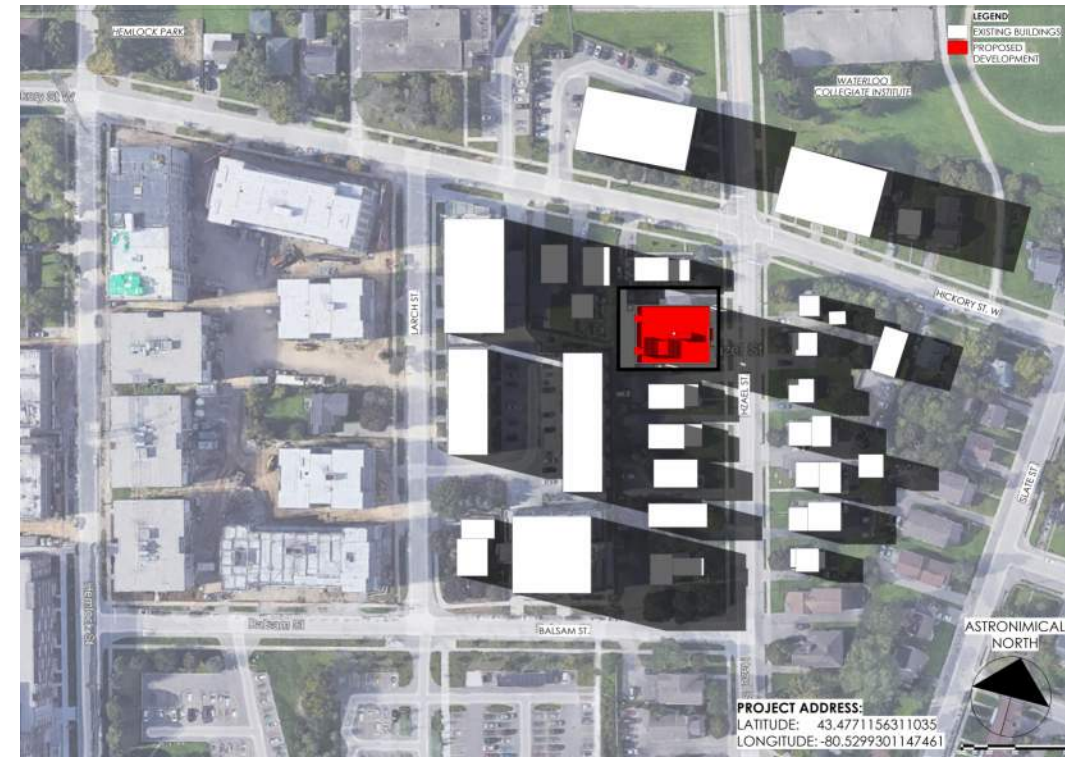
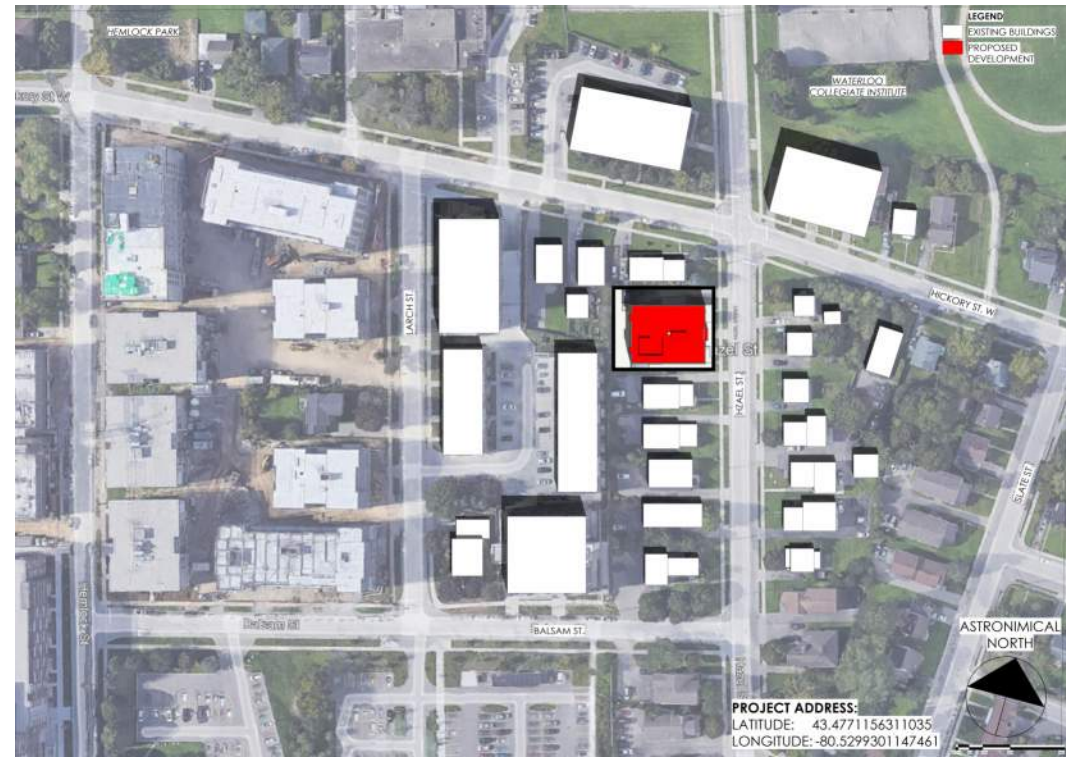
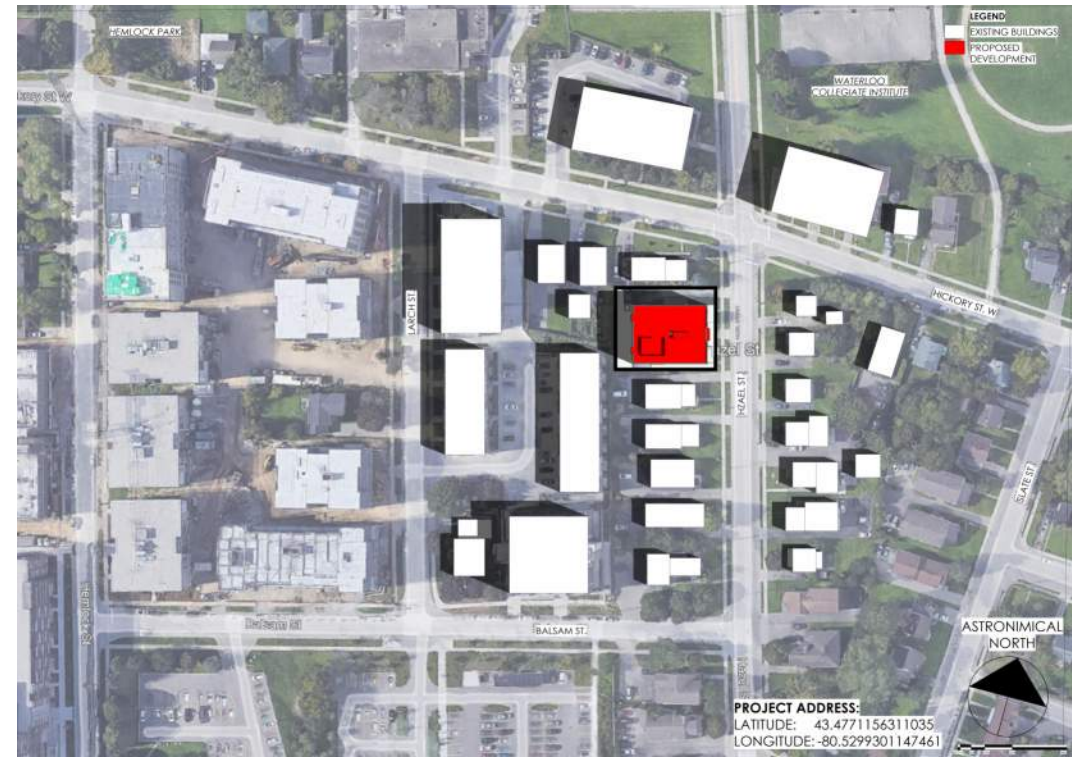
JUNE 21, 2024

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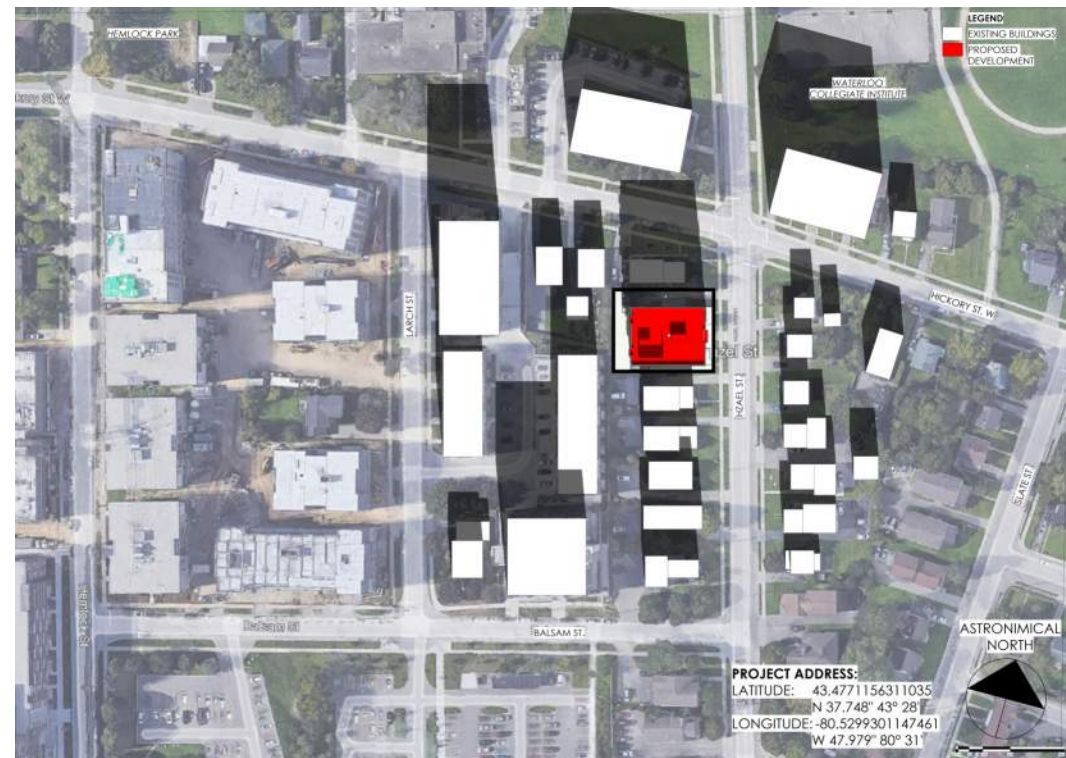
JUNE 21, 2024

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JUNE 21, 2024



DECEMBER 21, 2024



SUMMER
JUNE 21 (SOLSTICE)

WINTER
DEC. 21 (SOLSTICE)

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SHADOW STUDY

ASP-205

277-279 HAZEL ST., WATERLOO
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3 SD-EAST ELEVATION
ASP-300 1/8" = 1'-0"



1 SD-SOUTH ELEVATION
ASP-300 1/8" = 1'-0"



4 SD-WEST ELEVATION
ASP-300 1/8" = 1'-0"



2 SD-NORTH ELEVATION
ASP-300 1/8" = 1'-0"

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ELEVATIONS

ASP-300

277-279 HAZEL ST., WATERLOO
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2 PERSPECTIVE III
ASP-301



1 PERSPECTIVE I
ASP-301



3 PERSPECTIVE IV
ASP-301



4 PERSPECTIVE II
ASP-301

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ASP-301

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