

# EDGE

ARCHITECTS LTD

---

210-137 GLASGOW STREET  
KITCHENER, ON  
N2G 4X8

info@edgeltd.ca  
www.edgeltd.ca

+  
studio **CANOO**  
architecture

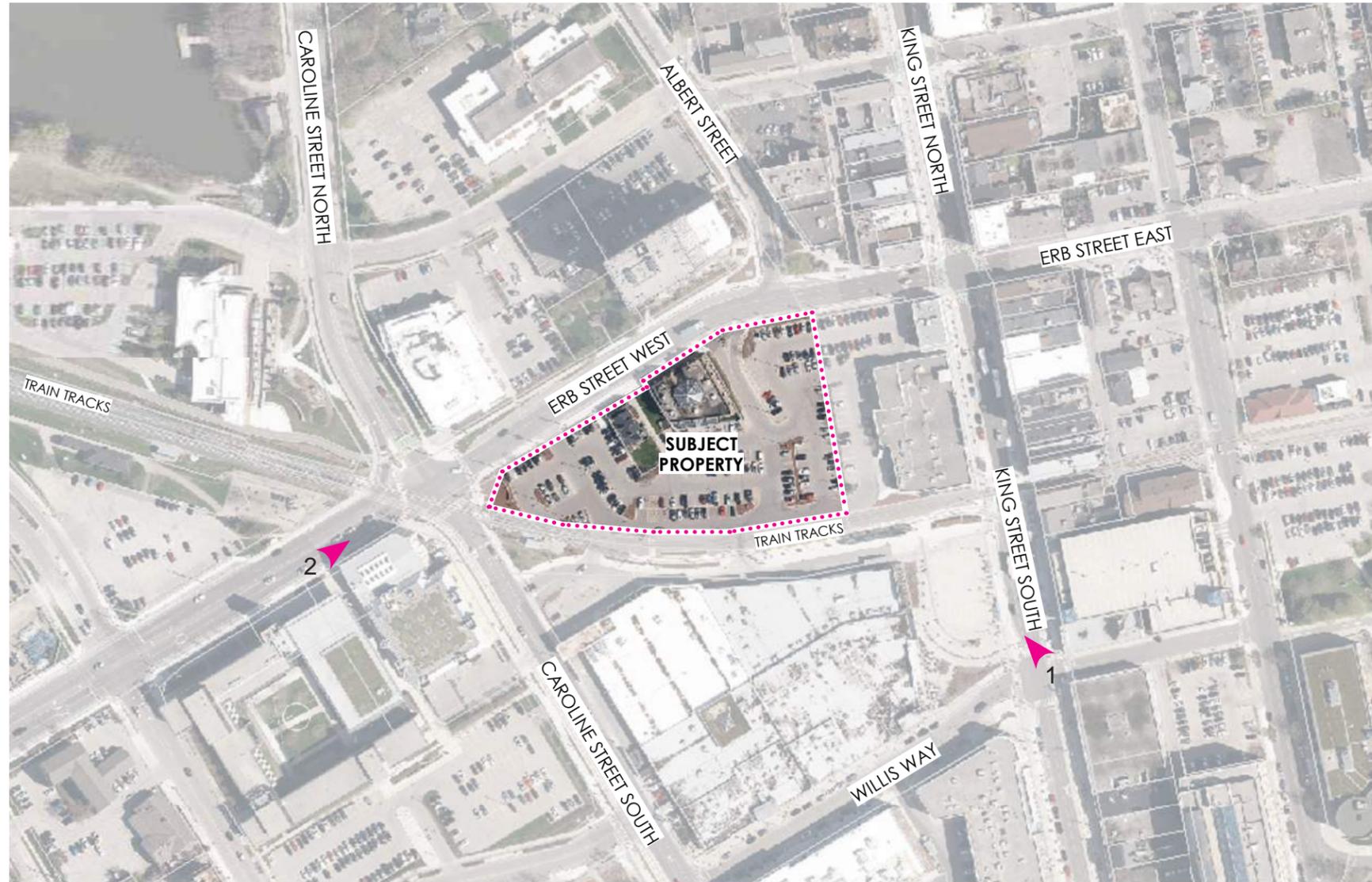
003-128A Sterling Rd. Toronto, Ontario, M6R 2B7  
246322 Ontario Ltd. www.studioCANOO.ca

## DESIGN REPORT

20060 - 33 ERB ATRIUM MULTI-RES DEVELOPMENT - 2024.12.06

---

SITE CONTEXT: URBAN SCALE SIGHT LINES



1. FROM ERB LOOKING EAST



2. FROM ERB LOOKING EAST

PROJECT NO.

20060

PROJECT NAME

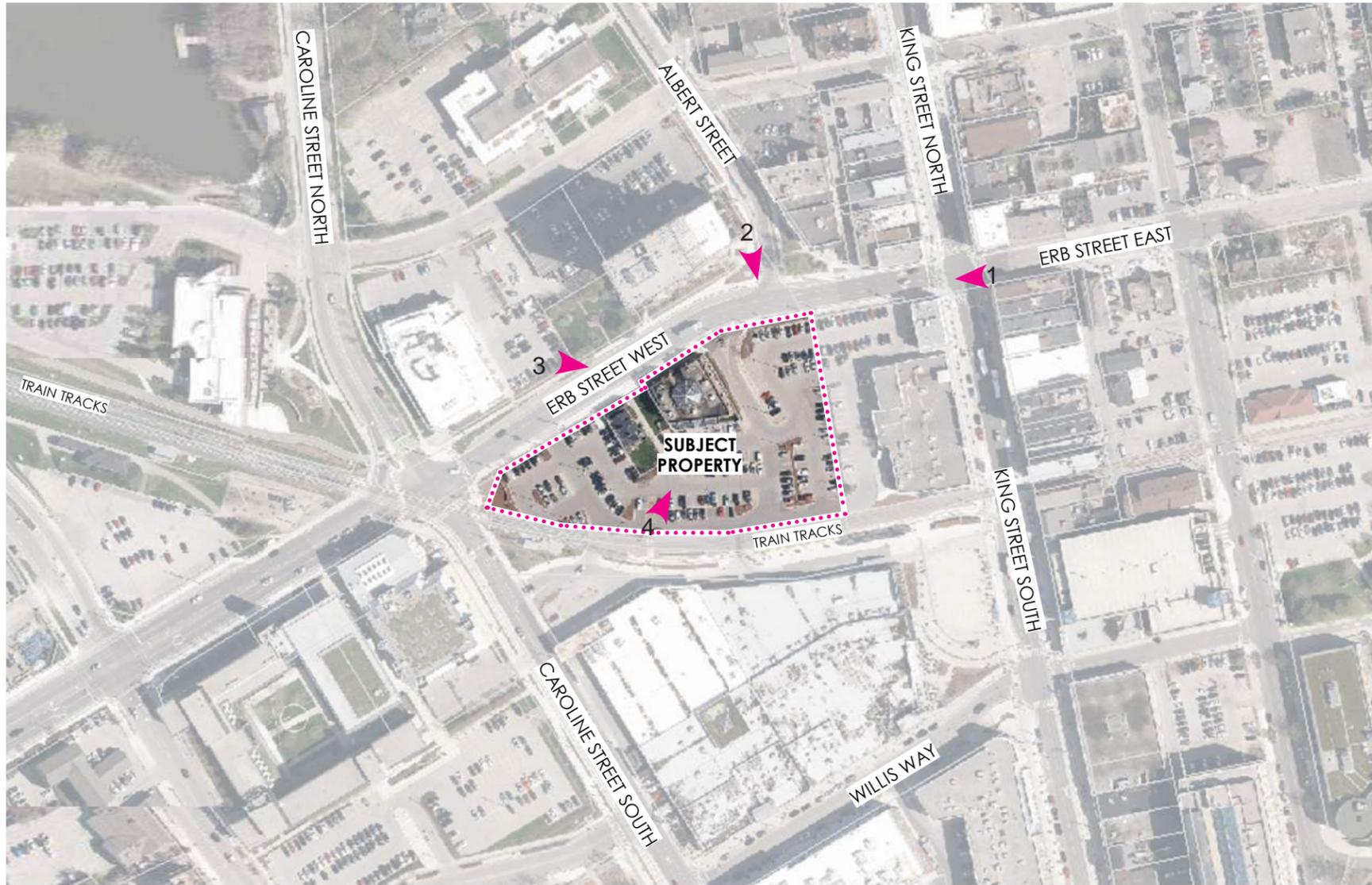
33 ERB ATRIUM  
 MULTI-RES  
 DEVELOPMENT

33 ERB ST W, WATERLOO, ON

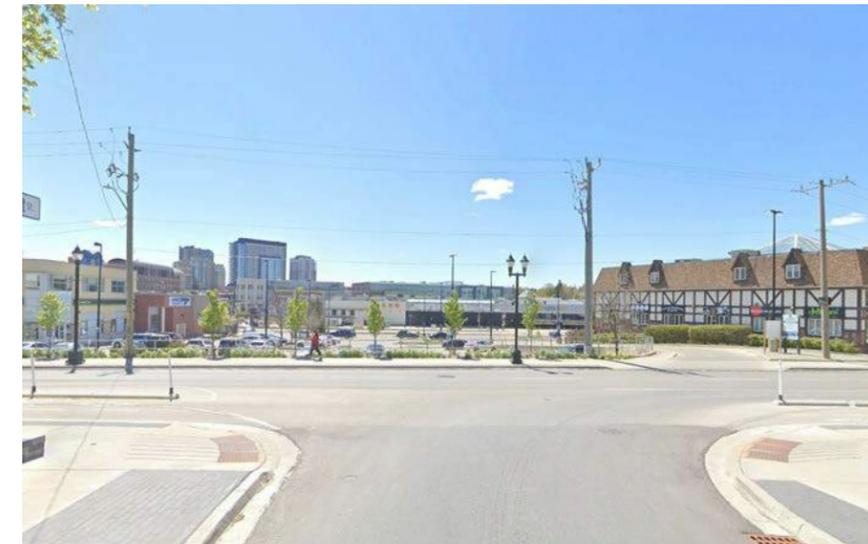
ISSUED FOR

PRELIMINARY  
 REPORT

SITE CONTEXT: IMMEDIATE SURROUNDINGS



1. FROM KING AND ERB LOOKING WEST



2. FROM ERB LOOKING SOUTH



3. FROM ERB LOOKING EAST



3. FROM PARKING LOT / LRT LEVEL LOOKING NORTH

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



LOOKING NORTH WEST



LOOKING NORTH EAST

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



LOOKING SOUTH EAST



LOOKING SOUTH WEST

PROJECT NO.

20060

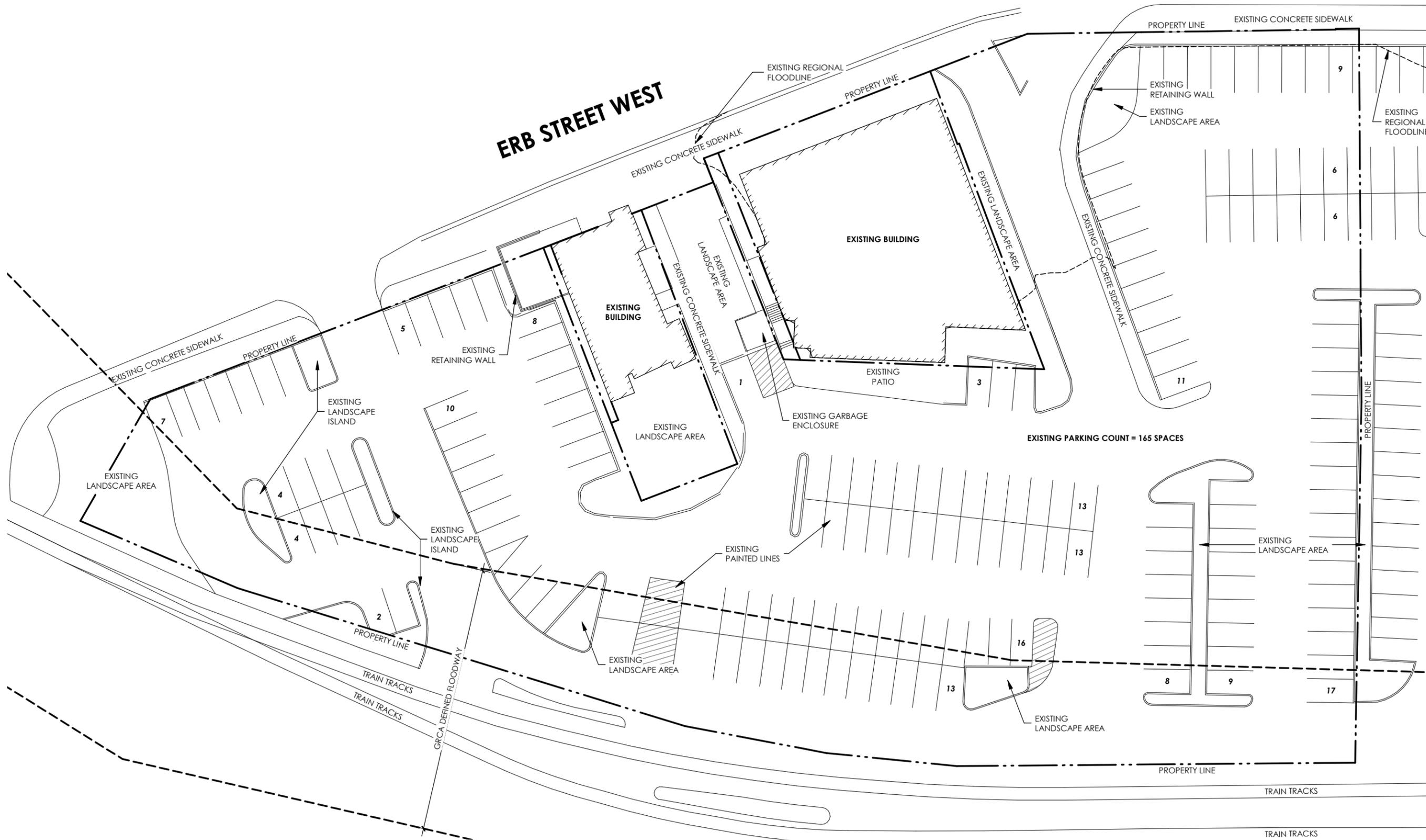
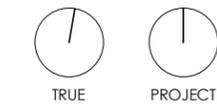
PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

DRAWING TITLE

EXISTING  
OVERALL  
AERIAL SITE  
PLAN

SCALE As indicated

ISSUED FOR

PRELIMINARY  
REPORT

DATE 2024.12.06

## A01

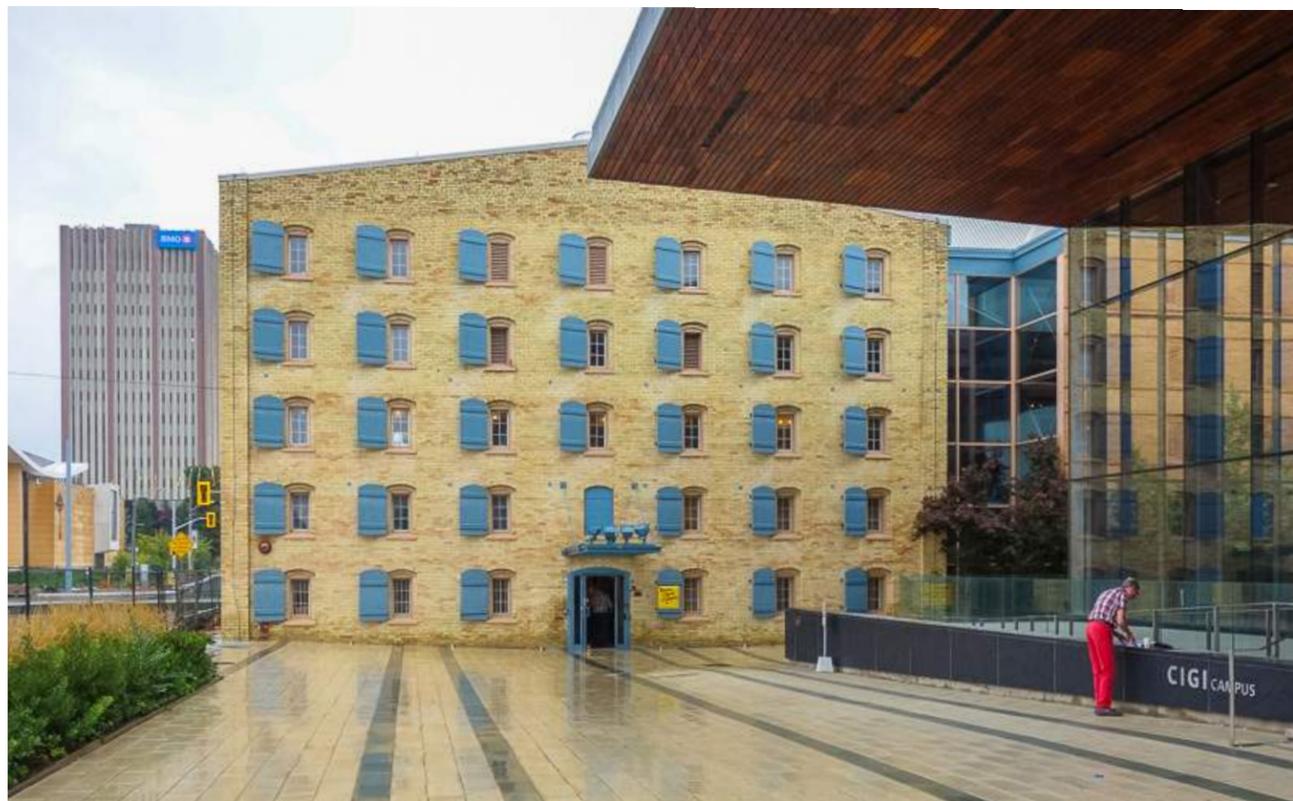




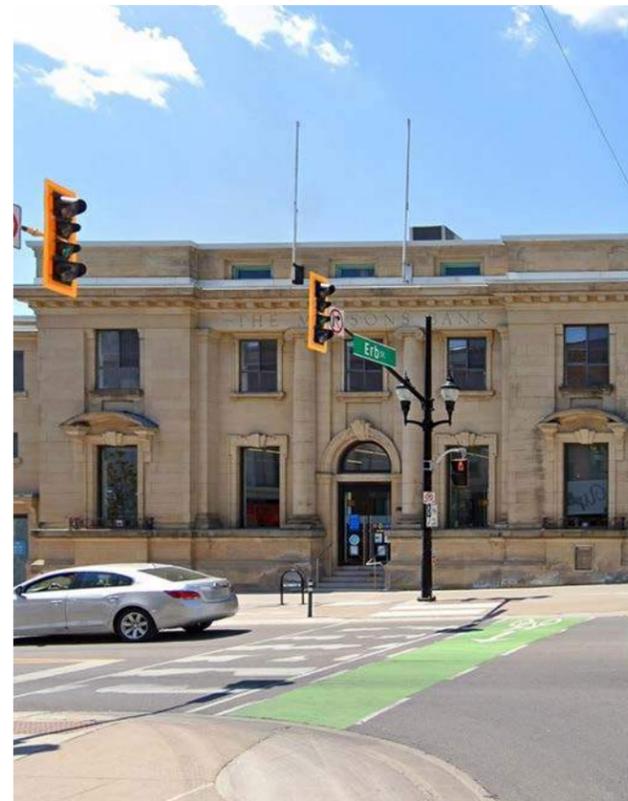
CANADIAN CLAY AND GLASS GALLERY



CANADIAN CLAY AND GLASS GALLERY



SEAGRAMS MUSEUM



HISTORICAL STRUCTURES - KING AND ERB



PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



PROJECT NO.

20060

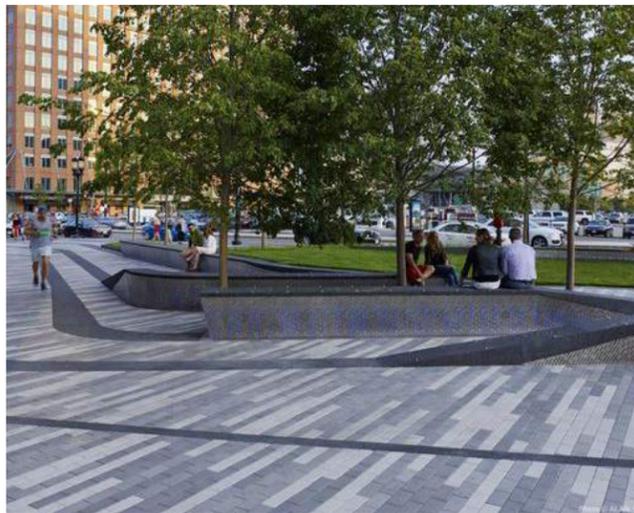
PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



PROJECT NO.

20060

PROJECT NAME

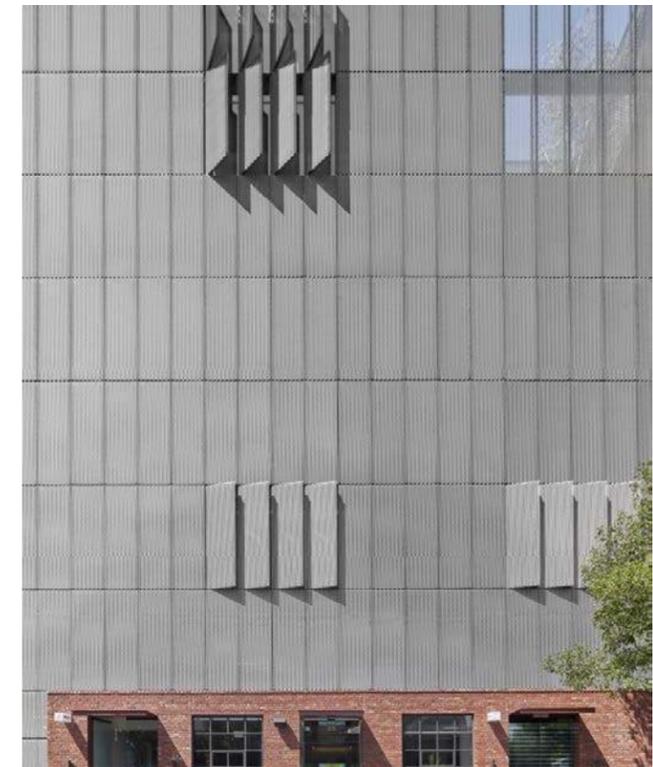
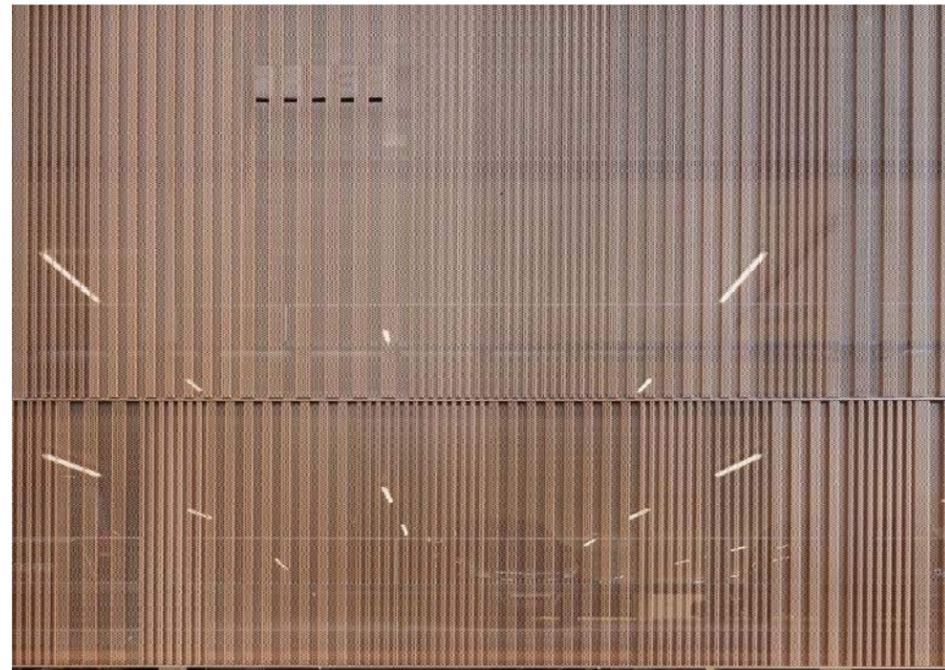
33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT

DESIGN CONCEPT: PODIUM MATERIALITY AND ARTICULATION REFERENCE IMAGES



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

ISSUED FOR  
**PRELIMINARY  
REPORT**



BELOW INFORMATION FROM CIVIL DRAWINGS PREPARED BY 'WALTERFEDY - ISSUED FOR OPA/ZBA, DATED: 2024.11.13'

**VERTICAL DATUM NOTE:**  
THE TOPOGRAPHIC SURVEY, REGIONAL FLOOD ELEVATIONS AND PLOTTED FLOODLINE AS SHOWN ARE IN THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28, SEE BENCHMARK NOTE BELOW)

**SOURCE:**  
EXISTING TOPOGRAPHIC SURVEY COMPLETED BY VAN HARTEN JANUARY 21, 2021 & BY WALTERFEDY DECEMBER 21, 2023.

**GRCA GIS DATA PER ONLINE OPEN SOURCE DATA:**  
<https://data.grandriver.ca/downloads-geospatial.html>

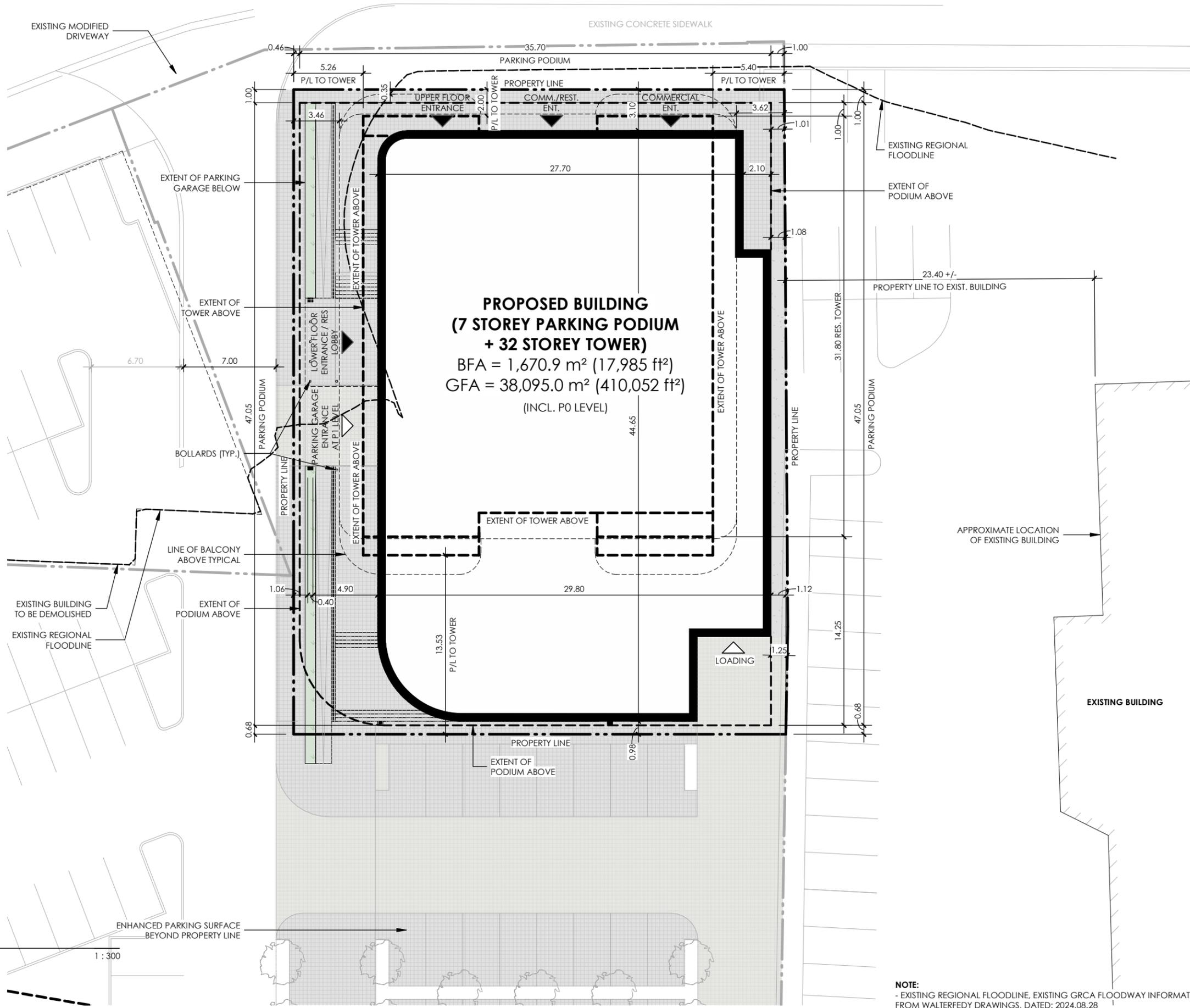
**LEGAL:**  
PROPERTY FABRIC AS SHOWN PER VAN HARTEN LEGAL SURVEY COMPLETED JANUARY 21, 2021.  
VAN HARTEN PROJ. No. 29240-21

**BENCHMARK:**  
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

**SITE BENCHMARK:**  
TOP NUT OF FIRE HYDRANT ACROSS ERB STREET  
ELEVATION 326.76m

**REGIONAL FLOOD PLAIN NOTE:**  
GRCA FLOODLINE ELEVATION AT 325.30m

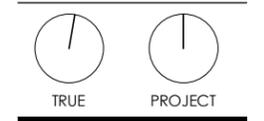
# ERB STREET WEST



**PROPOSED BUILDING  
(7 STOREY PARKING PODIUM  
+ 32 STOREY TOWER)**  
BFA = 1,670.9 m<sup>2</sup> (17,985 ft<sup>2</sup>)  
GFA = 38,095.0 m<sup>2</sup> (410,052 ft<sup>2</sup>)  
(INCL. P0 LEVEL)

PROPOSED SITE PLAN AT ERB ST

1 : 300



**LEGEND**

GRASS/ PLANTING
LANDSCAPE PAVERS 1
LANDSCAPE PAVERS 2

PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

DRAWING TITLE  
**PROPOSED SITE  
PLAN AT ERB ST**

SCALE 1 : 300

ISSUED FOR  
**PRELIMINARY  
REPORT**

DATE 2024.12.06

**A03**

**NOTE:**  
- EXISTING REGIONAL FLOODLINE, EXISTING GRCA FLOODWAY INFORMATION FROM WALTERFEDY DRAWINGS, DATED: 2024.08.28



AXONOMETRIC VIEW LOOKING NORTH EAST



AXONOMETRIC VIEW LOOKING SOUTH WEST

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT

**SITE DATA**

<b>ADDRESS</b>	<b>ZONING</b>	
33 ERB STREET WEST WATERLOO, ON	U1-81	
<b>SITE AREAS</b>	<b>METRIC</b>	<b>IMPERIAL</b>
GROSS SITE AREA	0.182 ha	0.45 acres
REGIONAL ROAD WIDENING	0 ha	0 acres
NET SITE AREA	0.182 ha	0.45 acres
	<b>1,817.8 sm</b>	<b>19,567 sf</b>
<b>BUILDING FOOTPRINT AT GRADE</b>	1,266 sm	13,627 sf
<b>TOWER FOOTPRINT</b>	825.5 sm	8,885 sf
<b>CONCRETE/ PAVERS</b>	523.8 sm	5,638 sf
<b>TOTAL IMPERVIOUS AREA</b>	<b>523.8 sm</b>	<b>5,638 sf</b>
<b>LANDSCAPED AREA</b>	28 sm	302 sf
<b>TOTAL PERMEABLE AREA</b>	<b>28 sm</b>	<b>302 sf</b>
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
FRONT YARD (N)	4.0 m	1.0 m
SIDE YARD (E)	1.5 m	1.01 m
SIDE YARD (W)	1.5 m	0.46 m
REAR YARD (S)	7.5 m	0.68 m
<b>BUILDING HEIGHT</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MAXIMUM BUILDING HEIGHT (MIN.) (FROM UPPER GROUND FLOOR TO T/O MAIN ROOF) (EXCL. MECH. PENTHOUSE)	81 m/ 25 STOREY	122.15 m
<b>DENSITY</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
BEDS (X/ ha) MIN.	150 BEDS/HA	-
BEDS (X/ ha) MAX.	750 BEDS/HA	3,251 BEDS/HA

**PARKING DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
PARKING SPACES (0.7 SPACES/UNIT)	306	216
PARKING PROVIDED AT: 216 SPACES/ 412 UNITS = 0.524 SPACES/UNIT		
<b>TOTAL</b>	<b>-</b>	<b>216</b>
<b>BARRIER-FREE PARKING SPACES</b>	<b>-</b>	<b>15</b>
<b>PROPOSED PARKING DISTRIBUTION</b>		
AT-GRADE		0 SPACES
PARKING LEVEL 0		32 SPACES
PARKING LEVEL 1		8 SPACES
PARKING LEVEL 2		8 SPACES
PARKING LEVEL 3		16 SPACES
PARKING LEVEL 4		38 SPACES
PARKING LEVEL 5		38 SPACES
PARKING LEVEL 6		38 SPACES
PARKING LEVEL 7		38 SPACES
<b>TOTAL</b>		<b>216 SPACES</b>
<b>ADJACENT LOT (OFF-SITE PARKING)</b>		
EXISTING PARKING		165 SPACES
EXISTING SPACES REMOVED		- 165 SPACES
NEW SPACES ADDED		174 SPACES
<b>TOTAL (NEW)</b>		<b>174 SPACES</b>
<b>NET GAIN</b>		<b>9 SPACES</b>
<b>BICYCLE PARKING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
TYPE A (0.3 SPACES/ UNIT)	124	248
TYPE B (0.3 SPACES/ UNIT) (PER TABLE 6F of ZONING)	124	0

**PROPOSED BUILDING DATA**

<b>FLOOR AREAS</b>	<b>METRIC</b>	<b>IMPERIAL</b>
PARKING LEVEL 1/ LOWER FLOOR	1,313.2 sm	14,136 sf
PARKING LEVEL 2/ UPPER FLOOR	1,072.8 sm	11,548 sf
PARKING LEVEL 3	885.3 sm	9,529 sf
PARKING LEVEL 4	1,670.9 sm	17,985 sf
PARKING LEVEL 5	1,670.9 sm	17,985 sf
PARKING LEVEL 6	1,670.9 sm	17,985 sf
PARKING LEVEL 7	1,670.9 sm	17,985 sf
8TH - 35TH FLOOR	825.5 sm	8,885 sf
36TH - 39TH FLOOR	771 sm	8,299 sf
MECH. PENTHOUSE	441 sm	4,747 sf
<b>TOTAL (EXCL. PARKING LEVEL 0)</b>	<b>36,592.7 sm</b>	<b>393,880 sf</b>
<b>BELOW-GRADE FLOOR AREAS</b>	<b>METRIC</b>	<b>IMPERIAL</b>
PARKING LEVEL 0	1,502.3 sm	16,171 sf
<b>TOTAL</b>	<b>1,502.3 sm</b>	<b>16,171 sf</b>

**PROPOSED UNIT DATA**

<b>SUITE TYPE</b>	<b>QUANTITY</b>	<b>QUANTITY %</b>	<b>BEDROOMS</b>
STUDIO	28	7%	28
1 BEDROOM	83	20%	83
1 BEDROOM + DEN	165	40%	165
2 BEDROOM	93	23%	186
3 BEDROOM	35	8%	105
3 BEDROOM + DEN	8	2%	24
<b>TOTAL</b>	<b>412</b>	<b>100%</b>	<b>591</b>

**TYPICAL FLOOR UNIT STATISTICS**

**TYPICAL FLOOR UNIT BREAKDOWN**

UNIT TYPE	UNIT TYPE TOTALS	TARGET UNIT TYPE (%)	UNIT TYPE (%)	TARGET AVERAGE UNIT AREA (ft²)	AVG UNIT AREA (ft²)	AVG UNIT AREA (m²)	TOTAL AREA (m²)	TOTAL AREA (ft²)
0 STUDIO	1	5%	7%	355	372.4	34.6	34.6	372
1 BED	3	20%	21%		420.3	39	117.1	1261
1 BED + DEN	6	50%	43%	525	525.3	48.8	292.8	3152
2 BED	3	20%	21%	620	654.2	60.8	182.3	1963
3 BED	1	5%	7%		854.0	79.3	79.3	854
Units: 14			100%				706.2	7602

**TYPICAL FLOOR EFFICIENCY**

AREA TYPE	TOTAL AREA (m²)	TOTAL AREA (ft²)	% OF TYP FLOOR AREA
Building Common Area	119.2	1283	14.4%
Floor Area	706.2	7602	85.6%
Grand total	825.5	8885	

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

DRAWING TITLE

STATISTICS

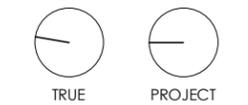
SCALE

ISSUED FOR

PRELIMINARY  
REPORT

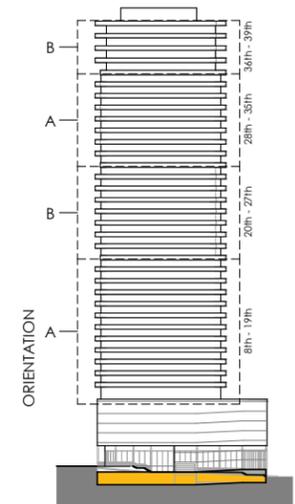
DATE 2024.12.06

A04



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

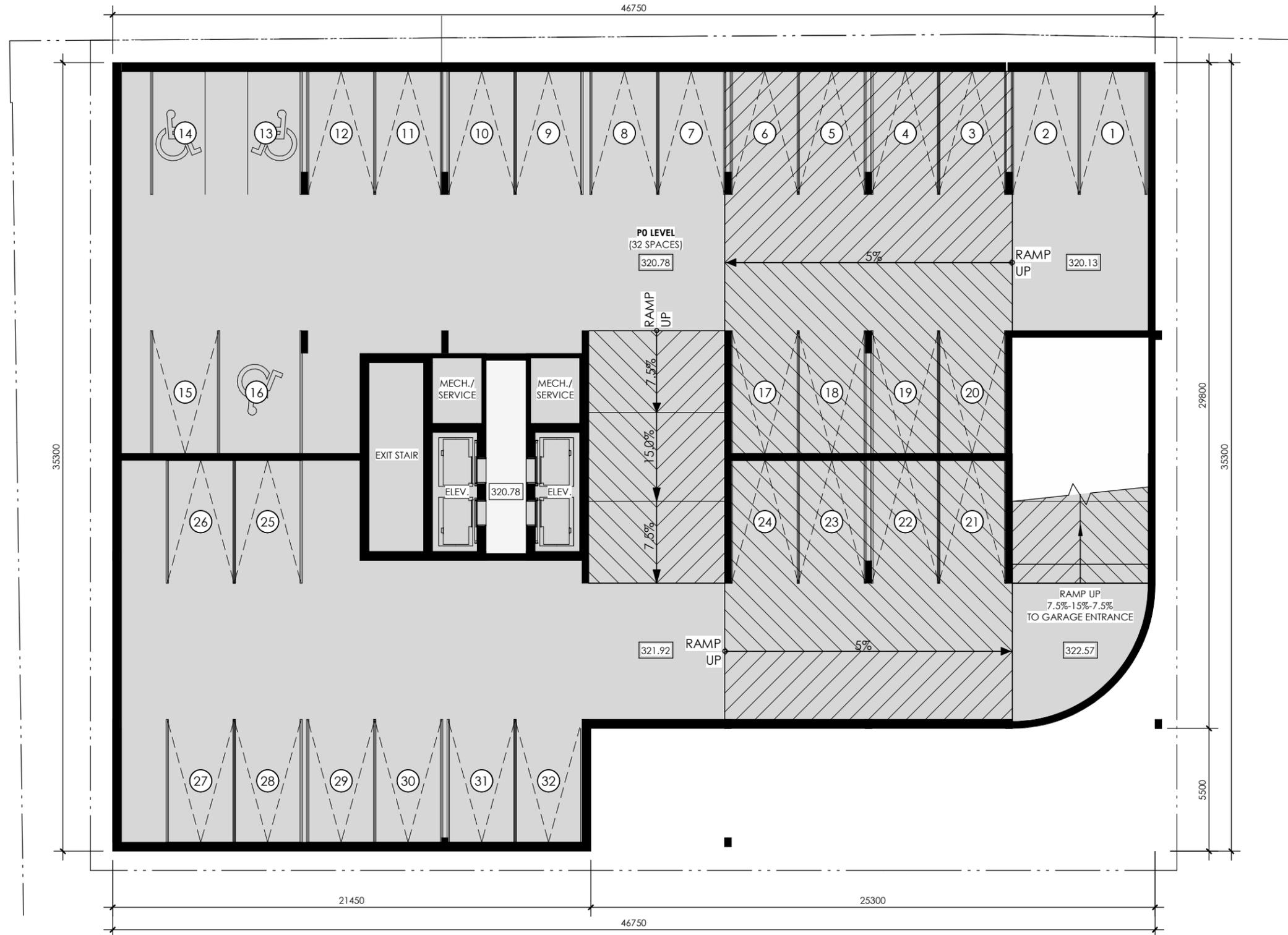


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

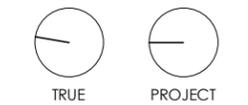
DRAWING TITLE  
**PO LEVEL**

SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY  
REPORT**

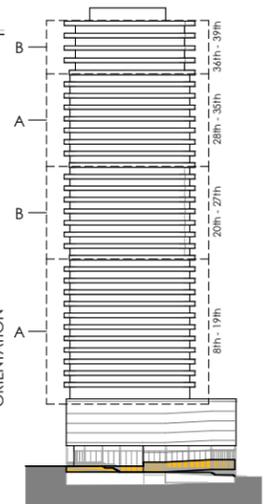
DATE 2024.12.06

**A05**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

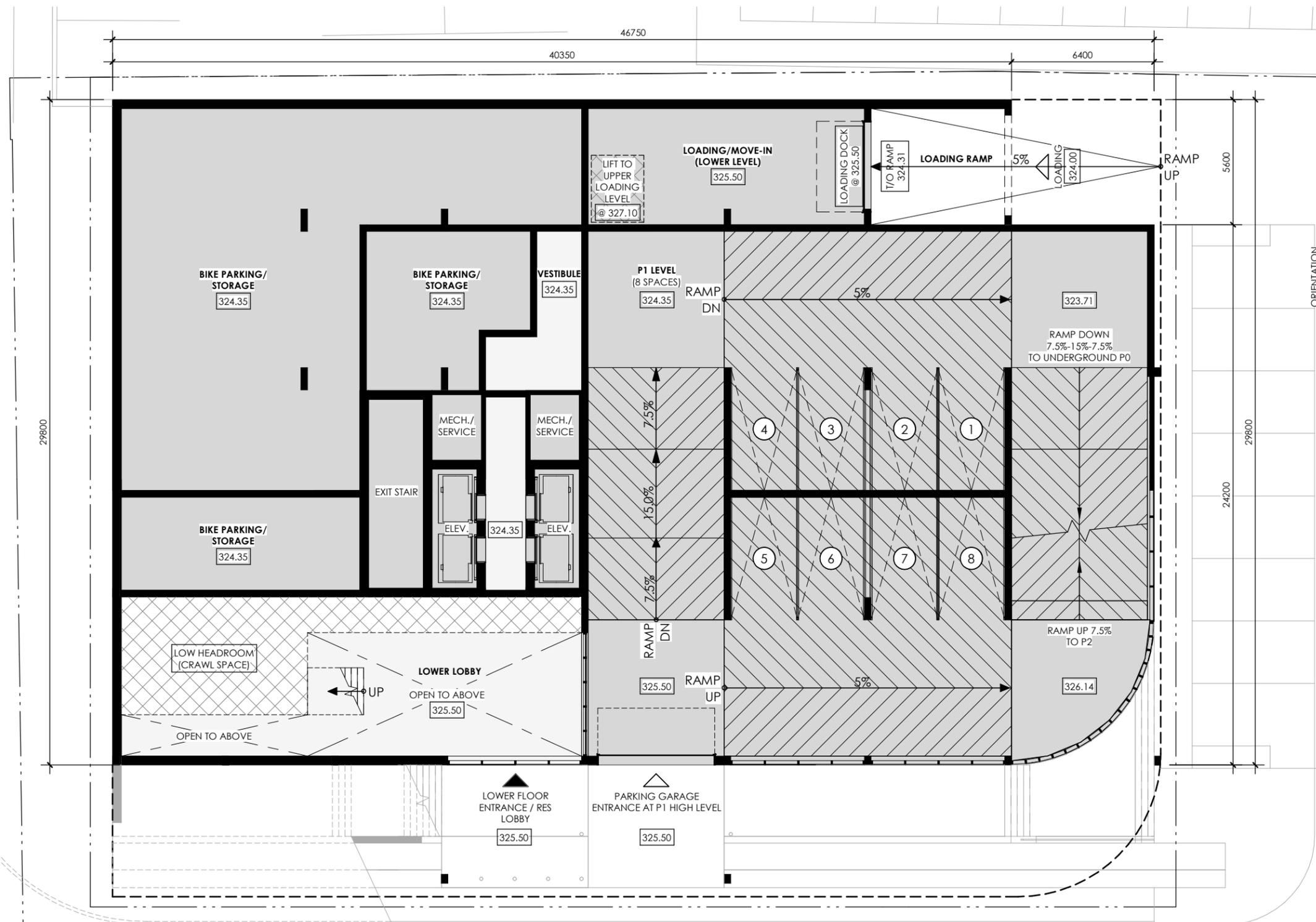


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

DRAWING TITLE  
**P1 LEVEL/  
LOWER  
GROUND  
FLOOR**

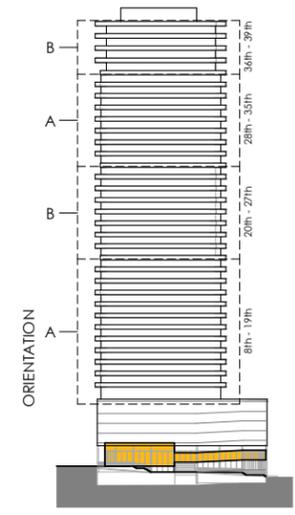
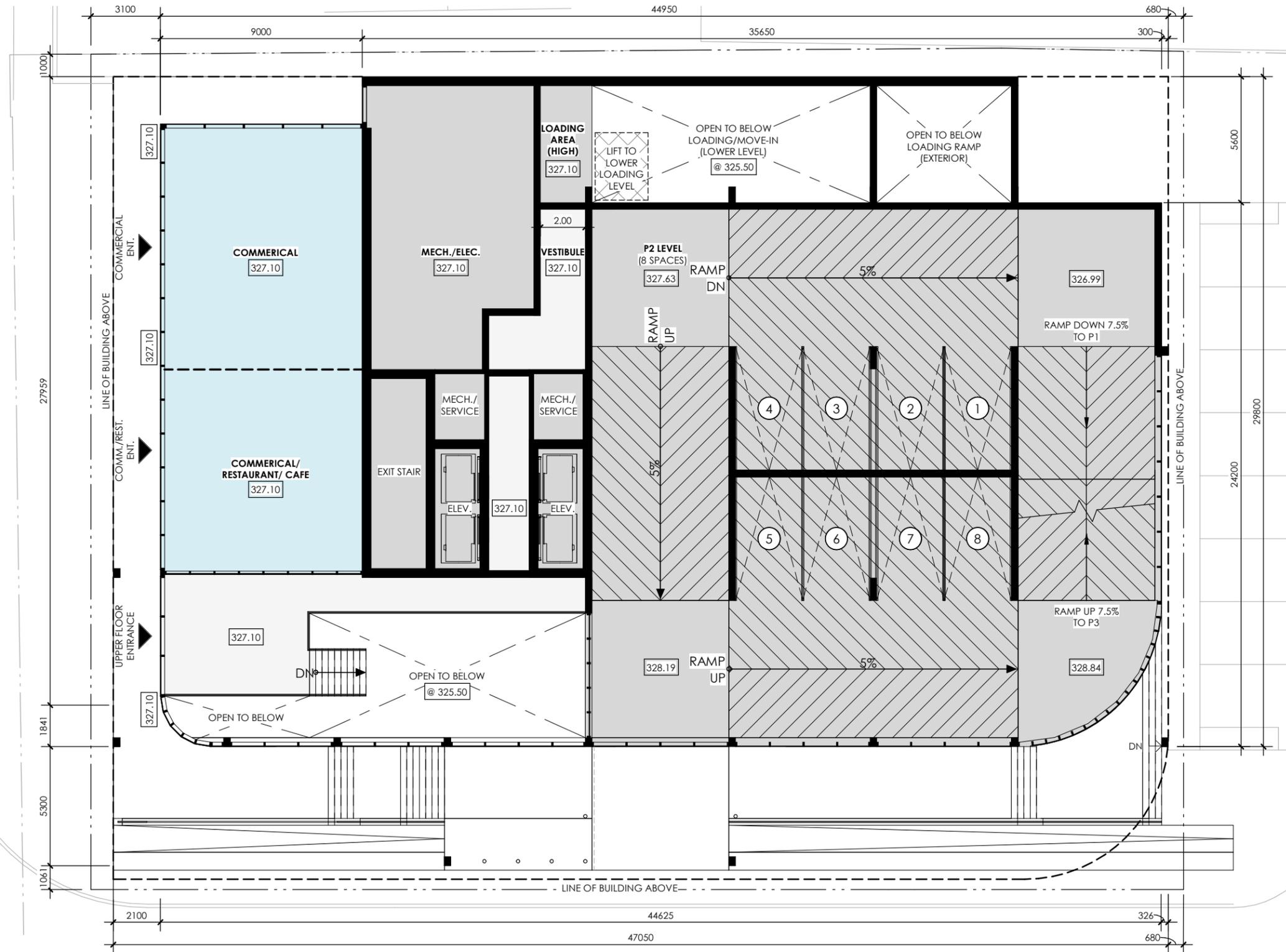
SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY  
REPORT**

DATE 2024.12.06

**A06**

ERB STREET WEST

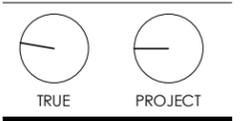


KEY SECTION

F.F.E. (PARKING PODIUM)  
REFER TO FLOOR PLANS

F.F.E. (TOWER)

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

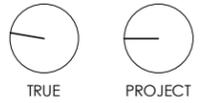
DRAWING TITLE  
**P2 LEVEL/  
UPPER  
GROUND  
FLOOR**

SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY  
REPORT**

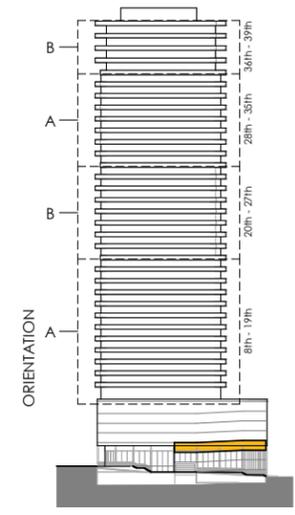
DATE 2024.12.06

**A07**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

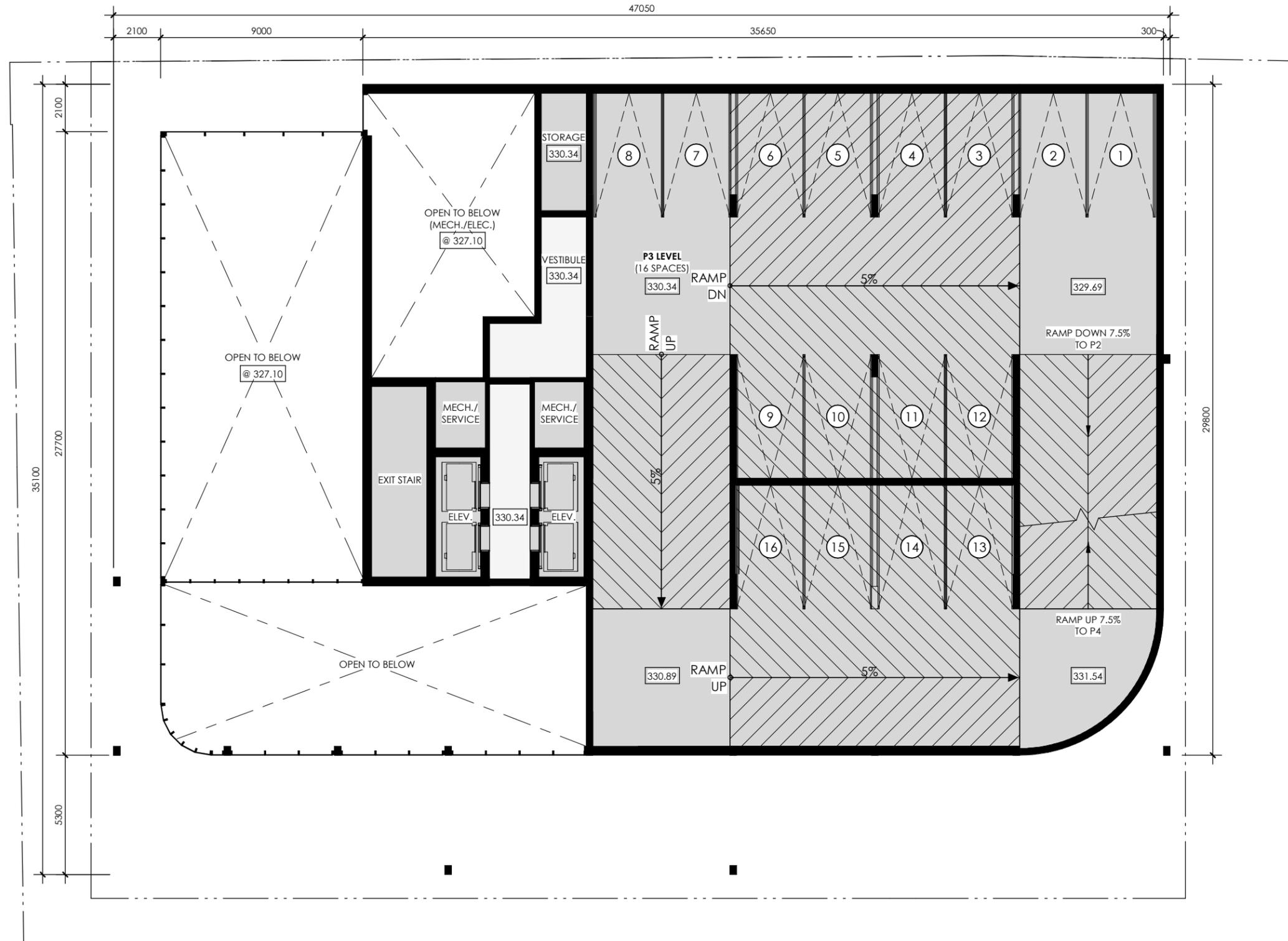


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.

**20060**

PROJECT NAME

**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

DRAWING TITLE

**P3 LEVEL**

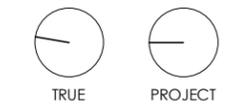
SCALE 1 : 200

ISSUED FOR

**PRELIMINARY  
REPORT**

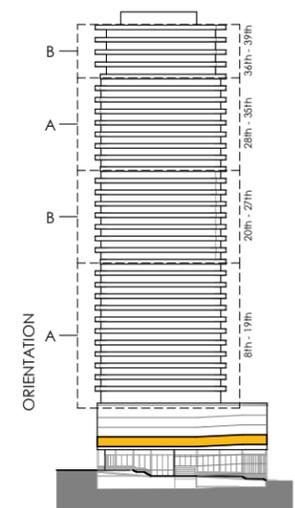
DATE 2024.12.06

**A08**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

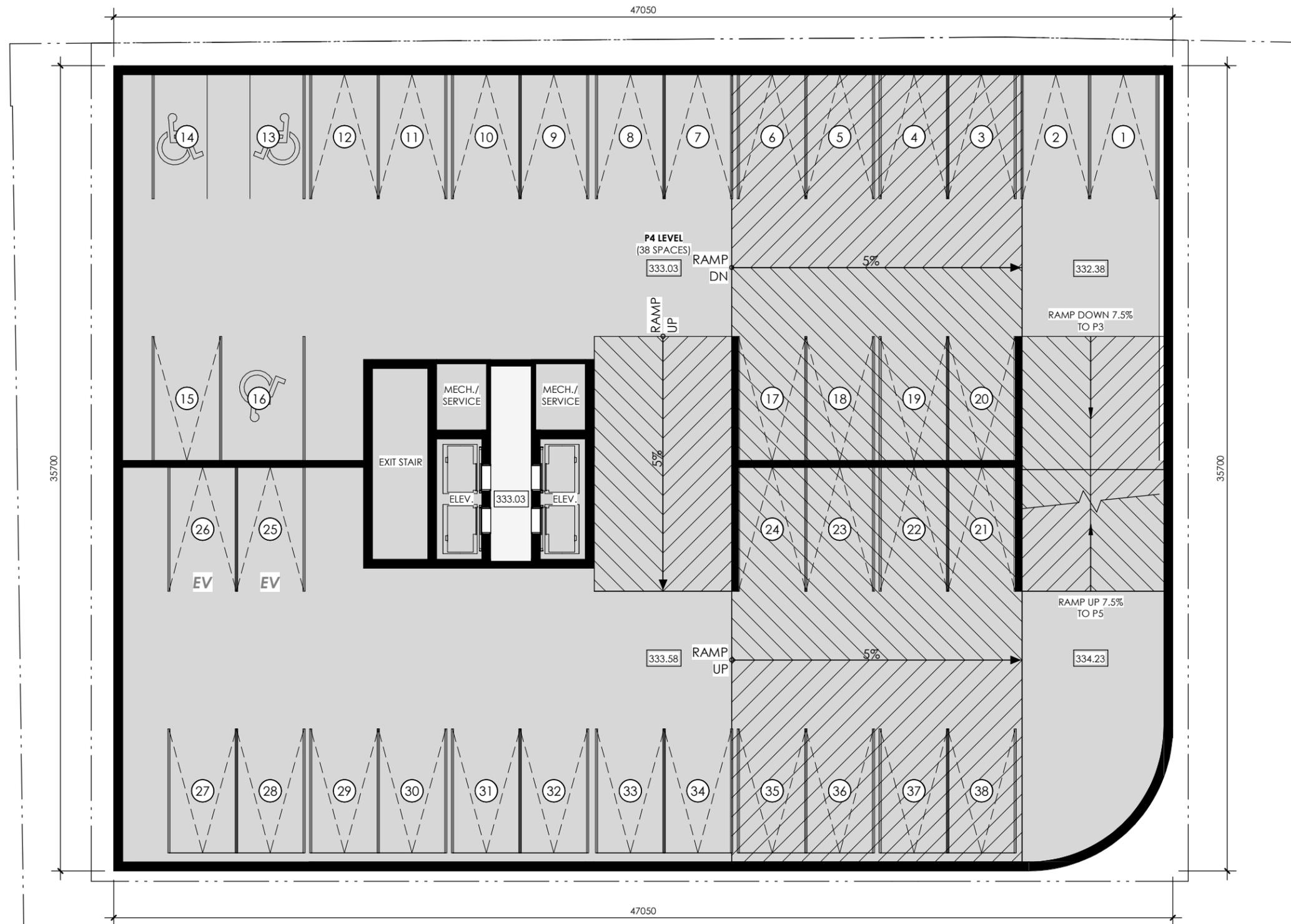


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

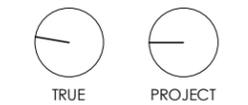
DRAWING TITLE  
**P4 LEVEL**

SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY  
REPORT**

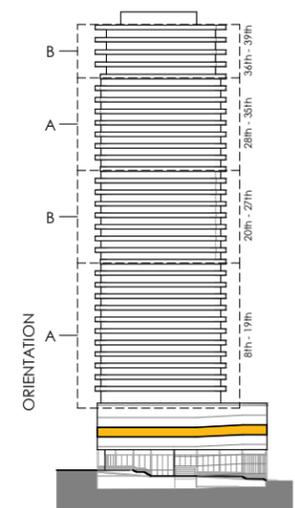
DATE 2024.12.06

**A09**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

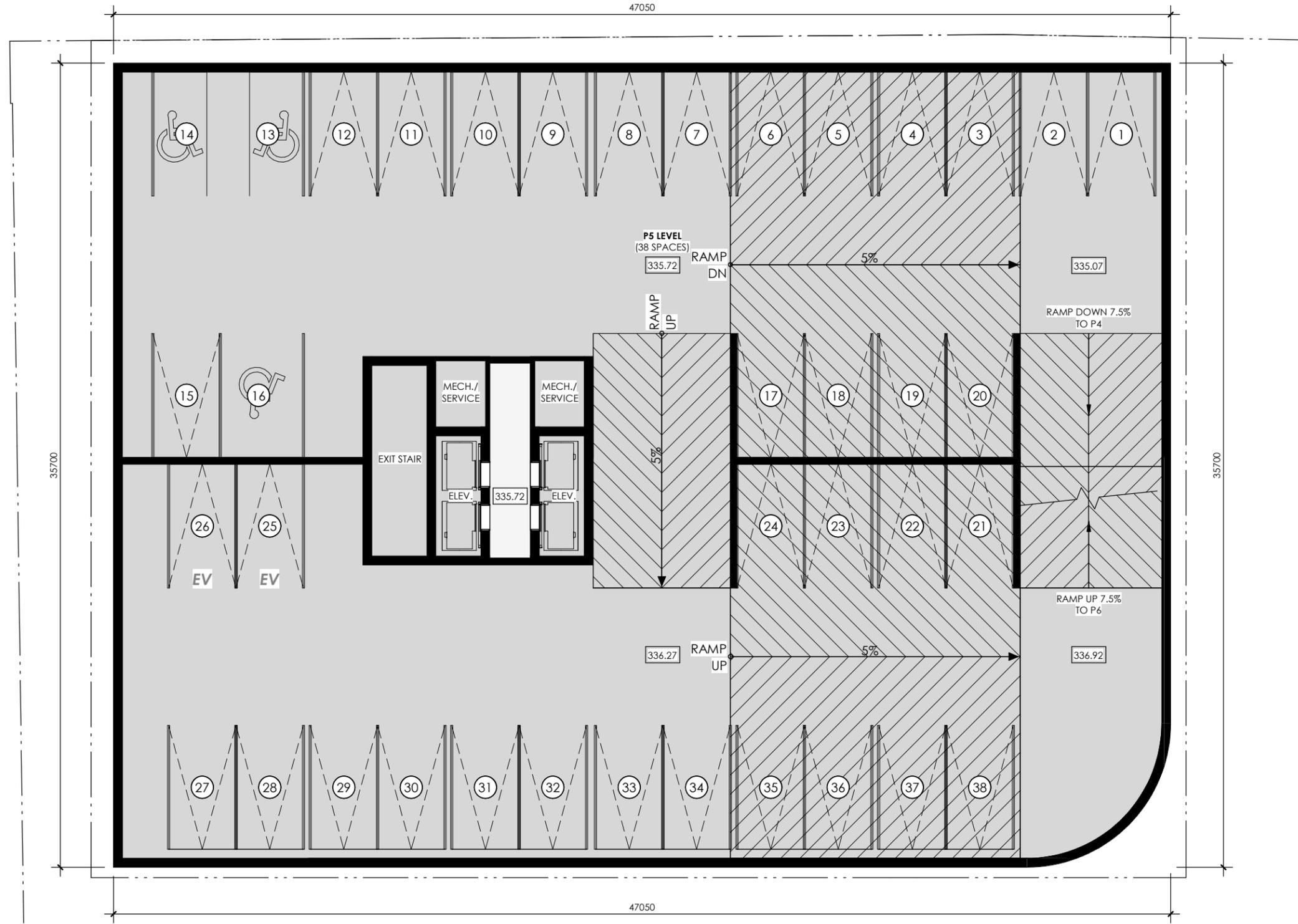


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM MULTI-RES DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

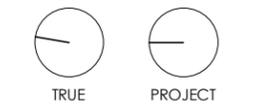
DRAWING TITLE  
**P5 LEVEL**

SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY REPORT**

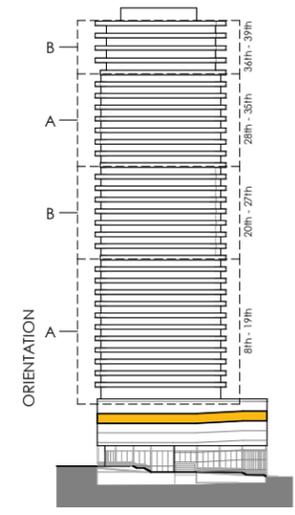
DATE 2024.12.06

**A10**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

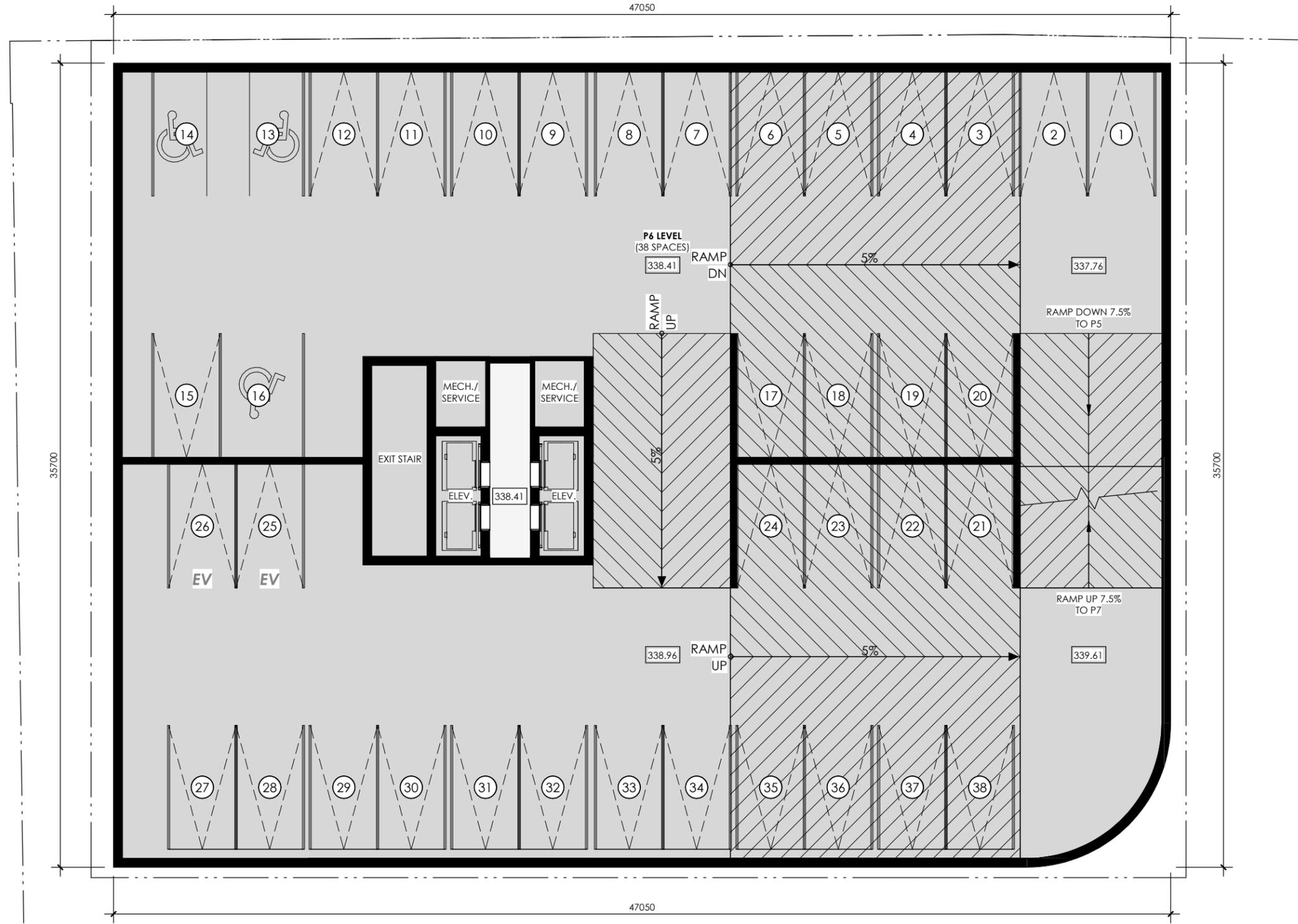


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM MULTI-RES DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

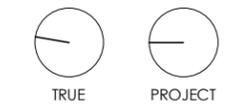
DRAWING TITLE  
**P6 LEVEL**

SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY REPORT**

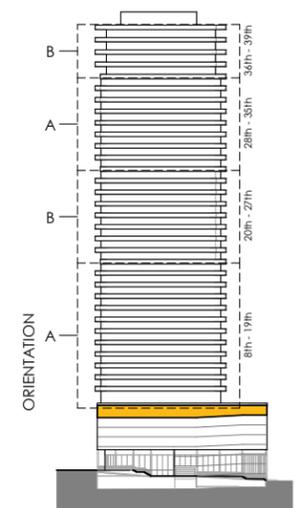
DATE 2024.12.06

**A11**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

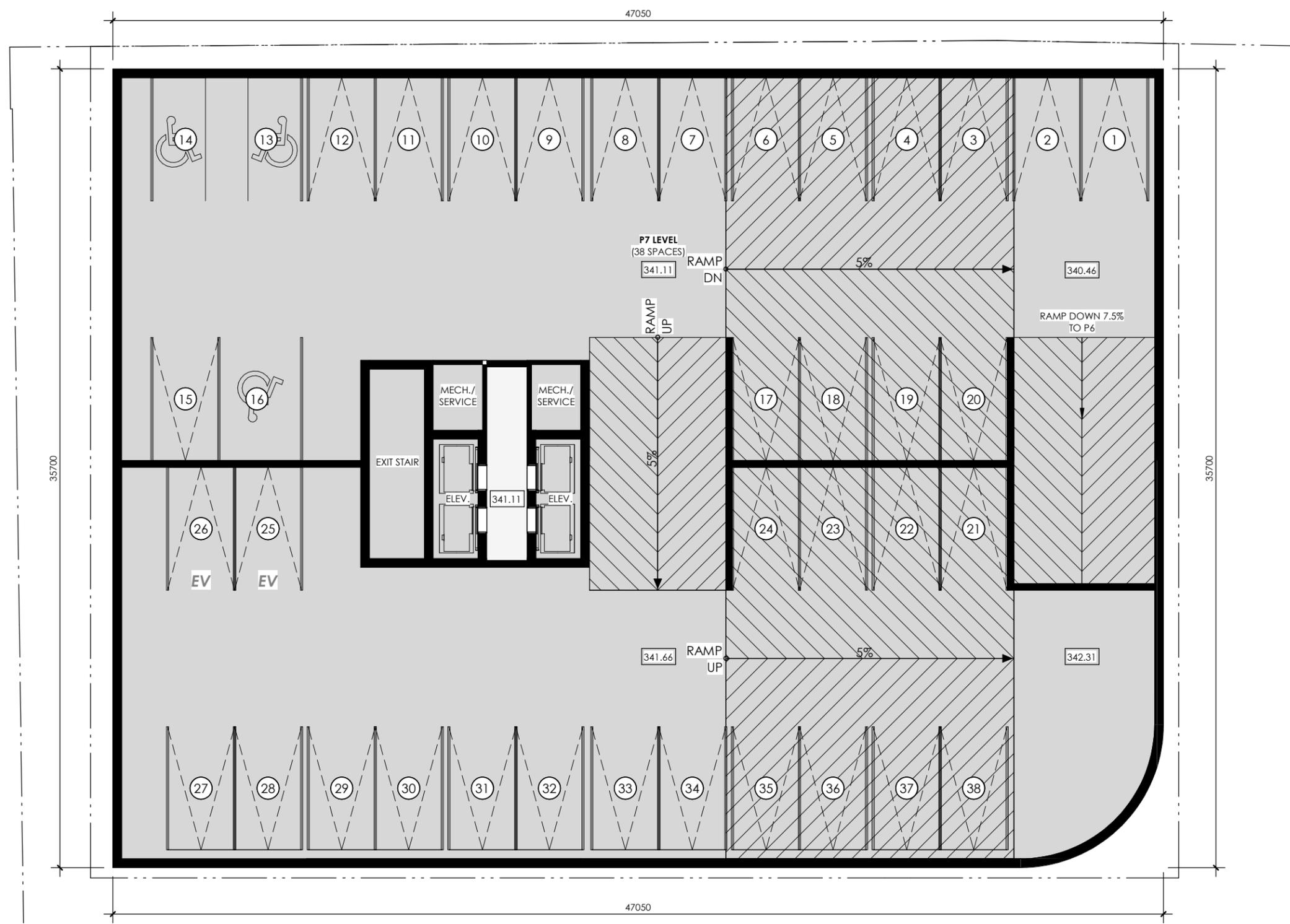


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

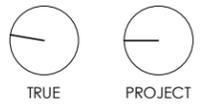
DRAWING TITLE  
**P7 LEVEL**

SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY  
REPORT**

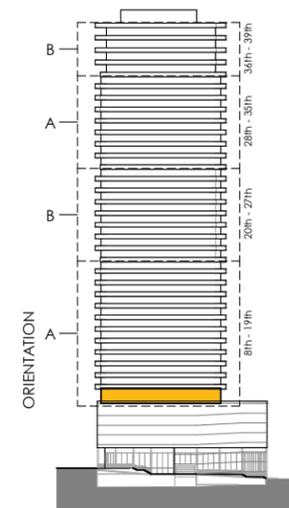
DATE 2024.12.06

**A12**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

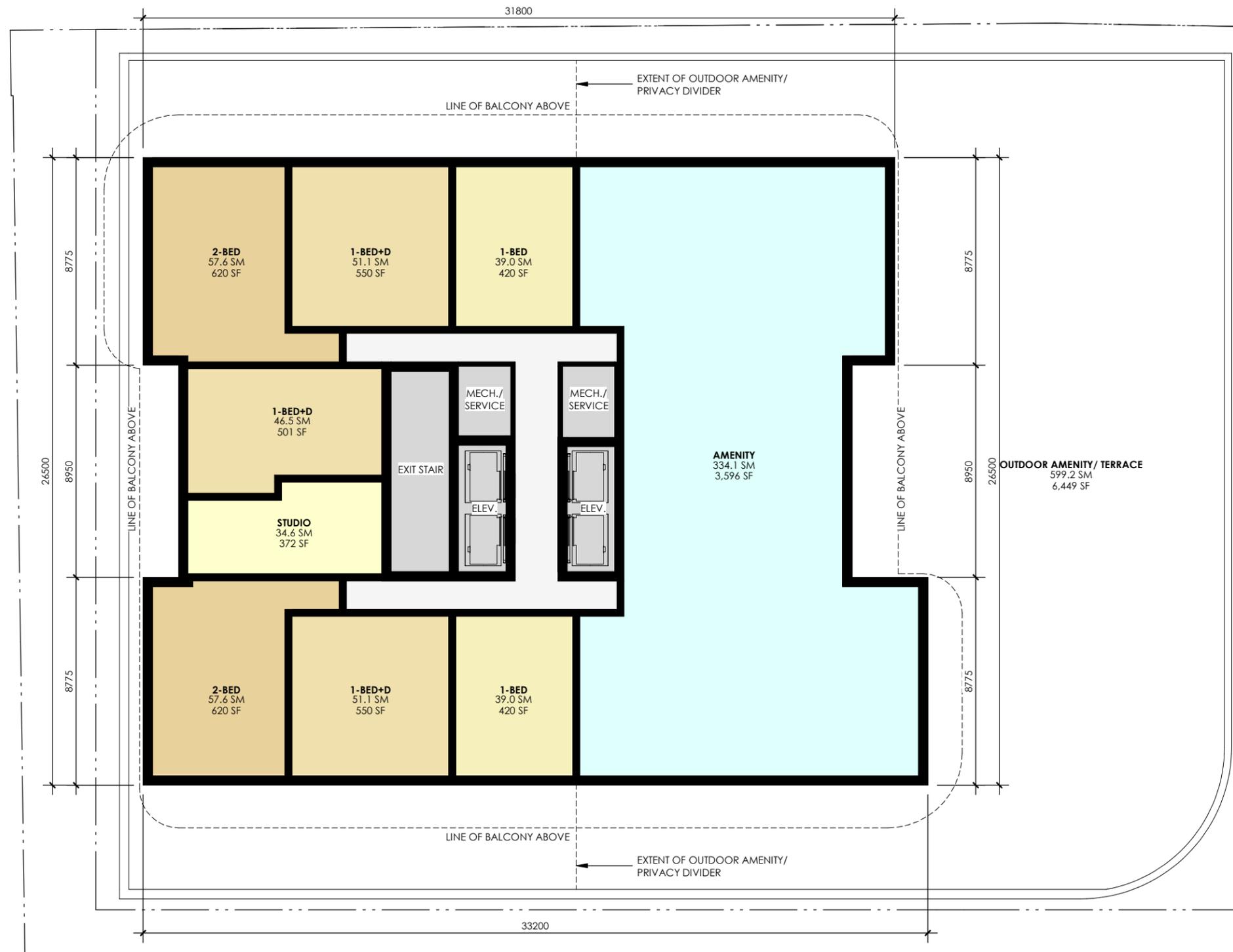


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.

**20060**

PROJECT NAME

**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

DRAWING TITLE

**8TH FLOOR/  
PARKING ROOF  
(ORIENTATION  
A)**

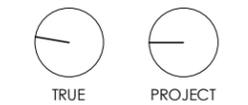
SCALE 1 : 200

ISSUED FOR

**PRELIMINARY  
REPORT**

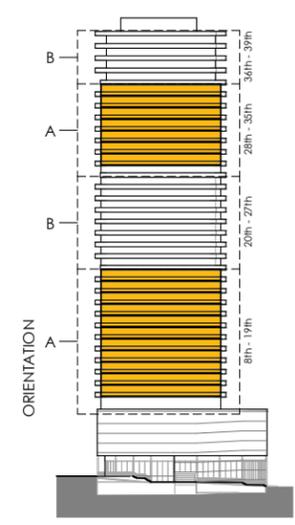
DATE 2024.12.06

**A13**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL



**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

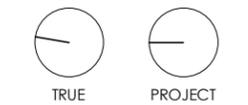
DRAWING TITLE  
**TYPICAL FLOOR  
(ORIENTATION  
A)**

SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY  
REPORT**

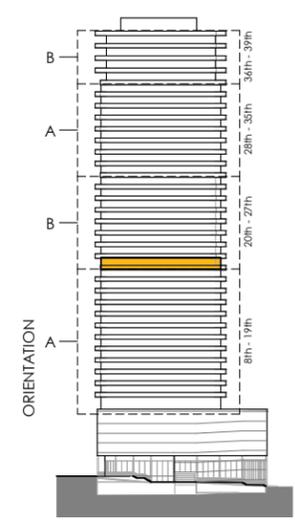
DATE 2024.12.06

**A14**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL



**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
 REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
 MULTI-RES  
 DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

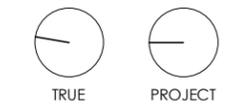
DRAWING TITLE  
**TYPICAL FLOOR  
 (20th)  
 (ORIENTATION  
 B)**

SCALE 1 : 200

ISSUED FOR  
**PRELIMINARY  
 REPORT**

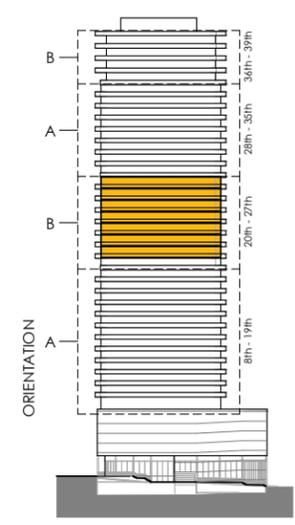
DATE 2024.12.06

**A15**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL



**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.

**20060**

PROJECT NAME

**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

DRAWING TITLE

**TYPICAL FLOOR  
(ORIENTATION  
B)**

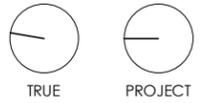
SCALE 1 : 200

ISSUED FOR

**PRELIMINARY  
REPORT**

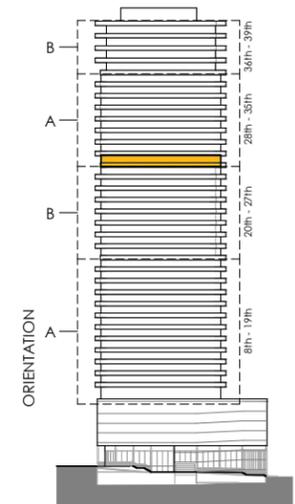
DATE 2024.12.06

**A16**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL



**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.

**20060**

PROJECT NAME

**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

DRAWING TITLE

**TYPICAL FLOOR  
(28th)  
(ORIENTATION  
A)**

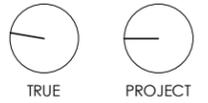
SCALE 1 : 200

ISSUED FOR

**PRELIMINARY  
REPORT**

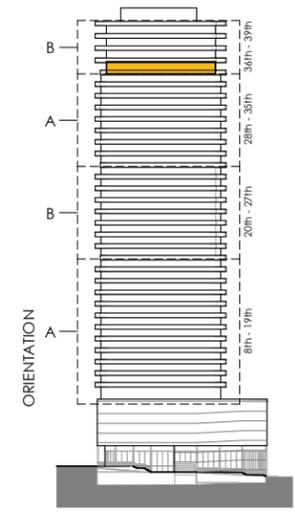
DATE 2024.12.06

**A17**



**LEGEND**

- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL

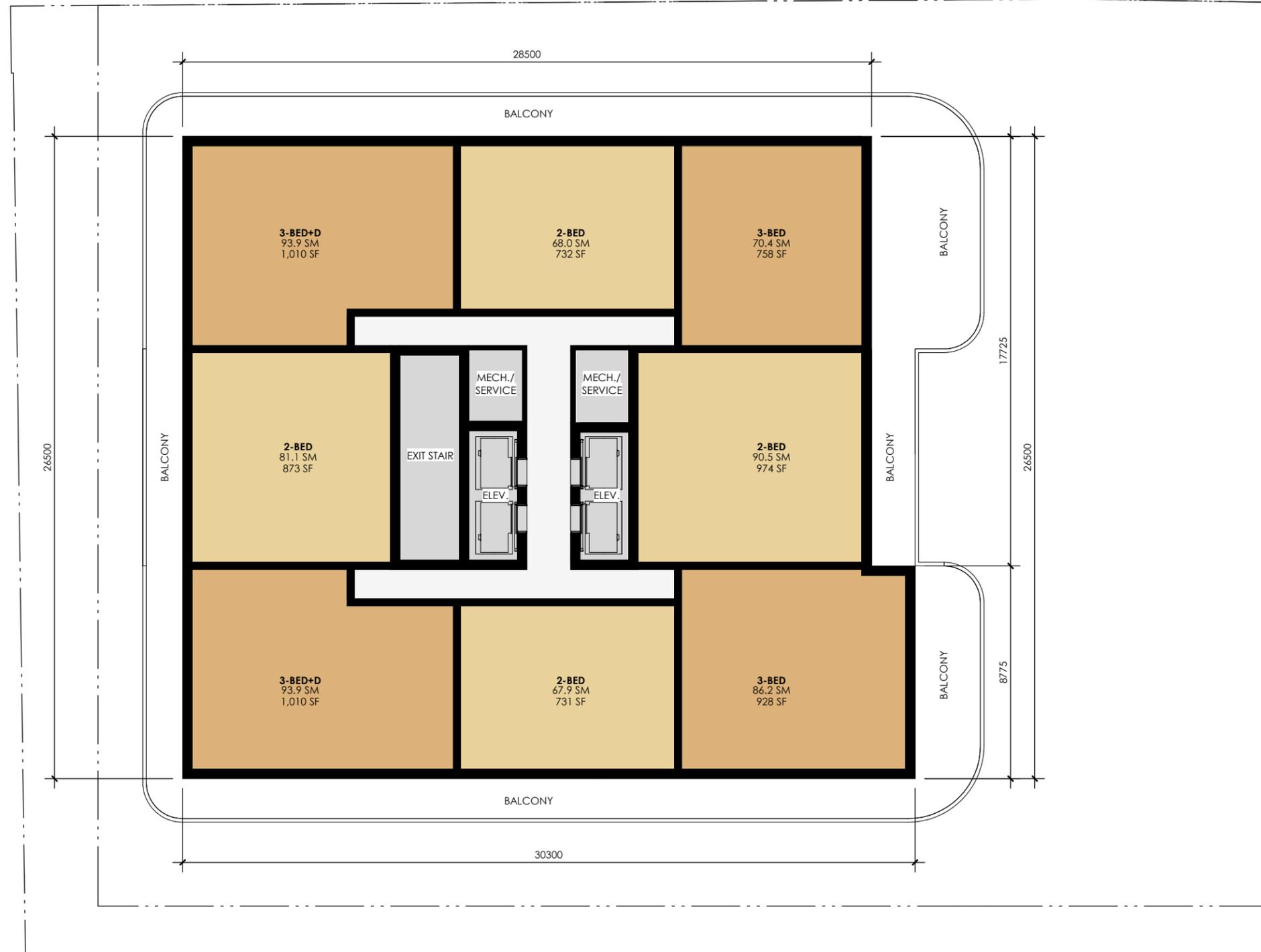


**KEY SECTION**

**F.F.E. (PARKING PODIUM)**  
REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.

**20060**

PROJECT NAME

**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

DRAWING TITLE

**PENTHOUSE  
FLOOR (36th)  
(ORIENTATION  
B)**

SCALE 1 : 200

ISSUED FOR

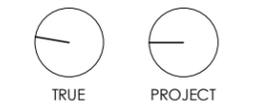
**PRELIMINARY  
REPORT**

DATE 2024.12.06

**A18**

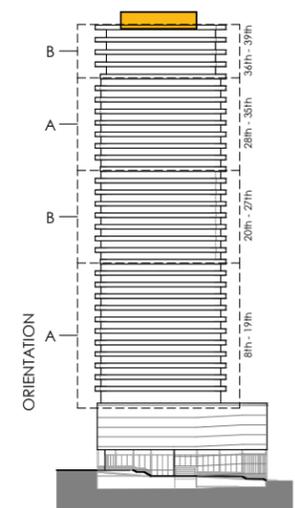






**LEGEND**

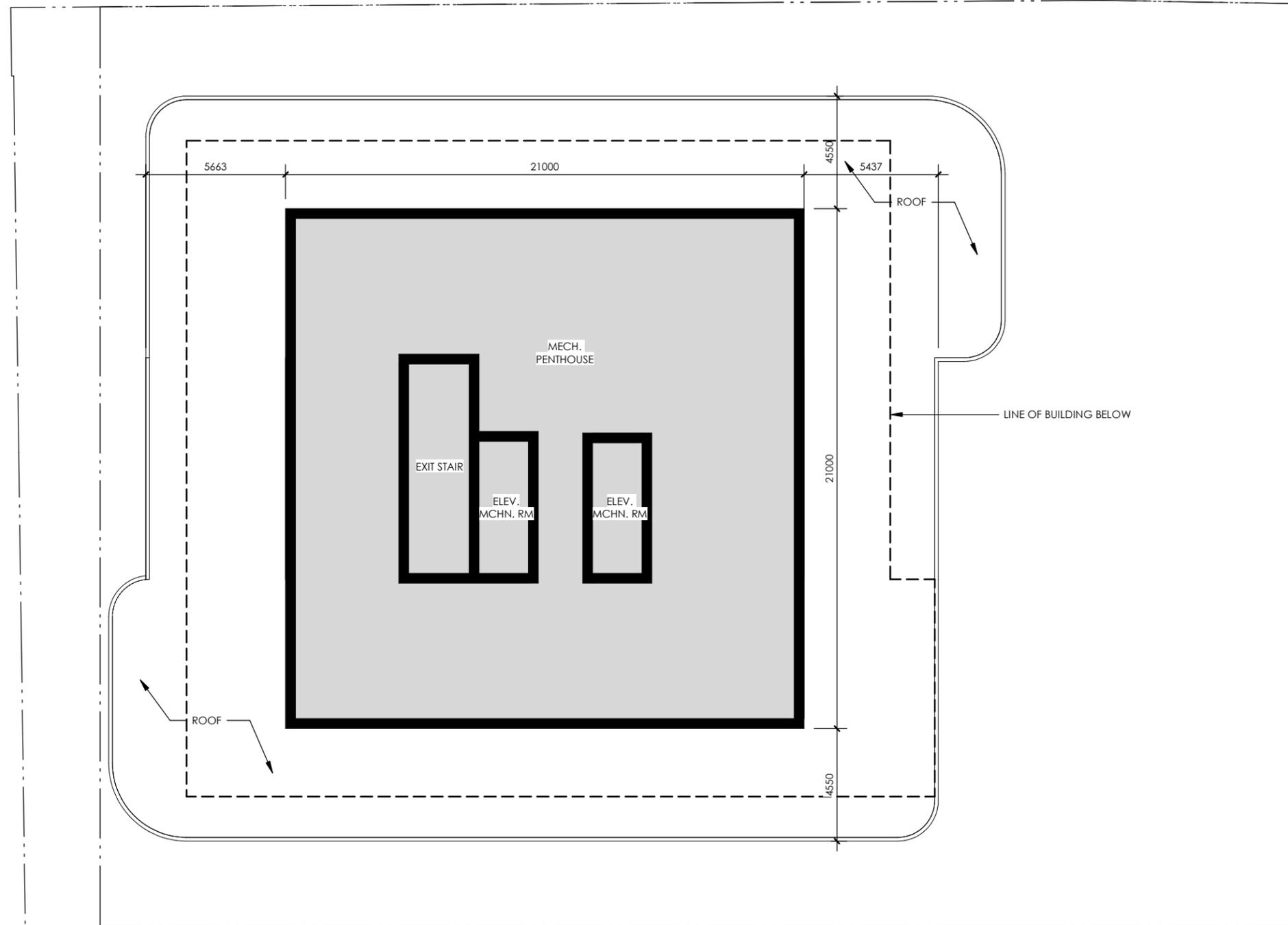
- COMMON AREAS
- SERVICE/ PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- COMMERCIAL



**F.F.E. (PARKING PODIUM)**  
 REFER TO FLOOR PLANS

**F.F.E. (TOWER)**

LEVEL 8:	345.05
LEVEL 9:	349.25
LEVEL 10:	352.45
LEVEL 11:	355.65
LEVEL 12:	358.85
LEVEL 13:	362.05
LEVEL 14:	365.25
LEVEL 15:	368.45
LEVEL 16:	371.65
LEVEL 17:	374.85
LEVEL 18:	378.05
LEVEL 19:	381.25
LEVEL 20:	384.45
LEVEL 21:	387.65
LEVEL 22:	390.85
LEVEL 23:	394.05
LEVEL 24:	397.25
LEVEL 25:	400.45
LEVEL 26:	403.65
LEVEL 27:	406.85
LEVEL 28:	410.05
LEVEL 29:	413.25
LEVEL 30:	416.45
LEVEL 31:	419.65
LEVEL 32:	422.85
LEVEL 33:	426.05
LEVEL 34:	429.25
LEVEL 35:	432.45
LEVEL 36:	435.65
LEVEL 37:	439.05
LEVEL 38:	442.45
LEVEL 39:	445.85
MECH. PENTHOUSE:	449.25
PENTHOUSE PARAPET:	453.95



PROJECT NO.  
**20060**

PROJECT NAME  
**33 ERB ATRIUM  
 MULTI-RES  
 DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

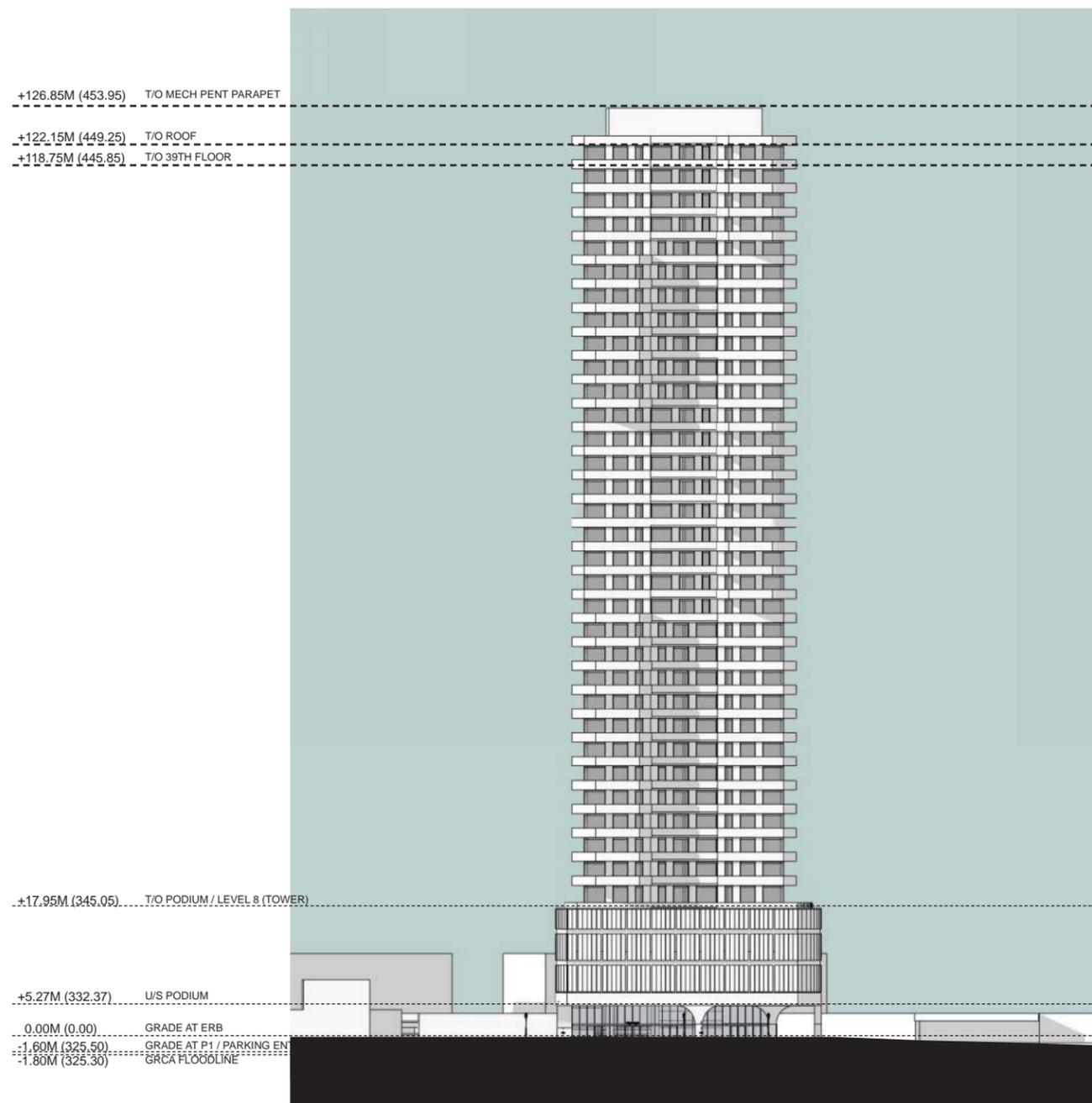
DRAWING TITLE  
**MECHANICAL  
 PENTHOUSE**

SCALE 1 : 200

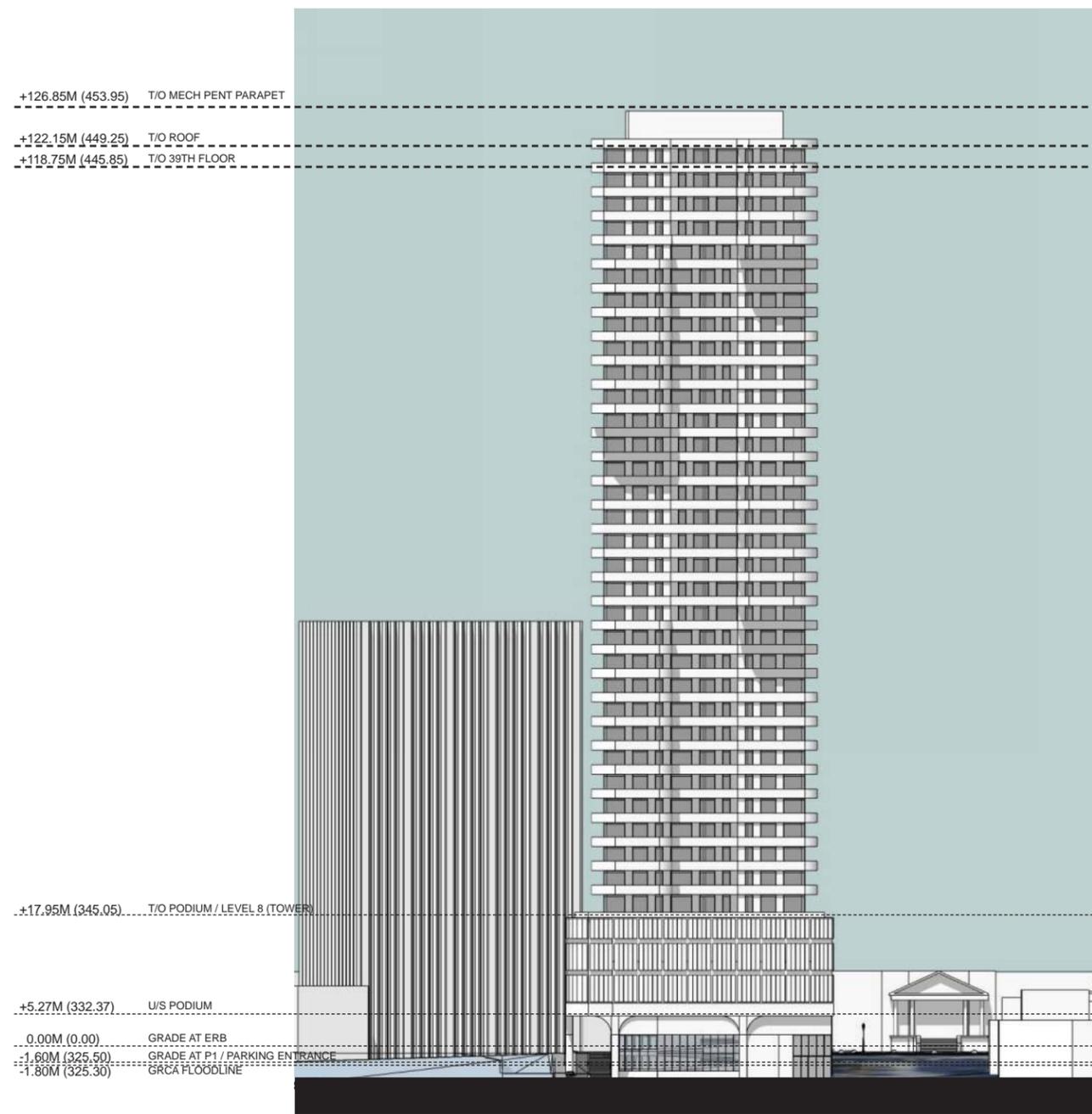
ISSUED FOR  
**PRELIMINARY  
 REPORT**

DATE 2024.12.06

**A21**



NORTH ELEVATION



SOUTH ELEVATION

PROJECT NO.

20060

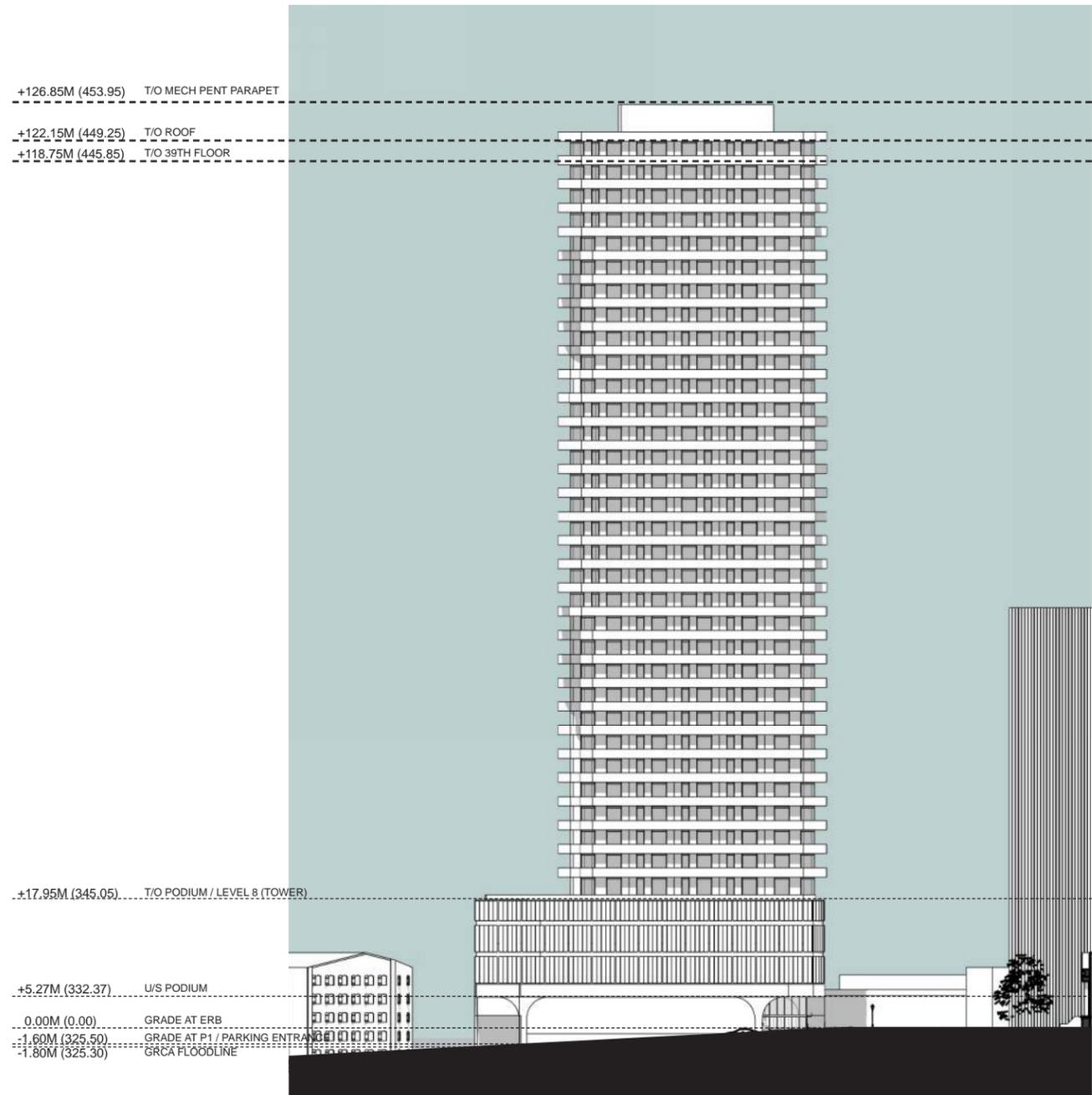
PROJECT NAME

33 ERB ATRIUM  
 MULTI-RES  
 DEVELOPMENT

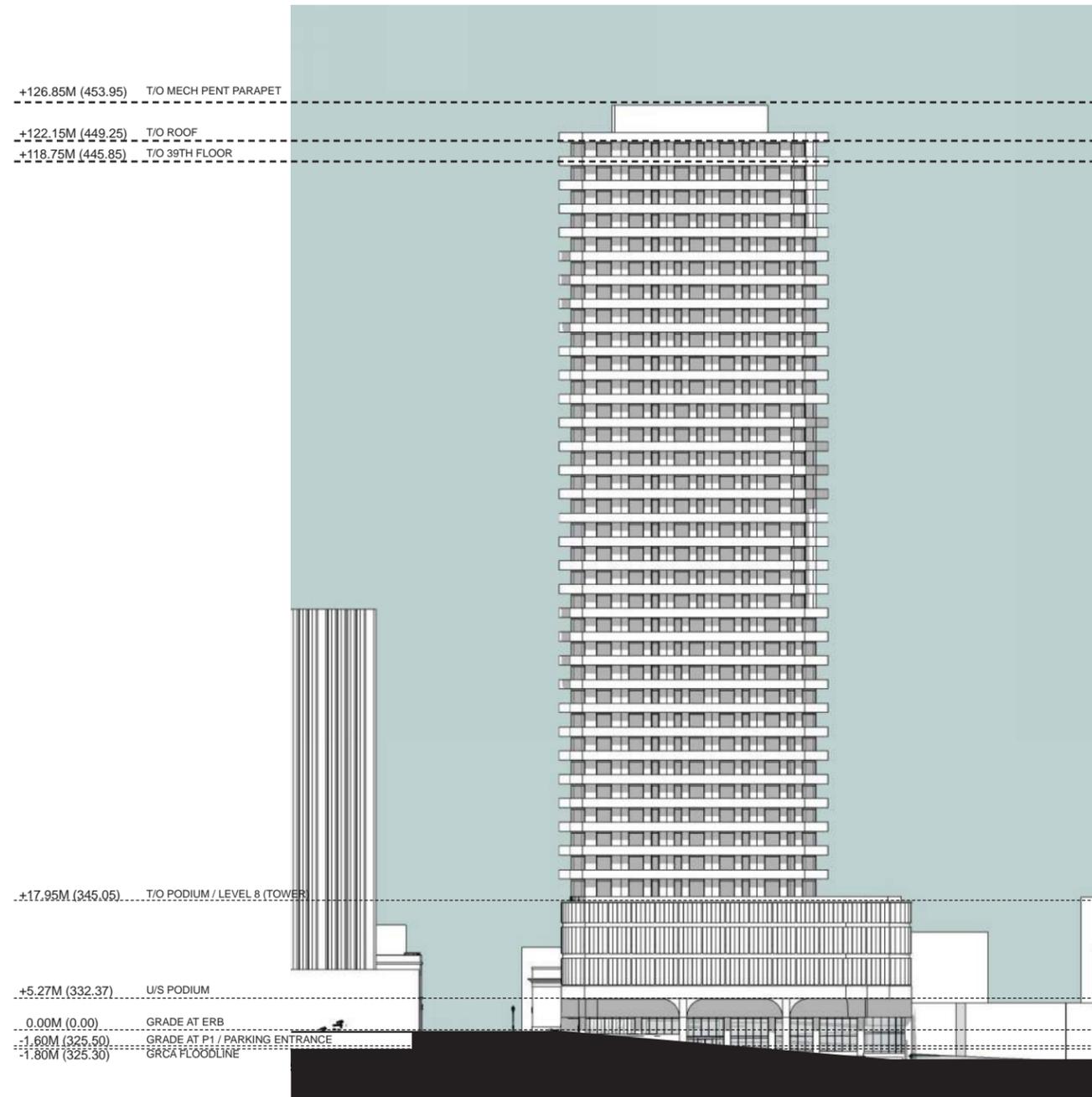
33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
 REPORT



EAST ELEVATION



WEST ELEVATION

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
 MULTI-RES  
 DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
 REPORT



VIEW LOOKING NORTH WEST FROM TOWN SQUARE



VIEW LOOKING NORTH EAST FROM SHOPPING CENTRE



VIEW LOOKING SOUTH WEST FROM KING

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



FROM WATERLOO PLAZA LOOKING NORTH

---

PROJECT NO.

20060

---

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

---

33 ERB ST W, WATERLOO, ON

---

ISSUED FOR

PRELIMINARY  
REPORT



FROM ERB LOOKING EAST

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



FROM KING AND ERB LOOKING WEST

---

PROJECT NO.

20060

---

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

---

33 ERB ST W, WATERLOO, ON

---

ISSUED FOR

PRELIMINARY  
REPORT



FROM ERB LOOKING WEST

---

PROJECT NO.

20060

---

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

---

33 ERB ST W, WATERLOO, ON

---

ISSUED FOR

PRELIMINARY  
REPORT



STREET LEVEL ELEVATION LOOKING SOUTH

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



VIEW FROM ERB APPROACHING UPPER LOBBY ENTRANCE LOOKING SOUTH

PROJECT NO.

20060

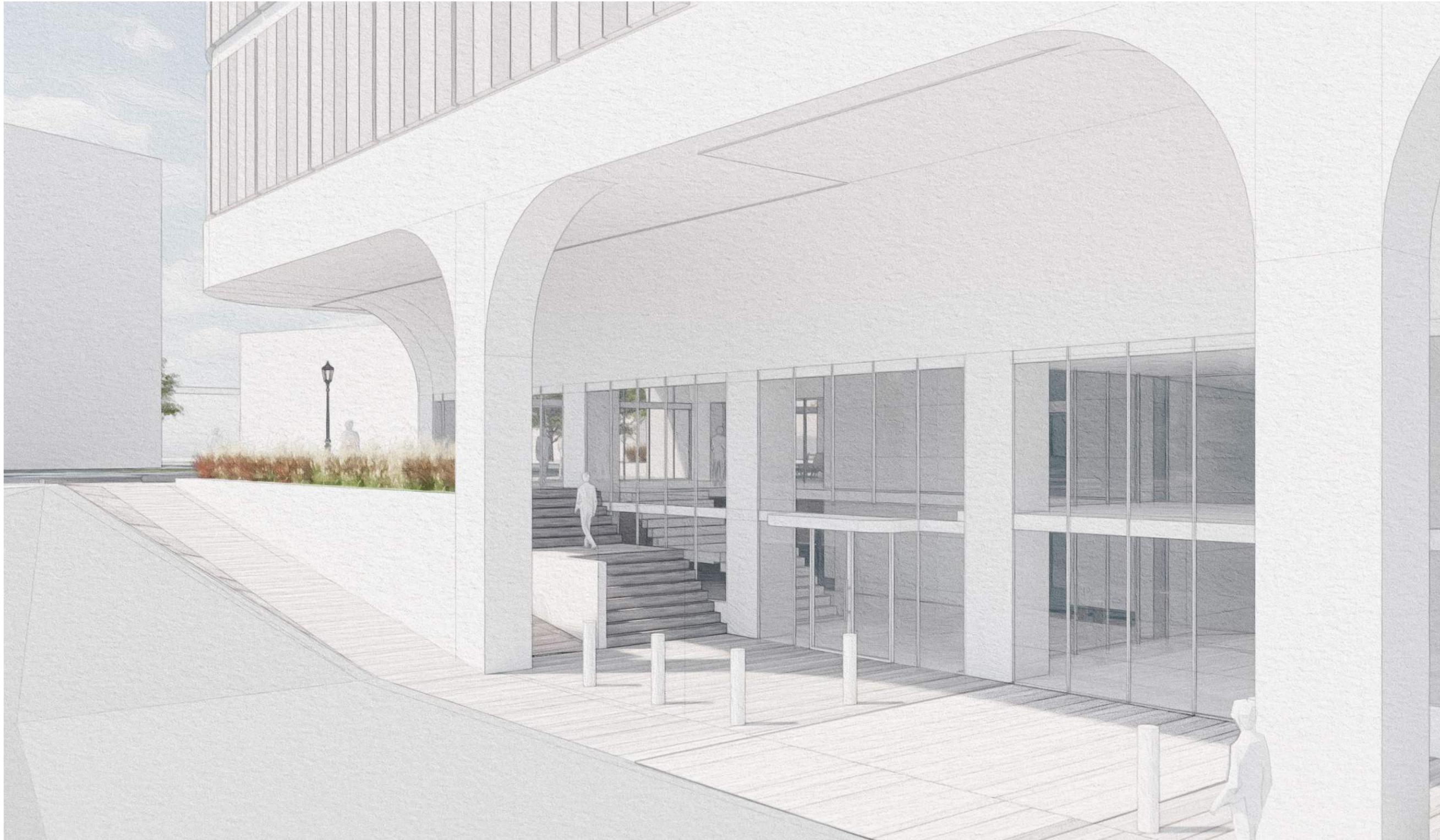
PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



FROM LOWER RESIDENTIAL LOBBY AND PARKING ENTRANCE

---

PROJECT NO.

20060

---

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

---

33 ERB ST W, WATERLOO, ON

---

ISSUED FOR

PRELIMINARY  
REPORT



PEDESTRIAN ROUTE, LOBBY, AND PARKING ENTRANCE- WEST ELEVATION

PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



FROM LRT LEVEL PARKING LOOKING NORTH TOWARDS RESIDENTIAL ENTRANCE

PROJECT NO.

20060

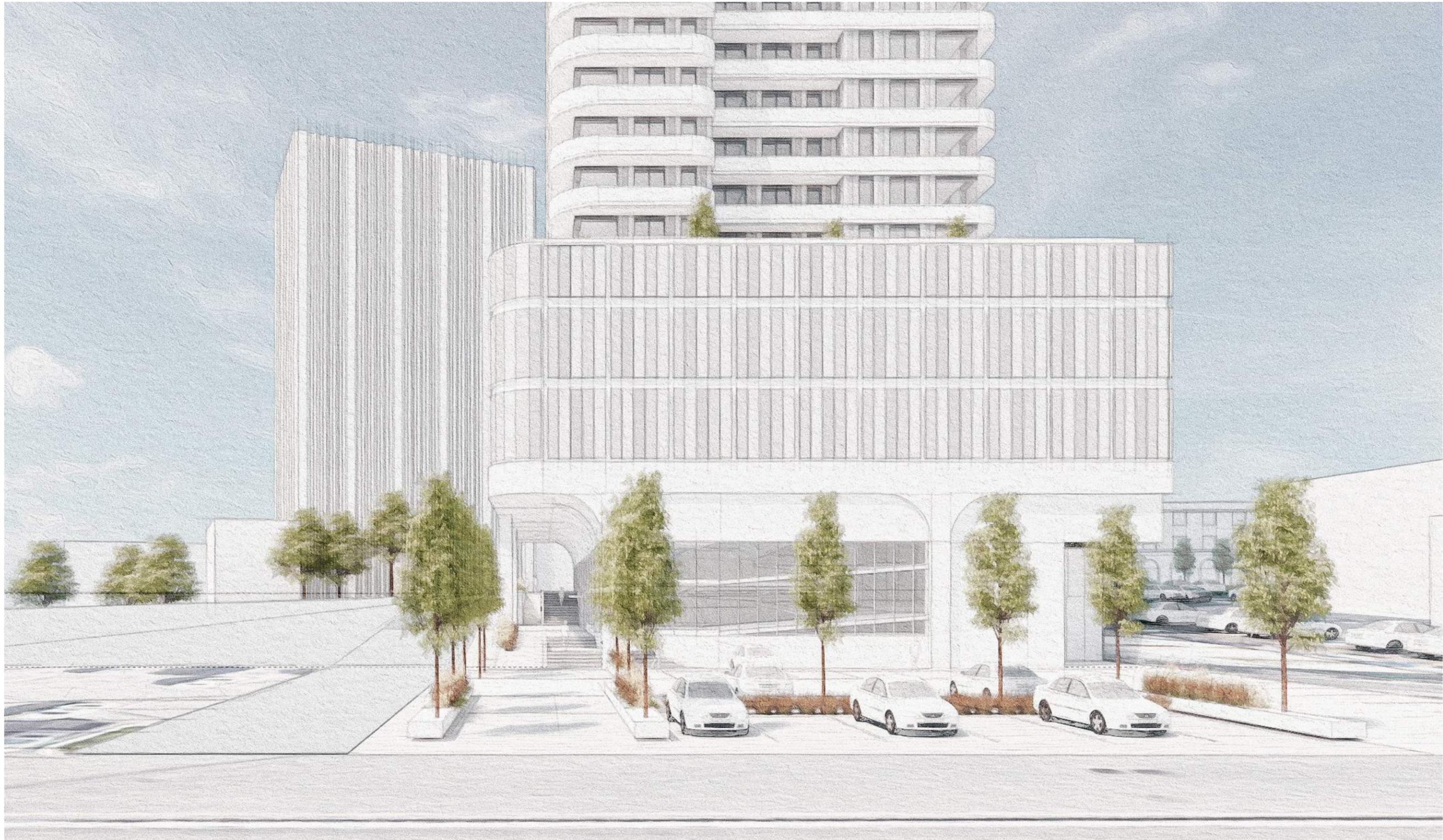
PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



ELEVATION FROM LRT LEVEL LOOKING NORTH

PROJECT NO.

**20060**

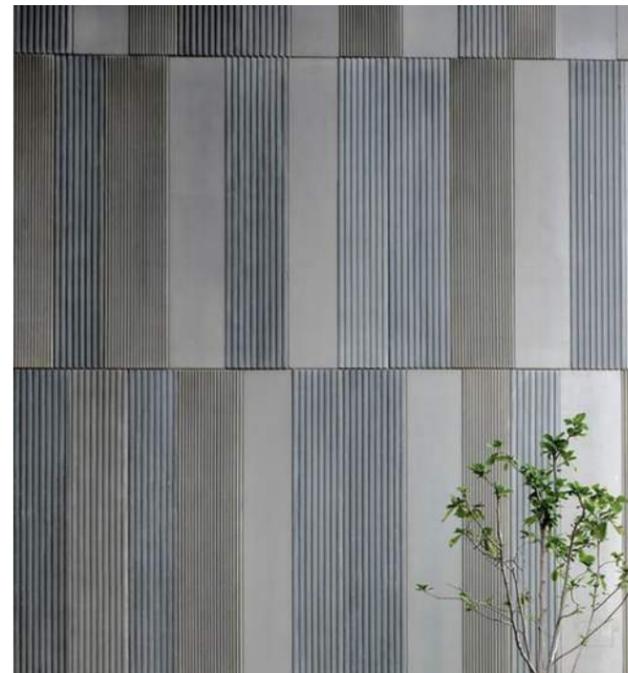
PROJECT NAME

**33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT**

33 ERB ST W, WATERLOO, ON

ISSUED FOR

**PRELIMINARY  
REPORT**



PROJECT NO.

20060

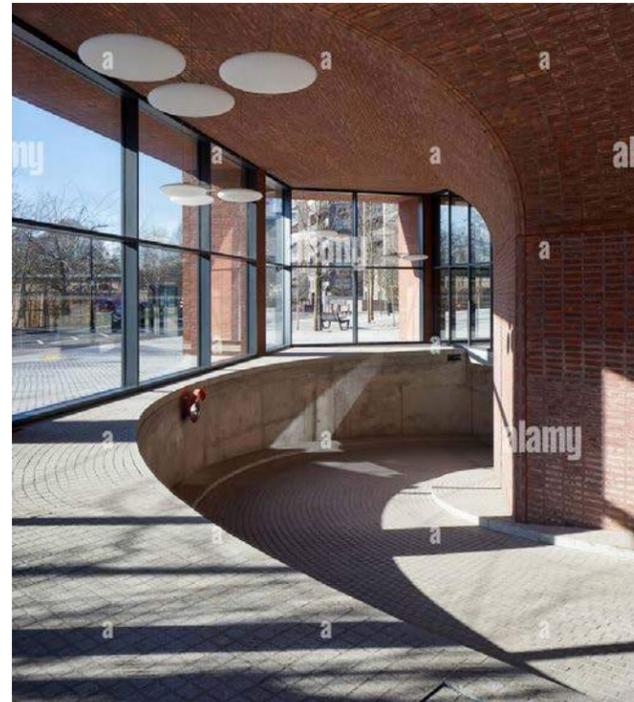
PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

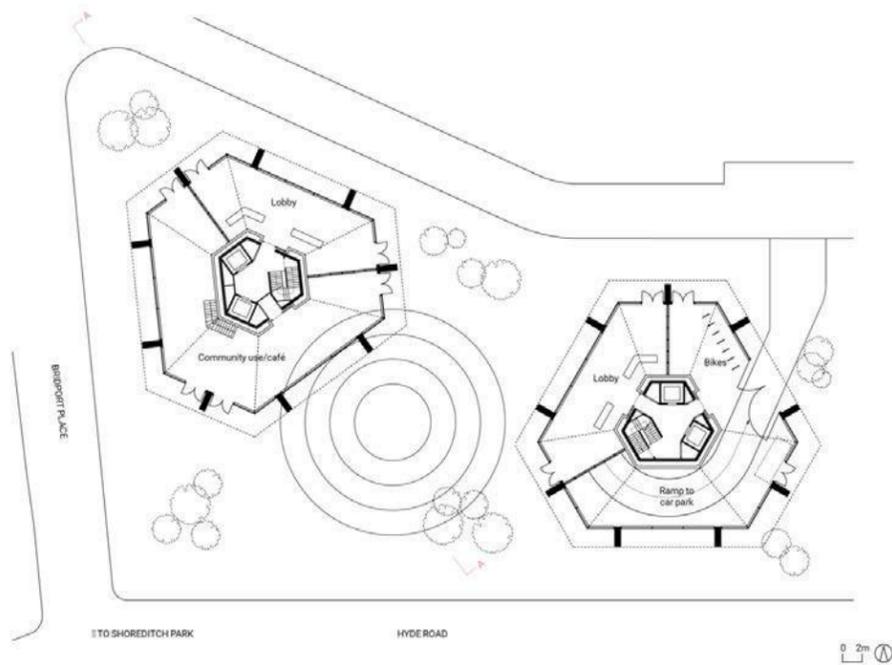
33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



Ground floor plan



PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



PROJECT NO.

20060

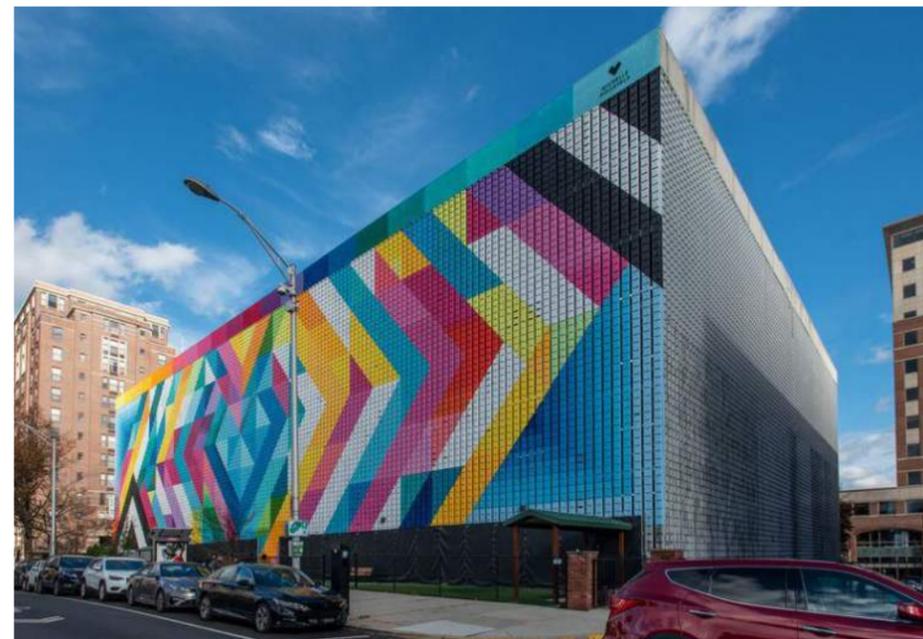
PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT



PROJECT NO.

20060

PROJECT NAME

33 ERB ATRIUM  
MULTI-RES  
DEVELOPMENT

33 ERB ST W, WATERLOO, ON

ISSUED FOR

PRELIMINARY  
REPORT