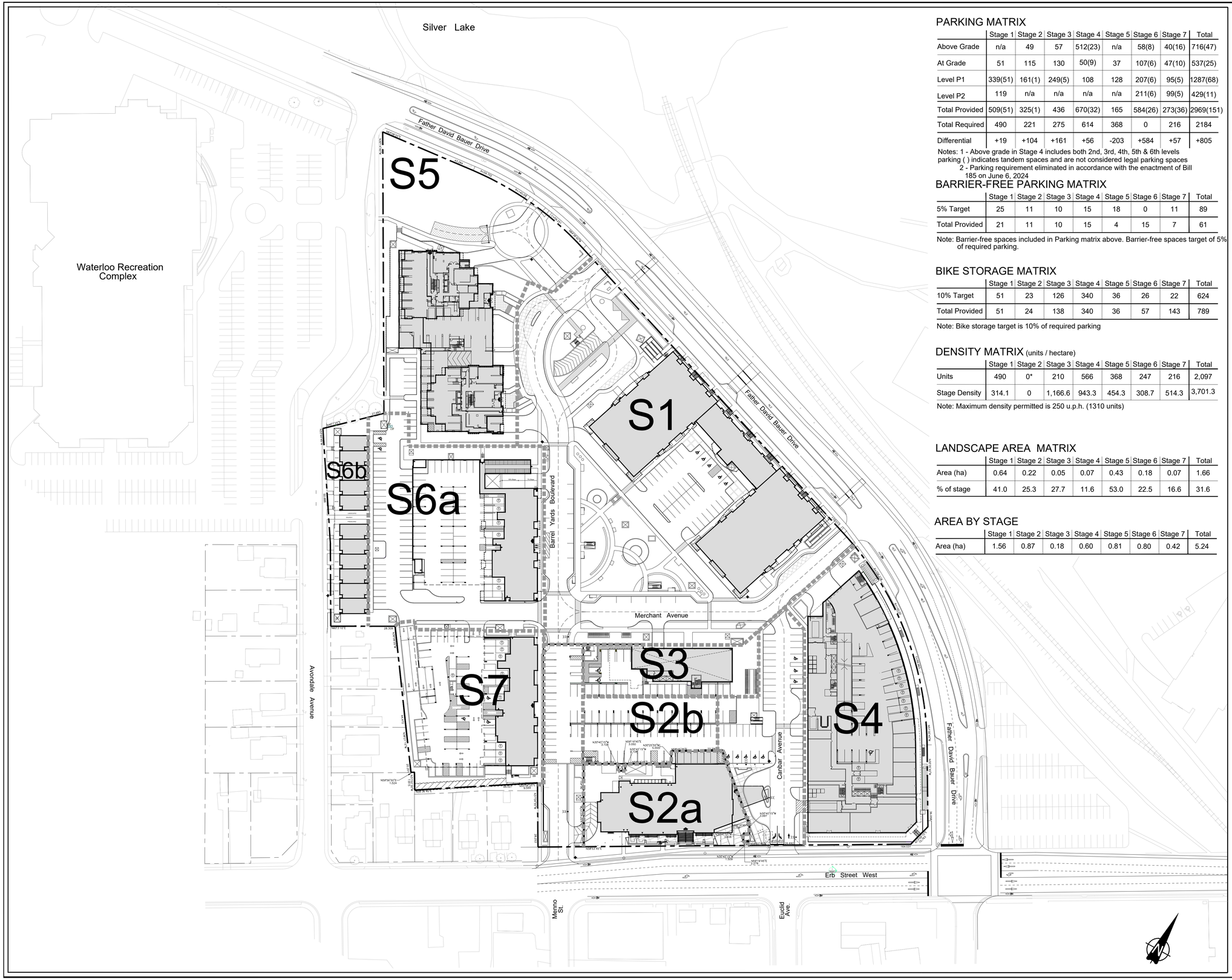


PARKING MATRIX

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Total
Above Grade	n/a	49	57	512(23)	n/a	58(8)	40(16)	716(47)
At Grade	51	115	130	50(9)	37	107(6)	47(10)	537(25)
Level P1	339(51)	161(1)	249(5)	108	128	207(6)	95(5)	1287(68)
Level P2	119	n/a	n/a	n/a	n/a	211(6)	99(5)	429(11)
Total Provided	509(51)	325(1)	436	670(32)	165	584(26)	273(36)	2969(151)
Total Required	490	221	275	614	368	0	216	2184
Differential	+19	+104	+161	+56	-203	+584	+57	+805

Notes: 1 - Above grade in Stage 4 includes both 2nd, 3rd, 4th, 5th & 6th levels
parking ( ) indicates tandem spaces and are not considered legal parking spaces
2 - Parking requirement eliminated in accordance with the enactment of Bill 185 on June 6, 2024

BARRIER-FREE PARKING MATRIX

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Total
5% Target	25	11	10	15	18	0	11	89
Total Provided	21	11	10	15	4	15	7	61

Note: Barrier-free spaces included in Parking matrix above. Barrier-free spaces target of 5% of required parking.

BIKE STORAGE MATRIX

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Total
10% Target	51	23	126	340	36	26	22	624
Total Provided	51	24	138	340	36	57	143	789

Note: Bike storage target is 10% of required parking

DENSITY MATRIX (units / hectare)

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Total
Units	490	0*	210	566	368	247	216	2,097
Stage Density	314.1	0	1,166.6	943.3	454.3	308.7	514.3	3,701.3

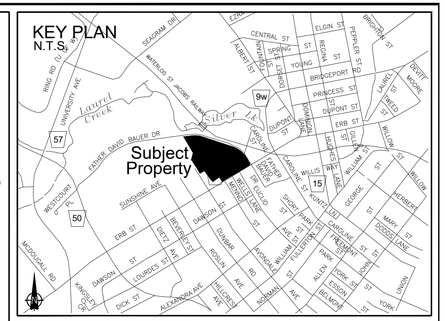
Note: Maximum density permitted is 250 u.p.h. (1310 units)

LANDSCAPE AREA MATRIX

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Total
Area (ha)	0.64	0.22	0.05	0.07	0.43	0.18	0.07	1.66
% of stage	41.0	25.3	27.7	11.6	53.0	22.5	16.6	31.6

AREA BY STAGE

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Total
Area (ha)	1.56	0.87	0.18	0.60	0.81	0.80	0.42	5.24



MASTER SITE PLAN

12 Merchant Avenue
Part of Lot 14, German Company Tract
(Geographic Township of Waterloo)
All of Lot 16 and Part of Lots 4, 8, 9, 11, 12, 13, 14, 15, 20, 21, 22 and 23
Municipal Compiled Plan of Subdivision of Part of Lot 14, German Company Tract
and Part of Lots 23, 24 and 414, J.Hoffman's Survey
Registered Plan No.385
City of Waterloo
Regional Municipality of Waterloo

At Grade

SITE DATA

Zoning (By-law 1108 site specific #08-104):
- Condominiums: Multiple Residential MR-25* Zone
- Office / Retail: Commercial C2-12* Zone
- Townhouses: Medium density MD2* Zone

Total Site Area: 5.24ha
Building Area: 2.20ha. (43.5%)
Landscaped Area: 1.68ha. (31.6%)
Paved Area: 1.23ha. (24.9%)
- Townhouses: 11 units

Parking required: 2184 spaces
Parking Provided: 2969 spaces + 151 tandem spaces (see Parking matrix)

NOTES:

1. The Master Site Plan shows the final build out of all stages. It will be continually updated during the site plan process for each stage. Refer to site plans and fire access plan for more detailed information.
2. Parking spaces are min. 2.8m x 5.5m. Barrier-free parking spaces are min. 5.2m x 5.5m or 3.9m x 5.5m when paired together. Stage 7, type A spaces are 3.7m wide and type B spaces are 2.4m wide.
3. All garbage to be stored internally and picked up by private contractor.
4. See detailed site plans for snow storage areas. Surplus snow shall be removed off site at Owner's expense by private removal service.
5. Refer to Fire Access Plan for details on fire route, signage, and hydrant locations.
6. Blanket easement covers entire site and is in favour of the City of Waterloo and all utilities subject to area specific easements.
7. Proposed buildings to be flood proofed to meet Special Policy Area requirements of the Official Plan.
8. Bicycle parking will be provided externally and internally. See Site Plans.
9. Separate site plan applications required for all future buildings / development and phased development approvals.
10. Overhead hydro service to be relocated as part of the reconstruction of Father David Bauer Drive.
11. All Master Site Plan and stage-specific site plans to be updated at a later date to reflect future applications for consent, if applicable.
12. Site lighting subject to Master Photometrics Lighting Plan approved by City.
13. Master Site Plan and development stages subject to Master Public Art Plan (dated December 11, 2009)
14. Father David Bauer Drive Improvements to be coordinated with Master Plan and development stages.
15. Master Site Plan development and development stages subject to Development Agreement and Site Plan Agreement provisions.
16. All parking garage walls to be painted white.
17. Temporary Landscape Plan provided for Phase 4 subject to future development.

LEGEND

(T) Tandem Parking Space

GSP group
PLANNING I URBAN DESIGN I LANDSCAPE ARCHITECTURE
gspgroup.ca

Date: December 13, 2021 | Drawn By: S.L/E.F
Scale: 1:750 metric | Project No.: 4063.60

REVISIONS	
September 11, 2017	October 1, 2024
April 9, 2018	November 7, 2024
June18, 2018	December 5, 2024
June 3, 2019	December 18, 2024
August 26, 2019	January 07, 2025
November 18, 2019	January 24, 2025
June 1, 2020	November 10, 2025
April 28, 2021	March 31, 2026
November 4, 2021	April 23, 2026
December 13 , 2021	June 2nd, 2026