





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       |
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| 1   | ISSUED FOR ZBA       | 2021.06.03 |

**EDGE**

ARCHITECTS LTD

24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

ARCHITECT'S SEAL

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

MATTHEW BOLEN  
LICENSE  
2021.06.03

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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| DEVELOPED DESIGN   |  |  |
| SITE PLAN APPROVAL |  |  |
| BUILDING PERMIT    |  |  |
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24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

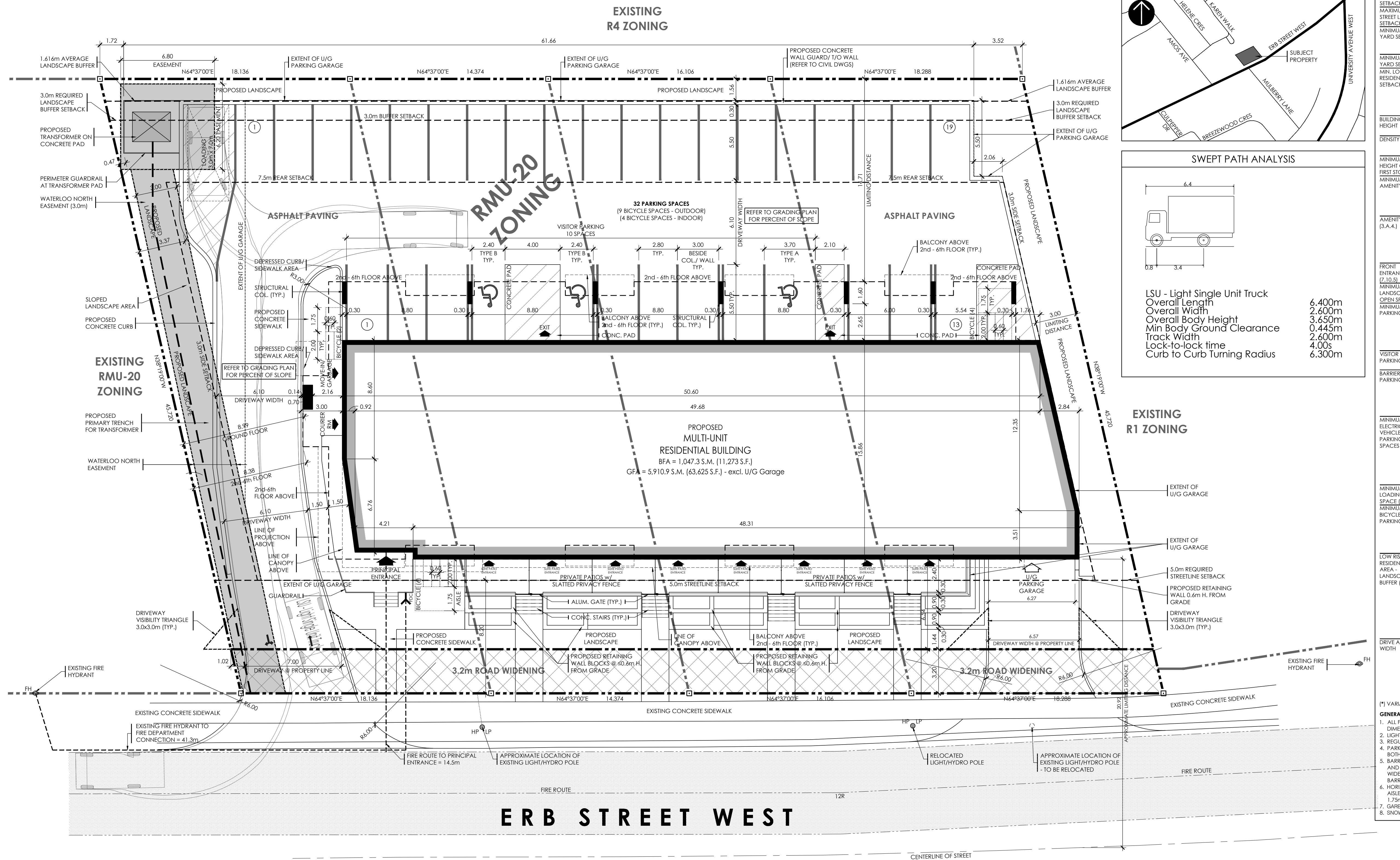


PROJECT NAME  
**310-316 ERB ST W**  
**MULTI-RES DEVELOPMENT**  
310-316 ERB STREET WEST, WATERLOO, ON

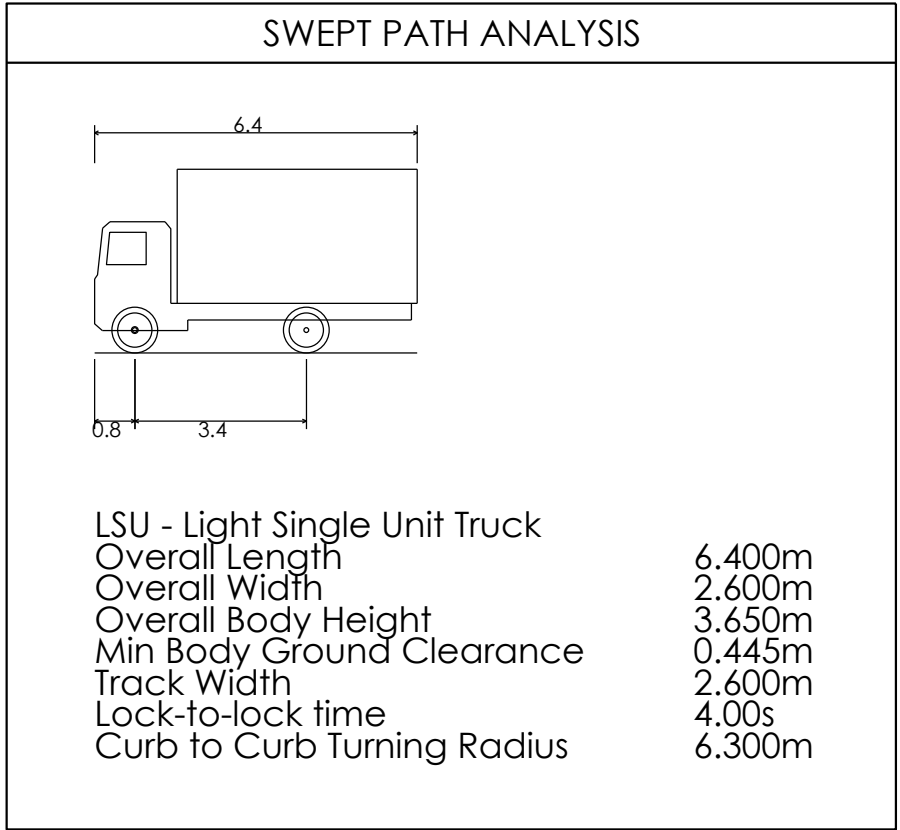
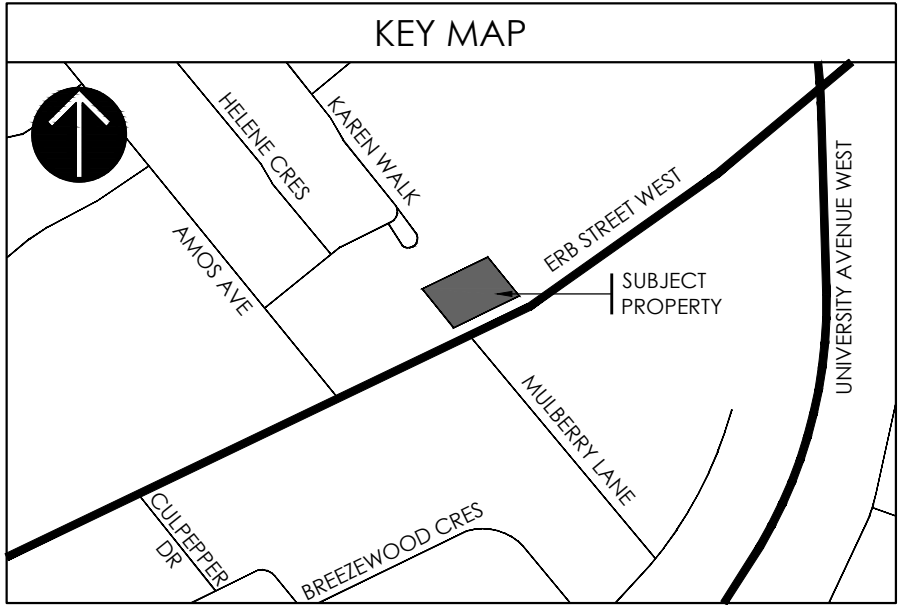


DRAWING TITLE  
**REFERENCE IMAGES**

|                         |                                  |
|-------------------------|----------------------------------|
| PROJECT NUMBER<br>19099 | DRAWING NUMBER<br><br><b>1.2</b> |
| SCALE<br>1 : 1          |                                  |
| SHEET SIZE<br>24x36     |                                  |



| SITE LEGEND |                            |
|-------------|----------------------------|
|             | SURVEYORS IRON BAR         |
|             | BARRIER FREE PARKING SPACE |
|             | HYDRO POLE                 |
|             | LIGHT POLE                 |
|             | FIRE HYDRANT               |
|             | FLOW OF TRAFFIC DIRECTION  |
|             | PROPERTY LINE              |
|             | OVERHEAD DOOR              |
|             | MAIN ENTRANCE              |
|             | MAN DOOR                   |
|             | PARKING SPACES COUNT       |
|             | FIRE DEPARTMENT CONNECTION |



| ZONING AND BUILDING DATA                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 310 - 316 ERB STREET WEST<br>WATERLOO, ONTARIO<br><b>PROPOSED RESIDENTIAL DEVELOPMENT</b><br>PREPARED BY EDGE ARCHITECTS LTD.<br>June 03, 2021<br><b>ZONING COMPLIANCE CHART</b><br><b>ZONING:</b> MIXED USE ZONING (RMU-20) - BY-LAW NO. 2018-050 |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                          |
| USE                                                                                                                                                                                                                                                | REQUIRED                                                                                                                                                                                                                                                                                     | PROVIDED                                                                                                                                                                                                                                                                                 |
| LOT AREA                                                                                                                                                                                                                                           | ---                                                                                                                                                                                                                                                                                          | GROSS SITE AREA: 2,981.25m <sup>2</sup><br>REGIONAL ROAD WIDENING: 214.09m <sup>2</sup><br><b>NET SITE AREA: 2,767.16m<sup>2</sup></b>                                                                                                                                                   |
| MINIMUM LOT FRONTAGE                                                                                                                                                                                                                               | 20.00m                                                                                                                                                                                                                                                                                       | 66.90m                                                                                                                                                                                                                                                                                   |
| MINIMUM STREET LINE SETBACK                                                                                                                                                                                                                        | 5.00m                                                                                                                                                                                                                                                                                        | 9.74m (PRE-ROAD WIDENING)<br>6.54m (POST-ROAD WIDENING)                                                                                                                                                                                                                                  |
| MAXIMUM STREET LINE SETBACK                                                                                                                                                                                                                        | 75% OF THE FRONT BUILDING FACADE WITHIN 7.50m OF THE STREET LINE                                                                                                                                                                                                                             | ---                                                                                                                                                                                                                                                                                      |
| MINIMUM SIDE YARD SETBACK                                                                                                                                                                                                                          | 5.00m                                                                                                                                                                                                                                                                                        | 3.00m (EAST)<br>8.99m (WEST) GROUND FLOOR<br>8.38m (WEST) 2nd-6th FLOOR<br>0.47m (WEST) RETAINING WALL                                                                                                                                                                                   |
| MINIMUM REAR YARD SETBACK                                                                                                                                                                                                                          | 7.50m                                                                                                                                                                                                                                                                                        | 14.71m (NORTH)                                                                                                                                                                                                                                                                           |
| MIN. LOW-RISE RESIDENTIAL SETBACK                                                                                                                                                                                                                  | 2/3 HEIGHT OF BUILDING; OR 2.50m MINIMUM, WHICHEVER IS GREATER                                                                                                                                                                                                                               | 3.50m (EAST)<br>14.71m (NORTH - FROM REAR OF BUILDING)<br>1.58m (NORTH - FROM EXPOSED U/G PARKING WALL)                                                                                                                                                                                  |
| BUILDING HEIGHT                                                                                                                                                                                                                                    | MINIMUM 7.50m;<br>MAXIMUM 20.00m AND 6 STOREYS                                                                                                                                                                                                                                               | 20m - AVERAGE OF FIVE POINTS<br>EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BLDG. FACADE                                                                                                                                                                                           |
| DENSITY                                                                                                                                                                                                                                            | MAXIMUM 450 bedrooms/ha<br>= 0.2767 ha x 450 bedrooms/ha<br>= 124 BEDS                                                                                                                                                                                                                       | 390 bedrooms/ha<br>108 BEDS                                                                                                                                                                                                                                                              |
| MINIMUM HEIGHT OF FIRST STOREY                                                                                                                                                                                                                     | 4.50m                                                                                                                                                                                                                                                                                        | 4.70m                                                                                                                                                                                                                                                                                    |
| MINIMUM AMENITY AREA                                                                                                                                                                                                                               | 3,000m <sup>2</sup> FOR THE FIRST BEDROOM AND 2,000m <sup>2</sup> FOR EACH ADDITIONAL BEDROOM IN A DWELLING UNIT                                                                                                                                                                             | GROUND FLOOR AMENITY = 22,344m <sup>2</sup><br>MEZZANINE LEVEL AMENITY = 101.11m <sup>2</sup><br>2nd-6th FLOOR BALCONIES = 528.50m <sup>2</sup><br>AT GRADE PRIVATE PATIOS = 87.28m <sup>2</sup><br>2nd Floor P.V.T. ROOFTOP = 49.11m <sup>2</sup><br><b>TOTAL = 588.31m<sup>2</sup></b> |
| AMENITY AREA (3.4-4)                                                                                                                                                                                                                               | 78 (1-BED) + 15 (2-BED) = 93 UNITS<br>279m <sup>2</sup> + 30,00m <sup>2</sup> = 309,00m <sup>2</sup>                                                                                                                                                                                         | COMMON AMENITY OF 123.45m <sup>2</sup> PROVIDED ON GROUND FLOOR/MEZZANINE LEVEL<br><b>309,00m<sup>2</sup> X 30% = 92.7m<sup>2</sup></b>                                                                                                                                                  |
| FRONT ENTRANCE (7.10.3)                                                                                                                                                                                                                            | 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%                                                                                                                                                                                                                                                                                          | 30%                                                                                                                                                                                                                                                                                      |
| MINIMUM PARKING                                                                                                                                                                                                                                    | PARKING AREA F on SCHEDULE A1 USE:<br>VISITOR: 1.10 SPACES/UNIT<br>TOTAL: 1.20 SPACES/UNIT<br><b>1.20 SPACES/UNIT X 93 UNITS TOTAL = 112 SPACES</b>                                                                                                                                          | UNDERGROUND: 52 SPACES<br>SURFACE: 32 SPACES<br><b>TOTAL: 84 SPACES</b><br><b>PARKING PROVIDED AT 0.9 SPACES/UNIT</b>                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                 | UNDERGROUND: 1 TYPE A, 1 TYPE B<br>SURFACE: 1 TYPE A, 2 TYPE B<br><b>TOTAL: 2 TYPE A, 3 TYPE B</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                                                                                                                                                                                                                                    | RESIDENTIAL USES CONTAINING 16-800 BEDROOMS, 1 TYPE A SPACE (6.9.4.4)                                                                                                                                                                                                                        | 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>TYPE A: 0.3/UNIT = 28 SPACES<br>TYPE B: 0.3/UNIT = 28 SPACES<br><b>TOTAL: 56 SPACES</b>                                                                                                            | UNDERGROUND: 46 SPACES, TYPE A<br>GROUND FLOOR: 12 SPACES, TYPE B<br><b>TOTAL: 58 SPACES</b>                                                                                                                                                                                             |
| LOW RISE RESIDENTIAL AREA - LANDSCAPE BUFFER (3.1.6)                                                                                                                                                                                               | 3.1.6.1. A LANDSCAPED BUFFER SHALL ABUT A LOW RISE RESIDENTIAL LOT LINE.<br>3.1.6.2. MINIMUM WIDTH OF THE LANDSCAPED BUFFER SHALL BE AN AVERAGE 3m WITH NO POINT LESS THAN 1.5m.<br>3.1.6.3. LANDSCAPED BUFFER SHALL CONTAIN PLANT MATERIAL THAT FORMS A VISUAL BUFFER; MIN. HEIGHT OF 1.5m. | 1.616 AVERAGE WIDTH; NO POINT LESS THAN 1.56m (REAR - NORTH)<br>3.00m (SIDE - EAST)                                                                                                                                                                                                      |
| DRIVE AISLE WIDTH                                                                                                                                                                                                                                  | 6.8.3.3. LOT WITH 10 OR MORE PARKING SPACES REQUIRES DRIVE AISLE WIDTH TO BE MIN. 6.1m AND MAX. 7.0m WIDE.<br>AS PER REGIONAL ACCESS POLICY, DRIVE AISLE MUST BE 7.6m WIDE AT PROPERTY LINE w/ 6.0m TURNING RADIUS.                                                                          | 7.00m AT PROPERTY LINE, TAPERING DOWN TO 6.10m (WESTERLY DRIVEWAY)<br>6.37m (EASTERLY DRIVEWAY)                                                                                                                                                                                          |

(\*) VARIANCE REQUIRED

**GENERAL NOTES:**

- ALL FINAL LOT DIMENSIONS ARE TO BE PREPARED BY THE PROJECTS SURVEYOR. ALL DIMENSIONS ARE SUBJECT TO APPROVAL OF THE MUNICIPAL AUTHORITY.
- LIGHTING TO BE DIRECTED ONTO SITE AND NOT TO INFRINGE ON ADJACENT PROPERTIES.
- REGULAR PARKING SPACES ARE 2.8m X 5.5m MIN.
- 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.
- BARRIER FREE PARKING SPACES ARE 3.2m 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.
- 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 5F, OF THE BY-LAW)
- GARBAGE & RECYCLING STORAGE TO BE LOCATED INTERNALLY.
- SNOW TO BE PICKED UP AND TAKEN OFF-SITE FOR DISPOSAL.

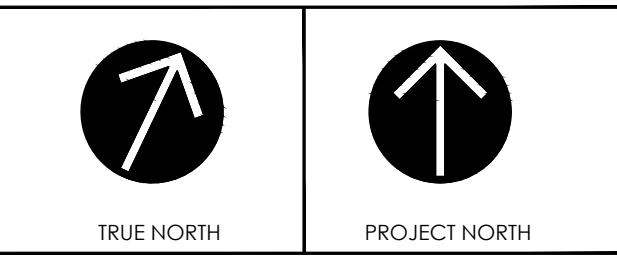
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|                    |            |
|--------------------|------------|
| CHRONOLOGY         |            |
| SCHEMATIC DESIGN   |            |
| DEVELOPED DESIGN   |            |
| SITE PLAN APPROVAL | 2020.02.04 |
| BUILDING PERMIT    |         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

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24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

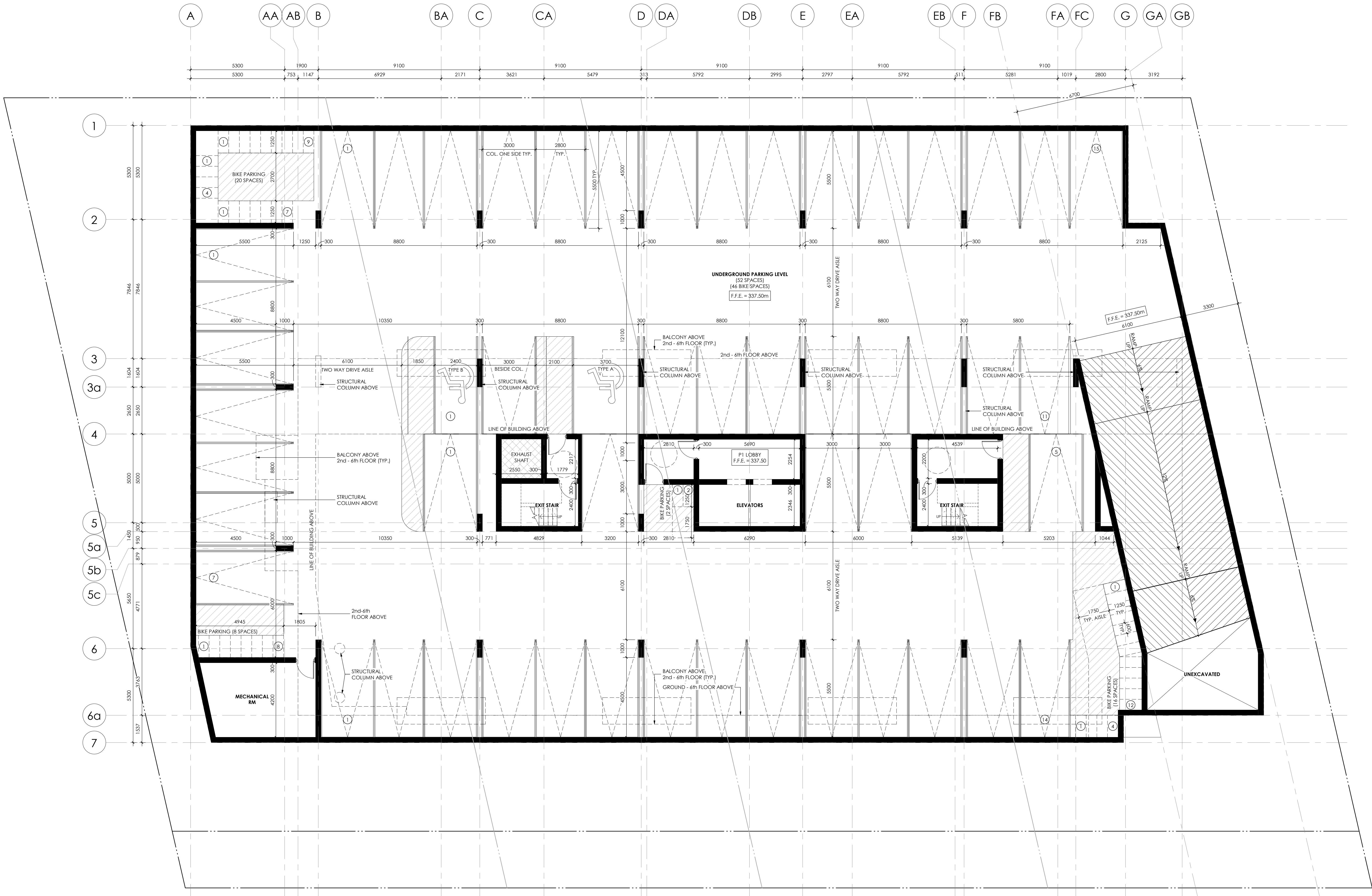


PROJECT NAME  
**301-316 ERB ST W  
MULTI-RES DEVELOPMENT**  
310 - 316 ERB STREET WEST, WATERLOO, ON

CLIENT  
**URBAN LEGEND  
DEVELOPMENTS**

DRAWING TITLE  
**PROPOSED SITE PLAN**

|                         |                              |
|-------------------------|------------------------------|
| PROJECT NUMBER<br>19099 | DRAWING NUMBER<br><b>1.3</b> |
| SCALE<br>1:150          |                              |
| SHEET SIZE<br>24x36     |                              |



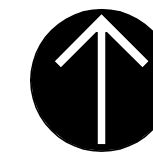
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**EDGE**

ARCHITECTS LTD

24 LAUREL STREET WATERLOO ONTARIO N2J 2H2



PROJECT NAME

310-316 ERB ST W

MULTI-RES DEVELOPMENT

310-316 ERB STREET WEST, WATERLOO, ON

CLIENT

**URBAN LEGEND**

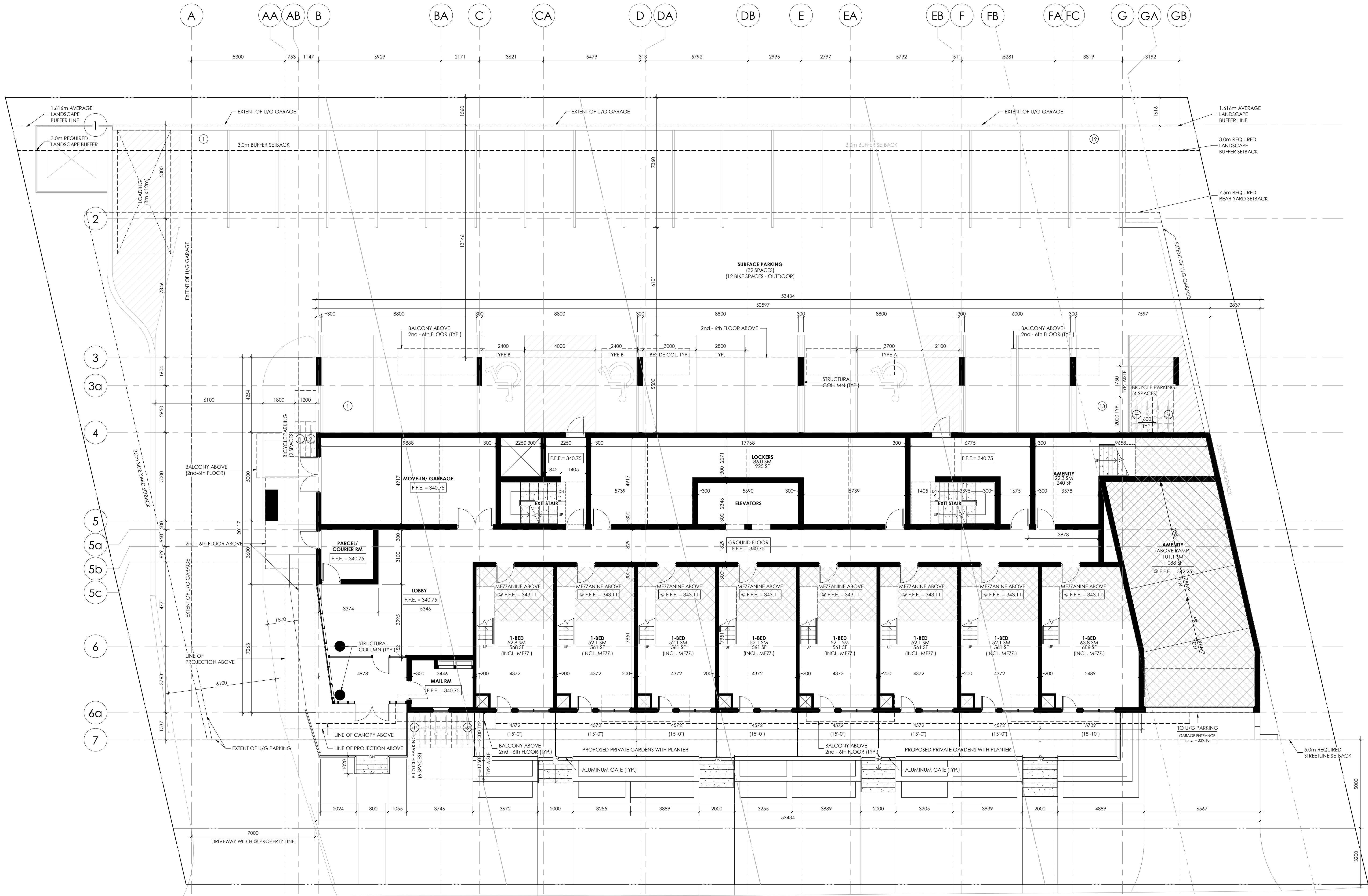
DEVELOPMENTS

DRAWING TITLE

UNDERGROUND PARKING

| PROJECT NUMBER | DRAWING NUMBER |
|----------------|----------------|
| 19099          | 2.1            |
| SCALE          |                |
| SHEET SIZE     |                |

24x36



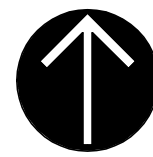
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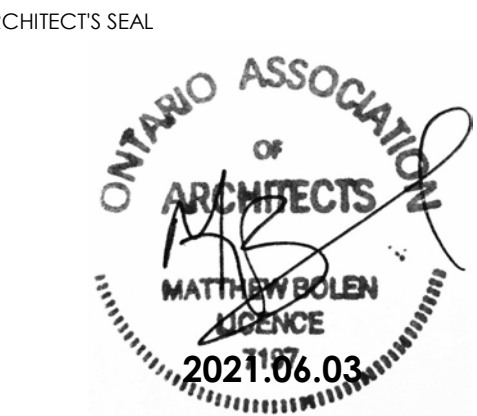
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PROJECT NAME  
**310-316 ERB ST W  
MULTI-RES DEVELOPMENT**  
310-316 ERB STREET WEST, WATERLOO, ON

CLIENT  
**URBAN LEGEND  
DEVELOPMENTS**

DRAWING TITLE  
**GROUND FLOOR PLAN**

| PROJECT NUMBER      | DRAWING NUMBER |
|---------------------|----------------|
| 19099               | <b>2.2</b>     |
| SCALE<br>1 : 100    |                |
| SHEET SIZE<br>24x36 |                |

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BIDDING/TENDER

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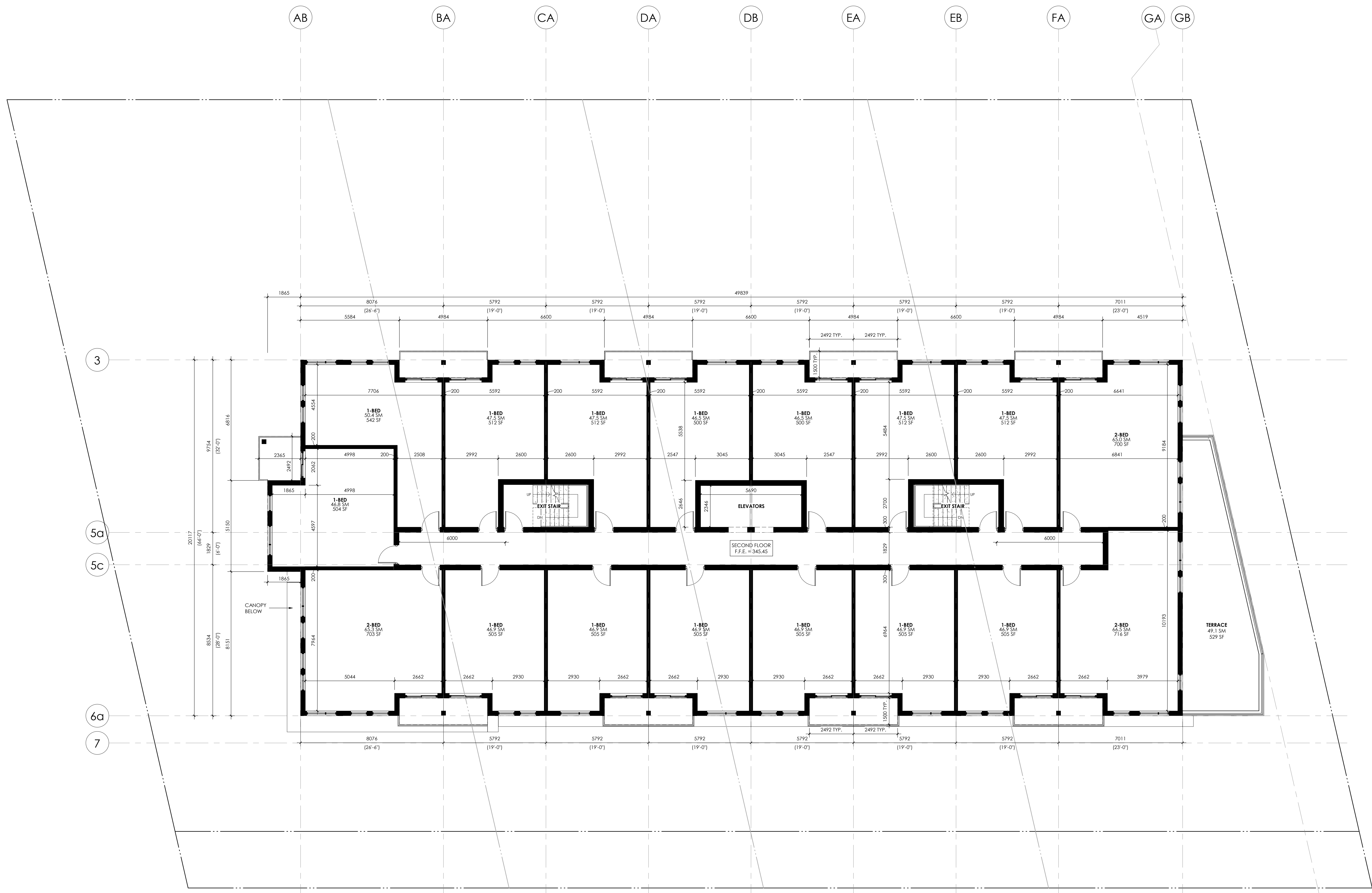


310-316 ERB ST W  
MULTI-RES DEVELOPMENT  
310-316 ERB STREET WEST, WATERLOO, ON

**URBAN LEGEND**  
DEVELOPMENTS

2nd-6th FLOOR PLAN

## 2.3



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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

**ELEVATIONS**

| PROJECT NUMBER | DRAWING NUMBER |
|----------------|----------------|
| 19099          | <b>3.1</b>     |
| SCALE          |                |
| 1 : 100        |                |
| SHEET SIZE     | 24x36          |



**1**

**SOUTH ELEVATION**

3.1

1 : 100

**MATERIAL LEGEND**

- |                                                                         |                                                              |                                                                         |                                                                                               |                                                                        |                           |
|-------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------|
| 01 MASONRY STONE ANDANTE FIELDLEDGE BY ALDARADO STONE OR SIMILAR        | 05 CAST-IN-PLACE CONCRETE                                    | 09 ALUMINUM GUARD RAIL SYSTEM c/w GLASS PANELS                          | 13 LINE OF PROPOSED GRADE                                                                     | 17 SUITE ENTRY WOOD DOOR                                               | 21 SLATTED PRIVACY SCREEN |
| 02 'PEARL GREY' SMOOTH HARDIE PANEL AND LAP SIDING OR SIMILAR           | 06 VINYL WINDOW UNIT FRAME COLOUR: STANDARD BLACK            | 10 INSULATED SECTIONAL OVERHEAD DOOR COLOUR: STANDARD BLACK             | 14 ALUMINUM STORE FRONT WITH CLEAR INSULATED SEALED UNIT GLAZING FRAME COLOUR: STANDARD BLACK | 18 MATERIAL: STORE FRONT SPANDREL GLAZING FRAME FINISH: STANDARD BLACK |                           |
| 03 'AGED PEWTER' SMOOTH HARDIE PANEL AND LAP SIDING OR SIMILAR          | 07 METAL CLAD ELEMENT 'AL13' OR SIMILAR                      | 11 MAN DOOR(S) COLOUR: TO MATCH WINDOW FRAMES                           | 15 FULL LITE DOOR COLOUR: STANDARD BLACK                                                      | 19 IVY COVERED CONCRETE WALL                                           |                           |
| 04 'SAND CASTLE' WOODTONE SELECT CEDARWILL HARDIE LAP SIDING OR SIMILAR | 08 ALUMINUM GUARD RAIL SYSTEM COLOUR: TO MATCH WINDOW FRAMES | 12 BALCONY SLIDER w/ SEALED UNIT GLAZING COLOUR: TO MATCH WINDOW FRAMES | 16 METAL C-CHANNEL ROOF CANOPY w/ WOOD SOFFIT                                                 | 20 ARMOUR STONE OR RETAINING WALL BLOCKS                               |                           |

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ARCHITECTS LTD

24 LAUREL STREET WATERLOO ONTARIO N2J 2H2



PROJECT NAME

310-316 ERB ST W

MULTI-RES DEVELOPMENT

310-316 ERB STREET WEST, WATERLOO, ON



DRAWING TITLE

ELEVATIONS

| PROJECT NUMBER | DRAWING NUMBER |
|----------------|----------------|
| 19099          | 3.2            |
| SCALE          |                |
| 1 : 100        |                |
| SHEET SIZE     | 24x36          |



### MATERIAL LEGEND

- |                                                                          |                                                              |                                                                         |                                                                                               |                                                                        |                           |
|--------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------|
| 01 MASONRY STONE ANDANTE REIDLEDGE BY ALDARADO STONE OR SIMILAR          | 05 CAST-IN-PLACE CONCRETE                                    | 09 ALUMINUM GUARD RAIL SYSTEM C/W GLASS PANELS                          | 13 LINE OF PROPOSED GRADE                                                                     | 17 SUITE ENTRY WOOD DOOR                                               | 21 SLATTED PRIVACY SCREEN |
| 02 PEARL GREY SMOOTH HARDIE PANEL AND LAP SIDING OR SIMILAR              | 06 VINYL WINDOW UNIT FRAME COLOUR: STANDARD BLACK            | 10 INSULATED SECTIONAL OVERHEAD DOOR COLOUR: STANDARD BLACK             | 14 ALUMINUM STORE FRONT WITH CLEAR INSULATED SEALED UNIT GLAZING FRAME COLOUR: STANDARD BLACK | 18 MATERIAL: STORE FRONT SPANDREL GLAZING FRAME FINISH: STANDARD BLACK |                           |
| 03 'AGED PEWTER' SMOOTH HARDIE PANEL AND LAP SIDING OR SIMILAR           | 07 METAL CLAD ELEMENT 'AL13' OR SIMILAR                      | 11 MAN DOOR(S) COLOUR: TO MATCH WINDOW FRAMES                           | 15 FULL LITE DOOR COLOUR: STANDARD BLACK                                                      | 19 IVY COVERED CONCRETE WALL                                           |                           |
| 04 'SAND CASTLE' WOODTONE, SELECT CEDARWILL HARDIE LAP SIDING OR SIMILAR | 08 ALUMINUM GUARD RAIL SYSTEM COLOUR: TO MATCH WINDOW FRAMES | 12 BALCONY SLIDER w/ SEALED UNIT GLAZING COLOUR: TO MATCH WINDOW FRAMES | 16 METAL C-CHANNEL ROOF CANOPY w/ WOOD SOFFIT                                                 | 20 ARMOUR STONE OR RETAINING WALL BLOCKS                               |                           |

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ISSUED FOR:

## SCHEMATIC DESIGN

DEVELOPED DESIGN

21.03.12

SITE PLAN APPROVAL

BUILDING PERMIT

BIDDING/TENDER

| NO. | REVISION DESCRIPTION | DATE       |
|-----|----------------------|------------|
| 1   | ISSUED FOR ZBA       | 2021.06.03 |



## MATERIAL LEGEND

- |                                                                                     |                                                                                      |                                                                                     |                                                                        |                                                                                       |                                                                                   |                                                                                       |                                                                                                            |                                                                                       |                                                                                 |                                                                                       |                                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------|
|  | <b>01</b> MASONRY STONE<br>ANDANTE FIELDLEDGE<br>BY ALDARADO STONE OR SIMILAR        |  | <b>05</b> CAST-IN-PLACE CONCRETE                                       |  | <b>09</b> ALUMINUM GUARD RAIL SYSTEM<br>C/W GLASS PANELS                          |  | <b>13</b> LINE OF PROPOSED GRADE                                                                           |  | <b>17</b> SUITE ENTRY WOOD DOOR                                                 |  | <b>21</b> SLATTED PRIVACY SCREEN |
|  | <b>02</b> PEARL GREY SMOOTH<br>HARDIE PANEL AND LAP SIDING<br>OR SIMILAR             |  | <b>06</b> VINYL WINDOW UNIT<br>FRAME COLOUR: STANDARD BLACK            |  | <b>10</b> INSULATED SECTIONAL OVERHEAD DOOR<br>COLOUR: STANDARD BLACK             |  | <b>14</b> ALUMINUM STORE FRONT WITH<br>CLEAR INSULATED SEALED UNIT GLAZING<br>FRAME COLOUR: STANDARD BLACK |  | <b>18</b> MATERIAL: STORE FRONT SPANDEL GLAZING<br>FRAME FINISH: STANDARD BLACK |                                                                                       |                                  |
|  | <b>03</b> 'AGED PEWTER' SMOOTH<br>HARDIE PANEL AND LAP SIDING<br>OR SIMILAR          |  | <b>07</b> METAL CLAD ELEMENT<br>'AL13' OR SIMILAR                      |  | <b>11</b> MAIN DOOR(S)<br>COLOUR: TO MATCH WINDOW FRAMES                          |  | <b>15</b> FULL LITE DOOR<br>COLOUR: STANDARD BLACK                                                         |  | <b>19</b> IVY COVERED CONCRETE WALL                                             |                                                                                       |                                  |
|  | <b>04</b> SAND CASTLE WOODTONE.<br>SELECT CEDAR MILL HARDIE LAP SIDING<br>OR SIMILAR |  | <b>08</b> ALUMINUM GUARD RAIL SYSTEM<br>COLOUR: TO MATCH WINDOW FRAMES |  | <b>12</b> BALCONY SLIDER w/ SEALED UNIT GLAZING<br>COLOUR: TO MATCH WINDOW FRAMES |  | <b>16</b> METAL C-CHANNEL<br>ROOF CANOPY w/<br>WOOD SOFFIT                                                 |  | <b>20</b> ARMOUR STONE OR<br>RETAINING WALL BLOCKS                              |                                                                                       |                                  |



# EDGE

**ARCHITECTS LTD**  
24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

ARCHITECT'S SEAL



PROJECT NAME

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

CLIENT



**URBAN LEGEND**  
DEVELOPMENTS

DRAWING TITLE

## LEVATIONS

|                |  |
|----------------|--|
| PROJECT NUMBER |  |
|----------------|--|

9099

SCALE

1 : 100

SHEET SIZE

DRAWING NUMBER

### 3.3

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       |
|-----|----------------------|------------|
| 1   | ISSUED FOR ZBA       | 2021.06.03 |

EDGE

ARCHITECTS LTD

24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

ARCHITECT'S SEAL

ONTARIO ASSOCIATION  
of  
ARCHITECTS

MATTHEW BOLEN  
LICENSE  
2021.06.03

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  
DIAGRAM

|                |     |
|----------------|-----|
| PROJECT NUMBER | 3.4 |
| SCALE          |     |
| SHEET SIZE     |     |

|              |
|--------------|
| 19099        |
| As indicated |
| 24x36        |





1 SOUTH WEST PERSPECTIVE  
5.1



2 NORTH WEST PERSPECTIVE  
5.1



3 NORTH EAST PERSPECTIVE  
5.1



4 SOUTH EAST PERSPECTIVE  
5.1

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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 |

**EDGE**

ARCHITECTS LTD

24 LAUREL STREET WATERLOO ONTARIO N2J 2H2



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          |                |
| 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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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 |

**EDGE**

ARCHITECTS LTD

24 LAUREL STREET WATERLOO ONTARIO N2J 2H2



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



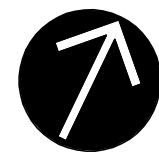
4  
6.1  
SPRING EQUINOX - 4:00PM  
1 : 700



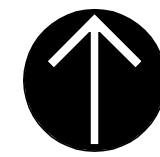
5  
6.1  
SPRING EQUINOX - 6:00PM  
1 : 700

EASTERN DAYLIGHT TIME (EDT)  
LATITUDE: 43.4560737609863,  
LONGITUDE: -80.5435562133789

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TRUE NORTH



PROJECT NORTH

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 |

EDGE

ARCHITECTS LTD

24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

ARCHITECT'S SEAL



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<br>19099 | DRAWING NUMBER<br>6.1 |
| SCALE<br>1 : 700        |                       |
| SHEET SIZE<br>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,  
LONGITUDE: -80.5435562133789

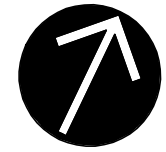
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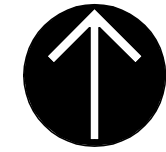
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TRUE NORTH



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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24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

ARCHITECT'S SEAL



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,  
LONGITUDE: -80.5435562133789

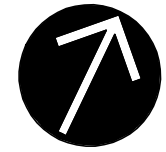
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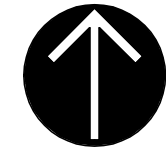
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TRUE NORTH



PROJECT NORTH

ISSUED FOR:

SCHEMATIC DESIGN

DEVELOPED DESIGN 2021.03.12

SITE PLAN APPROVAL

BUILDING PERMIT

BIDDING/TENDER

| NO. | REVISION DESCRIPTION | DATE       |
|-----|----------------------|------------|
| 1   | ISSUED FOR ZBA       | 2021.06.03 |

# EDGE

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24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

ARCHITECT'S SEAL



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,  
LONGITUDE: -80.5435562133789

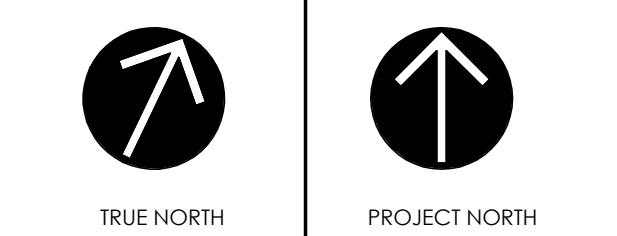
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ISSUED FOR:

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 |

**EDGE**

ARCHITECTS LTD

24 LAUREL STREET WATERLOO ONTARIO N2J 2H2



PROJECT NAME

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



DRAWING TITLE

SHADOW STUDY - WINTER  
SOLSTICE (DECEMBER 21)

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