1175 WEBER ST. EAST

1175 WEBER STREET EAST, KITCHENER, ON. N2A 1C1

MIXED USE DEVELOPMENT

ISSUED ON 2021.07.06

1.1 RESERVED
1.2 RESERVED
1.3 DEVELOPMENT CONCEPT
1.4 RESERVED
1.5 **SITE PLAN**
1.6 **SITE STATISTICS**

2.1-2.8 FLOOR PLANS

3.1-3.4 ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW M. BONSFIELD
LICENCE
4371

aba architects inc.

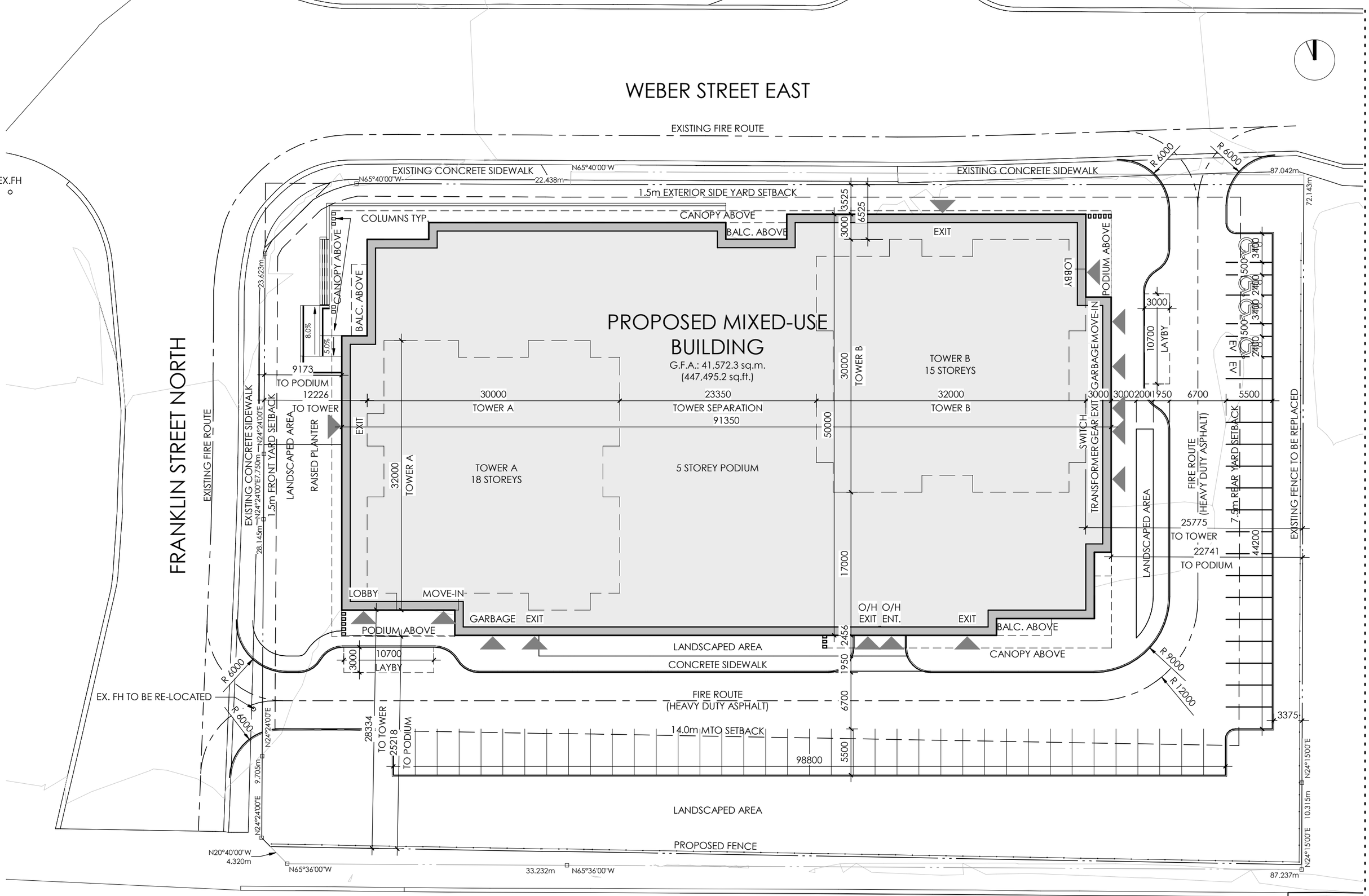
PROJECT NO.2020-155

1175 WEBER ST. EAST

DEVELOPMENT CONCEPT

N.T.S

2021.07.06



PROJECT NO.2020-155

1175 WEBER ST. EAST

SITE PLAN

1 : 400

2021.07.06

1.5

SITE DATA - 25 Franklin St N/1157 Weber St E + 1175 Weber St E

Zone:

DENSITY	Minimum	Maximum	Provided
Units / hectare	-	-	385.7
Total Floor Space Ratio (FSR)	-	-	4.2

AREAS	Metric		Imperial		%
Gross Site Area	10,076.9	sq m	108,470.5	sq ft	-
Regional Daylight Triangles TBC	1.8	sq m	19.9	sq ft	-
Regional Road Widening (Weber St E)	115.4	sq m	1,242.3	sq ft	-
Lands Epropriated by MTO (Parts 15, 16, 21+ 23)	158.9	sq m	1,710.6	sq ft	-
Net Site Area	**1.0**	**ha**	**2.4**	**acre**	-
	9,800.7	**sq m**	**105,497.7**	**sq ft**	**100%**

SETBACKS	U/G Parking		Podium Building Face		Tower Building Face	
	Req'd	Provided	Req'd	Provided	Req'd	Provided
Front Yard Setback (Franklin St. North) (West)	0 m	3.5m	1.5m	9.1m	4.5m	12.2m
Exterior Side Yard Setback (Weber St. North) (North)	0 m	3.5m	1.5m	3.5m	4.5m	6.5m
Rear Yard Setback (West)	0 m	22.7m	7.5m	22.7m	7.5m	25.7m
MTO Setback (South)	14.0 m	25.2m	14.0 m	25.2m	14.0 m	28.3m

TALL BUILDING GUIDELINES

Tower Design per Tall Building Guidelines:			Calculation Used:
A: Building Height (Tower A)	64.2	m	A = Building Height incl. Mech Penthouse
Building Height (Tower B)	54.6	m	
B: Tower Length (Tower A + B)	30.0	m	B = Tower's Longest Façade
C: Tower Width (Tower A + B)	30.0	m	C = Tower Façade Width
D: Tower Floor Area (Tower A + B)	864.3	sq m	D = Gross Floor Area of Typical Tower Floor Plate
***E:** Tower Size Area*	*Large*		E = D < 850 sm = Compact, D > 850 sm = Large
F: Tower Proportion (Tower A + B)	1.0		F = B/C
***G:** Tower Size Proportion*	*Point*		G = F < 1.6 = Point, F > 1.6 = Slab
H: Physical Separation (Tower A)	9.63	m	H = (A x B) / 200
Physical Separation (Tower B)	8.19	m	
Physical Separation (Combined)	**17.82**	**m**	

Parking Data

VEHICLES	Spaces
REQUIRED (Zoning/By-law Parking Requirements)	
Plaza Complex (Visitor + Commercial): 1 space / 35 sq.m.	25
Residential Parking Required (0.9 spaces / unit)	341
Total Parking Required	**366**
Electric Vehicle Parking Rough-ins - Multiple Dwellings (20% of Required Parking) ***(As per ZBL: 2019-01)***	**69**
Electric Vehicle Parking Rough-ins - Non-Residential (15% of Required Parking) ***(As per ZBL: 2019-01)***	**4**
Electric Vehicle Parking - Non-Residential (5% of Required Parking) ***(As per ZBL: 2019-01)***	**2**
Barrier Free Parking Required (201-1000 2, plus 2% of total required parking spaces)	***10***
Type A Required	*5*
Type B Required	*5*

PROVIDED	Type A	Type B	Standard	MTO Excess Parking	Total: Excludes Parking in MTO
Parking Level 1			54	-	54
Level 1 (Ground Floor)	2	2	49	-	53
Level 2	1	1	54	-	56
Level 3			57	-	57
Level 4			57	-	57
Level 5			32	-	32
Surface Parking	2	2	17	38	21
Total Parking Provided	**5**	**5**	**320**	**38**	**330**
Residential Parking Ratio Provided					**0.81**
Provided Parking Includes:					
Electric Vehicle Parking Rough-ins - Multiple Dwellings + Non-Residential				*73*	
Electric Vehicle Parking - Non-Residential				*2*	

BICYCLES	
REQUIRED	
Commercial Class A: 1 Space / 1,000 sq.m.	1
Commercial Class B: 1 Space / 333 sq.m.	3
Residential Class A: 0.5 Spaces / Dwelling Unit	189
Residential Class B: 6 Spaces	6
Total Bike Parking Required	**199**

PROVIDED	Class A	Class B	Total:
Parking Level 1	132		132
Level 1 (Ground Floor)	72		72
Exterior Bike Parking		10	10
Bike Parking Total	**204**	**10**	**214**

BUILDING DATA

BUILDING AREAS

Above Grade	Parking (sq.m)	Res/Comm (sq.m.)	# of Floors	Metric		Imperial	
Underground Parking Level 1	4375.7		1	4,375.7	sq m	47,101.2	sq ft
Above Grade	*Parking (sq.m)*	*Res/Comm (sq.m.)*	*# of Floors*	**Metric**		**Imperial**	
PODIUM							
Level 1 (Ground Floor)	2025.4	2307.2	1	4,332.6	sq m	46,637.2	sq ft
Levels 2-4 (Podium)	2038.9	2151.3	3	12,570.6	sq m	135,313.2	sq ft
Level 5 (Podium)	2038.9	2151.3	1	4,190.2	sq m	45,104.4	sq ft
TOWER A							
Level 6 (Terrace)		864.3	1	864.3	sq m	9,303.6	sq ft
Levels 7-18		864.3	12	10,371.6	sq m	111,642.6	sq ft
Mechanical Penthouse		300.0		300.0	sq m	3,229.3	sq ft
TOWER B							
Level 6 (Terrace)		864.3	1	864.3	sq m	9,303.6	sq ft
Levels 7-15		864.3	9	7,778.7	sq m	83,732.0	sq ft
Mechanical Penthouse		300.0		300.0	sq m	3,229.3	sq ft
Gross Floor Area (Above Grade)			18	**41,572.3**	**sq m**	**447,495.2**	**sq ft**
Total Gross Floor Area (Above + Below Grade)				**45,948.0**	**sq m**	**494,596.3**	**sq ft**

BUILDING HEIGHT (AZR Value: 395.5)

	Height (m)	# of Floors	Metric		Imperial	
PODIUM						
Level 1 (Ground Floor)	4.5	1	4.5	m	14.0	ft
Levels 2-4 (Podium)	3.2	3	9.6	m	31.0	ft
Level 5 (Podium)	3.6	1	3.6	m	11.0	ft
TOWER A						
Levels 6-17	3.2	12	38.4	m	125.0	ft
Level 18	3.6	1	3.6	m	11.0	ft
Total Building Height (Tower A)		18	**59.7**	**m**	**195.0**	**ft**
Total Building Height Including Mech. Penthouse (Top Elevation of approx: 391.25)			**64.2**	**m**	**210.0**	**ft**
Parapet (not included in Building Height Calculation)			1.1	m	3.0	ft
Mechanical Penthouse (not included in Building Height Calculation)			4.5	m	14.0	ft
TOWER B						
Levels 6-14	3.2	9	28.8	m	94.0	ft
Level 15	3.6	1	3.6	m	11.0	ft
Total Building Height (Tower B)		15	**50.1**	**m**	**164.0**	**ft**
Total Building Height Including Mech. Penthouse (Top Elevation of approx: 381.45)			**54.6**	**m**	**179.0**	**ft**
Parapet (not included in Building Height Calculation)			1.1	m	3.0	ft
Mechanical Penthouse (not included in Building Height Calculation)			4.5	m	14.0	ft

COMMERCIAL

Gross Floor Areas	Metric		Imperial	
Level 1 (Ground Floor)	850.8	sq m	9,158.2	sq ft
Total Commercial Gross Floor Area	**850.8**	**sq m**	**9,158.2**	**sq ft**

RESIDENTIAL

UNITS	# of Floors	1 Bed	2 Bed	Units	Beds
PODIUM					
Level 1 (Ground Floor)	1	-	-	-	-
Levels 2-5 (Podium)	4	18	8	26	34
TOWER A					
Level 6 (Terrace)	1	9	2	11	13
Levels 7-17	11	9	3	12	15
Level 18 (Penthouse)	1	9	3	12	15
TOWER B					
Level 6 (Terrace)	1	9	2	11	13
Levels 7-14	8	9	3	12	15
Level 15 (Penthouse)	1	9	3	12	15
Total		**279**	**99**	**378**	477
Unit Mix	18	74%	26%	100%	

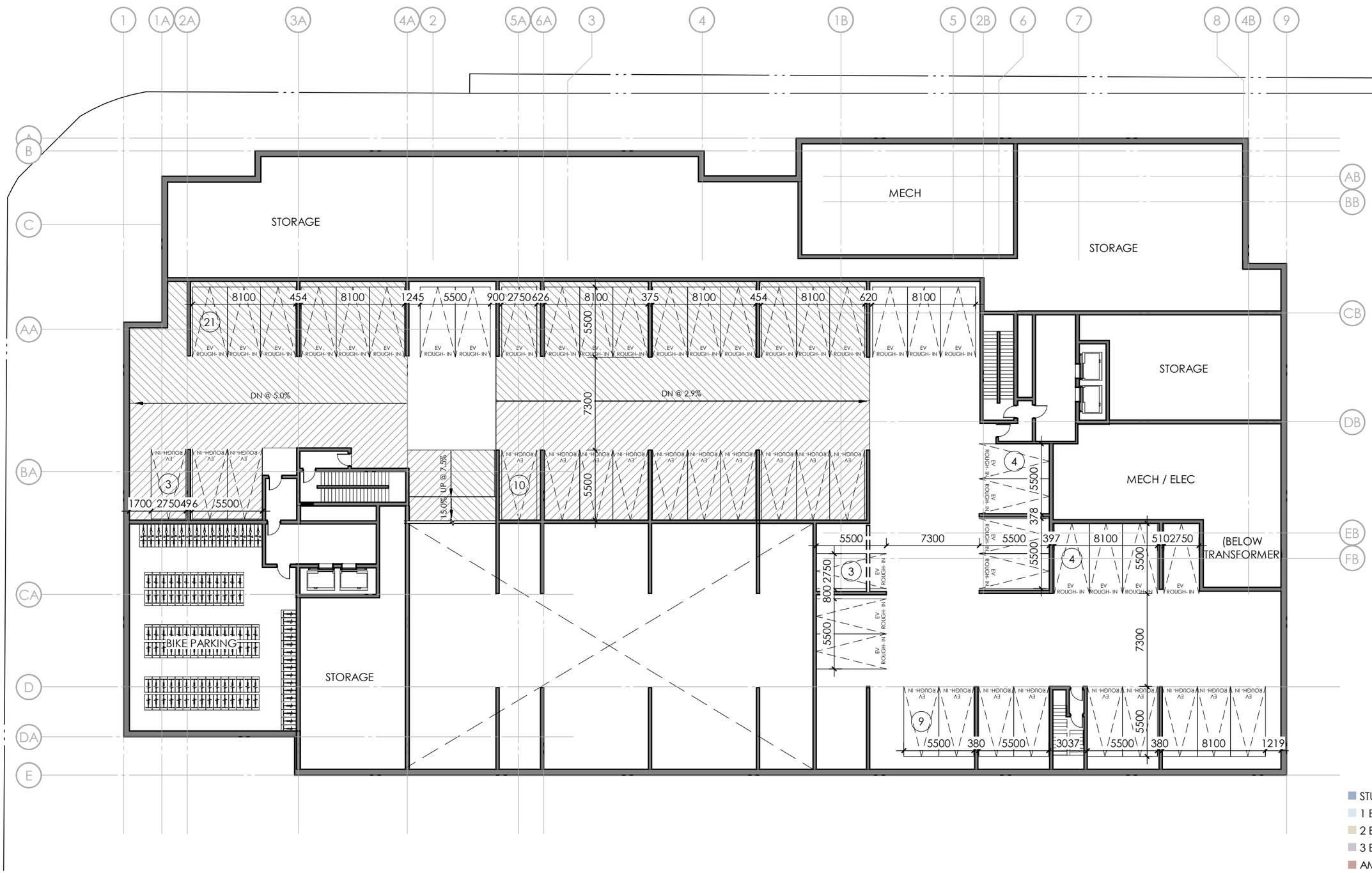
PROJECT NO.2020-155

1175 WEBER ST. EAST

SITE STATISTICS

N.T.S

2021.07.06



STUDIO
1 BED
2 BED
3 BED
AMENITY
COMMERCIAL
OFFICE
PARKING

PROJECT NO.2020-155

1175 WEBER ST. EAST

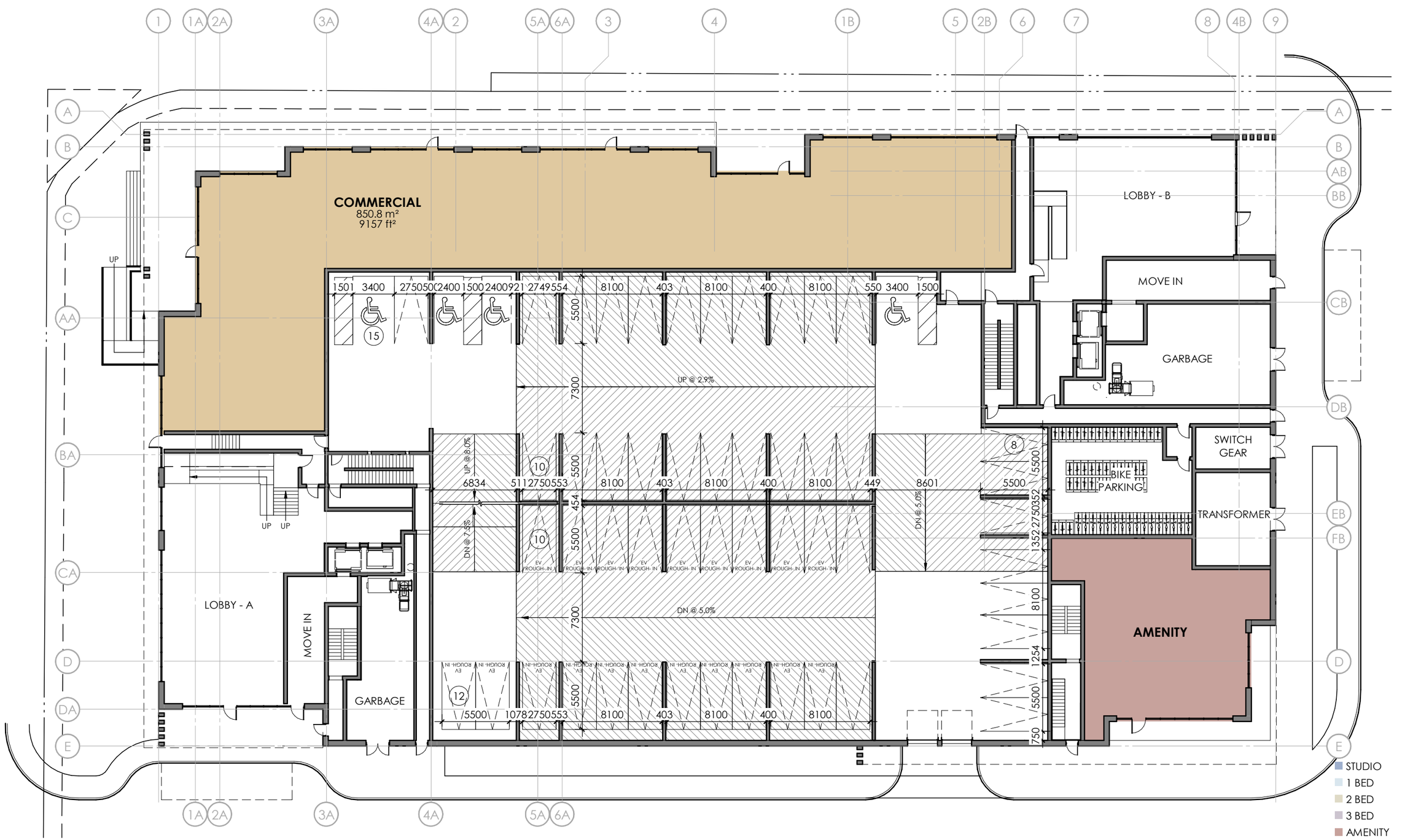
FLOOR PLAN

PARKING LEVEL 1

1:300

2021.07.06

2.1



STUDIO
1 BED
2 BED
3 BED
AMENITY
COMMERCIAL
OFFICE
PARKING

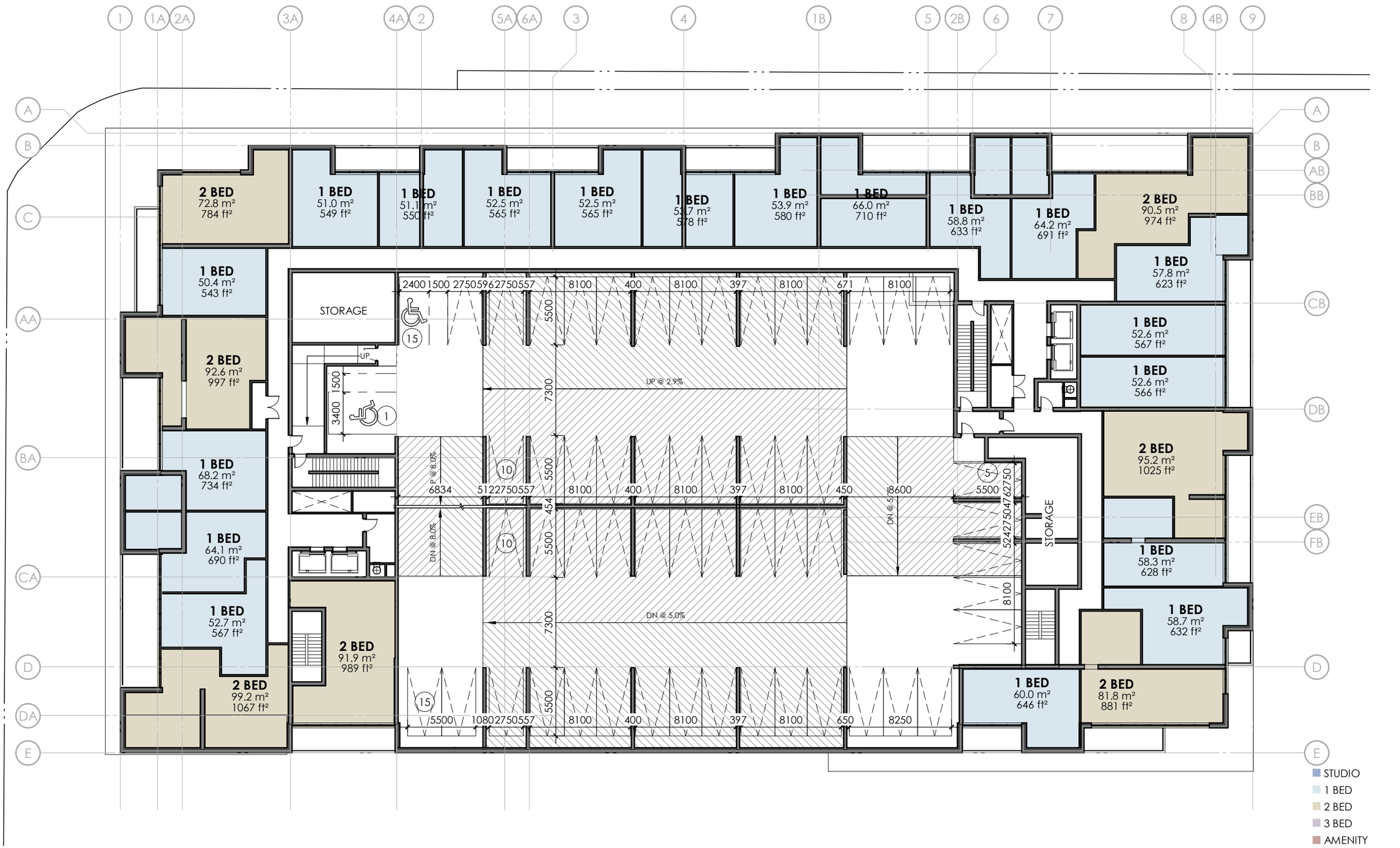
PROJECT NO.2020-155

1175 WEBER ST. EAST

FLOOR PLAN
LEVEL 1
GROUND FLOOR

1:300
2021.07.06

2.2



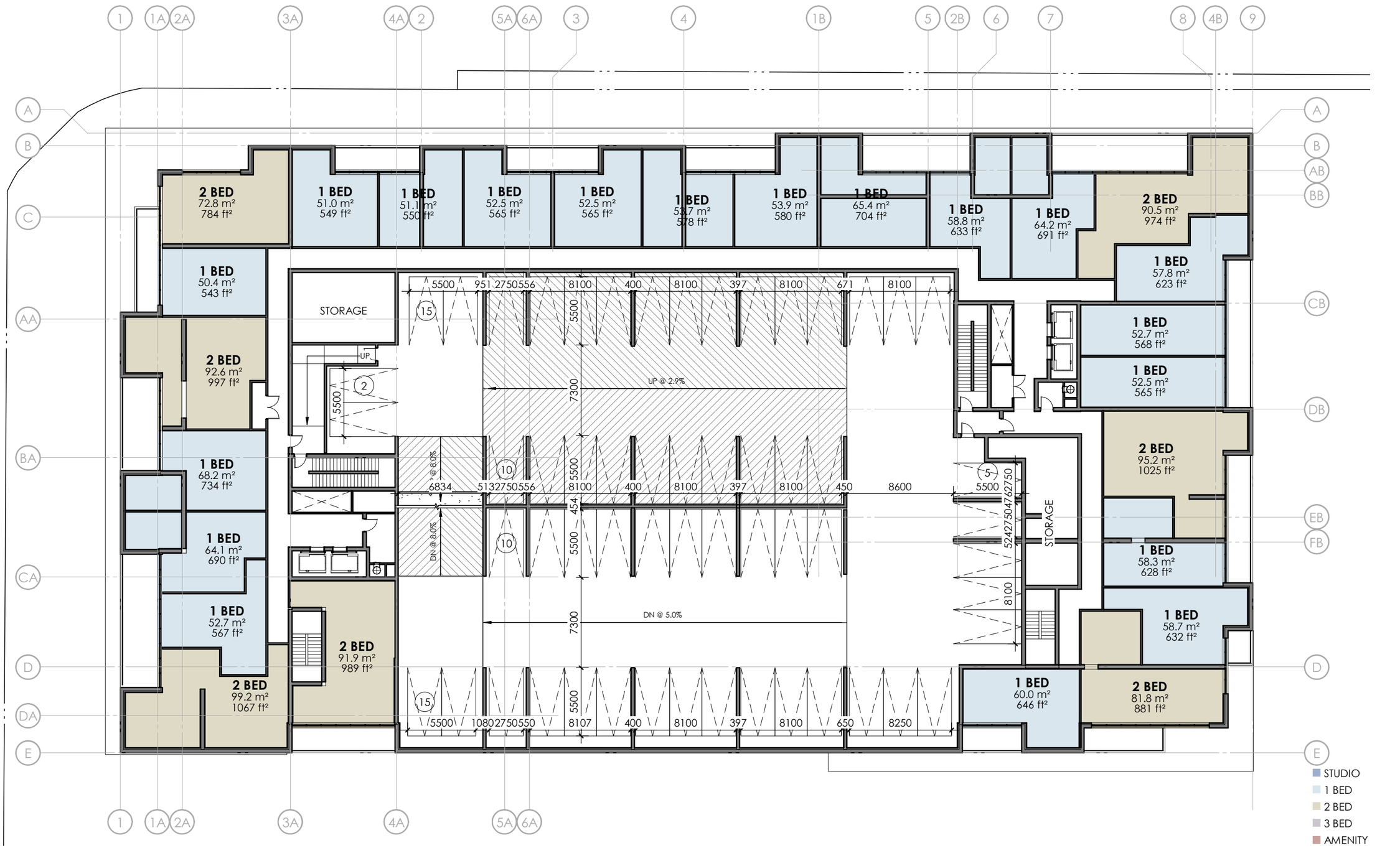
PROJECT NO.2020-155

1175 WEBER ST. EAST

FLOOR PLAN
LEVEL 2

1:300
2021.07.06

2.3



STUDIO
1 BED
2 BED
3 BED
AMENITY
COMMERCIAL
OFFICE
PARKING

PROJECT NO.2020-155

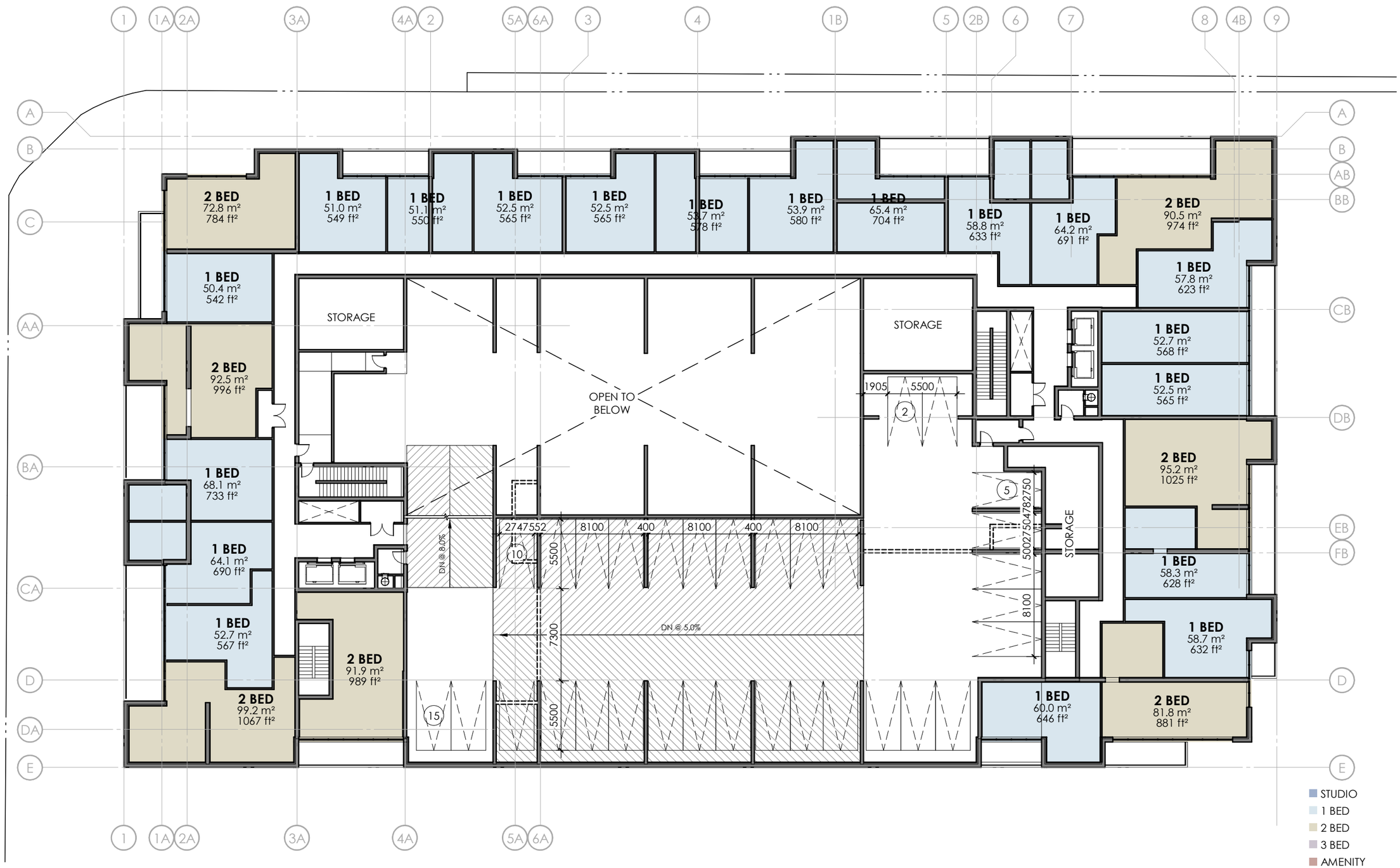
1175 WEBER ST. EAST

FLOOR PLAN

LEVELS 3-4
TYPICAL PODIUM

1:300
2021.07.06

2.4



STUDIO
1 BED
2 BED
3 BED
AMENITY
COMMERCIAL
OFFICE
PARKING

PROJECT NO.2020-155

1175 WEBER ST. EAST

FLOOR PLAN
LEVEL 5

1:300
2021.07.06

2.5

PROJECT NO.2020-155

1175 WEBER ST. EAST

FLOOR PLAN

LEVEL 6
AMENITY TERRACE

1:300
2021.07.06

2.6

STUDIO
1 BED
2 BED
3 BED
AMENITY
COMMERCIAL
OFFICE
PARKING

PROJECT NO.2020-155

1175 WEBER ST. EAST

FLOOR PLAN

LEVELS 7-15
TYPICAL TOWER

1:300
2021.07.06

2.7

STUDIO
1 BED
2 BED
3 BED
AMENITY
COMMERCIAL
OFFICE
PARKING

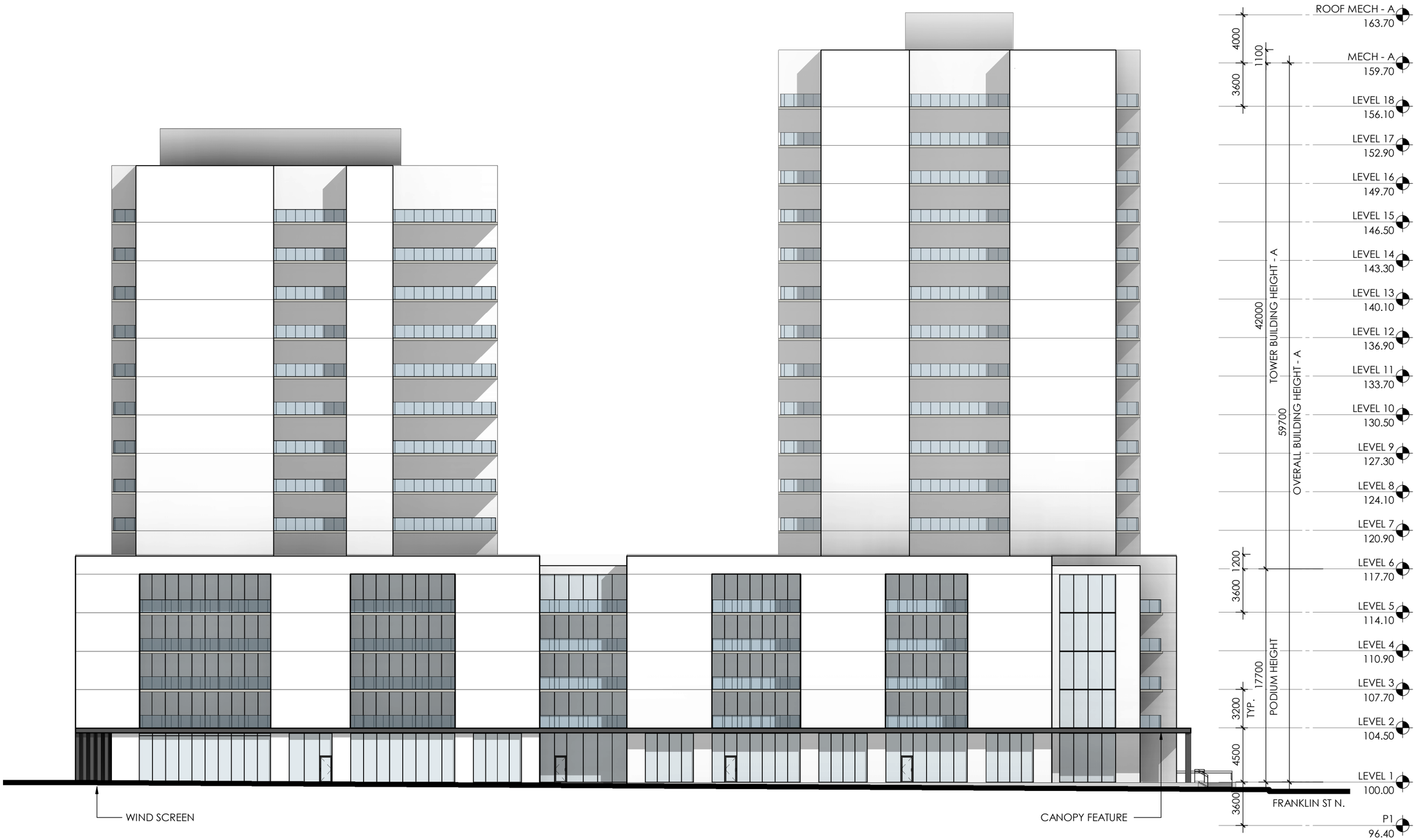
PROJECT NO.2020-155

1175 WEBER ST. EAST

FLOOR PLAN
LEVELS 16-18
TOWER A

1:300
2021.07.06

2.8



PROJECT NO.2020-155

1175 WEBER ST. EAST

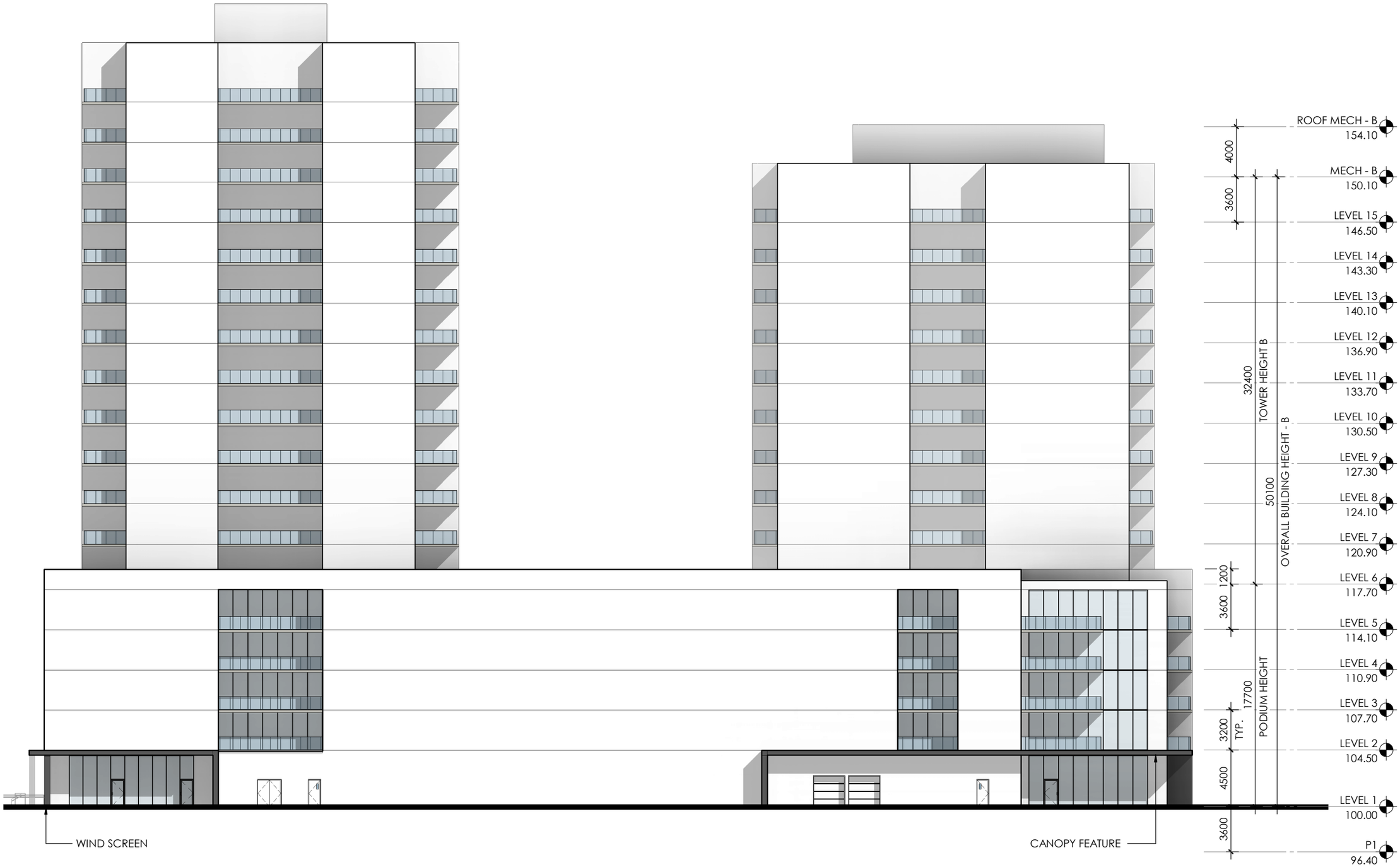
ELEVATIONS

NORTH ELEVATION

1:300

2021.07.06

3.1



PROJECT NO.2020-155

1175 WEBER ST. EAST

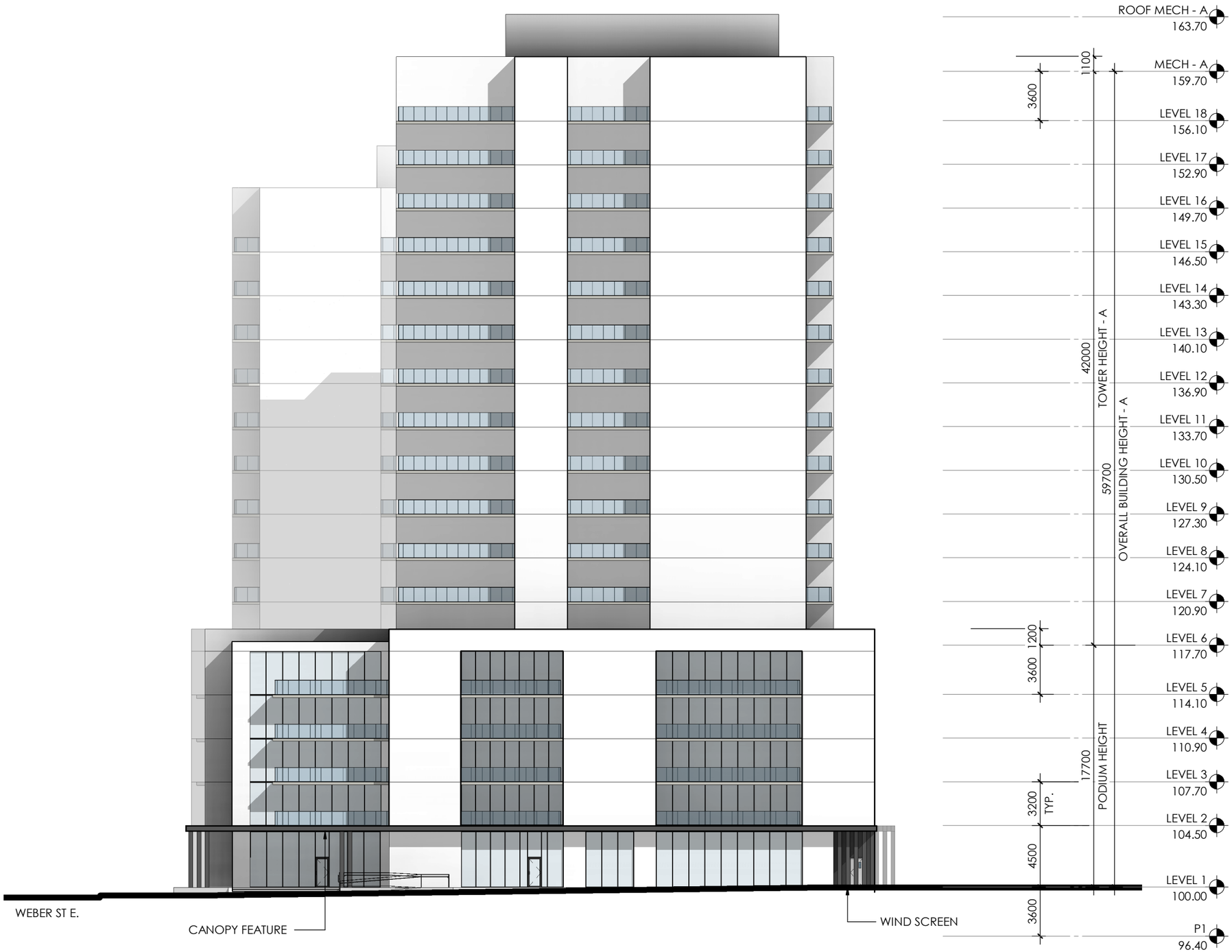
ELEVATIONS

SOUTH ELEVATION

1:300

2021.07.06

3.2



PROJECT NO.2020-155

1175 WEBER ST. EAST

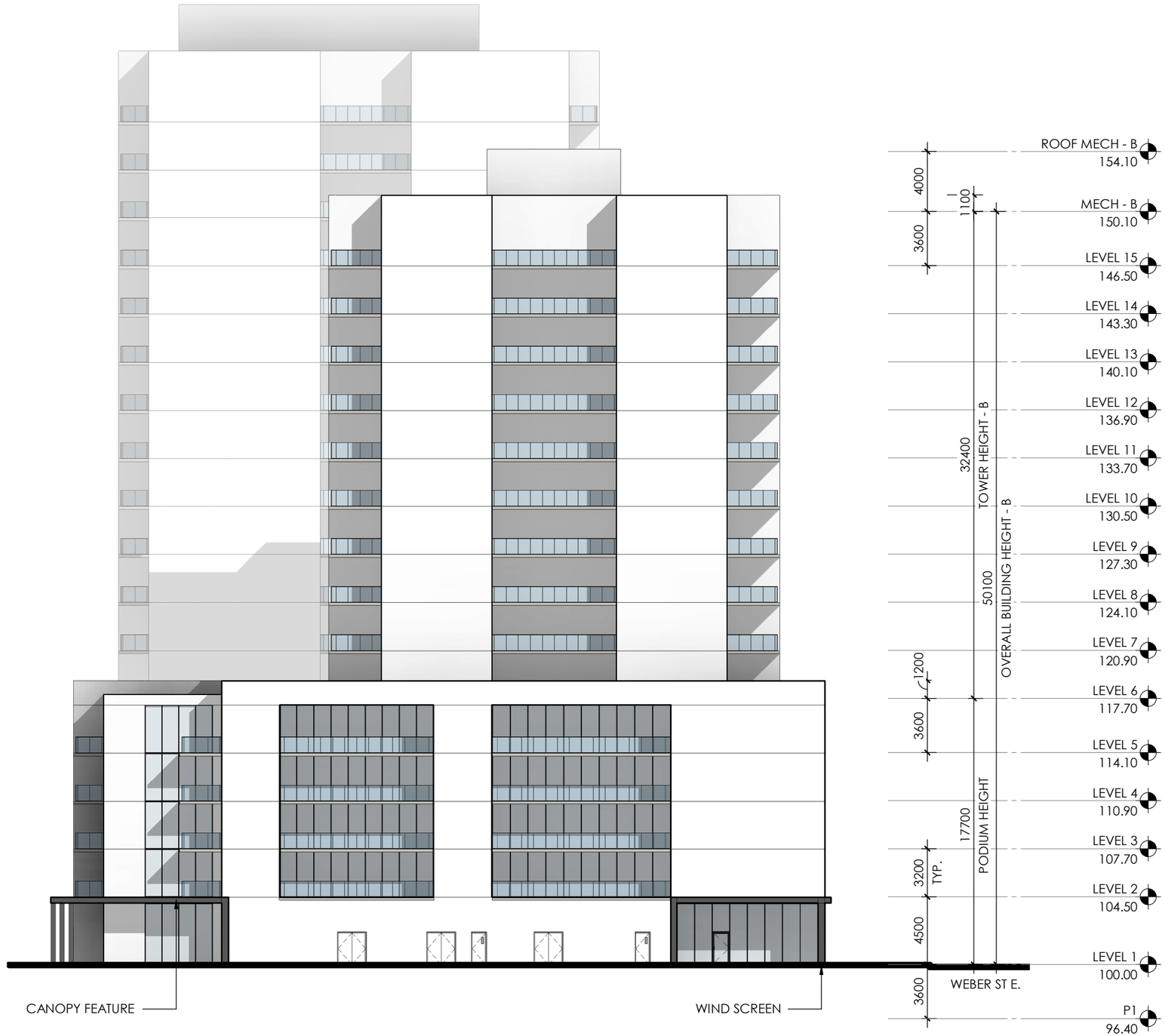
ELEVATIONS

WEST ELEVATION

1:300

2021.07.06

3.3



PROJECT NO.2020-155

1175 WEBER ST. EAST

ELEVATIONS

EAST ELEVATION

1:300

2021.07.06

3.4