Wateridge Village Phase 8: Conceptual Elevations

Conceptual elevations have been prepared in support of the Phase 8 Zoning By-law Amendment Application. These elevations provide an illustration of a potential development concept within the Phase 8 Development Area.

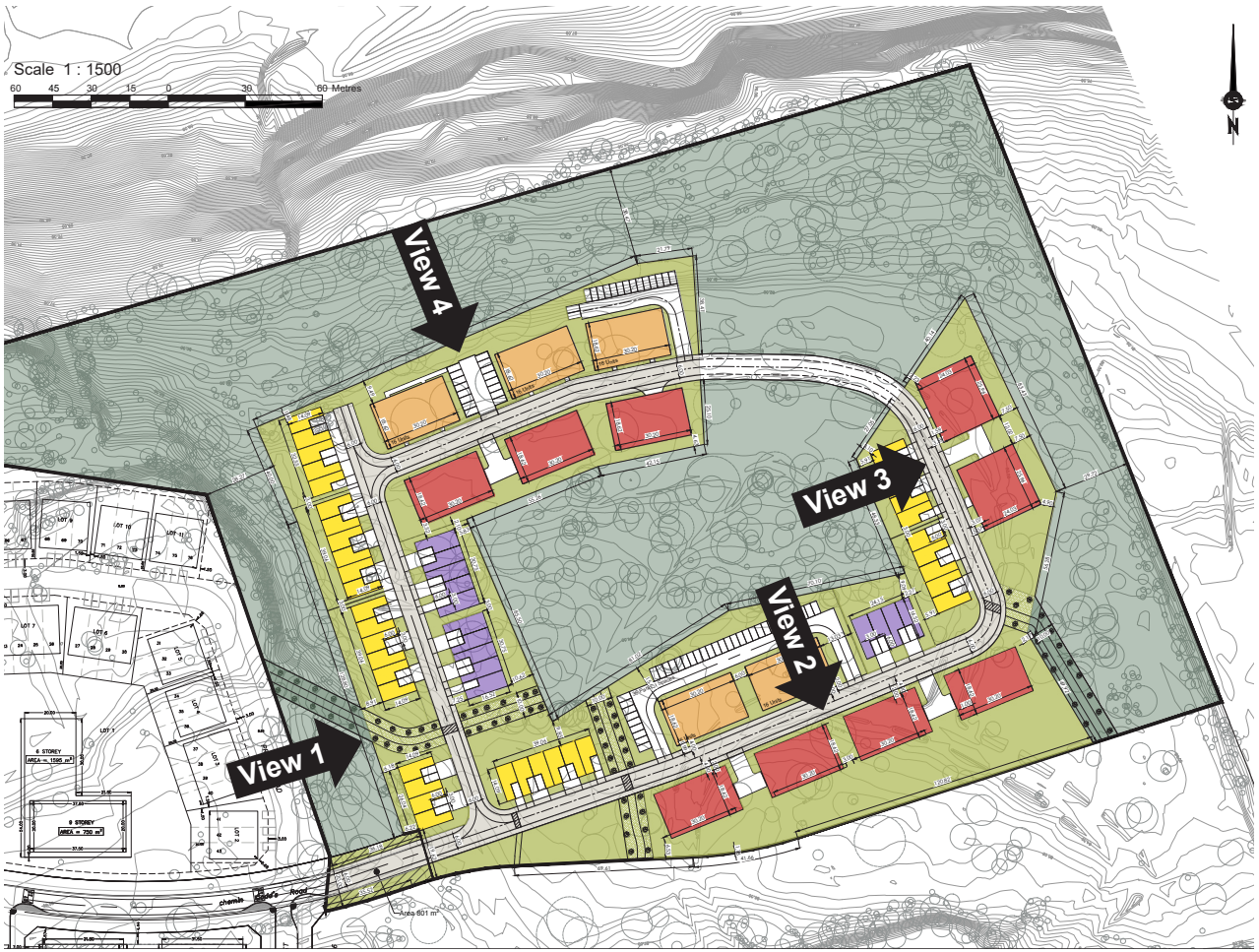
However, the size, scale, and placement of buildings, as well as any building-level architectural details, remain conceptual in nature and may change depending on the direction chosen by future developers and any future Site Plan Application processes.

This elevation package includes two sections. Section One provides 2D perspectives of four different views across the site at the north, south, east, and west portions of the development area. Figure 1 identifies the viewpoints for each elevation.

Section Two provides samples of potential residential products that may be appropriate based on the proposed development concept. These samples provide additional architectural details on the type of development that may be possible within the Phase 8 Development Area.

It should also be noted that elevations for compact townhouses and terraced stacked back-to-back townhouses are consistent between Section One and Section Two. Apartment shown in Figure 1 and Section One are based on the elevations shown in Section Two, but the products are further amended to add an additional storey and associated units.

Figure 1: Phase 8 Concept Plan - Conceptual Elevation Views



Legend

DWELLING TYPE	UNITS
Apartment	180
Terraced Stacked	80
Compact Townhouse	37
Standard Townhouse	14
Total Units:	311
Proposed Surface Parking Spaces:	
Terraced Stacked	60
Compact Townhouse	37
Standard Townhouse	14
Total:	111
Proposed Underground Parking Spaces:	
Apartment Buildings:	140

Subject Site:		4.19 ha
Total Area of Streets and Sidewalks:		0.65 ha
Proposed Pathway		0.14 ha
Net Area Less Streets, Sidewalks, and Pathways:		3.40 ha
Net Residential Density:		**91.48 uph**
Landscaping	17,369 m^2	(1.74 ha)
Landscaping within Front Yard	399.4 m^2	(0.04 ha)

Section 1: Conceptual Elevations

View 1: West



Site Boundary

Proposed Developement:

- Compact Townhouse
- Terraced Stacked Back-to-back Townhouse
- Apartment

Notes:
- Modified product elevations referenced from IBM Studio (2025)
- Development concept referenced from Arcadis (2026).

Location
49 WATERIDGE

Date
2026-08-24

Drafted By
SD

View 2: South



Site Boundary

Proposed Developement:

- Compact Townhouse
- Terraced Stacked Back-to-back Townhouse
- Apartment

Notes:
- Modified product elevations referenced from IBM Studio (2025)
- Development concept referenced from Arcadis (2026).

Location
49 WATERIDGE

Date
2026-08-24

Drafted By
SD

View 3: East



Site Boundary

Proposed Developement:

Compact Townhouse

Terraced Stacked Back-to-back Townhouse

Apartment

Notes:
- Modified product elevations referenced from BIM Studio (2025)
- Development concept referenced from Arcadis (2026).

Location

49 WATERIDGE

Date

2026-08-24

Drafted By

SD

View 4: North



Site Boundary

Proposed Developement:

Compact Townhouse

Terraced Stacked Back-to-back Townhouse

Apartment

Notes:
- Modified product elevations referenced from BIM Studio (2025)
- Development concept referenced from Arcadis (2026).

Location

49 WATERIDGE

Date

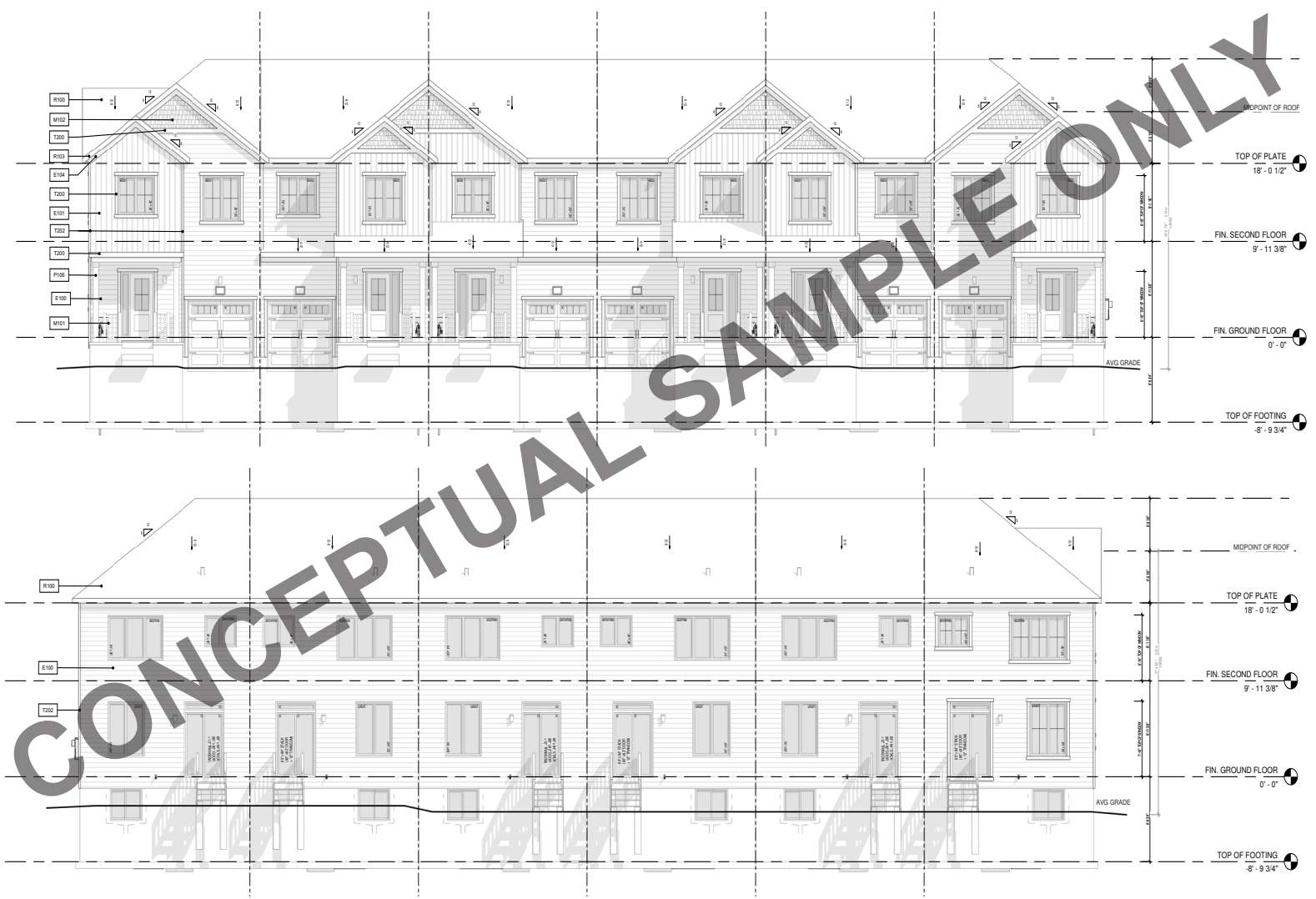
2026-08-24

Drafted By

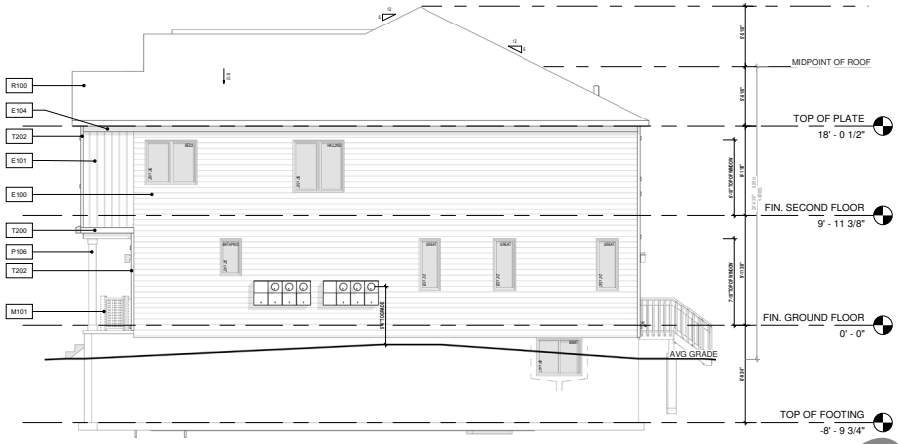
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Section 2: Sample Building Typologies

Sample Product 1: Townhouse Elevations

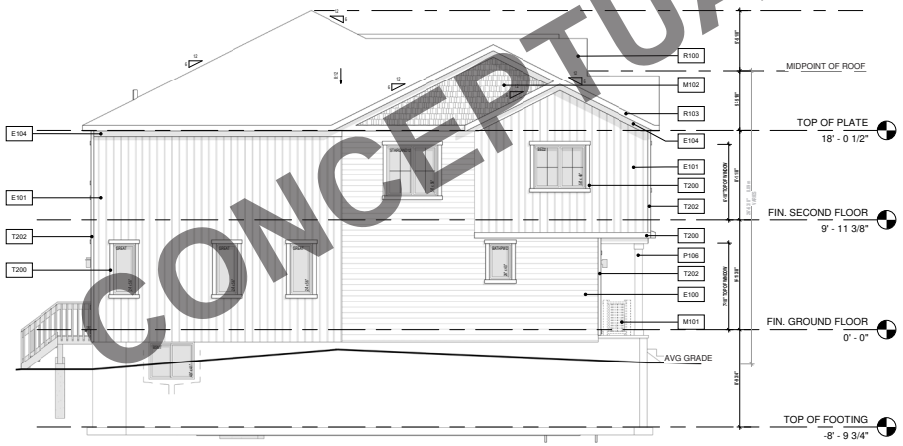


CONCEPTUAL SAMPLE ONLY



LTHF - Rev
ELEV. 'A'
NOVA II
JDE LOT 2555
UNIT 6

RIGHT ELEVATION 'A'



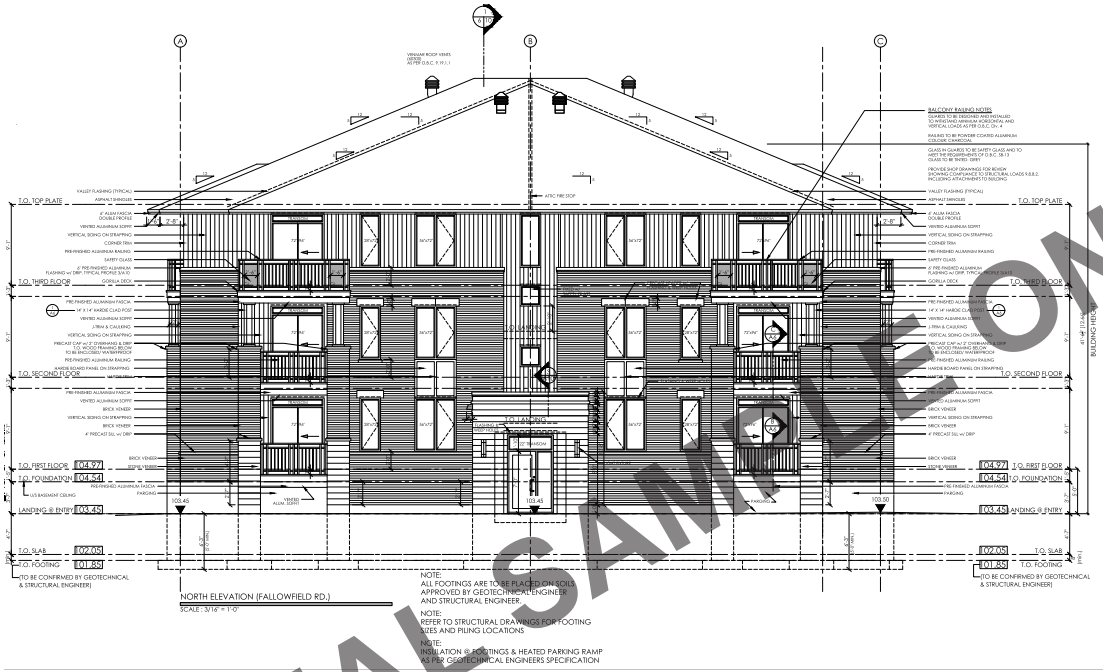
LTHF - STD
ELEV. 'A'
NOVA II UPG
JDE LOT 2550
UNIT 1

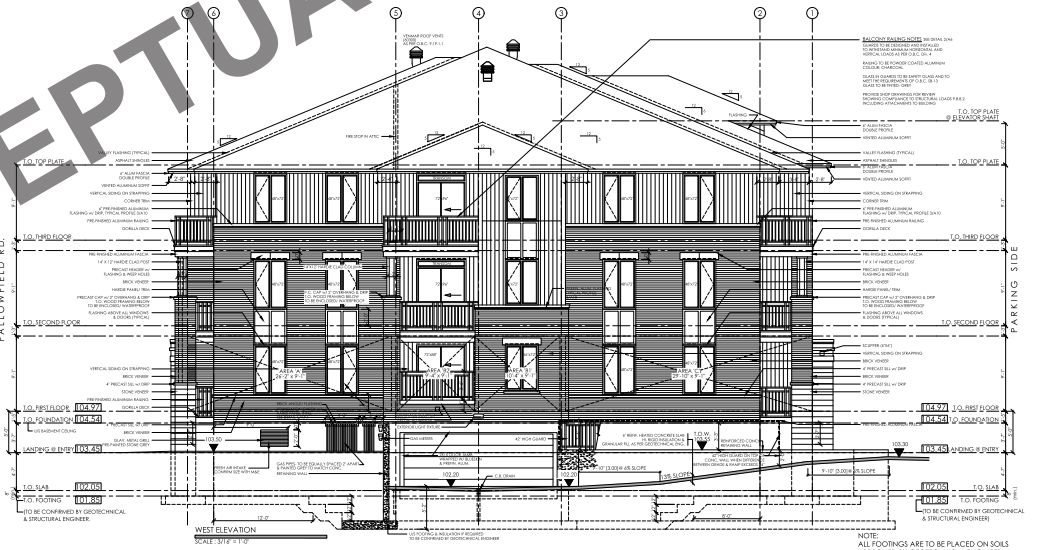
LEFT ELEVATION 'A'



CONCEPTUAL SAMPLE ONLY

Sample Product 2: 18 Unit Apartment Building





AREA 'A'
AREA(A) OF EXPOSED BUILDING FACE = 20.81m² (223.96sq.ft.)
UNPROTECTED OPENINGS = 4.46m² (48sq.ft.)
UPO = 21.42 % - LIMITING DISTANCE = 9.43m
MAX ALLOWABLE UPO = 100% (9.10.14.4)

AREA 'B2'
AREA OF EXPOSED BUILDING FACE = 7.9m² (85 sq.ft.)
UNPROTECTED OPENINGS = 4.09m² (44 sq.ft.)
UPO = 50.63 % - LIMITING DISTANCE = 10.32m
MAX ALLOWABLE UPO =100% (9.10.14.4)

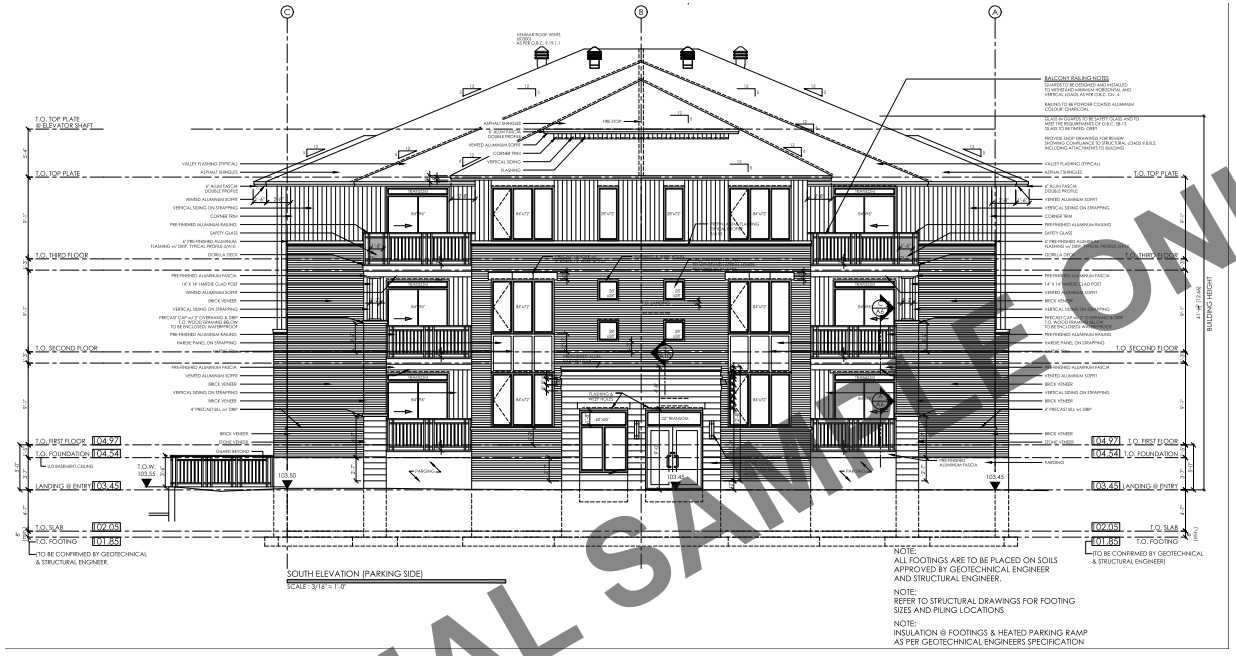
AREA 'B1'
AREA OF EXPOSED BUILDING FACE = 8.7m² (94 sq.ft.)
UNPROTECTED OPENINGS = 2.04m² (22 sq.ft.)
UPO = 23.4 % - LIMITING DISTANCE = 8.99m
MAX ALLOWABLE UPO = 100% (9.10.14.4)

AREA 'C'
AREA(C) OF EXPOSED BUILDING FACE = 25.17m² (270.89 sq.ft.)
UNPROTECTED OPENINGS = 4.46m² (48sq.ft.)
UPO = 17.72 % - LIMITING DISTANCE = 46.22m
MAX ALLOWABLE UPO = 100% (9.10.14.4)

AREA (PARKING GARAGE) OF EXPOSED BUILDING FACE = 38.4m² (413.33 sq.ft.)
UNPROTECTED OPENINGS = 13.27m² (142.83sq.ft.)
UPO = 34.56% - LIMITING DISTANCE = 8.99m
MAX ALLOWABLE UPO = 100% (SPRINKLERED) (9.10.14.4)

CONCEPTUAL SAMPLE ONLY

Note: Sample Product 2 provides a general indication of architectural details. The apartment product indicated in Figure 1 and Section One uses Sample Product 2 as a baseline, and adds an additional storey and associated units.

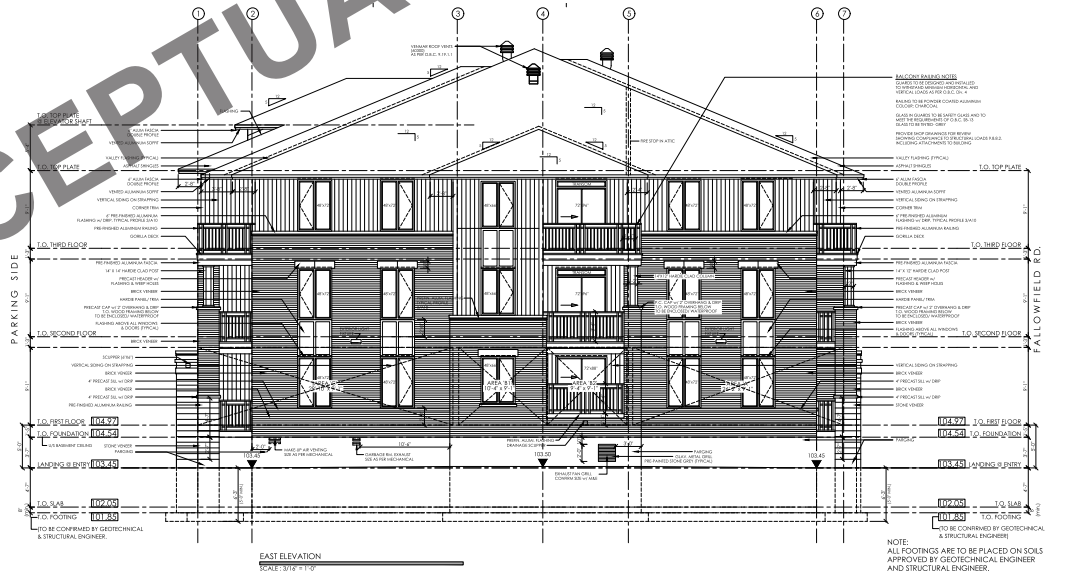


SOUTH ELEVATION (PARKING SIDE)
SCALE: 3/16" = 1'-0"

NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOILS APPROVED BY GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR FOOTING SIZES AND PILING LOCATIONS

NOTE:
INSULATION @ FOOTINGS & HEATED PARKING RAMP AS PER GEOTECHNICAL ENGINEER'S SPECIFICATION



EAST ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOILS APPROVED BY GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR FOOTING SIZES AND PILING LOCATIONS

NOTE:
INSULATION @ FOOTINGS & HEATED PARKING RAMP AS PER GEOTECHNICAL ENGINEER'S SPECIFICATION

AREA 'C'
AREA ['C'] OF EXPOSED BUILDING FACE = 25.17m² (270.89 sq.ft.)
UNPROTECTED OPENINGS = 4.46m² (48sq.ft.)
UPO = 17.72 % - LIMITING DISTANCE = 8.0m
MAX ALLOWABLE UPO = 100% (9.10.14.4)

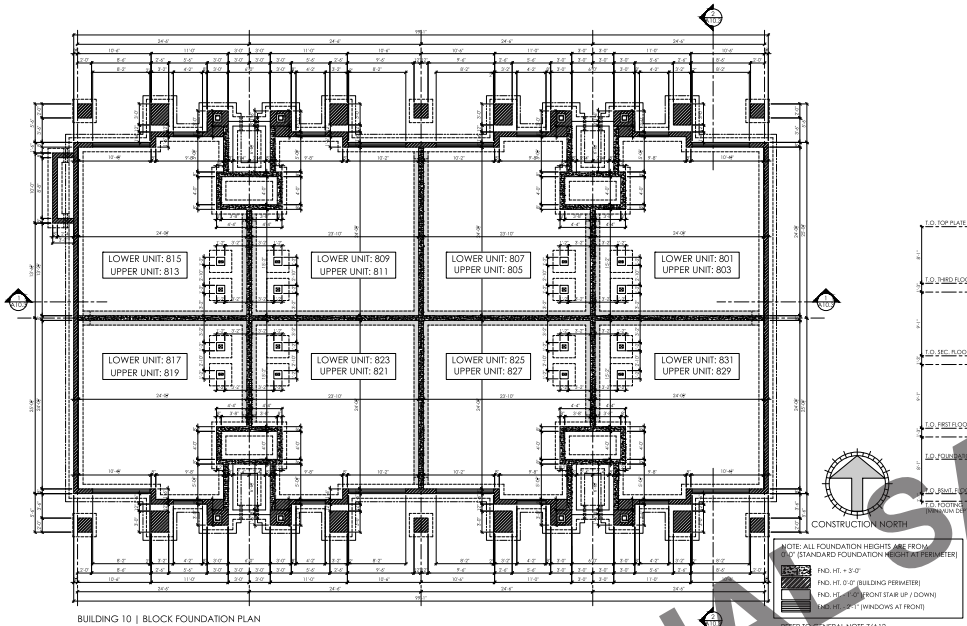
AREA 'B1'
AREA OF EXPOSED BUILDING FACE = 8.7m² (94 sq.ft.)
UNPROTECTED OPENINGS = 2.04m² (22 sq.ft.)
UPO = 23.4 % - LIMITING DISTANCE = 7.54m
MAX ALLOWABLE UPO = 100% (9.10.14.4)

AREA 'B2'
AREA OF EXPOSED BUILDING FACE = 7.9m² (85 sq.ft.)
UNPROTECTED OPENINGS = 4.0m² (44 sq.ft.)
UPO = 50.63 % - LIMITING DISTANCE = 9.07m
MAX ALLOWABLE UPO = 100% (9.10.14.4)

AREA 'A'
AREA ['A'] OF EXPOSED BUILDING FACE = 20.81m² (223.96sq.ft.)
UNPROTECTED OPENINGS = 4.46m² (48sq.ft.)
UPO = 21.43 % - LIMITING DISTANCE = 8.0m
MAX ALLOWABLE UPO = 100% (9.10.14.4)

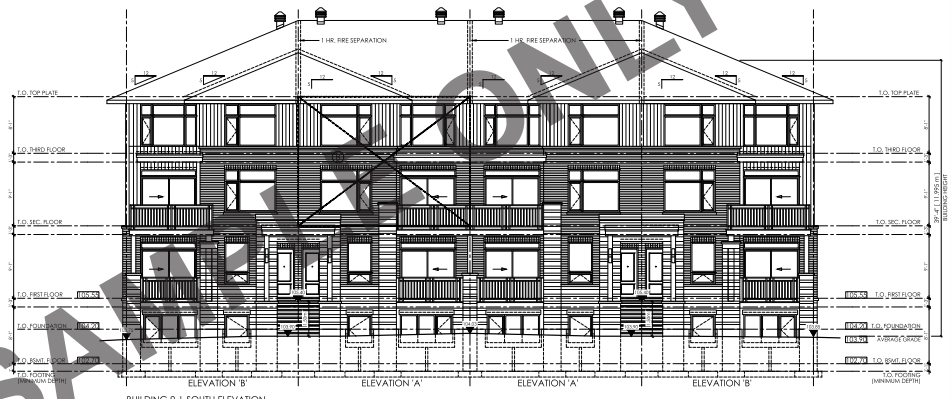
CONCEPTUAL SAMPLE ONLY

Sample Product 3: Terraced Stacked Back-to-Back Townhouse



BUILDING 10 | BLOCK FOUNDATION PLAN

REFER TO GENERAL NOTE 7/A12

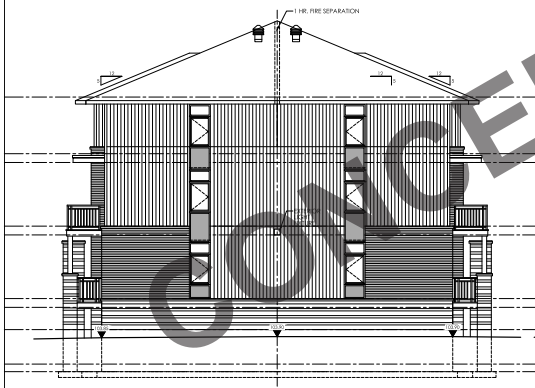


BUILDING 9 | SOUTH ELEVATION

LIMITING DISTANCE = 6.0m
AREA OF EXPOSED BUILDING FACE
(AREA 'B') = 451 sq.ft. (41.9m²)
MAXIMUM PERMITTED U.P.O. = 67% (9.10.14.4)
AREA OF U.P.O. = 194 sq.ft. (18m²)
PERCENT OF U.P.O. = 42.96%

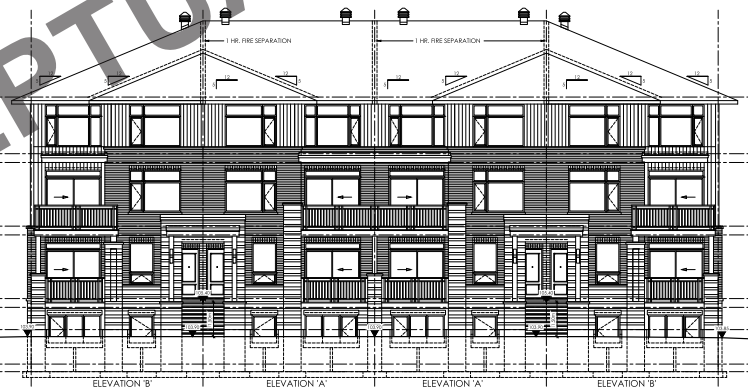
REQUIRED WALL CONSTRUCTION (9.10.14.5)
- 3/4 HOUR FIRE RESISTANCE RATING
- COMBUSTIBLE CONSTRUCTION
- COMBUSTIBLE CLADDING

NOTE:
ALL ELEVATIONS ON THIS PAGE TO BE READ IN CONJUNCTION WITH UNIT ELEVATIONS ON SHEET A2



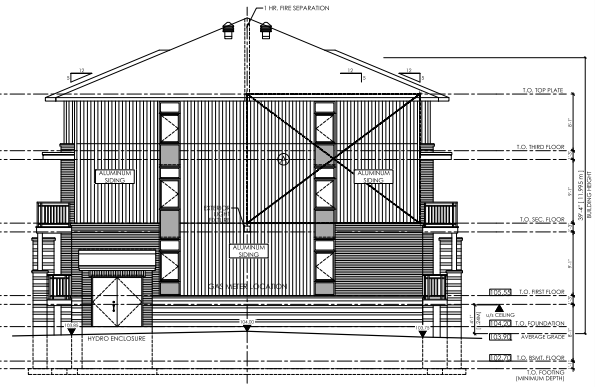
BUILDING 9 | EAST ELEVATION

LIMITING DISTANCE = 11.05m



BUILDING 9 | NORTH ELEVATION

LIMITING DISTANCE = 9.36m



BUILDING 9 | WEST ELEVATION

LIMITING DISTANCE = 3.0m
AREA OF EXPOSED BUILDING FACE
(AREA 'A') = 454 sq.ft. (42.2m²)
MAXIMUM PERMITTED U.P.O. = 19% (9.10.14.4)
AREA OF U.P.O. = 36.0 sq.ft. (3.3m²)
PERCENT OF U.P.O. = 7.9%

REQUIRED WALL CONSTRUCTION (9.10.14.5)
- 1 HOUR FIRE RESISTANCE RATING
- COMBUSTIBLE CONSTRUCTION
- NON-COMBUSTIBLE CLADDING

HYDRO ENCLOSURE
LIMITING DISTANCE = 2.1m
AREA OF EXPOSED BUILDING FACE = 80 sq.ft. (7.4m²)
MAXIMUM PERMITTED U.P.O. = 23.4% (9.10.14.4)
AREA OF U.P.O. = 0 sq.ft. (0m²)
PERCENT OF U.P.O. = 0%

CONCEPTUAL - SAMPLE ONLY