

# Wallaceton Mixed Use Development

Grocery Store

Pharmacy

Restaurants

Coffee/Drive-thru

Burger/Drive-thru

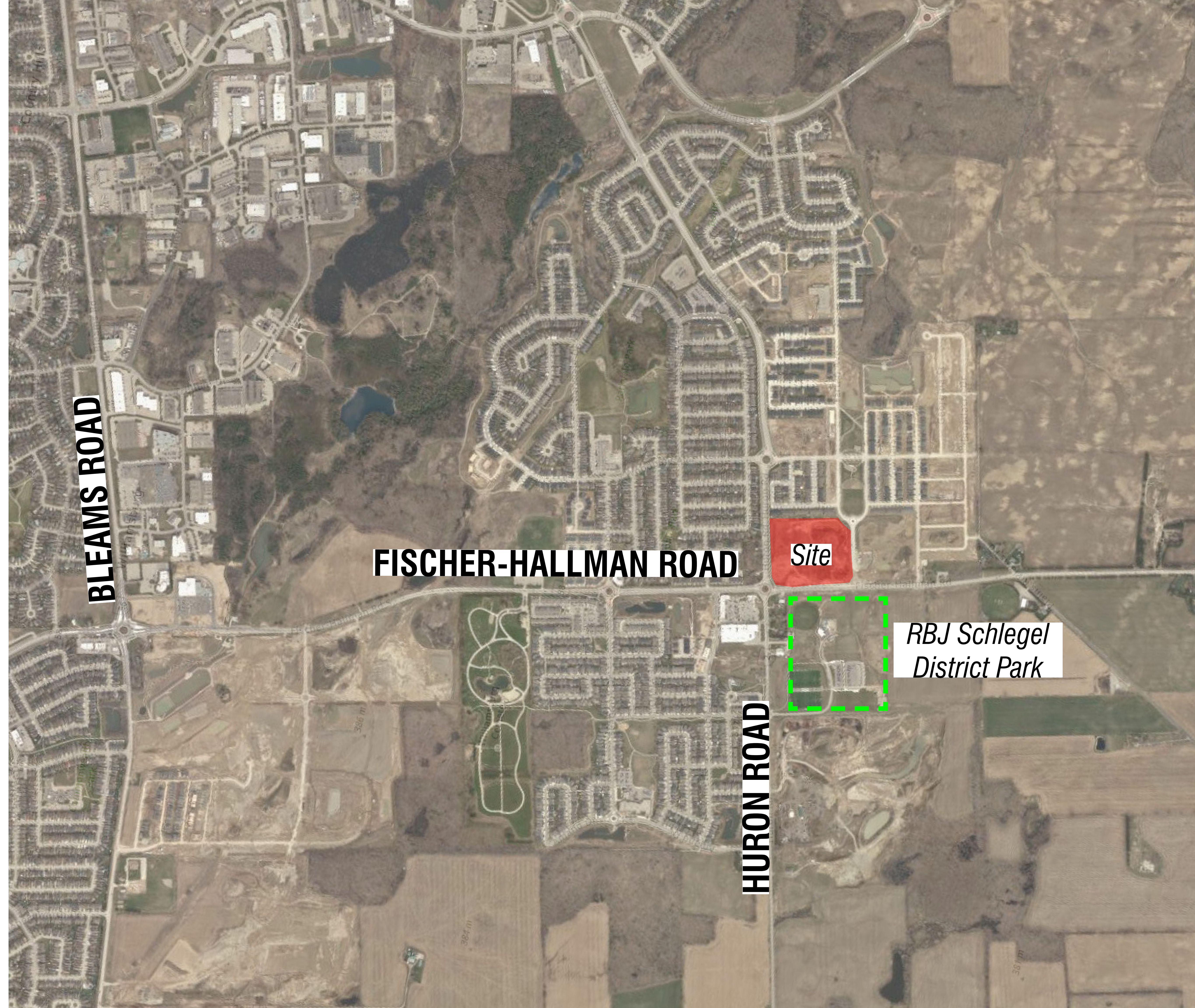
Banks

Personal Services

Medical Services

75+ Missing Middle  
Townhomes

250+ Rental Apartments



**BLEAMS ROAD**

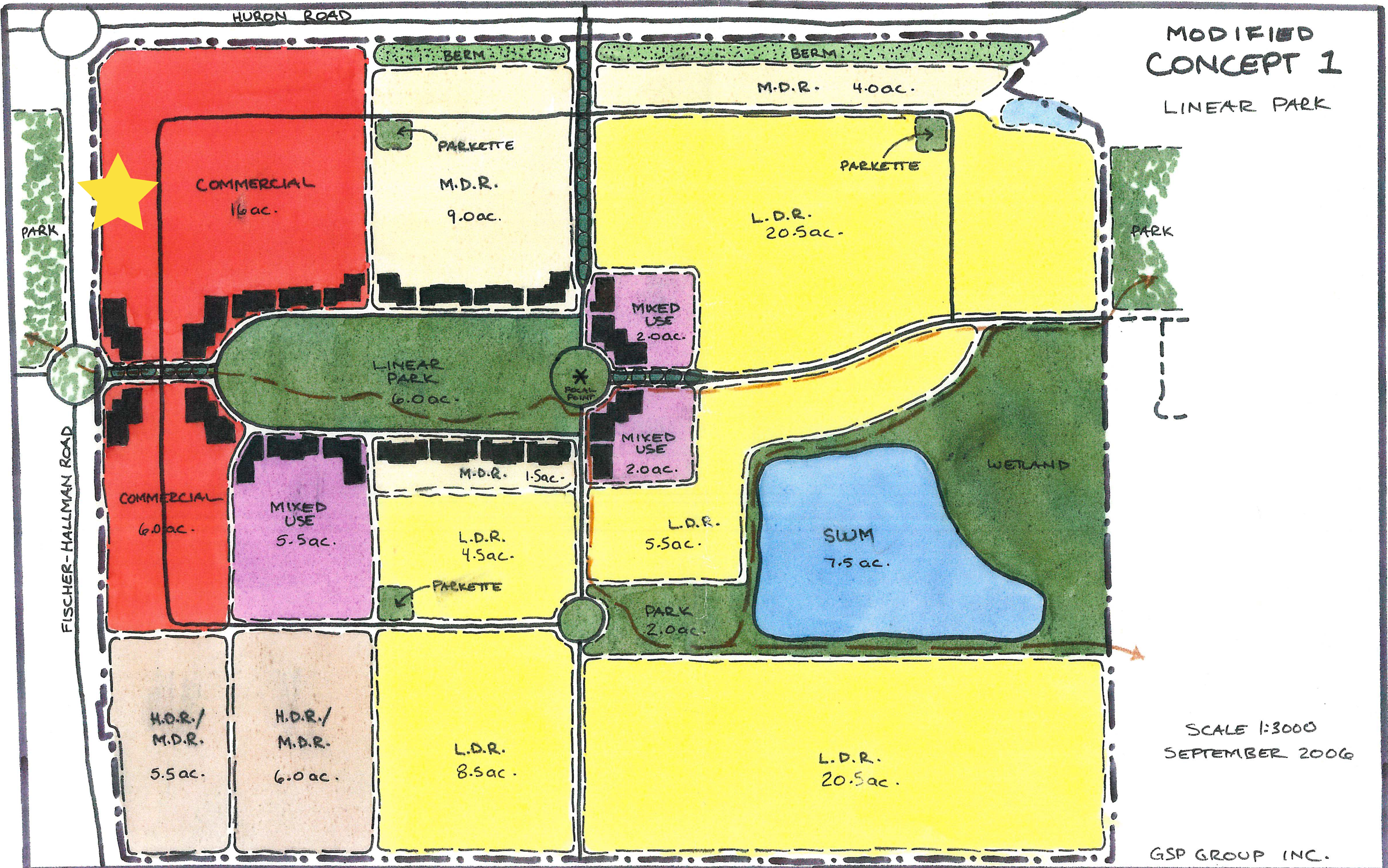
**FISCHER-HALLMAN ROAD**

*Site*

*RBJ Schlegel  
District Park*

**HURON ROAD**





MODIFIED  
CONCEPT 1  
LINEAR PARK

SCALE 1:3000  
SEPTEMBER 2006

GSP GROUP INC.



# PHASING PLAN

## PHASE ONE (2023)

Phase 1 Area: 37996.2m<sup>2</sup>  
Phase 1 GFA: 8074.4m<sup>2</sup>  
Phase 1 FSR: 0.21

## PHASE TWO (2024)

Phase 2 Area: 11727.1m<sup>2</sup>  
Phase 2 GFA: 10560m<sup>2</sup>  
Phase 2 FSR: 0.90  
Cumulative FSR: 0.37

## PHASE THREE (2027)

Phase 3 Area: 7115.2m<sup>2</sup>  
Phase 3 GFA: 10565m<sup>2</sup>  
Phase 3 FSR: 1.48  
Cumulative FSR: 0.51

## PHASE FOUR (2030)

Phase 4 Area: 6065.3m<sup>2</sup>  
Phase 4 GFA: 12231.1m<sup>2</sup>  
Phase 4 FSR: 2.02  
Cumulative FSR: 0.66

## SITE DATA

Zoning: MU-2 637R 424U 67H  
Lot Area: 62907.7m<sup>2</sup>

### Phase 1

Area: 37996.2m<sup>2</sup>  
Existing GFA: 0m<sup>2</sup>  
Proposed GFA: 8074.4m<sup>2</sup>  
FSR: 0.21

### Buildings

A: 1021.7m<sup>2</sup>  
B: 771.2m<sup>2</sup>  
C: 626.4m<sup>2</sup>  
D: 454.2m<sup>2</sup>  
E: 1627.1m<sup>2</sup>  
F: 3554m<sup>2</sup>

### Parking

8074.4m<sup>2</sup> / 27m<sup>2</sup> (Plaza > 600m<sup>2</sup>) = 299.1  
MU-2 Parking Reduction @ 20% = 239

Required: 239 spaces  
Provided: 341 spaces  
Typical Parking Space: 2.7m x 5.5m

Barrier Free: (2 + (239 \* .02)) = 6.8  
Required: 7 spaces (4 Type A / 3 Type B)  
Provided: 12 spaces (Type A)

### Loading

Required: 3  
Provided: 6

### Street-Fronting Facade Coverage

Required: 25%  
Provided: 48%  
185.5m Facade Length / 389.9m Streetline Length

### Phase 2

Area: 49723.3m<sup>2</sup>  
Existing GFA: 8074.4m<sup>2</sup>  
Proposed GFA: 10560m<sup>2</sup>  
FSR: 0.90 (0.37 all developed lands)  
Proposed Units: 88

### Phase 3

Area: 56838.5m<sup>2</sup>  
Existing GFA: 18634.4  
Proposed GFA: 10565m<sup>2</sup>  
Commercial GFA: 668.9m<sup>2</sup>  
FSR: 1.48 (0.51 all developed lands)  
Proposed Units: 115

### Phase 4

Area: 62907.7m<sup>2</sup>  
Existing GFA: 29199.4m<sup>2</sup>  
Proposed GFA: 12231.1m<sup>2</sup>  
FSR: 2.02 (0.66 Site FSR)  
Proposed Units: 151

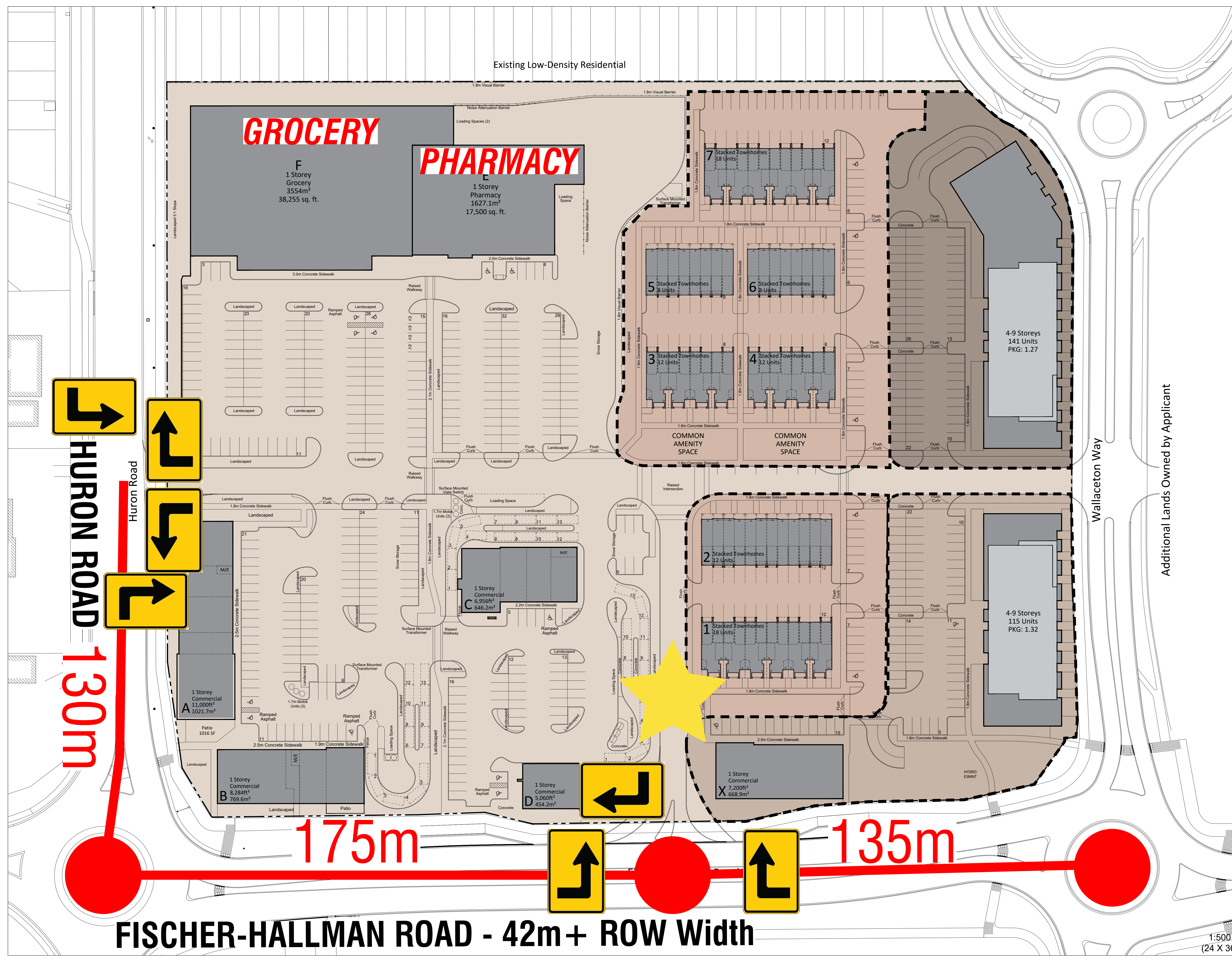
Drawn by: AV

Date: 2/16/2023

File: Wallaceton Mixed Use Ph. 1



1:500  
(24 X 36)



**GROCERY**

**PHARMACY**

F  
1 Storey Grocery  
3554m<sup>2</sup>  
38,255 sq. ft.

C  
1 Storey Pharmacy  
1627.1m<sup>2</sup>  
17,500 sq. ft.

7 Stacked Townhomes  
18 Units

5 Stacked Townhomes  
8 Units

6 Stacked Townhomes  
8 Units

3 Stacked Townhomes  
12 Units

4 Stacked Townhomes  
12 Units

2 Stacked Townhomes  
12 Units

1 Stacked Townhomes  
18 Units

4-9 Storeys  
141 Units  
PKG: 1.27

4-9 Storeys  
115 Units  
PKG: 1.32

1 Storey Commercial  
6,956ft<sup>2</sup>  
646.2m<sup>2</sup>

1 Storey Commercial  
11,000ft<sup>2</sup>  
1021.7m<sup>2</sup>

1 Storey Commercial  
8,284ft<sup>2</sup>  
769.6m<sup>2</sup>

1 Storey Commercial  
5,060ft<sup>2</sup>  
454.2m<sup>2</sup>

1 Storey Commercial  
7,200ft<sup>2</sup>  
668.9m<sup>2</sup>

HURON ROAD

130m

175m

135m

FISCHER-HALLMAN ROAD - 42m+ ROW Width

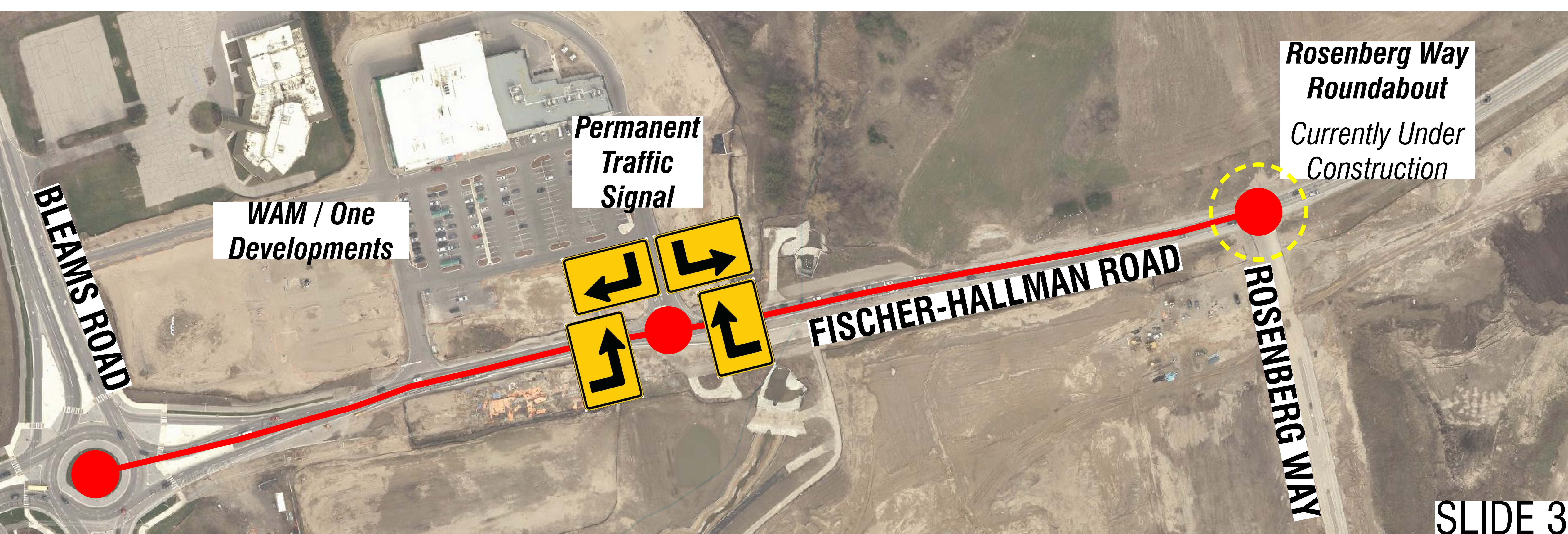
Additional Lands Owned by Applicant

Wallaceton Way

Huron Road

Existing Low-Density Residential











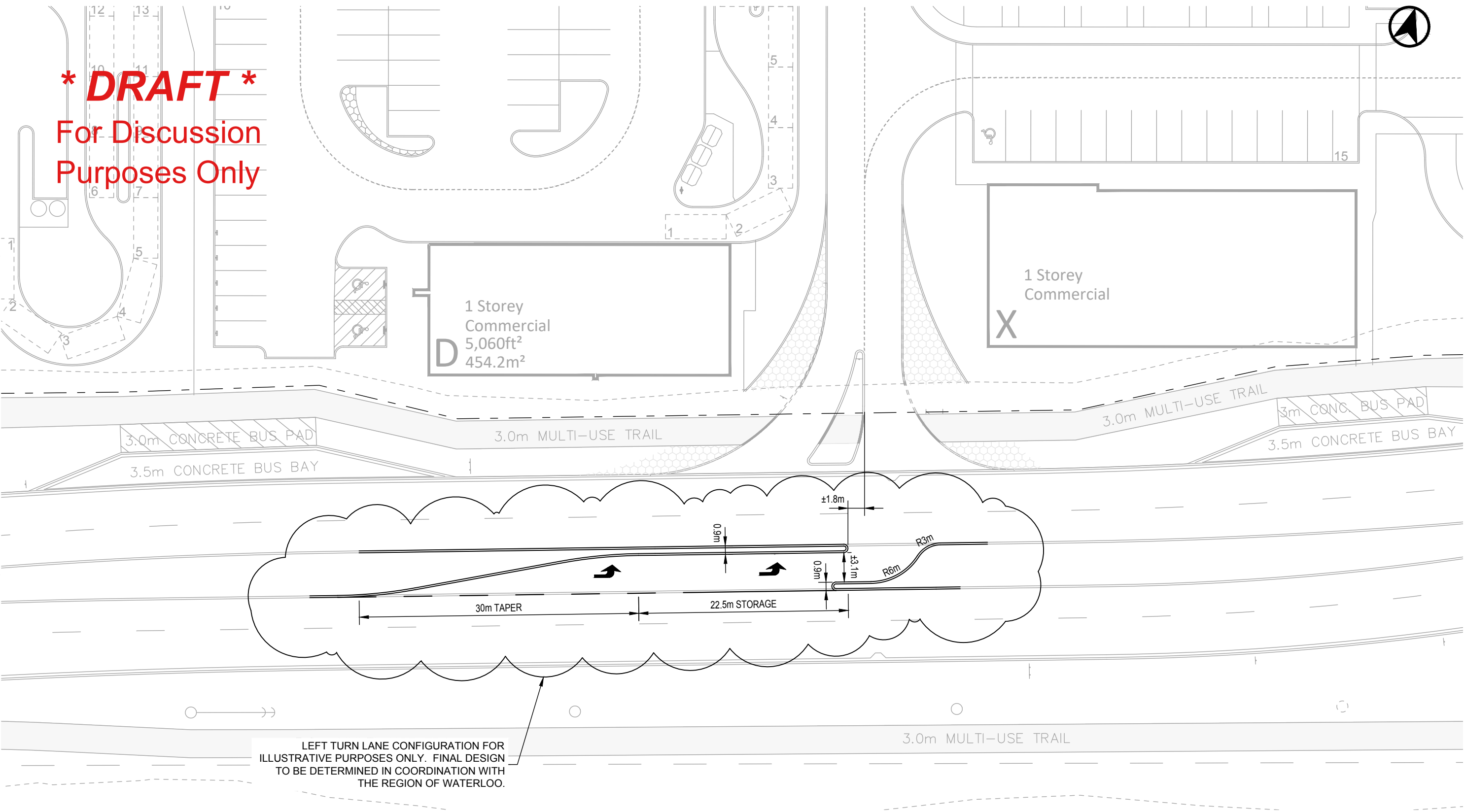




**\* DRAFT \***  
**For Discussion**  
**Purposes Only**



Filename: J:\8136-03\BA\Functional Design\Rev 0 - June 5-2023 LT Lane Review\iba-FD-Rev0-Fischer-Hallman LT Lane-8136-03.dwg  
 Date Plotted: June 5, 2023



LEFT TURN LANE CONFIGURATION FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE DETERMINED IN COORDINATION WITH THE REGION OF WATERLOO.



**Fischer-Hallman Road & Huron Road Development**  
 Review of Left Turn Lane (from Fisher-Hallman Road)  
 Potential Lane Configuration

Project: Fischer-Hallman / Huron  
 Project No. 8136-03  
 Date: June 5, 2023  
 Revised: --

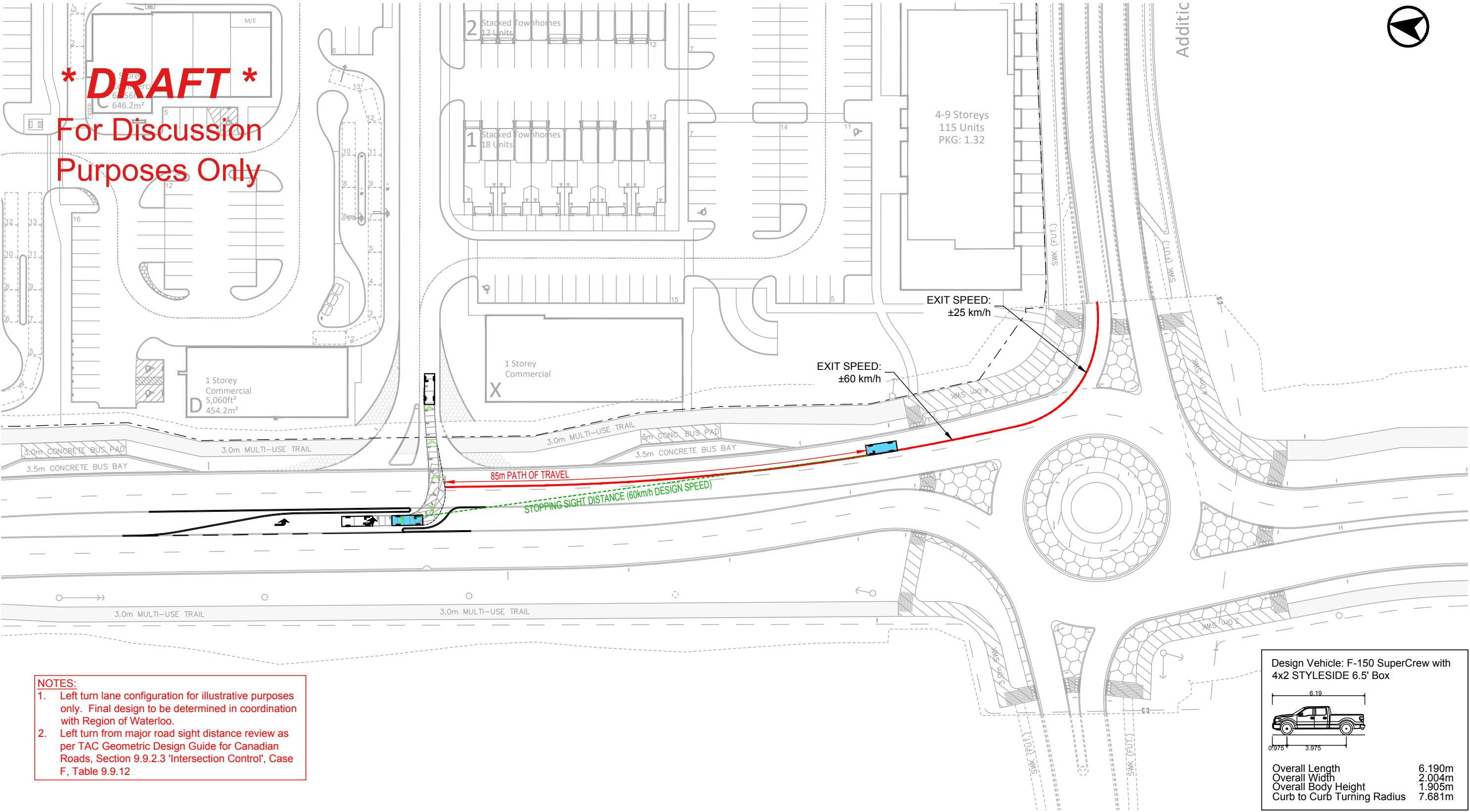


Drawing No. **SK-1**



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Date Plotted: June 5, 2023  
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- NOTES:**
1. Left turn lane configuration for illustrative purposes only. Final design to be determined in coordination with Region of Waterloo.
  2. Left turn from major road sight distance review as per TAC Geometric Design Guide for Canadian Roads, Section 9.9.2.3 'Intersection Control', Case F, Table 9.9.12

**Design Vehicle: F-150 SuperCrew with 4x2 STYLESIDE 6.5' Box**

Overall Length	6.190m
Overall Width	2.004m
Overall Body Height	1.905m
Curb to Curb Turning Radius	7.681m



**Fischer-Hallman & Huron Road Development**  
 Sight Distance Review  
 Inbound Left Turn Manoeuvre From Major Road - Scenario 1

Project: Fischer-Hallman / Huron  
 Project No. 8136-03  
 Date: June 5, 2023  
 Revised: --

Scale 1:400

Drawing No. **SD-1**

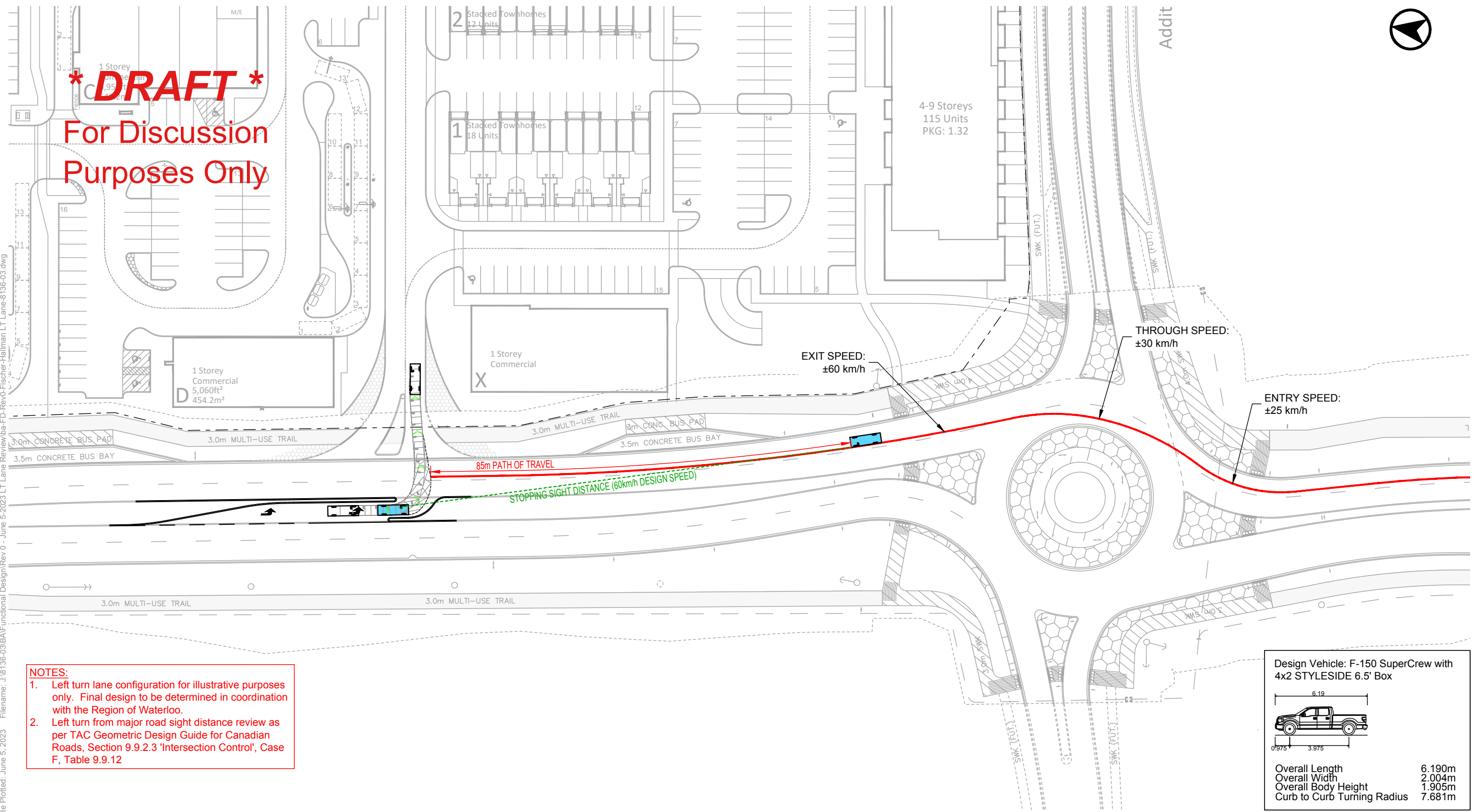




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Design Vehicle: F-150 SuperCrew with 4x2 STYLE SIDE 6.5' Box

Overall Length 6.190m  
 Overall Width 2.004m  
 Overall Body Height 1.905m  
 Curb to Curb Turning Radius 7.681m



**Fischer-Hallman & Huron Road Development**  
 Sight Distance Review  
 Inbound Left Turn Manoeuvre From Major Road - Scenario 2

Project: Fischer-Hallman / Huron  
 Project No. 8136-03  
 Date: June 5, 2023  
 Revised: --

Scale 1:400

Drawing No. **SD-2**