

Welcome!

167-171 KING ST. S PUBLIC OPEN HOUSE

DATE: NOVEMBER 27, 2025

LOCATION: FIRST UNITED CHURCH,
16 WILLIAM ST. W, WATERLOO



VanMar
DEVELOPMENTS



VanMar
CONSTRUCTORS ON INC.



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



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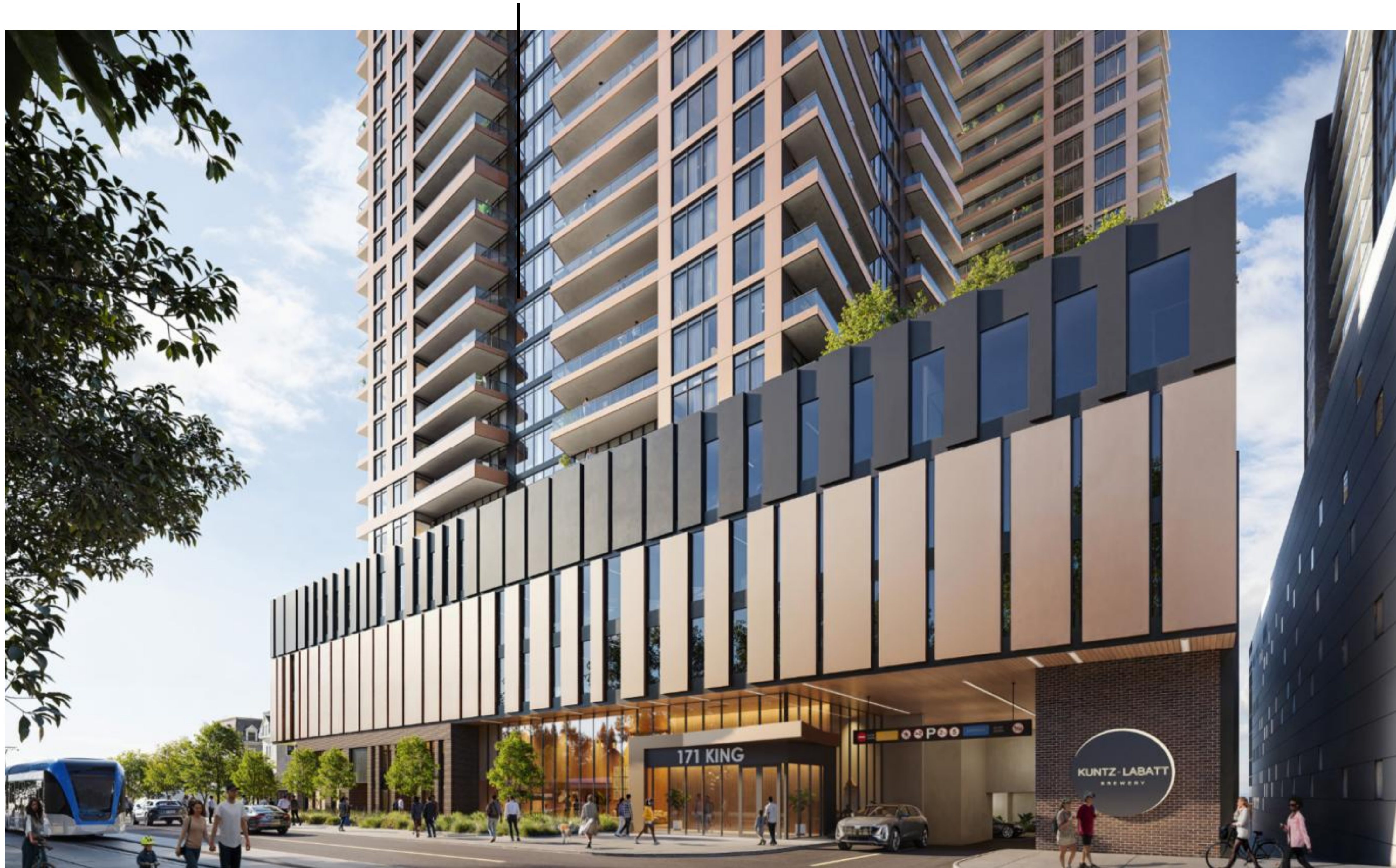


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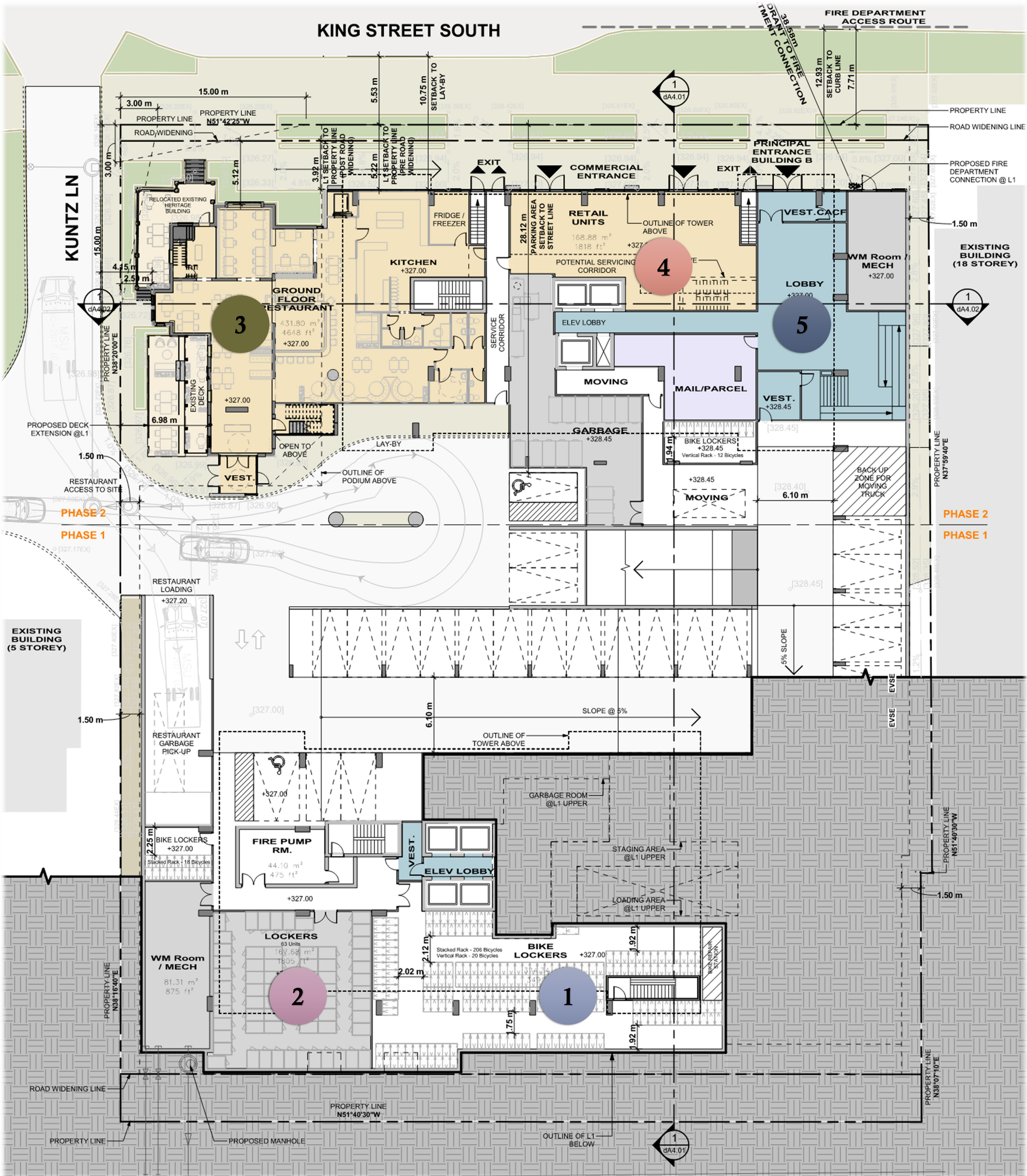


Perspective along King St.

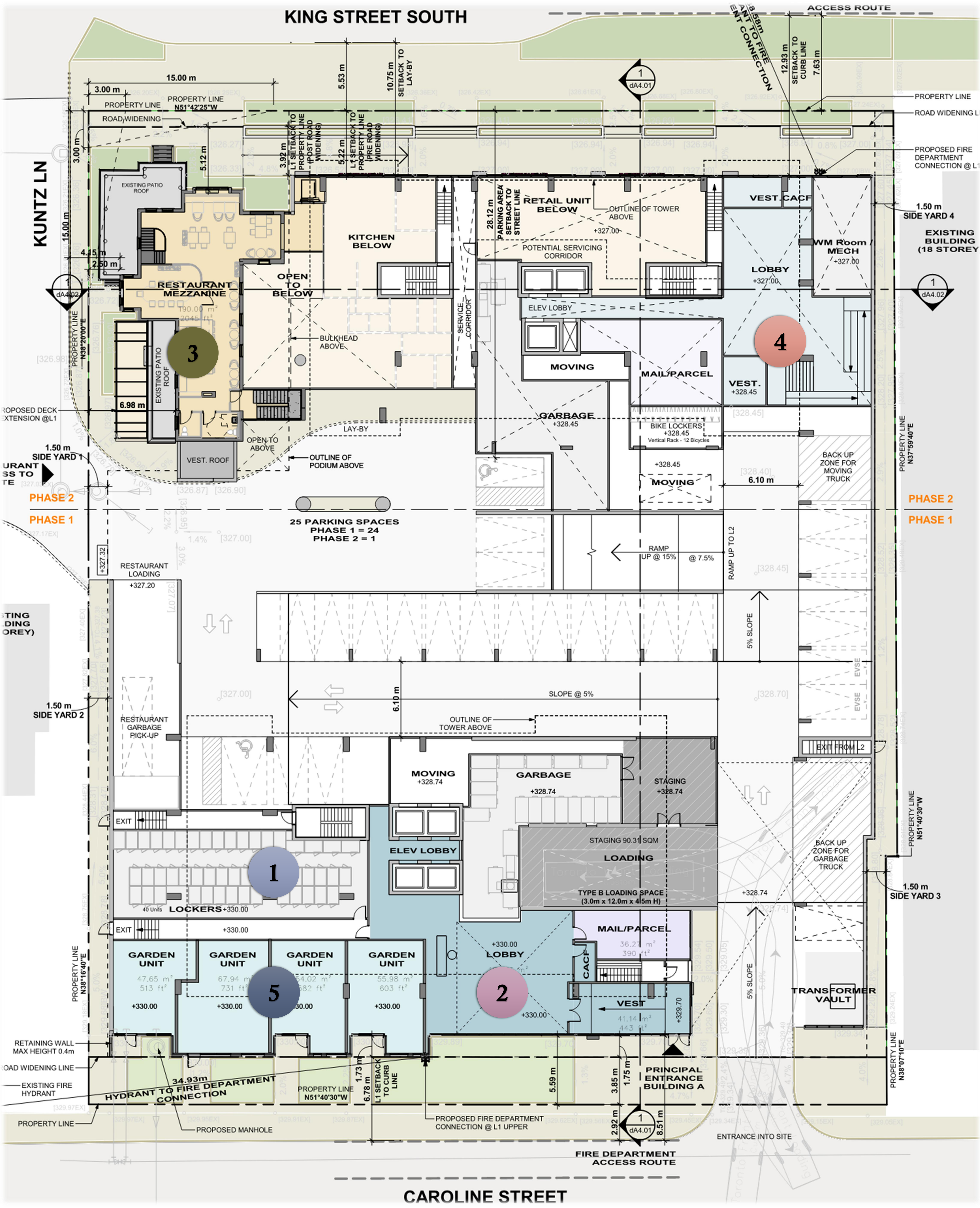


Perspective along Caroline St.

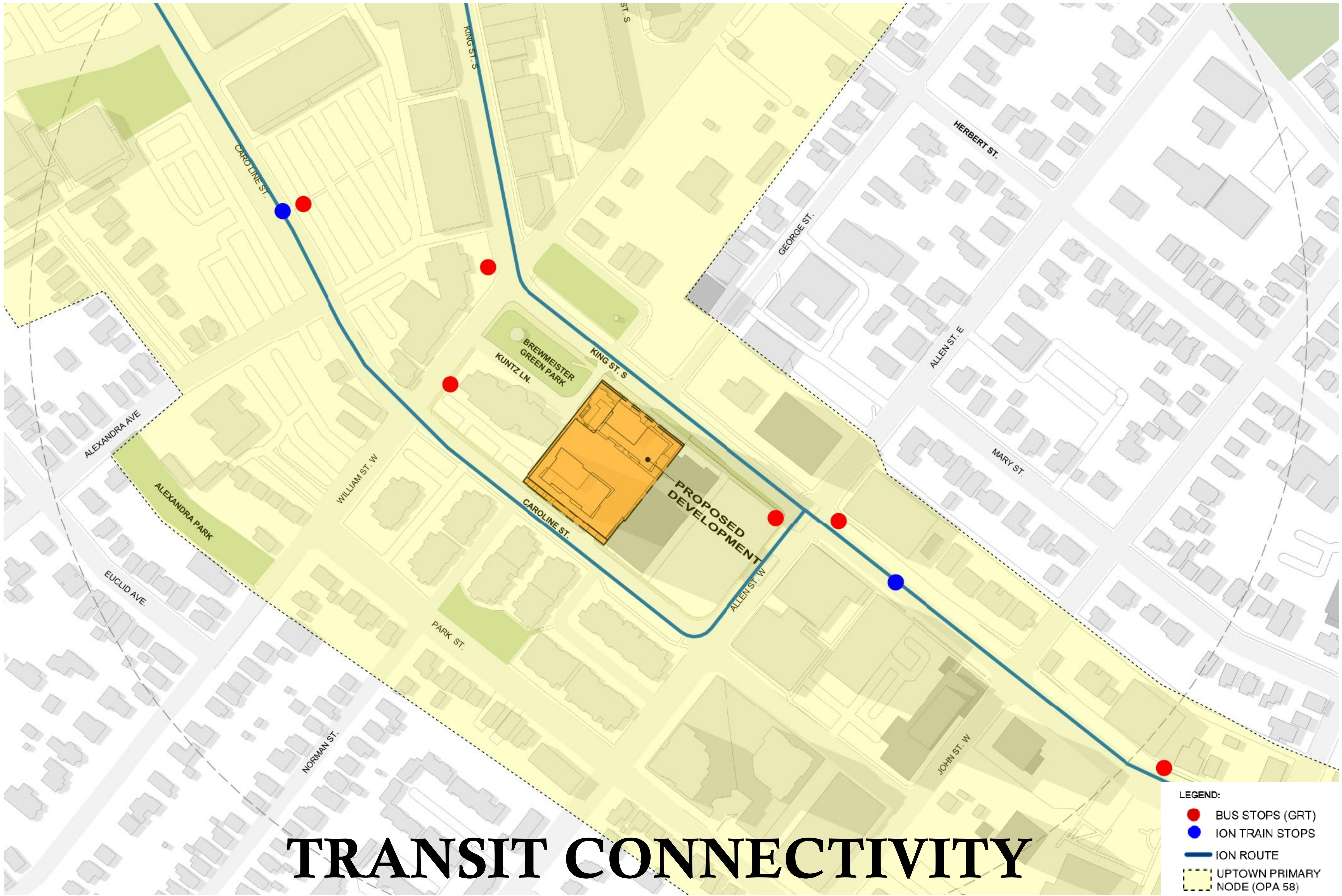
ARCHITECTURE



- 1 Bike Parking Room
- 2 Storage Lockers
- 3 Kuntz-Labatt Heritage House
- 4 Retail Units
- 4 King St. Residential Lobby

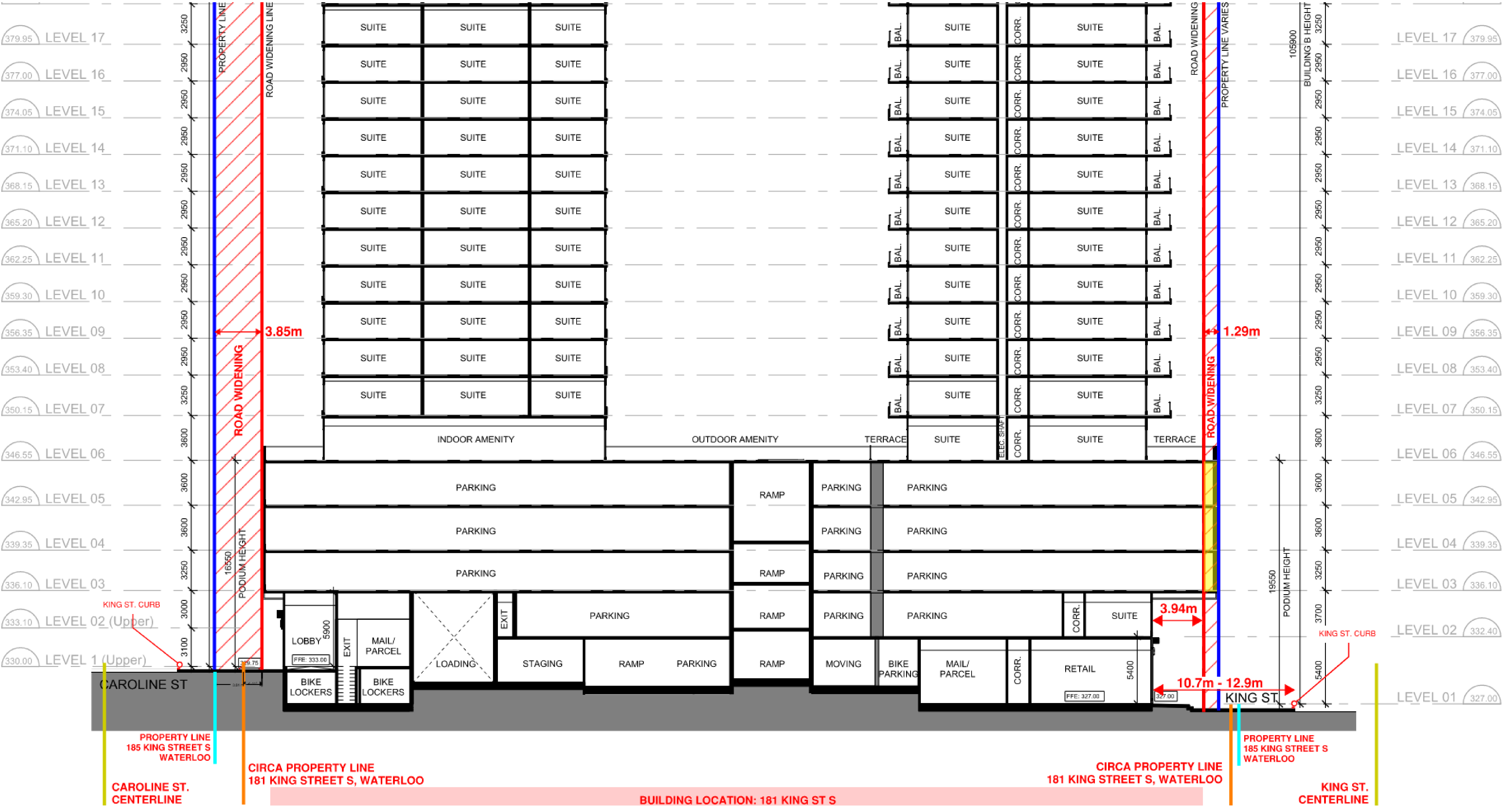


- 1 Storage Lockers
- 2 Caroline St. Residential Lobby
- 3 Kuntz-Labatt Heritage House
- 4 Tower Lobby – King St.
- 5 Garden Suites



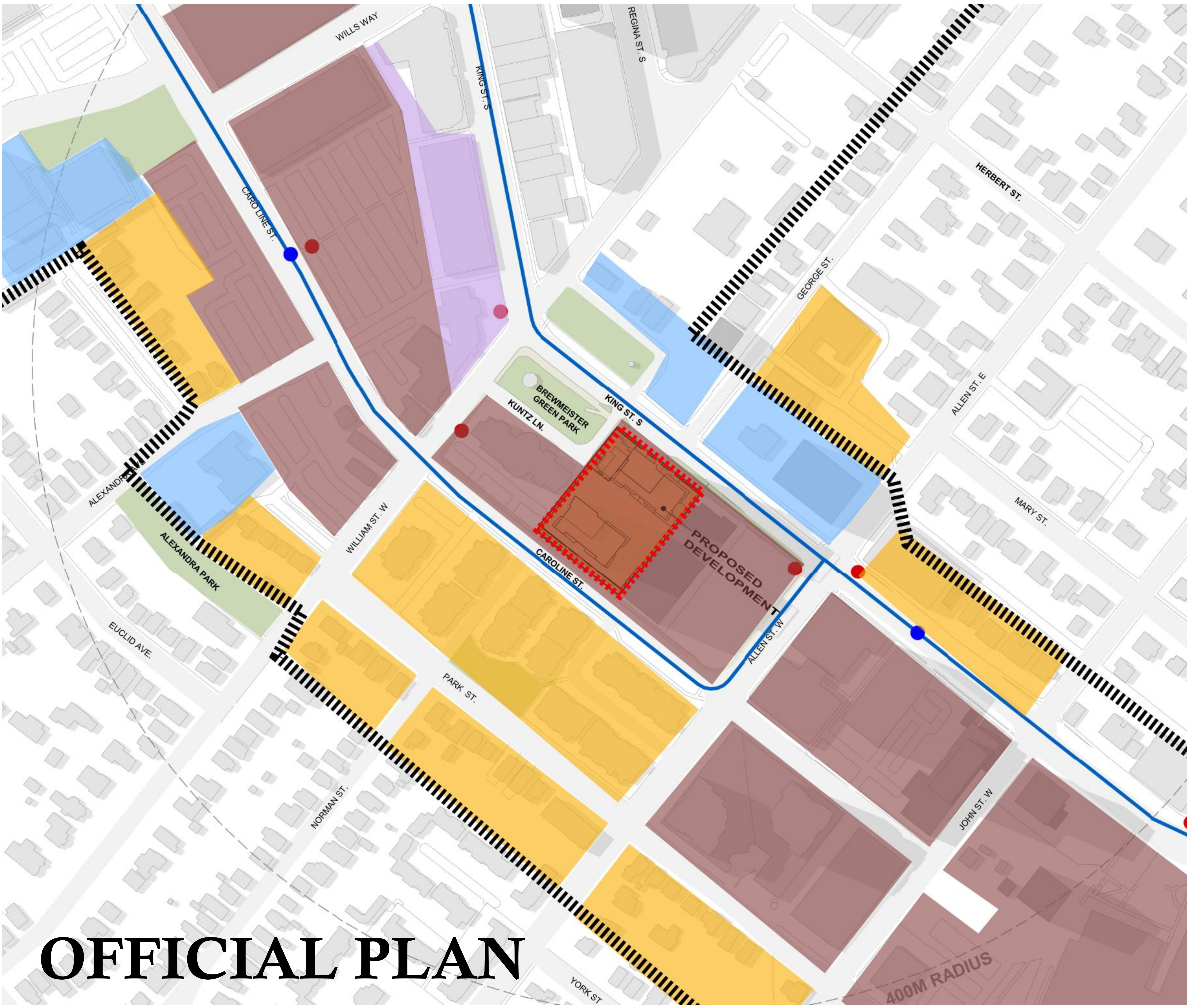
TRANSIT CONNECTIVITY

- LEGEND:**
- BUS STOPS (GRT)
 - ION TRAIN STOPS
 - ION ROUTE
 - UPTOWN PRIMARY NODE (OPA 58)



SETBACKS

Cross Section



- A moderate increase in permitted height to a maximum of 38 storeys, with a maximum average height of 35 storeys between the two towers, was approved on July 14, 2025 per the OP 58 Amendment.
- The implementing Zoning By-law may permit the following maximum and average heights: (a) the maximum height of any tower (inclusive of podium) on the lands may be up to 38 storeys; and, (b) the average height of all towers (inclusive of podium) on the lands shall be no greater than 35 storeys.



Legend		
City Boundary	Intermittent Watercourse	Low Rise, 4 storeys
Hydro Easement	Water Body	Northside, Low Rise, 6 storeys
Railway	Uptown Waterloo Primary	Medium Rise, 6 storeys
Road	Node	Northside, Medium Rise, 8 storeys
Perennial Watercourse	Deferred	Medium High Rise, 12 storeys
		Main Street, 4 storeys
		High Rise, 25 storeys
		High Rise, 30 storeys
		Medium Rise Employment, 9 storeys

ZONING COMPLIANCE

TOWER & PODIUM REGULATIONS

Regulation	Requirement	Compliance
Separation Between Towers	22 metres	✓
Separation from Interior Lot Line	6 metres on one side if total equals 22 metres	✓
Maximum Tower Length	40 metres	✓
Maximum Tower Footprint	1,000 square metres	✓
Minimum Tower Step back	3.0 metres	✓
Minium Podium Height	10.7 metres	✓
Maximum Podium Height	21 metres	✓

SETBACKS

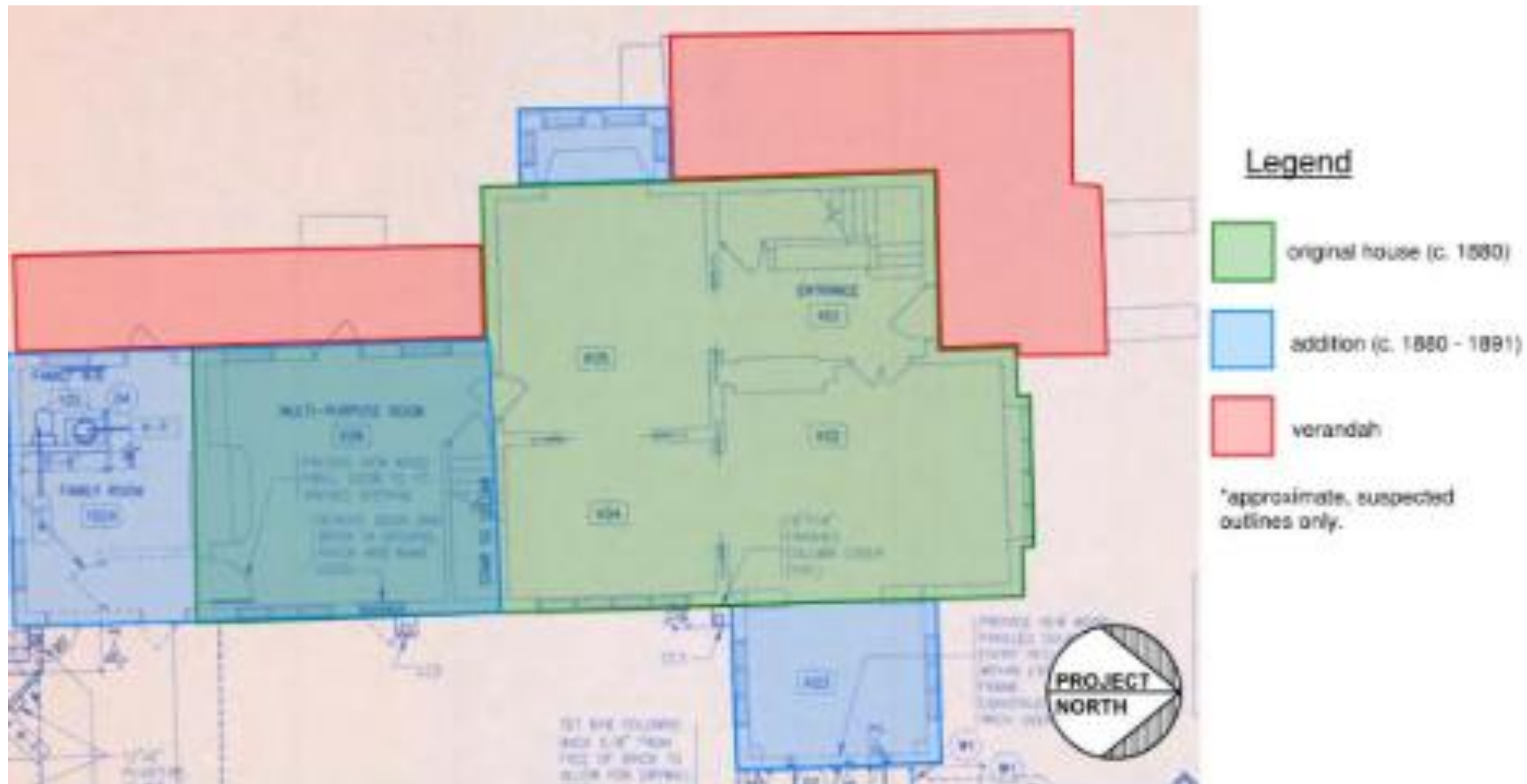
Regulation	Requirement	Compliance
Minimum Setback from Caroline St.	5 metres	Relief Requested post conveyance of land to Region
Minimum Setback from King St.	4 metres	Relief Requested post conveyance of land to Region.
Side Yard Setback	1.5 metres	✓
Lot Line Abutting a Lane	2.5 metres	Relief Requested

AMENITY & OPEN SPACE

Regulation	Requirement	Compliance
Minimum Common Outdoor Area	3% of Lot Area	✓
Minimum Common Outdoor Area Dimension	4.0 metres	Relief Requested
Minimum Amenity Area	2,978 square metres	✓
% of Amenity Area as Common Amenity	30%	✓
Bicycle Parking	500 required	Relief Requested

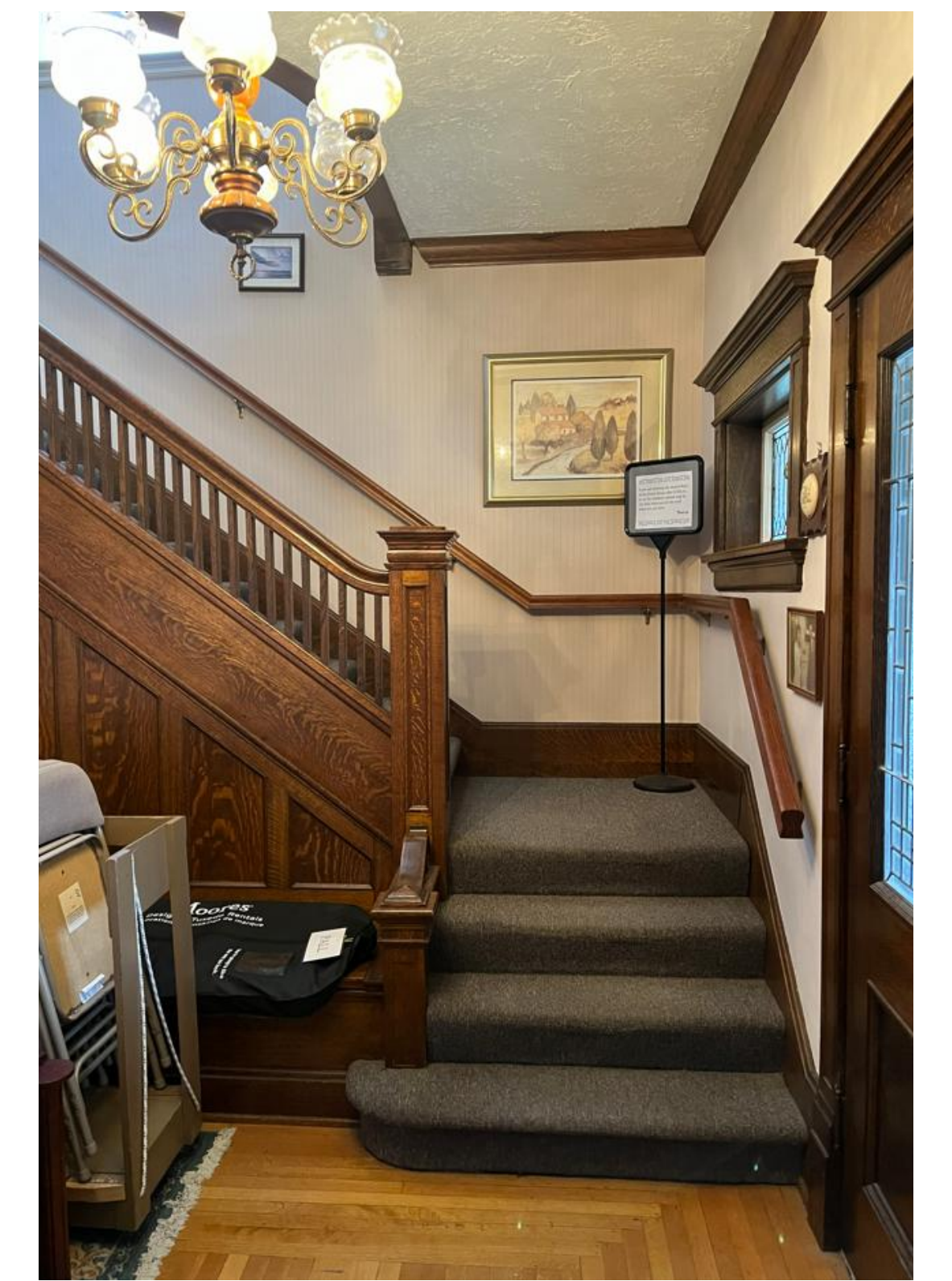
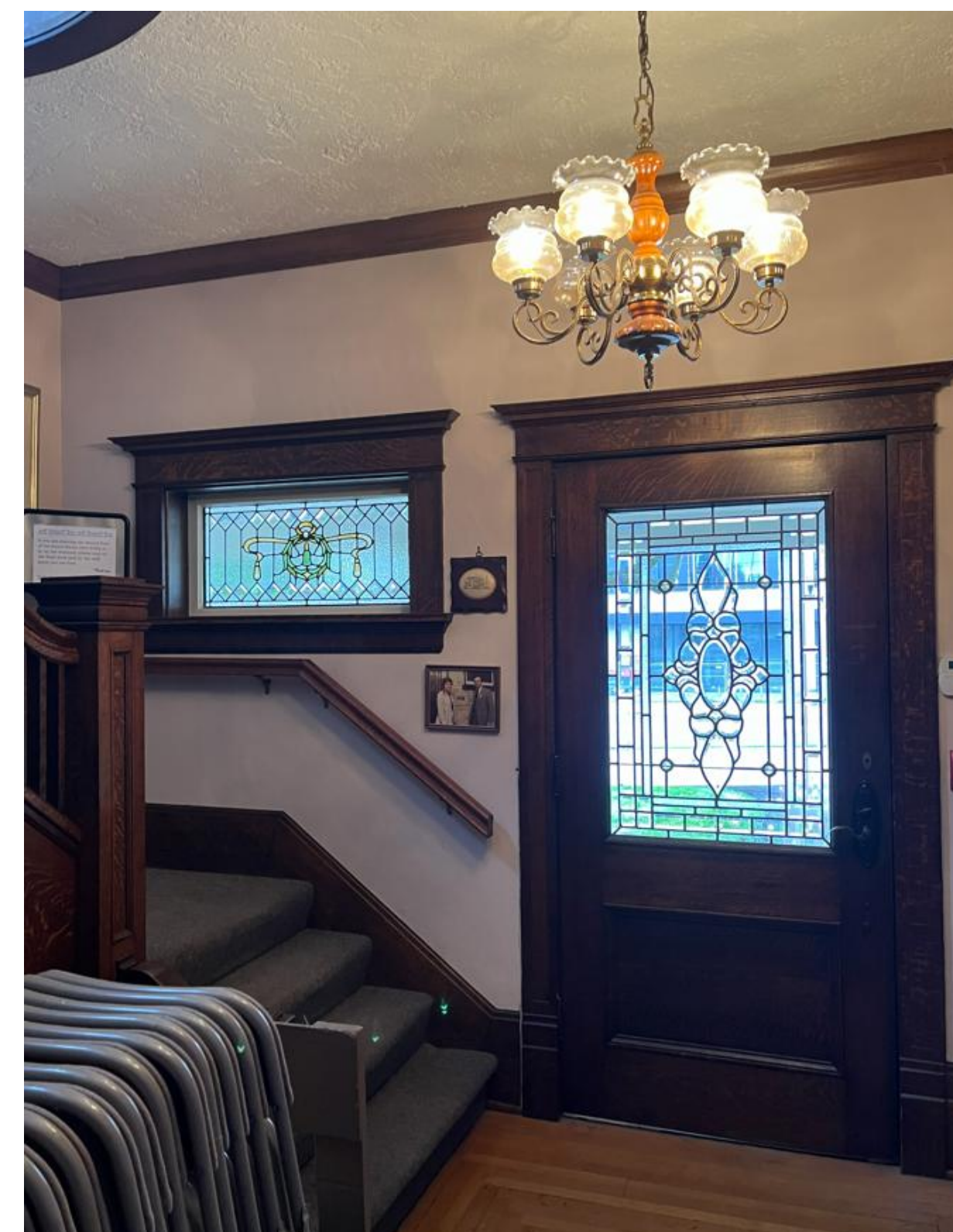
HEIGHT & DENSITY

Regulation	Requirement	Compliance
Maximum Height (Zoning By-law)	81 metres 25 storeys	Relief Requested
Maximum Height (Official Plan)	38 storeys	✓
Maximum Density (Zoning By-law)	750 bedrooms	Relief Requested
Maximum Density (Official Plan)	N/A	✓
Minimum Height of First Storey (King Street)	4.0 metres	✓
Minimum Height of First Storey (Caroline Street)	4.0 metres	Relief Requested



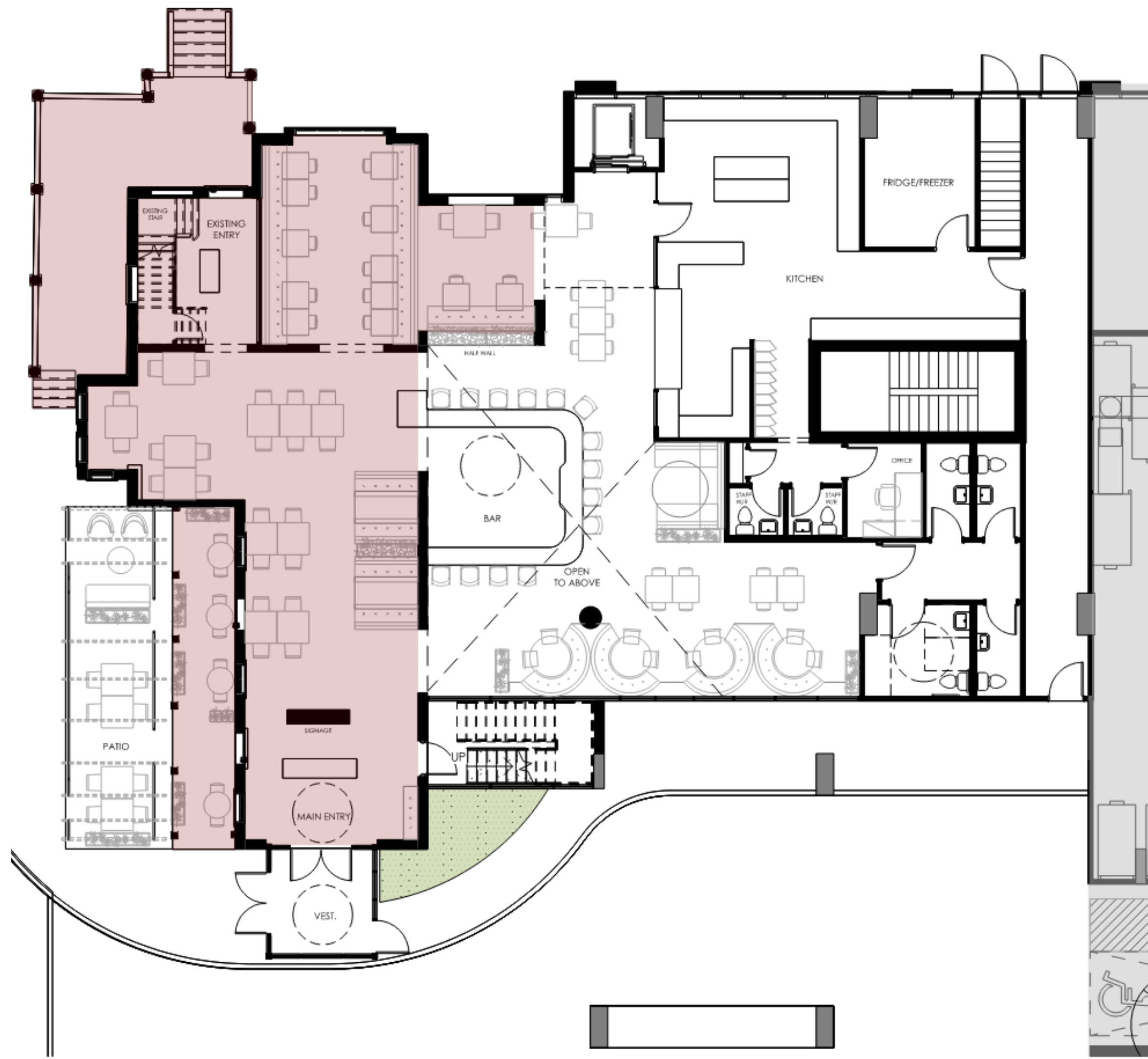
Heritage Impact Assessment (August 2025)
The Kuntz Labatt house will be retained almost entirely.

- Main Portions of the house
- North, Rear & South Additions
- Verandahs (East & North)
- Majority of the Roof (except the south addition roof)
- Prominent features of the interior to be retained

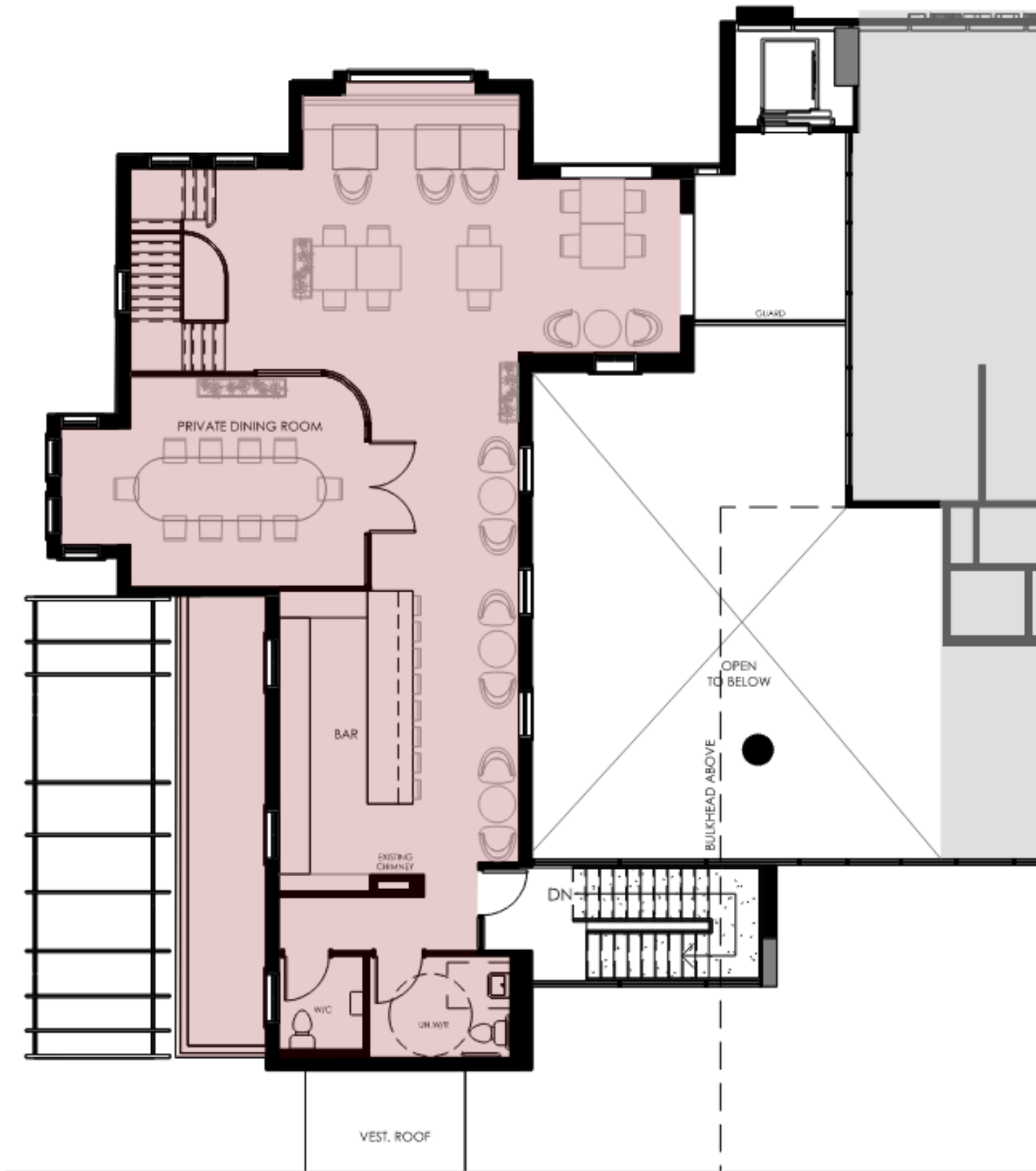


HERITAGE

Protecting Historical Value



FIRST FLOOR PLAN
Kuntz-Labatt Preservation



SECOND FLOOR PLAN
Kuntz-Labatt Preservation



HERITAGE Reviving History

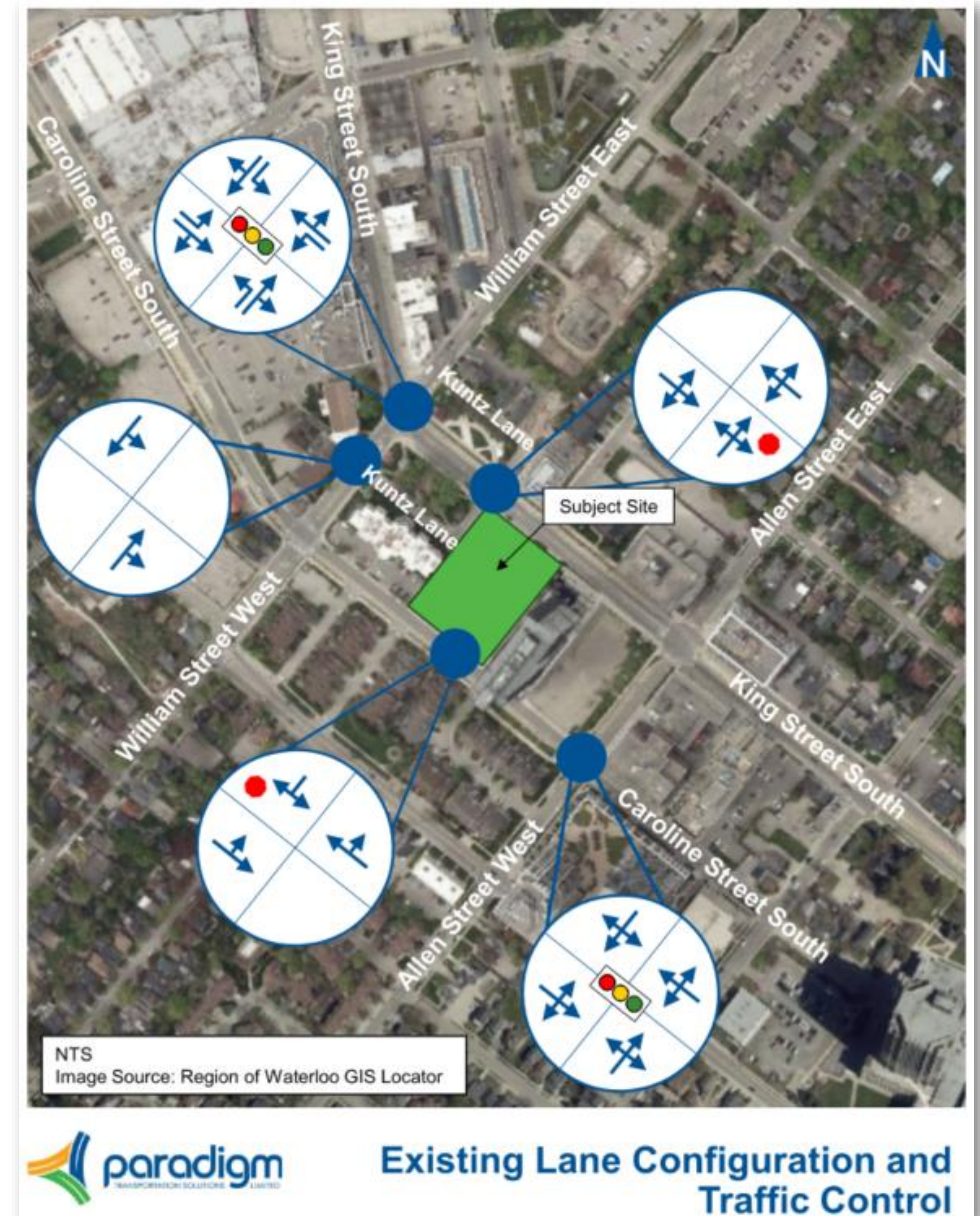
Artist Concepts



Transportation Impact Study completed by Paradigm Transportation Solutions Ltd.

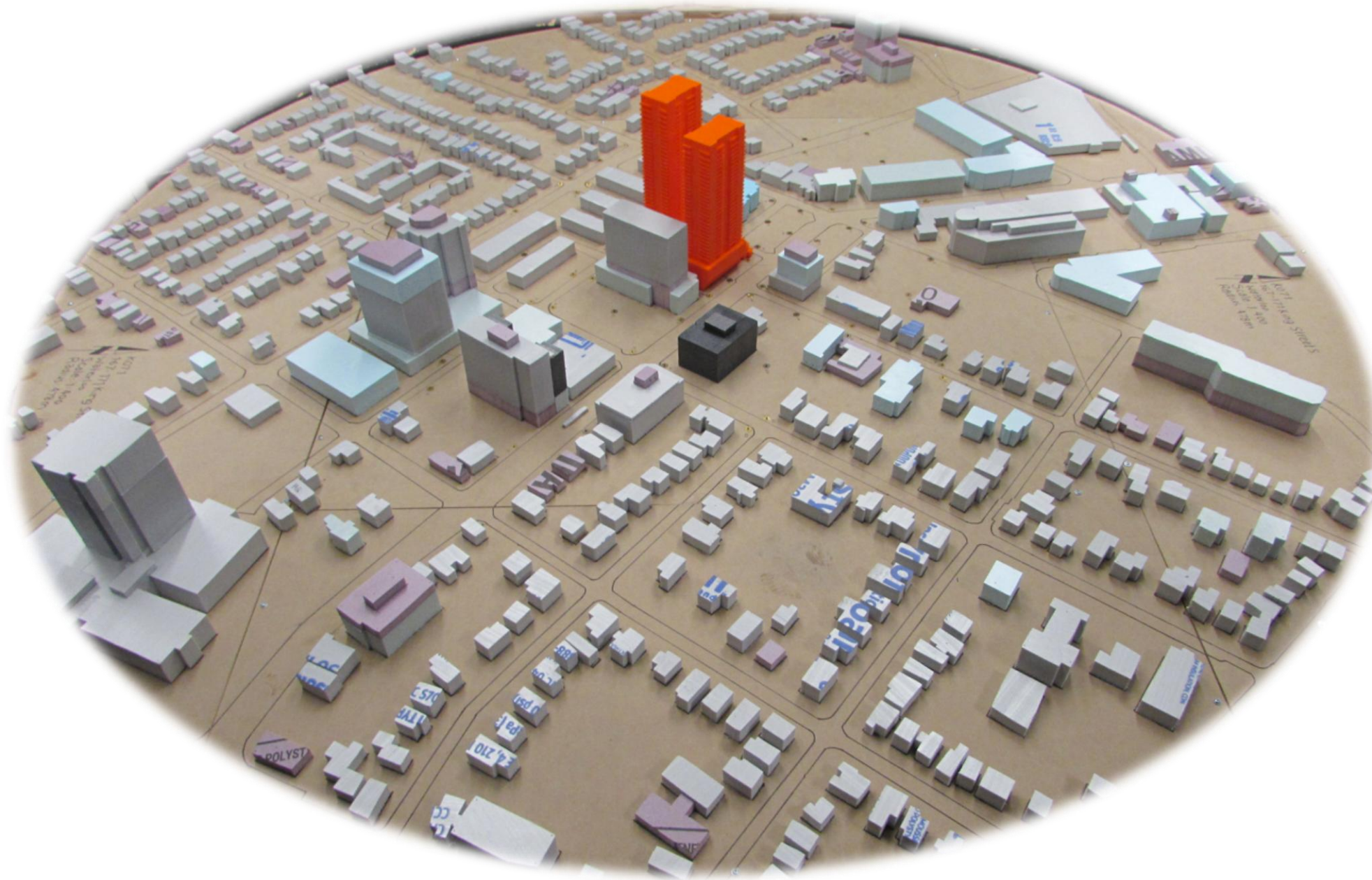
Report Conclusions:

- The study area intersections are currently operating at acceptable levels of service
- The 2030, 2031 and 2036 Background and Total Traffic Conditions are forecasted to operate at acceptable levels of service
- No off-site transportation improvements are required
- Queuing is minimal and not anticipated to block adjacent streets after project completion
- Southbound left-turn lane on Caroline St S & northbound left-turn lane on King St S at Kuntz Lane not warranted



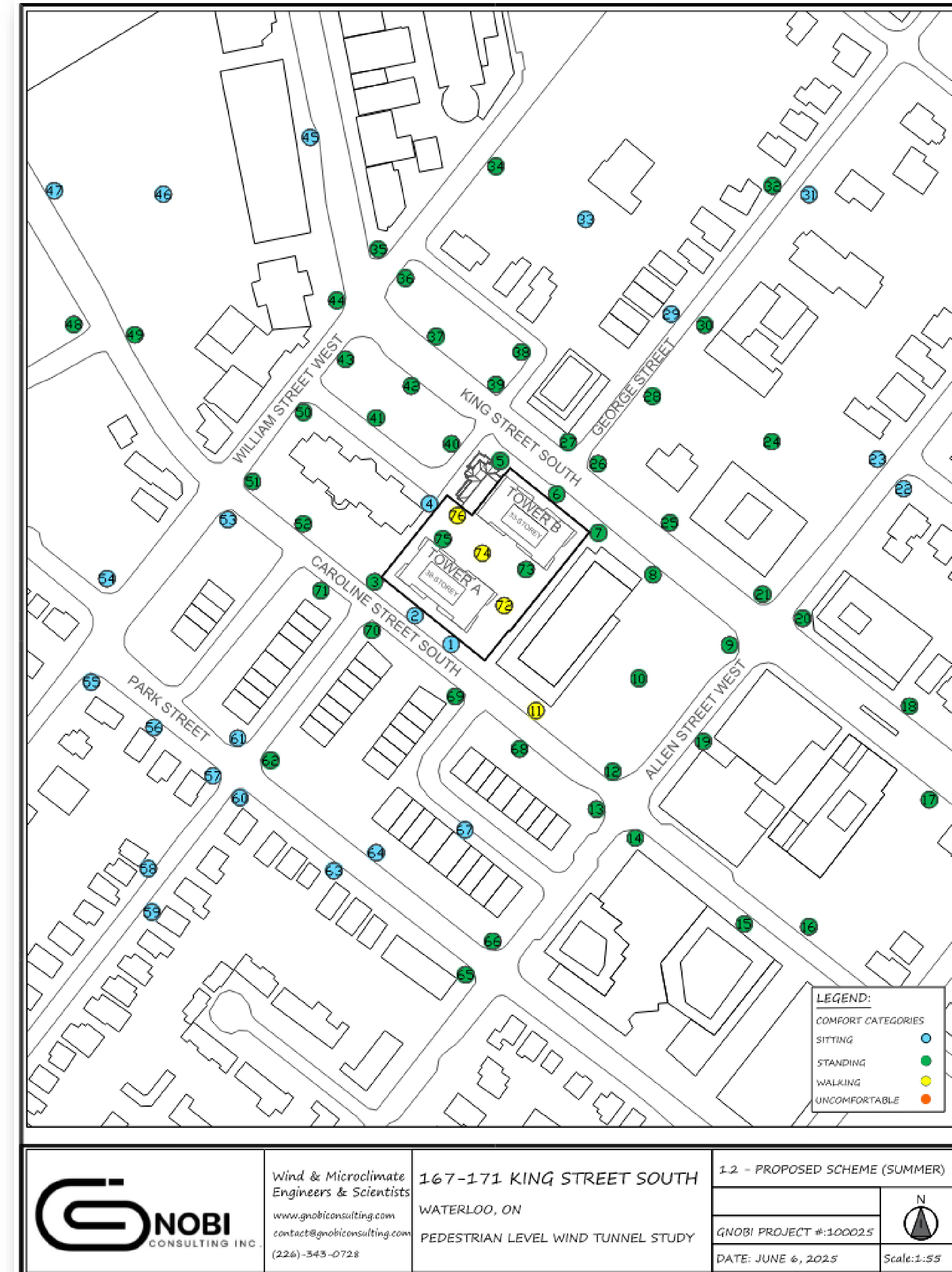
TECHNICAL STUDIES

WIND

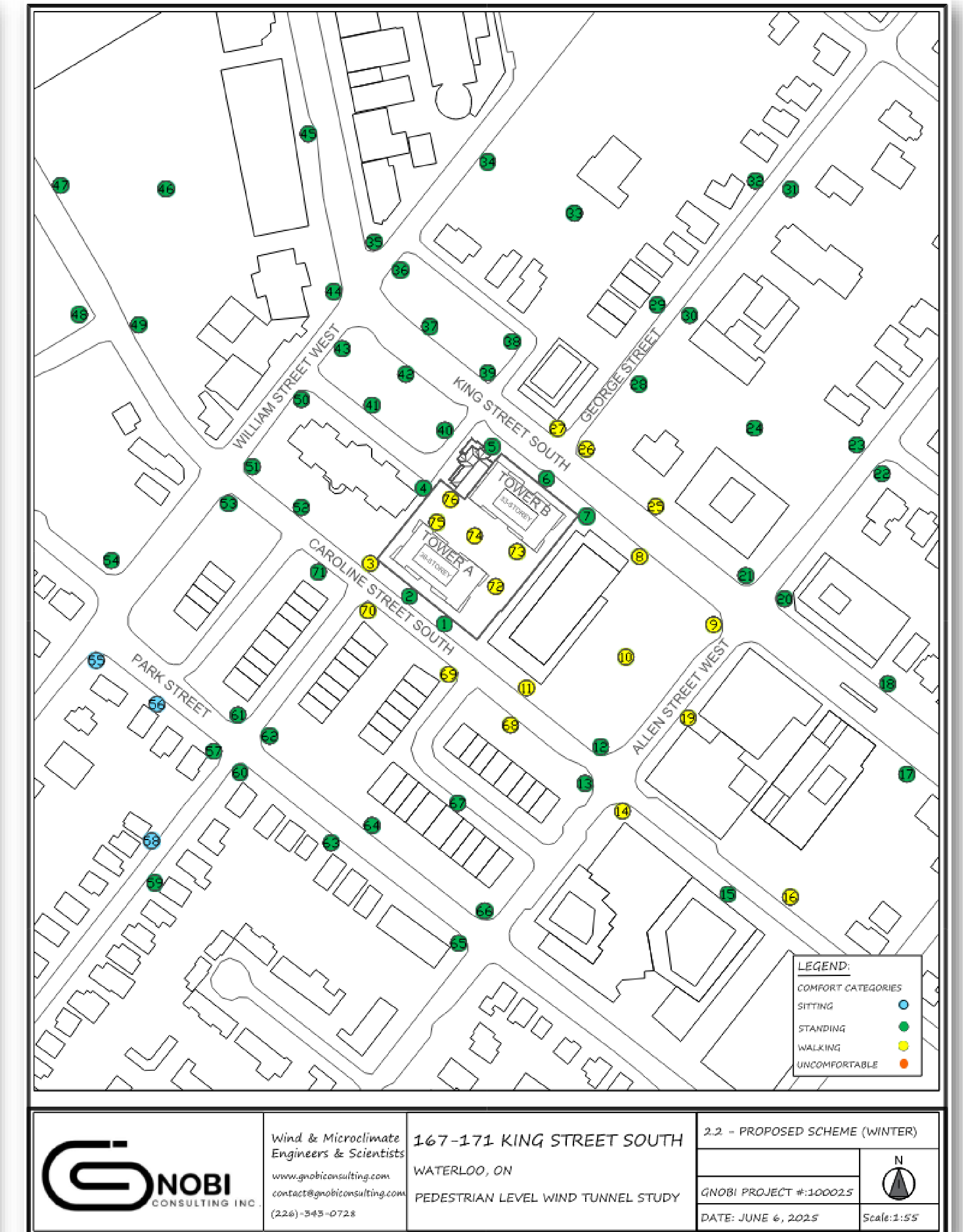


Wind Study was completed by: Gnobi Consulting Inc.

- With a podium & tower setbacks wind mitigation is achieved.
- At grade levels will remain comfortable, including Brewmeister Green Park.
- Level 5 wind mitigation measures will be implemented with design development.
- Preliminary study indicates no issues, but further mitigation measures will be addressed through site plan approval. Any mitigation measures required will be implemented.



WINTER



SUMMER

TECHNICAL STUDIES

SUN/SHADOW



JUNE 21. 08:18 AM



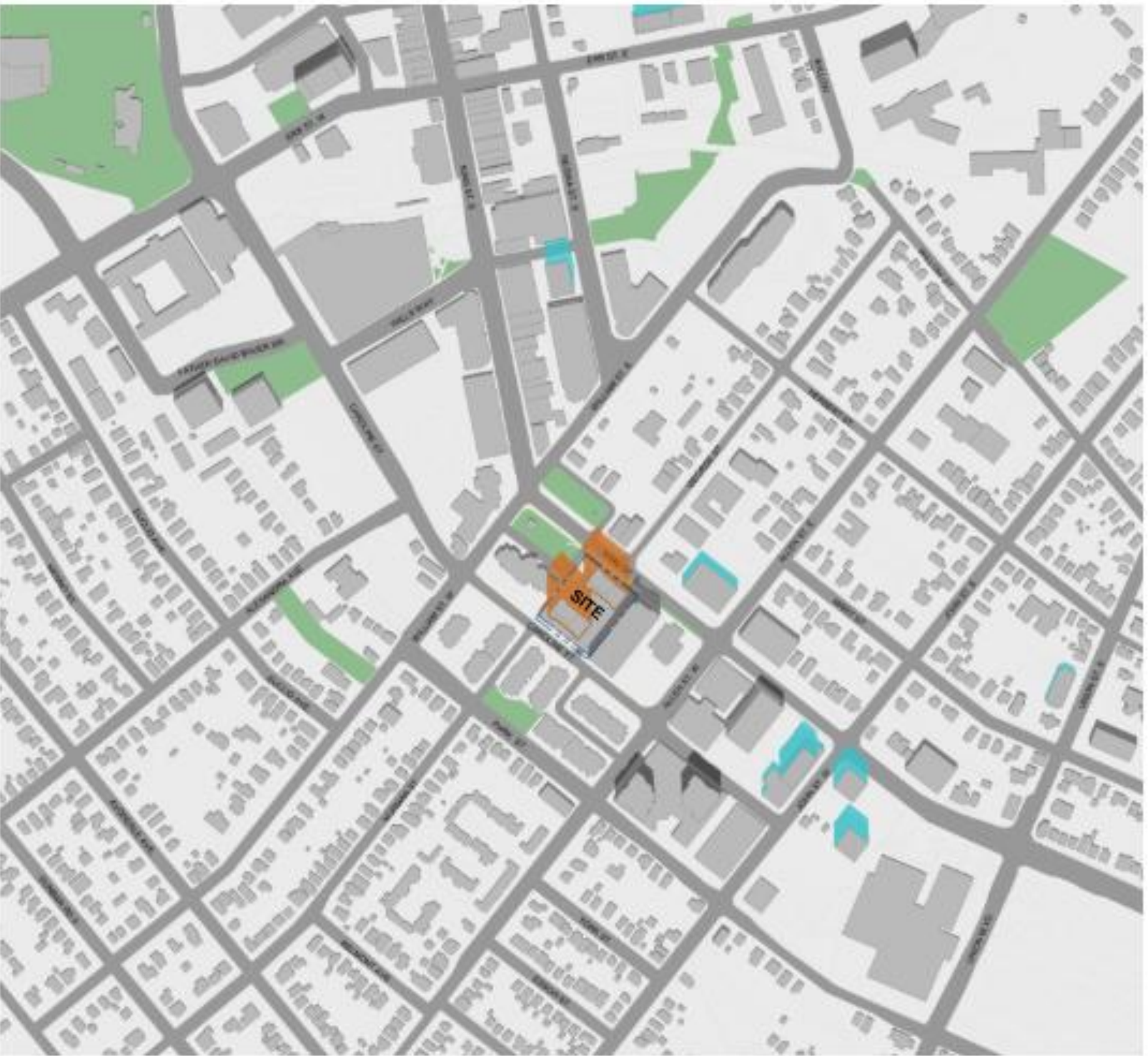
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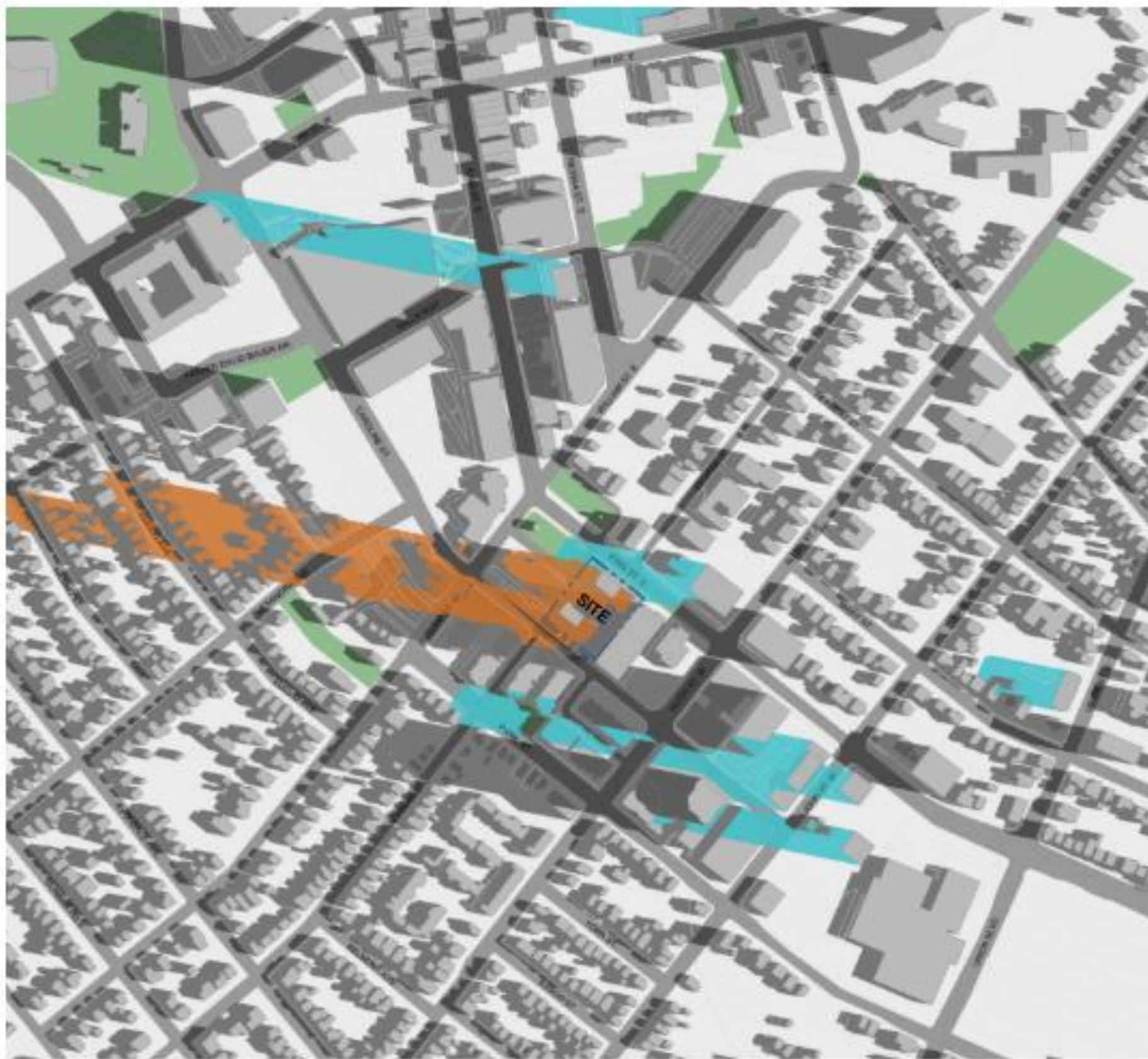


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SUMMER - JUNE

TECHNICAL STUDIES

SUN/SHADOW



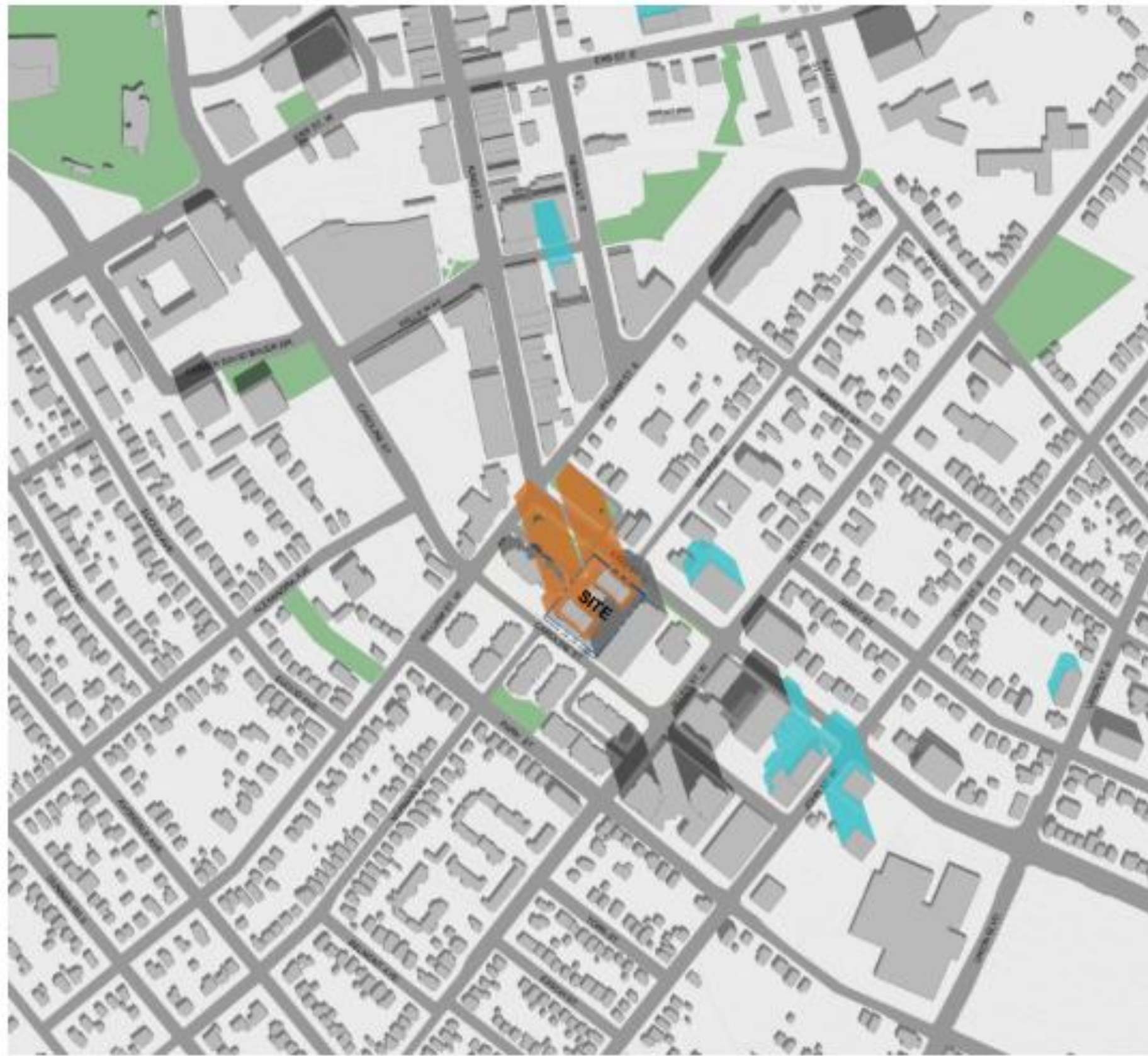
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SEPTEMBER 21, 02:18 PM

FALL - SEPTEMBER

AMENITIES

Interior Amenity Areas:

8,170 ft²

Exterior Amenity Areas:

12,728 ft²

Total Interior & Exterior

Common Amenity:

20,898 ft²

Private Balcony Amenity Area:

67,488 ft²

Grand Total Amenity area:

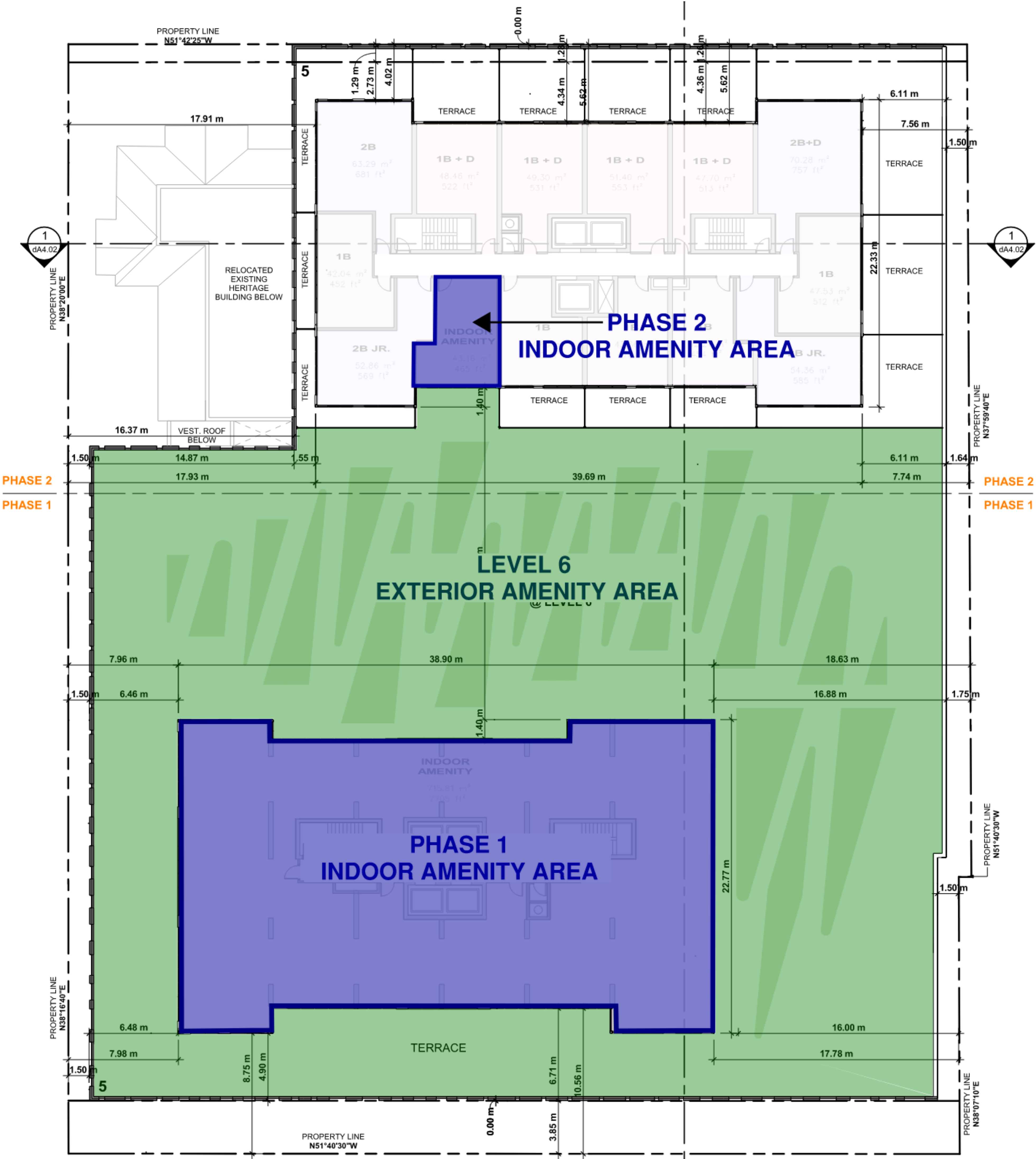
88,386 ft²

Amenity Area
Required:

32,054 ft²

Amenity Area
Provided:

88,386 ft²



The spaces we dream about are the spaces we build.

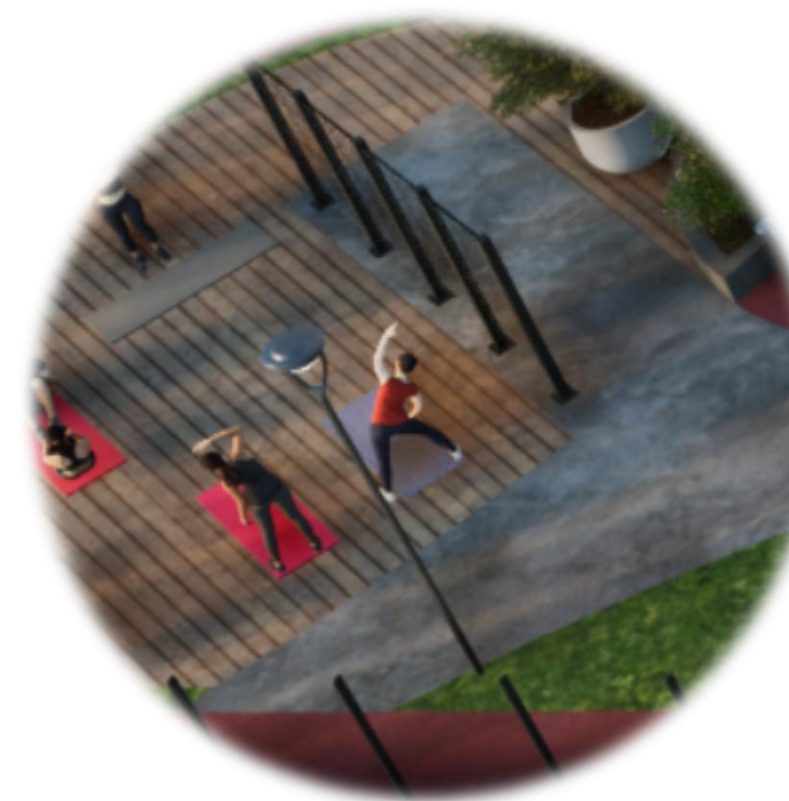
AMENITIES





ROOFTOP AMENITIES

- Outdoor gym
- Yoga deck
- Lawn games greenspace
- Exterior Table tennis
- Barbecue stations & dining
- Passive seating throughout
- Running / Walking track
- Hot tubs / Saunas
- Dog park
- Fire pit lounge
- Plenty of landscaping & greenspace
- Tiered seating



Yoga & Fitness



Children's Play space



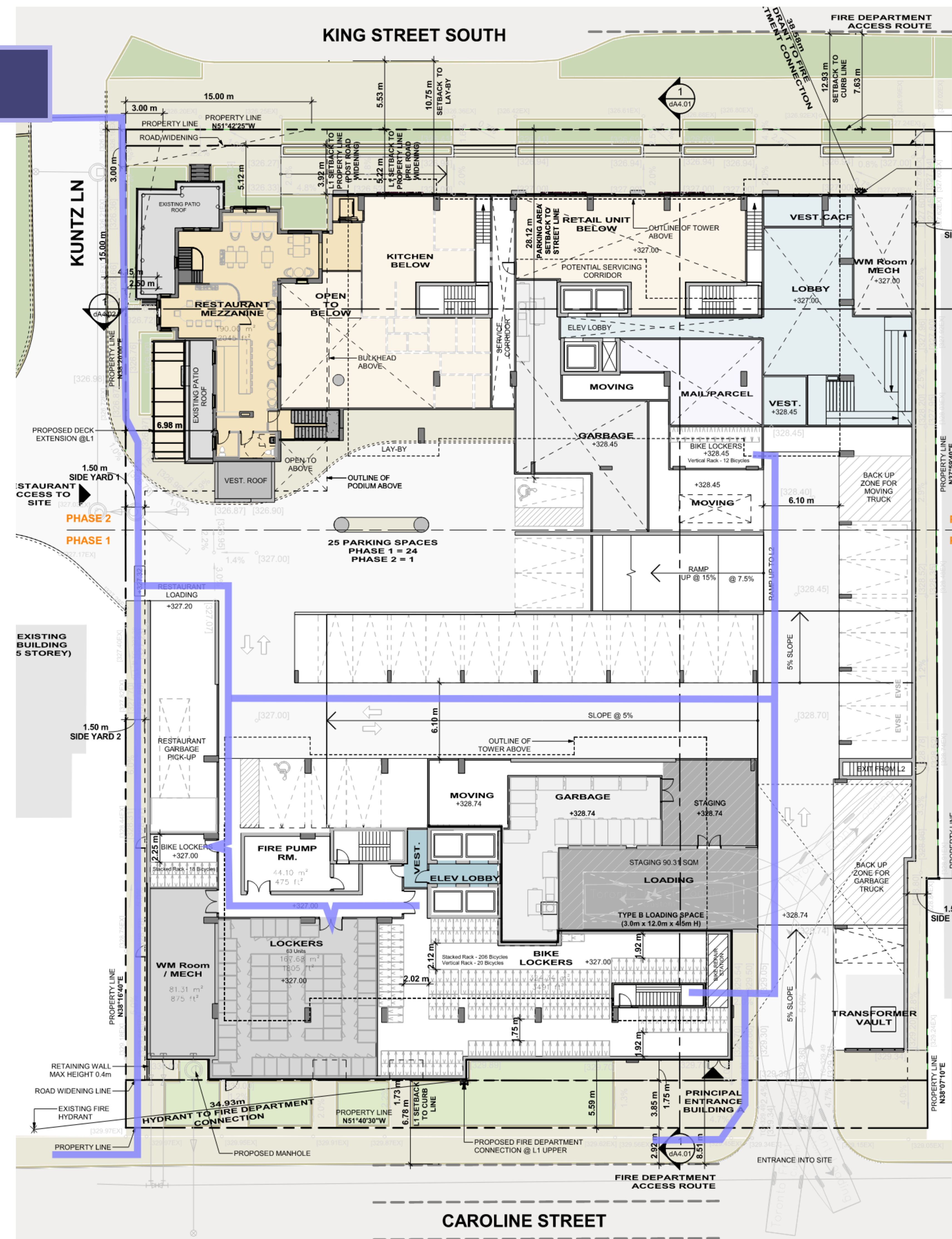
Running Track

BICYCLE ACCESS ROUTES

BICYCLE PARKING

Previous project utilization rate:
9% (on average)

Proposed bicycle parking rate:
30%



SCHEDULE & PROCESS

