

167-171 King St S

Proposed Mixed-Use Development



DEVELOPER

VANMAR DEVELOPMENTS
KING CAROL LP
145 GODDARD CRESCENT
CAMBRIDGE, ON
T: 519-740-6800

ARCHITECT

KIRKOR ARCHITECTS & PLANNERS
20 DE BOERS DR
NORTH YORK ON
T: 416.665.6060

PLANNING CONSULTANT

MHBC PLANNING
540 BINGEMANS CENTRE DRIVE,
SUITE 200, KITCHENER, ON
T: 519-576-3650

CIVIL ENGINEER

WALTERFEDY
675 QUEEN STREET S, #111
KITCHENER ON
T: 519-576-2150

WIND STUDY

GNOBI CONSULTING INC
GUELPH
ONTARIO, CANADA
T: 226-343-0728

ENERGY STUDY

WALTERFEDY
675 QUEEN STREET S, #111
KITCHENER ON
T: 416.849.8262 x343

NOISE STUDY

GHD
455 PHILLIP STREET WATERLOO,
ONTARIO N2L 3X2
T: 519 340 4121

TRAFFIC IMPACT STUDY

PARADIGM TRANSPORTATION
SOLUTIONS LIMITED
5A - 150 PINEBUSH ROAD,
CAMBRIDGE, ONTARIO N1R 8J8
T: 519.498.2663

SPILL RESPONSE PLAN

GHD
455 PHILLIP STREET WATERLOO,
ONTARIO N2L 3X2
T: +705 971 6329

GEOTECHNICAL & HYDROGEOLOGICAL

CHUNG AND VANDER DOELEN
ENGINEERING LTD.
311 VICTORIA ST. N,
KITCHENER, ON, N2H 5E1
T: 519 742 8979

DRAWING LIST					
Sheet Number	Sheet Name	Issued#1 (2025-07-31)	Issued#2 (2026-04-08)	Issued#3 (Add Date)	Issued#4 (Add Date)
dA0.00	Cover Sheet				
1					
dA1.01	Context Plan				
dA1.02	Site Statistics				
dA1.03	Site Plan				
3					
dA2.00	Floor Plan - Level 1				
dA2.01	Floor Plan - Level 1 (Upper)				
dA2.02	Floor Plan - Level 2				
dA2.03	Floor Plans - Level 3				
dA2.04	Floor Plans - Level 4				
dA2.05	Floor Plans - Level 5				
dA2.06	Floor Plans - Level 6 - 30				
dA2.07	Floor Plans - Bldg A MPH - Bldg A MPH Roof				
dA2.08	Floor Plans - Bldg B MPH - Bldg B MPH Roof				
9					
dA3.01	Elevations				
dA3.02	Elevations				
dA3.03	Elevations				
dA3.04	Elevations				
dA3.05	Elevations				
dA3.06	Elevations				
dA3.07	Elevations				
dA3.08	Elevations				
dA3.09	Elevations				
dA3.10	Elevations				
dA3.11	Elevations				
dA3.12	Elevations				
12					
dA4.01	Building Section				
1					
dA5.01	Sun/Shadow Study (March 21)				
dA5.02	Sun/Shadow Study (June 21)				
dA5.03	Sun/Shadow Study (September 21)				
dA5.04	Sun/Shadow Study (December 21)				
4					
dA6.01	Renderings				
1					
TOTAL NUMBER OF SHEETS: 31					

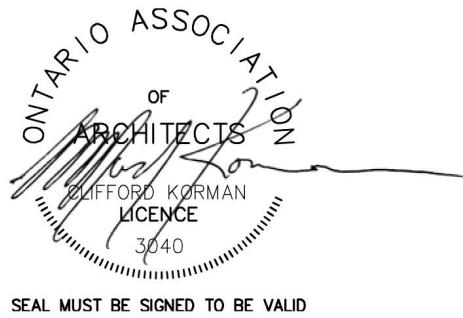
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Date:



KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
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02.	OPA/ZBA RESUBMISSION	2025-04-08
01.	OPA/ZBA SUBMISSION	2025-07-31
No.:	Issued For:	Date:

Client:

Urban Legend Developments Ltd/ VanMar Developments

167-171 King St. S, Waterloo, ON
Proposed Residential Development

Drawing Title:

Cover Sheet

Scale:

Drawn by:
AR, NA
Checked by:
VPS
Project No.:
24-036
Date:
2026-04-08
Drawing No.:

dA0.00

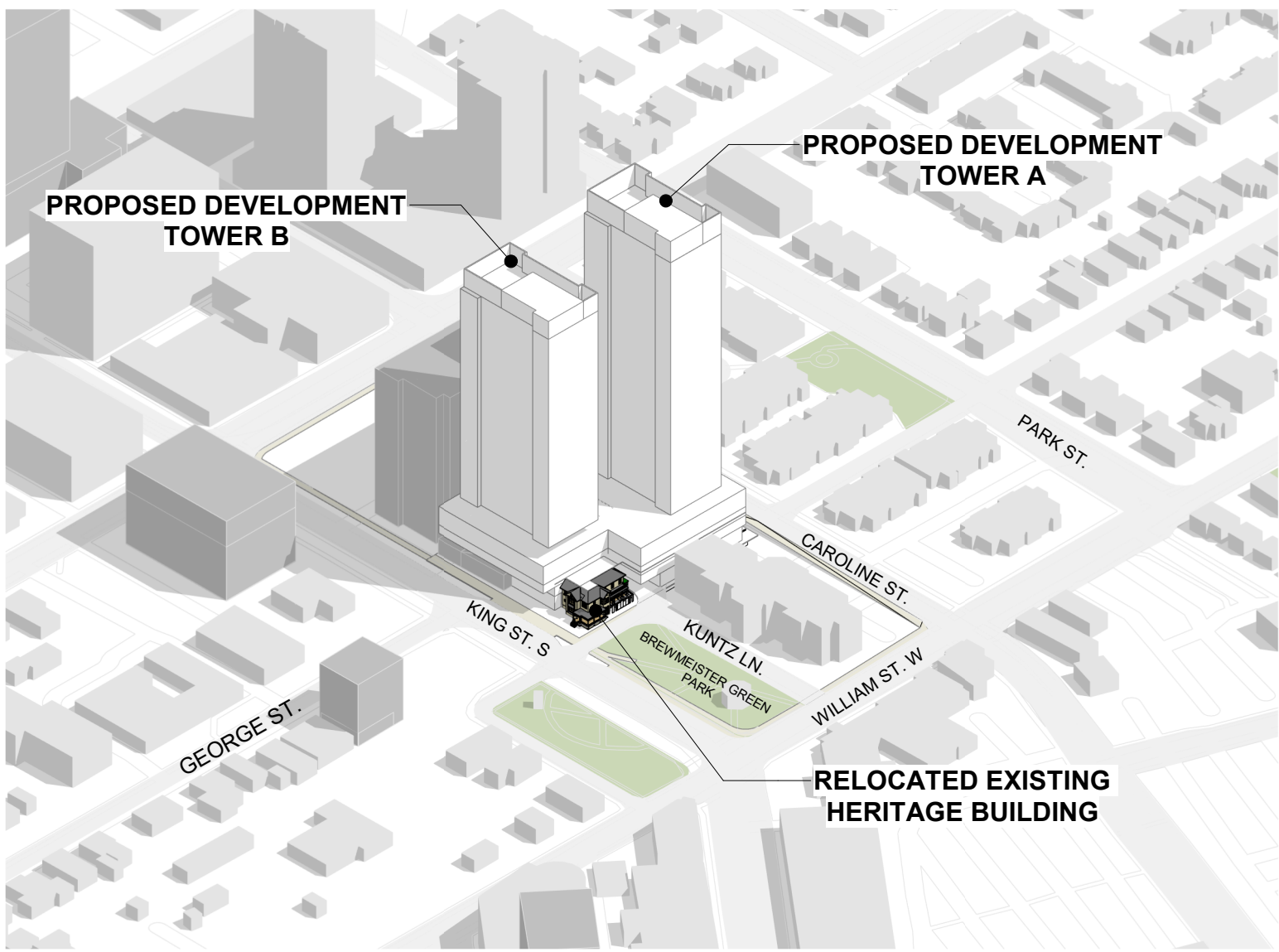


LEGEND:
● BUS STOPS (GRT)
● ION TRAIN STOPS
— ION ROUTE

NOTE:
CONTEXT MODEL TAKEN FROM
CADMAPPER

FOR MORE INFORMATION REGARDING
SITE AND BUILDING INFORMATION
REFER TO SITE PLAN dA1.03

1 | Context Plan
1 : 1500



2 | Context - 3D

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167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
Context Plan

Scale:
1 : 1500

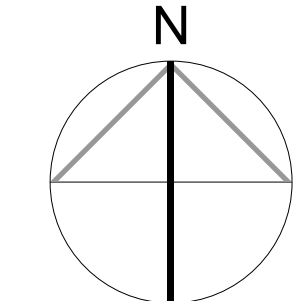
Drawn by:
AR, NA

Checked by:
VPS

Project No.:
24-036

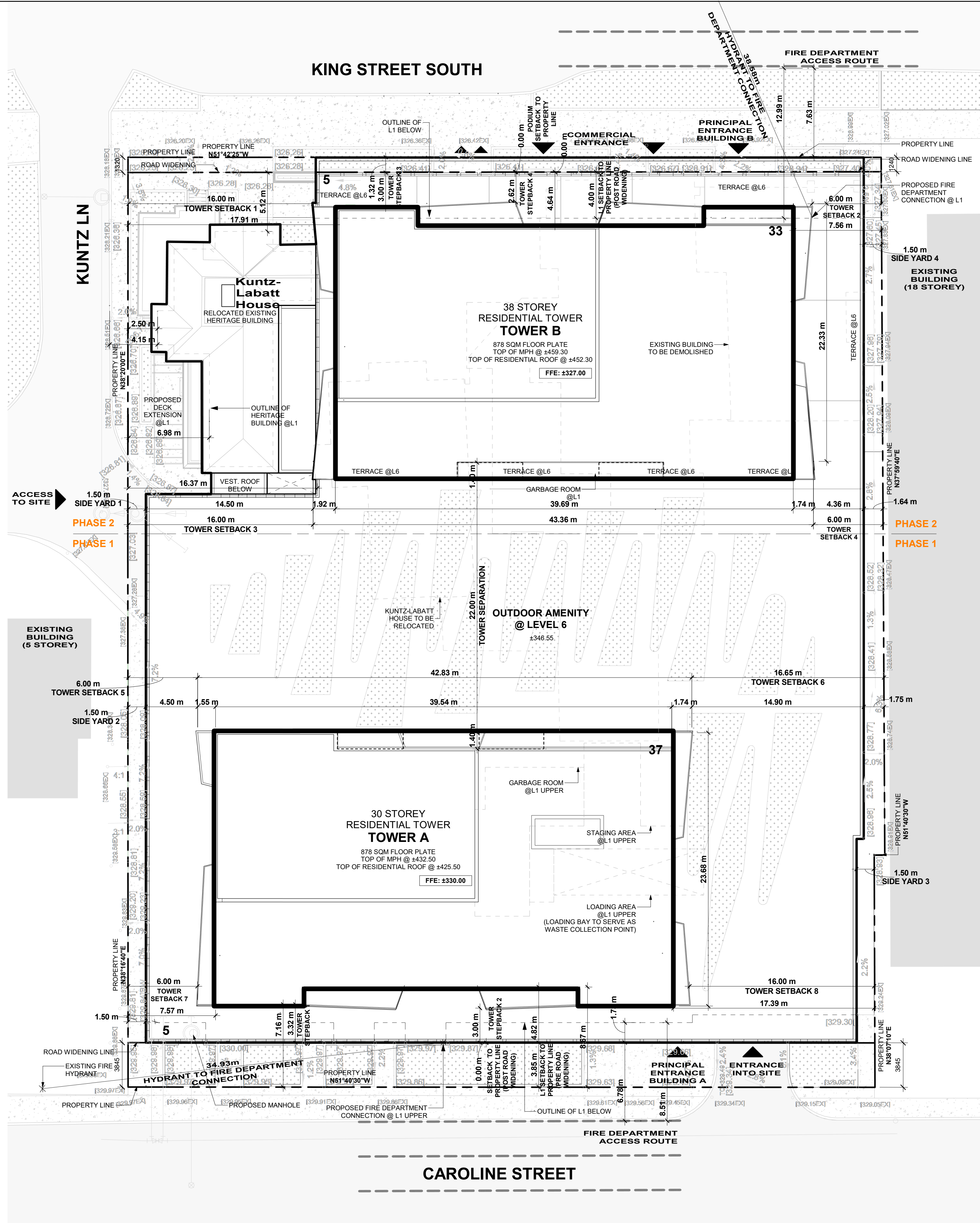
Date:
2026-04-08

Drawing No.:
dA1.01



167-171 King Street - Waterloo

Project Statistics										Project No. 24-006	
April 2026											
1.0 LOT AREA											
1.1 Gross Site Area											
Total Site Area		hectare	acres	sq. m.	sq. ft.						
		0.53	1.30	5,255.93	15,514.74						
1.2 Road Widening Area (King Street South)											
Total Site Area		hectare	acres	sq. m.	sq. ft.						
		0.01	0.02	63.50	169						
1.3 Road Widening Area (Caroline Street)											
Total Site Area		hectare	acres	sq. m.	sq. ft.						
		0.02	0.05	249.00	628.00						
1.4 Net Site Area											
Total Site Area		hectare	acres	sq. m.	sq. ft.						
		0.49	1.22	4,952.43	12,995						
2.0 Proposed BFA											
BUILDING FLOOR AREA means the gross floor area of a BUILDING measured between the outside of all exterior walls. Includes an attic with a clear ceiling height of two-point-one-five metres (2.15m) for at least fifty percent (50%) of the attic floor area. Excludes STRUCTURED PARKING.											
Phase 1 - 30 Storey											
BFA Podium											
Level		1	838	838	9,024						
Level		1 (Upper)	1 x	1,073	1,073	11,552					
Level		2	1 x	234	234	2,510					
Level		3	1 x	191	191	2,066					
Level		4 to 5	1 x	183	183	1,976					
Level		6	1 x	183	183	1,976					
Level		7	1 x	183	183	1,976					
Level		8	1 x	183	183	1,976					
Level		9	1 x	183	183	1,976					
Level		10	1 x	183	183	1,976					
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ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:		
No.:	Revision:	Date:

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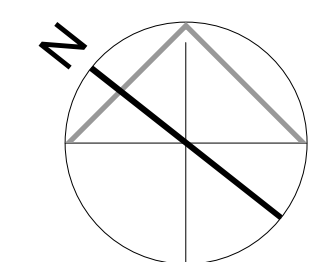
No.:	Issued For:	Date:

Urban Legend Developments Ltd/ VanMar Developments

167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
Site Plan

Scale:	1 : 200
Drawn by:	AR, NA
Checked by:	VPS
Project No.:	24-036
Date:	2026-04-08
Drawing No.:	



dA1.03

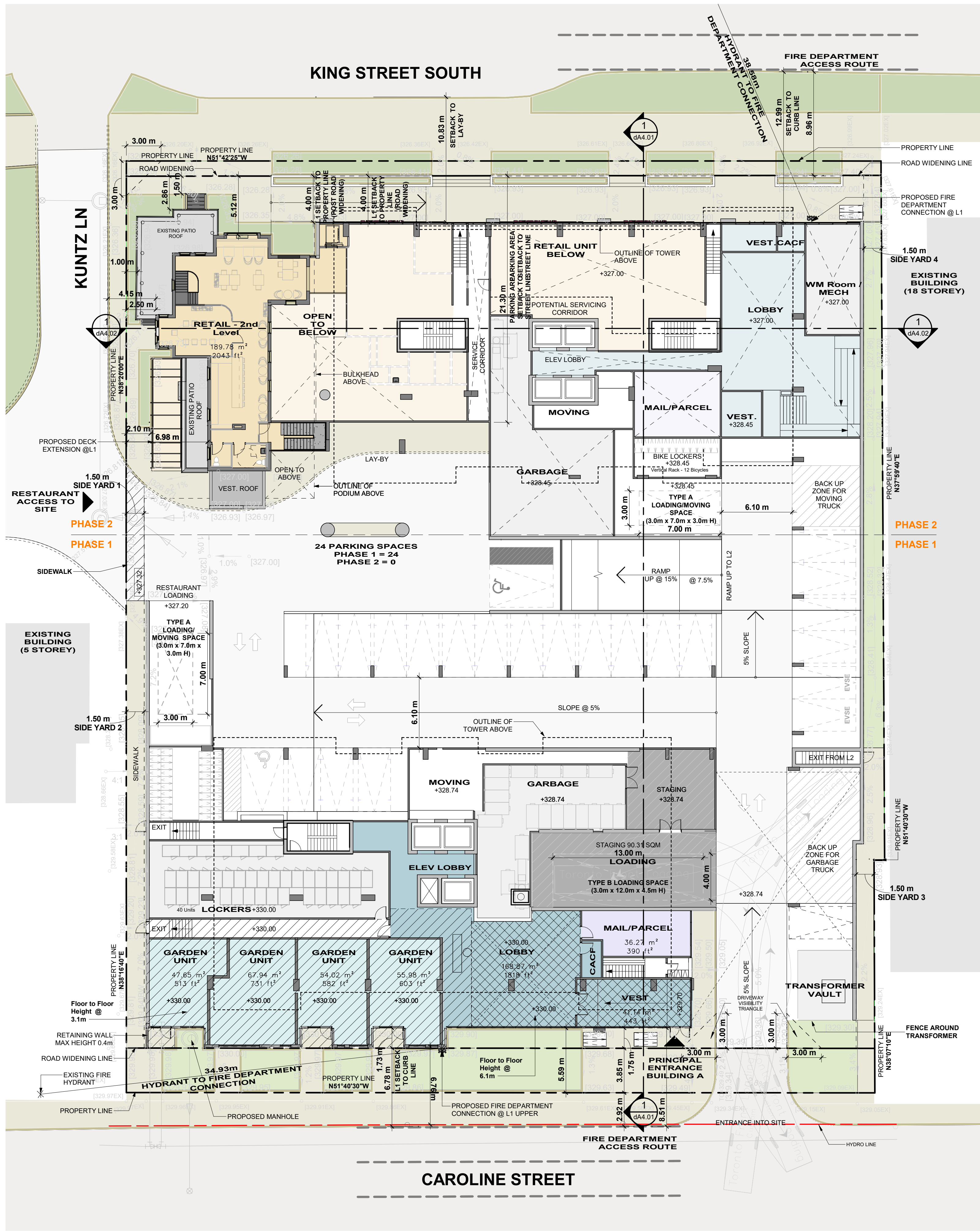


3 | Vehicular Parking Space Legend



00





1 | Floor Plan Level 1 (Upper)

1 : 200

LEGEND

- PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE
- LOADING AREA
200MM REINFORCED CONCRETE WITH GRADE (NOT TO EXCEED 2%)

RESIDENTIAL GARBAGE/RECYCLING STORAGE ROOM

WASTE DIVERSION SYSTEM: SINGLE CHUTE WITH TRI-SORTER

GARBAGE/RECYCLING ROOM AREA PROVIDED:

TOWER A : 113.75 m²
TOWER B : 123.01 m²

NUMBER OF COLLECTION BINS PROVIDED:

TOWER A :
-GARBAGE = 5 (3yd3) BINS
-RECYCLING = 7 (3yd3) BINS
-ORGANICS = 3 (3yd3) BINS

TOWER B :
-GARBAGE = 5 (3yd3) BINS
-RECYCLING = 7 (3yd3) BINS
-ORGANICS = 2 (3yd3) BINS

COMMERCIAL
-GARBAGE = 1 (3yd3) BINS
-RECYCLING = 1 (3yd3) BINS

TOTAL NUMBER OF BINS: 40 BINS

BINS DESIGNATION:
G = GARBAGE
R = RECYCLING
O = ORGANIC
C = COMMERCIAL

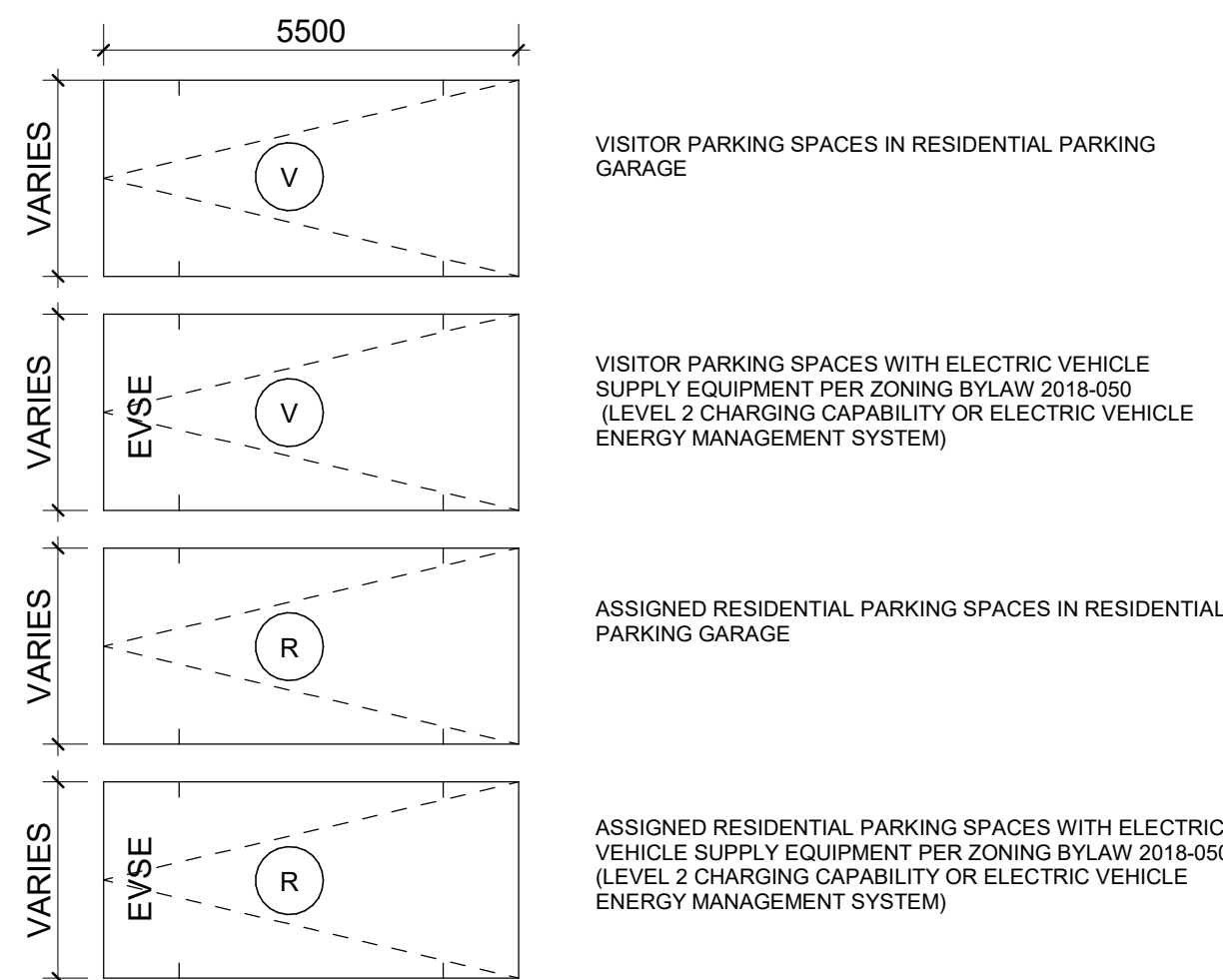
STAGING AREA: 78.3m²

PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MINIMUM 4.4m VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO SAFELY SUPPORT 35,000kg. STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS:
(A) DESIGN CODE - ONTARIO BUILDING CODE
(B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
(C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICLE SPEEDS TO 15KM/H AND 20% FOR HIGHER SPEEDS

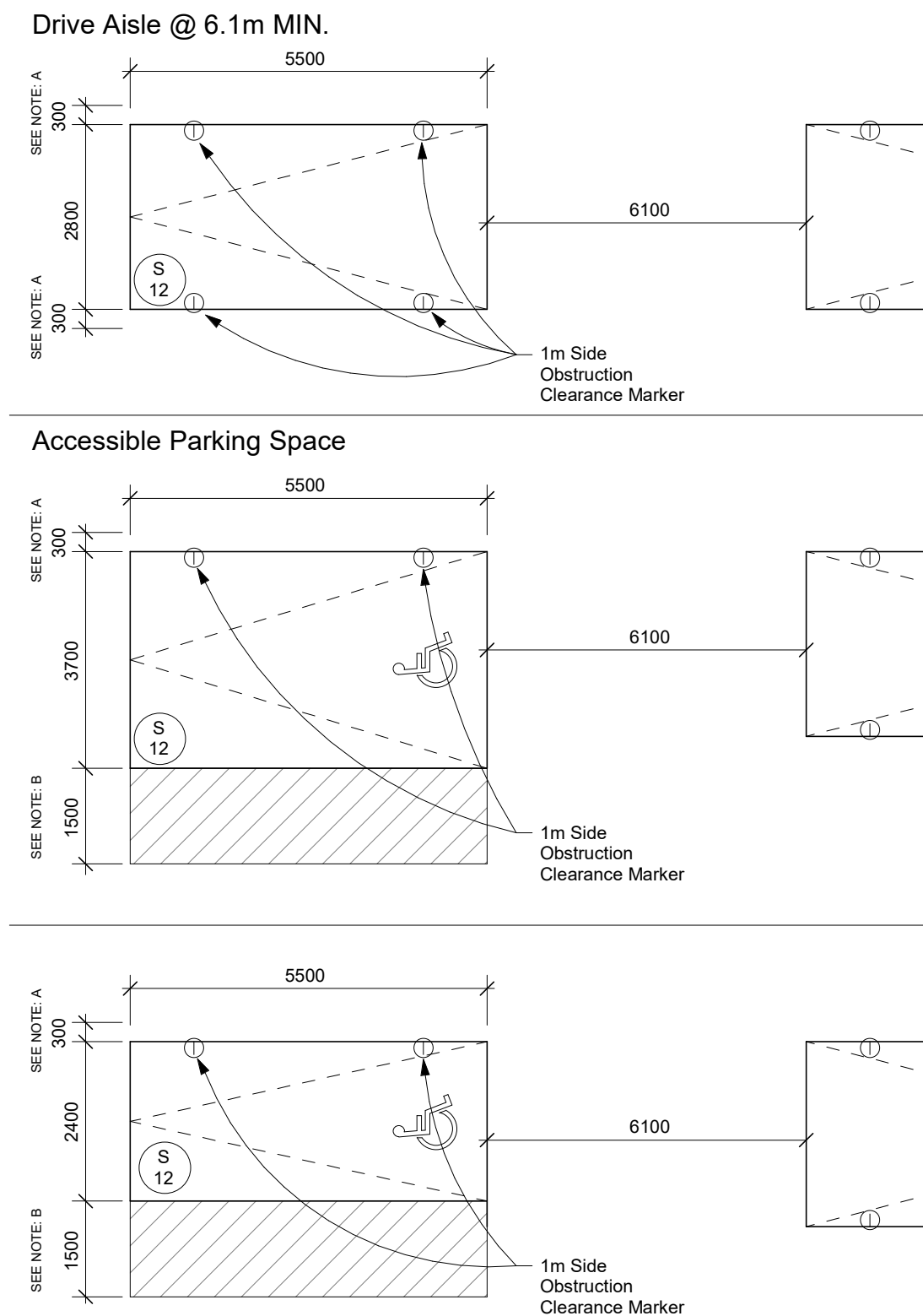
A TRAINED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE ON SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

WASTE BINS FOR NON-RESIDENTIAL COMPONENT WILL BE LABELLED SEPARATELY FROM THOSE FOR THE RESIDENTIAL COMPONENT. SHARED LOADING SPACE WILL NOT BE OCCUPIED ON DAYS WHEN CITY COLLECTION SERVICES ARE SCHEDULED FOR RESIDENTIAL COMPONENT. A PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE COMMERCIAL COMPONENT.

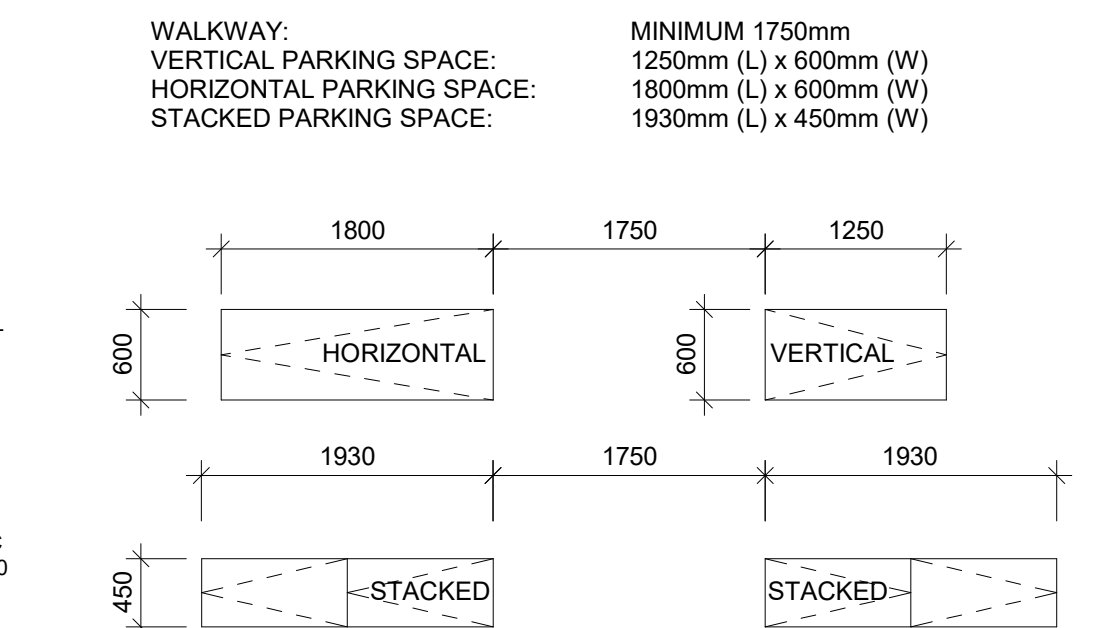
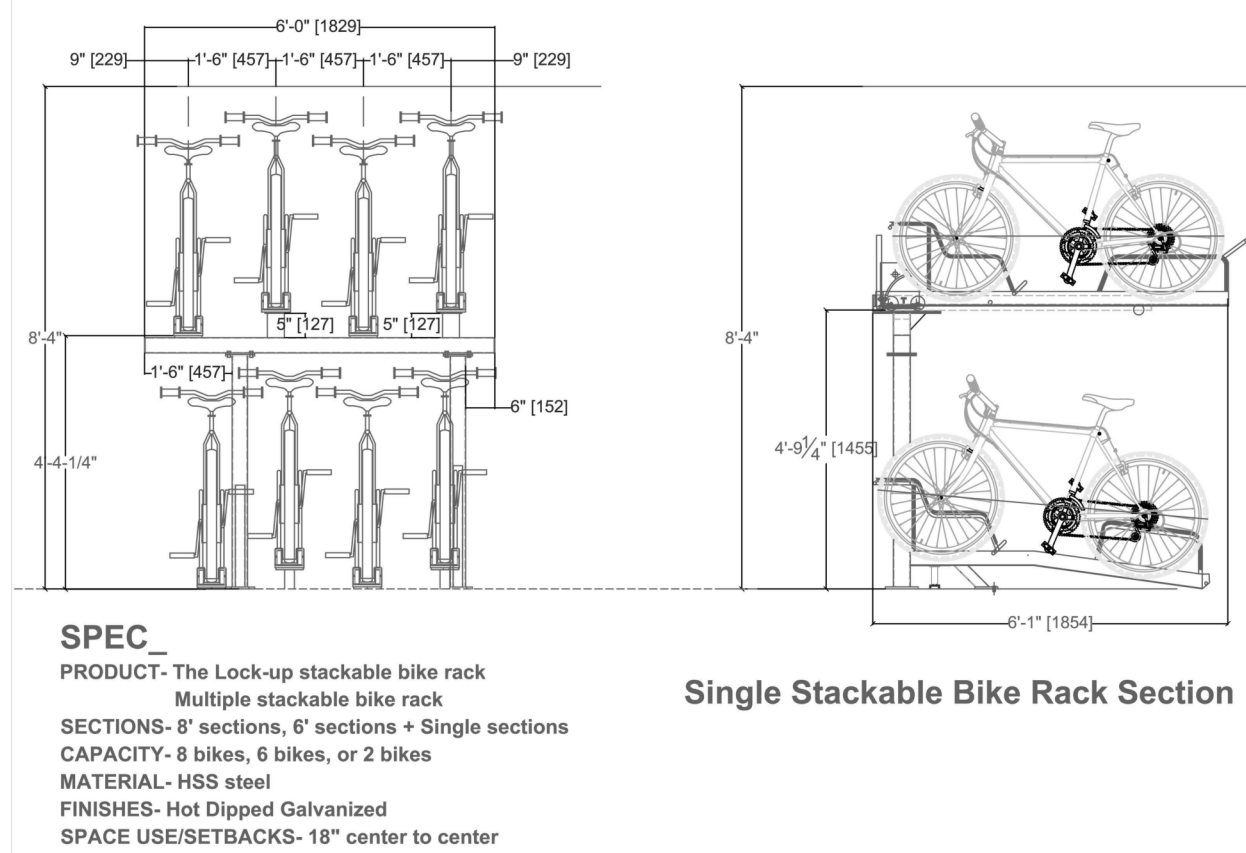
2 | Waste Management Notes



3 | Vehicular Parking Space Legend



4 | Vehicular Parking Space Details and Notes



5 | Bicycle Parking Space Details and Legend

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ONTARIO ASSOCIATION OF ARCHITECTS
OFFICIAL KIRKOR ARCHITECTS
KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

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01.	OPA/ZBA SUBMISSION	2025-07-31

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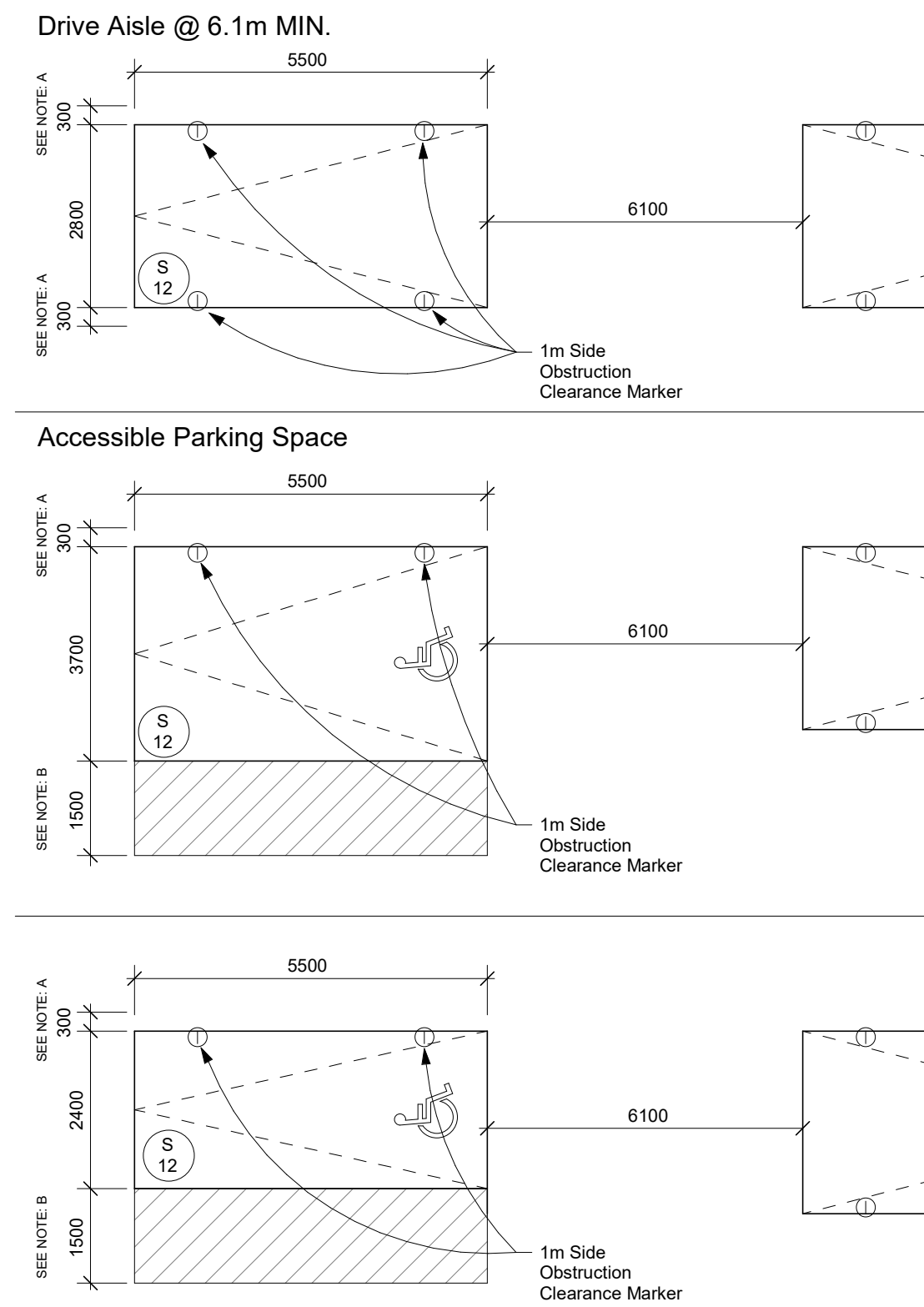
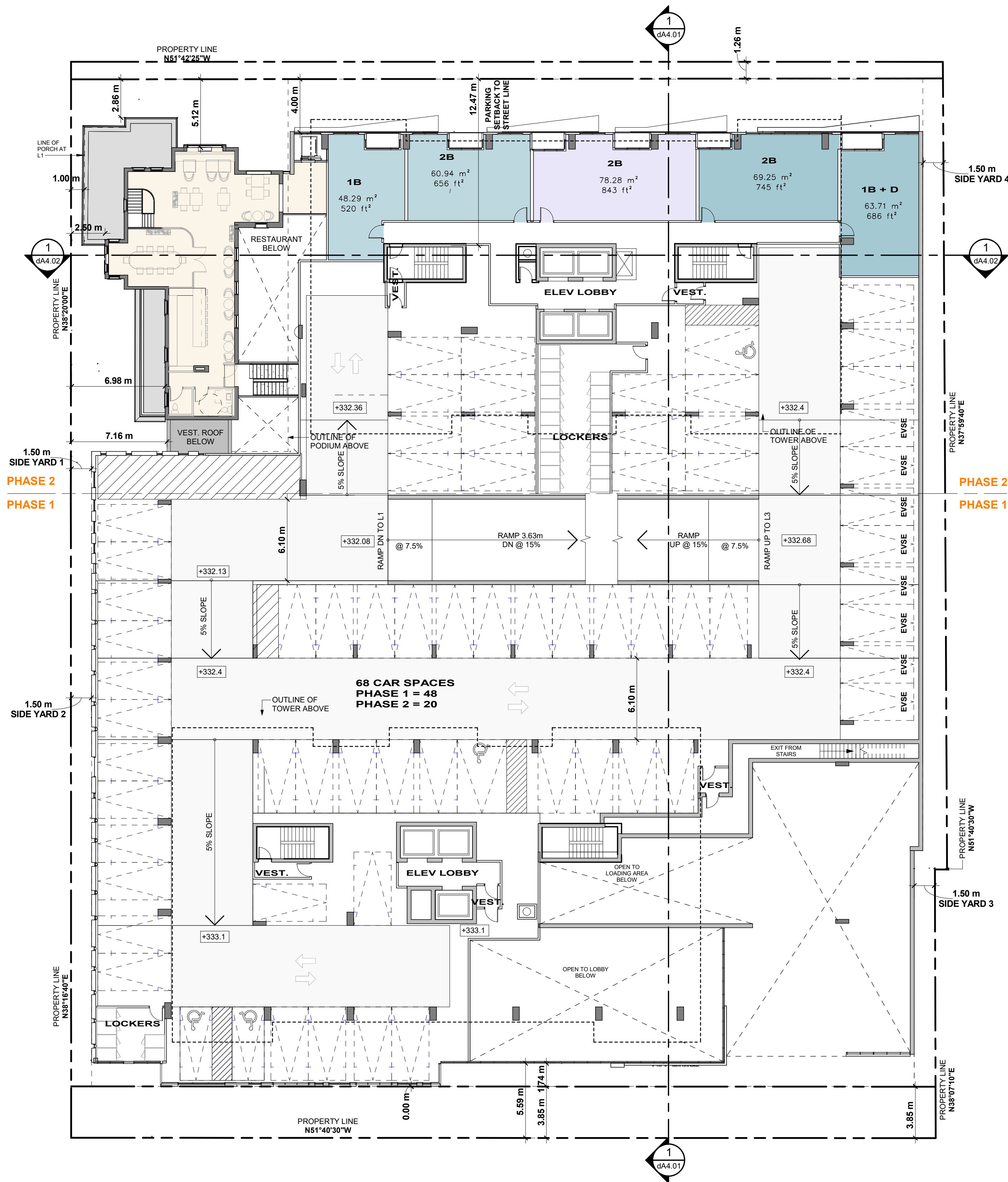
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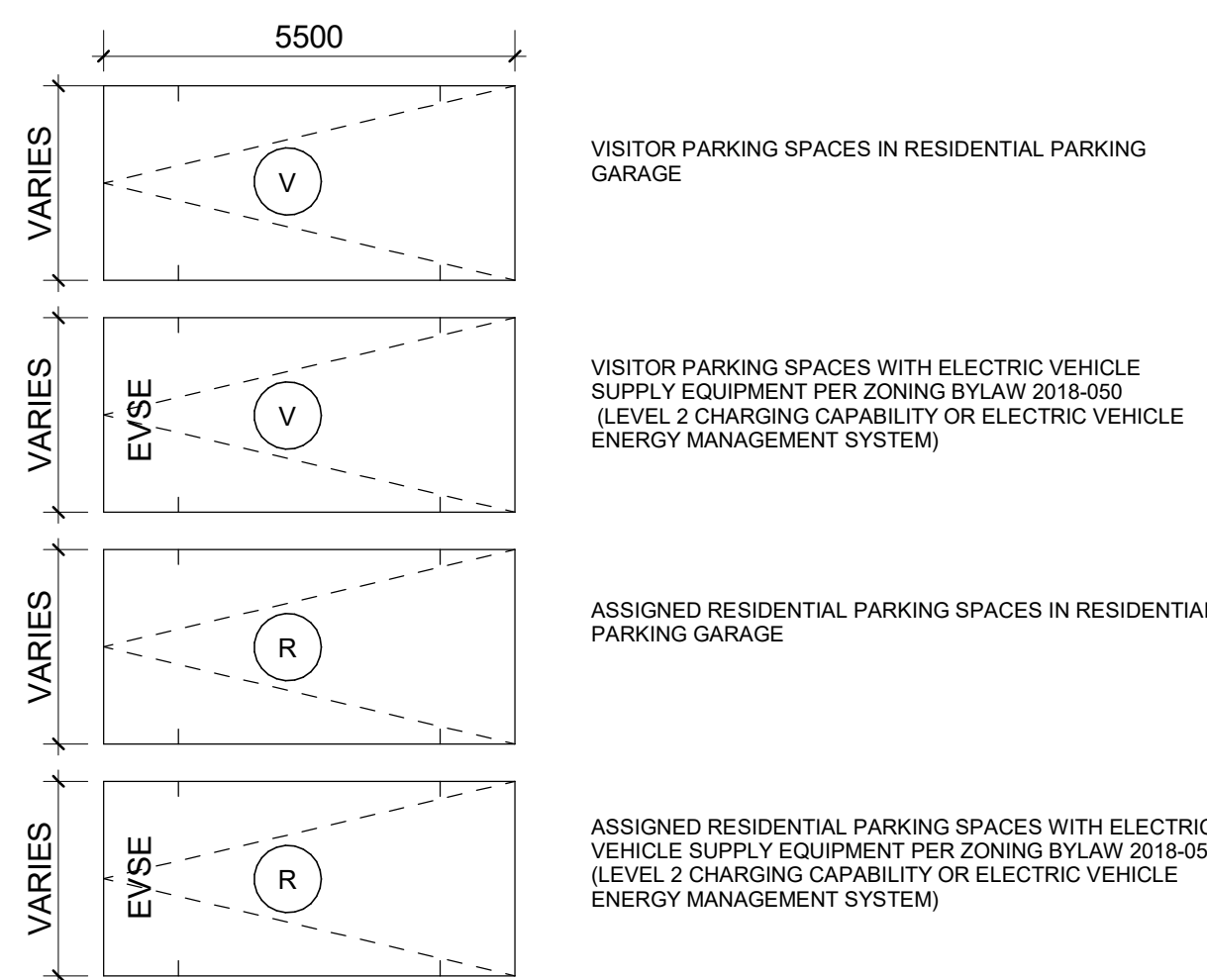
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01.	OPA/ZBA SUBMISSION	2025-07-31



- NOTES:
- A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
 - B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.
 - C. PROVIDE A 3700mm WIDTH FOR TYPE A ACCESSIBLE PARKING SPACE, 2400mm WIDTH FOR B TYPE A ACCESSIBLE PARKING SPACE

2 | Vehicular Parking Space Details and Notes



3 | Vehicular Parking Space Legend

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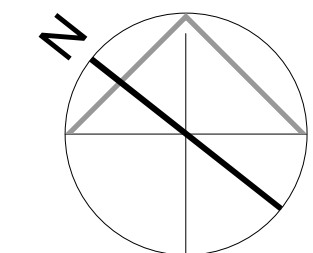


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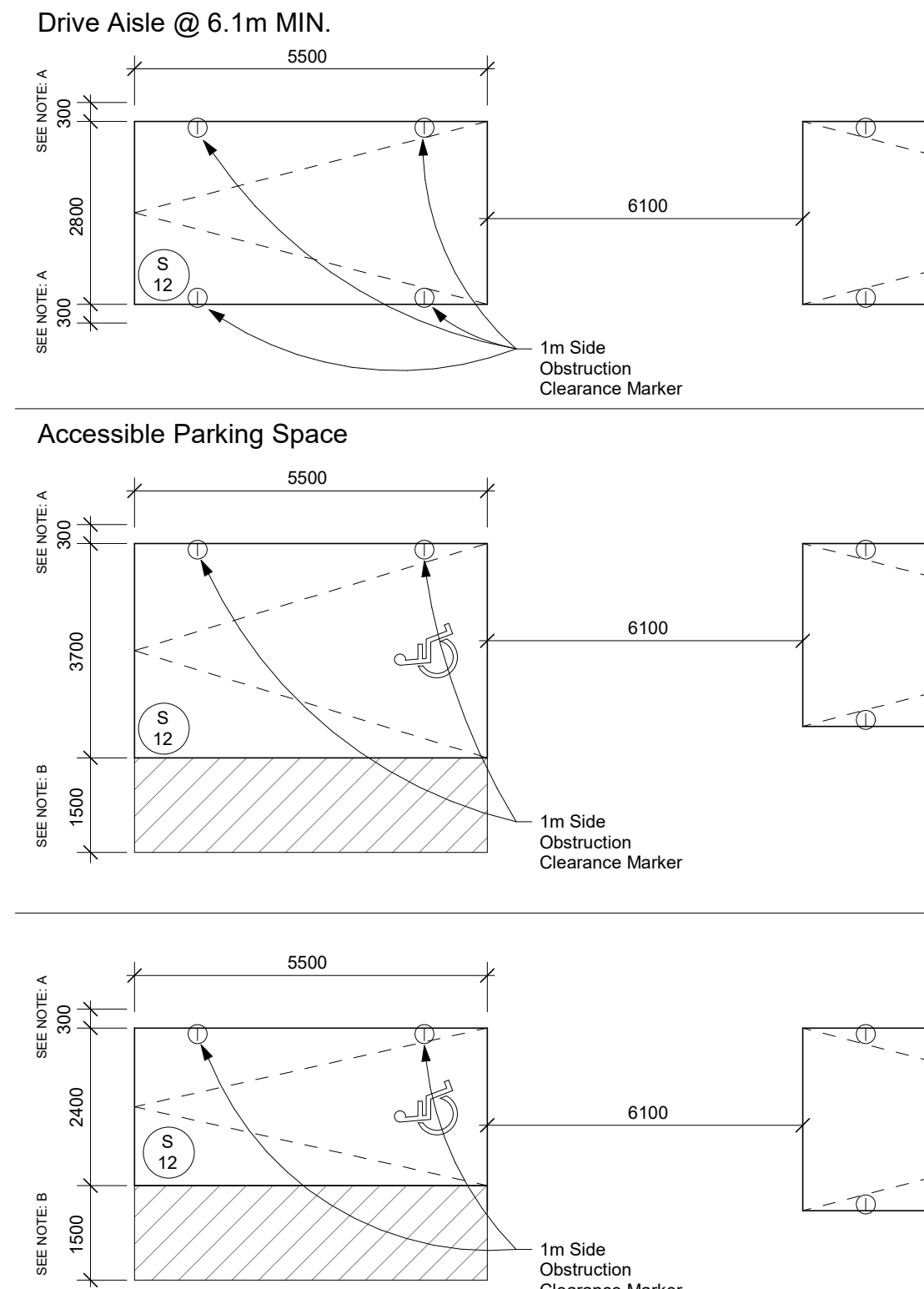
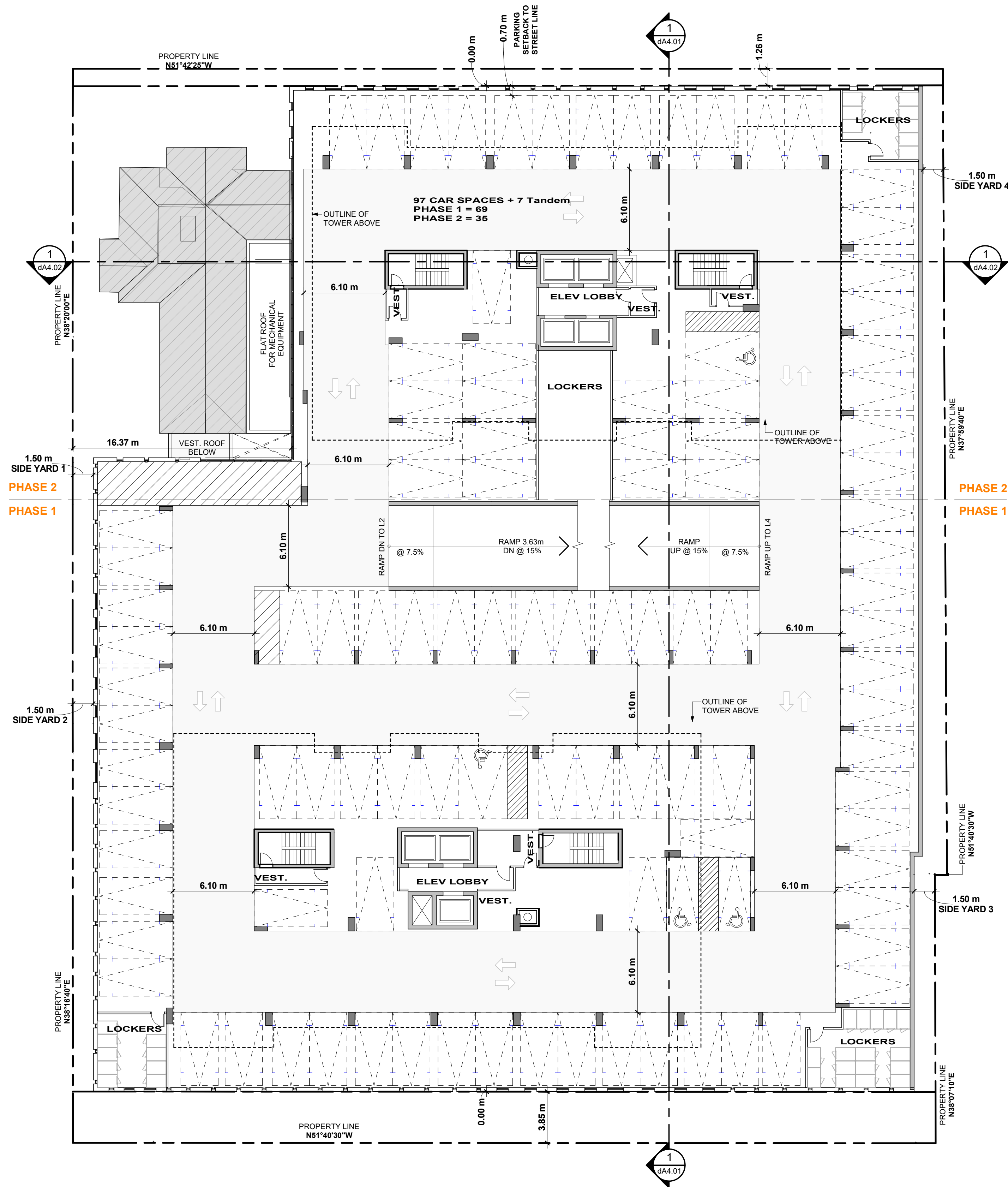
167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
Floor Plan - Level 2

Scale:	As indicated
Drawn by:	AR, NA
Checked by:	VPS
Project No.:	24-036
Date:	2026-04-08
Drawing No.:	

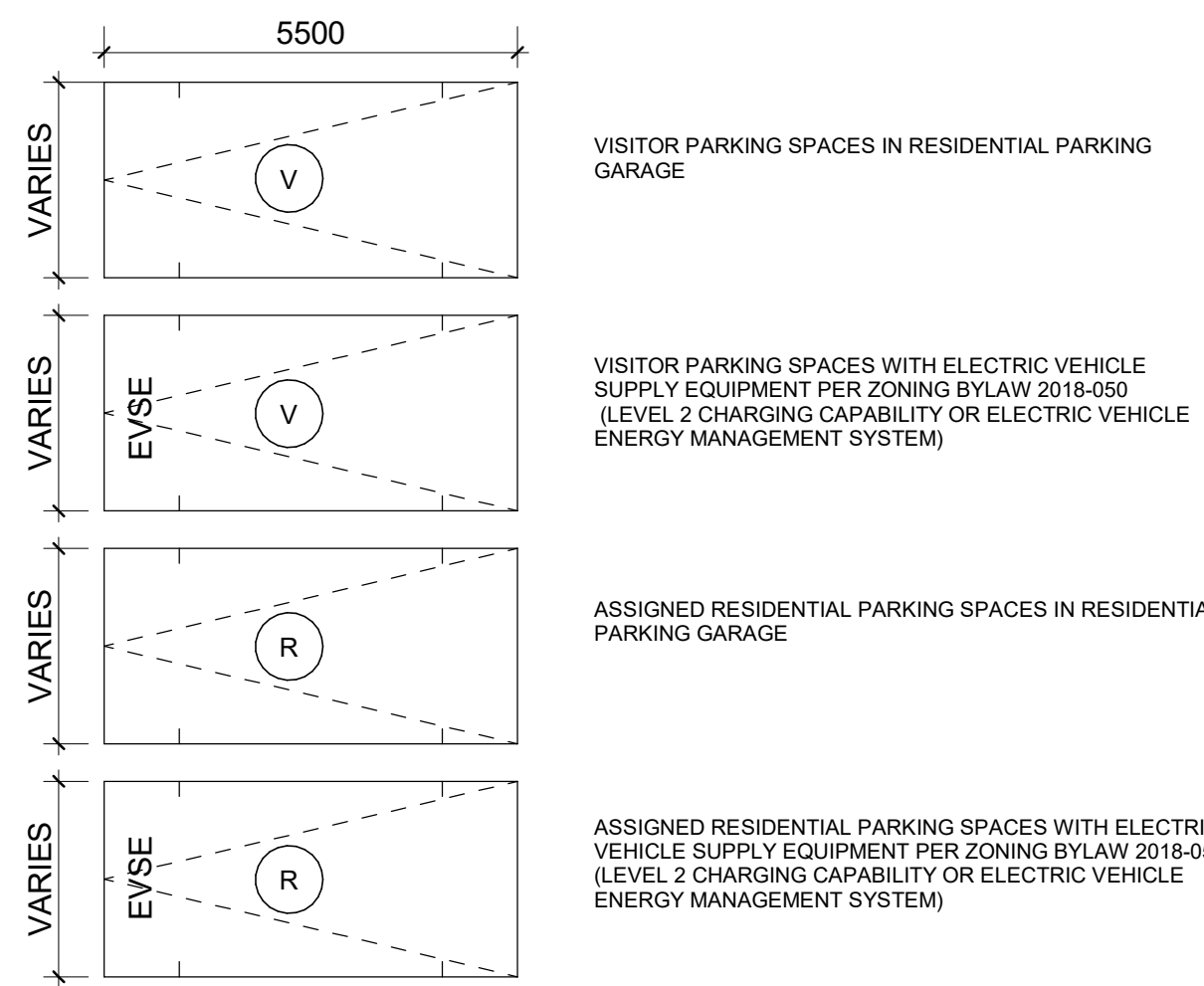


dA2.02



- NOTES:
- A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
 - B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.
 - C. PROVIDE A 3700mm WIDTH FOR TYPE A ACCESSIBLE PARKING SPACE, 2400mm WIDTH FOR B TYPE A ACCESSIBLE PARKING SPACE.

2 | Vehicular Parking Space Details and Notes



3 | Vehicular Parking Space Legend

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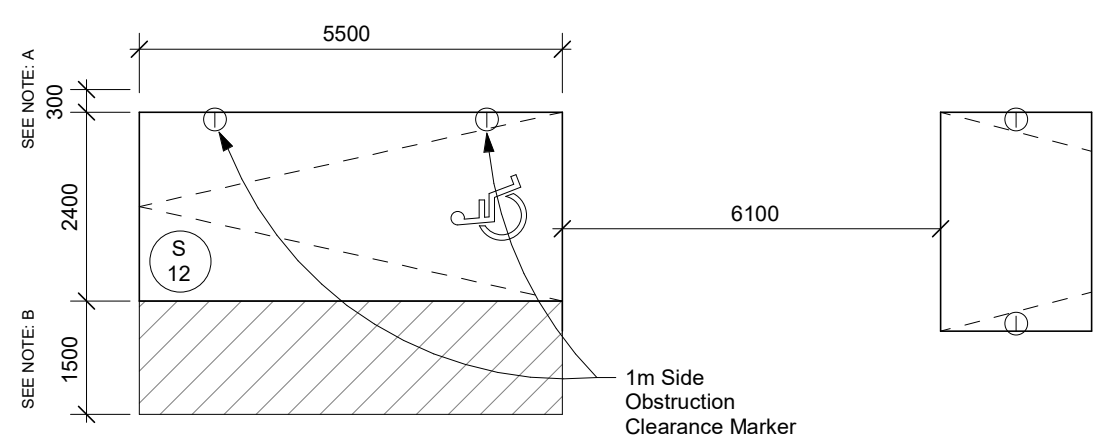
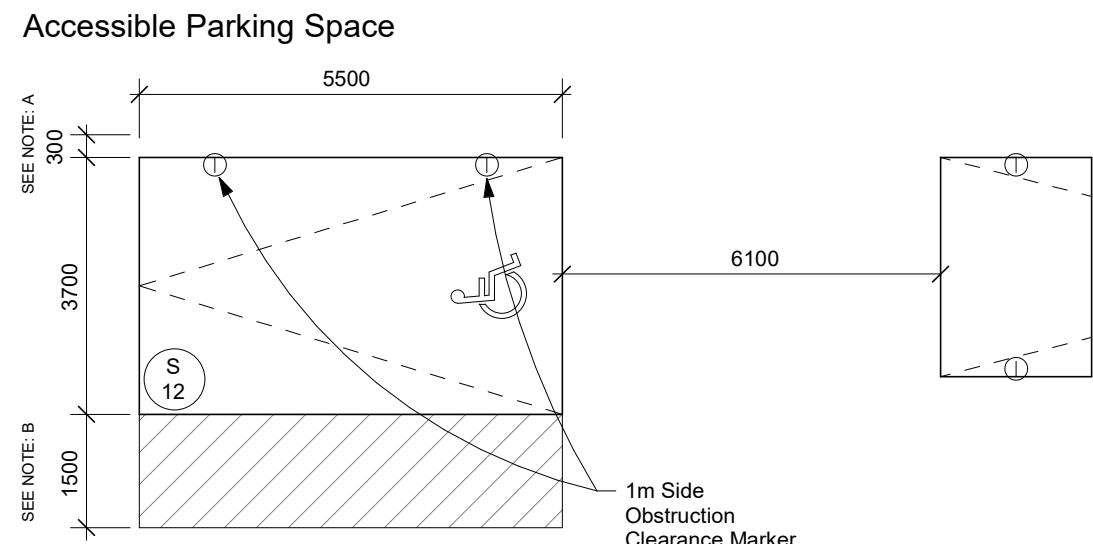
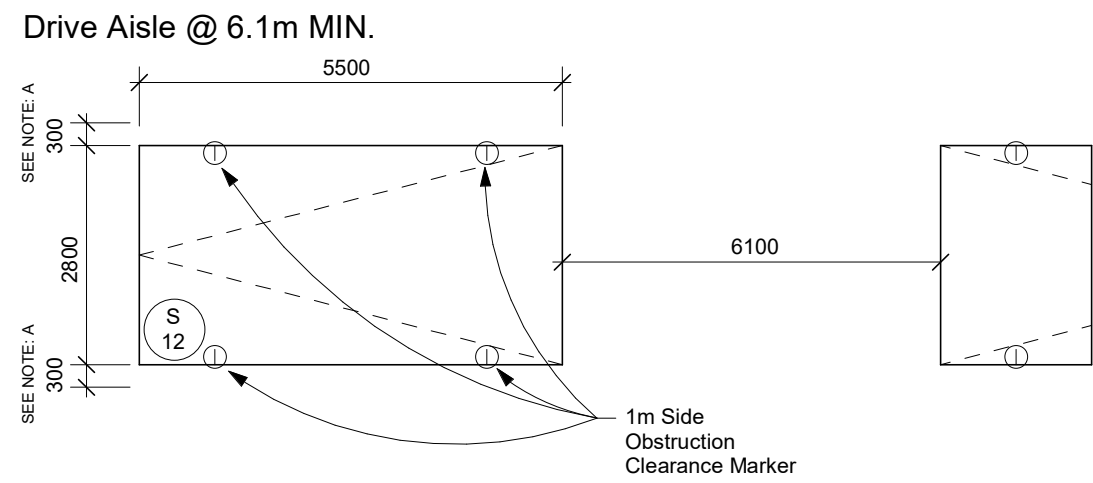
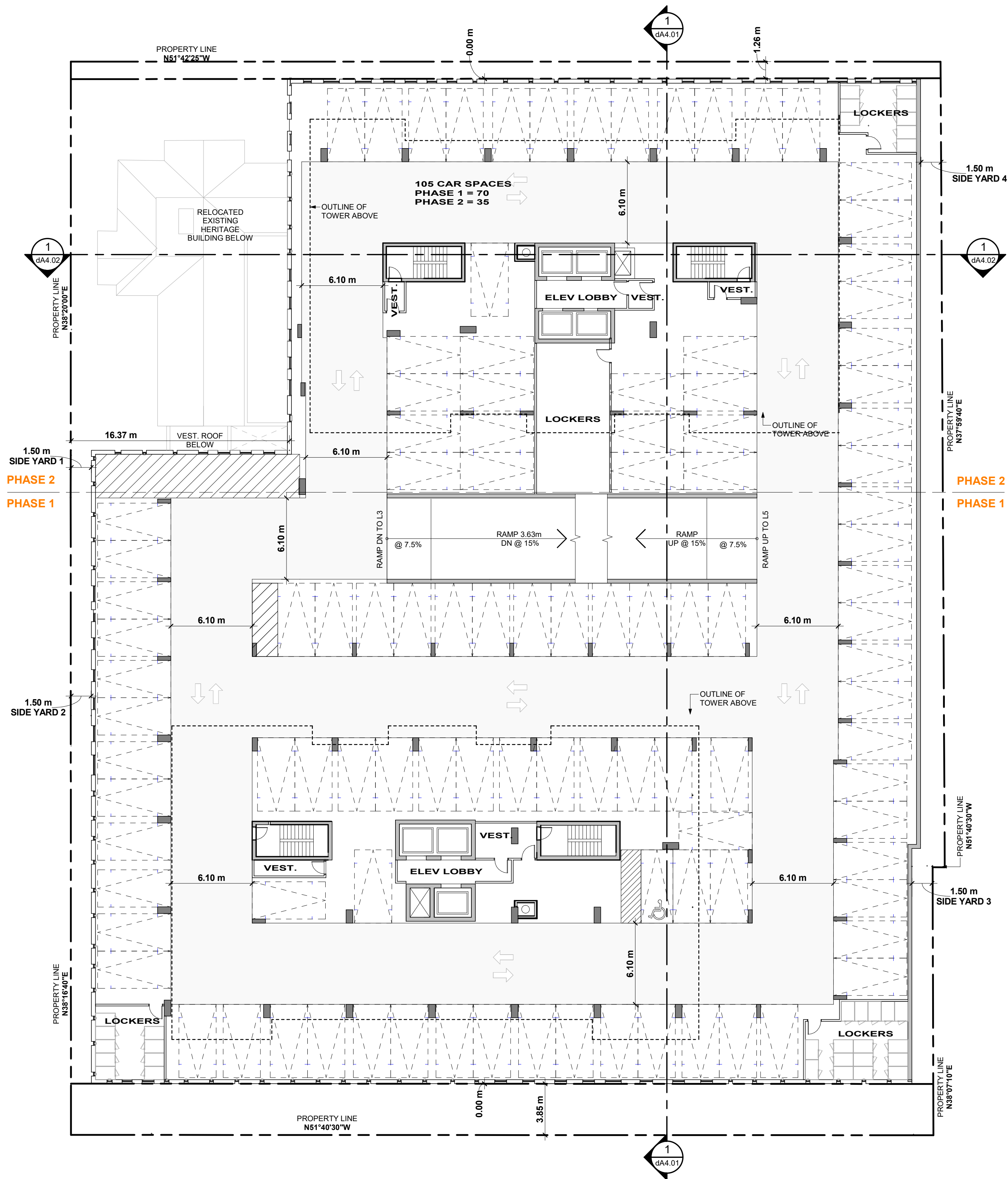
Client:
Urban Legend Developments Ltd/ VanMar Developments

167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
Floor Plans - Level 3

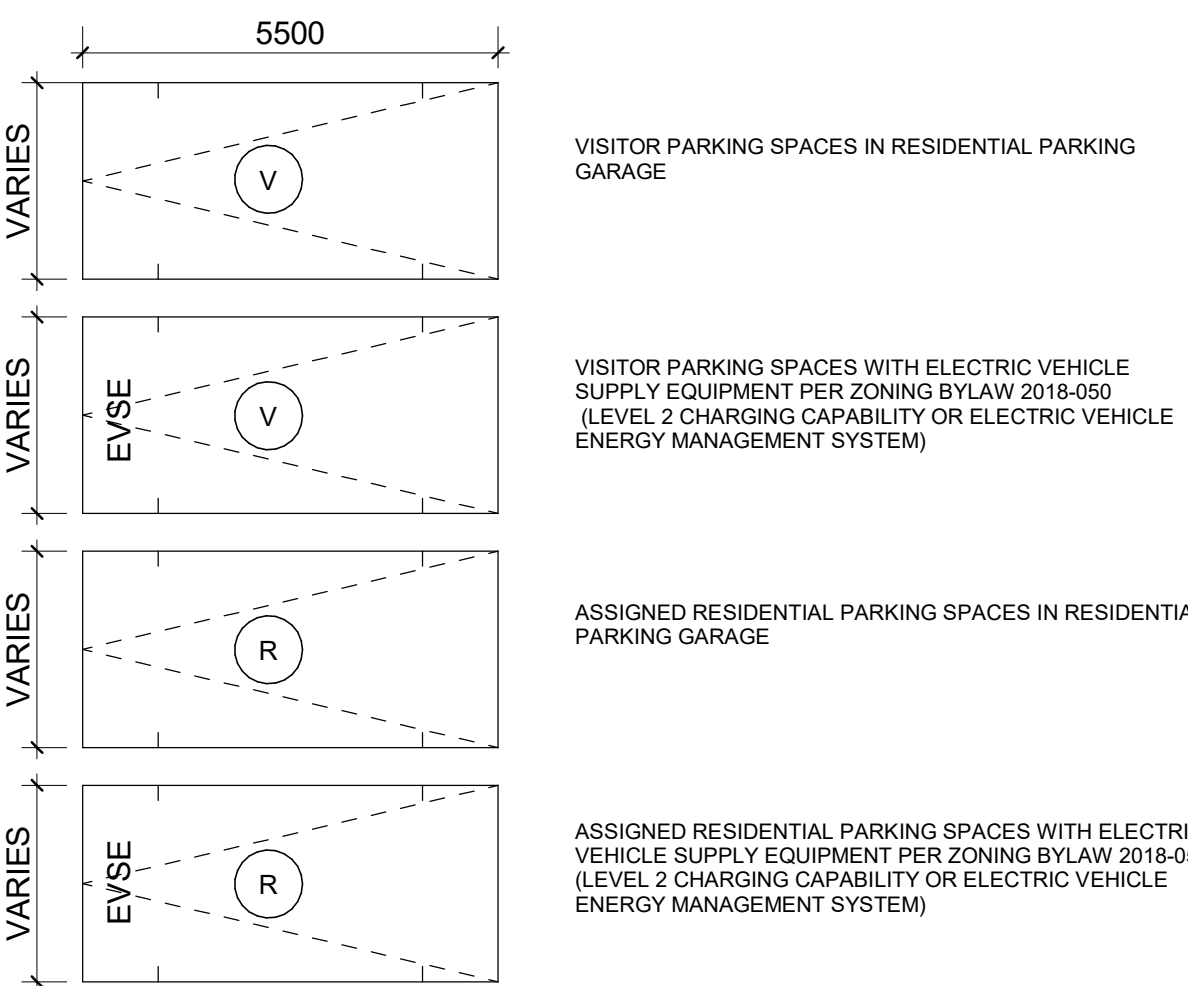
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Drawn by:	AR, NA
Checked by:	VPS
Project No.:	24-036
Date:	2026-04-08
Drawing No.:	

dA2.03



- NOTES:
- A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
 - B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.
 - C. PROVIDE A 3700mm WIDTH FOR TYPE A ACCESSIBLE PARKING SPACE, 2400mm WIDTH FOR B TYPE A ACCESSIBLE PARKING SPACE

2 | Vehicular Parking Space Details and Notes



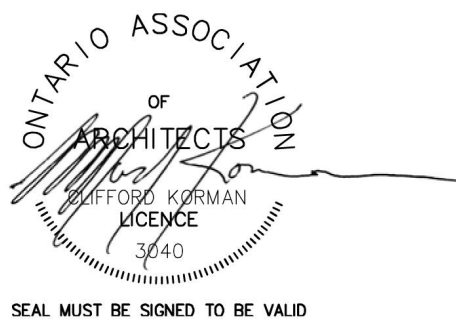
3 | Vehicular Parking Space Legend

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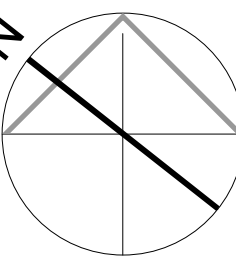
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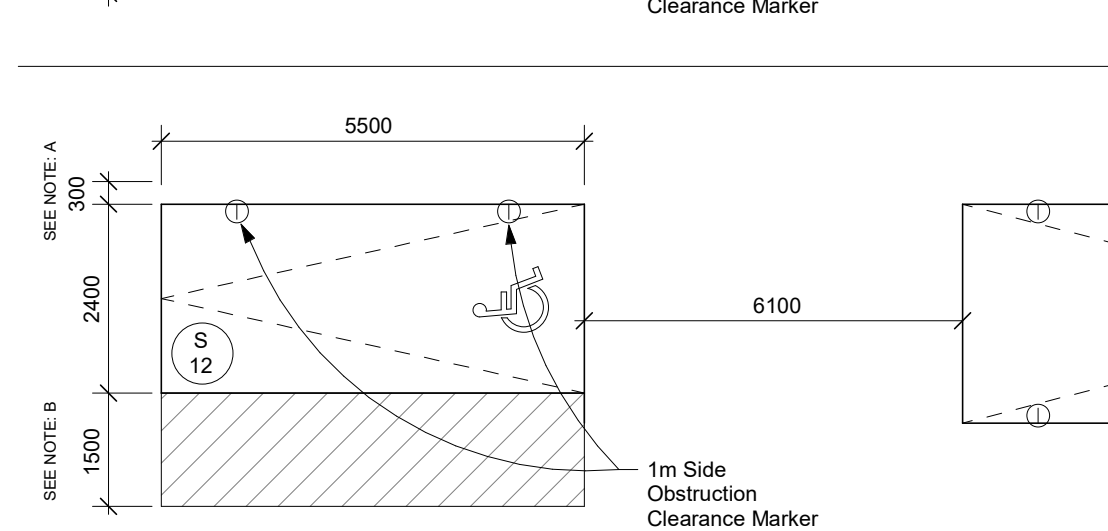
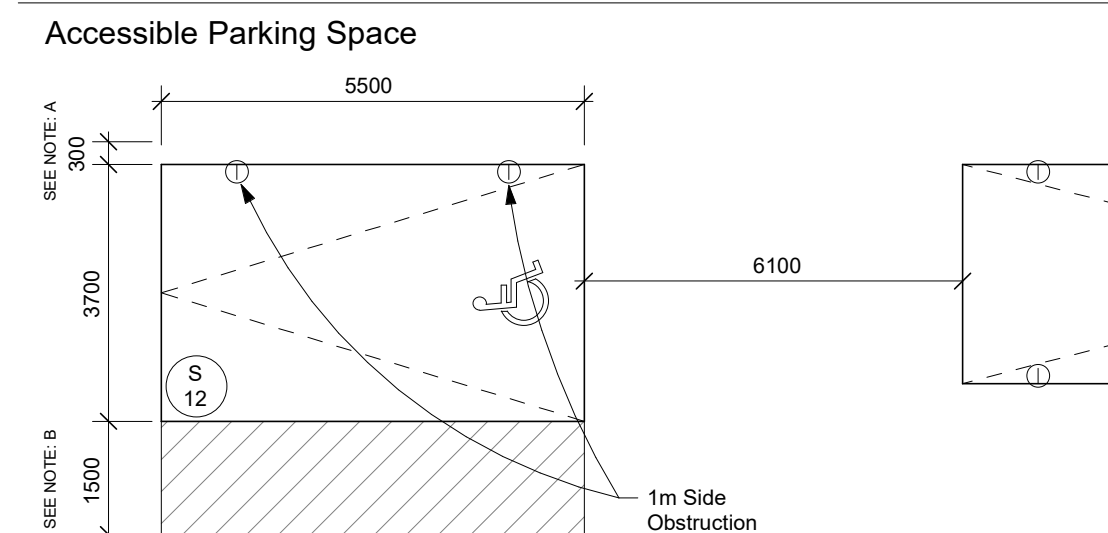
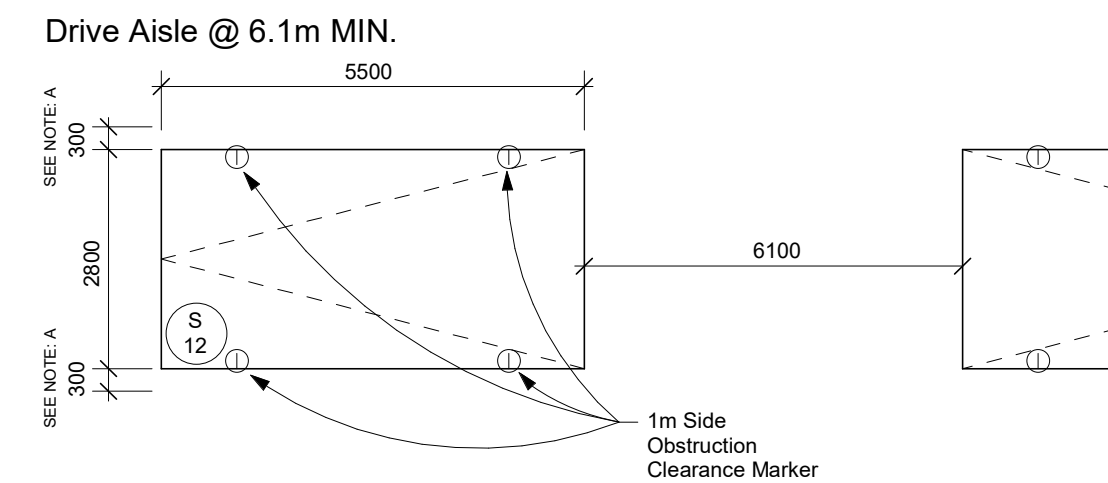
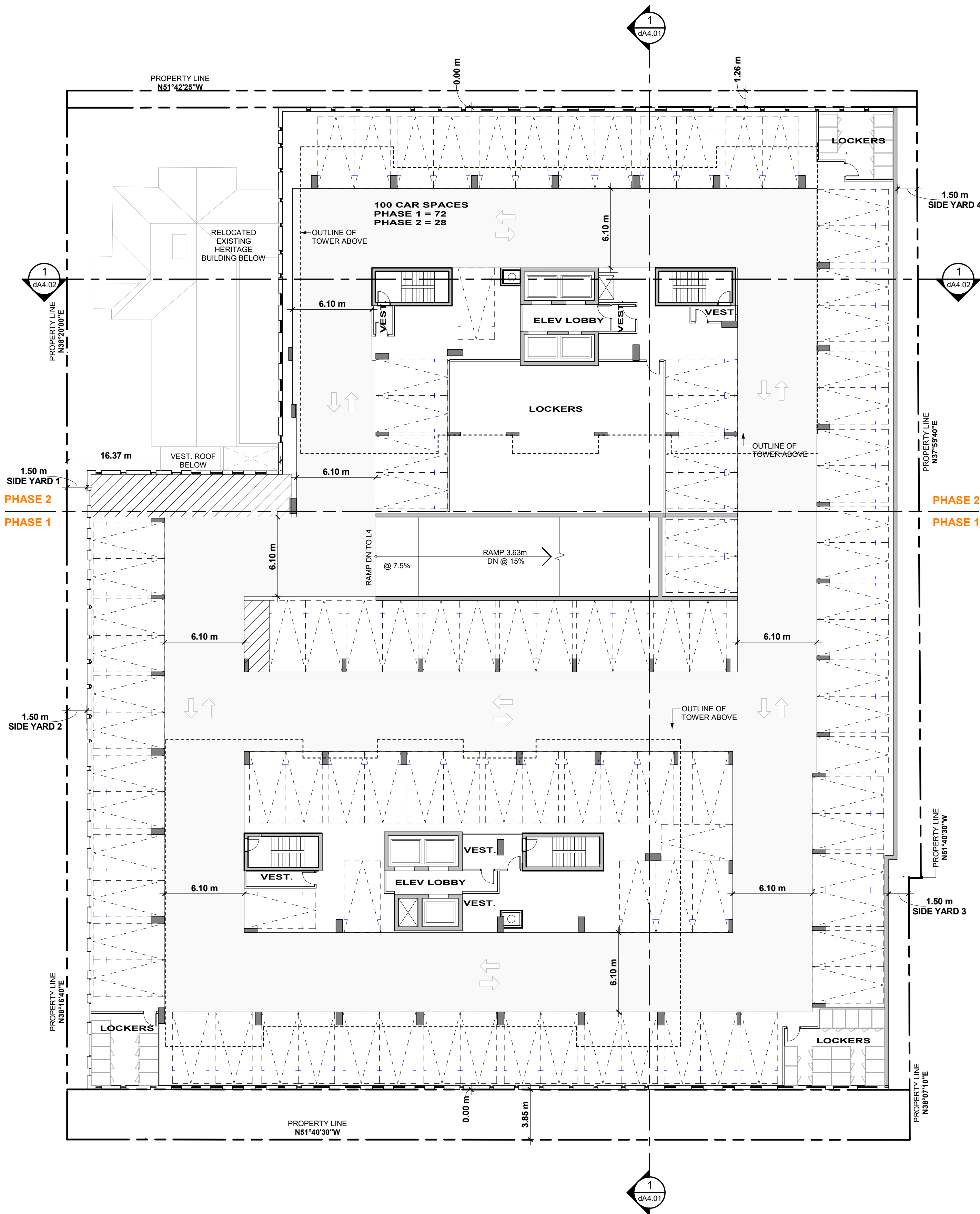
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Proposed Mixed-Use Development

Floor Plans - Level 4

Scale:
As indicated
Drawn by:
AR, NA
Checked by:
VPS
Project No.:
24-036
Date:
2026-04-08
Drawing No.:

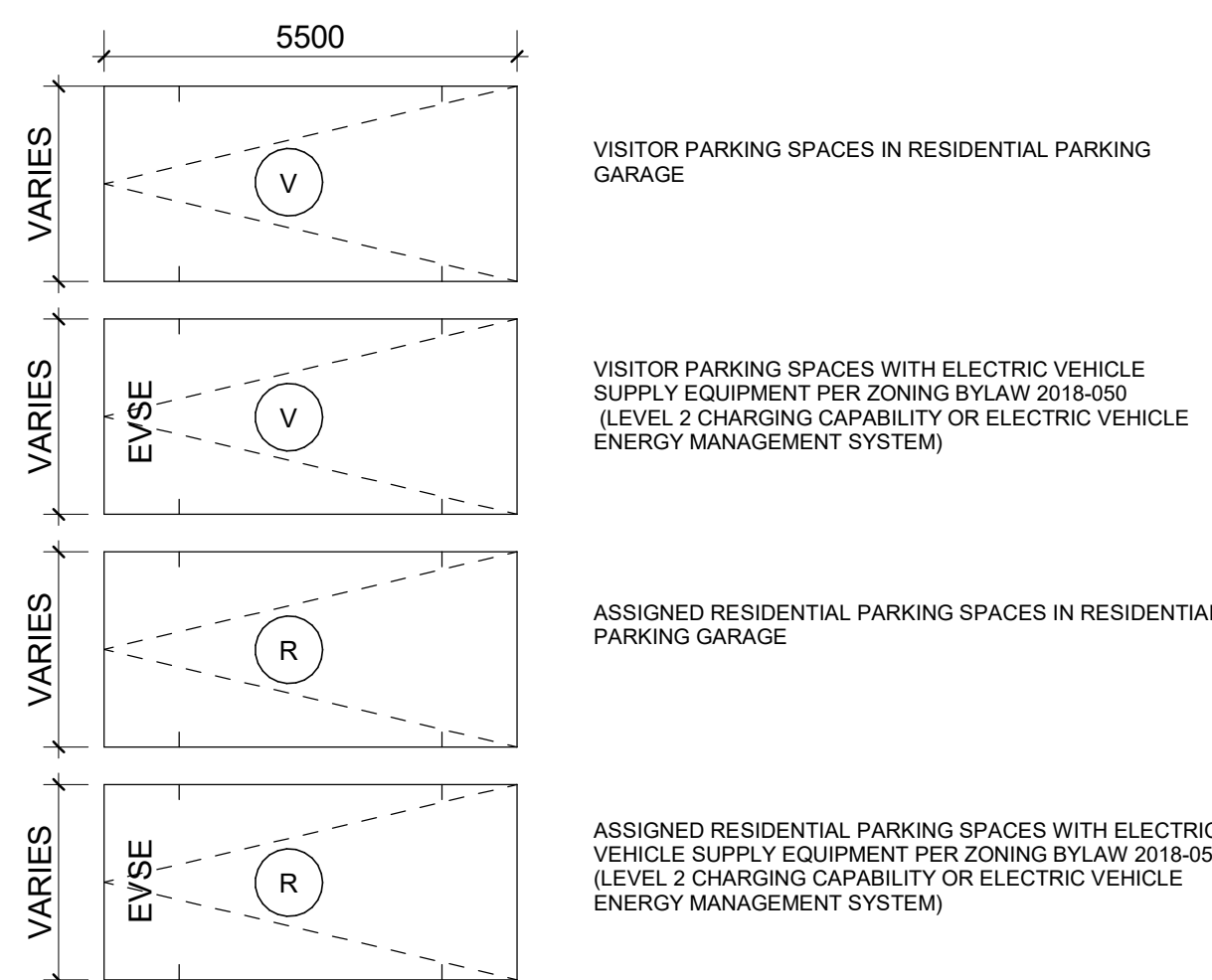


dA2.04



- NOTES:
- A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
 - B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.
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2 | Vehicular Parking Space Details and Notes



3 | Vehicular Parking Space Legend

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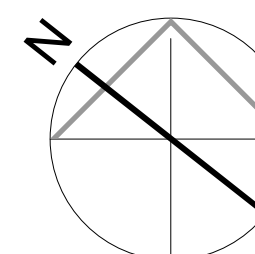


Client:
Urban Legend Developments Ltd/ VanMar Developments

167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
Floor Plans - Level 5

Scale:	As indicated
Drawn by:	AR, NA
Checked by:	VPS
Project No.:	24-036
Date:	2026-04-08
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URBAN LEGEND DEVELOPMENTS



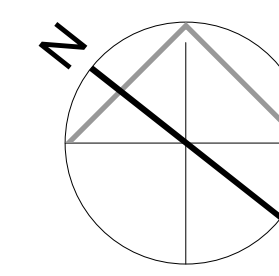
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Proposed Mixed-Use Development

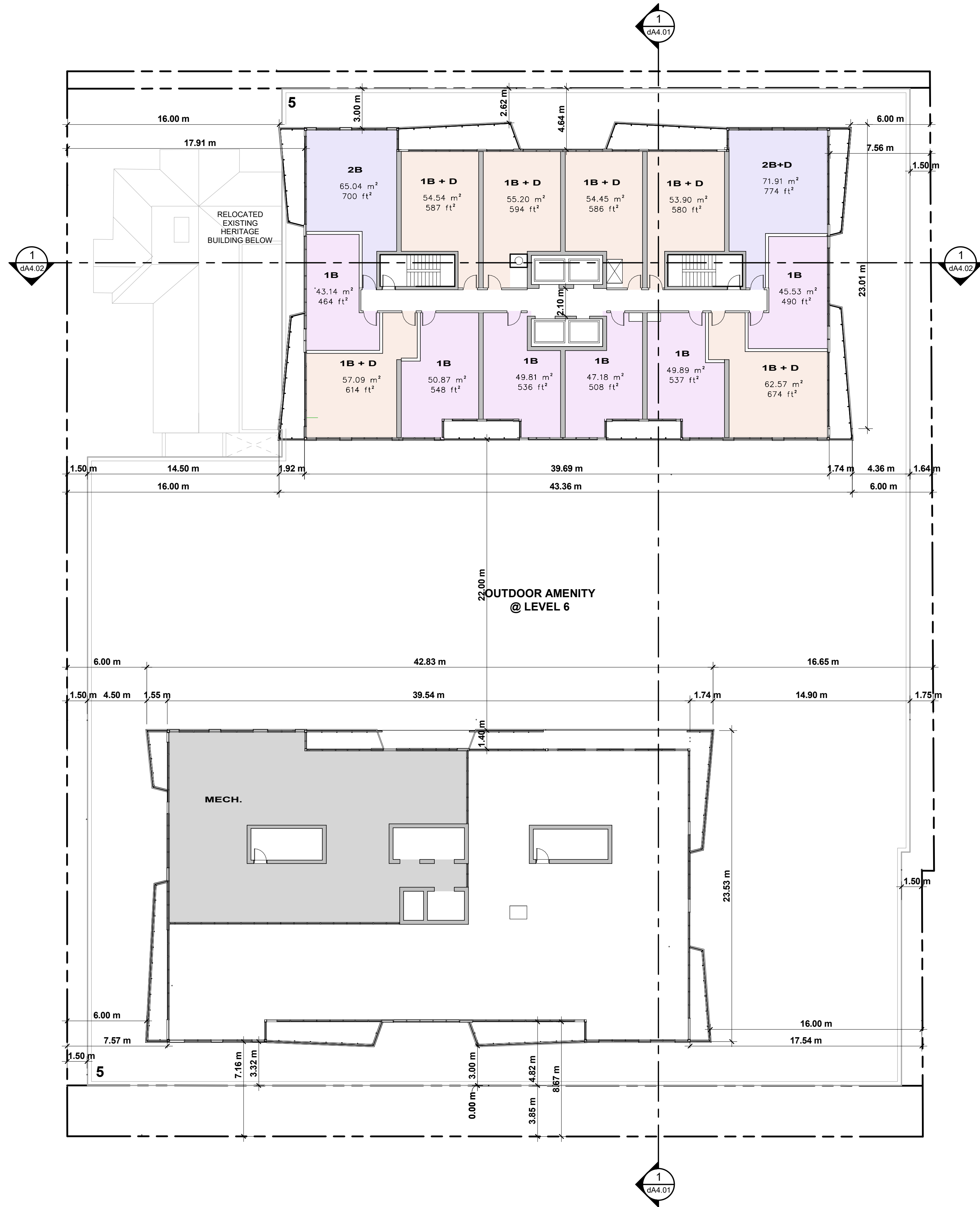
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Floor Plans - Level 6 - 30

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Drawn by:
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Checked by:
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Project No.:
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Date:
2026-04-08
Drawing No.:

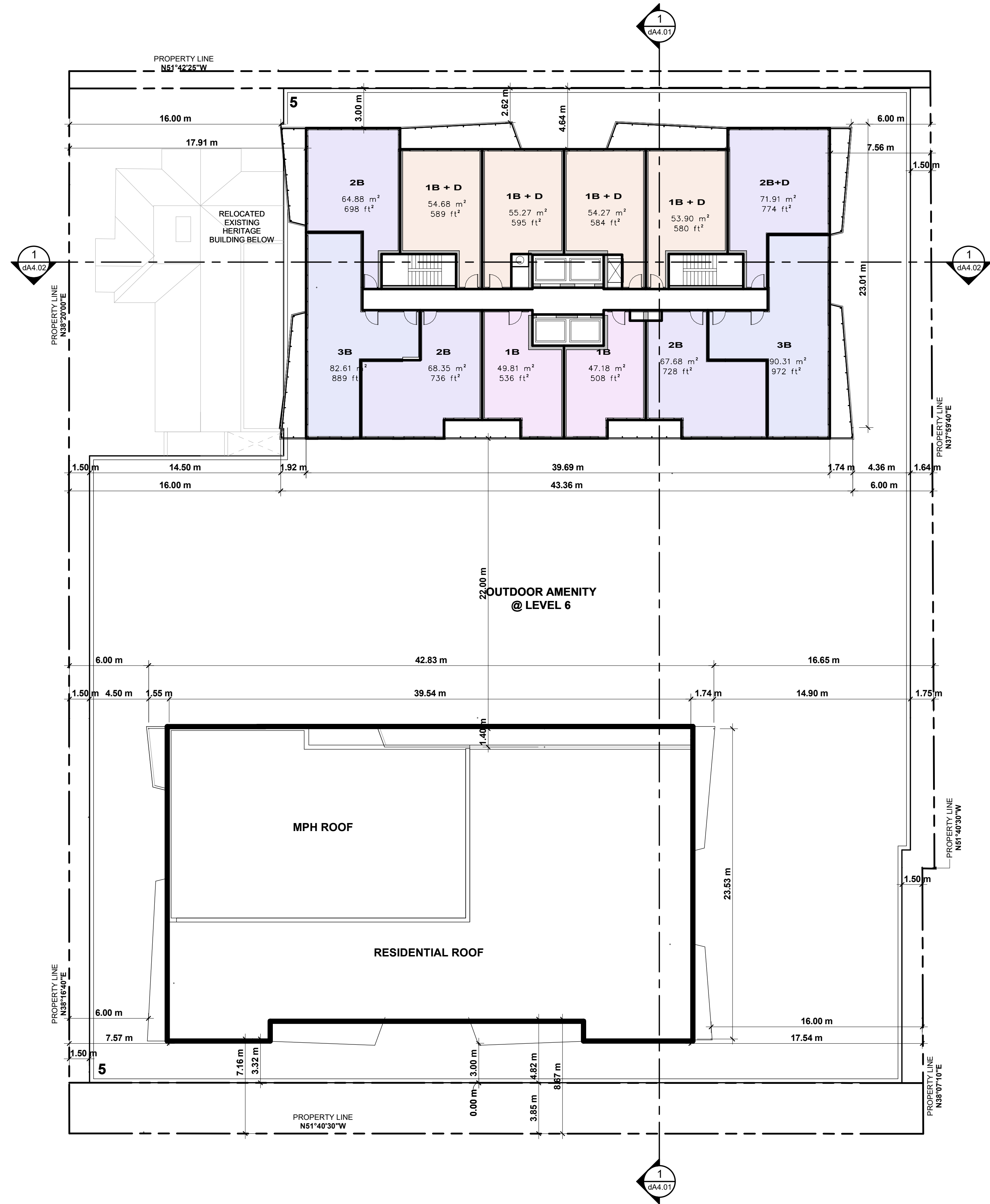


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1 : 200



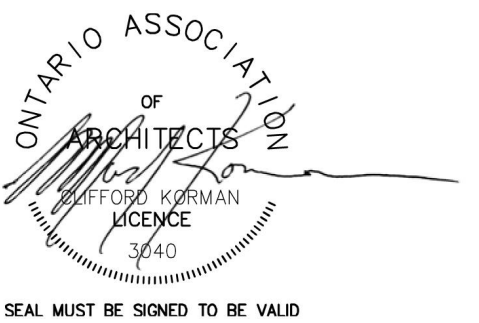
2 | Bldg A - Level MPH Roof / Bldg B - Level 36-38 Typical Floor Plan
1 : 200

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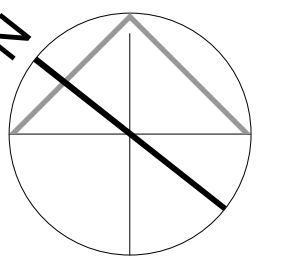


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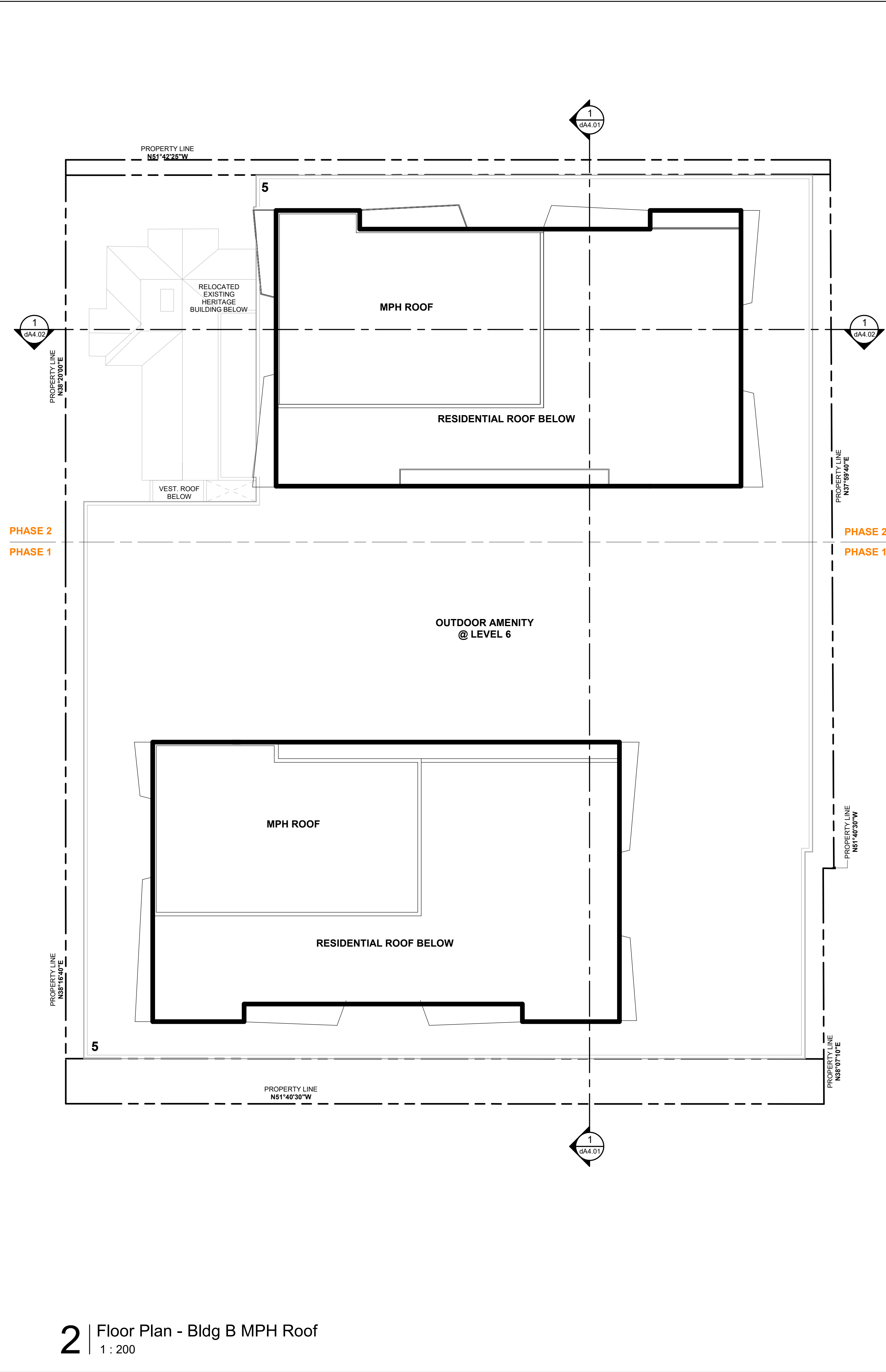
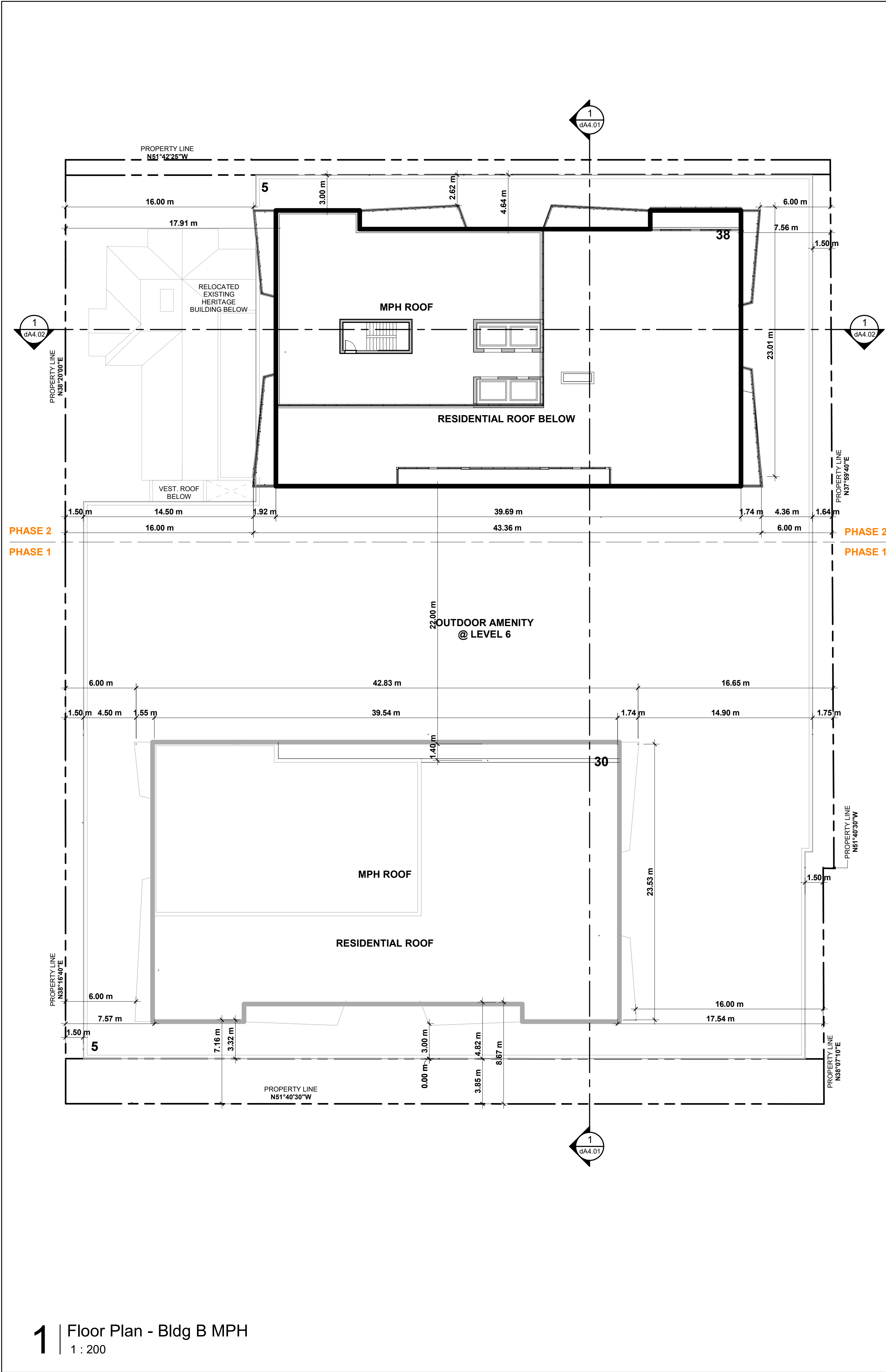
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Proposed Mixed-Use Development

Drawing Title:
**Floor Plans - Bldg A MPH
- Bldg A MPH Roof**

Scale:	1 : 200
Drawn by:	AR, NA
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Project No.:	24-036
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ATTON KIRKOR
LICENCE 3640
SEAL MUST BE SIGNED TO BE VALID

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URBAN LEGEND DEVELOPMENTS

VanMar DEVELOPMENTS

Client:
Urban Legend Developments Ltd/ VanMar Developments

167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
**Floor Plans - Bldg B MPH
- Bldg B MPH Roof**

Scale:
1 : 200

Drawn by:
AR, NA

Checked by:
VPS

Project No.:
24-036

Date:
2026-04-08

Drawing No.:
dA2.08

North Arrow

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