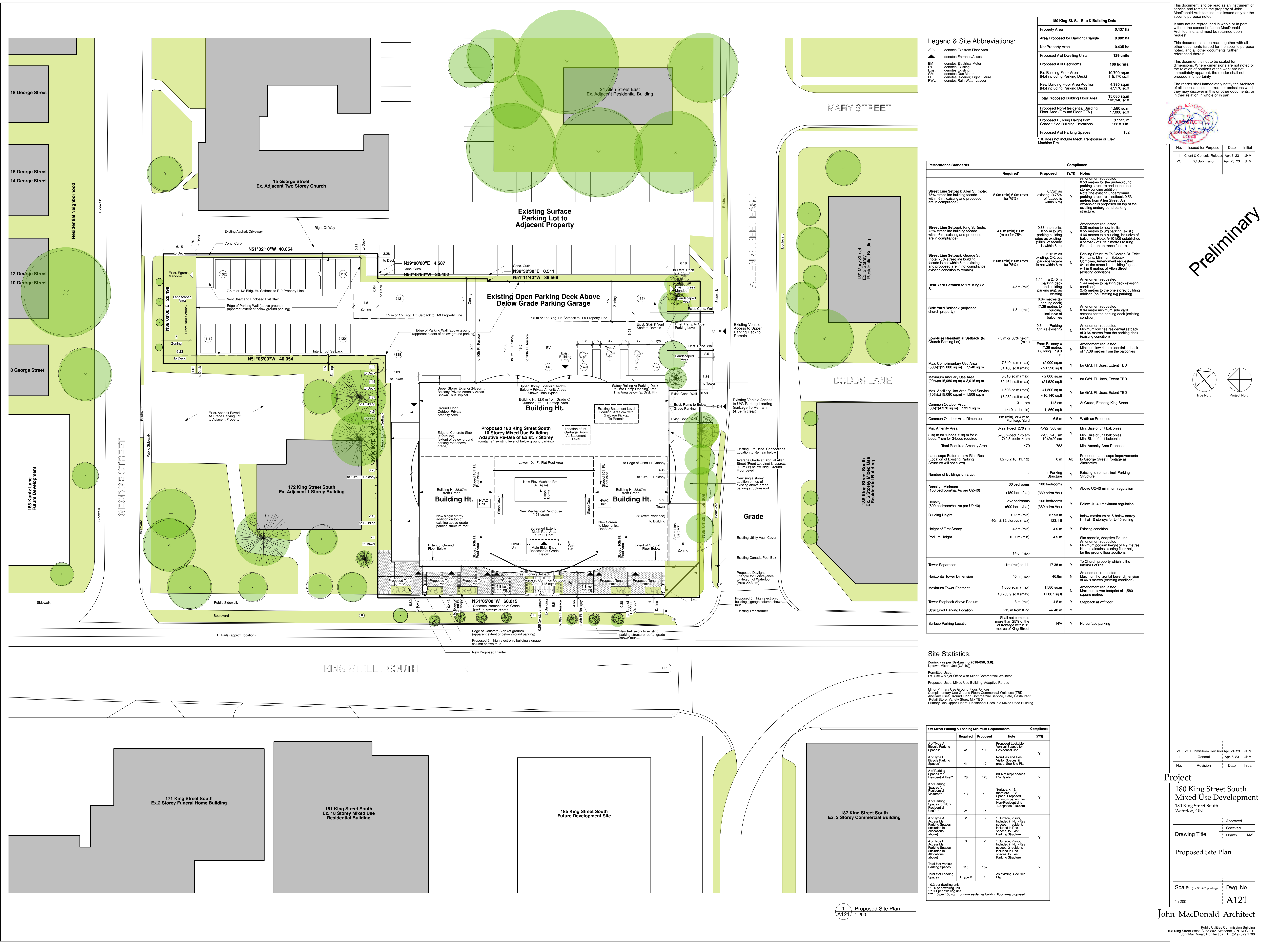




180 King St. S. - Site & Building Data		
Property Area	0.437 ha	
Area Proposed for Daylight Triangle	0.002 ha	
Net Property Area	0.435 ha	
Proposed # of Dwelling Units	129 units	
Proposed # of Bedrooms	166 bdms.	
Ex. Building Floor Area (Not including Parking Deck)	10,700 sq.m	115,170 sq.ft
New Building Floor Area Addition (Not including Parking Deck)	4,280 sq.m	47,170 sq.ft
Total Proposed Building Floor Area	14,980 sq.m	162,340 sq.ft
Proposed Non-Residential Building Floor Area (Ground Floor GFA)	1,580 sq.m	17,000 sq.ft
Proposed Building Height from Grade* See Building Elevations	37.525 m	123 ft 1 in
Proposed # of Parking Spaces	152	
*18. does not include Mech. Penthouse or Elev. Machine Rm.		

Performance Standards	Compliance	
	Required*	Proposed
Street Line Setback Allen St. (note: 75% street line building facade within 6 m, existing and proposed are in compliance)		
5.0m (min) 6.0m (max for 75%)	0.53m as existing (>75% of facade is within 6 m)	Y
Street Line Setback King St. (note: 75% street line building facade within 6 m, existing and proposed are in compliance)		
4.0 m (min) 6.0m (max) for 75%	0.53m to trellis, 0.55 m to u/g parking (exist.) 4.65 metres to building, inclusive of balconies. Note: A-101/65 established a setback of 0.127 metres to King Street for an entrance feature	Y
Street Line Setback George St. (note: 75% street line building facade is not within 6 m, existing and proposed are in non-compliance; existing condition to remain)		
5.0m (min) 6.0m (max for 75%)	6.15 m as existing, OK, but periodic facade is not within 6 m	N
Rear Yard Setback to 172 King St. S.		
4.5m (min)	1.44 m to parking deck (existing condition) 2.45 metres to the one storey building addition (on Existing u/g parking)	N
Side Yard Setback (adjacent church property)		
1.5m (min)	0.84 metre minimum side yard setback for the parking deck (existing condition)	N
Low-Rise Residential Setback (to Church Parking Lot)		
7.5 m or 50% height (min)	From Balcony = 17.38 metres Building = 16.0 m	N
Max. Complimentary Use Area (50%)(15,080 sq.m) = 7,540 sq.m		
7,540 sq.m (max)	<2,000 sq.m	Y
Maximum Ancillary Use Area (20%)(15,080 sq.m) = 3,016 sq.m (max)		
3,016 sq.m (max)	<2,000 sq.m	Y
Max. Ancillary Use Area Food Service (10%)(15,080 sq.m) = 1,508 sq.m		
1,508 sq.m (max)	<1,500 sq.m	Y
Common Outdoor Area (Paved)(270 sq.m) = 131.1 sq.m		
131.1 sq.m	145 sq.m	Y
Common Outdoor Area Dimension		
8m (min), or 4 m to Flankage Yard	6.5 m	Y
Min. Amenity Area		
3692 1-bed=276 sq.m	4x92=368 sq.m	Y
5x35 2-bed=175 sq.m	7x35=245 sq.m	Y
7x2 3-bed=14 sq.m	10x2=20 sq.m	Y
Total Required Amenity Area		
479	753	Y
Landscape Buffer to Low-Rise Res (Location of Existing Parking Structure will not allow)		
U2 (8,10, 11, 12)	0 m	Alt.
Number of Buildings on a Lot		
1	1 + Parking Structure	Y
Density - Minimum (150 bedroom/ha. As per U2-40)		
66 bedrooms (150 bdrm/ha.)	166 bedrooms (380 bdrm/ha.)	Y
Density (600 bedroom/ha. As per U2-40)		
262 bedrooms (600 bdrm/ha.)	166 bedrooms (380 bdrm/ha.)	Y
Building Height		
10.5m (min)	37.53 m	Y
40m & 12 storeys (max)	123.1 ft	Y
Height of First Storey		
4.5m (min)	4.9 m	Y
Podium Height		
10.7 m (min)	4.9 m	N
14.8 (max)		N
Tower Separation		
11m (min) to I.L.L.	17.38 m	Y
Horizontal Tower Dimension		
40m (max)	46.8m	N
Maximum Tower Footprint		
1,000 sq.m (max)	1,580 sq.m	N
10,763 sq.m (max)	17,007 sq.ft	Y
Tower Stepback Above Podium		
3 m (min)	4.5 m	Y
Structured Parking Location		
>15 m from King	+/- 40 m	Y
Surface Parking Location		
Shall not comprise more than 25% of the lot frontage within 15 metres of King Street	N/A	Y

Site Statistics:

Zoning (as per By-Law no.2018-050, S.6):
Upperm Mixed-Use (U2-60)

Permitted Uses:
Ex. Use = Major Office with Minor Commercial Wellness

Proposed Uses: Mixed Use Building, Adaptive Re-use

Minor Primary Use Ground Floor Offices
Complimentary Use Ground Floor Commercial Wellness (TBD)
Ancillary Use Ground Floor Commercial Service, Cafe, Restaurant, Retail Store, Variety Store, Mix TBD
Primary Use Upper Floors: Residential Uses in a Mixed Used Building

Off-Street Parking & Loading Minimum Requirements			Compliance
Required	Proposed	Note	(Y/N)
# of Type A Accessible Parking Spaces*			
41	100	Proposed Lockable Vertical Spaces for Residential Use	Y
# of Type B Accessible Parking Spaces*			
41	12	Non-Res and Res Visitor Spaces @ grade. See Site Plan	Y
# of Parking Spaces for Residential Use**			
78	123	80% of req'd spaces EV-Ready	Y
# of Parking Spaces for Non-Residential Use***			
13	13	Surface, < 49, therefore 1 EV Space. Proposed minimum parking for Non-Residential is 1.0 spaces / 100 sq.m	Y
# of Type A Accessible Parking Spaces (Included in Allocations above)			
2	3	1 Surface, Visitor, included in Non-Res spaces; 1 resident, included in Res spaces; to exist Parking Structure	Y
# of Type B Accessible Parking Spaces (Included in Allocations above)			
3	2	1 Surface, Visitor, included in Non-Res spaces; 2 resident, included in Res spaces; to exist Parking Structure	Y
Total # of Vehicle Parking Spaces			
115	152		Y
Total # of Loading Spaces			
1 Type B	1	As existing, See Site Plan	Y

* 0.3 per dwelling unit
** 0.5 per dwelling unit
*** 1.0 per 100 sq.m of non-residential building floor area proposed

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No.	Issued for Purpose	Date	Initial
1	Client & Consult. Release	Apr. 6 '23	JHM
2	Client & Consult. Release	Apr. 20 '23	JHM

Preliminary

True North
Project North

Project

180 King Street South
Mixed Use Development
180 King Street South
Waterloo, ON

Drawing Title

Approved
Checked
Drawn: MW

Proposed Site Plan

Scale: 1/200 (for 35x48" printing)
Dwg. No. A121

John MacDonald Architect