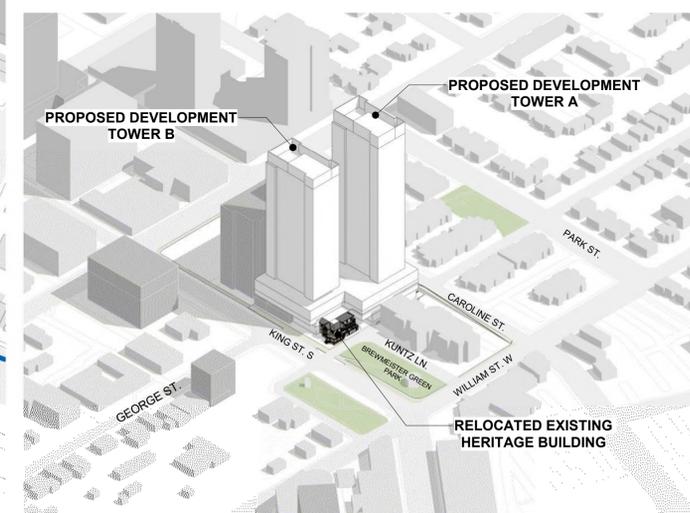


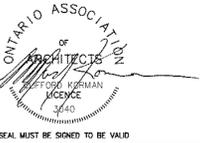
**1** Context Plan  
1 : 1500



**2** Context - 3D

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Date:



**KIRKOR**  
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400  
Toronto ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

01.	OPA/ZBA SUBMISSION	2025-07-31
No.:	Issued For:	Date:

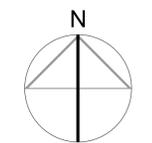


Client:  
**Urban Legend Developments Ltd/ VanMar Developments**

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

Drawing Title:  
**Context Plan**

Scale:	1 : 1500
Drawn by:	AR, NA
Checked by:	VPS
Project No.:	24-036
Date:	2025-07-31
Drawing No.:	



**dA1.01**

Plot Date: 2025-07-31 8:48:11 AM File Path: AutoCAD/Drawings/24-036 - 167-171 King St S/Waterloo/OP/ZBA/24-036 - 167-171 King St S.dwg User: L.../2025-07-31

167-171 King Street - Waterloo

Project Statistics		Project No. 24-036	
July 31, 2025			
<b>1.0 LOT AREA</b>			
1.1	Gross Site Area	hectare	acres
	Total Site Area	0.53	1.30
52,595.93 sq. ft. 56,574			
1.2	Road Widening Area (King Street South)	hectare	acres
	Total Site Area	0.01	0.02
83.50 sq. ft. 899			
1.3	Road Widening Area (Caroline Street)	hectare	acres
	Total Site Area	0.02	0.06
249.90 sq. ft. 2,660			
1.4	Net Site Area	hectare	acres
	Total Site Area	0.49	1.22
4,923.43 sq. ft. 52,995			
<b>2.0 Proposed BFA</b>			
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			
<b>2.1 Phase 1 - 37-Storey BFA Podium</b>			
	Level	floors	sq. m.
	Level 1	1 x	818
	Level 1 (Upper)	1 x	1,106
	Level 2	1 x	213
	Level 3	1 x	184
	Levels 4 to 5	2 x	369
	<b>Total</b>		<b>2,691</b>
			<b>28,967</b>
<b>2.2 BFA Residential (TOWER A)</b>			
	Level	floors	sq. m.
	Level 6	1 x	814
	Levels 7 to 37	31 x	814
	<b>Total (TOWER A)</b>		<b>26,038</b>
			<b>280,275</b>
<b>2.3 PHASE 2 - 33-Storey BFA Podium</b>			
	Level	floors	sq. m.
	Level 1	1 x	1,236
	Level 1 (Mezzanine)	1 x	234
	Level 2	1 x	483
	Level 3	1 x	144
	Levels 4 to 5	2 x	144
	<b>Total</b>		<b>2,386</b>
			<b>25,677</b>
<b>2.4 BFA Residential (TOWER B)</b>			
	Level	floors	sq. m.
	Level 6	1 x	814
	Levels 7 to 33	27 x	814
	<b>Total (TOWER B)</b>		<b>22,784</b>
			<b>245,241</b>
	<b>Total BFA PHASE 1</b>		<b>28,729.45</b>
	<b>Total BFA PHASE 2</b>		<b>25,169.23</b>
	<b>Grand Total BFA</b>		<b>53,898.68</b>
			<b>580,161</b>
<b>3.0 Proposed GCA</b>			
<b>3.1 Podium Parking Area</b>			
	Level	PHASE 1	PHASE 2
	Level 1	1 x	1,478
	Level 2	1 x	2,869
	Level 3	1 x	2,549
	Levels 4 to 5	2 x	2,549
	<b>Total Proposed Parking GCA</b>		<b>16,373</b>
			<b>176,237</b>
<b>3.2 Total Proposed GCA</b>			
	<b>Total Proposed Parking GCA</b>		<b>16,373</b>
	<b>Grand Total BFA</b>		<b>53,899</b>
	<b>Total Proposed GCA</b>		<b>70,272</b>
			<b>756,398</b>
<b>4.0 FSI</b>			
4.1 Gross FSI Calculation based on Total Floor area divided by Gross Site area			
	BFA / Lot Area		<b>10.25</b>
4.2 Net FSI Calculation based on Total Floor area divided by Net Site area			
	BFA / Lot Area		<b>10.95</b>
<b>5.0 Proposed Retail Area</b>			
<b>5.3 Commercial (PHASE 2)</b>			
	Level	floors	sq. m.
	Level 1	1 x	790.68
	<b>Total Retail Saleable Area</b>		<b>790.68</b>
			<b>8,511</b>
<b>6.0 Unit Count</b>			
<b>6.1 Residential (TOWER A)</b>			
	Floor Levels	floors	Total Units
	Level 1	1 x	4
	Level 6	1 x	0
	Levels 7 to 37	31 x	14
	<b>Total Units (TOWER A)</b>		<b>438</b>
			<b>71%</b>
			<b>29%</b>
			<b>0%</b>
<b>6.2 Residential (TOWER B)</b>			
	Floor Levels	floors	Total Units
	Level 2	1 x	5
	Level 6	1 x	13
	Levels 7 to 33	27 x	14
	<b>Total Units (TOWER B)</b>		<b>396</b>
			<b>71%</b>
			<b>29%</b>
			<b>0%</b>
<b>7.0 Amenity Areas</b>			
<b>7.1 Indoor Amenity Provided</b>			
	Indoor Amenity on L6	sq. m.	sq. ft.
	<b>Total Indoor Amenity Provided</b>	<b>758.97</b>	<b>8,169</b>
<b>7.2 Outdoor Amenity Provided</b>			
	Outdoor Amenity on L6	sq. m.	sq. ft.
	<b>Total Outdoor Amenity Provided</b>	<b>1,182.46</b>	<b>12,728</b>
<b>7.3 Private Terraces / Balconies Provided</b>			
	Private Terraces / Balconies	sq. m.	sq. ft.
	<b>Total Private Terraces / Balconies Provided</b>	<b>6,269.80</b>	<b>67,488</b>
<b>7.4 Total Amenity Provided</b>			
	Indoor Amenity	sq. m.	sq. ft.
	Outdoor Amenity	sq. m.	sq. ft.
	Private Terraces / Balconies	sq. m.	sq. ft.
	<b>Total Indoor &amp; Outdoor Amenity Provided</b>	<b>8,211.23</b>	<b>88,385</b>
<b>8.0 Vehicular Parking</b>			
<b>8.0 Parking Ratio Proposed</b>			
	ratio	units	spaces
	0.48	x 834	<b>400</b>
<b>8.1 Parking Provided Phase 1</b>			
	Level	floors	No.
	L1	1 x	24
	L2	1 x	48
	L3	1 x	70
	L4	1 x	70
	L5	1 x	71
	<b>Total Parking Provided</b>		<b>283</b>
<b>8.2 Parking Provided Phase 2</b>			
	Level	floors	No.
	L1	1 x	1
	L2	1 x	20
	L3	1 x	33
	L4 to L5	2 x	33
	<b>Total Parking Provided</b>		<b>120</b>
	<b>Grand Total Parking Provided</b>		<b>403</b>
<b>8.3 Accessible Parking Required</b>			
	Type A	Type B	spaces
	6	6	<b>12</b>
<b>8.4 Accessible Parking Provided</b>			
	Type A	Type B	spaces
	6	7	<b>13</b>
<b>9.0 Bike Parking</b>			
<b>9.0 Bike Parking Ratio Proposed</b>			
	ratio	units	spaces
	0.30	x 834	<b>250</b>
<b>9.1 Bike Parking Provided</b>			
	Level	floors	No.
	L1 (Lower)	1 x	250
	<b>Total Bike Parking Provided</b>		<b>250</b>

1 | Project Statistics

SITE PLAN DATA CHART

CITY OF WATERLOO ZONING BY-LAW NO.2018-050

	REQUIRED/PERMITTED		PROVIDED	
	U2-B1 & Site Specific C159 167-171 King Street S, Waterloo		(Non-compliance bolded)	
<b>Site Area</b>	N/A		Existing site area = 0.53 ha (5255.9m <sup>2</sup> )	
<b>STREET LINE SETBACK (MIN.) - KING STREET</b>	4m		Road widening area = 332.50m <sup>2</sup> = 0.49 ha (4923.43m <sup>2</sup> )	
<b>Section 8.2.7 Notwithstanding anything to the contrary, where a lot line abuts King St between William and Union St, the minimum street line setback from King street shall be 4m.</b>			Post Road widening: King St = 0m	
<b>STREET LINE SETBACK (MIN.) - CAROLINE STREET</b>	5m		0 m (post-road widening)	
<b>STREET LINE SETBACK (MAX.)</b>	75% of the Street line building facade Within 6m of the street line		King St = 85.56% Caroline St = 36.14%	
<b>SIDE YARD SETBACK (MIN.) Section 8.1.8</b>	1.5m		Side yard 1 = 1.5m Side yard 2 = 1.5m Side yard 3 = 1.5m Side yard 4 = 1.5m	
<b>LOT LINE ABUTTING A LANE Notwithstanding anything to the contrary, where a LOT LINE abuts a LANE, the minimum LOT LINE setback shall be 2.5m</b>	2.5m		To Heritage House = 2.5m To the Podium = 1.5m	
<b>REAR YARD SETBACK (MIN.)</b>	4.5m		Not applicable	
<b>COMPLEMENTARY USES (Maximum)</b>	Complementary Uses specified in section 8.2.1.3 shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT		Not applicable	
<b>ANCILLARY USES (Maximum)</b>	Ancillary Uses specified in section 8.2.1.4 shall not collectively exceed 20% of the BUILDING FLOOR AREA on the LOT		Building Floor Area = 53898.68m <sup>2</sup> Ancillary Uses = 790.68m <sup>2</sup> 790.68m <sup>2</sup> / 53898.68m <sup>2</sup> = 1.5%	
	BUILDING FLOOR AREA devoted to all BAKE SHOPS, CAFES and RESTAURANTS (including TAKE-OUT RESTAURANTS) combined shall not collectively exceed 10% of the BUILDING FLOOR AREA on the LOT		Building Floor Area = 53898.68m <sup>2</sup> Restaurant = 621.80m <sup>2</sup> 621.80m <sup>2</sup> / 53898.68m <sup>2</sup> = 1.15%	
<b>ANCILLARY USES</b>	Ancillary Uses specified in section 8.2.1.4 shall be located on the FIRST STOREY of a BUILDING containing one or more of the permitted uses specified in sections 8.2.1.1 and 8.2.1.2		Commercial units on the first storey of "DWELLING UNITS above the FIRST STOREY in a MIXED USE BUILDING"	
	Ancillary Uses specified in section 8.2.1.4 shall abut a STREET LINE BUILDING FACADE		Commercial units abut King St 5 building facade	
<b>DENSITY (MIN.)</b>	150 Bedrooms / ha = 0.53 ha 0.53 * 150 = 79.5		See Max. Density	
<b>DENSITY (MAX.)</b>	750 Bedrooms / ha = 0.53 ha 0.53 * 750 = 397.5		1072 bedrooms provided / 0.53ha = 2022.6 2022.6 Bedrooms/ha	
<b>BUILDING HEIGHT (MAX.) (See footnote)</b>	81m & 25 Storeys		Tower A (Facing Caroline St) Height to Floor Slab = 115.35m (37 Storeys) Height to Mechanical Penthouse = 122.35m Tower B (Facing King St) Height to Floor Slab = 105.9m (33 storeys) Height to Mechanical Penthouse = 112.9m	
<b>HEIGHT OF FIRST STOREY (MIN.)</b>	4m		King St = 5.4m Caroline St = 3.1m	
<b>PODIUM HEIGHT (MIN.)</b>	10.7m		King St = 19.55m Caroline St = 16.55m	
<b>PODIUM HEIGHT (MAX.)</b>	21m		King St = 19.55m Caroline St = 16.55m	
<b>TOWER SEPARATION (MEASURED FROM EXTERIOR BUILDING FACE, INCLUDING BALCONIES MINIMUM, see 8.2.14)</b>	a) 22m from a TOWER on the same lot. b) 11m from an INTERIOR lot line, except where the interior lot line abuts lands zoned O5 (see 3.1.1.1 and 3.1.1.2) "One tower Separation setback to a SIDE lot line may be reduced to a minimum of 6m provided that the tower separation setbacks to both side lot lines COMBINED equals a minimum 22m.		a) 22.69m b) Side lot lines: Tower Setback 1 = 16m Tower Setback 2 = 6m Tower Setback 3 = 16m Tower Setback 4 = 6m Tower Setback 5 = 6m Tower Setback 6 = 17m Tower Setback 7 = 6m Tower Setback 8 = 16m	
<b>HORIZONTAL TOWER DIMENSION (MAX.)</b>	40m		Tower A (Caroline St) = 38.90 m Tower B (King St) = 39.69 m	
<b>TOWER FOOTPRINT (MAX.)</b>	1000m <sup>2</sup>		Tower A (Caroline St) = 814m <sup>2</sup> Tower B (King St) = 814m <sup>2</sup> Tower A Stepback 1 = 4.9m Tower A Stepback 2 to Balcony = 4.58m Tower B Stepback 3 = 4.02m Tower B Stepback 4 to Balcony = 3.6m	
<b>TOWER STEPBACK ABOVE PODIUM (INCLUDING BALCONIES ON FRONT BUILDING FACADE &amp; FLANKAGE BUILDING FACADE)</b>	3m		Tower A Stepback 1 = 4.9m Tower A Stepback 2 to Balcony = 4.58m Tower B Stepback 3 = 4.02m Tower B Stepback 4 to Balcony = 3.6m	
<b>COMMON OUTDOOR AREA (MIN.)</b>	For lots with area of 2000m <sup>2</sup> or more, 3% of lot shall be Common Outdoor Area located at grade (19x x 2354m <sup>2</sup> = 157.82m <sup>2</sup> )		No common outdoor AT GRADE amenity area is proposed	
<b>COMMON OUTDOOR AREA DIMENSIONS (MIN.)</b>	Not less than 6.0m, except where Common Outdoor Area is located in Front Yard or Flankage Yard where one dimension shall not be less than 4.0m		No common outdoor AT GRADE amenity area is proposed	
<b>AMENITY AREA (MIN.)</b>	3m <sup>2</sup> for first bedroom and 2m <sup>2</sup> for each additional bedroom in the dwelling unit. 313*283 = 596, 1 beds x 3m <sup>2</sup> = 1,788m <sup>2</sup> 125*113 = 286, 2 beds x 3m <sup>2</sup> = 714m <sup>2</sup> 125*113 = 286, 2 beds x 3m <sup>2</sup> = 714m <sup>2</sup>		Common Indoor Amenity = 758.07m <sup>2</sup> Common Outdoor Amenity = 1,182.46m <sup>2</sup> Private Terraces / Balconies = 6,269.80m <sup>2</sup> Total provided = 8,211.23m <sup>2</sup>	
<b>AMENITY AREA</b>	APARTMENT BUILDINGS, MULTI-UNIT RESIDENTIAL BUILDINGS and MIXED USE BUILDINGS containing fifty (50) BEDROOMS or more shall provide a minimum of thirty percent (30%) of the required AMENITY AREA as common AMENITY AREA, meaning AMENITY AREA designed, intended and accessible to all residents of the BUILDING.		Common Amenity Area (indoor and outdoor) = 1,941.43 m <sup>2</sup> Minimum Required Amenity Area = 2,978m <sup>2</sup> 1,941.43 m <sup>2</sup> / 2,978m <sup>2</sup> = 65.16% of the minimum REQUIRED amenity area is provided as common amenity	
<b>PARKING AREA (Location &amp; Configuration)</b>	8.2.16 Notwithstanding anything to the contrary, STRUCTURED PARKING above GRADE is prohibited within fifteen metres (15m) of King Street.		Parking at Grade to King St = 28.20m Parking at Level 2 to King St = 15.22m Parking at Level 3-5 = 0.72m	
	STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that: a) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following: • commercial uses specified in sections 8.2.1.1, 8.2.1.3, 8.2.1.4 and 8.2.1.6 • institutional uses specified in sections 8.2.1.1, 8.2.1.3, 8.2.1.4 and 8.2.1.6 • common indoor AMENITY AREA • management office • entrance / foyers • lobby, reception area, seating area, and the like • circulation spaces, such as hallways, elevators, and the like • hydro transformer room.		1,645.376m <sup>2</sup> / 3,394.52m <sup>2</sup> = 48.47%	
	STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 8.2.18.a.)		Structured parking is entirely behind the ground floor restaurant, retail spaces, residential lobby & mechanical room along King St.	
	STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 8.2.18.a.)		Structured parking is entirely behind garden units, residential lobby, vestibule and a transformer vault along Caroline St.	
	Notwithstanding anything to the contrary, where the FIRST STOREY is partially comprised of STRUCTURED PARKING, the principal BUILDING entrance shall be located on the STREET LINE BUILDING FACADE containing the BUILDING FLOOR AREA required in section 8.2.18.a.)		The building entrance on King St is located on the street line building facade. The building entrance on Caroline St is located on the street line building facade.	
	UNDERGROUND PARKING shall comply with the FRONT YARD BUILDING LINE setback and FLANKAGE YARD BUILDING LINE setbacks in the zoning category applied to the LOT.		N/A - No underground parking is proposed.	

2 | Site Data Chart

<b>DRIVEWAY (Location &amp; Configuration)</b>	8.2.19 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE	Driveway entrance is accessible off of Kuntz Lane and Caroline Street facade.
<b>VEHICULAR PARKING SPACES Residential</b>	0.7 per dwelling unit 0.7 x 834 = 583.4 584 Required	0.48 Ratio 403 spaces provided *Compliant per Bill 185
<b>VEHICULAR PARKING SPACES Non-Residential ACCESSIBLE PARKING SPACES Section 6.4.1 &amp; Table 60</b>	1.50 / 100 m <sup>2</sup> = 9 Spaces	25 provided on L1 *Compliant per Bill 185
<b>ELECTRIC VEHICLE PARKING (MIN.) Section 6.3.1.1</b>	For the USES specified in Section 6.3.1.1, SURFACE PARKING SPACES constructed after the effective date of this BY-LAW shall comply with Table 6C:	451-500 = 6 Type A and 6 Type B 451-500 = 6 Type A and 7 Type B
<b>RECYCLE PARKING - RESIDENTIAL Section 6.4.2(B)(00)</b>	b) Where a LOT contains twenty (20) or more DWELLING UNITS: i) a minimum zero-point-three (0.3) TYPE A (horizontal) BICYCLE PARKING spaces shall be provided for each DWELLING UNIT; and ii) a minimum zero-point-three (0.3) TYPE B (vertical) BICYCLE PARKING spaces shall be provided for each DWELLING UNIT. = 250 Type A & 250 Type B	Type A = 0 Type B = 20 + 12 Stacked Bike parking = 206 + 18 Total Bicycle parking provided = 256 Please refer to the Planning Justification report for further information on why the bicycle parking reduction is provided.
<b>LOADING SPACES</b>	8.2.20 Notwithstanding anything to the contrary, section 6.9 (Loading) shall not apply.	Two Loading areas provided on level 1 Type B Loading provided (3.0m x 12.0m x 4.5m H) 6.1m
<b>DRIVE AISLE WIDTH (MAX.) Section 6.8.3 &amp; Table 6H</b>	7.6m max width where driveway is to/from Regional Road, 7.0m max width in other instances	6.1m
<b>LOT DEVELOPMENT Section 3.1.5.1</b>	Structures and uses shall be contained entirely within limits of lot	Structures are contained within the lot.
<b>DAYLIGHT TRIANGLE Section 3.0.1.1</b>	Buildings and structures prohibited within daylight triangle	Minor patio intrusion into the daylight triangle.

The following shall be disregarded when calculating BUILDING HEIGHT: 1) rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height; 2) enclosed stairwell roof access not exceeding four metres in height; 3) elevator penthouse not exceeding six metres in height; 4) mechanical and service equipment noise barriers; 5) elevator penthouse; 6) stairway structure

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**KIRKOR** ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400 Toronto ON M3J 0H1

Revisions:

No.	Revision	Date
01.	OPA/ZBA SUBMISSION	2025-07-31

01. Issued For: Date:

Client: Urban Legend Developments Ltd/ VanMar Developments

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

Drawing Title: Site Statistics

Scale:

Drawn by: AR, NA

Checked by: VPS

Project No.: 24-036

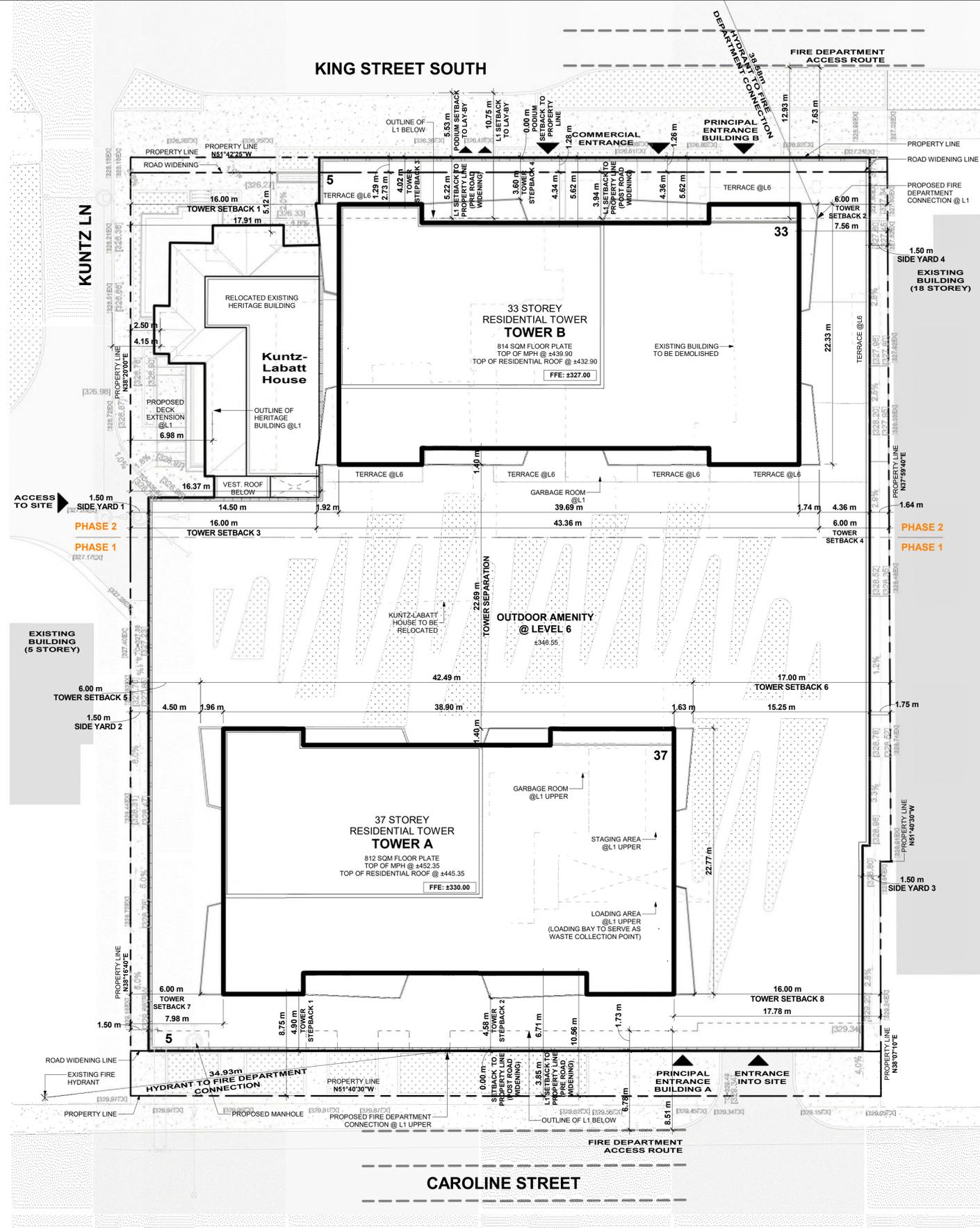
Date: 2025-07-31

Drawing No.:



dA1.02

Plot Date: 2025-08-30 09:37:50 Author: Paul Andrew Boer / JAP/ACZ - 24036 - 167-171 King St. S, Waterloo/PAF/ACZ - 24036 - 167-171 King Street S, Waterloo



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20 De Boers Drive Suite 400  
Toronto ON M3J 0H1

Revisions:	
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01.	OPA/ZBA SUBMISSION	2025-07-31
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Urban Legend Developments Ltd/ VanMar Developments

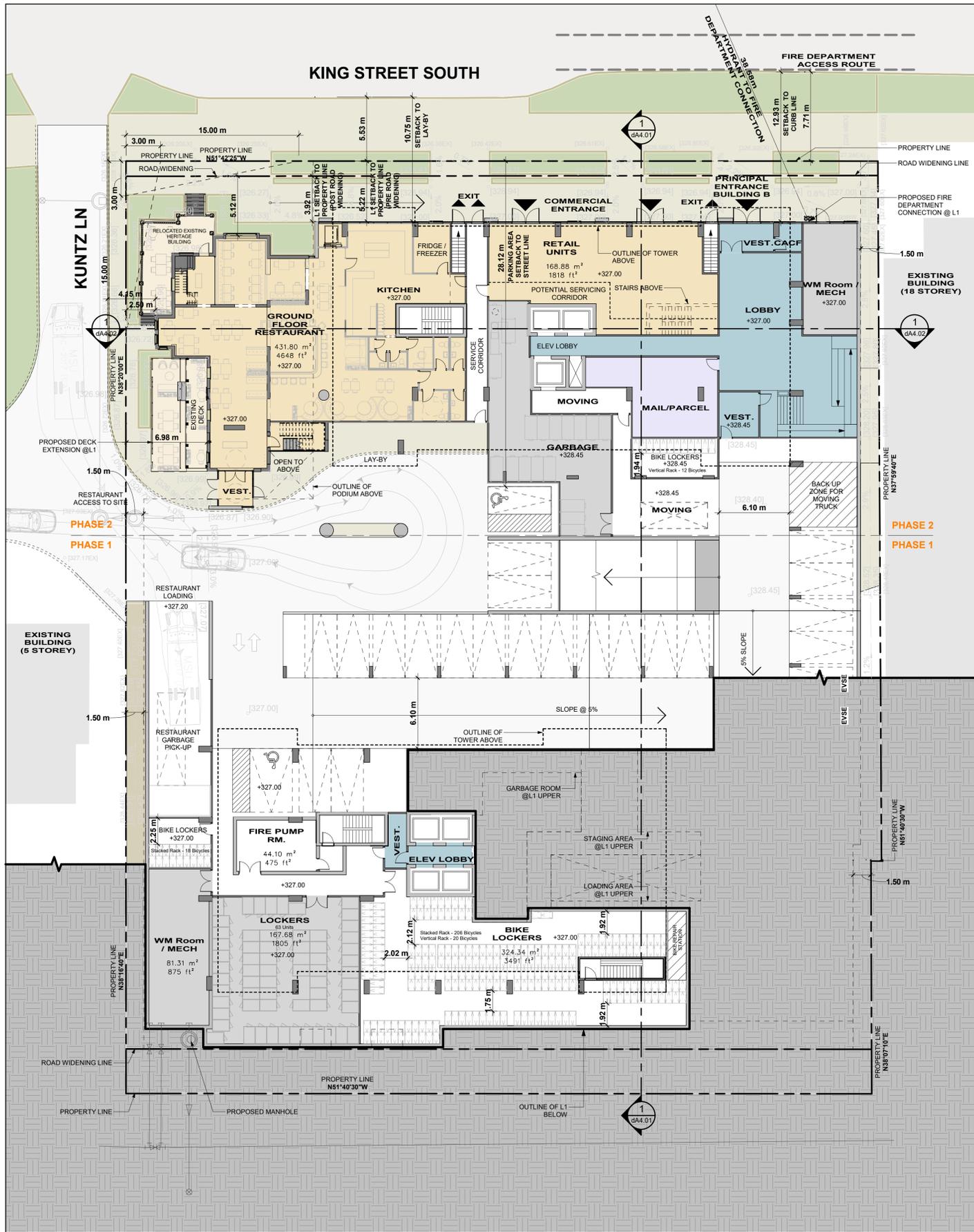
Client:  
**Urban Legend Developments Ltd/ VanMar Developments**  
167-171 King St. S, Waterloo, ON  
Proposed Mixed-Use Development

Drawing Title:  
**Site Plan**

Scale:  
1 : 200  
Drawn by:  
AR, NA  
Checked by:  
VPS  
Project No.:  
24-036  
Date:  
2025-07-31  
Drawing No.:



**dA1.03**



**1** | Floor Plan - Level 1  
1 : 200

**2** | Waste Management Notes

**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 m<sup>2</sup>  
TOWER B : 123.01 m<sup>2</sup>

**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

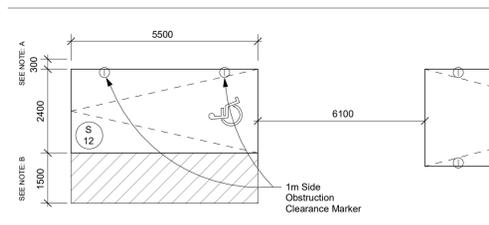
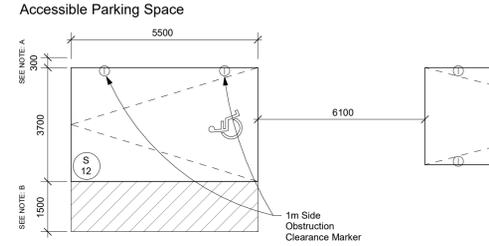
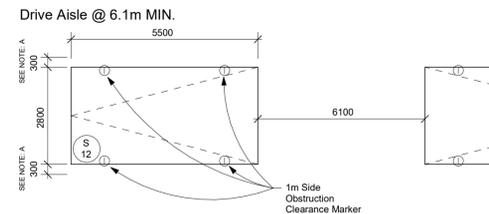
**STAGING AREA: 78.3m<sup>2</sup>**

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.



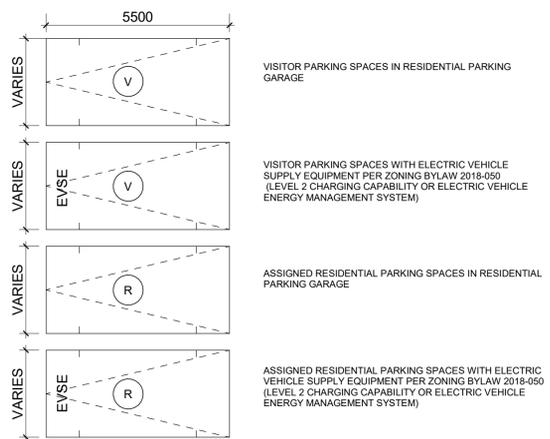
**NOTES:**

A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.

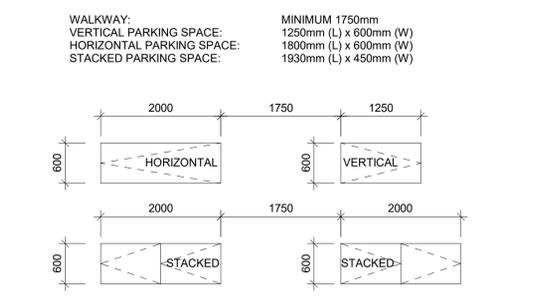
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C. PROVIDE A 3700mm WIDTH FOR TYPE A ACCESSIBLE PARKING SPACE, 2400mm WIDTH FOR B TYPE A ACCESSIBLE PARKING SPACE.

**3** | Vehicular Parking Space Details and Notes



**4** | Vehicular Parking Space Legend



**5** | Bicycle Parking Space Details and Legend

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS  
Professional Regulation  
3640  
REAL MUST BE SIGNED TO BE VALID

**KIRKOR**  
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400  
Toronto ON M3J 0H1

Revisions:

No.	Revision:	Date:

01.	OPA/ZBA SUBMISSION	2025-07-31
No.:	Issued For:	Date:

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 Plan - Level 1**

Scale:  
**As indicated**

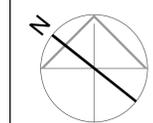
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**AR, NA**

Checked by:  
**VPS**

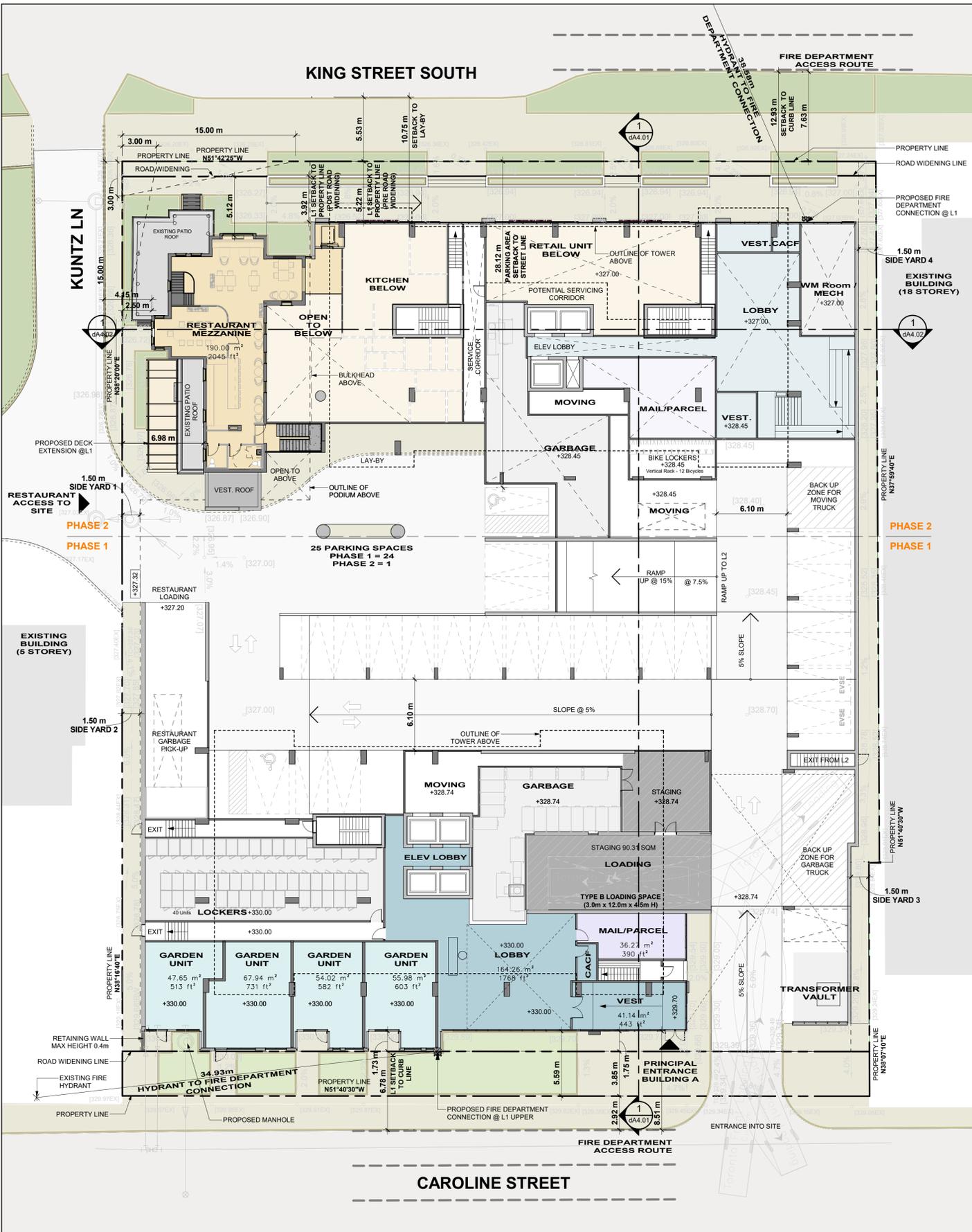
Project No.:  
**24-036**

Date:  
**2025-07-31**

Drawing No.:



**dA2.00**



**1** Floor Plan Level 1 (Upper)  
1 : 200

**2** Waste Management Notes

**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 m<sup>2</sup>  
TOWER B : 123.01 m<sup>2</sup>

**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**

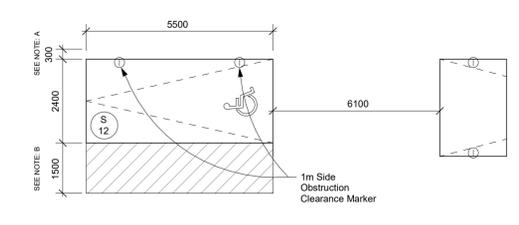
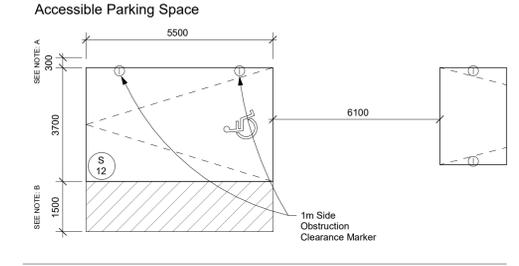
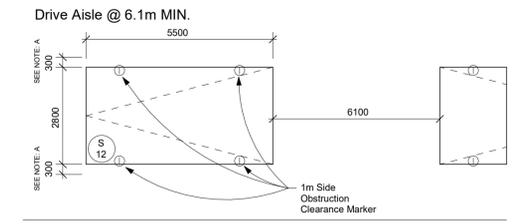
**BINS DESIGNATION:**  
G = GARBAGE  
R = RECYCLING  
O = ORGANIC  
C = COMMERCIAL

**STAGING AREA: 78.3m<sup>2</sup>**

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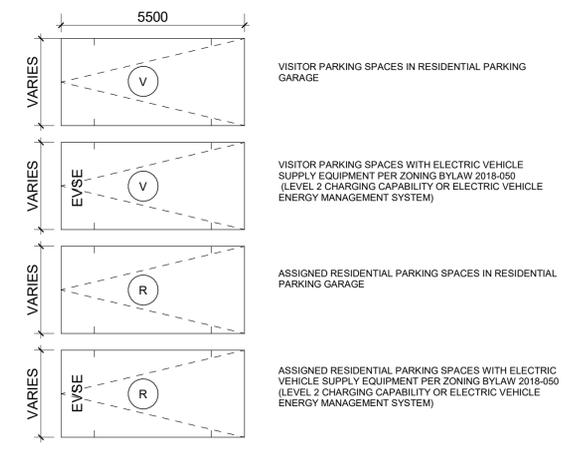
**NOTES:**

A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.

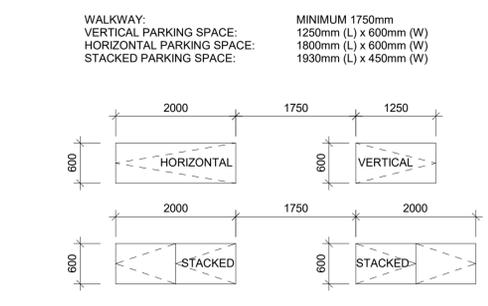
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**3** Vehicular Parking Space Details and Notes



**4** Vehicular Parking Space Legend



**5** Bicycle Parking Space Details and Legend

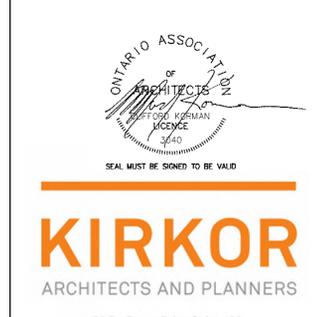
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Date:



Revisions:		Date:
No.:	Revision:	Date:
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 Mixed-Use Development

Drawing Title:  
**Floor Plan - Level 1 (Upper)**

Scale:  
As indicated

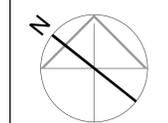
Drawn by:  
AR, NA

Checked by:  
VPS

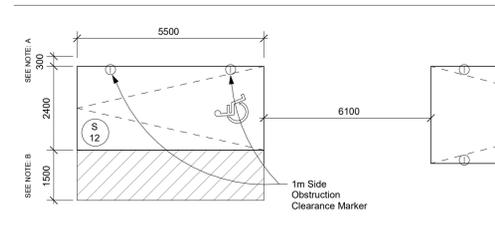
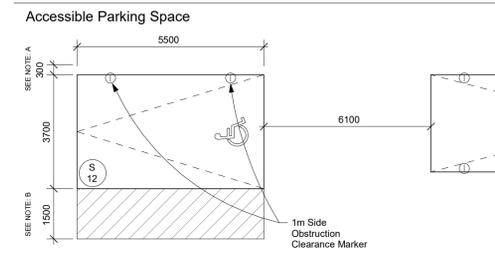
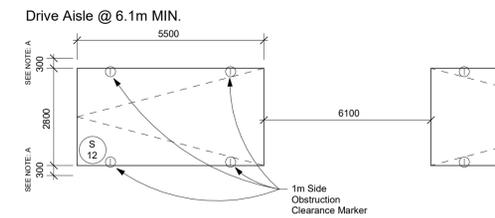
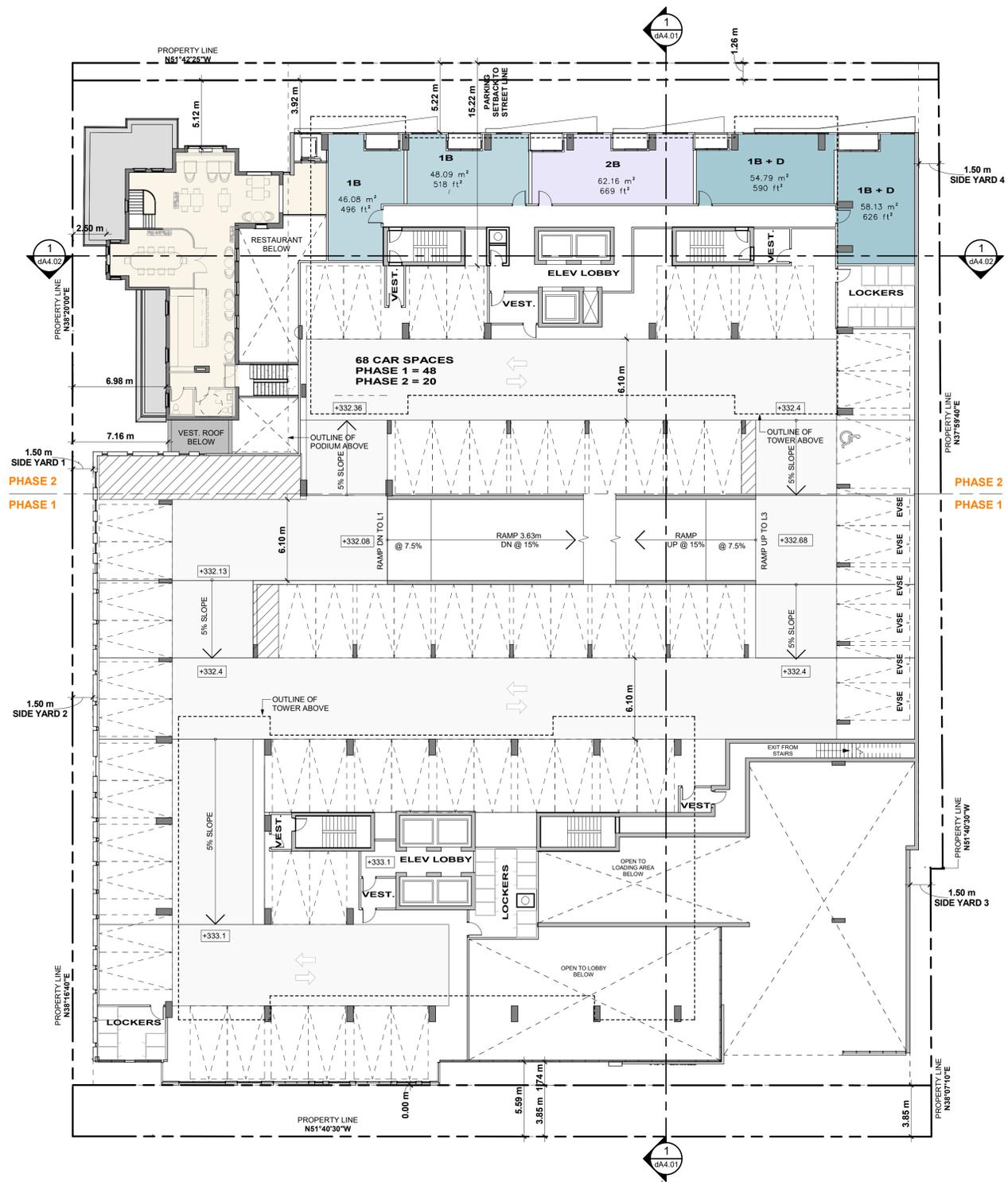
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24-036

Date:  
2025-07-31

Drawing No.:

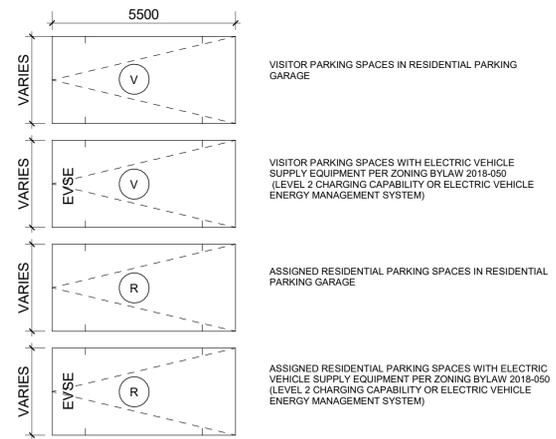


**dA2.01**



- NOTES:
- A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
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## 2 Vehicular Parking Space Details and Notes

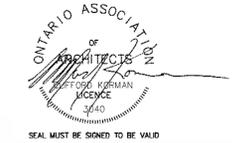


## 3 Vehicular Parking Space Legend

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Date:



**KIRKOR**  
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400  
Toronto ON M3J 0H1

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No.:	Revision:	

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No.:	Issued For:	Date:



Client:  
**Urban Legend Developments Ltd/ VanMar Developments**

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

Drawing Title:  
**Floor Plan - Level 2**

Scale:  
As indicated

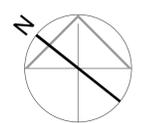
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VPS

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24-036

Date:  
2025-07-31

Drawing No.:



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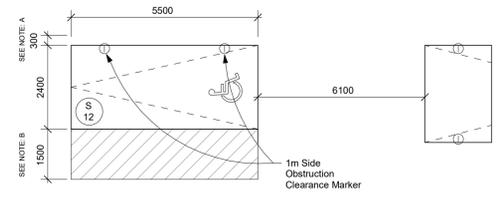
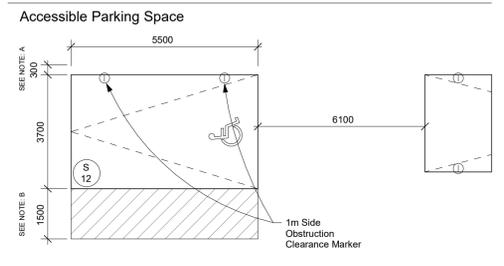
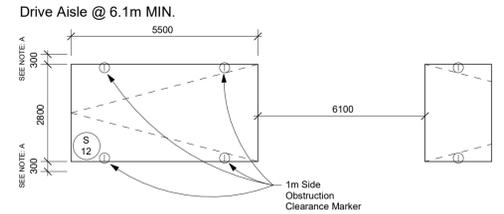
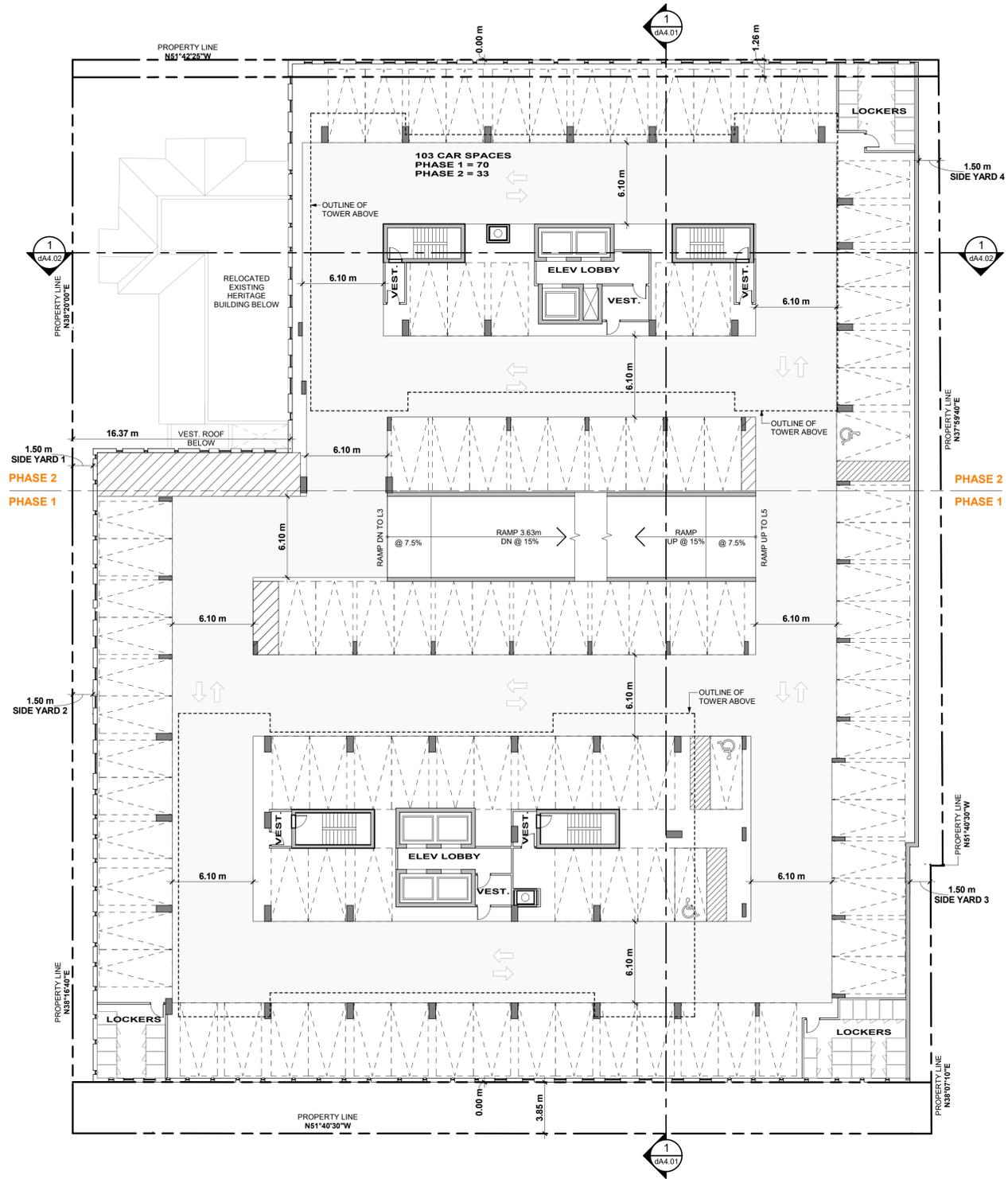
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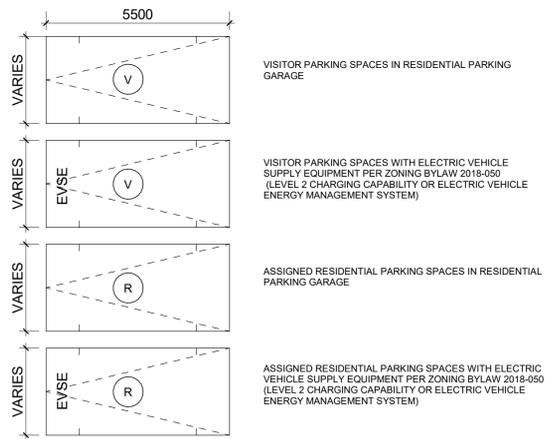
20 De Boers Drive Suite 400  
Toronto ON M3J 0H1

Revisions:	
No.:	Date:



- NOTES:
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## 2 Vehicular Parking Space Details and Notes



## 3 Vehicular Parking Space Legend

## 1 Floor Plan - Level 4

1 : 200

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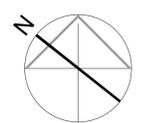


Client:  
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**167-171 King St. S, Waterloo, ON**  
Proposed Mixed-Use Development

Drawing Title:  
**Floor Plans - Level 4**

Scale:	As indicated
Drawn by:	AR, NA
Checked by:	VPS
Project No.:	24-036
Date:	2025-07-31
Drawing No.:	dA2.04



**dA2.04**

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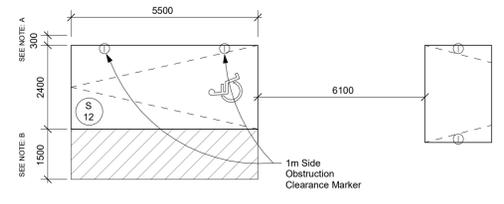
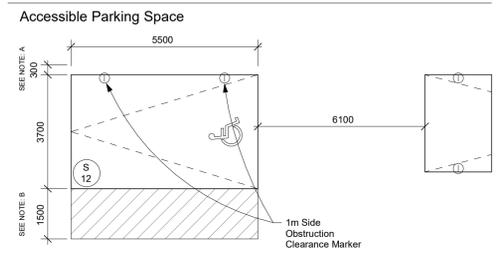
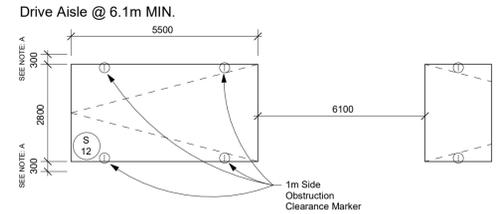
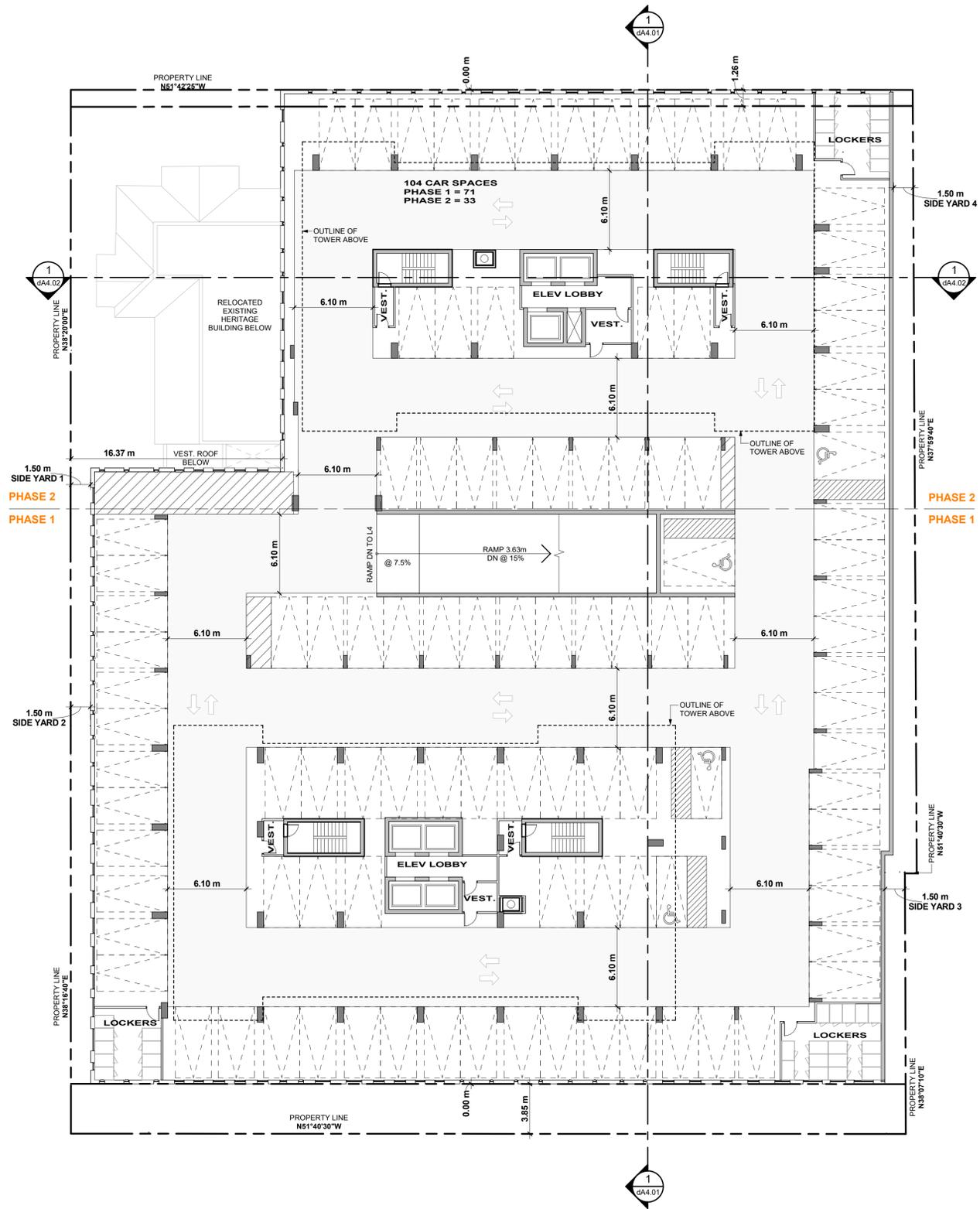
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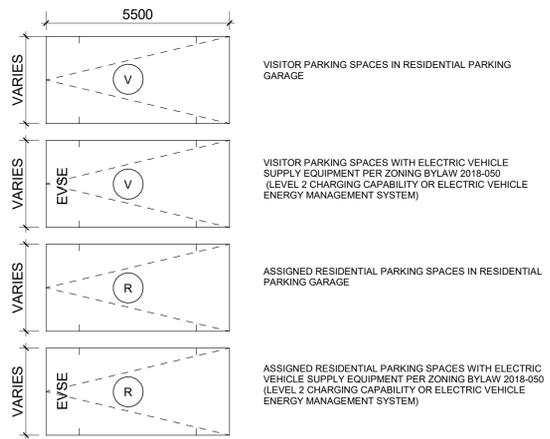
20 De Boers Drive Suite 400  
Toronto ON M3J 0H1

Revisions:	
No.:	Date:



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## 2 Vehicular Parking Space Details and Notes



## 3 Vehicular Parking Space Legend

**1** Floor Plan - Level 5  
1 : 200

01.	OPA/ZBA SUBMISSION	2025-07-31
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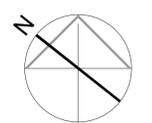


Client:  
**Urban Legend Developments Ltd/ VanMar Developments**

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

Drawing Title:  
**Floor Plans - Level 5**

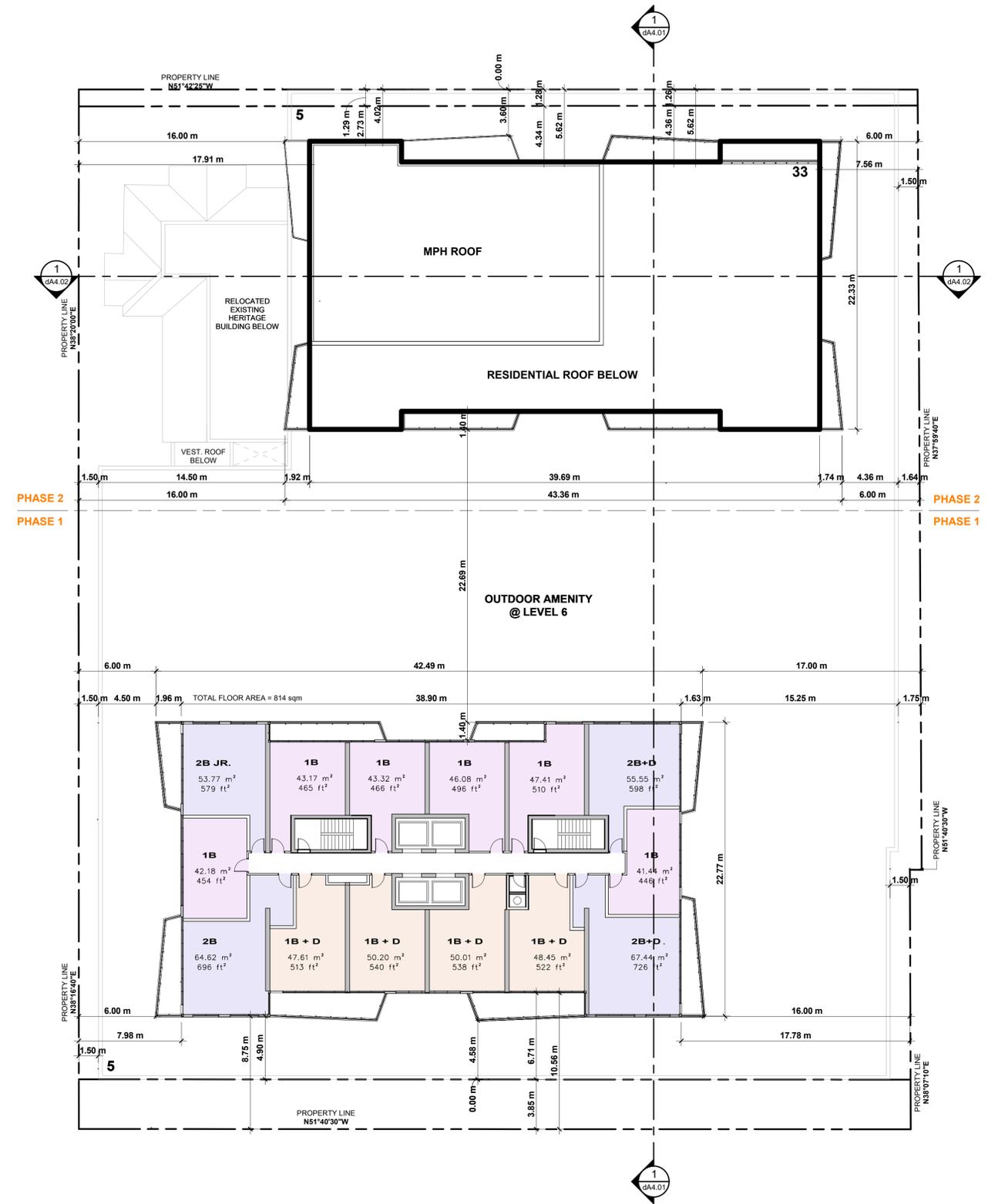
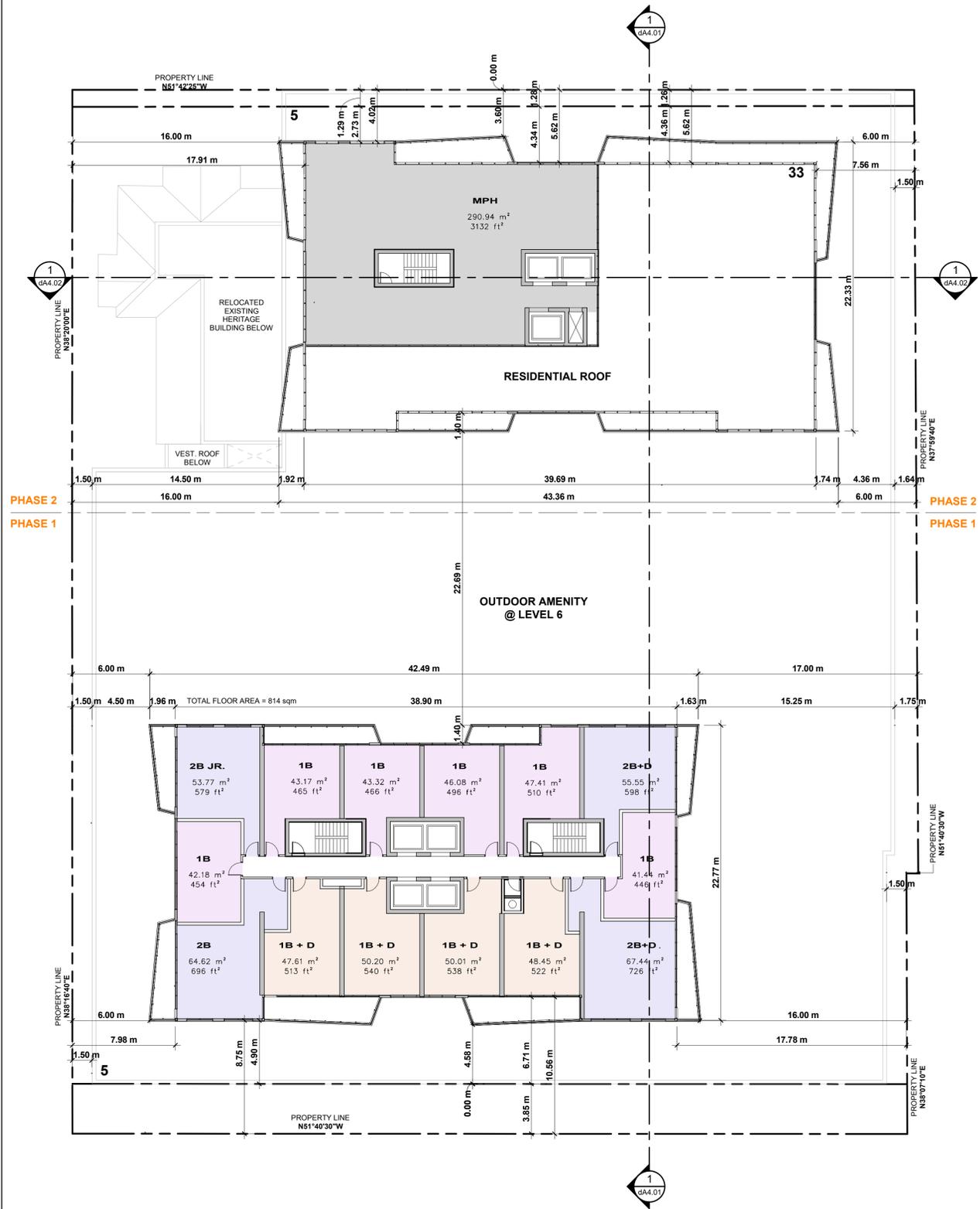
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Checked by:	VPS
Project No.:	24-036
Date:	2025-07-31
Drawing No.:	dA2.05



**dA2.05**

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20 De Boers Drive Suite 400  
Toronto ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

01.	OPA/ZBA SUBMISSION	2025-07-31
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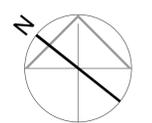


Client:  
**Urban Legend Developments Ltd/ VanMar Developments**

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

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

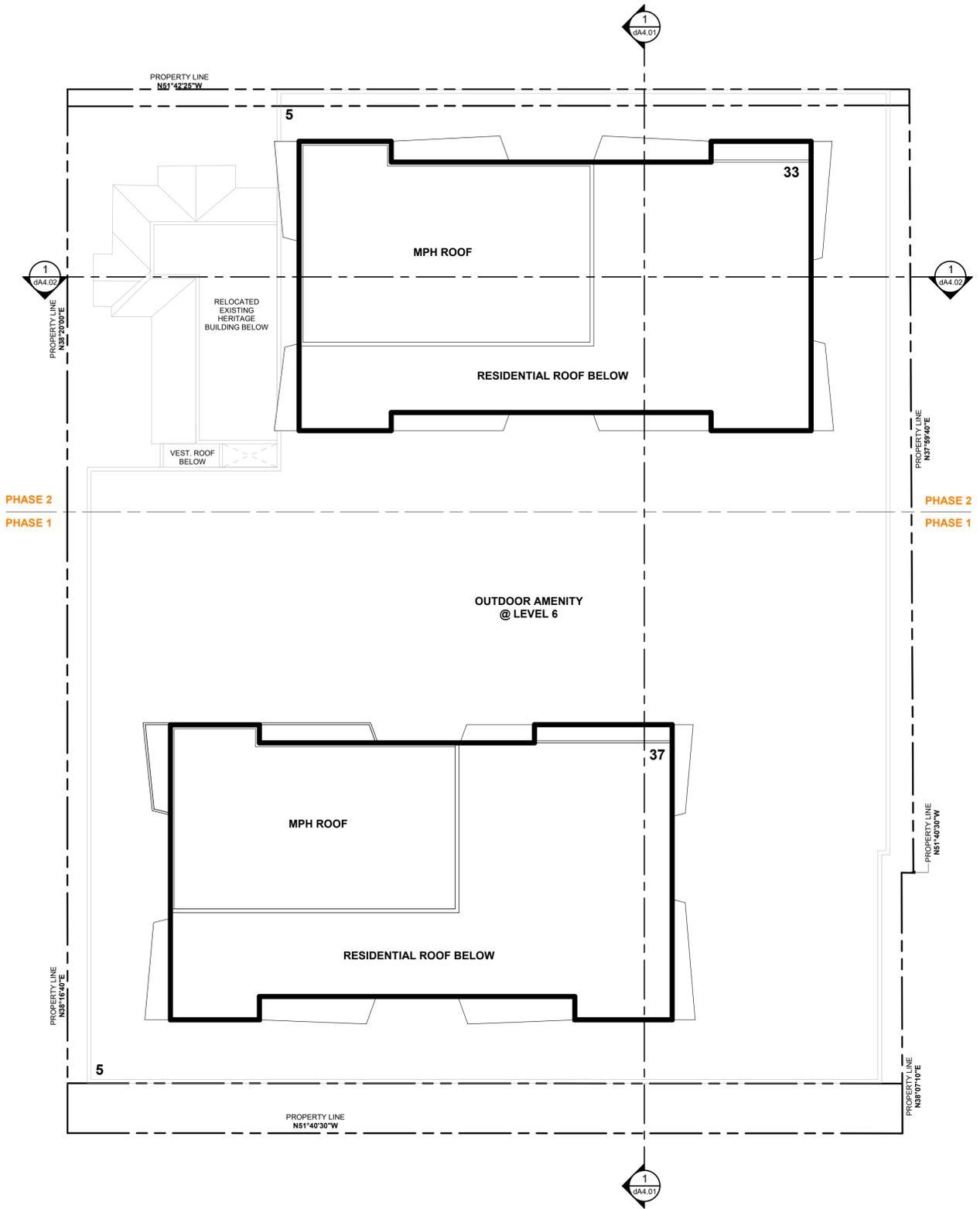
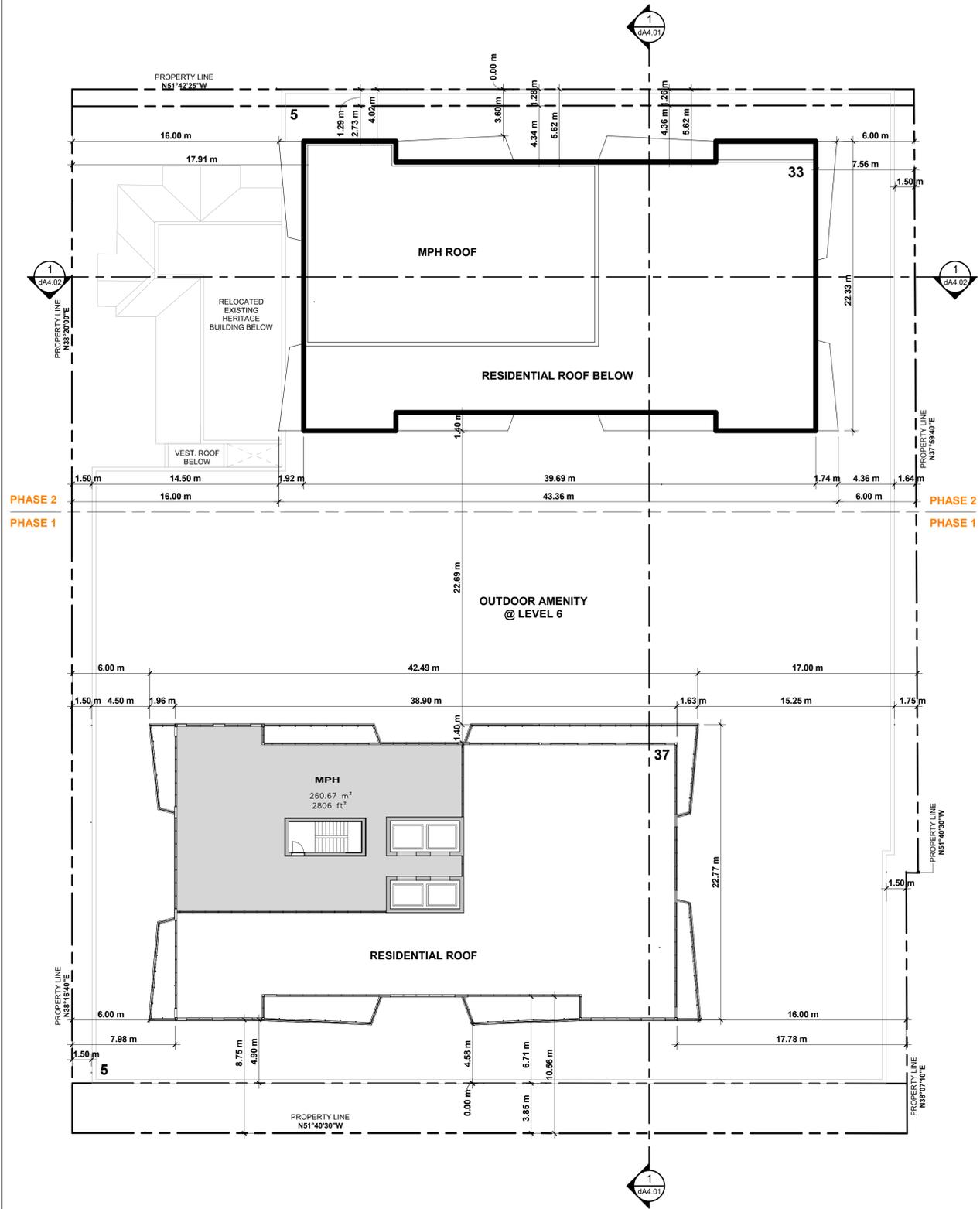
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Checked by:  
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Project No.:  
24-036  
Date:  
2025-07-31  
Drawing No.:



**dA2.07**

**1** | Floor Plan - Bldg B -Level MPH  
1 : 200

**2** | Floor Plan - Bldg B -Level MPH Roof  
1 : 200



1 | tl  
1 : 200

2 | Floor Plan - Bldg A -Level MPH Roof  
1 : 200

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Revisions:		
No.:	Revision:	Date:

01.	OPA/ZBA SUBMISSION	2025-07-31
No.:	Issued For:	Date:

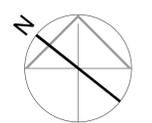


Client:  
**Urban Legend Developments Ltd/ VanMar Developments**

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

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

Scale:  
1 : 200  
Drawn by:  
AR, NA  
Checked by:  
VPS  
Project No.:  
24-036  
Date:  
2025-07-31  
Drawing No.:



**dA2.08**

Plot Date: 2025-07-31 5:52:35 AM File Path: AutoCAD/Draw/MPA/AC2 - 24-036 - 167-171 King St. S/Waterloo/OP/ZBA/AC2.dwg Plot Size: 1871x171 King Street, L. #702824