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

ARCHEOLOGICAL

ARCHAEOLOGICAL RESEARCH
ASSOCIATES LTD
50 NEBO ROAD, UNIT 1
HAMILTON, ONTARIO L8W 2E3
T: 226.989.7259

v.2024-07-09

DRAWING LIST

Sheet Number	Sheet Name	Issue#1 (2025-07-31)	Issue#2 (Add Date)	Issue#3 (Add Date)	Issue#4 (Add Date)	Issue#5 (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 - 33	■				
dA2.07	Floor Plans - Bldg B MPH - Bldg B MPH Roof	■				
dA2.08	Floor Plans - Bldg A MPH - Bldg A 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:

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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

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

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: 2025-07-31
Drawing No.:
dA0.00

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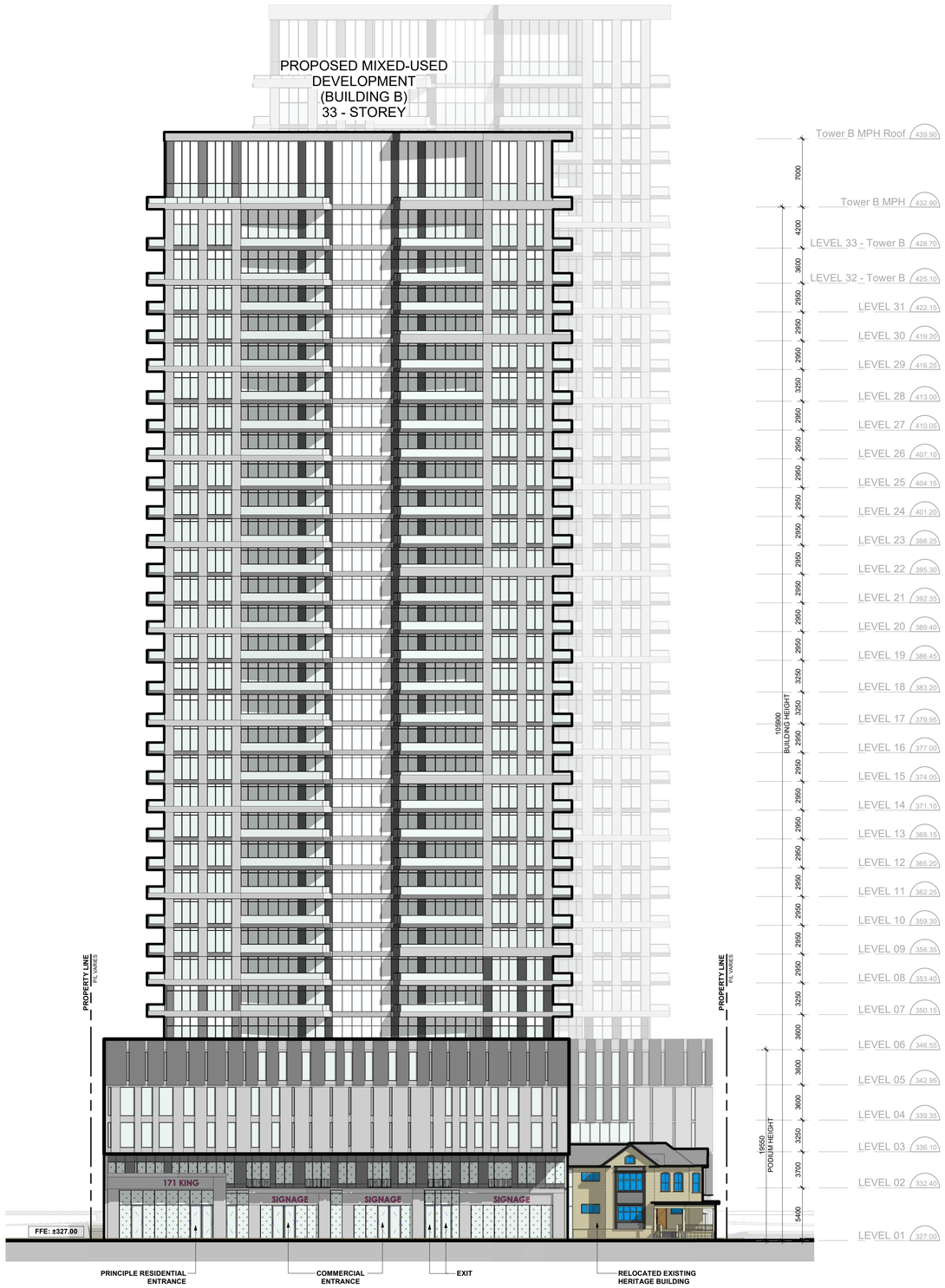

1 | North Elevation
1 : 250

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
9. ARCHITECTURAL LOUVRES
10. FLASHINGS & COPINGS
X. MISCELLANEOUS ITEMS - CONTINUE NUMBERING CONVENTIONS

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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

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No.:	Revision:	Date:

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01.	OPA/ZBA SUBMISSION	2025-07-31

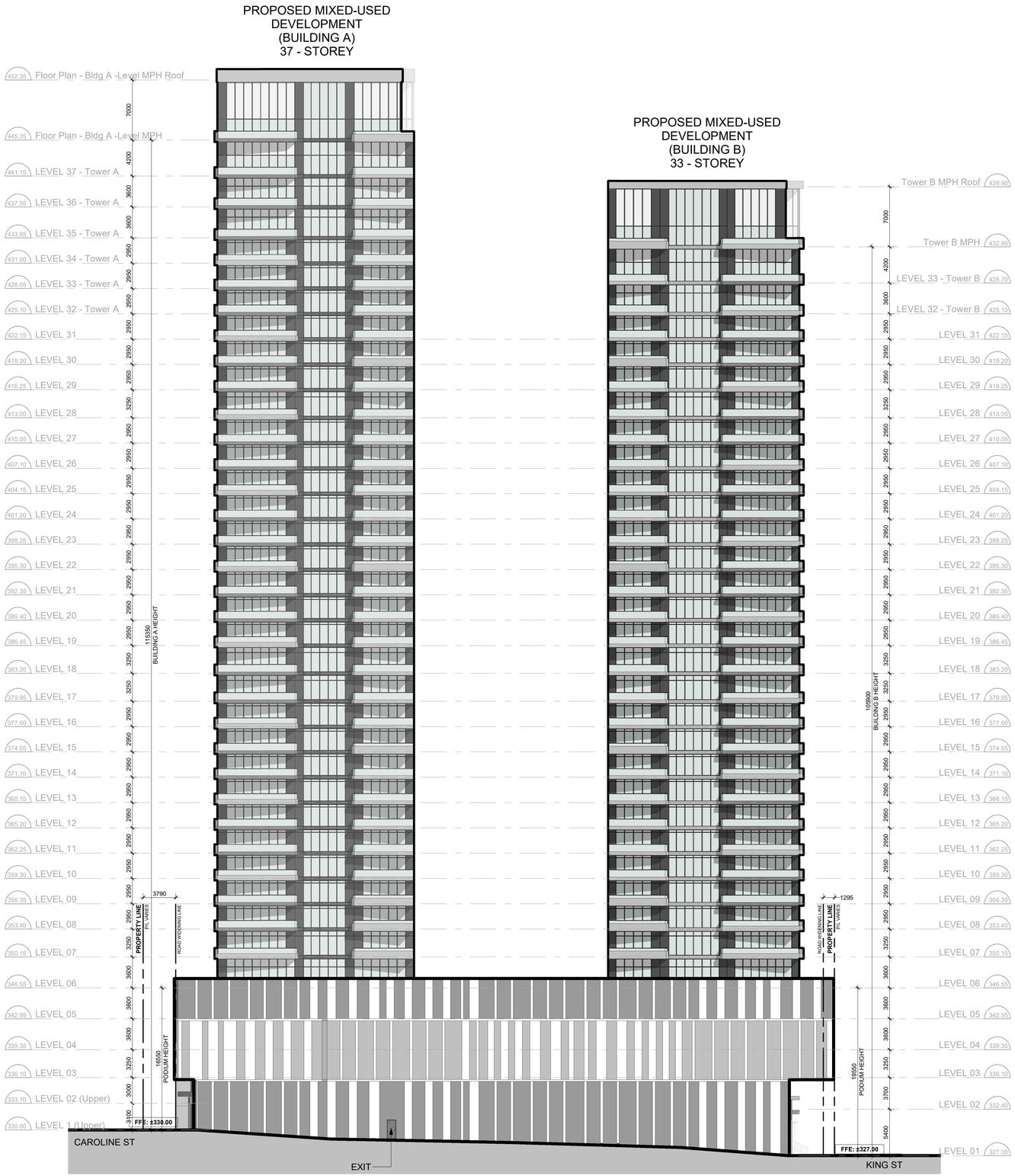
URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

Client:
Urban Legend Developments Ltd/ VanMar Developments

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

Drawing Title:
Elevations

Scale: 1 : 250
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA3.01



1 | East Elevation
1 : 250

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
9. ARCHITECTURAL LOUVRES
10. FLASHINGS & COPINGS
X. MISCELLANEOUS ITEMS - CONTINUE NUMBERING CONVENTIONS

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No.:	Revision:	Date:

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

URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

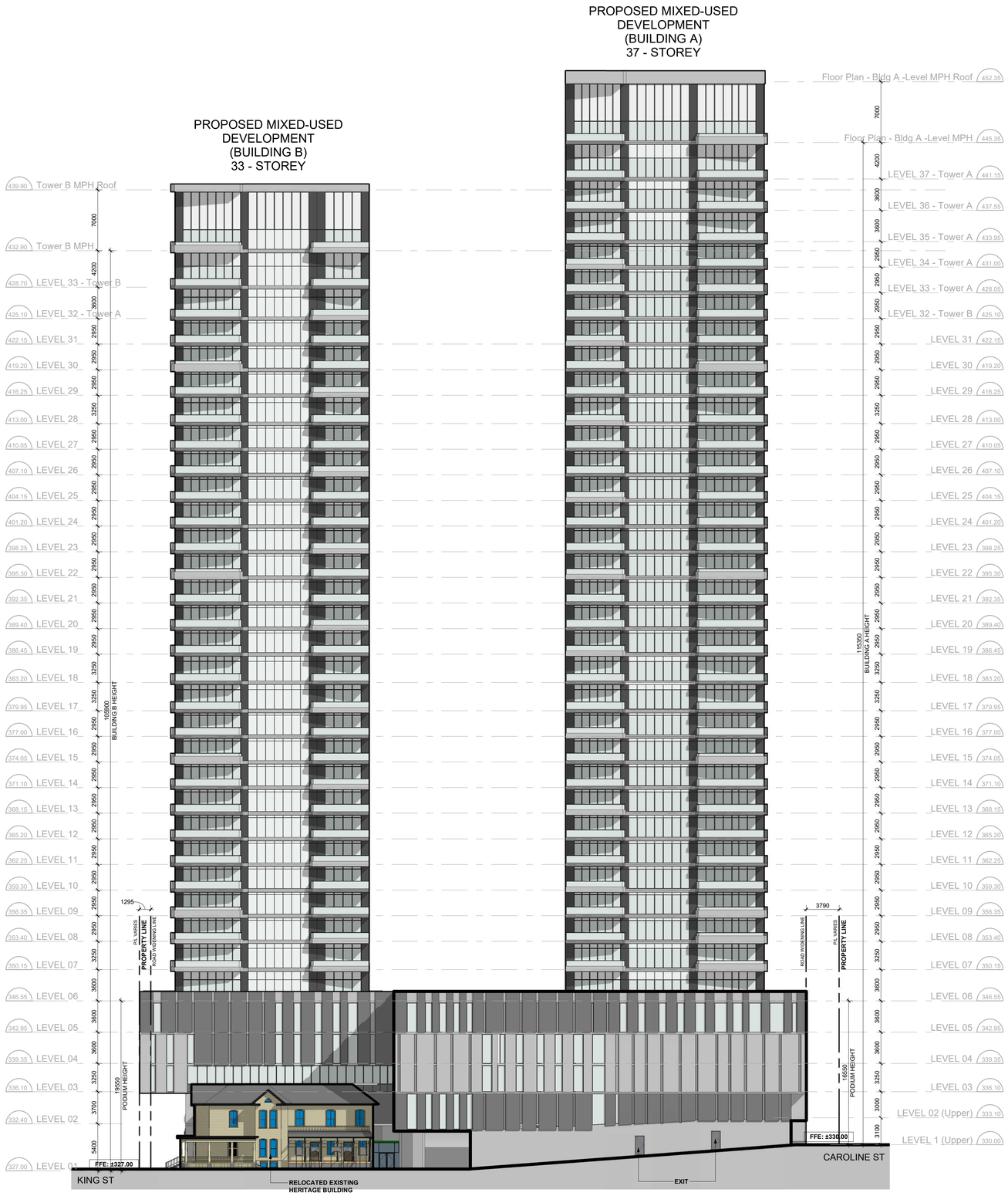
Client:
Urban Legend Developments Ltd/ VanMar Developments

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

Drawing Title:
Elevations

Scale: 1 : 250
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA3.02

Plot Date: 2025-08-01 5:55:42 AMFile Path: Autodesk Docs://KAP ACC - 24036 - 167-171 King St S Waterloo/KAP ACC_24036_167-171 King Street S_RVT2025.rvt



1 | West Elevation
1 : 250

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
9. ARCHITECTURAL LOUVRES
10. FLASHINGS & COPINGS
X. MISCELLANEOUS ITEMS - CONTINUE NUMBERING CONVENTIONS

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No.:	Revision:	Date:

No.:	Issued For:	Date:
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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:
Elevations

Scale: 1 : 250
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
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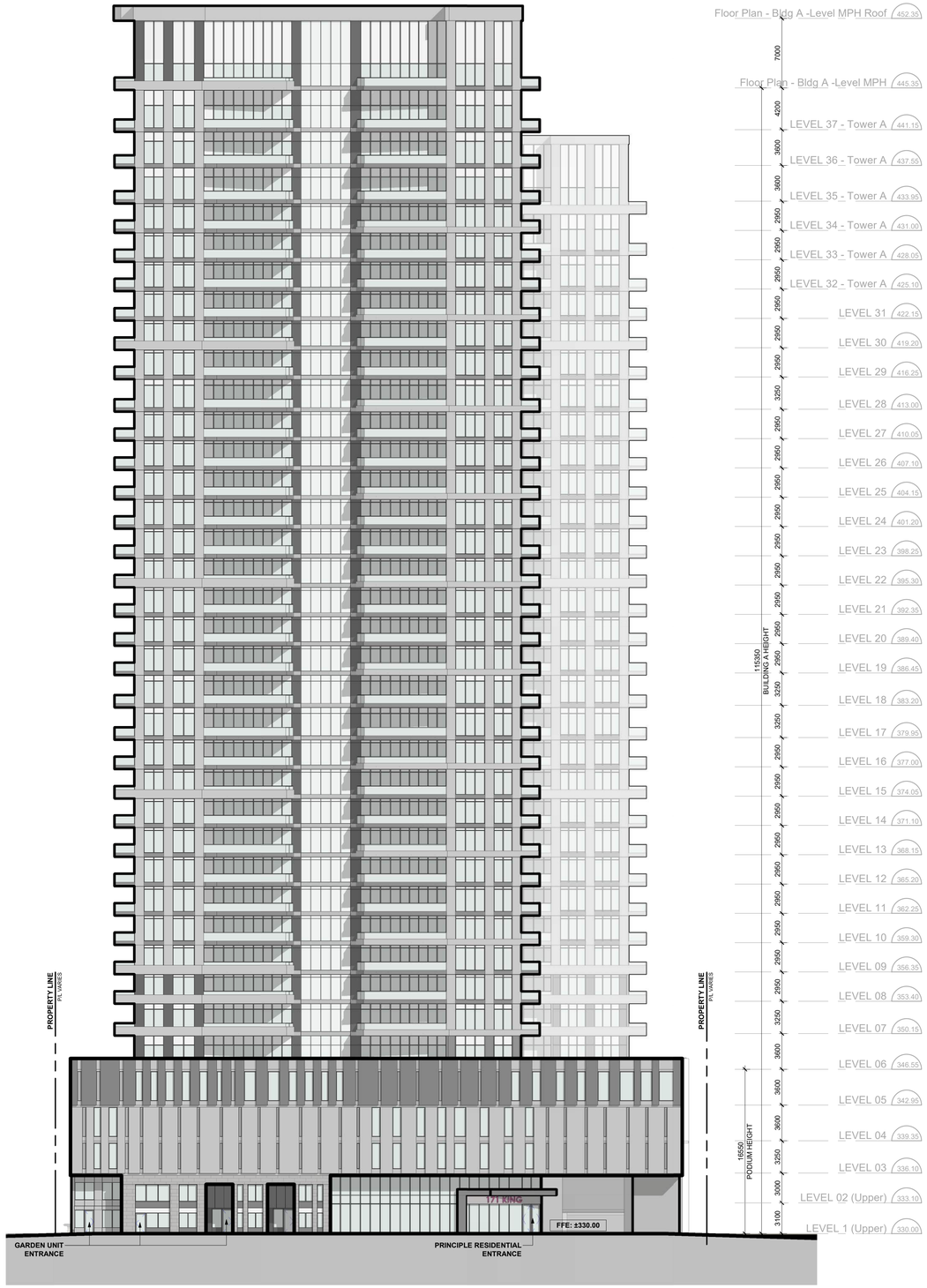
Plot Date: 2025-08-01 5:56:57 AMFile Path: Autodesk Docs://KAP ACC - 24036 - 167-171 King St S Waterloo/KAP ACC_24036_167-171 King Street S_RVT2025.rvt

PROPOSED MIXED-USED
DEVELOPMENT
(BUILDING A)
37 - STOREY



1 | South Elevation
1 : 250

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
9. ARCHITECTURAL LOUVRES
10. FLASHINGS & COPINGS
X. MISCELLANEOUS ITEMS - CONTINUE NUMBERING CONVENTIONS

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01.	OPA/ZBA SUBMISSION	2025-07-31

URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

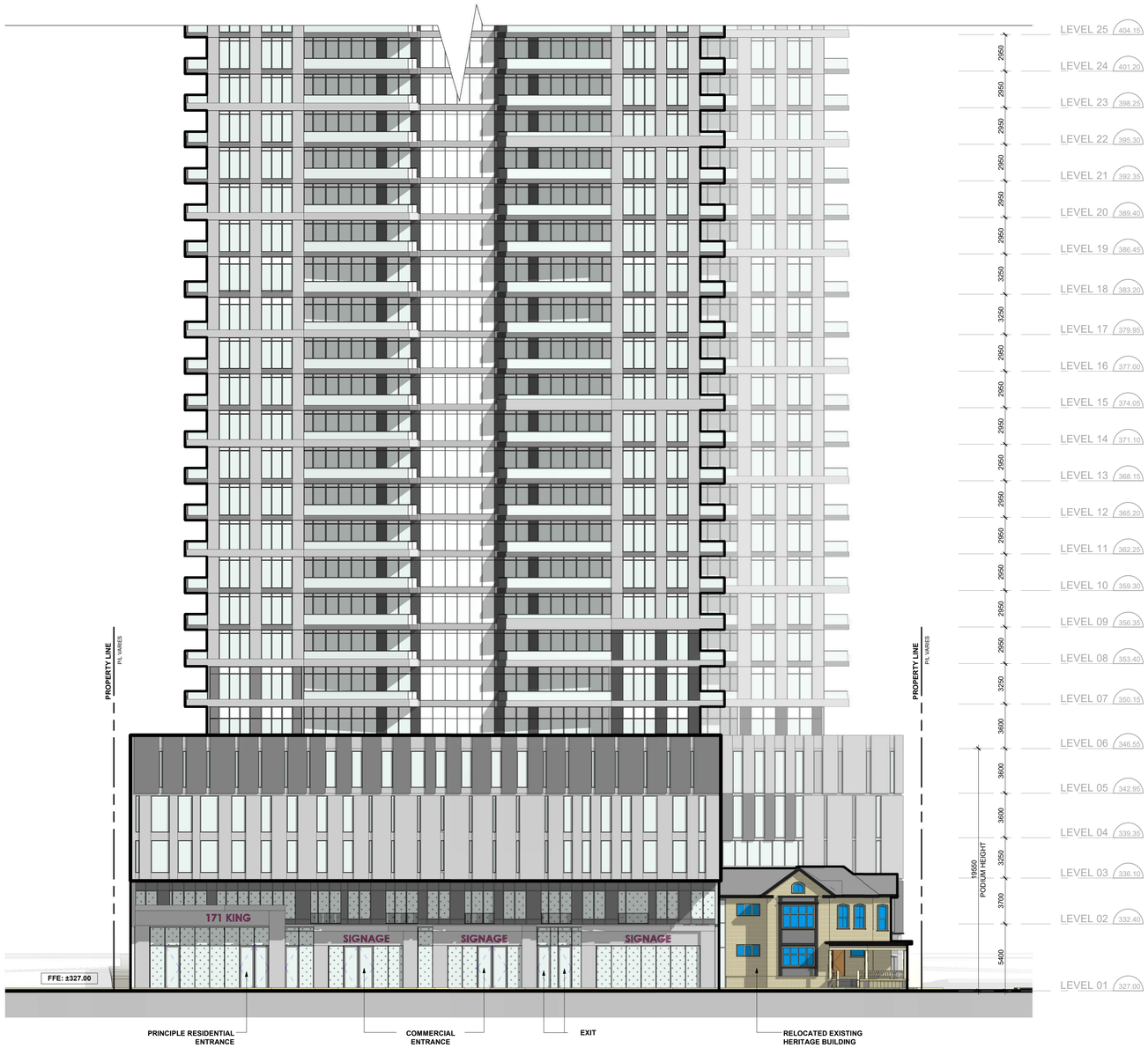
Client:
Urban Legend Developments Ltd/ VanMar Developments

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

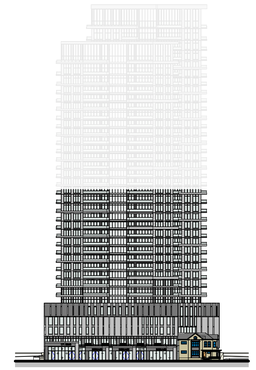
Drawing Title:
Elevations

Scale: 1 : 250
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA3.04

Plot Date: 2025-08-01 5:58:19 AM File Path: Autodesk Docs://KAP ACC - 24036 - 167-171 King St S Waterloo/KAP ACC_24036_167-171 King Street S_RVT2025.rvt



1 | North Elevation
1 : 200



2 | Key Elevation

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
9. ARCHITECTURAL LOUVRES
10. FLASHINGS & COPINGS
X. MISCELLANEOUS ITEMS - CONTINUE NUMBERING CONVENTIONS

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Revisions:

No.:	Revision:	Date:

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

URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

Client:
Urban Legend Developments Ltd/ VanMar Developments

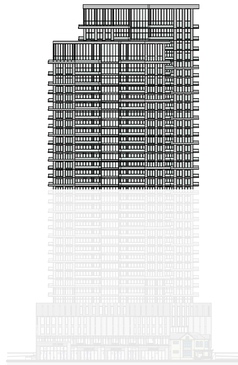
167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
Elevations

Scale: As indicated
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA3.05

Plot Date: 2025-08-01 5:59:39 AMFile Path: Autodesk Docs://KAP ACC - 24036 - 167-171 King St S Waterloo/KAP ACC_24036_167-171 King Street S_RV2025.rvt

1 | North Elevation
1 : 200



2 | Key Elevation

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1 PRE-CAST CONCRETE

2 MASONRY

3 WINDOW WALL

4 CURTAIN WALL - UNITIZED

5 CURTAIN WALL - STOREFRONT

6 METAL PANEL SYSTEM

7 METAL SIDING SYSTEM

8 COMPOSITE METAL PANEL SYSTEM

9 ARCHITECTURAL LOUVRES

10 FLASHINGS & COPINGS

X MISCELLANEOUS ITEMS - CONTINUE NUMBERING CONVENTIONS

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20 De Boers Drive Suite 400
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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:
Elevations

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

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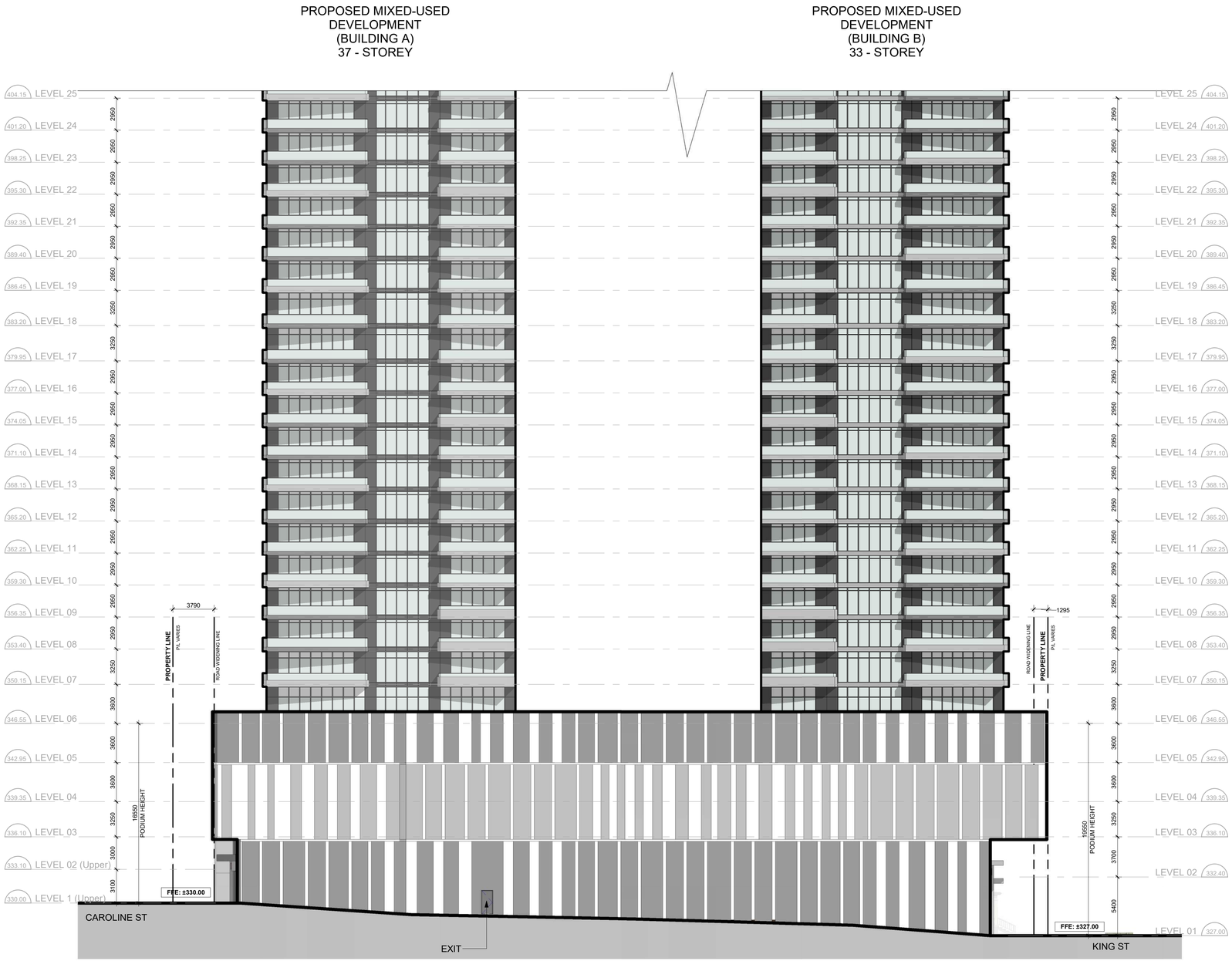
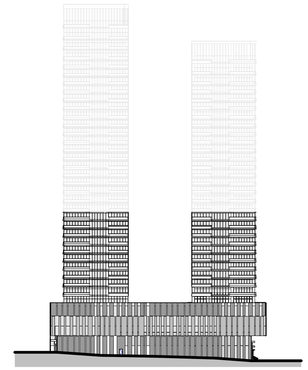


1 | East Elevation
1 : 200



2 | Key Elevation

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
9. ARCHITECTURAL LOUVRES
10. FLASHINGS & COPINGS
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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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01.	OPA/ZBA SUBMISSION	2025-07-31

URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

Client:
Urban Legend Developments Ltd/ VanMar Developments

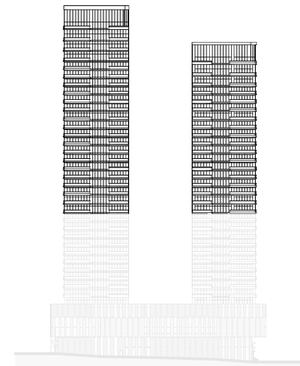
167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
Elevations

Scale: As indicated
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA3.07

Plot Date: 2025-08-01 6:02:17 AM File Path: Autodesk Docs://KAP ACC - 24036 - 167-171 King St S Waterloo/KAP ACC_24036_ 167-171 King Street S_Rvt2025.rvt

1 | East Elevation
1 : 200



2 | Key Elevation

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
9. ARCHITECTURAL LOUVRES
10. FLASHINGS & COPINGS
X. MISCELLANEOUS ITEMS - CONTINUE NUMBERING CONVENTIONS

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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

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

URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

Client:
Urban Legend Developments Ltd/ VanMar Developments

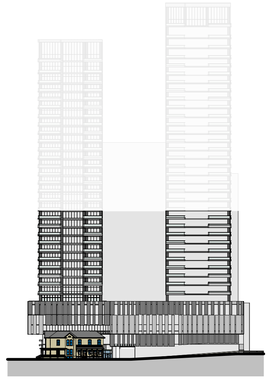
167-171 King St. S, Waterloo, ON
Proposed Mixed-Use Development

Drawing Title:
Elevations

Scale: As indicated
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA3.08

Plot Date: 2025-08-01 6:03:31 AM File Path: Autodesk Docs://KAP ACC - 24036 - 167-171 King St S Waterloo/KAP ACC_24036_ 167-171 King Street S_Rvt2025.rvt

1 | West Elevation
1 : 200



2 | Key Elevation

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
9. ARCHITECTURAL LOUVRES
10. FLASHINGS & COPINGS

X. MISCELLANEOUS ITEMS - CONTINUE NUMBERING CONVENTIONS

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KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

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

URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

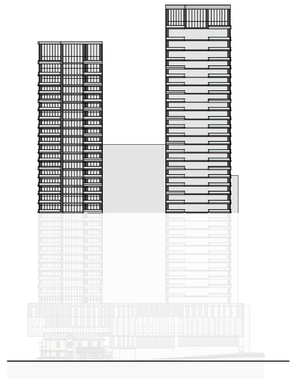
Client:
Urban Legend Developments Ltd/ VanMar Developments

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

Drawing Title:
Elevations

Scale: As indicated
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA3.09

1 | West Elevation
1 : 200



2 | Key Elevation

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

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2. MASONRY
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URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

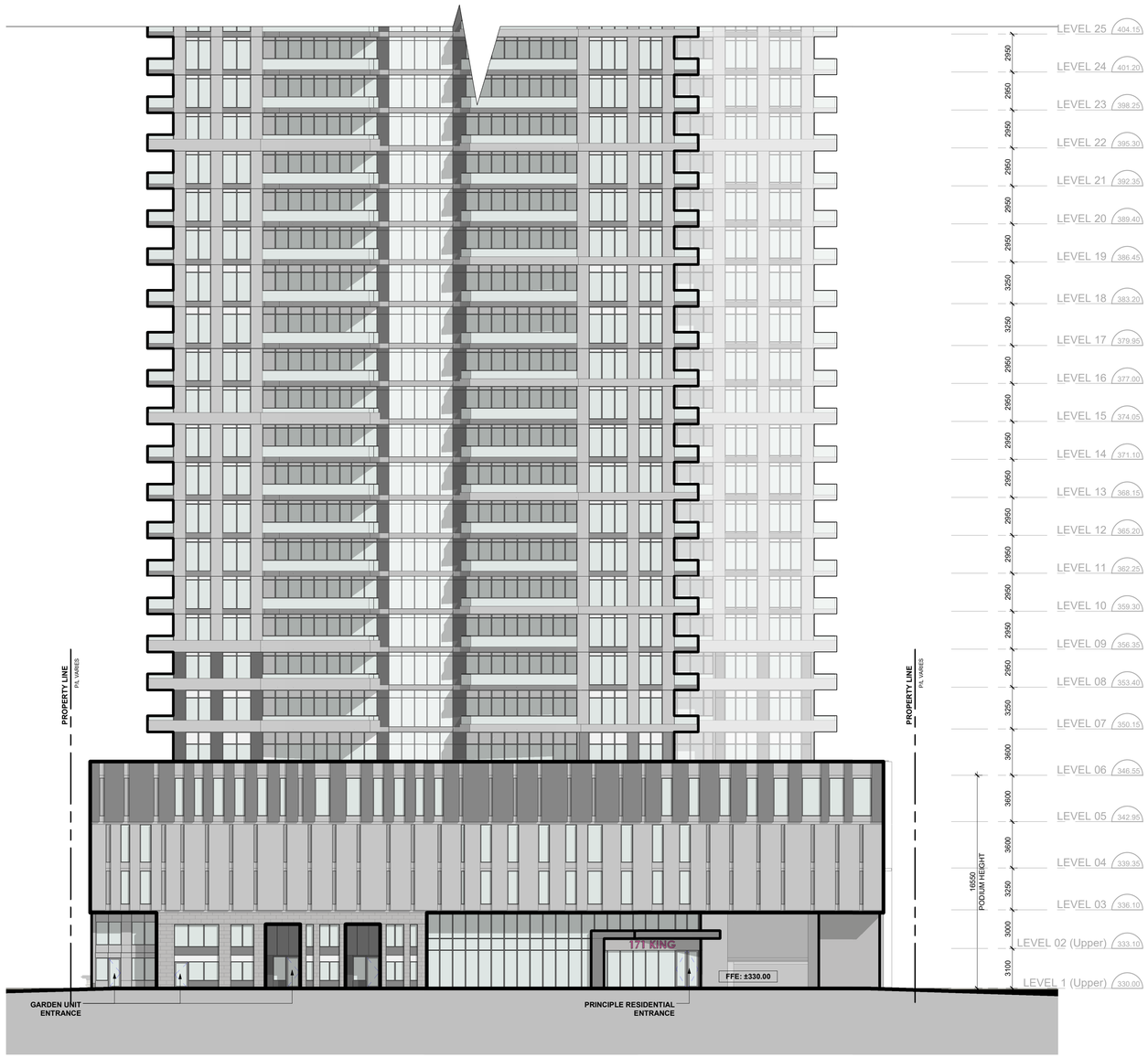
Client:
Urban Legend Developments Ltd/ VanMar Developments

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

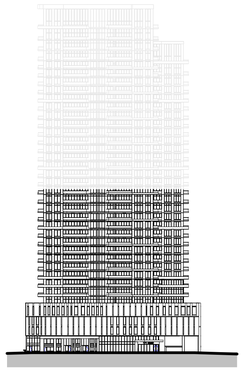
Drawing Title:
Elevations

Scale: As indicated
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA3.10

Plot Date: 2025-08-01 6:05:58 AMFile Path: Autodesk Docs://KAP ACC - 24036 - 167-171 King St S Waterloo/KAP ACC_24036_ 167-171 King Street S_RVT2025.rvt



1 | South Elevation
1 : 200



2 | Key Elevation

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

1. PRE-CAST CONCRETE
2. MASONRY
3. WINDOW WALL
4. CURTAIN WALL - UNITIZED
5. CURTAIN WALL - STOREFRONT
6. METAL PANEL SYSTEM
7. METAL SIDING SYSTEM
8. COMPOSITE METAL PANEL SYSTEM
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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

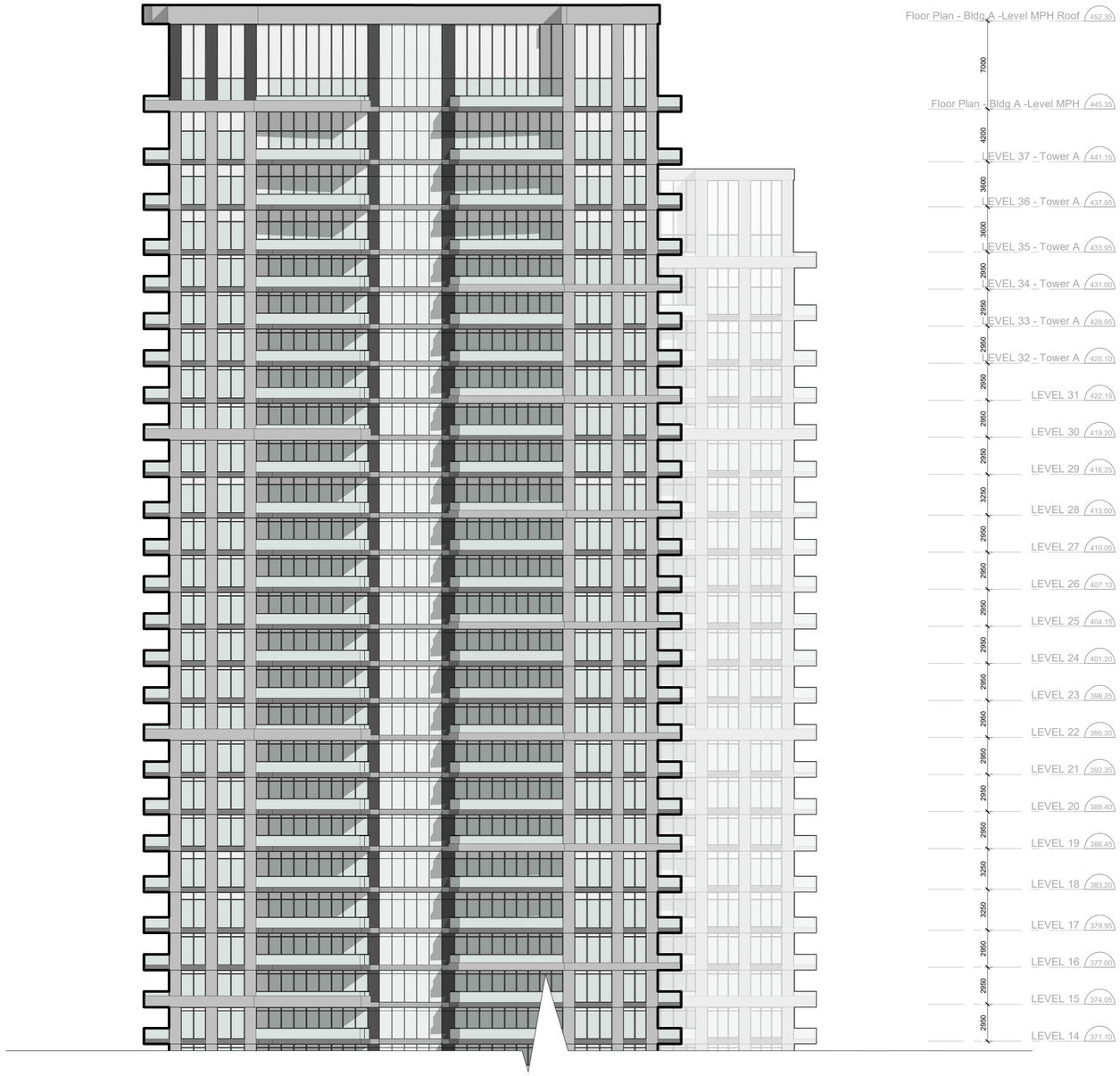
Drawing Title:
Elevations

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

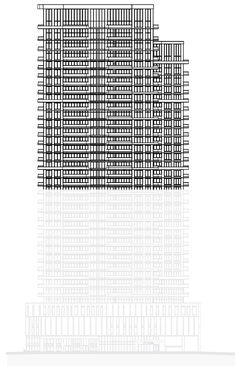
dA3.11

Rev: Date: 2025-08-01 @ 07:00 IMP/Ie Path: Autodesk Docs/KAP ACC 24036_ 167-171 King St S Waterloo/KAP ACC_24036_ 167-171 King St S_Rev02D24.rvt

PROPOSED MIXED-USED
DEVELOPMENT
(BUILDING A)
37 - STOREY



1 | South Elevation
1 : 200



2 | Key Elevation

EXTERIOR FINISH LEGEND

PROJECT NUMBER - PROJECT NAME

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Toronto ON M3J 0H1

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URBAN LEGEND DEVELOPMENTS
VanMar DEVELOPMENTS

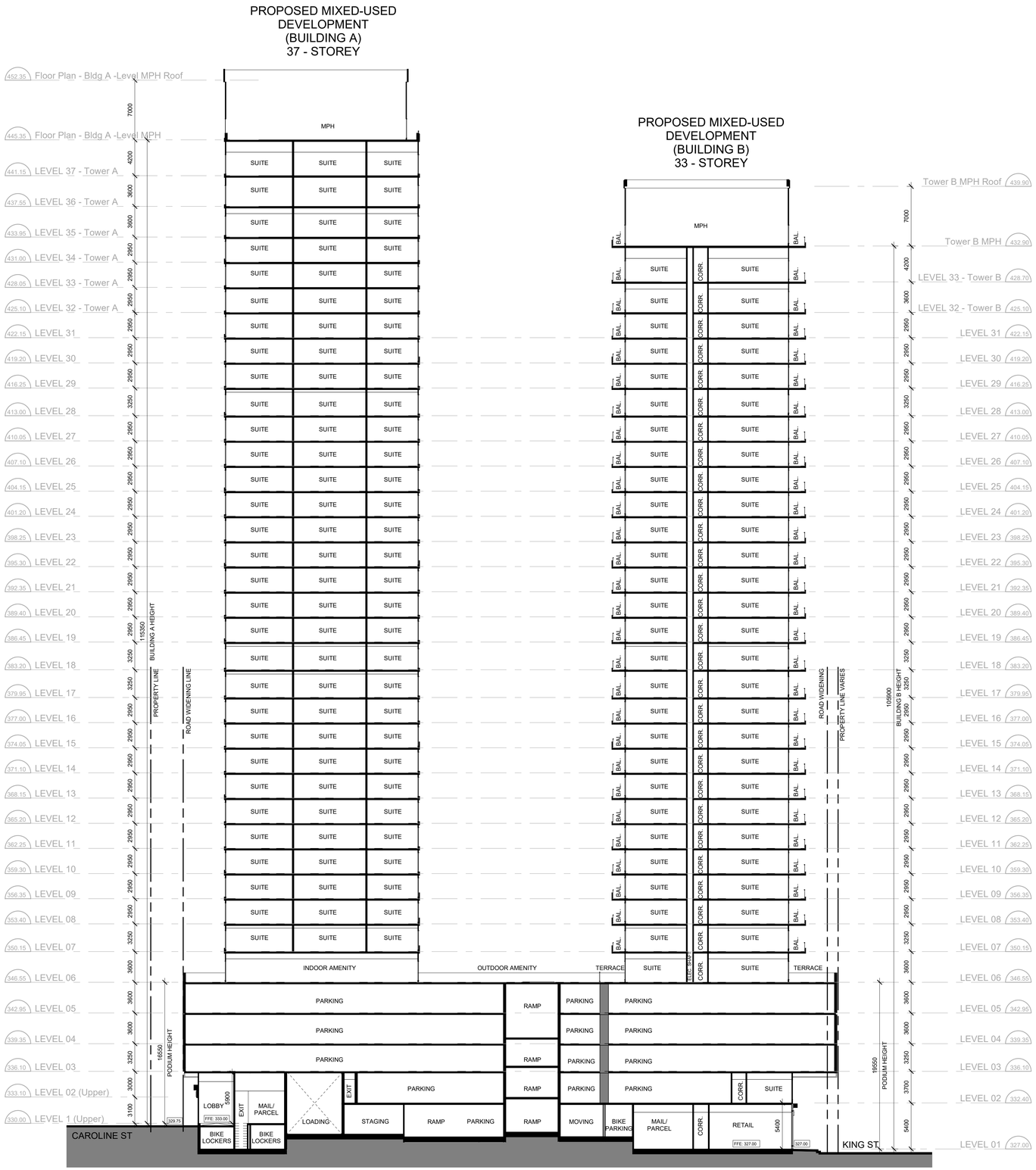
Client:
Urban Legend Developments Ltd/ VanMar Developments

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

Drawing Title:
Elevations

Scale:
As indicated
Drawn by:
AR, NA
Checked by:
VPS
Project No.:
24-036
Date:
2025-07-31
Drawing No.:
dA3.12

Plot Date: 2025-08-01 6:08:09 AMFile Path: Autodesk Docs://KAP ACC - 24036 - 167-171 King St S Waterloo/KAP ACC_24036_167-171 King Street S_Rvt2025.rvt



1 | Section North - South
1 : 250

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VanMar DEVELOPMENTS

Client:
Urban Legend Developments Ltd/ VanMar Developments

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

Drawing Title:
Building Section

Scale: 1 : 250
Drawn by: AR, NA
Checked by: VPS
Project No.: 24-036
Date: 2025-07-31
Drawing No.:
dA4.01