

445 ANNDALE ROAD, WATERLOO

September 19, 2025



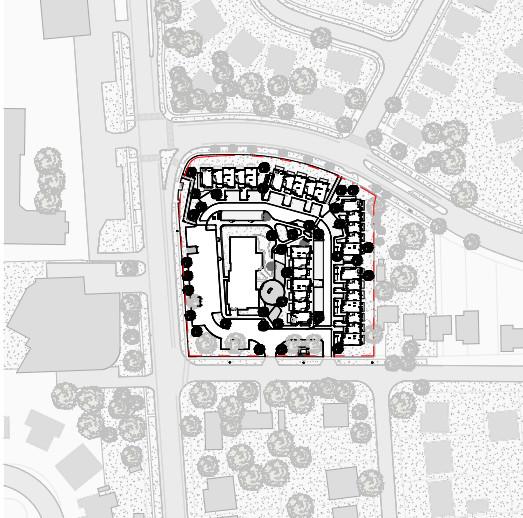
SHEET NO.	DRAWING
A0-00 - GENERAL	
A0-00	COVER SHEET
A0-01	SITE PERSPECTIVES & PROJECT AXOS
A0-02	STATISTICS
A0-03	TYPICAL BIN AND BIKE ENCLOSURE
A1-00 - SITE, DEMO & CODE COMPLIANCE	
A1-01	SITE SURVEY
A1-02	EXISTING SITE PLAN
A1-03	SITE PLAN
A2-00 - OVERALL FLOORPLAN	
A2-01	BLOCK 1 & 2 - BLOCK PLANS
A2-02	BLOCK 3 & 4 - BLOCK PLANS
A2-03	BLOCK 5 - BLOCK PLANS
A5-00 - OVERALL ELEVATIONS	
A5-01	ELEVATIONS - GROUP 1 & 2
A5-02	ELEVATIONS - GROUP 3, & 4
A5-03	ELEVATIONS - GROUP 5
Total: 13	

ZONING BY-LAW APPLICATION

PROJECT TEAM

APPLICANT	ARCHITECT	MECHANICAL ENGINEERS	ELECTRICAL ENGINEERS	TRANSPORTATION, PARKING & WASTE MANAGEMENT
Kindred Works Inc. 8 King Street East, Suite 1802 Toronto, ON M5C 1B5 T: 416-618-2097	RPMB Architects Inc. 351 King St E, Suite 1200 Toronto, ON M5A 0L6 T: 416-977-5104	Hammerberg & Joffe Inc. 43 Leamill Road Toronto, ON M3B 2T8 T: 416-444-9263	Mulvey & Bannan International Inc. 50 Sheppard Ave E, Suite 500 Toronto, ON M2N 3A1 T: 416-751-2520	BA Consulting Group Ltd 45 St Clair Ave W, Suite 300 Toronto, ON M4V 1X9 T: 416-961-7110
LANDSCAPE ARCHITECT	PASSIVE HOUSE	GEOTECH	CIVIL ENGINEERS	PLANNING
Janet Rosenberg & Studio 148 Kenwood Ave Toronto, ON M6C 2S3 T: 416-656-6655	JAM Consulting XXXXXXX Toronto, ON XXX XXX T: 819-330-0369	CMT Engineering Inc. 1011 Industrial Ct, Unit 1 St. Clements, ON N0B 2A0 T: 519-699-5775	Arcadis Professional Services Inc. 8133 Warden Ave, Unit 300 Markham, ON L6G 1B3 T: 905-763-2322	UP Consulting 100 Athens Street, Unit 206 Kitchener, ON N2H 4C3 T: 647-961-8358

CONTEXT PLAN



DATE	DESCRIPTION
10/10/2025	ISSUED FOR PERMIT

KP MB
KIMBERLY P. MURPHY
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEERING DESIGN
445 ANNDALE RD., WATERLOO, ON
N2Y 2S3
T: 647-961-8358

445 ANNDALE RD.
SITE PLAN
N2Y 2S3

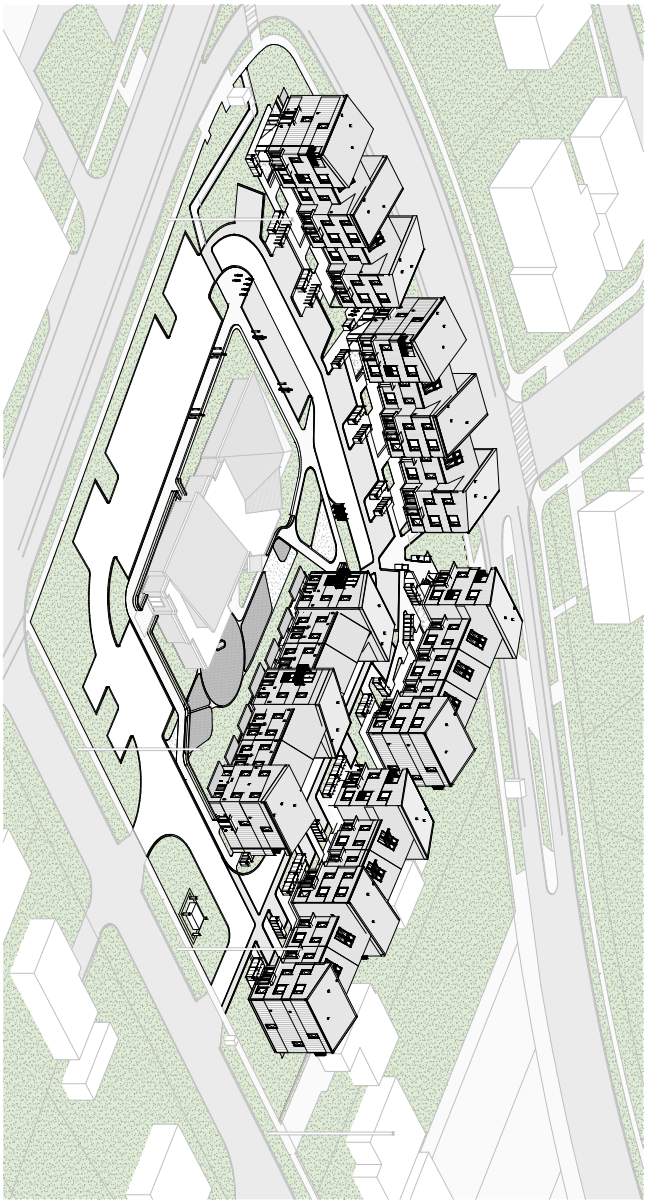
Project Name: 445 ANNDALE RD.

Scale: 1:200

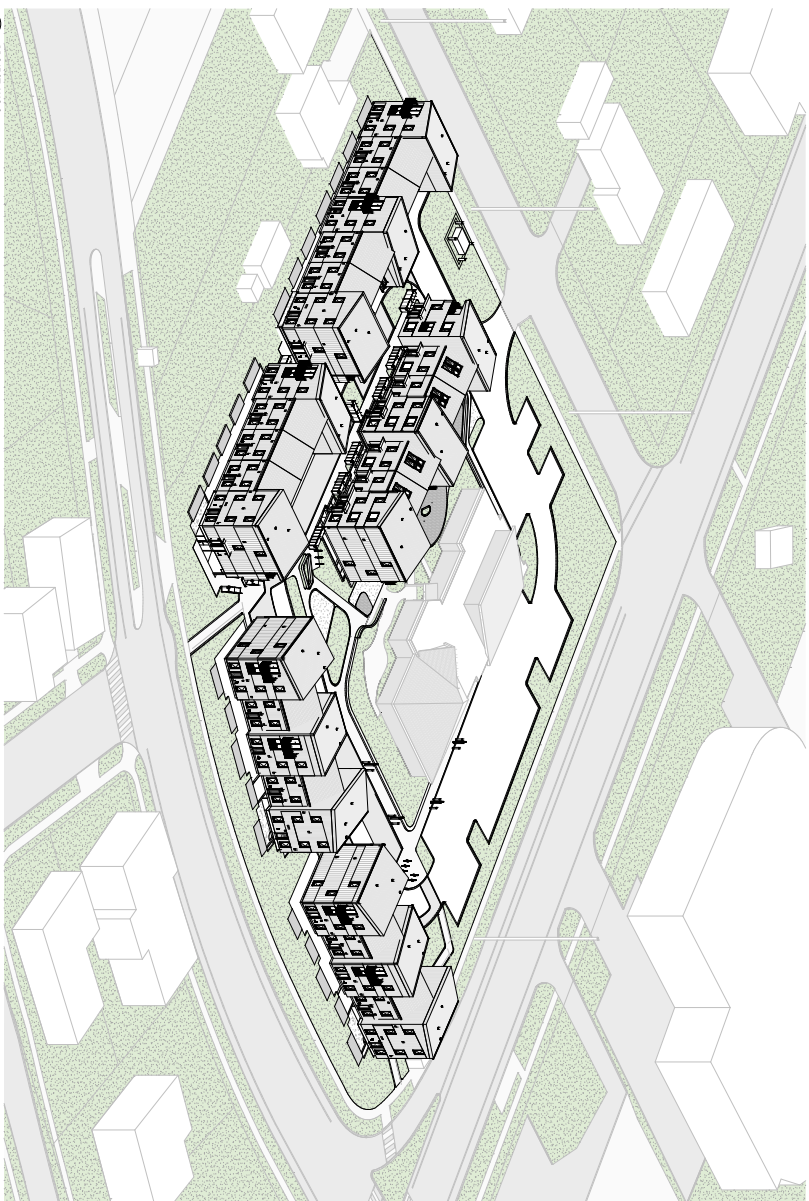
Project Number: 2025-013

A0-00

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9. THE PROFESSIONAL ENGINEER'S OFFICE IS LOCATED AT 445 ANNDALE RD., WATERLOO, ON N2Y 2S3.
10. THE PROFESSIONAL ENGINEER'S PHONE NUMBER IS 647-961-8358.
11. THE PROFESSIONAL ENGINEER'S EMAIL ADDRESS IS KIMBERLY@KPMURPHY.COM.
12. THE PROFESSIONAL ENGINEER'S WEBSITE IS WWW.KPMURPHY.COM.
13. THE PROFESSIONAL ENGINEER'S SOCIAL MEDIA ACCOUNTS ARE @KPMURPHY ON TWITTER, FACEBOOK, AND INSTAGRAM.



1 PROJECT A01



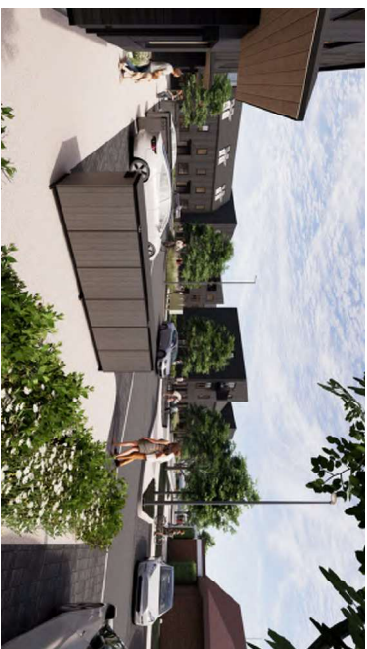
2 PROJECT A02



CENTRAL LANDSCAPE ENTRANCE



BLOCK TWO ELEVATIONAL

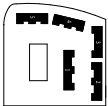


BLOCK THREE PERSPECTIVE



NORTH DRIVEWAY PERSPECTIVE

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KEY PLAN

Scale	1:100
North Arrow	North

KP MB
 445 ANNAPOLIS RD.
 ANNAPOLIS, MD 21403
 TEL: 410.293.1234
 FAX: 410.293.1235
 WWW.KPMB.COM

PROJECT TEAM
 ARCHITECT: KPMB
 ENGINEER: [Firm Name]
 LANDSCAPE ARCHITECT: [Firm Name]
 CIVIL ENGINEER: [Firm Name]
 ENVIRONMENTAL ENGINEER: [Firm Name]

SITE PERSPECTIVES & PROJECT A05

445 Jondale St., Waterloo, ON									
445 Jondale St., Waterloo, ON									
1. Legal Address									
2. Municipal Address									
3. Zoning By-law									
4. Zoning Description									
5. Lot Area (m ²)									
6. Covered Residential Lot Area (m ²)									
7. Covered Residential Area (m ²)									
8. Total Building CFA (m ²)									
9. Coverage (Area as Grade, m ²)									
10. Total Area of Paved Surface									
11. Total Area of Paved Surface									
Proposed Building Height									
2. Below height as measured from finished grade at sidewalk to top of floor levels									
2. Below height as measured from finished grade at sidewalk to top of floor levels									
Project Area Breakdown (m ²)									
Total Per Level									
Level									
Area Calculated from CAD									
Existing Heritage Counts									
Net Floor Area (ft ²) as per zoning By-law No. 201-200									
New Residential									
Basement									
Level 1									
Level 2									
Level 3									
Total Unit Count									
Group Number									
Est. Window									
Standard Window									
Timberline									
Total Unit Count									
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Banner Free Units					
	% of total units required	# of Units Required	% of total units provided	# of units provided	Comments
	20%	11.4	24%	14	

Let Coverage per Zoning Bylaw No. 2014-005			
% of germination on site required	% of germination on site provided	Comments	
20% minimum	41%		
% of coverage on site required	% of coverage on site provided	Comments	
40% minimum	22.89%		

Car Pooling as per Zoning Bylaw No. 2018-030				
Land Use	Units	Standard (spaces per unit)	Parking Required per 1/2-acre	Parking Provided
2 Family Towne	12	Residential	12	
3 Heavy Work	42		42	
3a Sub-let	1		57	
Effective: Resident Ratio (Spaces per unit)		Non-Residential	100	149
Spacious (N/A)				
1 parking spaces per 100 cars per Zoning Bylaw No. 2018-030			35	
0.8 spaces per 100 vehicles (10,000 cars per 12,500 vehicles)			10	
0.6 spaces per 100 vehicles (10,000 cars per 16,666 vehicles)			6	
Spacious			125	
Total			92	

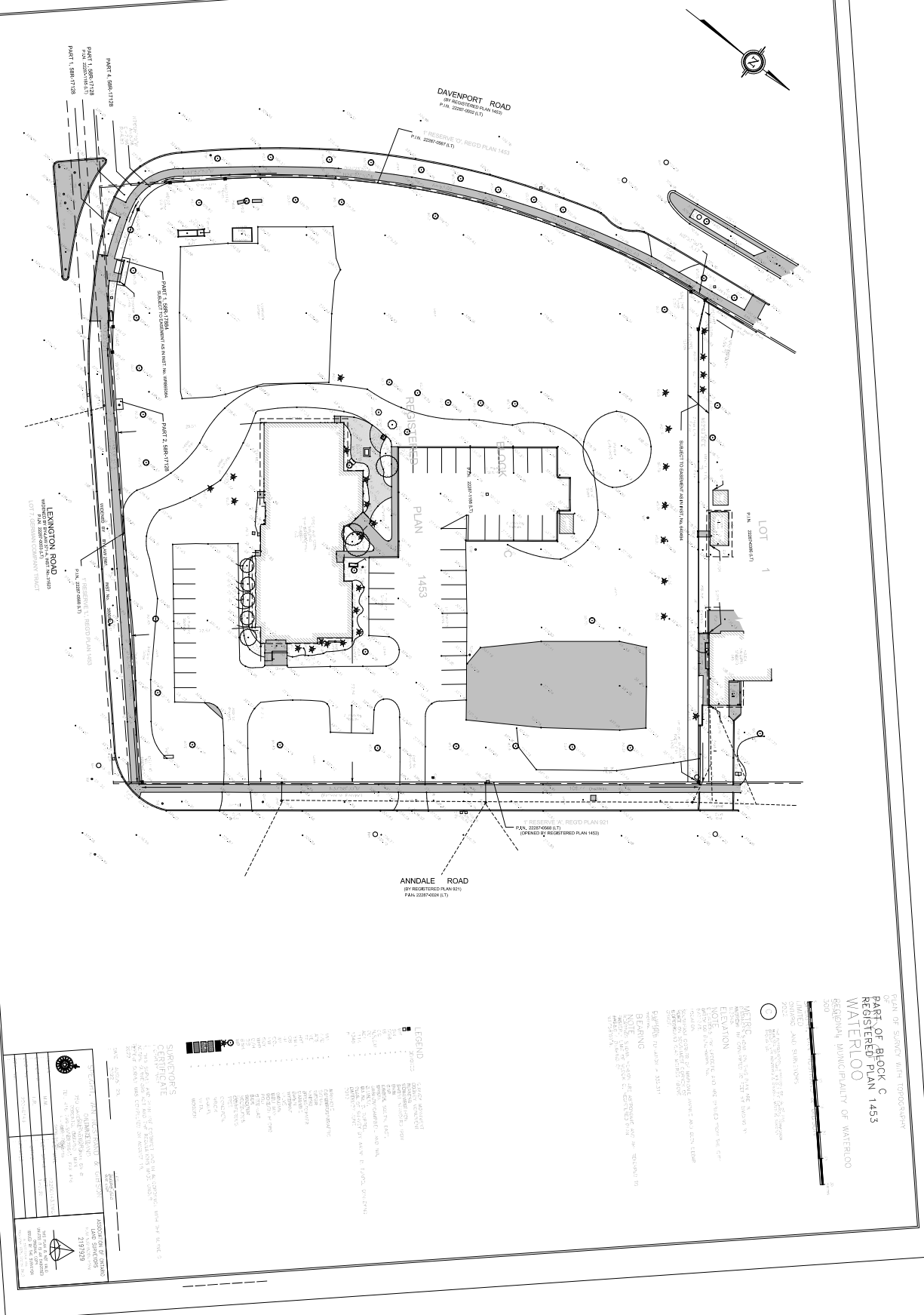
For the 400 parking spaces, 3 Type A Accessible Parking Spaces and 2 Type B Accessible Parking Spaces are required per Zoning Bylaw No. 2018-030

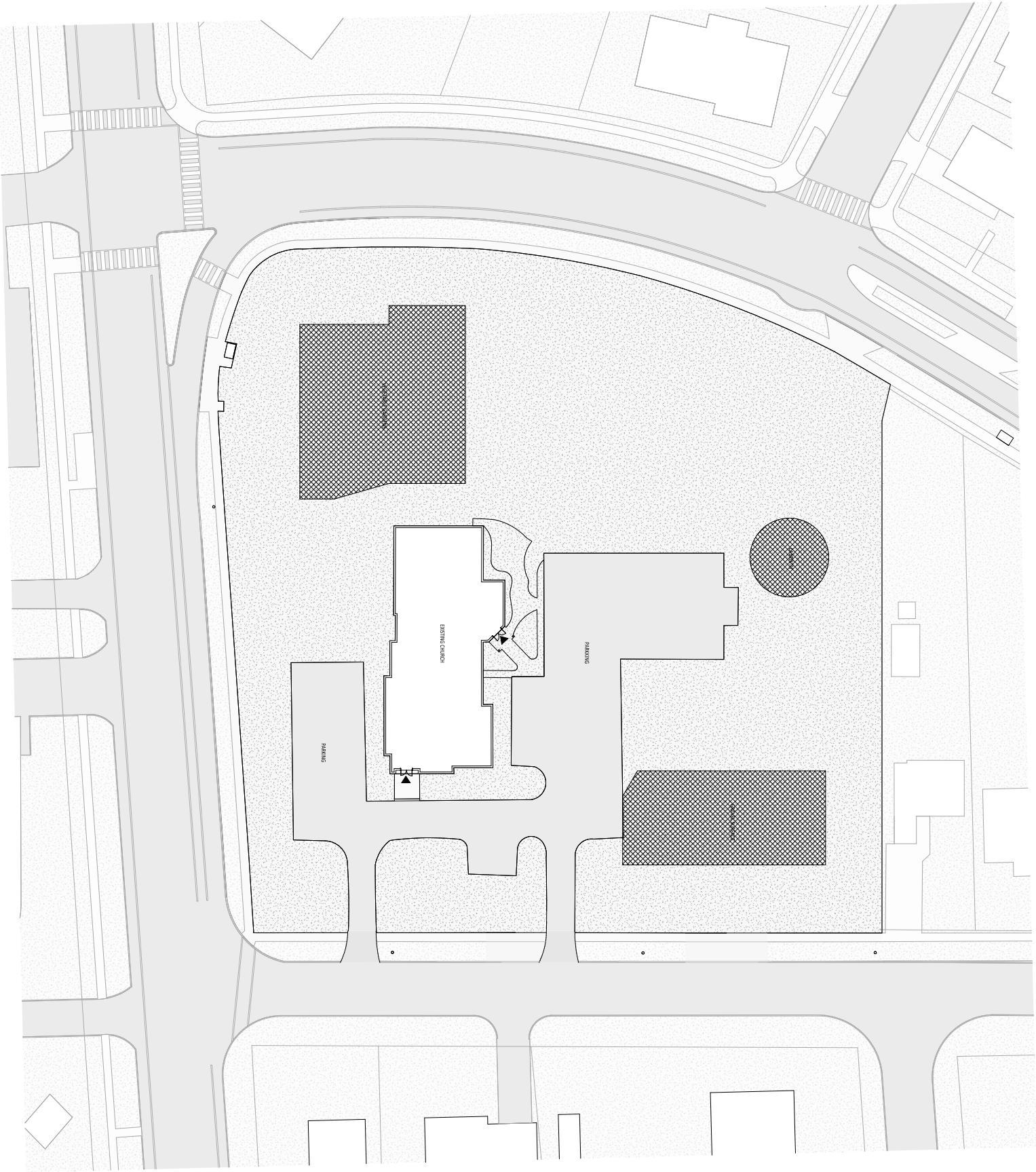
For 85-119 parking spaces required, 3 Electric Bikes per 2018-030 are required per Zoning Bylaw No. 2018-030

Spacious Provided/Notes

Incident parking as per Council's 2015 rules, as follows:			
	Units	Spaced Required	Spaced Prohibited
Multiple Dwelling (Short Term)	57	0.5 space A, 0.5 space B	40 spaces
Public Working (Short Term)		18 space A, 18 space B	4 spaces
Total		18 space A, 22 space B	48 spaces

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KP
MB
K&P ARCHITECTS, P.C.
1000 E. 10th Street
Cedar Rapids, IA 52402
563.321.1111
www.kparchitects.com

DATE: 08/11/2020
PROJECT: St. John's Lutheran Church
1000 E. 10th Street
Cedar Rapids, IA 52402

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