



1 SP_Site Plan
AS-01 Scale: 1 : 500

SITE PLAN - INFO			
Address	435 King Street North, Waterloo, ON		
Parcel Description	Part of Lots 7 and 12, German Company Tract, City of Waterloo		
Current Zoning	C5-81		
Desired Zoning	C5-81 (SITE SPECIFIC PROVISIONS)		

SITE PLAN - AREA & DENSITY			
	Required	Provided	
Lot Area		2,619	ha
Lot Frontage		131.5	m
Landscaped Open Area (minimum 30% of lot area)	7,857	13,289	m ²
Bedroom Density (minimum - 150 bedrooms per hectare)	393	1,964	bdr
Bedroom Density (maximum - 750 bedrooms per hectare)	1,964	1,964	bdr
Amenity Area (minimum - 3 sqm for first bedroom, and 2 sqm for each additional bedroom)	5,016	8,501	m ²

SITE PLAN - PARKING			
	Required	Provided	
PARKING			
Parking Schedule: RMU-81, Area F			
Residential Personal Dwelling Units (PDU's)		1,088	PDU
Non-Residential Use Area (m ²)		5,587	m ²
Required Parking, Residential Use (0.90/PDU)	980		
Required Parking, Residential Visitor Use (0.10/PDU)	109		
Required Parking, Total Residential	1089	1089	
Required Parking, Residential Barrier Free Type A (11+1% over 1000)	22	22	
Required Parking, Residential Barrier Free Type B (11+1% over 1000)	22	22	
Required Parking, Total Non-Residential Use (2.70/100m ²)	151	151	
Required Parking, Non-Residential Barrier Free Type A	1	1	
Required Parking, Non-Residential Barrier Free Type B	2	2	
Required Bicycle Parking, Residential Type A (0.3/PDU)	327		
Required Bicycle Parking, Residential Type B (0.3/PDU)	327		
Required Bicycle Parking, Non-Residential Type A (50% of 25% of non res. park.)	19		
Required Bicycle Parking, Non-Residential Type B (50% of 25% of non res. park.)	19		
Total Required Type A Bicycle Parking	346	619	
Total Required Type B Bicycle Parking	346	73	
Parking Garage Area, Type A (0.6m*(1.5m+0.875m)) = 1.425m ² /bike	0		m ²
Parking Garage Area, Type B (0.6m*(1.25m+0.875m)) = 1.275m ² /bike	0		m ²
Total Bicycle Parking	692	692	m ²
Loading Areas (Type A: 3.0m*7.0m) - 6.9.4.4: For >901 Bedrooms, 2 are required	2	2	

SITE PLAN - SETBACKS			
	Required	Provided	
Street Line Setback (East)	5.0	5.5	m
Side Yard Setback (North)	3.0	5.7	m
Side Yard Setback (South)	3.0	25.4	m
Rear Yard Setback (West)	5.0	11.1	m

SITE PLAN - BUILDING HEIGHT / SEPARATIONS			
	Required	Provided	
Height of First Storey (minimum)	4.5	5.5	m
Height of Podium (minimum)	10.5	21.0	m
Height of Podium (maximum - 21.0m or 6 storeys)	21.0	21.0	m
Height of Building (minimum)	13.5	79.9	m
Height of Building (maximum - 81.0m or 25 storeys)	81.0	79.9	m

TOWER SEPARATION (measured from balcony)			
	Required	Provided	
Tower A/B - Tower Separation (minimum)	22.0	26.4	m
Tower A - Interior Lot Line Separation	11.0	35.1	m
Tower B/A - Tower Separation	22.0	26.4	m
Tower B - Interior Lot Line Separation	11.0	10.7	m
Tower C/B - Tower Separation	22.0	51.0	m
Tower C - Interior Lot Line Separation	11.0	10.8	m
Tower D/C - Tower Separation	22.0	51.0	m
Tower D - Interior Lot Line Separation	11.0	19.4	m

TOWER STEPBACK (measured from balcony)			
	Required	Provided	
TOWER A - Front Building Facade Stepback (minimum)	5.0	8.9	m
TOWER A - Flankage Building Facade Stepback	3.0	35.1	m
TOWER B - Front Building Facade Stepback	3.0	28.3	m
TOWER B - Flankage Building Facade Stepback	3.0	10.7	m
TOWER C - Front Building Facade Stepback	3.0	106.2	m
TOWER C - Flankage Building Facade Stepback	3.0	10.8	m
TOWER D - Front Building Facade Stepback	3.0	91.8	m
TOWER D - Flankage Building Facade Stepback	3.0	33.4	m

keyplan

no.	issuance	date
1	ZONING AMENDMENT	2022-01-07

customer
2439675 Ontario Inc. & 2439672 Ontario Inc.

project
435 King St. North
435 King St. North, Waterloo ON

title
SITE PLAN

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