

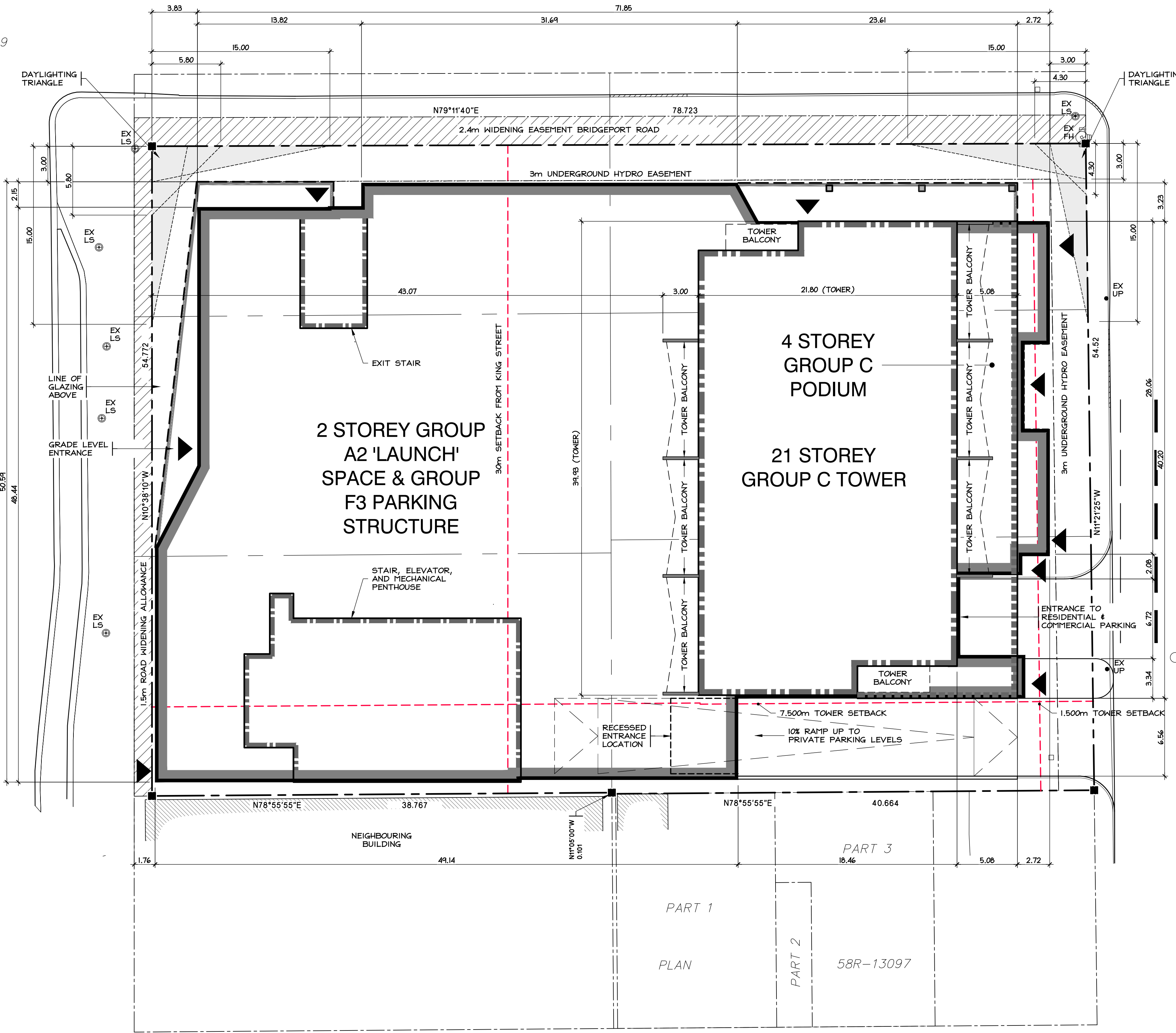
FILE PATH: P:\1740-170 King St Waterloo\1740-1.0 Design\1740-1.1 Design Developments\1740-1.1.1 Drawings\1740-A101-SITEPLAN-ZBA.dwg
 PLOT DATE: 2022-04-19 TIME: 11:32:48 AM

KING STREET NORTH

PART 2
PLAN 58R-11241

BRIDGEPORT ROAD EAST

PART 1, W.D.R. 319



REGINA STREET NORTH

PRINCESS STREET EAST

PART 1

PART 2

PART 3

PLAN

58R-13097

SITE DATA

PROPERTY ADDRESS:	70 KING STREET NORTH	
LEGAL DESCRIPTION:	PLAN OF SURVEY OF ALL OF LOTS 10 AND 11, EAST OF KING STREET, LOTS 10 AND 11, WEST OF QUEEN STREET AND PART OF LOT 12, EAST OF KING STREET, LOT 12, WEST OF QUEEN STREET, REGISTERED PLAN No. 491 IN THE CITY OF WATERLOO, REGIONAL MUNICIPALITY OF WATERLOO.	
BUILDING CLASSIFICATION:	3.2.2.23 GROUP A2, ANY HEIGHT, ANY AREA, SPRINKLERED 3.2.2.42 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED 3.2.2.73 GROUP F3 ANY HEIGHT, ANY AREA, SPRINKLERED	
ZONING:	(H)U1-16 - (HOLDING) UPTOWN COMMERCIAL CORE-16 (H)U1-81 - (HOLDING) UPTOWN COMMERCIAL CORE-81	
DATA	REQUIRED	PROVIDED
SITE AREA (m ²)	-	POST ROAD WIDENING & REGIONAL TRIANGLES: 4,284.03 m ² (0.43 ha)
LOT FRONTAGE (m)	-	54.77m (KING ST.) 54.52m (REGINA ST.)

BUILDING DATA

	BUILDING FLOOR AREA	UNITS	BEDROOMS
LEVEL 1	3,440.48 m ²	-	-
LEVEL 2	3,311.53 m ²	6	7
LEVEL 3	3,306.05 m ²	6	7
LEVEL 4	2,817.10 m ²	6	7
LEVEL 5	1,266.73 m ²	7	9
LEVEL 6 TO LEVEL 24	832.69 m ²	11	17
x 19 FLOORS	15,821.11 m ²	209	323
LEVEL 25	724.74 m ²	9	13
TOTAL	30,687.74 m ²	243	366
DATA	PERMITTED	PROVIDED	
DENSITY	750 BEDROOMS / HA (MAX.)	855 BEDROOMS / HA	
BUILDING HEIGHT (m)	16m (MAX.)	*16m	
WITHIN 30m OF KING ST.	16m (MAX.)	84.50m	
REMAINDER OF SITE	81m (MAX.)	84.50m	
PODIUM HEIGHT (m)	REGINA ST.	6 STOREYS / 26m	4 STOREYS / 15.4m
TOWER DIMENSIONS (m)	43.5m (MAX.)	39.93m	
TOWER FOOTPRINT (m ²)	1,045 (MAX.)	833m ²	

PARKING DATA

	RESIDENTIAL	REQUIRED	PROVIDED
OFF STREET PARKING		0.6 SPACES/UNIT 0.6 x 243 UNITS = 146 SPACES	146 SPACES
	NON-RESIDENTIAL	1.5 SPACES/ 100 m ² 1,815 m ² x 0.01 = 18.15 x 1.5 = 28 SPACES	11 SPACES
VISITOR PARKING		0.1 SPACES/UNIT 0.1 x 243 = 25 SPACES	11 SPACES
TOTAL		199 SPACES	188 SPACES
ACCESSIBLE PARKING		167 - 250 REQ'D SPACES = 3 TYPE 'A' SPACES & 4 TYPE 'B' SPACES TOTAL = 7 SPACES	3 TYPE A SPACES 4 TYPE B SPACES TOTAL = 7 SPACES
BICYCLE PARKING	TYPE 'A'	0.3 SPACES/UNIT 0.3 x 243 = 73 SPACES	146 TYPE 'B' SPACES
	TYPE 'B'	0.3 SPACES/UNIT 0.3 x 243 = 73 SPACES	
GARBAGE/RECYCLABLE STORAGE			INTERNAL STORAGE UNTIL REGULARLY SCHEDULED PICK-UP

SITE LEGEND

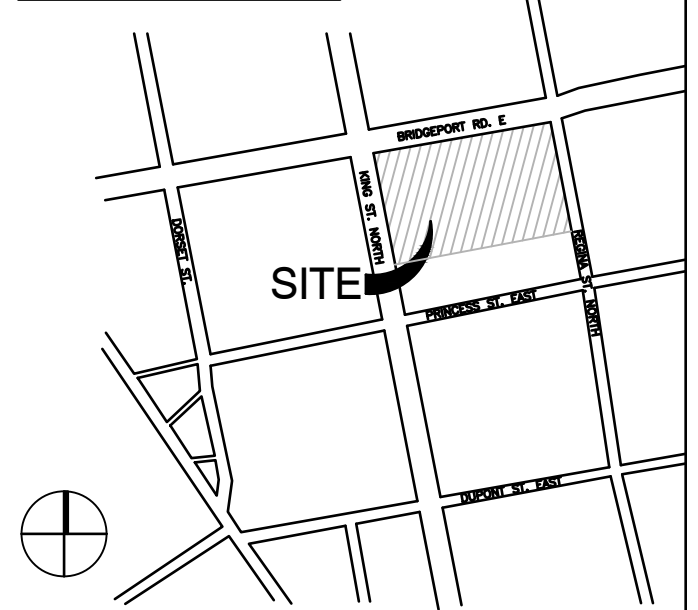
<ul style="list-style-type: none"> ▼ BUILDING EXIT PE - PRINCIPAL ENTRANCE BF - BARRIER FREE FF - FIRE FIGHTER ENTRANCE ▽ GRADE LEVEL OVERHEAD DOOR --- DENOTES FIRE ROUTE MIN. 6.0m WIDE WITH MIN. 12.0m CENTRELINE RADIUS □ BARRIER FREE PARKING CB □ NEW CATCH BASIN MH ○ NEW MANHOLE STC ○ NEW STORMCEPTOR DCB ○ NEW DOUBLE CATCH BASIN MANHOLE WV ○ NEW WATER VALVE FH ○ NEW FIRE HYDRANT FDC ○ NEW FIRE DEPARTMENT CONNECTION OR ○ NEW LIGHT STANDARD LS ○ NEW TRAFFIC SIGNAGE * REFER TO SIGNAGE LEGEND 	<ul style="list-style-type: none"> HEAVY DUTY ASPHALT CONCRETE PAVING EX CB □ EXISTING CATCH BASIN EX DCB □ EXISTING DOUBLE CATCH BASIN EX ○ EXISTING SIDE INLET CATCH BASIN EX ○ EXISTING CATCH BASIN MANHOLE EX ○ EXISTING DOUBLE CATCH BASIN MANHOLE EX ○ EXISTING MANHOLE EX ○ EXISTING UTILITY POLE EX ○ EXISTING WATER VALVE EX ○ EXISTING CURB STOP VALVE EX ○ EXISTING FIRE HYDRANT EX ○ EXISTING GUY WIRE EX ○ EXISTING BELL PEDESTAL --- EXISTING FENCELINE
---	--

BUILDING LINE LEGEND

█	GRADE LEVEL FOOTPRINT
█	FLOOR OVERHANG ABOVE
█	TOWER FOOTPRINT
█	L2-L4 PODIUM FOOTPRINT
█	L5 ROOF TERRACE ACCESS



LOCATION MAP

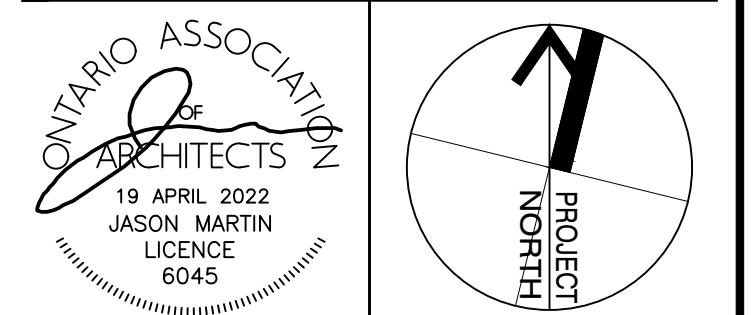


2	22/04/19	ZBA RE-SUBMISSION
1	21/12/01	ZBA RE-SUBMISSION
NR	DATE	ISSUE

MARTIN SIMMONS
ARCHITECTS

113 BREITHAUPT STREET, SUITE 200
KITCHENER, ONTARIO, N2H 5G9
TEL. 519-745-4754 FAX. 519-745-0061

DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE ARCHITECT / CONSULTANT BEFORE COMMENCING THE WORK.
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT / CONSULTANT AND ARE NOT TO BE DUPLICATED OR DISTRIBUTED WITHOUT CONSENT FROM THE ARCHITECT / CONSULTANT.



PROJECT
70 KING

70 KING STREET NORTH, WATERLOO, ONTARIO

DRAWING

SITE PLAN

DRAWN BY: JM
CHECKED BY: MB

DATE: NOVEMBER 2021

SCALE: 1:200
DRAWING NO: 1740

PROJECT NO: **A101**
1740