



Master Plan Zoning Image

STATION PARK
 607-641 King Street, Kitchener, Ontario
 Centre Ice LP

Drawing Index **Issue Date**

DWG. NO.:	DRAWING INDEX:	Issue#1 (03-13-19)	Issue#2 (06-26-19)	Issue#3 (10-17-20)	Issue#4 (01-31-20)	Issue#5 (05-01-20)
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STATION PARK

Drawing Title:

Cover Sheet

Project:
Centre Ice LP

607 - 641 King Street, Kitchener
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Author
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STATION PARK

Drawing Title:

Master Plan

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

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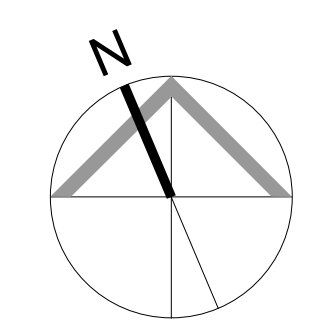
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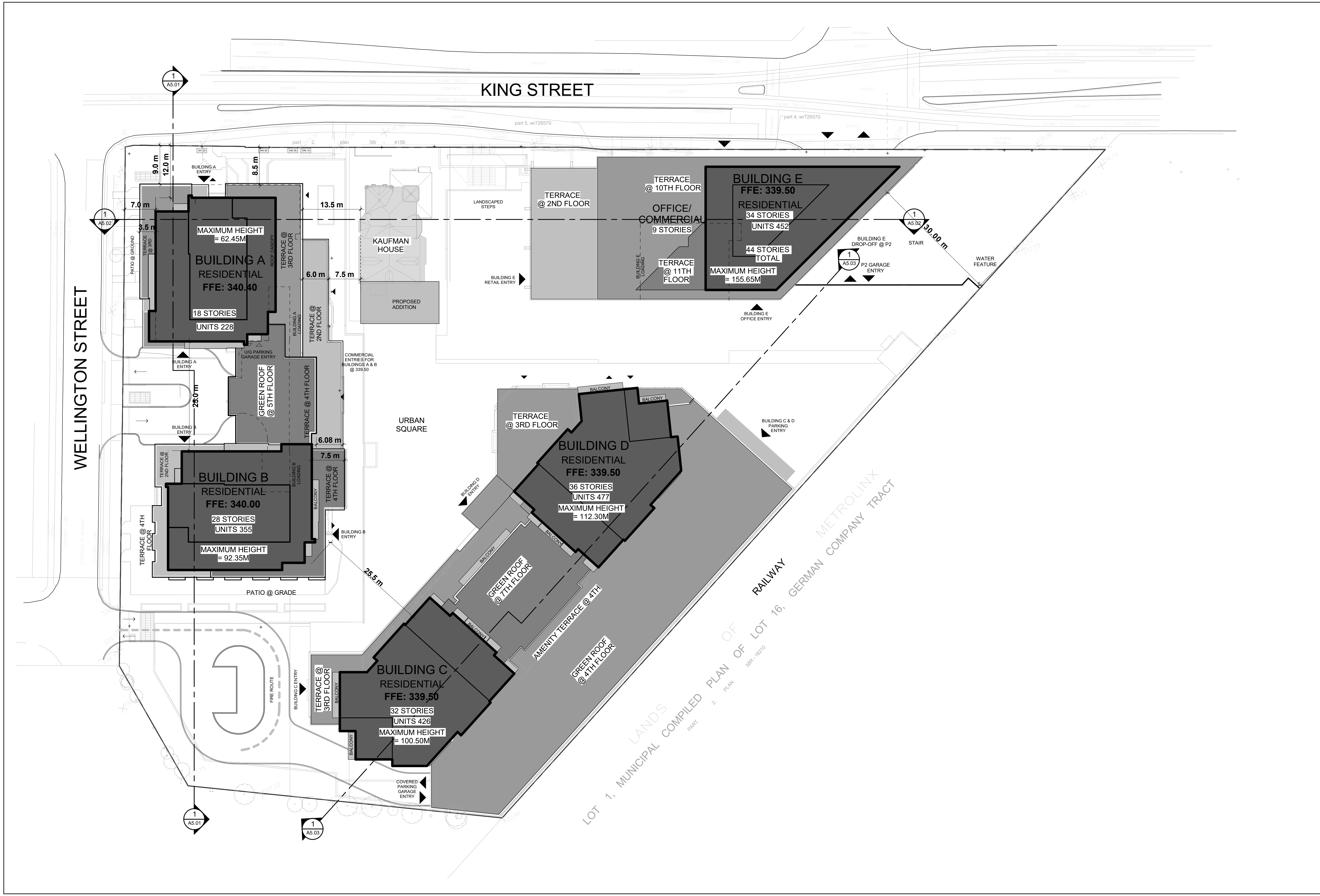
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A1.01A

Master Plan 1
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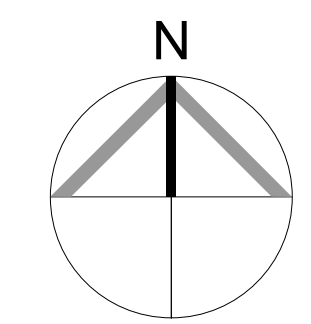
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Master Plan Phasing Strategy

Project:
Centre Ice LP

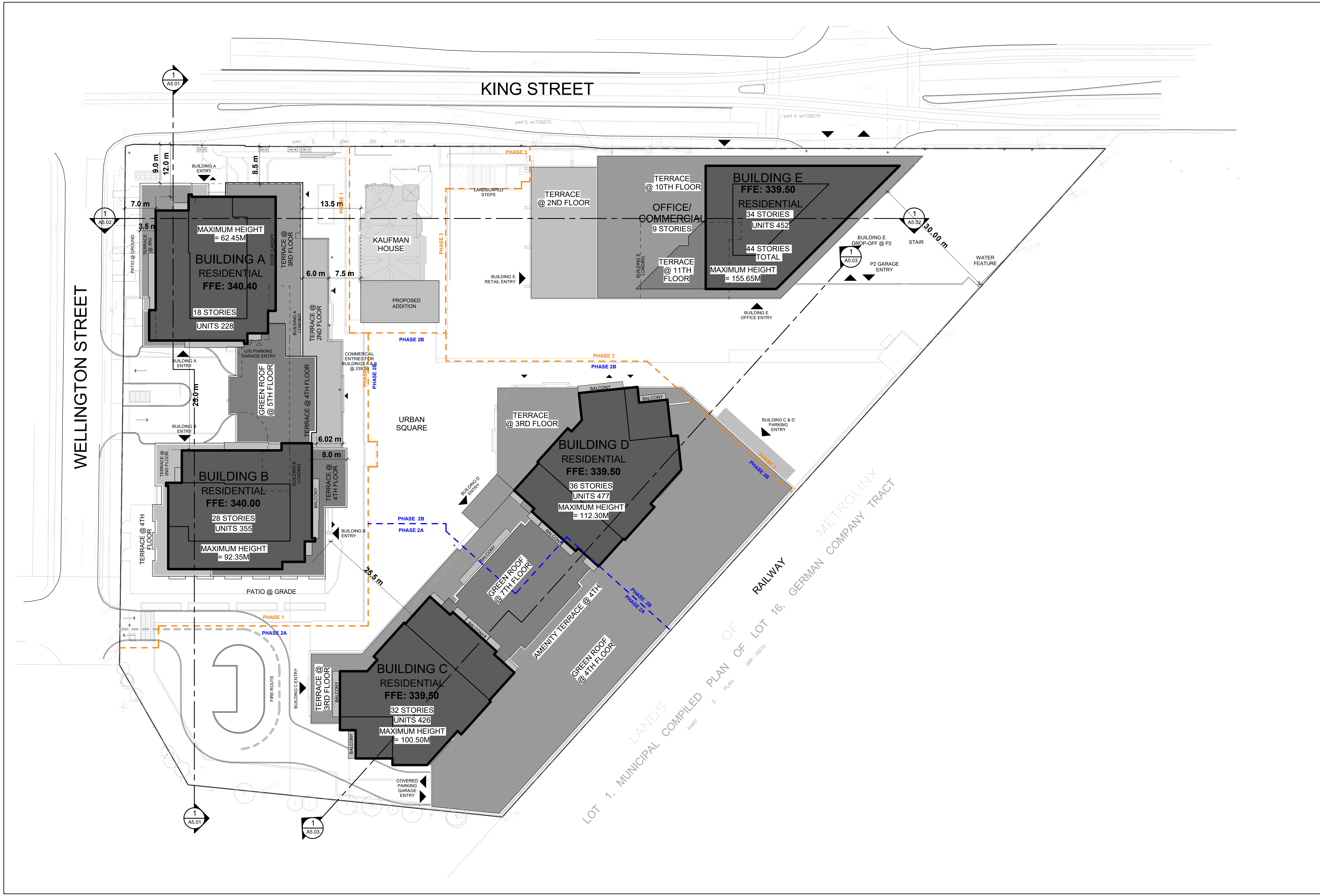
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Master Plan Phasing Strategy 1
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Project Statistics

Project:
Centre Ice LP

607 - 641 King Street, Kitchener
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Drawing No.:

A1.02

PROJECT STATISTICS
Station Park - Centre Ice LP - 604-671 King Street
Project No: 18034

LOT AREA	m ²	acres	hectares
2.0 GROSS FLOOR AREA	2,342.00	0.57	0.58

2.1 Building A

Floor Levels	no. Rooms	m ²	m ²	#'
Level P1 (Mechanical)	1	434.88	434.88	4,001
Level 1 (Mechanical)	1	668.87	668.87	6,245
Level 2 (Mechanical)	1	1,118.90	1,118.90	10,450
(Amenity)		426.87	426.87	4,000
Level 3	1	1,228.77	1,228.77	11,500
Level 4	1	652.70	652.70	6,178
Level 5 - 05	14	354.20	11,669.00	110,723
Level 6 - 05	14	354.20	11,669.00	110,723
Floor Area for high-rise building (parking areas are not included)			17,938.42	168,469

2.2 Building B

Floor Levels	no. Rooms	m ²	m ²	#'
Level 1 (Mechanical)	1	1,709.20	1,709.20	16,000
Level 1 (Mechanical)	1	716.30	716.30	6,716
Level 2 (Mechanical)	1	822.79	822.79	7,729
(Amenity)		273.70	273.70	2,548
Level 3	1	721.66	721.66	6,797
(Amenity)		151.45	151.45	1,426
Level 4	1	836.47	836.47	7,834
Level 5 - 20	24	604.45	20,509.00	192,732
Level 6 - 20	24	604.45	20,509.00	192,732
Floor Area for high-rise building (parking areas are not included)			26,138.38	249,598

2.3 Building C

Floor Levels	no. Rooms	m ²	m ²	#'
Level 1	1	1,169.29	1,169.29	11,042
Level 2	1	1,081.08	1,081.08	10,162
Level 3 (Residential)	1	1,223.08	1,223.08	11,501
Level 4 (Residential)	1	1,066.84	1,066.84	10,000
(Amenity)		139.82	139.82	1,302
Level 5 - 0	2	1,218.88	2,437.76	22,823
Level 6 - 00	24	607.08	21,169.92	199,742
Floor Area for high-rise building (parking areas are not included)			28,631.95	267,128

2.4 Building D

Floor Levels	no. Rooms	m ²	m ²	#'
Level 1 (Residential)	1	709.12	709.12	6,630
(Patio)		509.36	509.36	4,766
Level 2	1	1,049.80	1,049.80	9,809
Level 3 (Amenity)	1	716.30	716.30	6,716
Level 4 (Residential)	1	1,000.82	1,000.82	9,473
(Amenity)		89.78	89.78	841
Level 5	2	1,049.84	2,099.68	19,630
Level 6 - 20	30	823.08	24,692.40	230,780
Level 7 - 20	30	823.08	24,692.40	230,780
Floor Area for high-rise building (parking areas are not included)			30,924.48	292,809

2.5 Building E

Floor Levels	no. Rooms	m ²	m ²	#'
P2 (Retail)	1	823.54	823.54	7,729
(Commercial)		265.28	265.28	2,500
P1 (Retail)	1	405.84	405.84	3,828
Level 1 (Retail)	1	1,560.00	1,560.00	14,600
(Office)		194.53	194.53	1,824
Level 2 (Office)	1	1,650.00	1,650.00	15,473
Level 3	1	65.08	65.08	612
(Amenity)		854.92	854.92	7,990
Level 4 (Retail)	1	268.00	268.00	2,520
Level 5 - 04	34	847.23	28,815.82	271,799
Level 6 - 04	34	847.23	28,815.82	271,799
Floor Area for high-rise building (parking areas are not included)			49,828.91	464,122

2.6 TOTAL FLOOR AREA

Category	m ²	#'
TOTAL Residential Area	120,899.80	1,207,907
TOTAL Retail Area	4,074.27	42,850
TOTAL Office Area	1,756.62	16,420
TOTAL Other Area	10,874.03	102,467
TOTAL Kaufman House Area	306.34	2,840
TOTAL	152,210.42	1,638,644

2.7 Kaufman House (Heritage, addition only)

Floor Levels	no. Rooms	m ²	m ²	#'
Level 1	1	119.47	119.47	1,121
Level 2	1	119.47	119.47	1,121
Original Kaufman total area (350.7 sqm)			354.94	3,342

2.8 Landscaped Area

Area	m ²	acres	hectares
Asphalt Area	1211.20	0.30	0.30
% of Landscape (Minimum of 10% required)			36.97%

3.0 FLOOR SPACE RATIO

3.1 BUILDING FLOOR AREA

Floor Levels	no. Rooms	m ²	m ²	#'
TOTAL Gross Floor Area (Buildings A, B, C, D & E) excluding P3			151,273.46	1,424,006
P3	1	1,044.82	1,044.82	9,799
P1	1	906.90	906.90	8,502
Kaufman House addition	2	179.47	358.94	3,342
Level 1 Parking	1	3,043.87	3,043.87	28,592
Level 2 Parking	1	2,722.04	2,722.04	25,589
Level 3 Parking	1	2,874.12	2,874.12	27,073
TOTAL Building Floor Area (updates following addition of more parking as provided by Centre Ice)			162,817.97	1,574,273

3.2 Floor Space Ratio (Total Building Floor Area divided by LOT AREA) (Updates following zoning change and inclusion of Kaufman House)

4.0 UNIT COUNT

4.1 Total Units

Building	no. Rooms	no. units
Building A	16	220
Building B	28	359
Building C	32	438
Building D	30	477
Building E	44	692
Total Number of Units		1,596

5.0 PARKING

5.1 Proposed Parking Ratios

Program	Ratio	# of units	units x ratio	Ratio	units x ratio
Residential (including Visitor)	0.8 per unit	1,600	1,280	0.8 per unit	1,280
Non-Residential (Retail, Kaufman)	1 per 100 sqm	1,862	18.62	1 per 100 sqm	18.62
Office	1 per 100 sqm	16,576	165.76	1 per 100 sqm	165.76
Parking (Share Reduction)	10%	1,625	162.5	10%	162.5
Total NUMBER OF PARKING SPACES REQUIRED			3,647		3,647

5.2 Provided Parking Spaces

Floor Levels	no. Rooms	no. spaces
Level P3	1	599
Level P2	1	413
Level P1	1	399
Level 1	1	69
Level 2	1	77
Level 3	1	85
Total NUMBER OF PARKING SPACES PROVIDED		1,602

5.3 Proposed Bicycle Parking Spaces

Floor Levels	Total Amount	Class A Parking	Class B Parking	Class A Total	Class B Total
Residential (units)	1,600	0 per unit	0.8 per unit	1,280	320
Retail (sqm)	4,074.27	1/1000 sqm of GFA	1/1000 sqm of GFA	4	4
Office (sqm)	10,874.03	1/1000 sqm of GFA	1/1000 sqm of GFA	11	11
All other uses (Kaufman)	0	10% of total req. parking spaces	0	365	365
Total NUMBER OF BICYCLE PARKING SPACES (by type)				1,300	692
Grand Total				1,300	692

5.4 Provided Bicycle Parking Spaces

Floor Levels	no. Rooms	no. spaces
Level P3	1	146
Level P2	1	102
Level P1	1	99
Level 1	1	17
Level 2	1	19
Level 3	1	22
Total NUMBER OF BICYCLE PARKING SPACES PROVIDED		325
Grand Total		325

5.5 Barrier Free Accessible Parking Space Provisions

Phase	# of Parking Spots Req.	# of Barrier free spots required
Phase 1 (A & B)	322	17
Phase 2 (A & C)	322	17
Phase 3 (D)	264	14
Phase 4 (E)	235	13
Total NUMBER OF BARRIER FREE PARKING SPACES		61

5.6 Electric Vehicle Parking Space Provisions

Phase	# of Residential Parking Spots Req.	# of EV parking spots required
Phase 1 (A & B)	322	20%
Phase 2 (A & C)	322	20%
Phase 3 (D)	264	20%
Phase 4 (E)	235	20%
Total NUMBER OF SPACES DESIGNED TO PERMIT FUTURE INSTALLATION OF ELECTRIC VEHICLE PARKING SPOTS		168

6.0 Loading

6.1 Proposed & Provided Loading

Building	minimum dimension of the vehicle	no. provided
Building A & B	minimum dimension of the vehicle is 10.7m long & 4.3m high	1
Building C & D	minimum dimension of the vehicle is 10.7m long & 4.3m high	1
Building E	minimum dimension of the vehicle is 10.7m long & 4.3m high	1
Total Loading Spaces		3

7.0 AMENITY AREA

7.1 Proposed Indoor Amenity

Building	TOTAL UNITS	TOTAL AMENITY AREA
Building A & B	220	851.92
Building C & D	438	1,645.00
Building E	692	2,644.00
Total Indoor Amenity	1,350	5,140.92

7.2 Outdoor Amenity Proposed

Building	no. units	no. spaces
Building A & B	220	485.00
Building C & D	438	775.12
Building E	692	215.16
Total Outdoor Amenity	1,350	1,475.28

7.3 Total Amenity (Indoor & Outdoor)

Building	no. units	no. spaces
Building A & B	220	1,336.92
Building C & D	438	1,450.12
Building E	692	2,859.16
Total Amenity	1,350	5,646.20

8.0 Building Height

8.1 Building

Building	Height (m)	# of stories
Building A	62.45	18
Building B	92.30	28
Building C	100.30	30
Building D	112.30	34
Building E	155.65	47

Provided Bike Parking Spaces

Floor Levels	PHASE 1	PHASE 2A	PHASE 2B	PHASE 3	TOTAL PROVIDED PER FLOOR
	TOWER A & B	TOWER C	TOWER D	TOWER E	
Level P3	-	-	108	40	148
Level P2	-	-	178	144	322
Level P1	79	-	178	-	257
Level 1	-	23	20	-	43
Level 2	-	-	294	-	294
TOTAL PROVIDED PER PHASE	79	23	778	184	1,064
REQ. TYPE A = 1008	79	-	758	184	1021
REQ. TYPE B = 43	-	23	20	-	43

Bicycle Parking Breakdown 3
A1.02

Provided Parking Spaces

Floor Levels	PHASE 1	PHASE 2A	PHASE 2B	PHASE 3	TOTAL PROVIDED PER FLOOR
	TOWER A & B	TOWER C	TOWER D	TOWER E	
Level P3	144	108	102	205	559
Level P2	142	106	91	74	413
Level P1	132	106	88	73	399
Level 1	-	26	43	-	69
Level 2	-	24	53	-	77
Level 3	-	41	44	-	85
TOTAL PROVIDED PER PHASE	418	411	421	352	1,602
REQUIRED	322	235	264	474	1295
SURPLUS	96	176	157	-122	307

Parking Breakdown 2
A1.02

Master Plan Statistics 1
A1.02

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Underground Parking Level
 Floor Plan - P3

Project:
 Centre Ice LP

607 - 641 King Street, Kitchener

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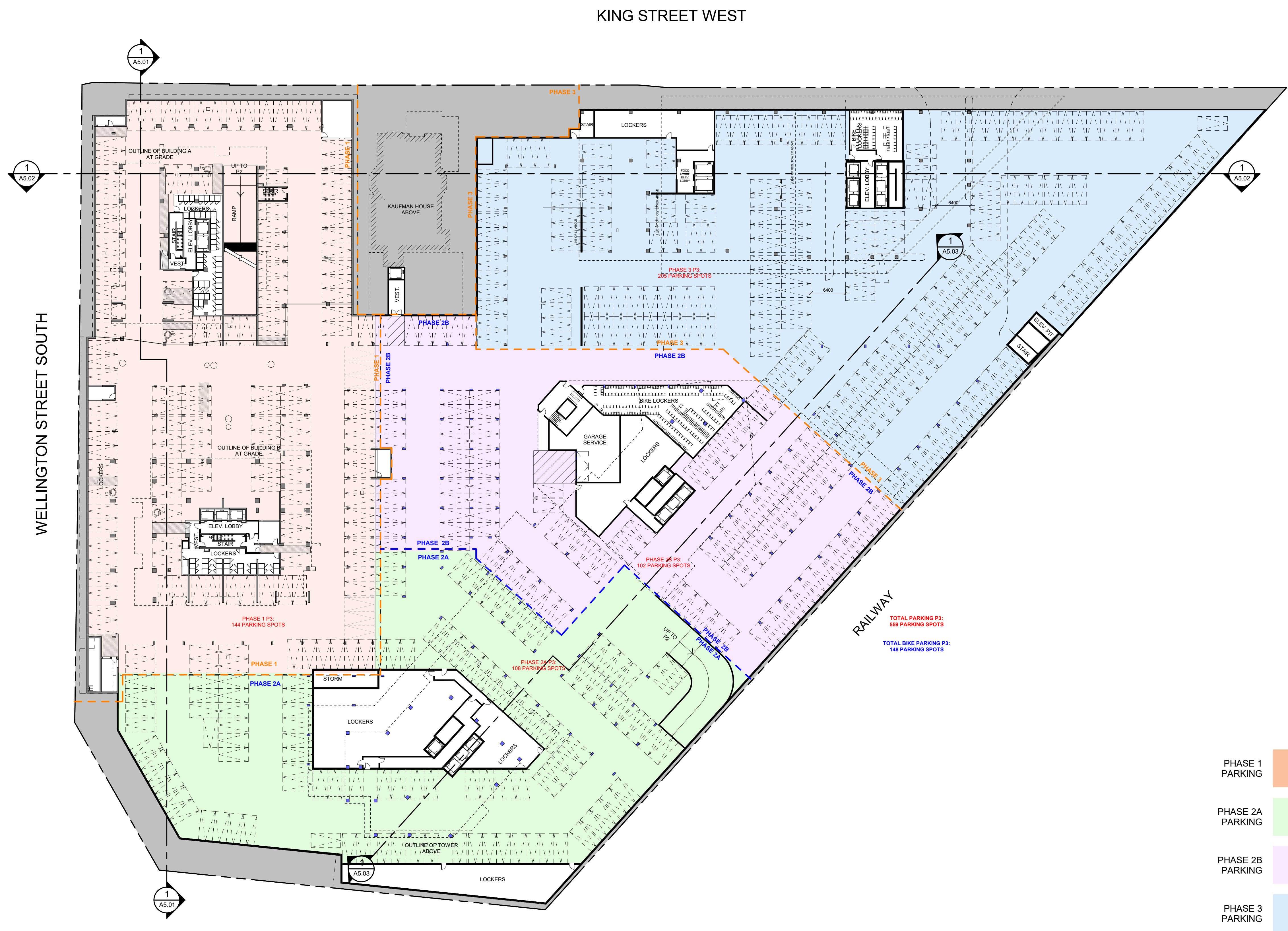
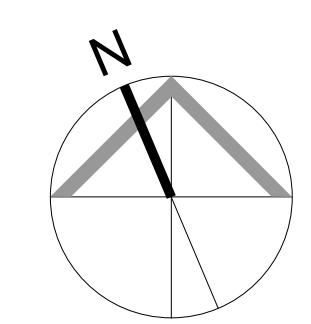
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A2.01



- PHASE 1 PARKING
- PHASE 2A PARKING
- PHASE 2B PARKING
- PHASE 3 PARKING

Underground Parking Level - P3

1

Scale: 1 : 400

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Underground Parking Level - P2 Floor Plan - P2

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

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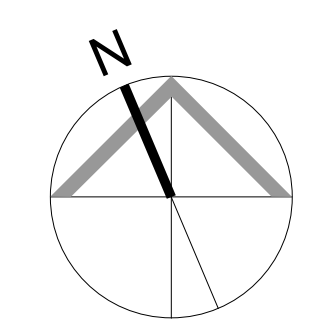
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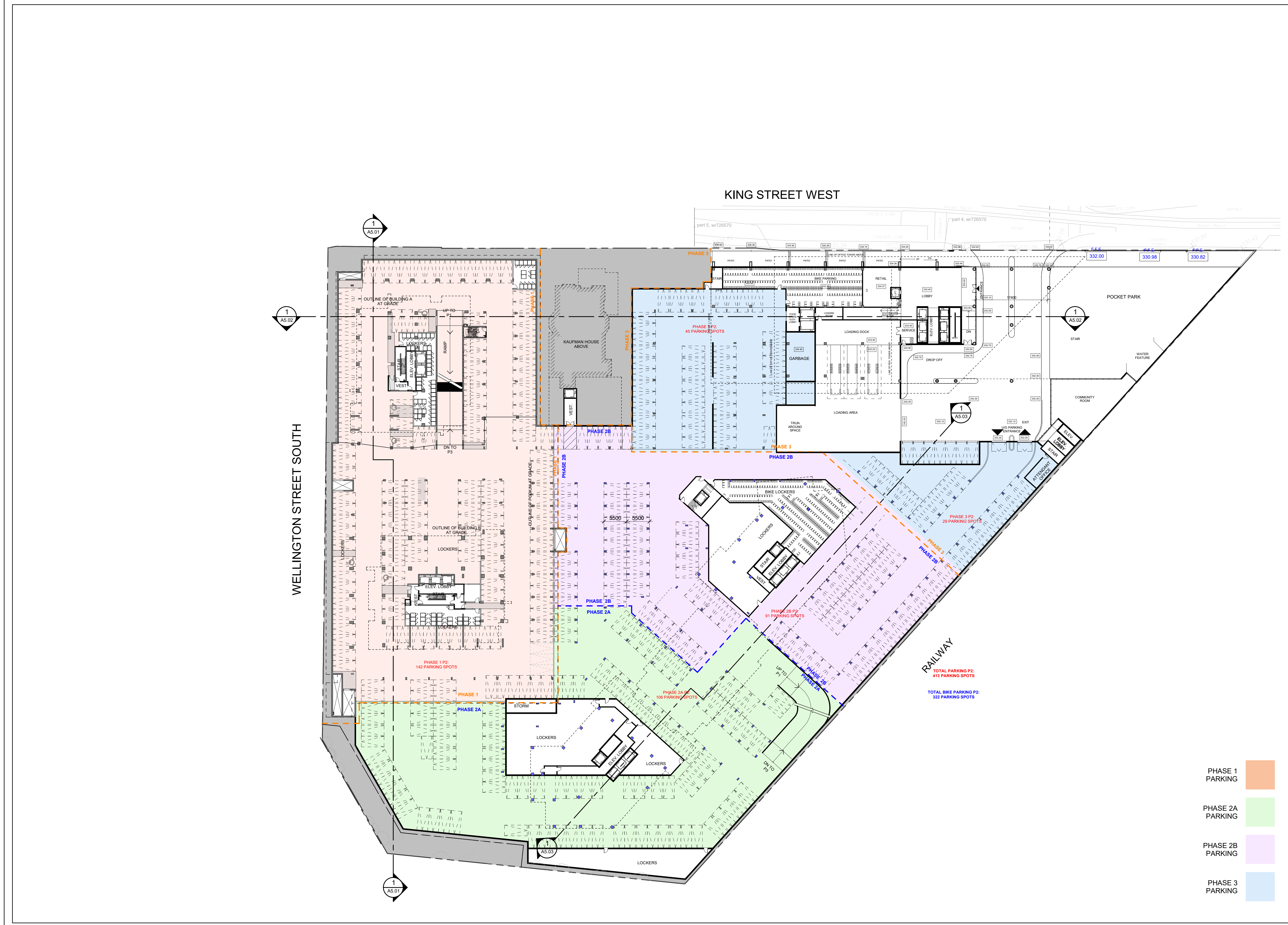
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A2.02



- PHASE 1 PARKING
- PHASE 2A PARKING
- PHASE 2B PARKING
- PHASE 3 PARKING

Underground Parking Level - P2 1
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Overall Underground
 Parking Floor Plan - Level
 P1

Project:
 Centre Ice LP

607 - 641 King Street, Kitchener

Scale:

1 : 400

Drawn by:

Author

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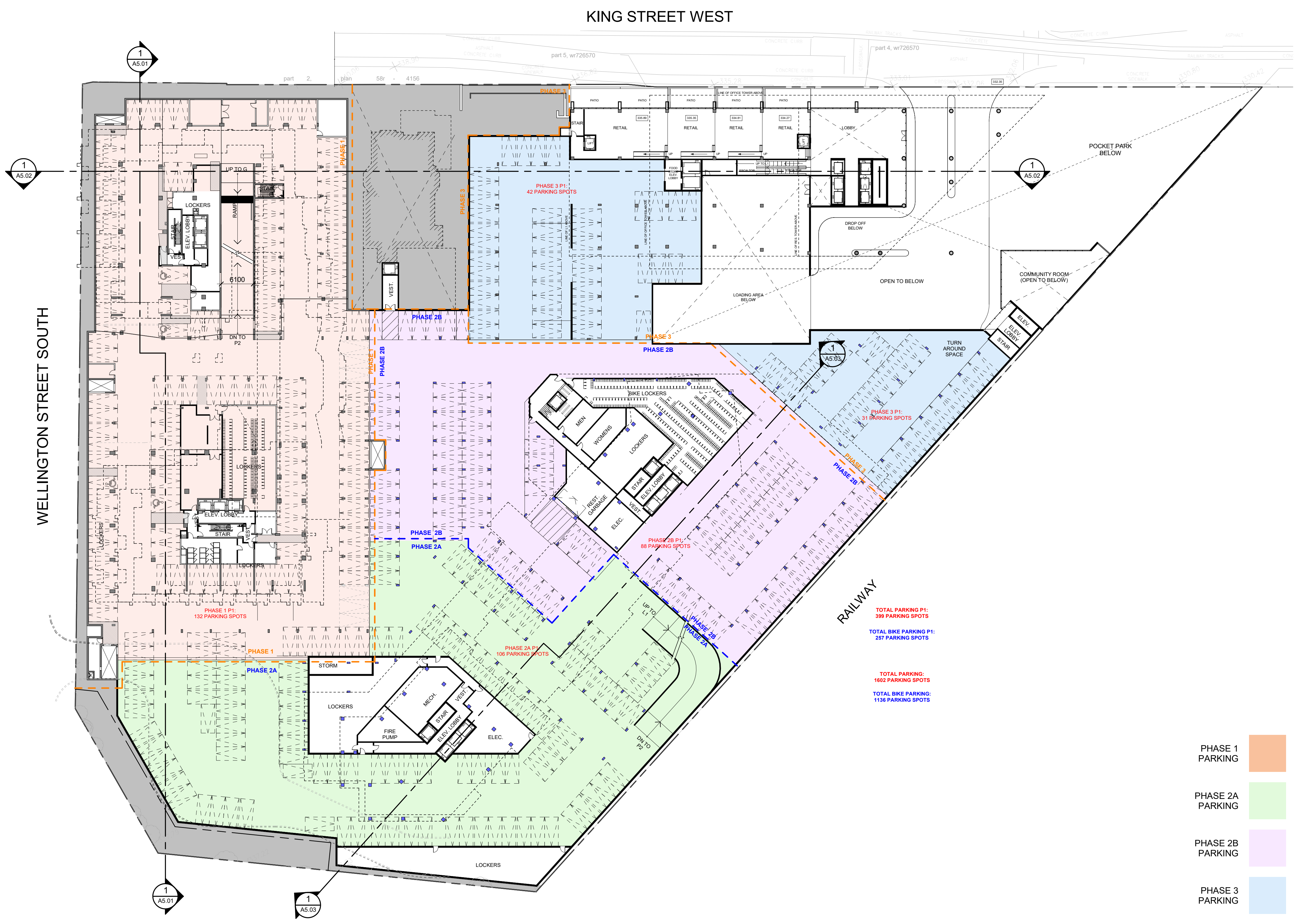
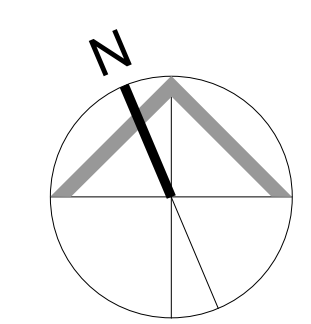
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Date:

05/11/20

Drawing No.:

A2.03



- PHASE 1 PARKING
- PHASE 2A PARKING
- PHASE 2B PARKING
- PHASE 3 PARKING

TOTAL PARKING P1:
 359 PARKING SPOTS
 TOTAL BIKE PARKING P1:
 257 PARKING SPOTS

TOTAL PARKING:
 1602 PARKING SPOTS
 TOTAL BIKE PARKING:
 1136 PARKING SPOTS

Parking Level P1 - Floor Plan

1

Scale: 1 : 400

A2.03

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STATION PARK

Drawing Title:

Level 1 - Floor Plan -
 Buildings A, B, C, D, & E

Project:
 Centre Ice LP

607 - 641 King Street, Kitchener

Scale:
 1 : 400

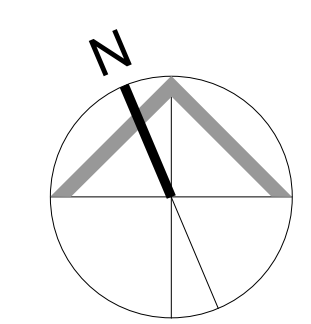
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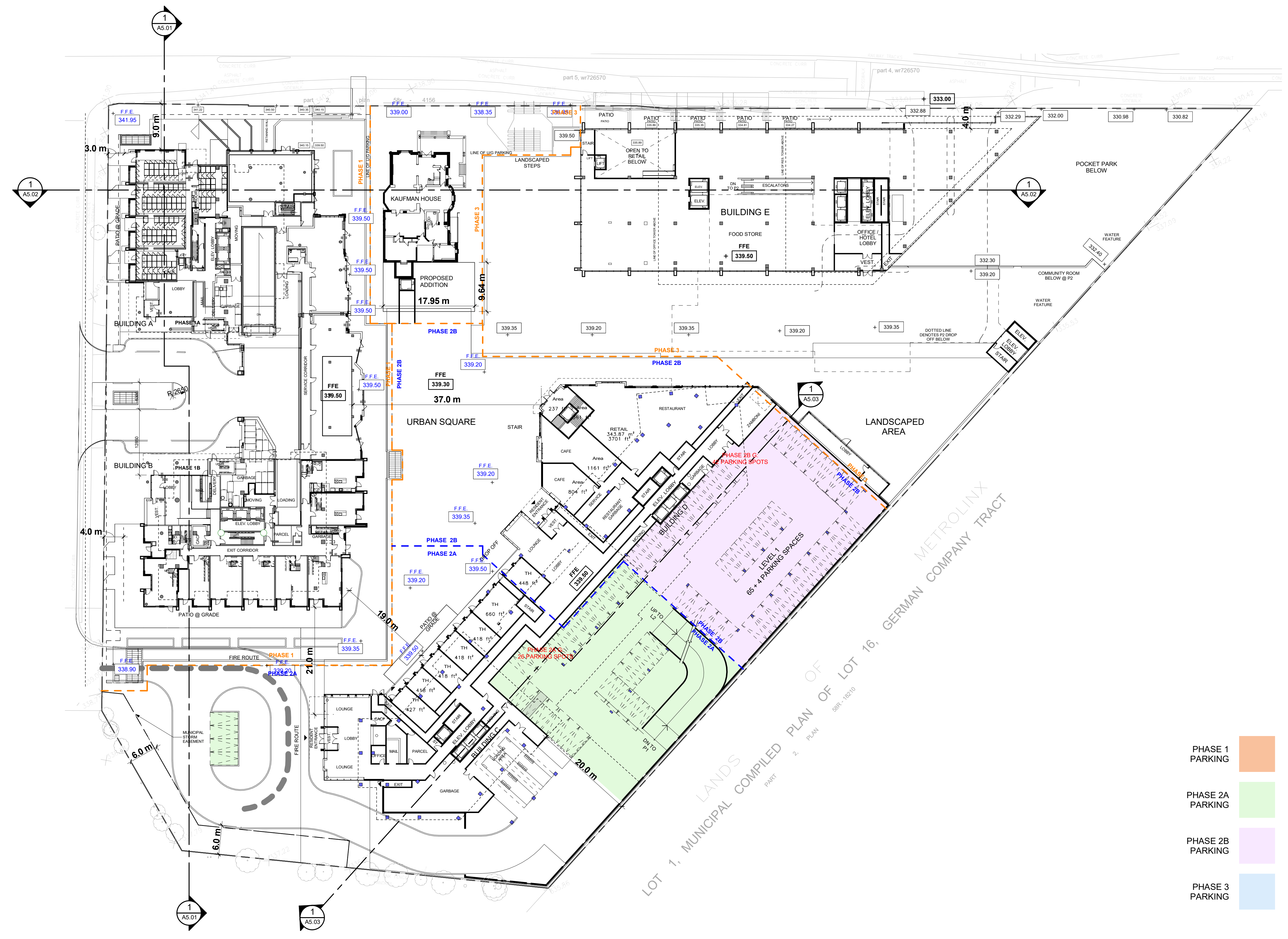
18-034

Date:
 05/11/20

Drawing No.:



A2.04



- PHASE 1 PARKING
- PHASE 2A PARKING
- PHASE 2B PARKING
- PHASE 3 PARKING

Floor Plan - Level 1
 Scale: 1 : 400

1
 A2.04

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STATION PARK

Drawing Title:

Level 2 - Floor Plan - Buildings A, B, C, D, & E

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale:

1 : 400

Drawn by:

Author

Checked by:

Checker

Project No.:

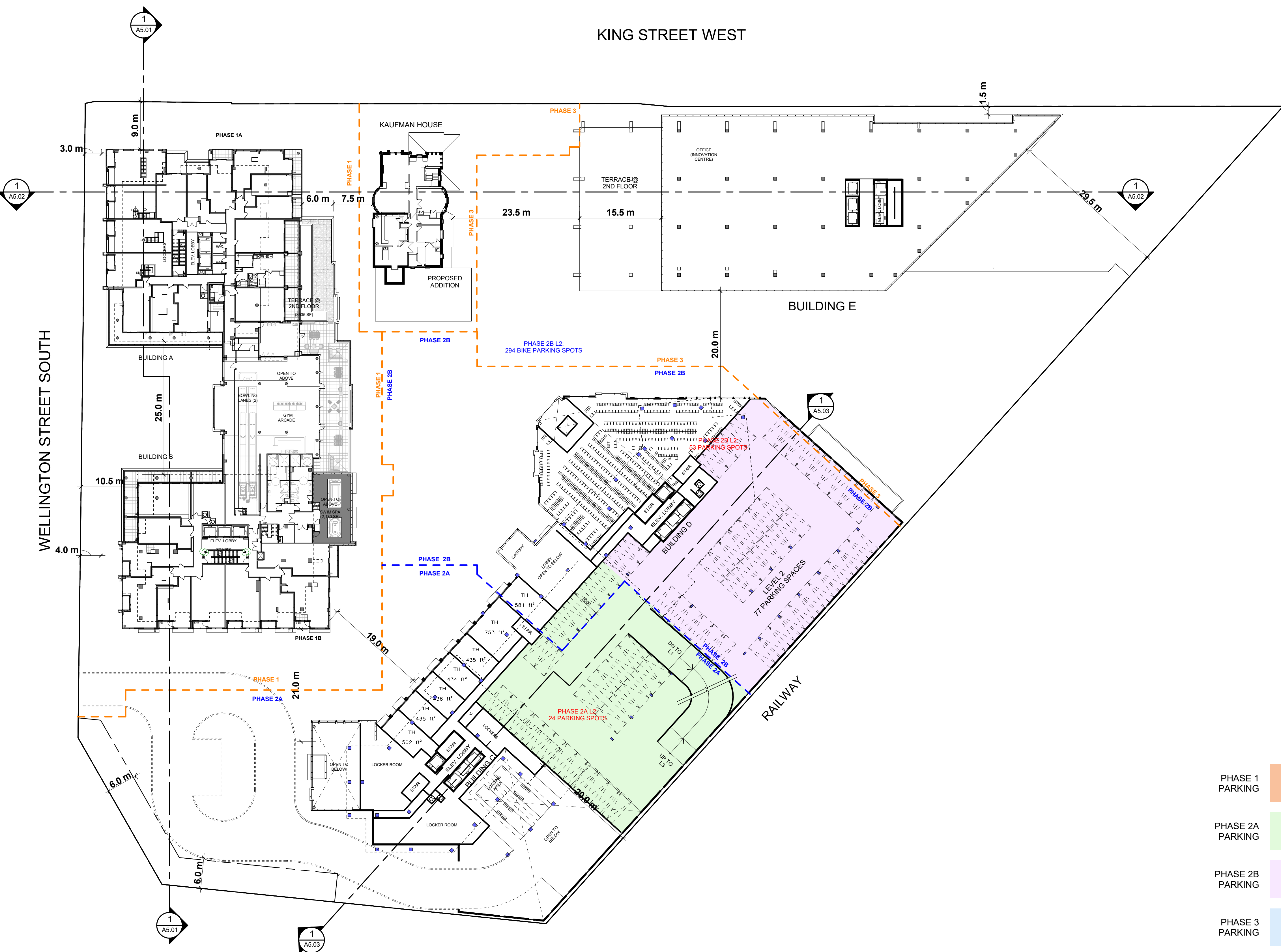
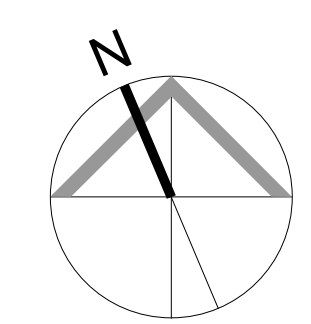
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Date:

05/11/20

Drawing No.:

A2.05



- PHASE 1 PARKING
- PHASE 2A PARKING
- PHASE 2B PARKING
- PHASE 3 PARKING

Floor Plan - Level 2 1
Scale: 1 : 400 A2.05

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STATION PARK

Drawing Title:

Level 3 - Floor Plan -
 Buildings A, B, C, D, & E

Project:
 Centre Ice LP

607 - 641 King Street, Kitchener

Scale:

1 : 400

Drawn by:

Author

Checked by:

Checker

Project No.:

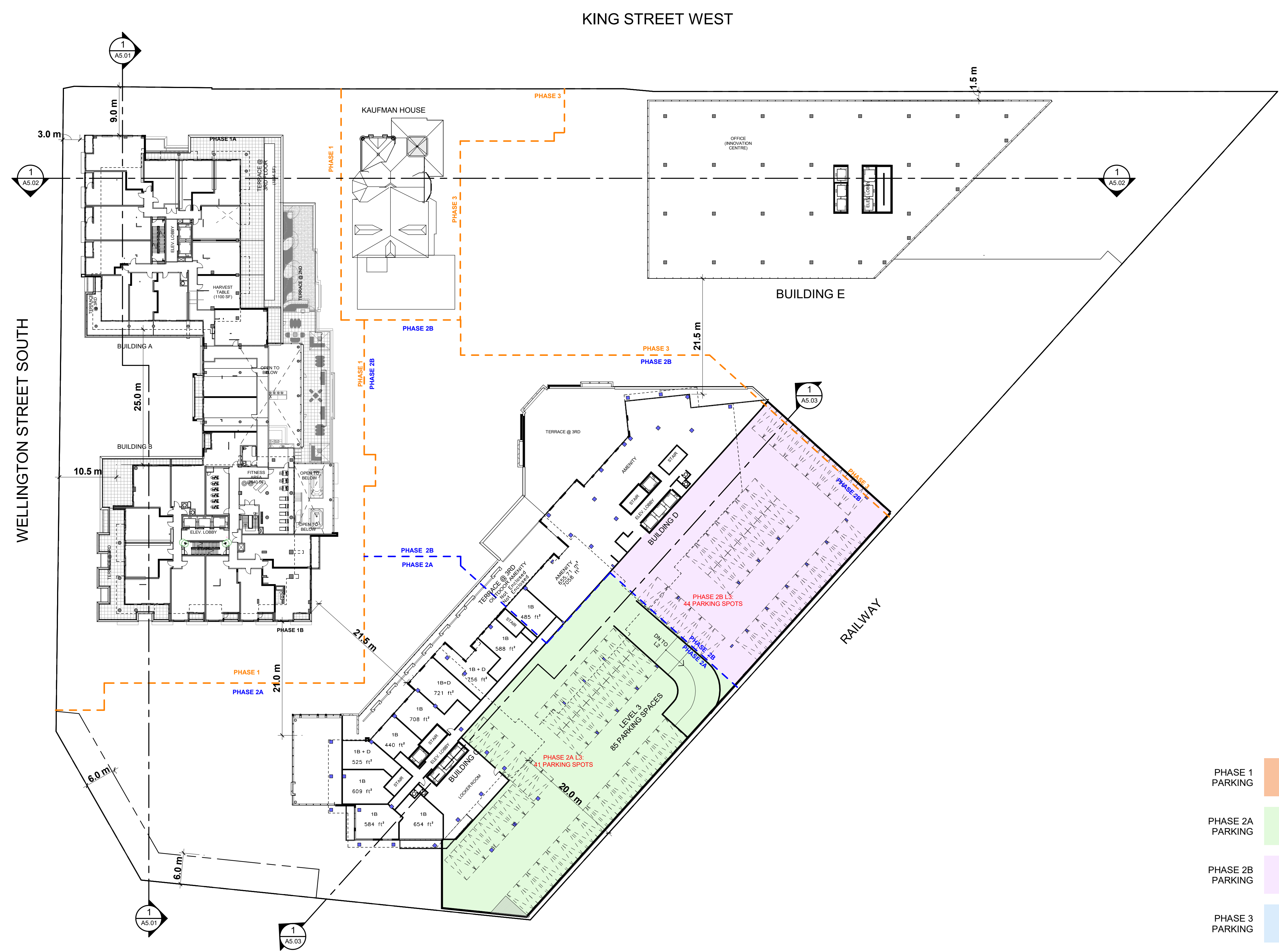
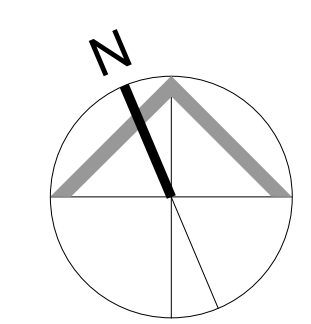
18-034

Date:

05/11/20

Drawing No.:

A2.06



- PHASE 1 PARKING
- PHASE 2A PARKING
- PHASE 2B PARKING
- PHASE 3 PARKING

Floor Plan - Level 3
 Scale: 1 : 400

1
 A2.06

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STATION PARK

Drawing Title:

Level 4 - Floor Plan - Buildings A, B, C, D, & E

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 400

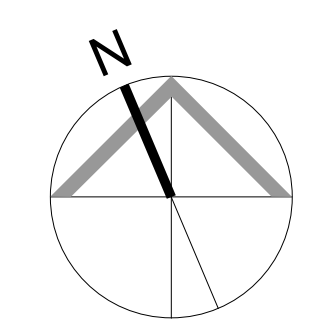
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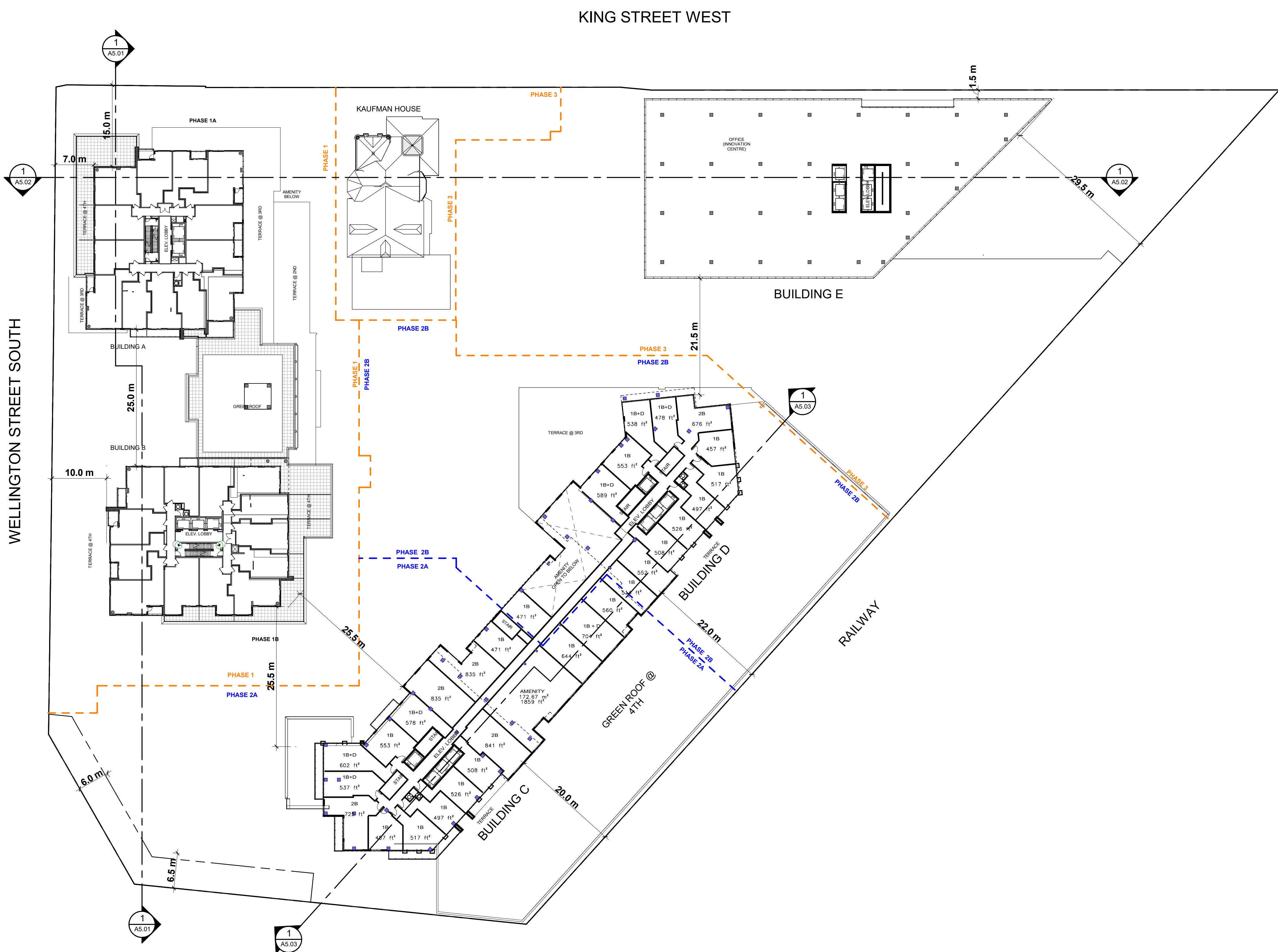
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A2.07



Floor Plan - Level 4 1
 Scale: 1 : 400 A2.07

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STATION PARK

Drawing Title:

Level 5 & 6 - Floor Plan - Buildings A, B, C, D, & E

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 400

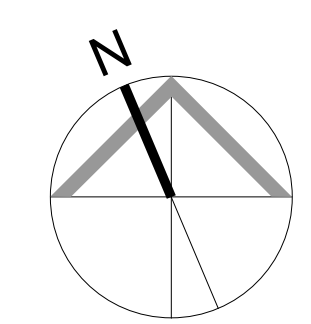
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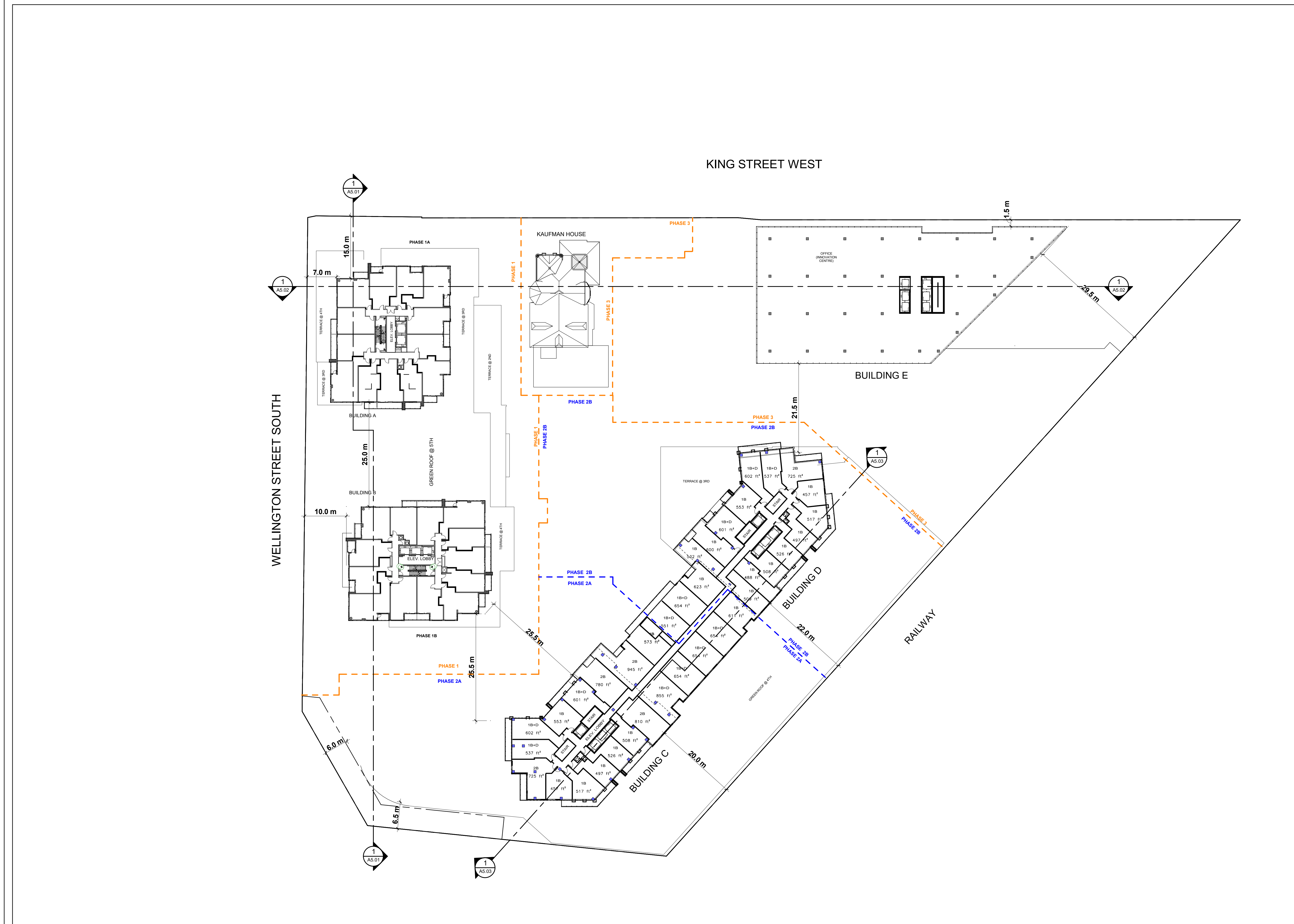
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Drawing No.:



A2.08



Floor Plan - Level 5 - 6 1
 Scale: 1 : 400 A2.08

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STATION PARK

Drawing Title:

Typical Floor Plan - Buildings A, B, C, D & E

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 400

Author

Checked by:

Checker

Project No.:

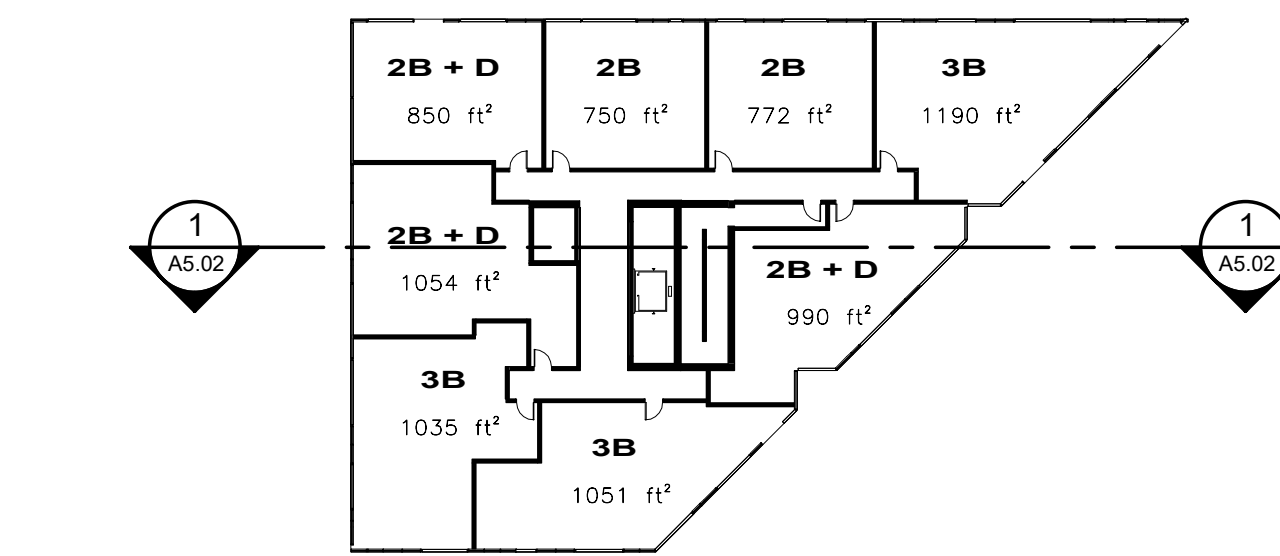
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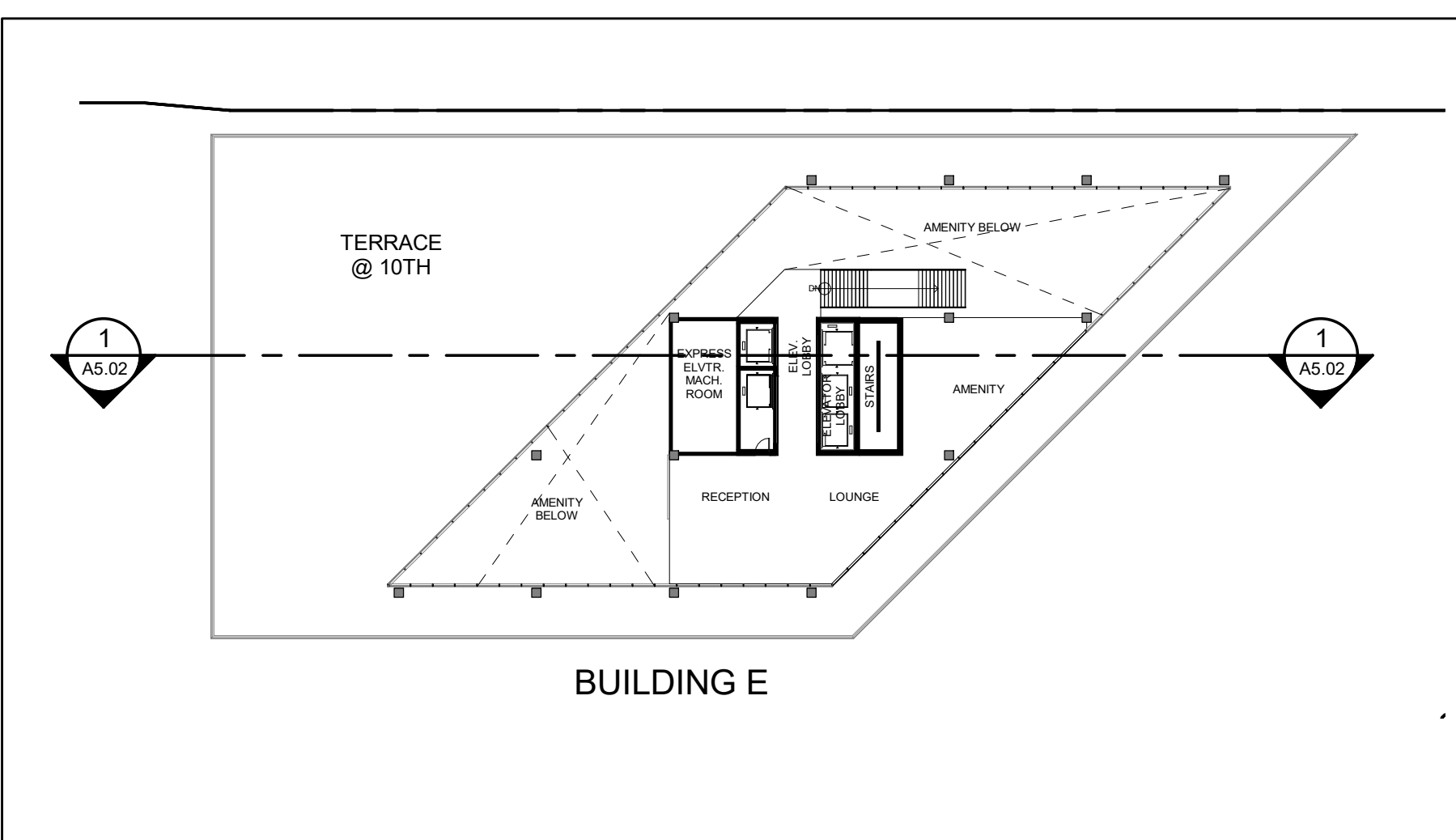
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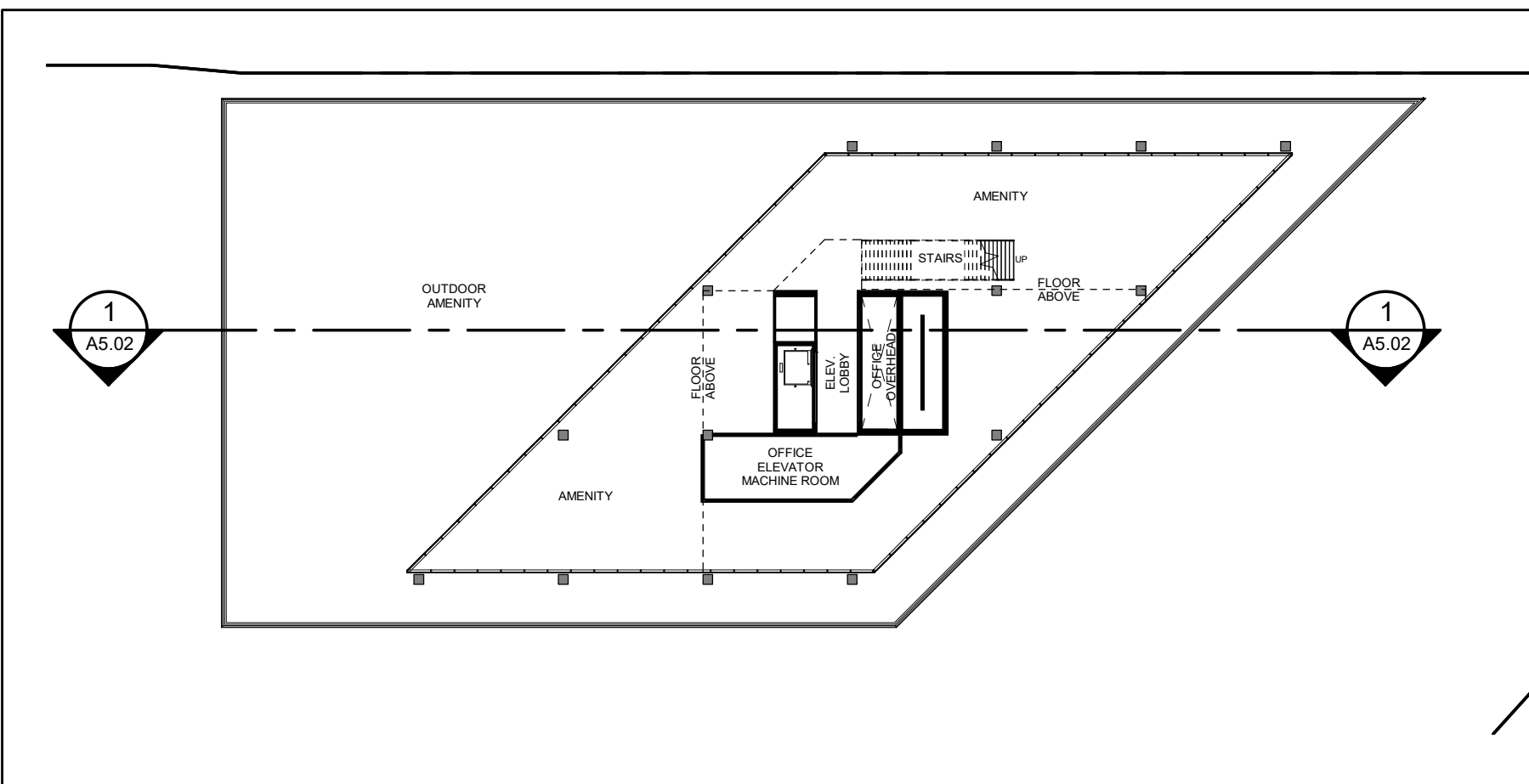
A2.09



Building E - LEVEL 41 - 44 PH 4
Scale: 1 : 400 A2.09



Building E - 10A Floor Plan 1
Scale: 1 : 400 A2.09

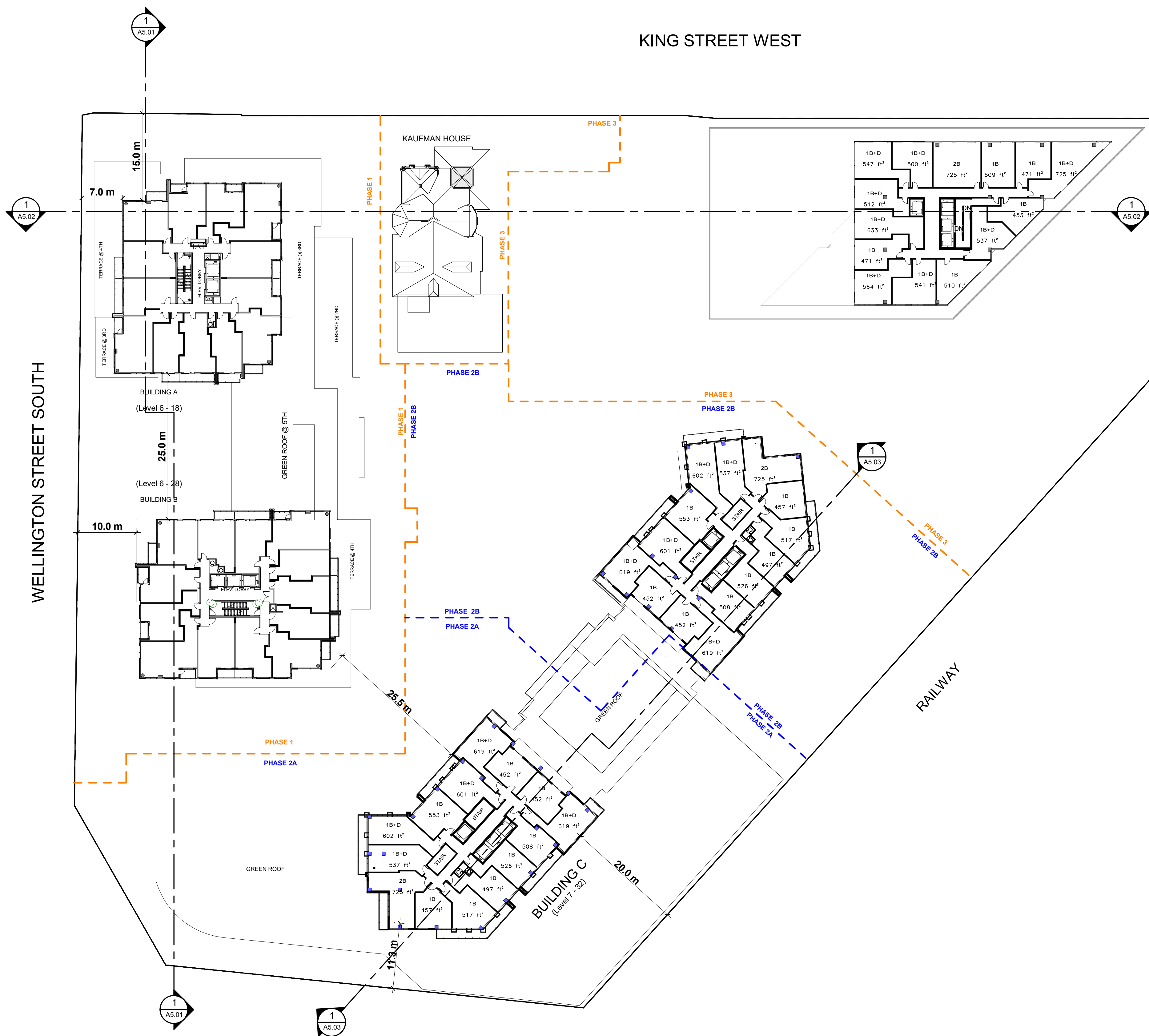


Building E - 10th Floor Plan 3
Scale: 1 : 400 A2.09

KING STREET WEST

WELLINGTON STREET SOUTH

RAILWAY



Typical Floor Plan (12th) - Buildings A, B, C, D & E 2
Scale: 1 : 400 A2.09

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STATION PARK

Drawing Title:

Phasing Plan 2A - P3

Project:
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607 - 641 King Street, Kitchener

Scale: 1 : 400

Drawn by:

Author

Checked by:

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Project No.:

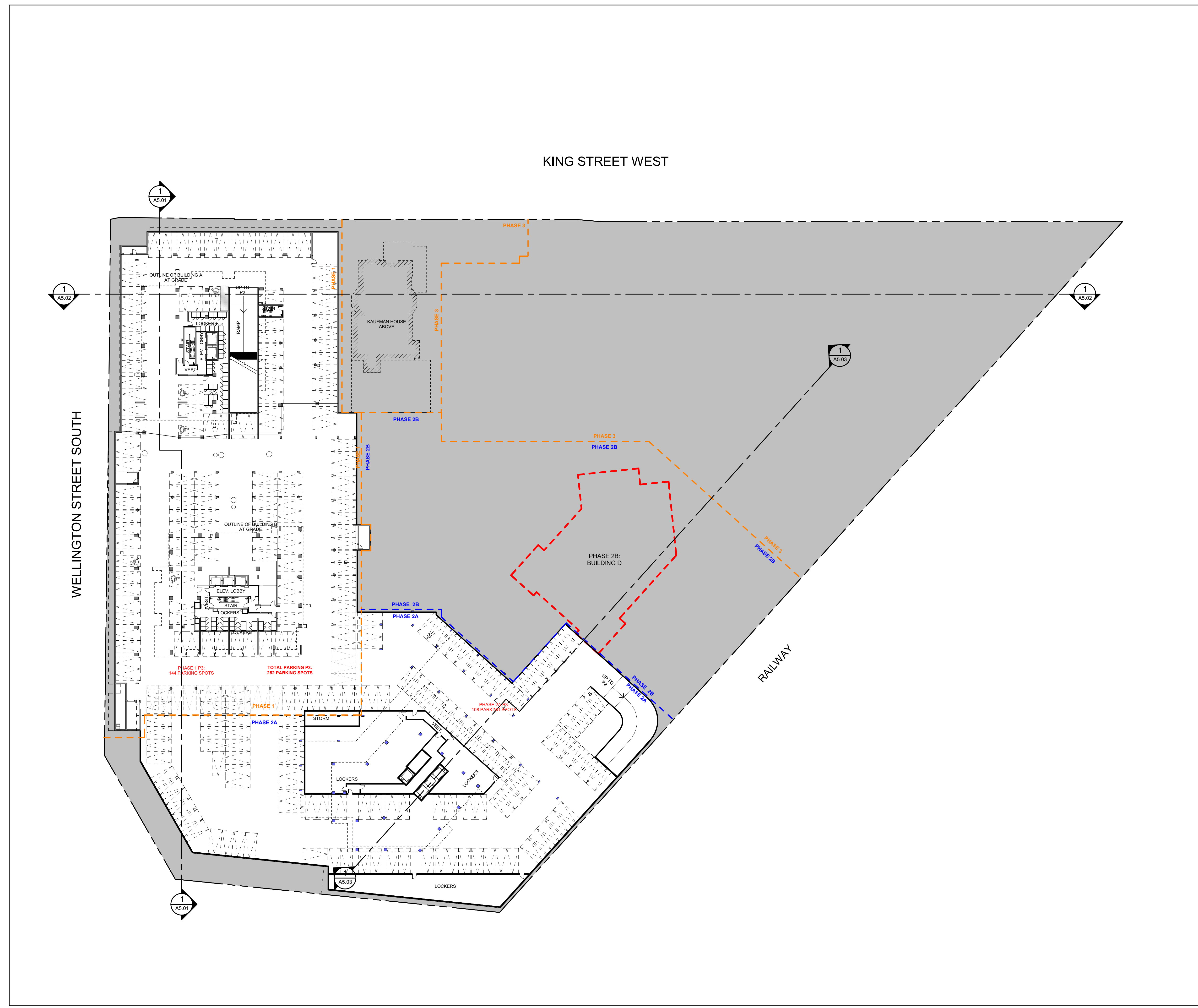
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A3.01



PH-2A Underground Parking Level - P3 1
 Scale: 1 : 400 A3.01

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STATION PARK

Phasing Plan 2A - P2

Project:
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Scale: 1 : 400

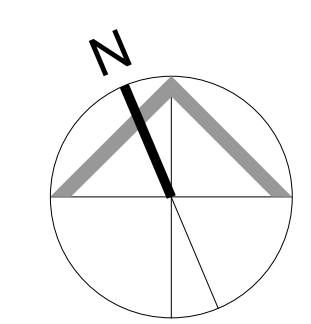
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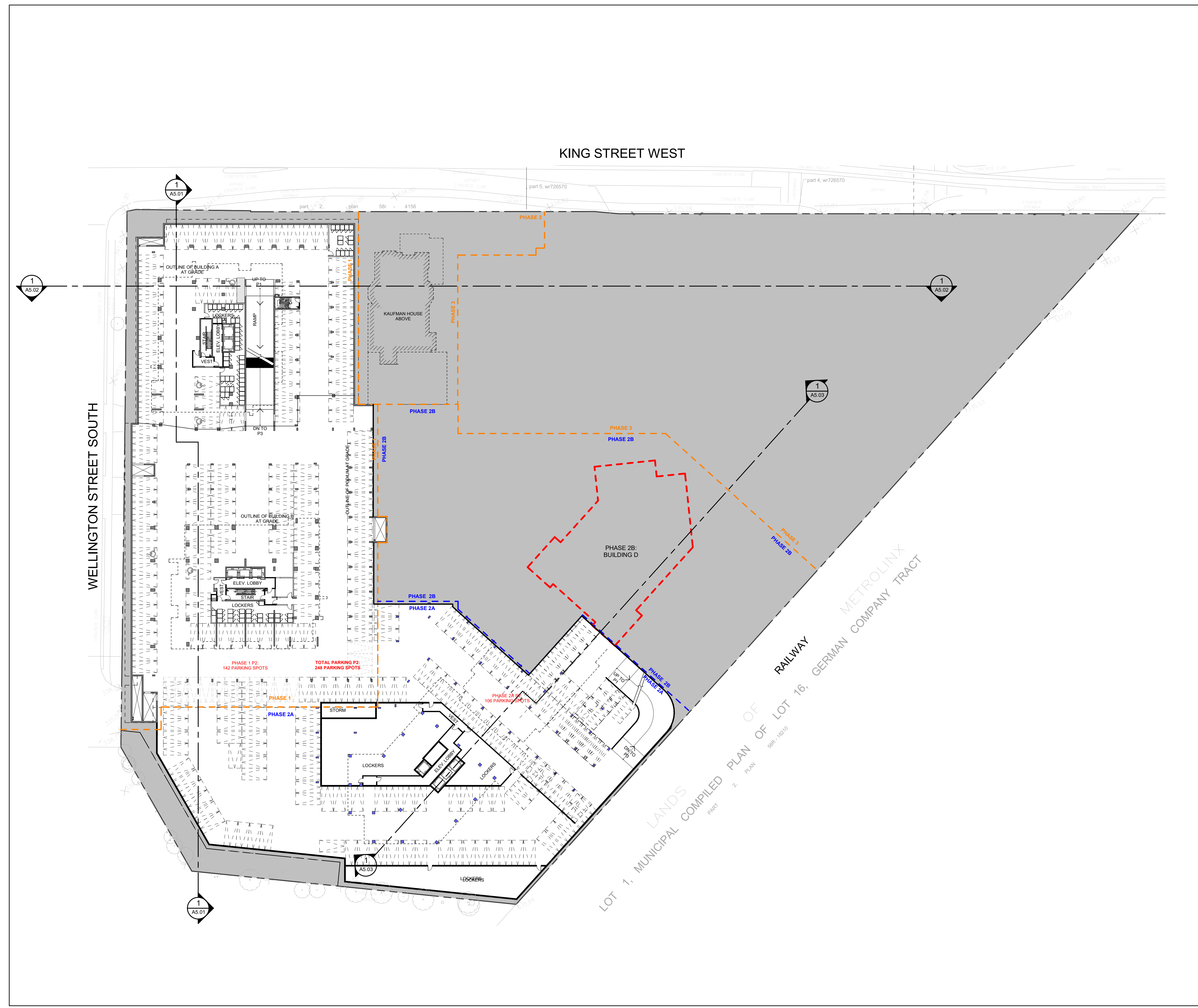
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Drawing No.:



A3.02



PH-2A Underground Parking Level - P2 1
 Scale: 1 : 400 A3.02

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STATION PARK

Phasing Plan 2A - P1

Project:
Centre Ice LP

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Scale: 1 : 400

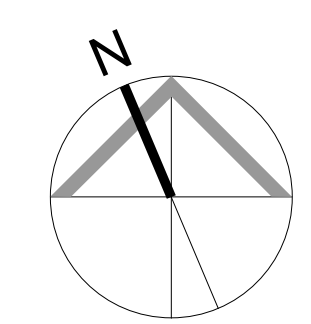
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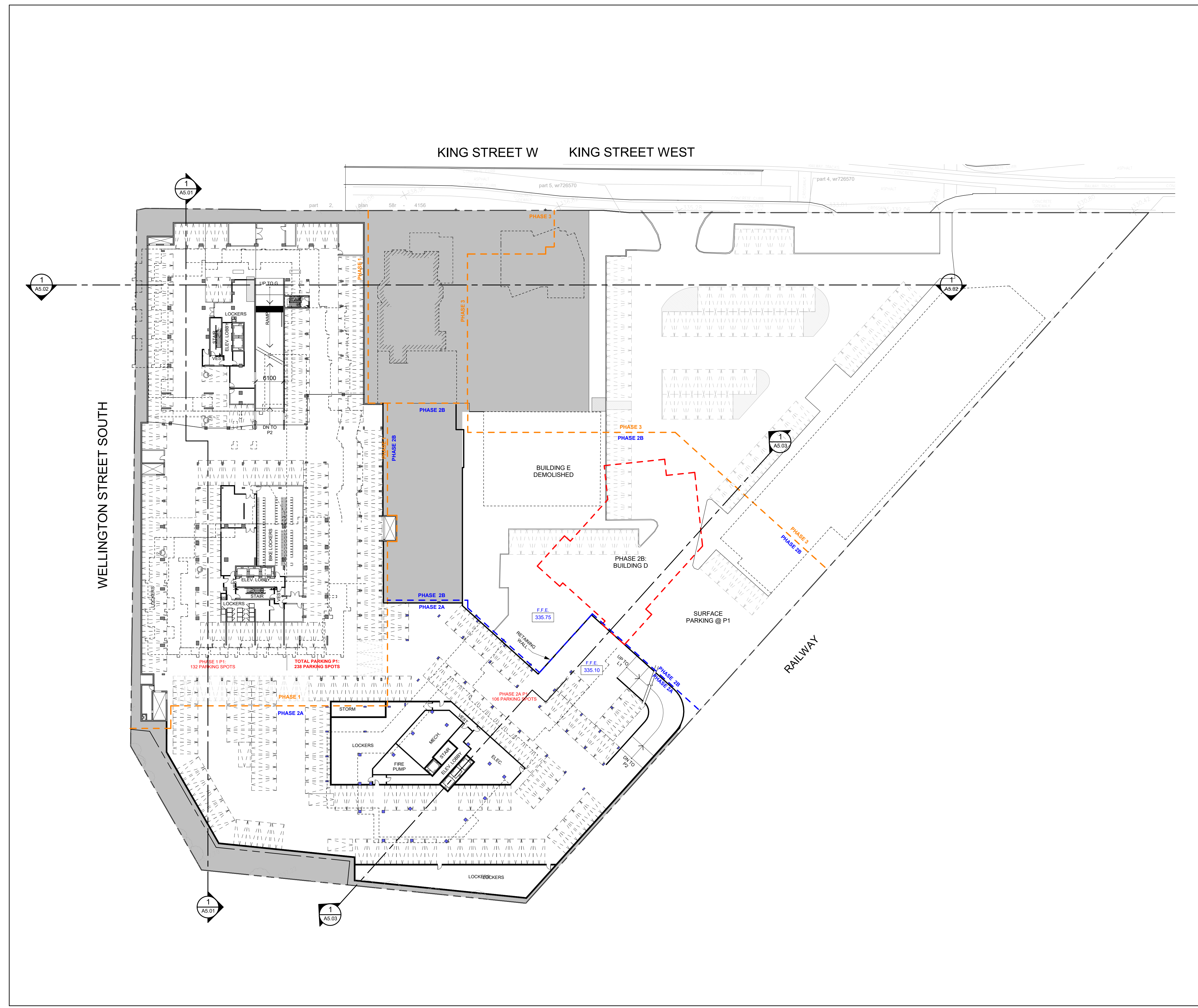
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Drawing No.:



A3.03



PH-2A Parking Level P1 - Floor Plan 1
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STATION PARK

Phasing Plan 2A - L1

Project: Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 400

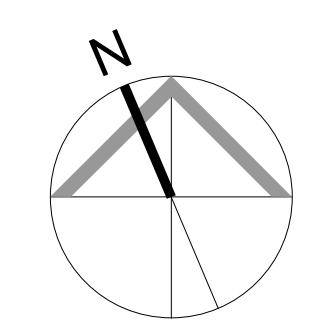
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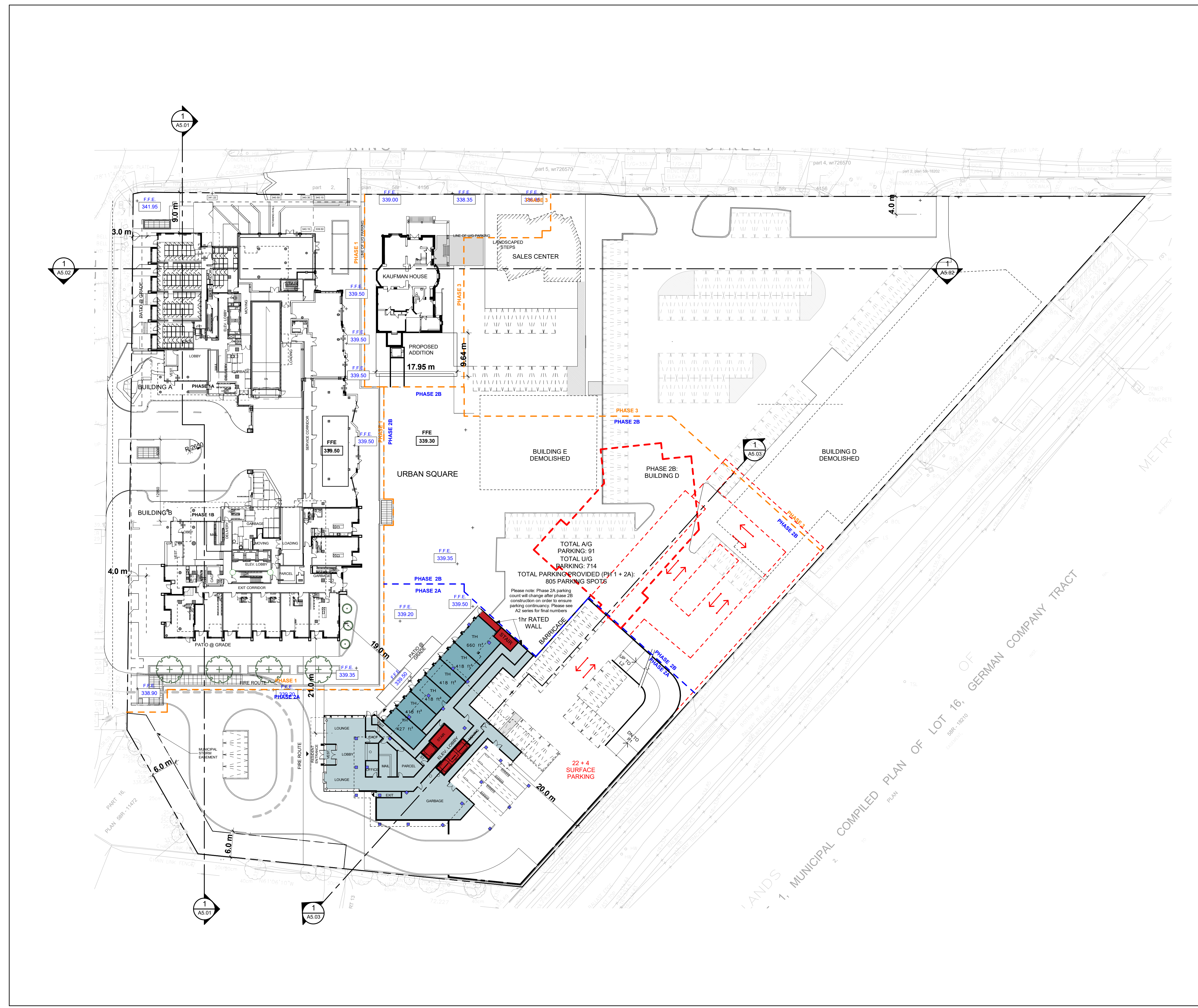
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Drawing No.:



A3.04



PH-2A Floor Plan - Level 1
 Scale: 1 : 400

1
 A3.04

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STATION PARK

Project Title:
Phasing Plan 2A - L2

Project:
 Centre Ice LP

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Scale: 1 : 400

Author

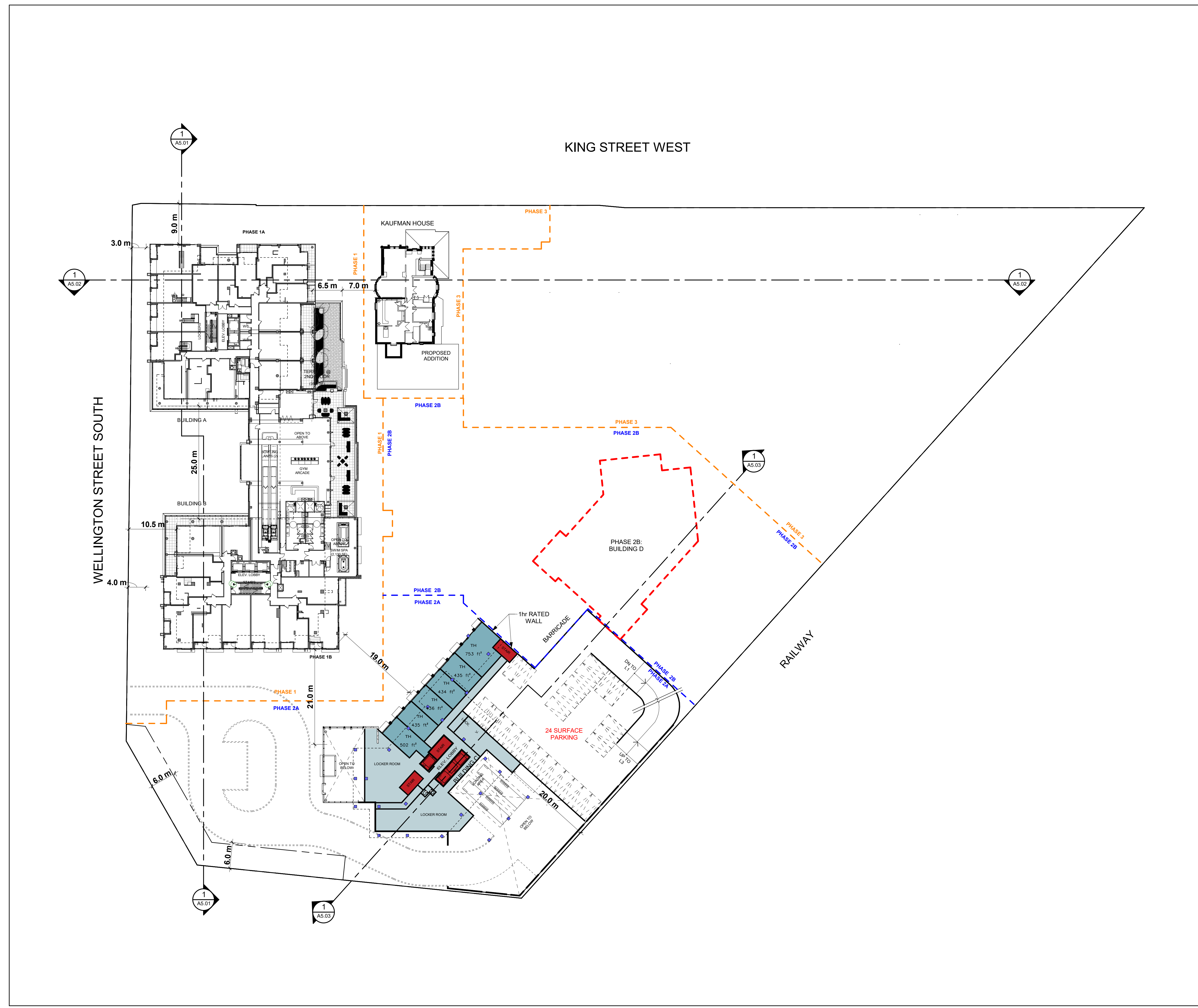
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Drawing No.:

A3.05



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STATION PARK

Drawing Title:
Phasing Plan 2A - L3

Project:
 Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 400

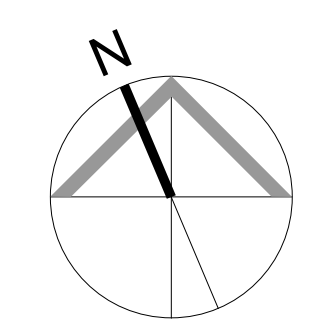
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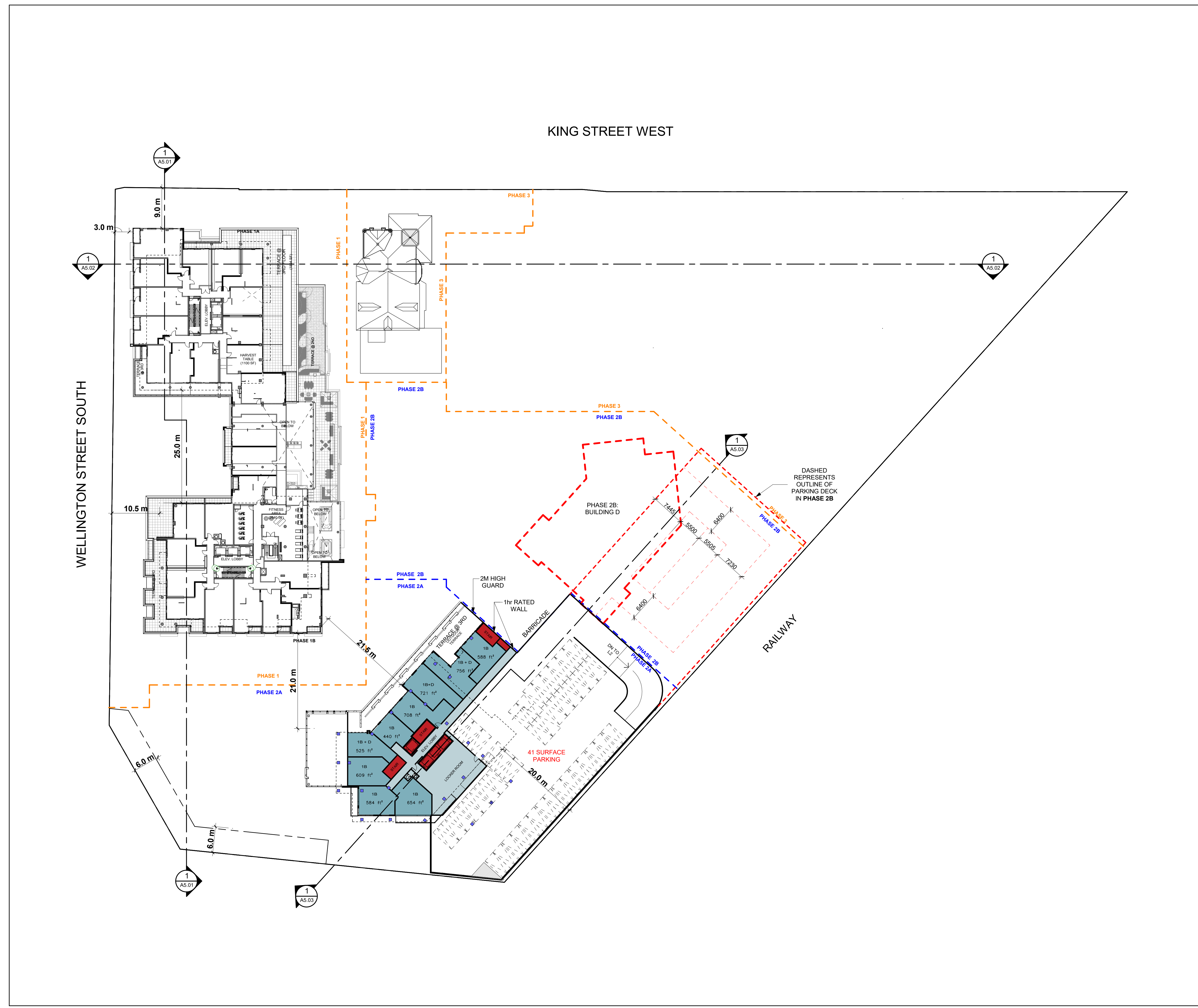
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A3.06



PH-2A Floor Plan - Level 3
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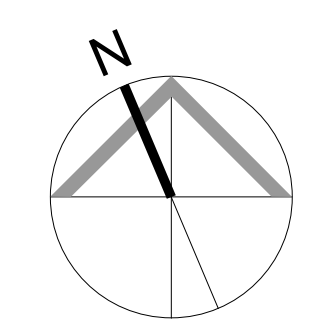
STATION PARK

Drawing Title:
Phasing Plan 2A - L4

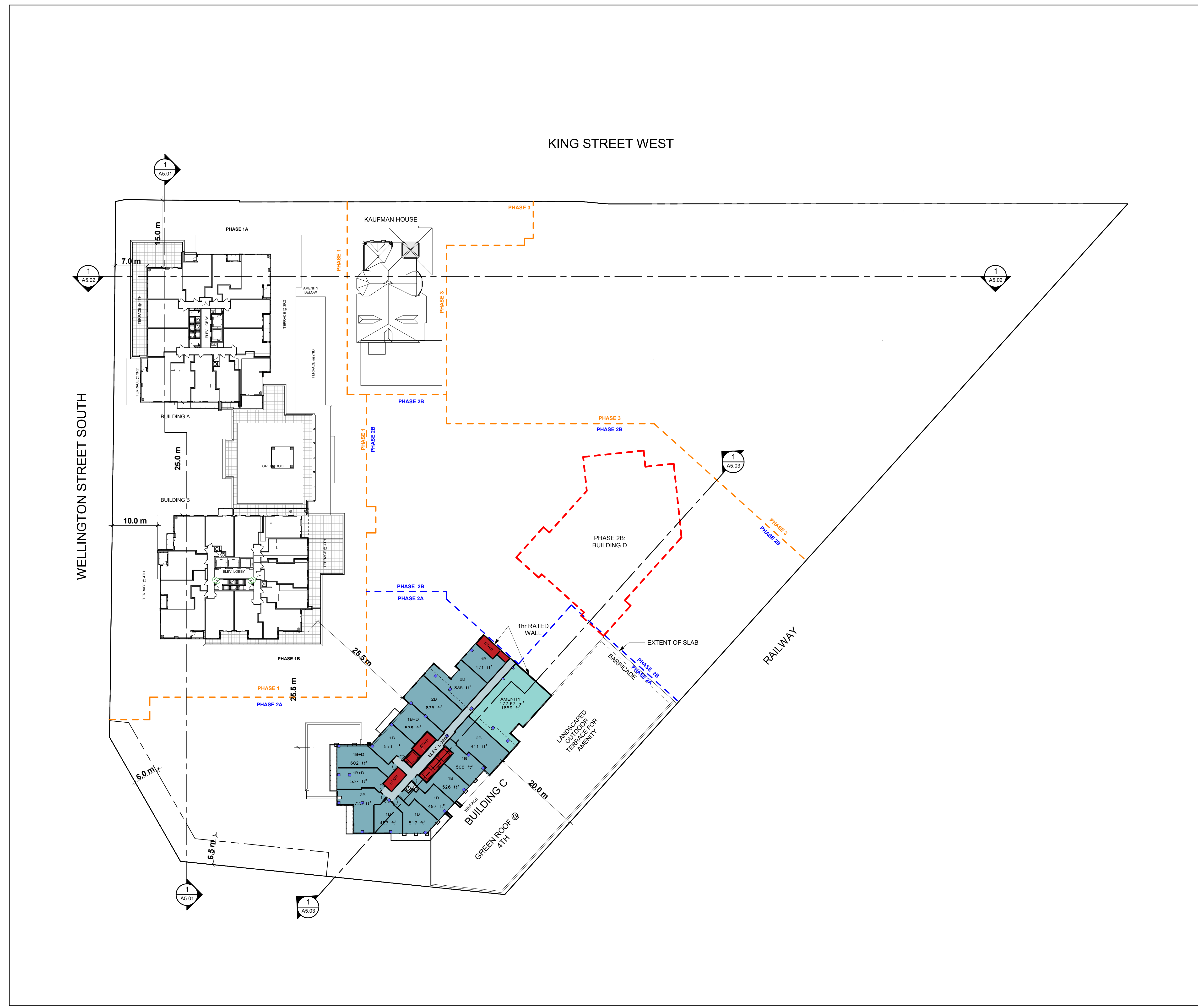
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 Drawn by:
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 Checked by:
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 Project No.: 18-034
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A3.07



PH-2A Floor Plan - Level 4 1
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STATION PARK

Drawing Title:

Phasing Plan 2A - L5 - 6

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 400

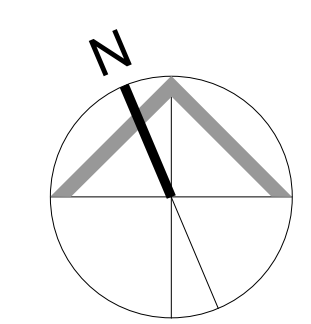
Author

Checked by:

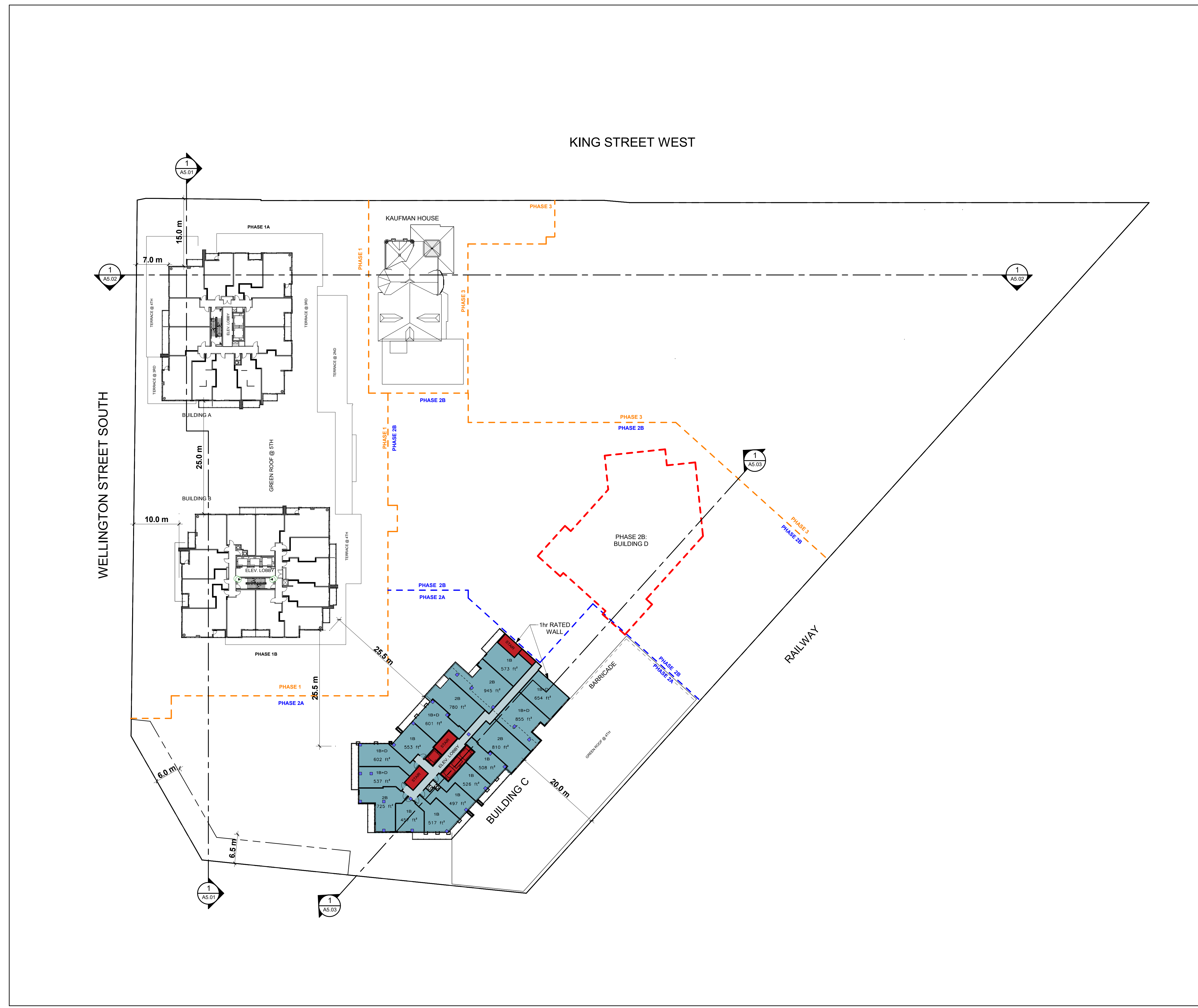
18-034 Project No.:

05/11/20 Date:

Drawing No.:



A3.08



PH-2A Floor Plan - Levels 5 - 6 1
 Scale: 1 : 400 A3.08

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STATION PARK

Drawing Title:

Phasing Plan 2A - L7 -32

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 400

Author

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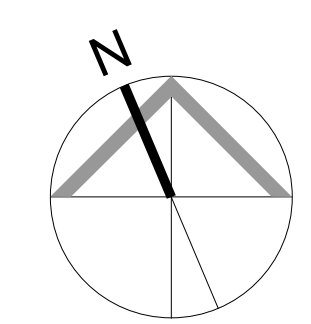
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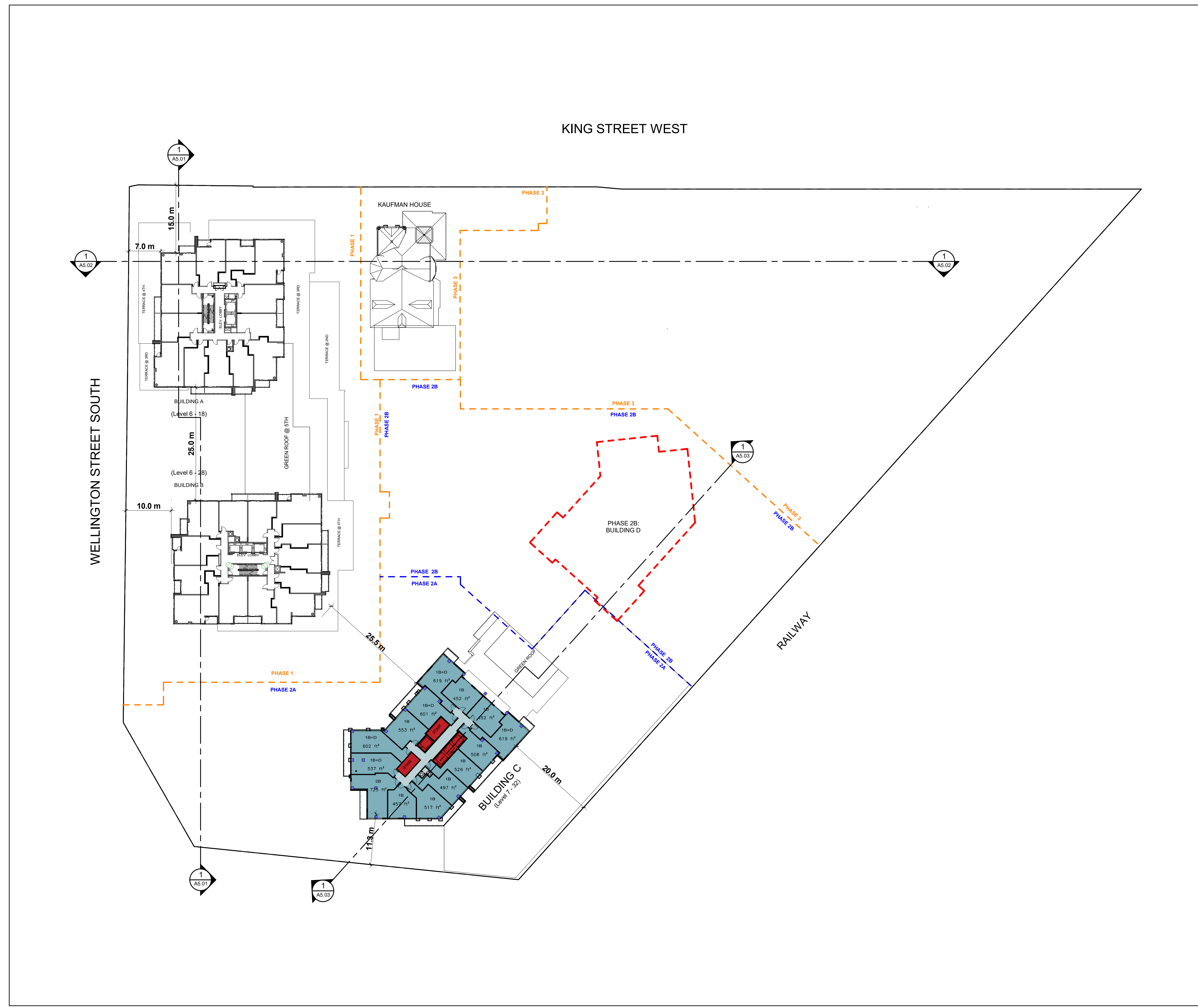
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A3.09



PH-2A Floor Plan - Levels 7 - 32 1
 Scale: 1 : 400 A3.09

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Drawing Title:
Perspectival Master Plan Images

Project:
 Centre Ice LP

607 - 641 King Street, Kitchener
 Scale:

Author
 Checked by:
 18-034
 Project No.:
 05/11/20
 Date:
 Drawing No.:

A4.00



Image 2: King Street Edge **2**
 NTS **A4.00**



Image 4: Building E & P2 Entrance **4**
 NTS **A4.00**



Image 1: Building A **1**
 NTS **A4.00**



Image 1: Building E **3**
 NTS **A4.00**

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STATION PARK

Drawing Title:

Building A & B - East Elevation

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 200

Author Drawn by:

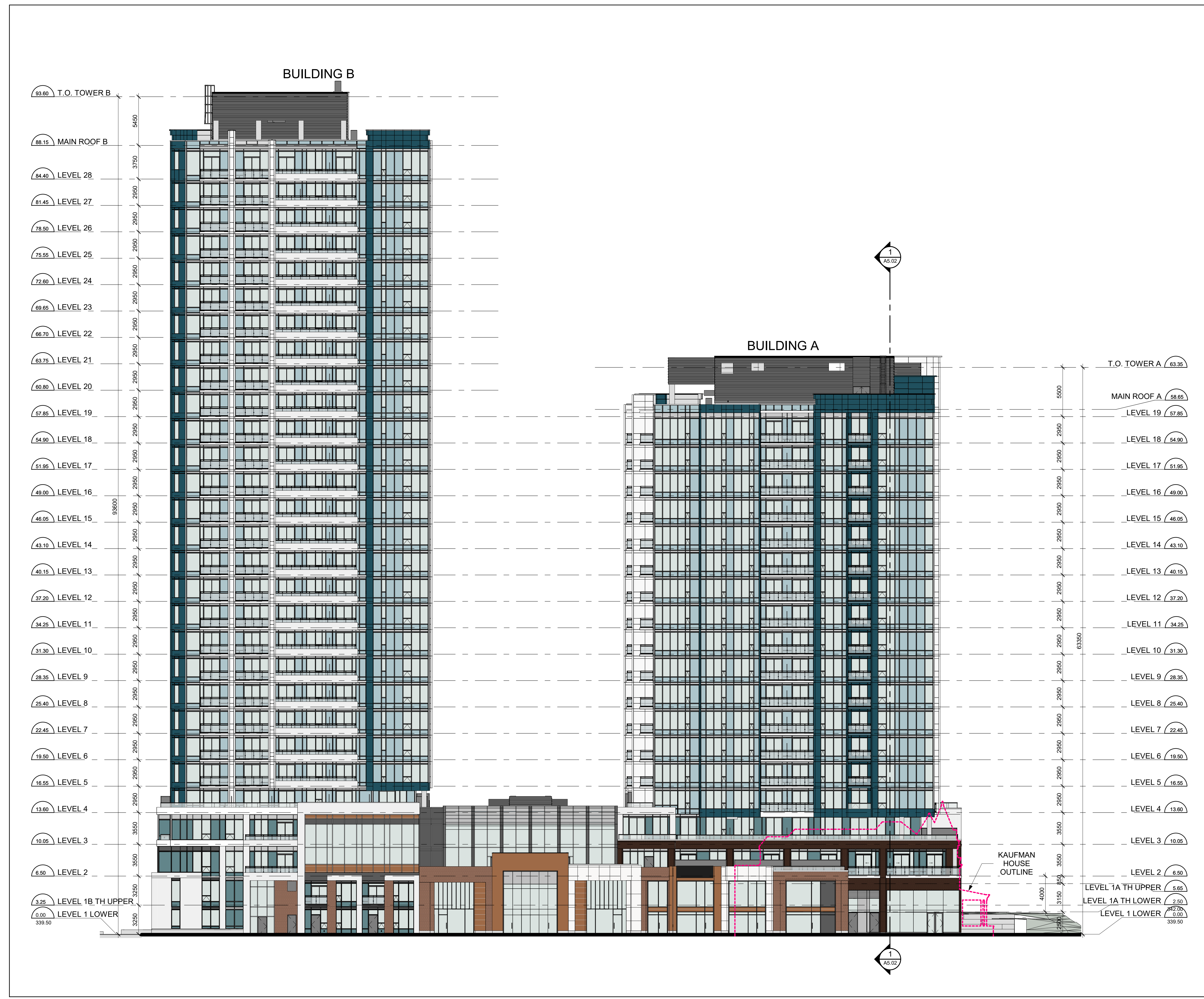
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18-034 Project No.:

05/11/20 Date:

Drawing No.:

A4.01



East Elevation 1
 Scale: 1 : 200 A4.01

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STATION PARK

Drawing Title:

Building A & B - West Elevation

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 200

Author Drawn by:

Checker Checked by:

18-034 Project No.:

05/11/20 Date:

Drawing No.:

A4.02



West Elevation 1
 Scale: 1 : 200 A4.02

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STATION PARK

Drawing Title:

Building A - South Elevations

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 200

Author

Checked by:

Checker

Project No.:

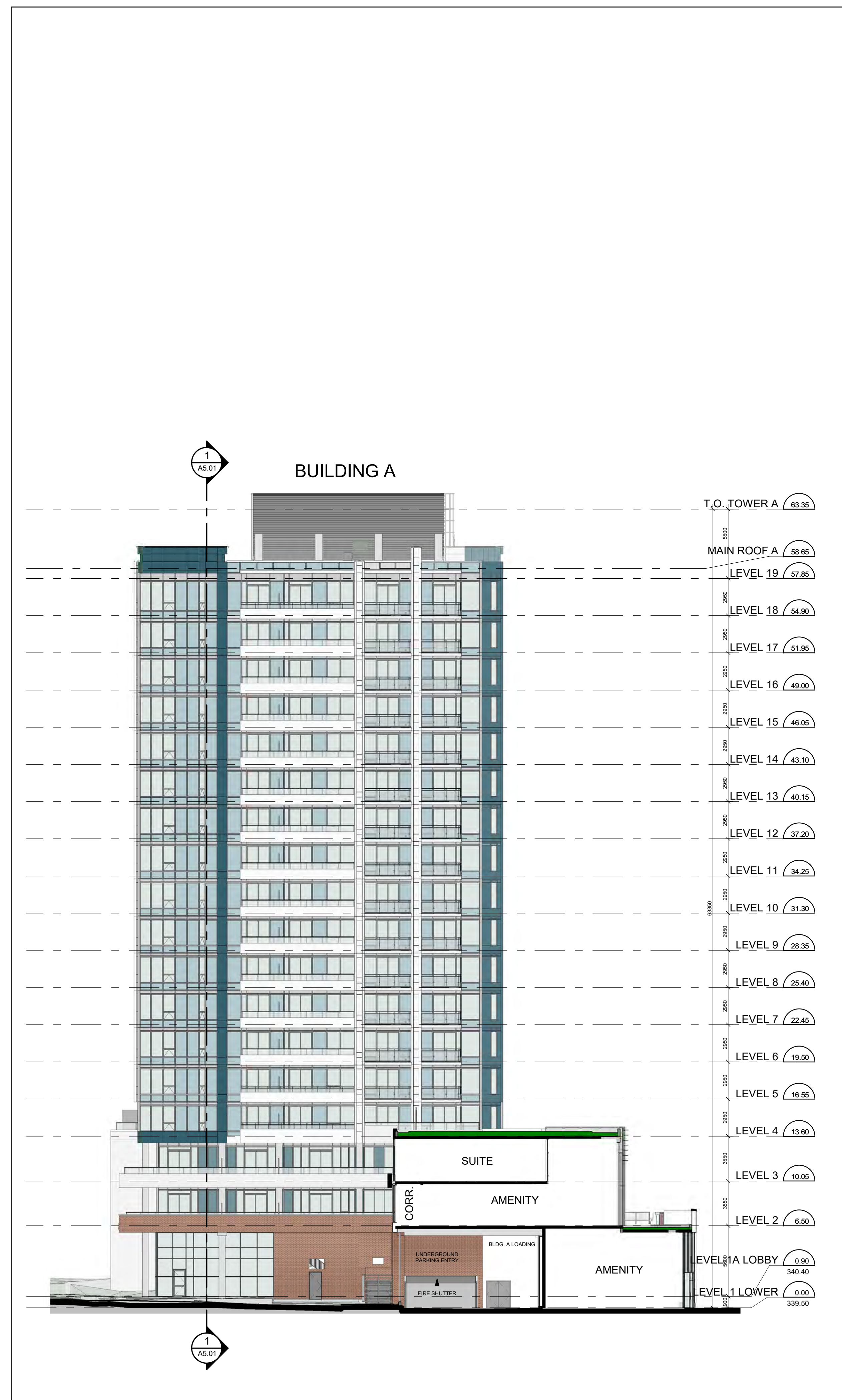
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Date:

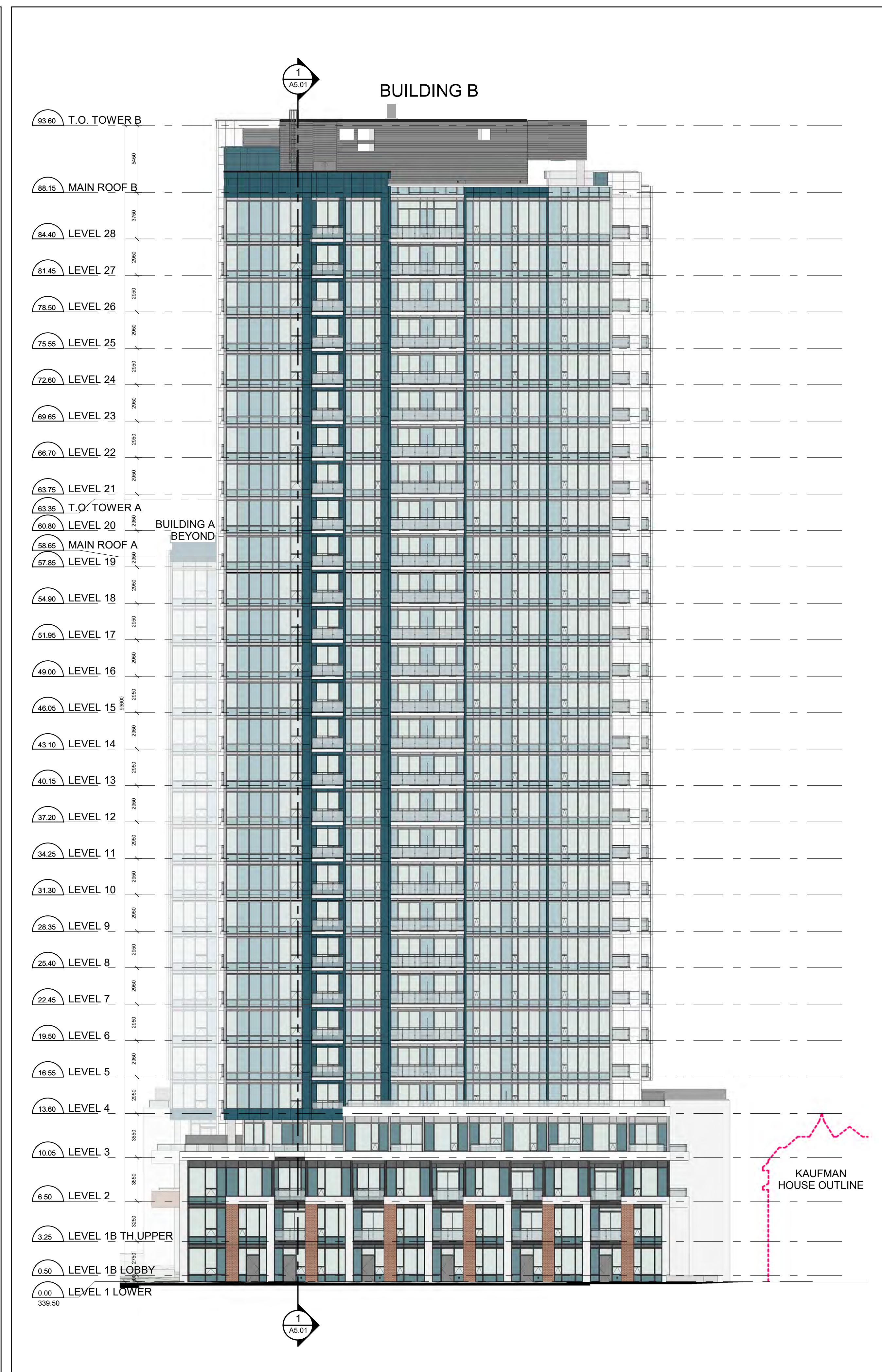
05/11/20

Drawing No.:

A4.03



South Elevation - Building A **2**
Scale: 1 : 200 **A4.03**



South Elevation - Building B **1**
Scale: 1 : 200 **A4.03**

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STATION PARK

Drawing Title:

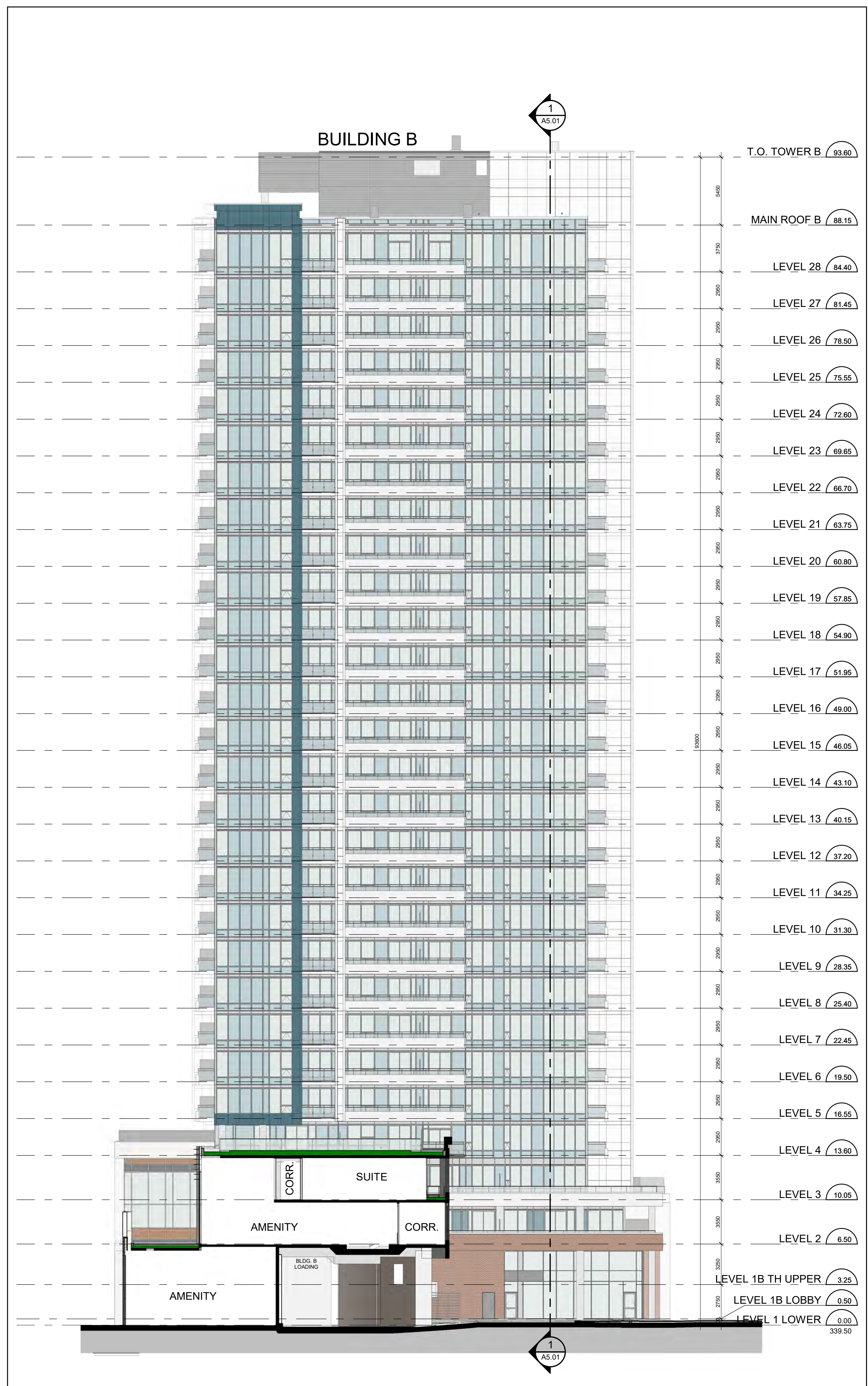
Building B - North Elevations

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 200
 Drawn by:
 Author
 Checked by:
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A4.04



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Render 4: Building A at King and Wellington **4**
NTS **A4.05**



Render 2: Building A off King Street **2**
NTS **A4.05**



Render 3: Podium Facade **3**
NTS **A4.05**



Render 1: Phase 1 **1**
NTS **A4.05**

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STATION PARK

Drawing Title:

Final Design SPA
Renderings Phase 1

Project:
Centre Ice LP

607 - 641 King Street, Kitchener
Scale:

Author
Checked by:
18-034
Date:
05/11/20

Drawing No.:
A4.05

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STATION PARK

Drawing Title:

Building C & D - North Elevation

Project:

Vanmar Constructors Inc.

Station Park

607-641 King Street West, Kitchener, ON

Scale:

1 : 250

Drawn by:

HM

Checked by:

SK

Project No.:

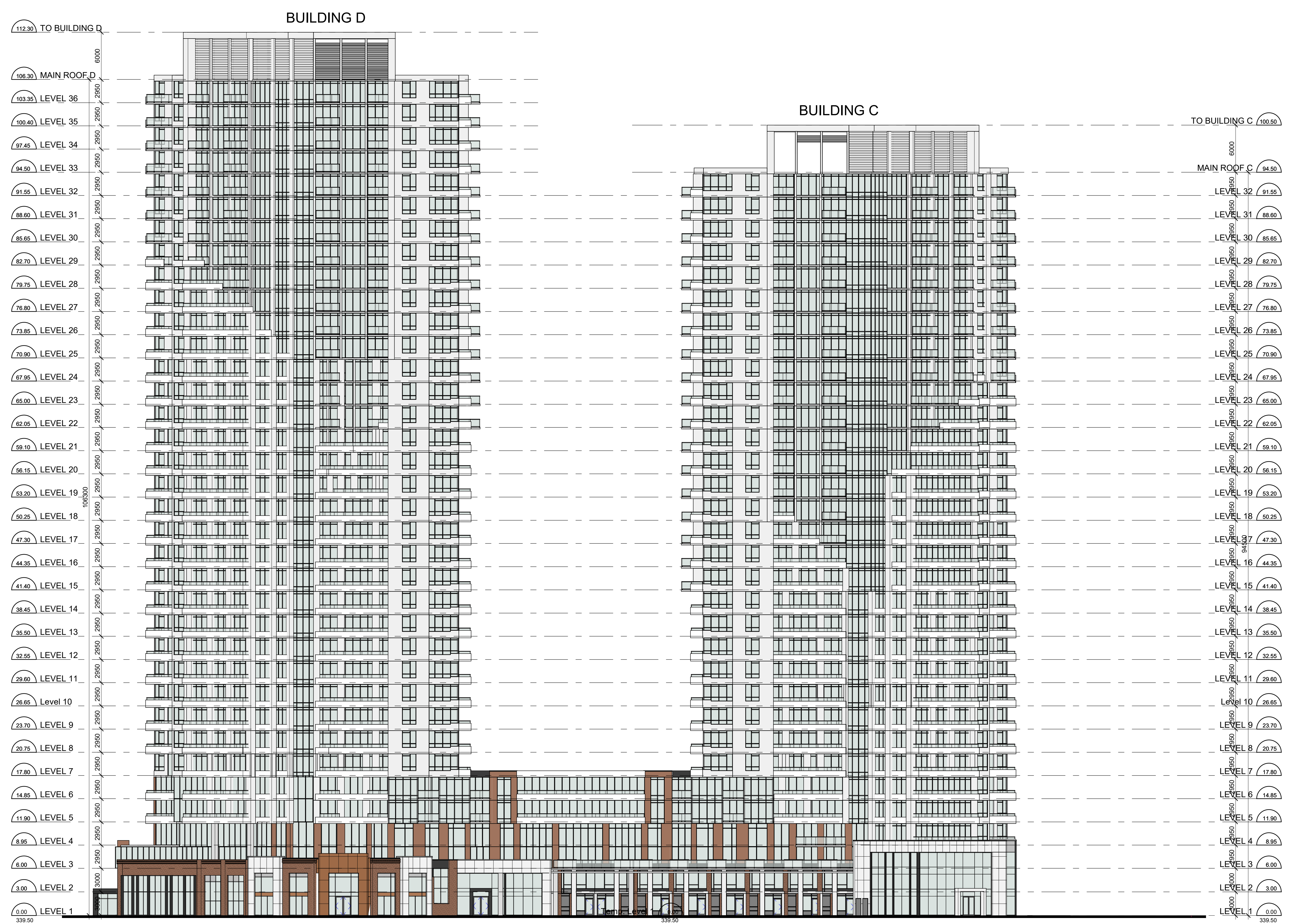
18-034

Date:

05/11/20

Drawing No.:

A4.06



Building C & D - North Elevation 1
 Scale: 1 : 250 A4.05

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STATION PARK

Drawing Title:

Building C & D - South Elevation

Project:
 Vanmar Constructors Inc.

Station Park

607-641 King Street West, Kitchener, ON

Scale:
 1 : 250

Author

Checked by:

Checker

Project No.:

18-034

Date:

05/11/20

Drawing No.:

A4.07



Building C & D - South Elevation **1**
 Scale: 1 : 250 **A4.06**

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STATION PARK

Drawing Title:

Building C & D - East & West Elevations

Project:
 Vanmar Constructors Inc.

Station Park

607-641 King Street West, Kitchener, ON

Scale: 1 : 250

Author Drawn by:

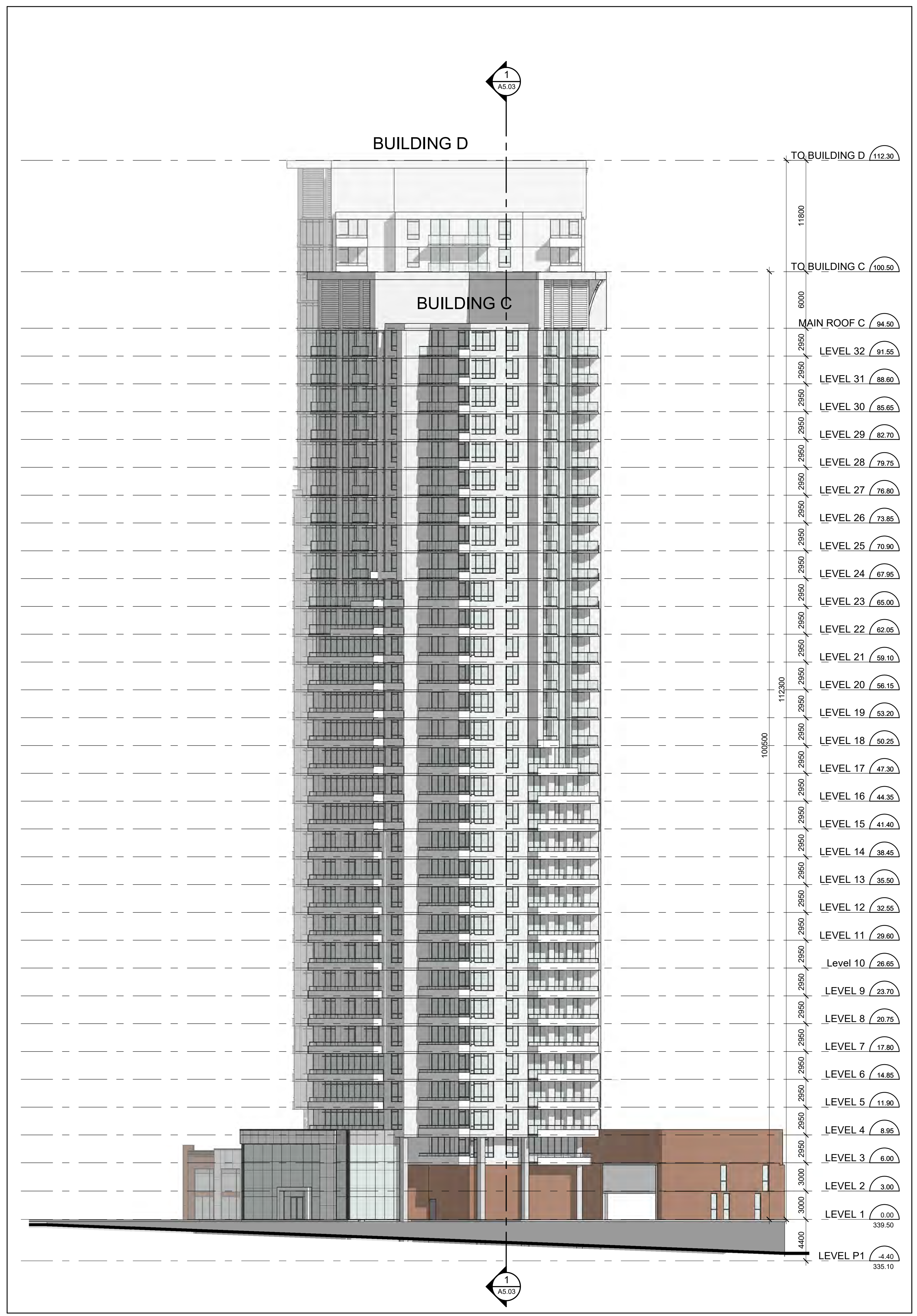
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18-034 Project No.:

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Drawing No.:

A4.08



Building C & D - West Elevation 2
 Scale: 1 : 250 A4.07



Building C & D - East Elevation 1
 Scale: 1 : 250 A4.07

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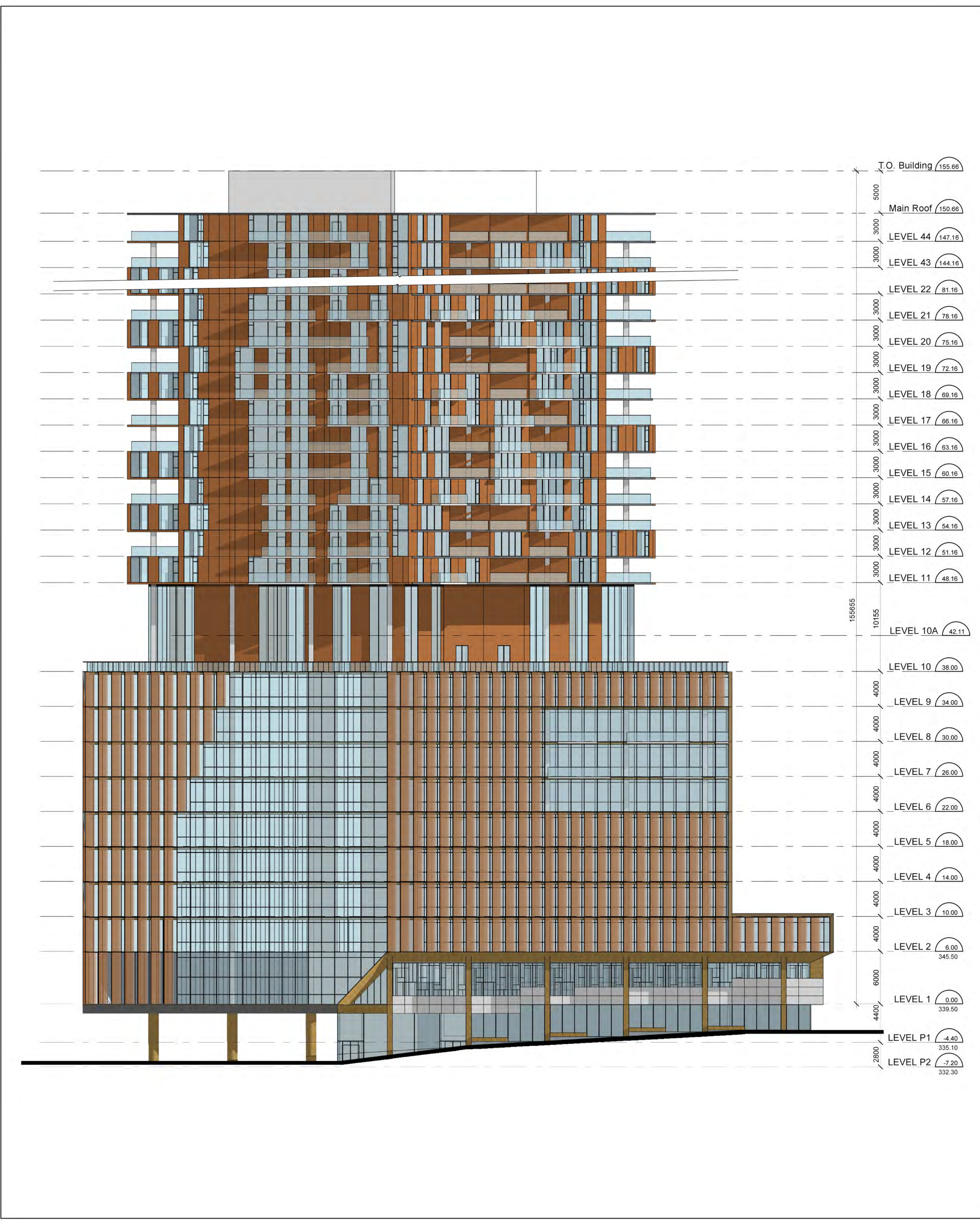
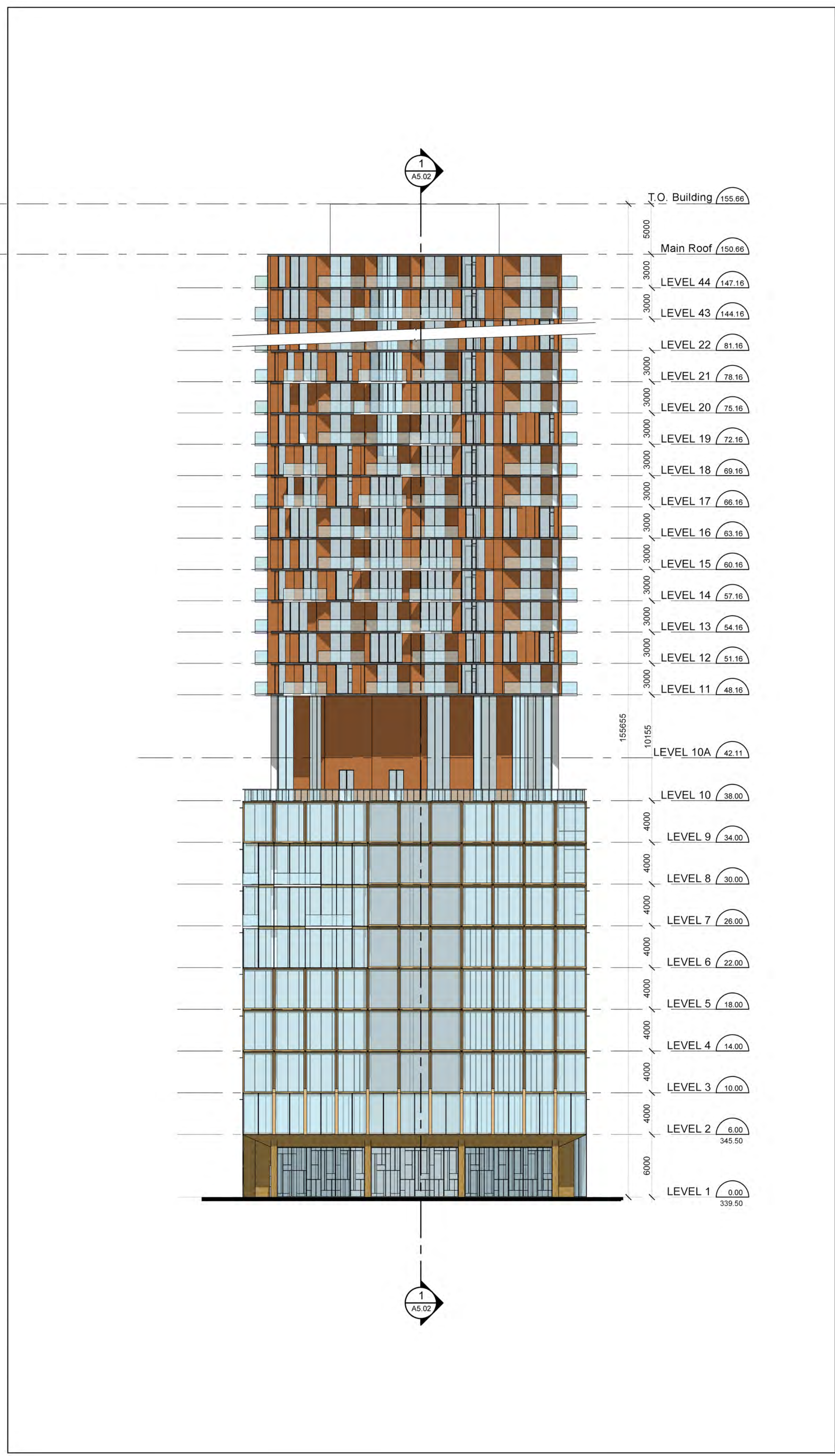
Building Title:
Building E - North & West Elevations

Project:
 Vanmar Constructors Inc.

Station Park
 607-641 King Street West, Kitchener, ON
 Scale:

Drawn by:
 YC / MV
 Checked by:
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A4.09



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STATION PARK

Drawing Title:

Building E - South & East Elevations

Project:
 Vanmar Constructors Inc.

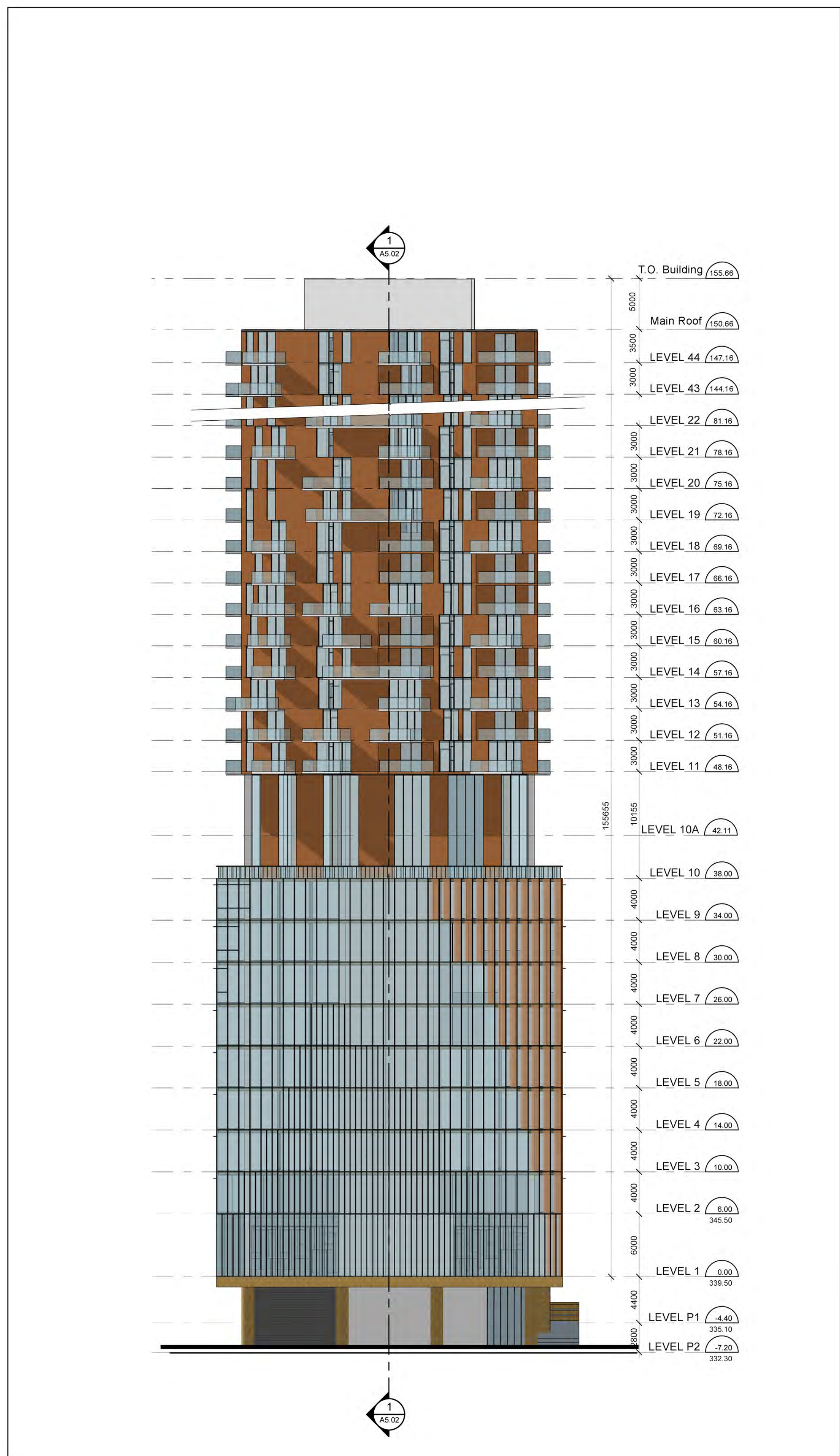
Station Park

607-641 King Street West, Kitchener, ON

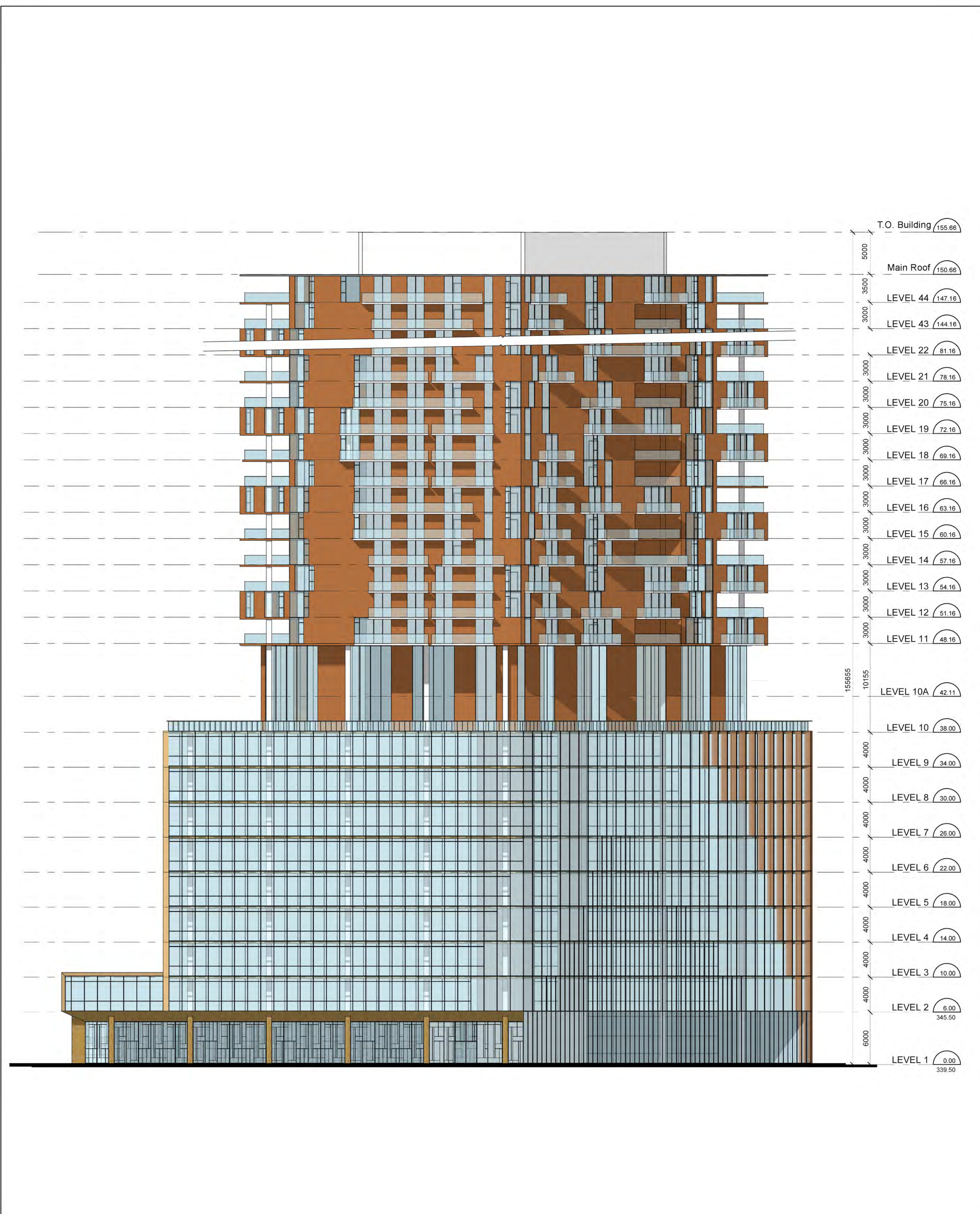
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Drawn by: YC / MV
 Checked by: SK
 Project No.: 18-034
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A4.10



Building E - East Elevation **2**
 Scale: 1 : 250 **A4.09**



Building E - South Elevation **1**
 Scale: 1 : 250 **A4.09**

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STATION PARK

Drawing Title:

Building Section 1

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 350

Author Drawn by:

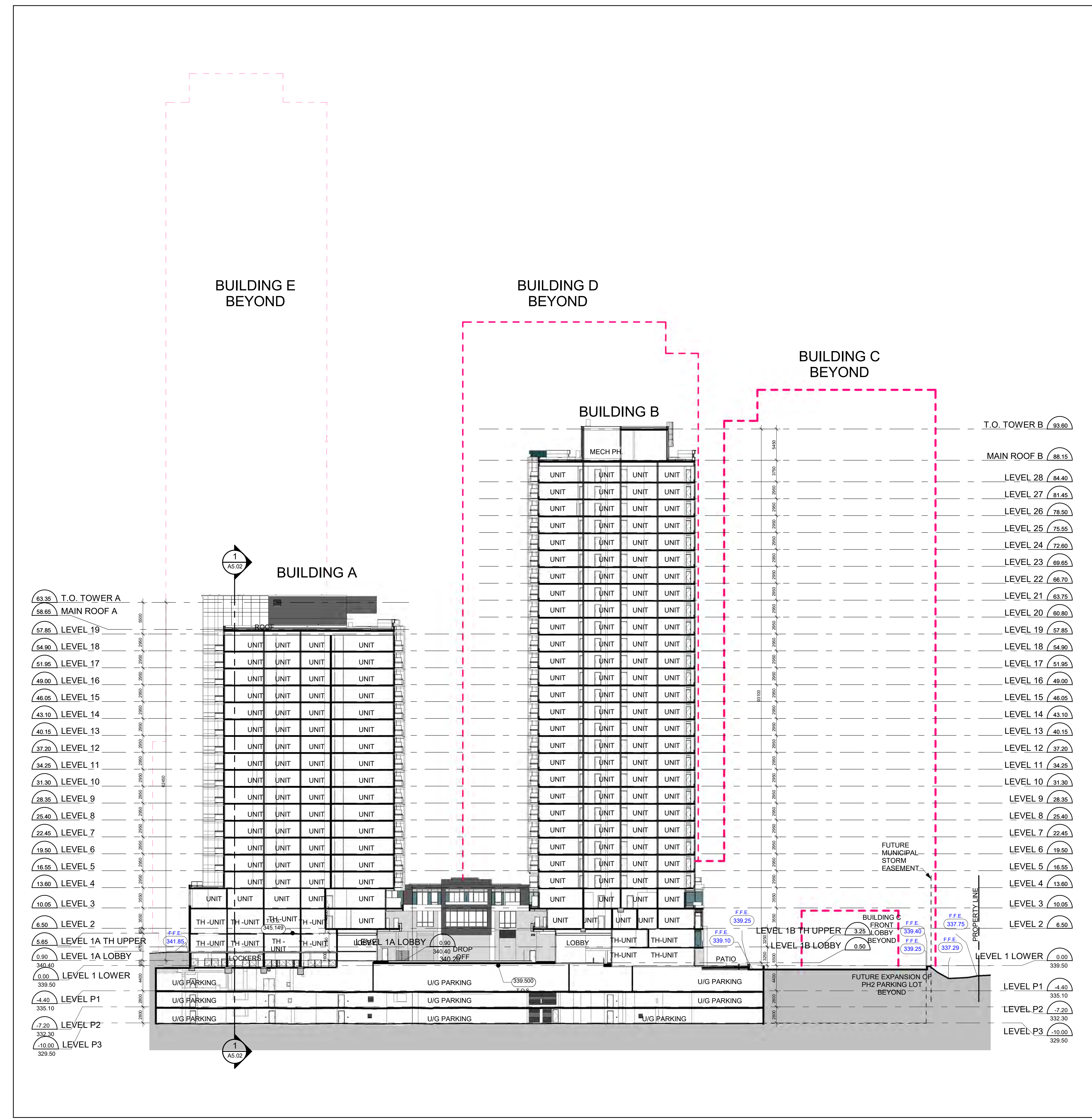
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A5.01



Building Section 1 **1**
 Scale: 1 : 350 **A5.01**

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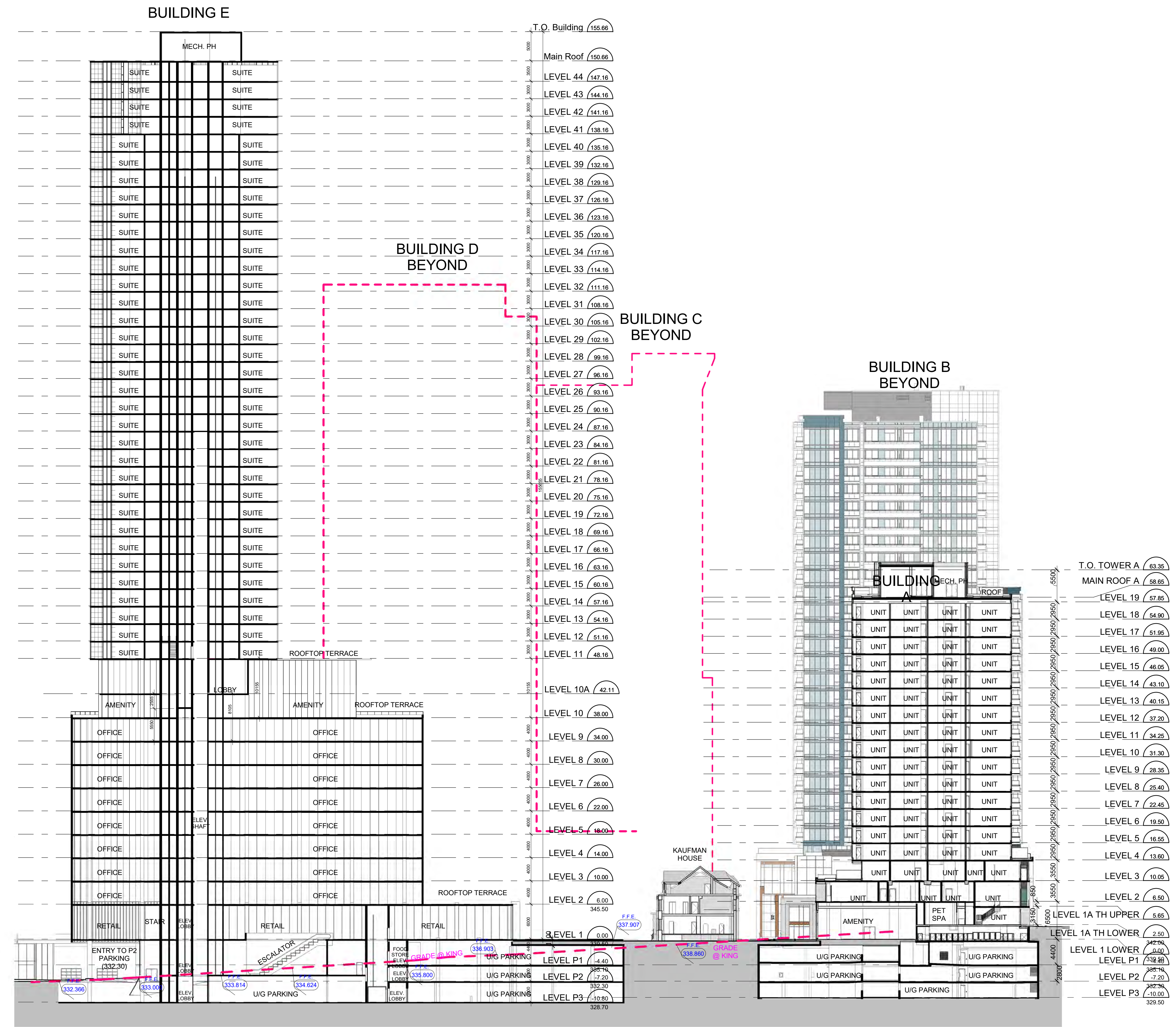
Building Section 2

Project:
Centre Ice LP

607 - 641 King Street, Kitchener

Scale: 1 : 350
Author
Checked by:
18-034
Date: 05/11/20
Drawing No.:

A5.02



Site Section AE 1
Scale: 1 : 350 A5.02

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STATION PARK

Drawing Title:

Building Sections - Building C & D

Project:
Vanmar Constructors Inc.

Station Park

607-641 King Street West, Kitchener, ON

Scale: 1 : 350

Author

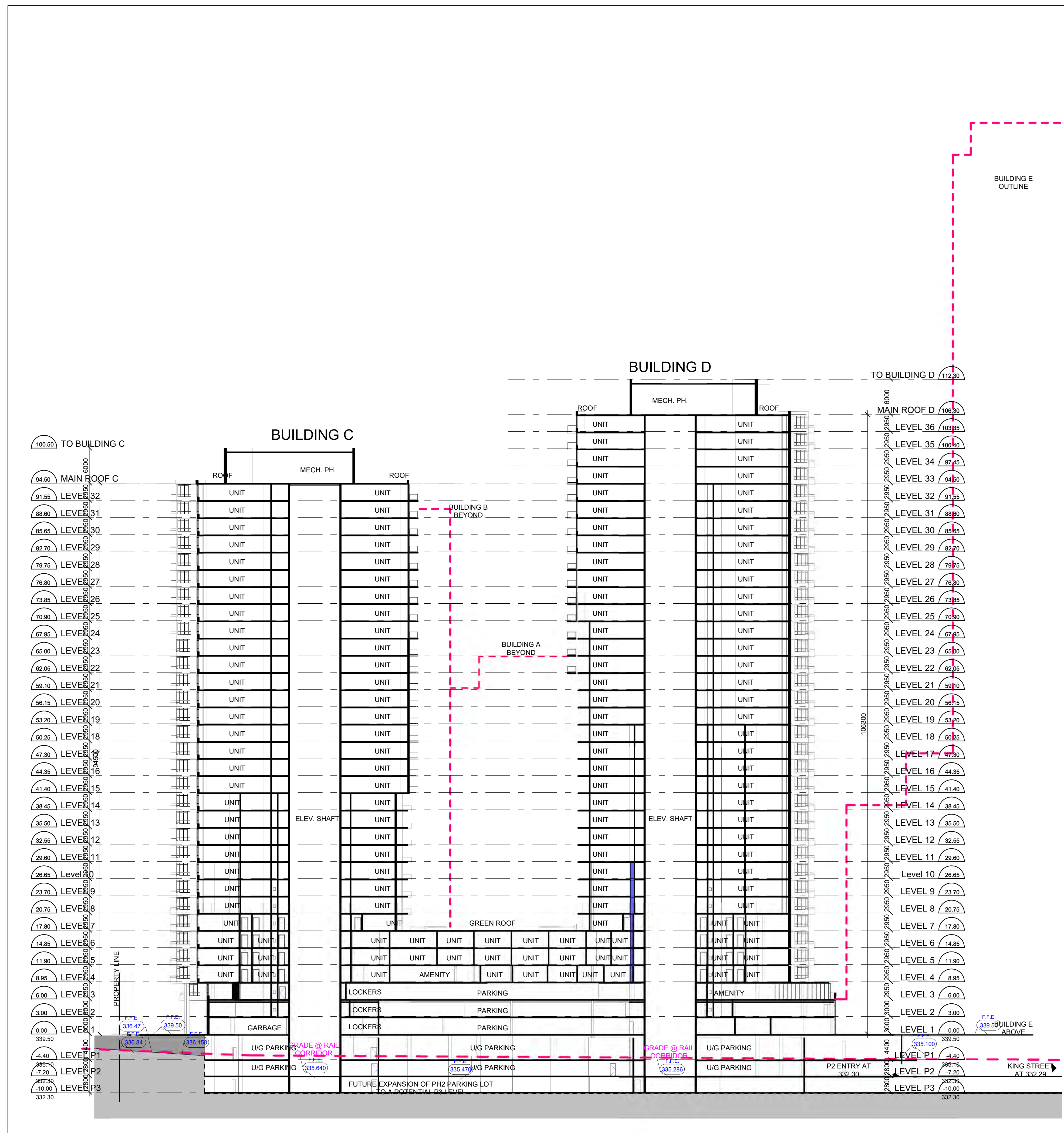
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Date: 05/11/20

Drawing No.:

A5.03



Site Section - Building C & D 1
Scale: 1 : 350 A5.03

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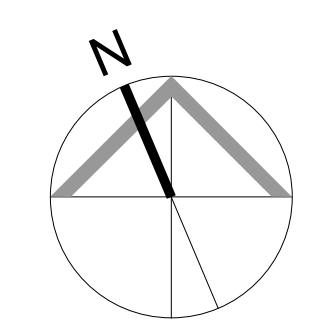
STATION PARK

Drawing Title:

Sun Shadow Study -
 March/September

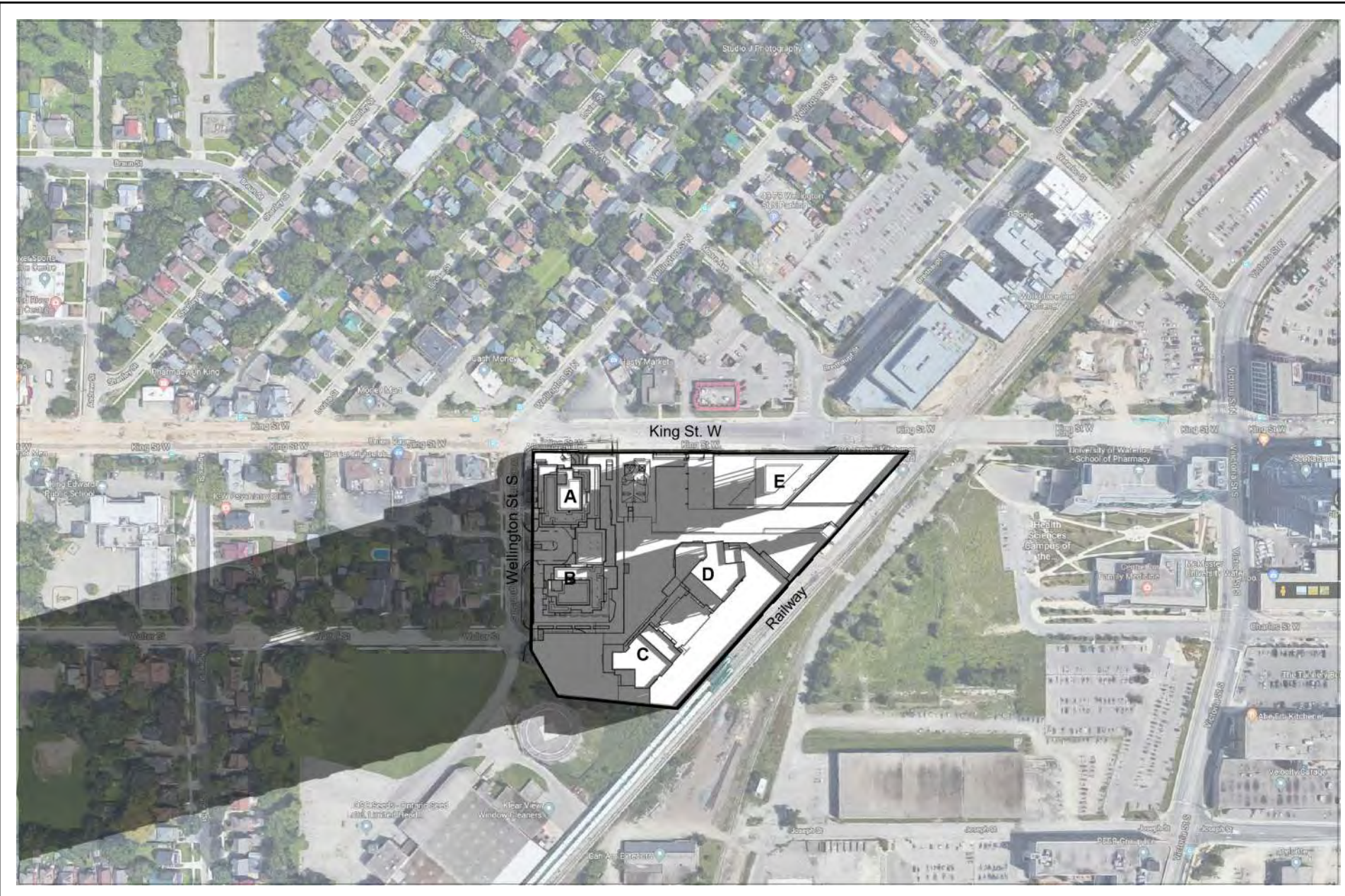
Project:
 Centre Ice LP

607 - 641 King Street, Kitchener
 Scale:

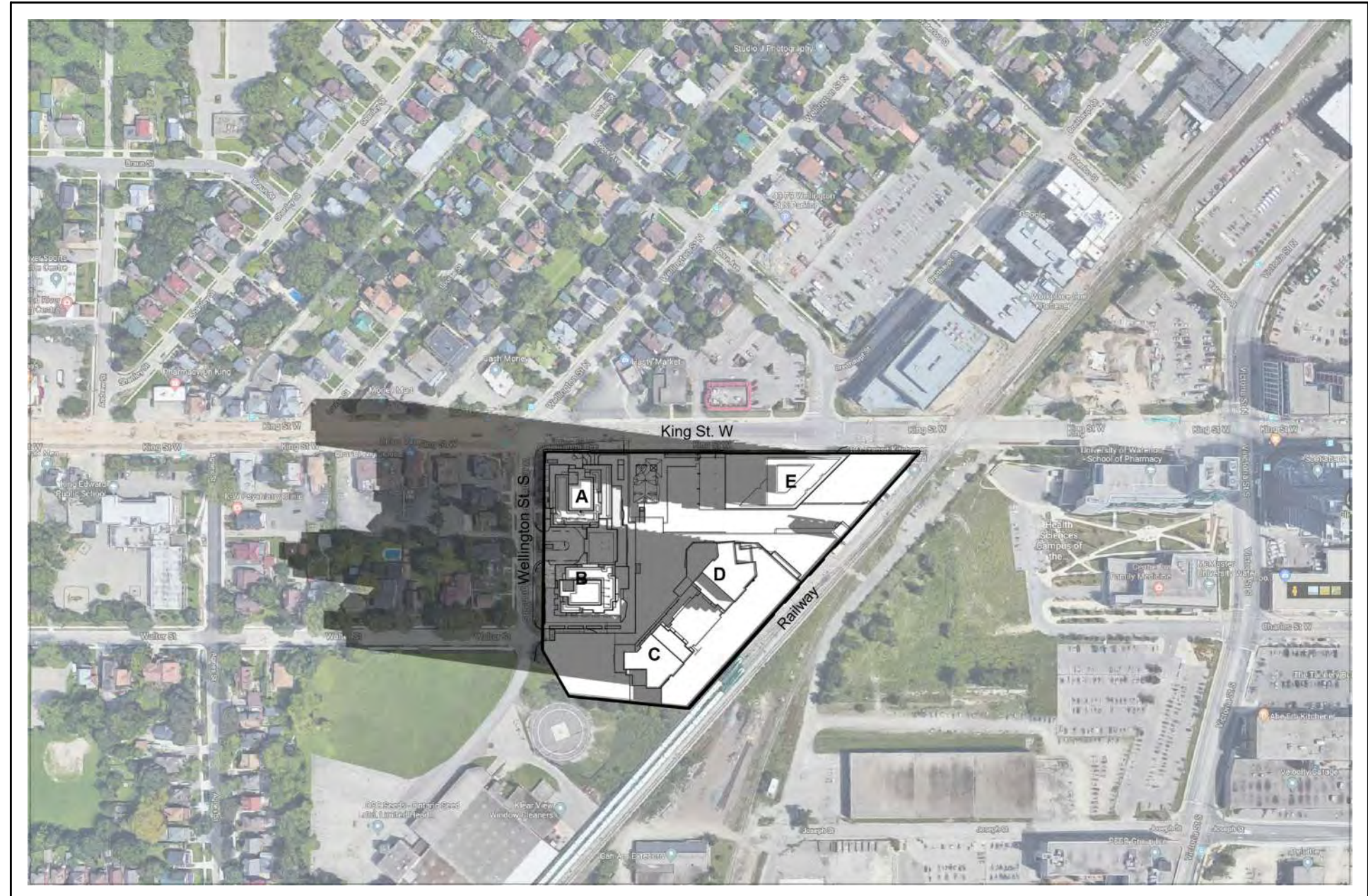


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 SK Checked by:
 18-034 Project No.:
 05/11/20 Date:
 Drawing No.:

A6.01



March/September 21 @ 8:00am (Daylight Savings Time) **6**
 NTS A6.01



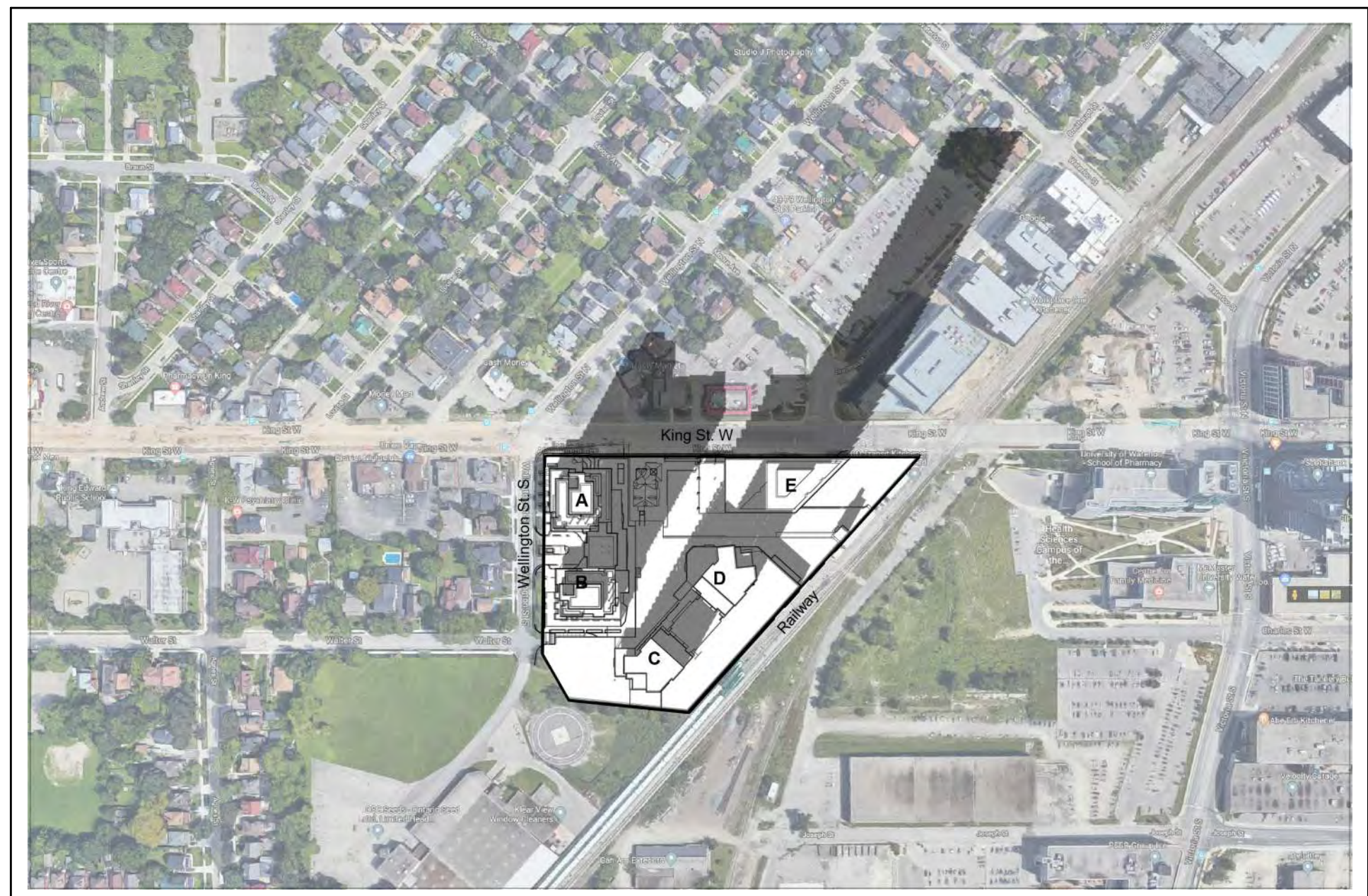
March/September 21 @ 10:00am (Daylight Savings Time) **5**
 NTS A6.01



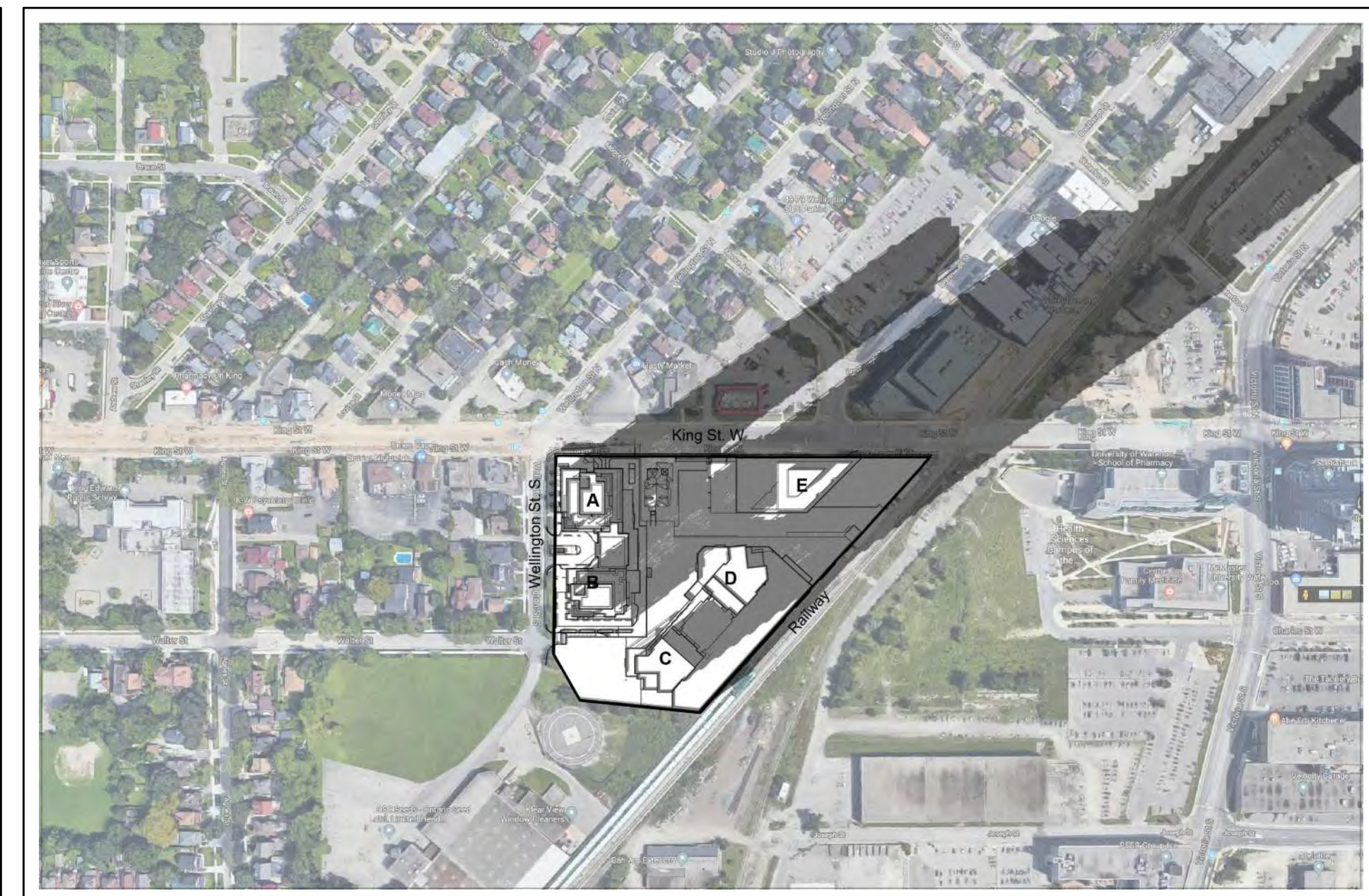
March/September 21 @ 12:00pm (Daylight Savings Time) **4**
 NTS A6.01



March/September 21 @ 2:00pm (Daylight Savings Time) **3**
 NTS A6.01



March/September 21 @ 4:00pm (Daylight Savings Time) **2**
 NTS A6.01



March/September 21 @ 6:00pm (Daylight Savings Time) **1**
 NTS A6.01

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KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
 TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

WITHOUT PREJUDICE

#5:	Revised OPA/ZBA Resub.	05-11-20
#4:	Issued for SPA Final Approval	01-31-20
#3:	SPA Resub. w/ Revisions	10-17-19
#2:	Issued For SPA	06-26-19
#1:	OPA/ZBA Resubmission	03-13-19
No	Issued For:	Date:

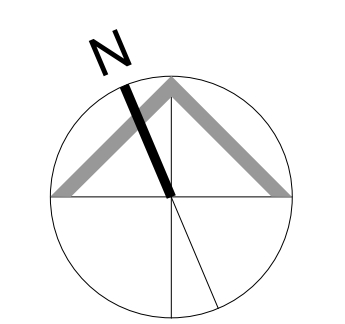
STATION PARK

Drawing Title:

Sun Shadow Study - June

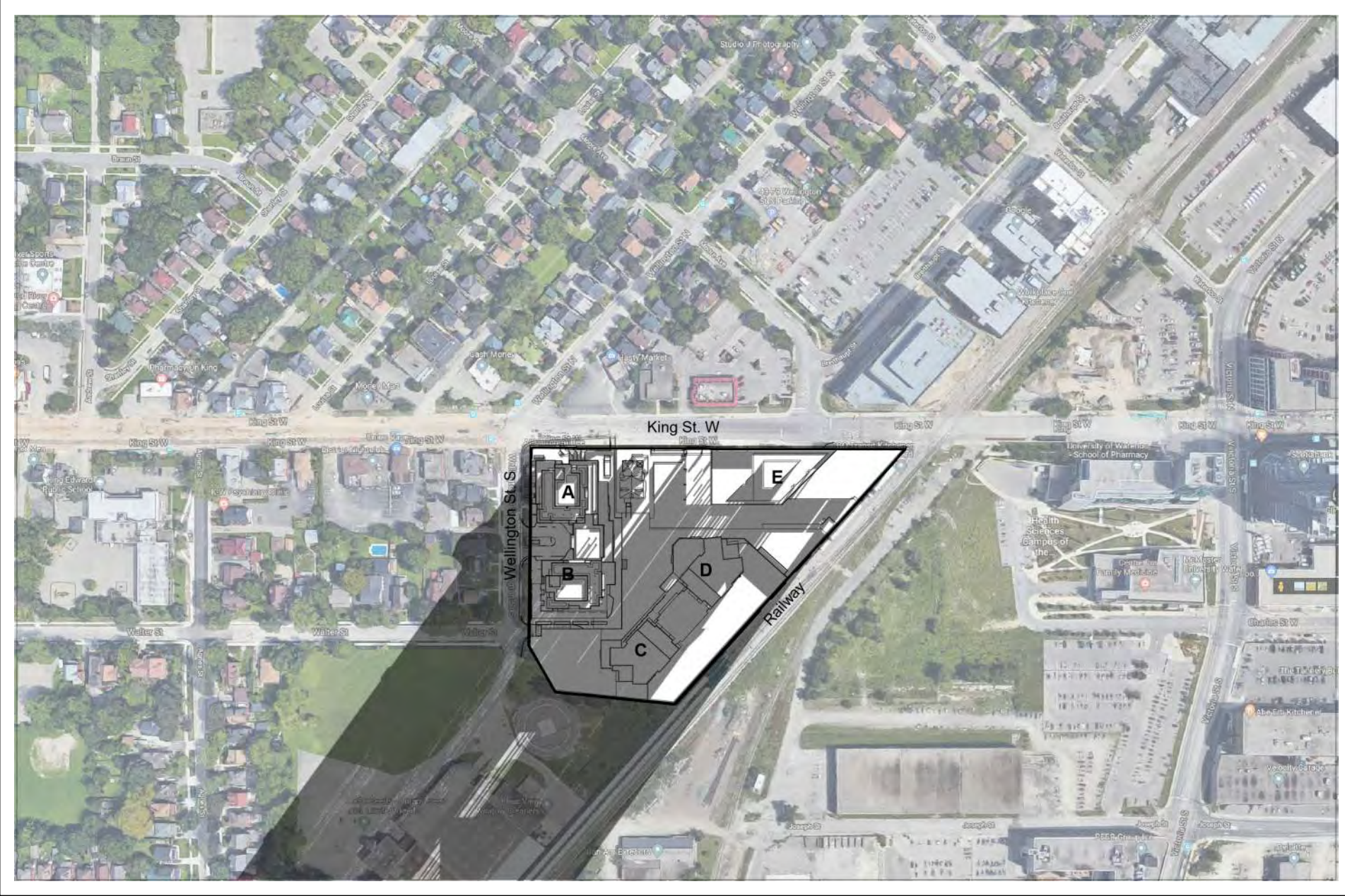
Project:
Centre Ice LP

607 - 641 King Street, Kitchener
 Scale:

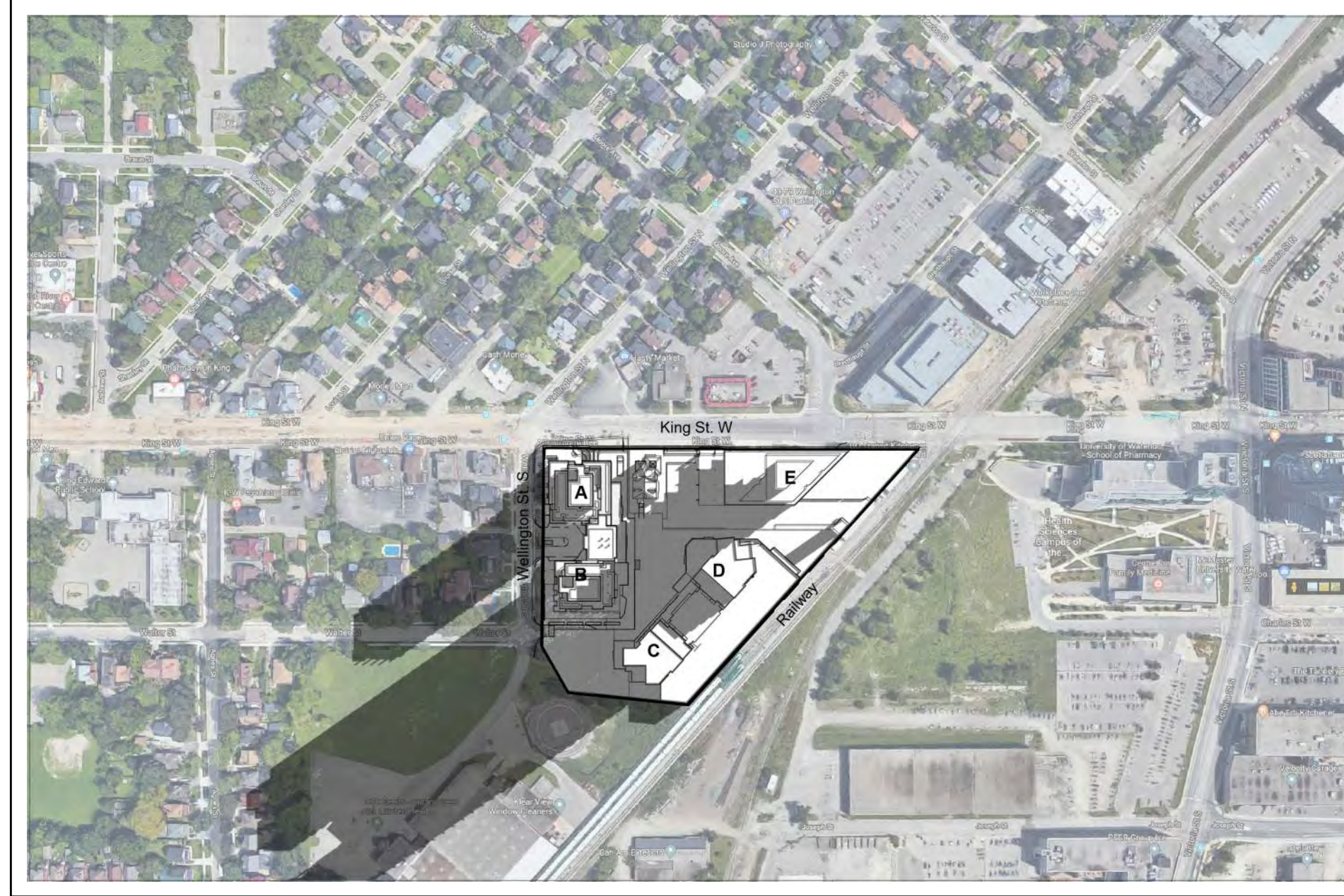


Drawn by: HM
 Checked by: SK
 Project No.: 18-034
 Date: 05/11/20
 Drawing No.:

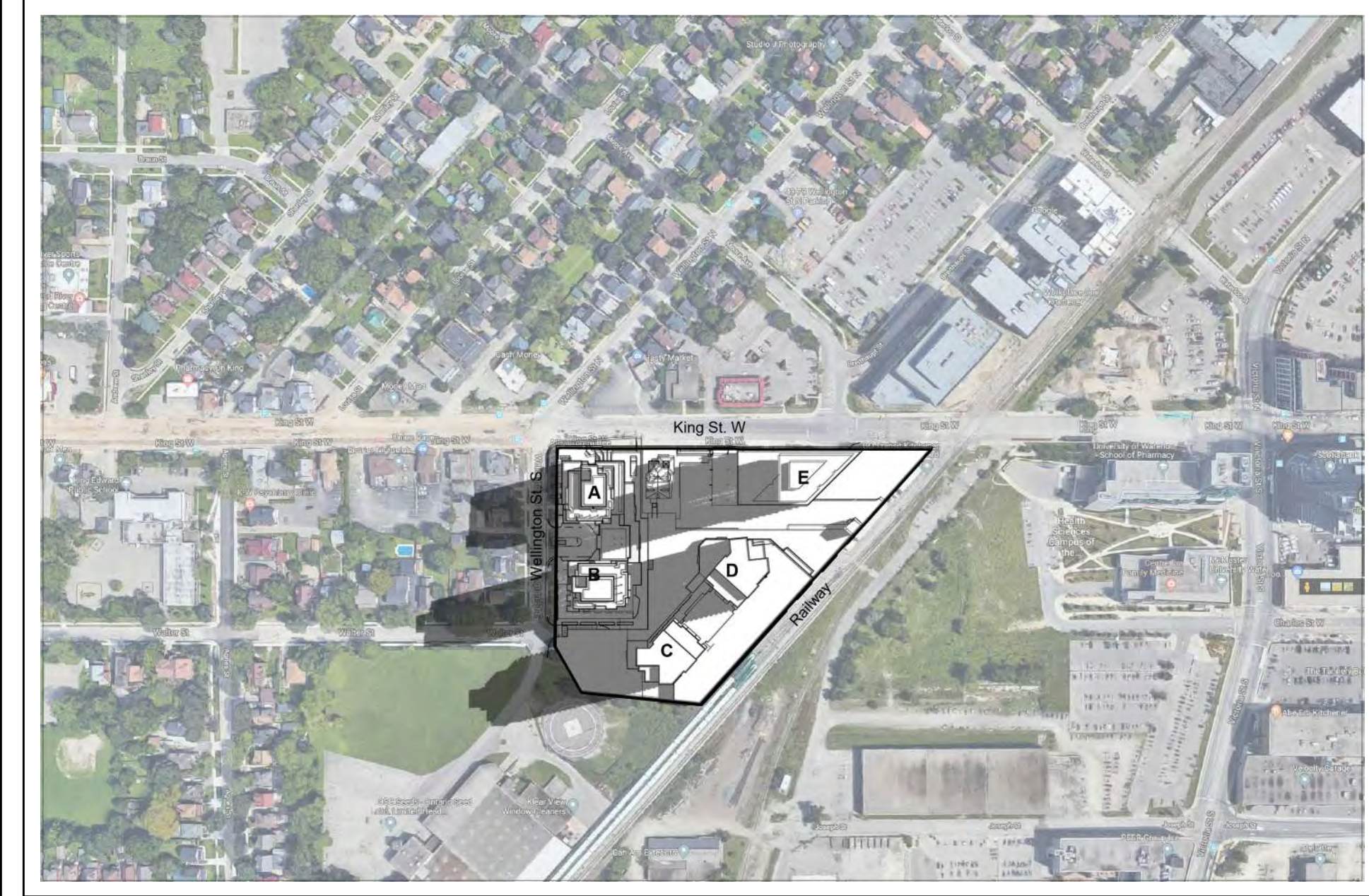
A6.02



June 21 @ 6:00am (Daylight Savings Time) **8**
 NTS A6.02



June 21 @ 8:00am (Daylight Savings Time) **7**
 NTS A6.02



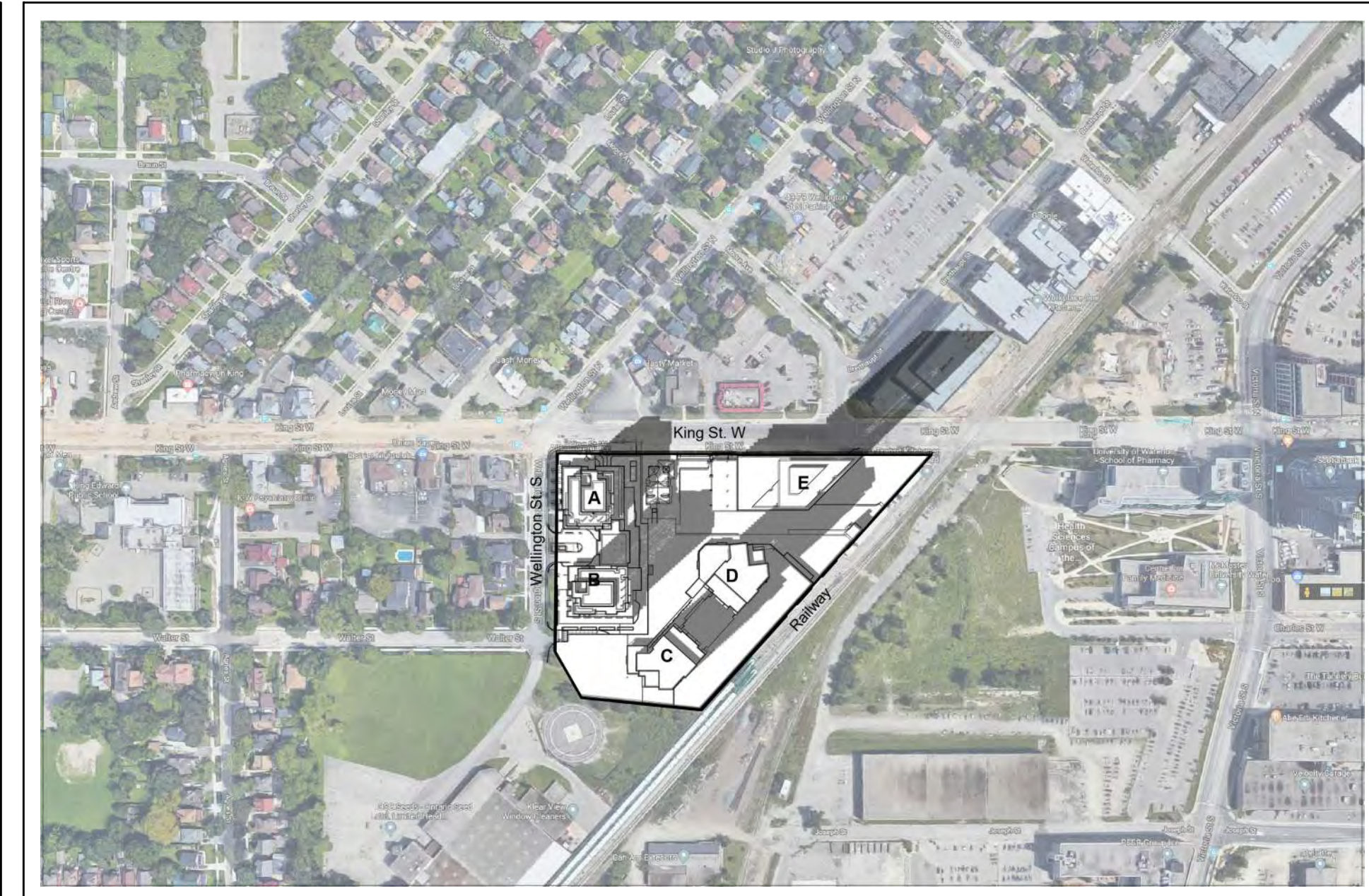
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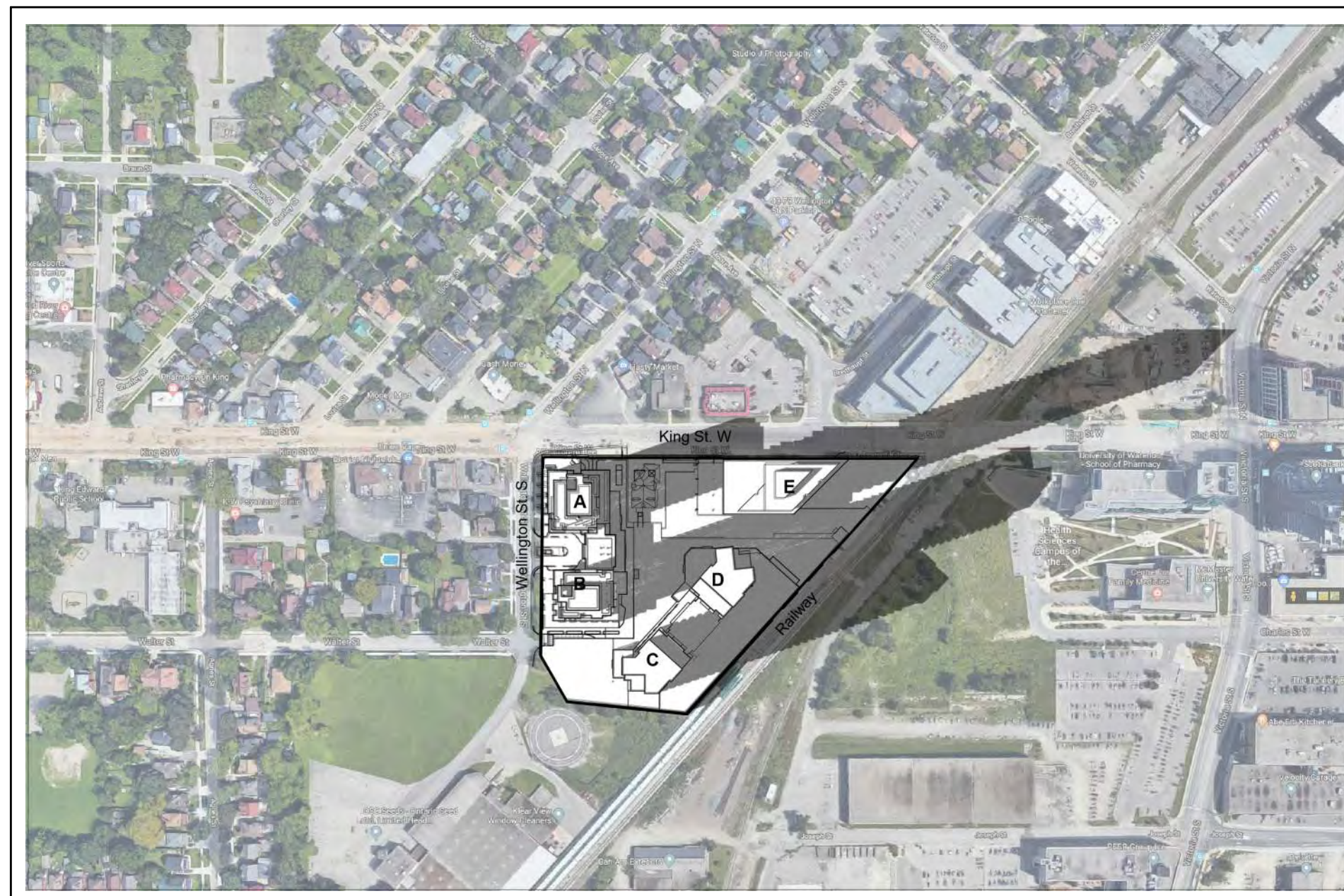
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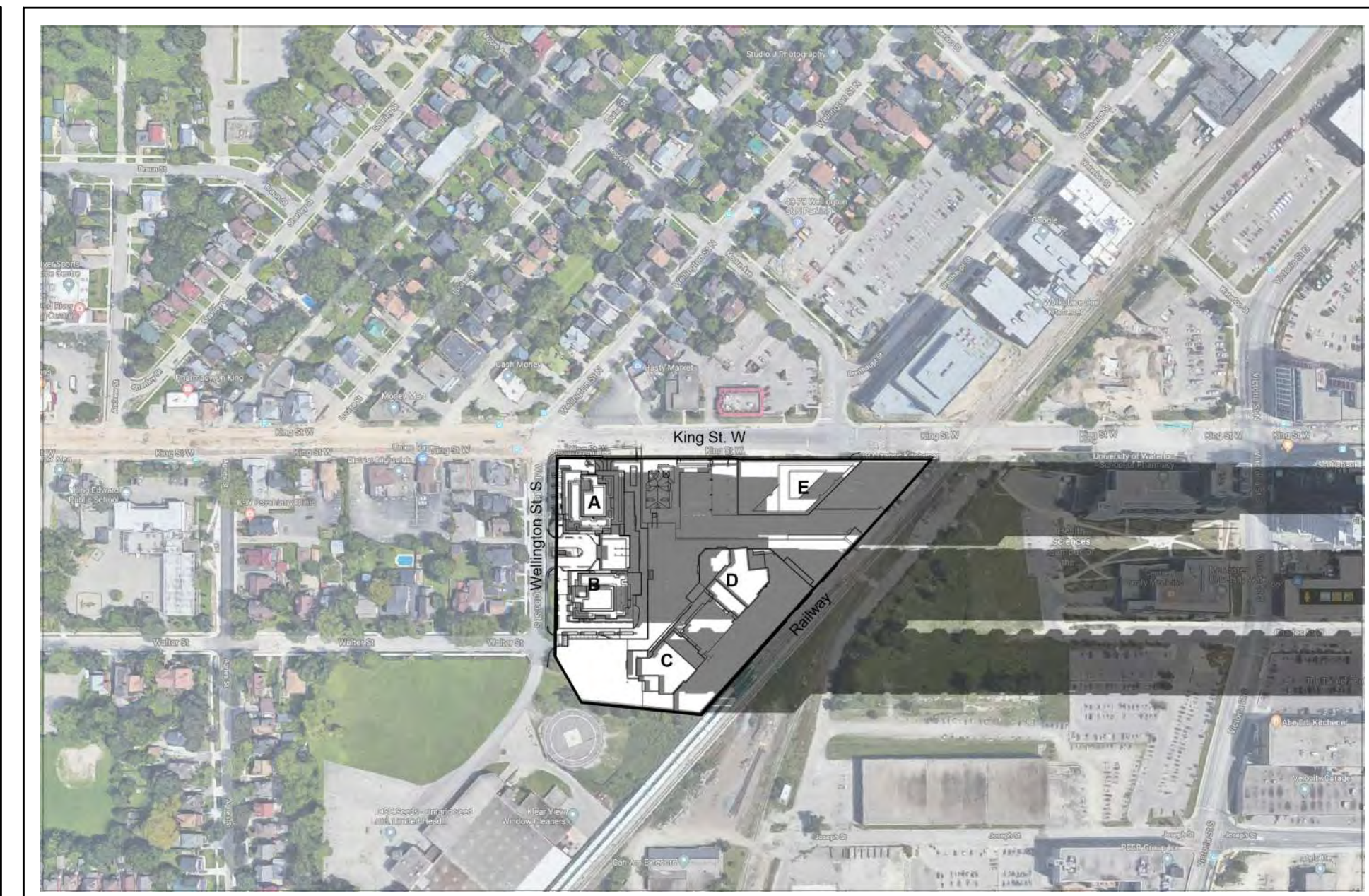
June 21 @ 2:00pm (Daylight Savings Time) **4**
 NTS A6.02



June 21 @ 4:00pm (Daylight Savings Time) **3**
 NTS A6.02



June 21 @ 6:00pm (Daylight Savings Time) **2**
 NTS A6.02



June 21 @ 8:00pm (Daylight Savings Time) **1**
 NTS A6.02

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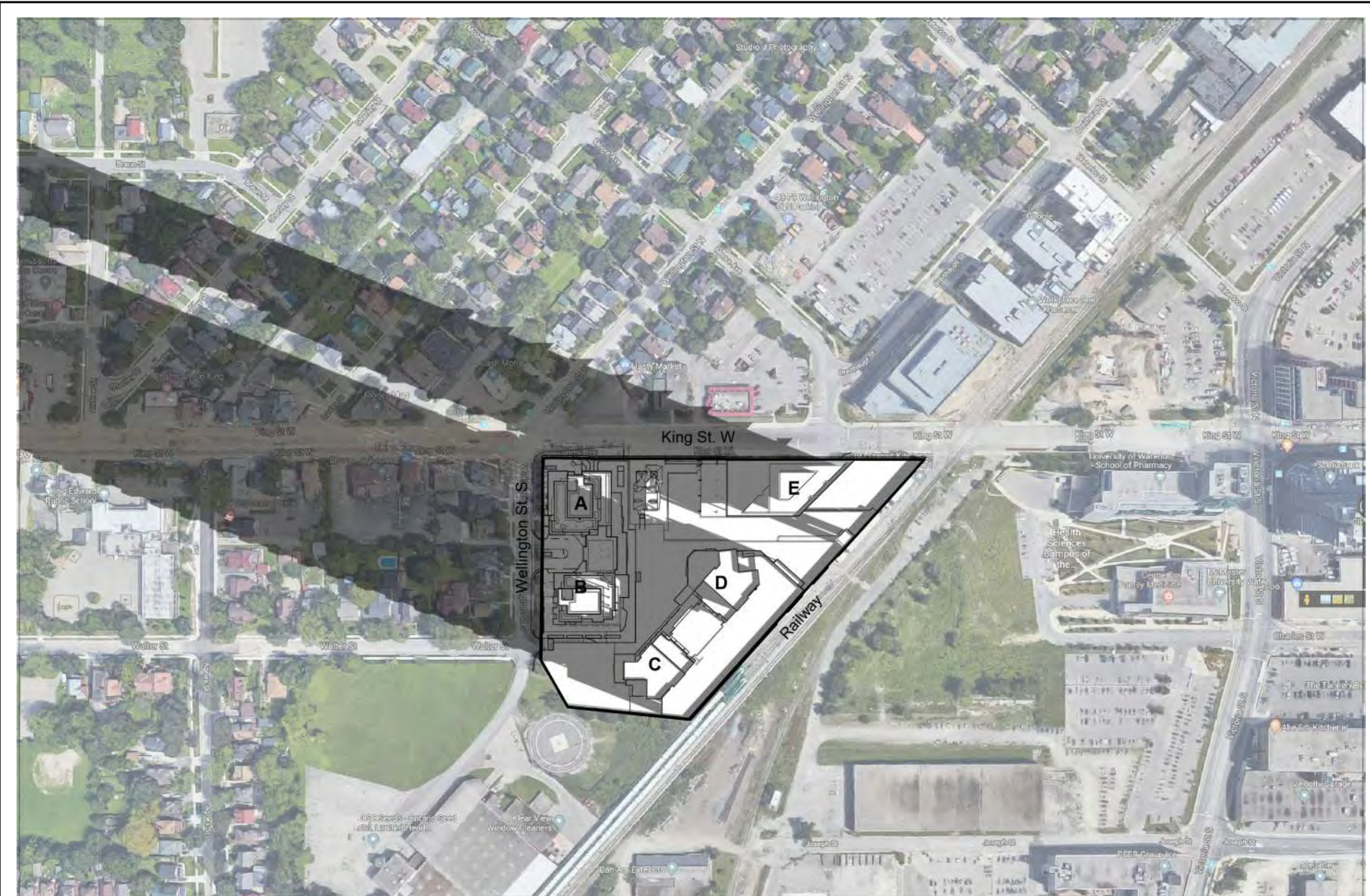
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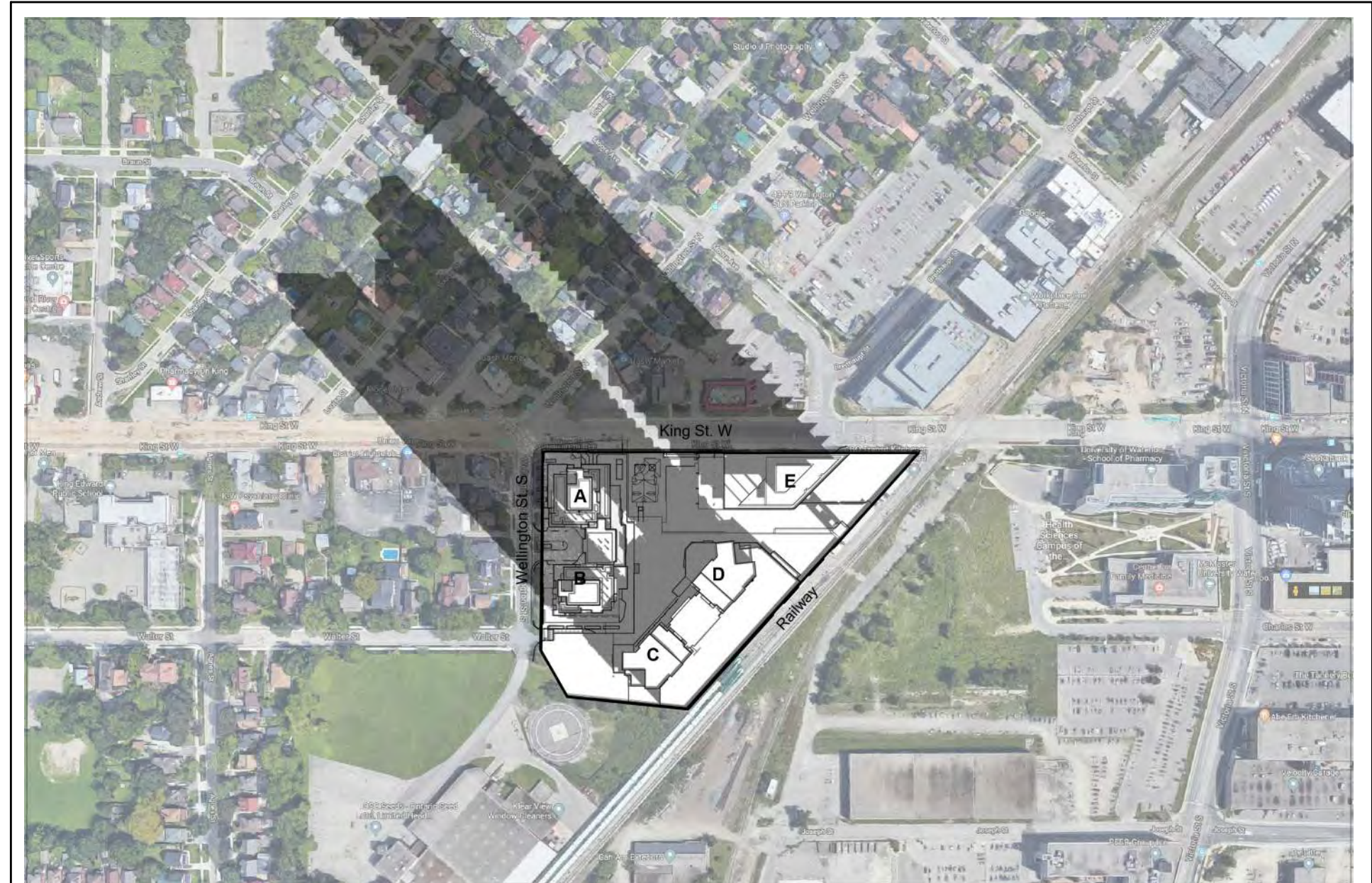
No.: Revision: Date:

WITHOUT PREJUDICE

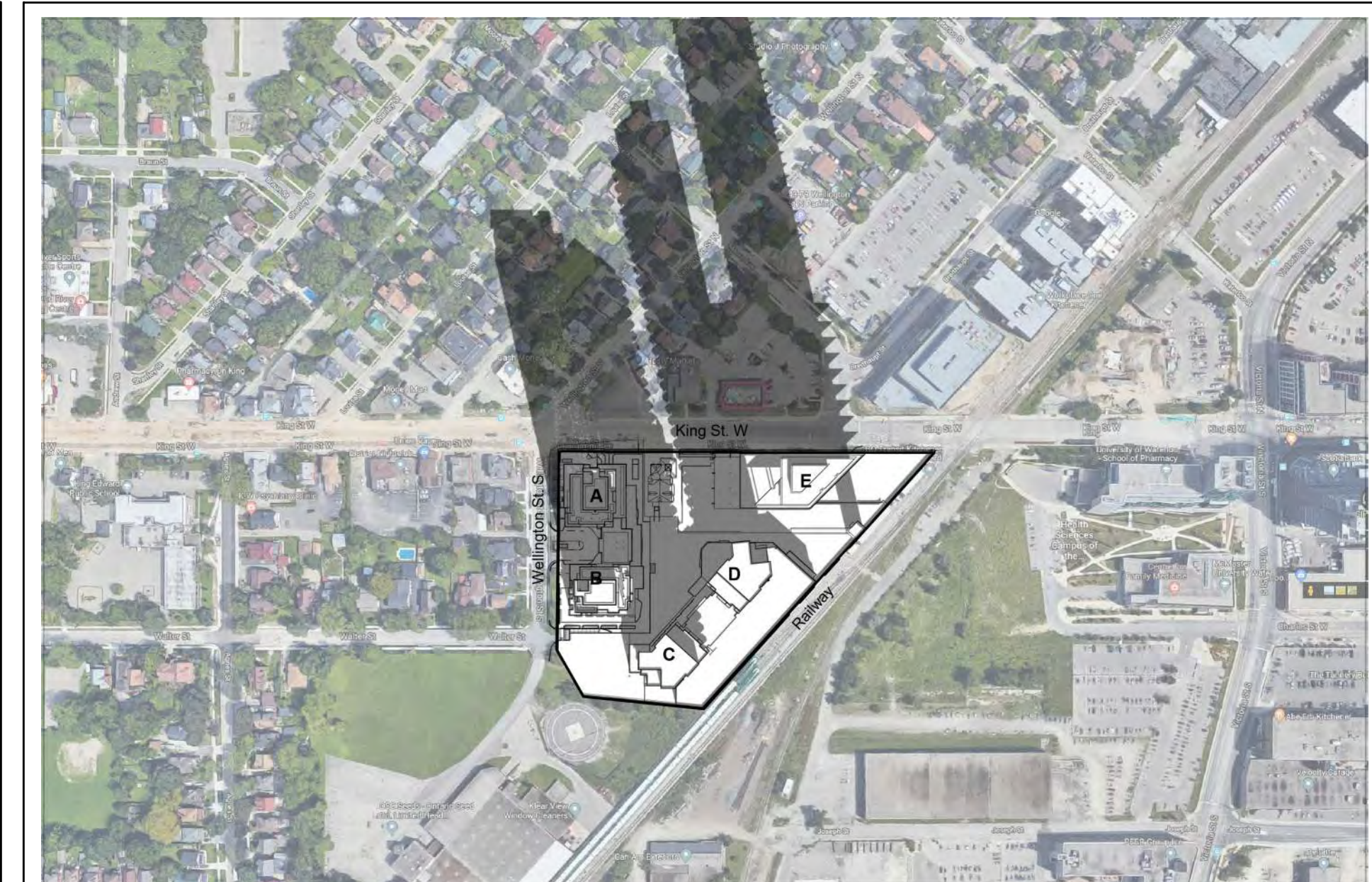
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#5:	Revised OPA/ZBA Resub.	05-11-20
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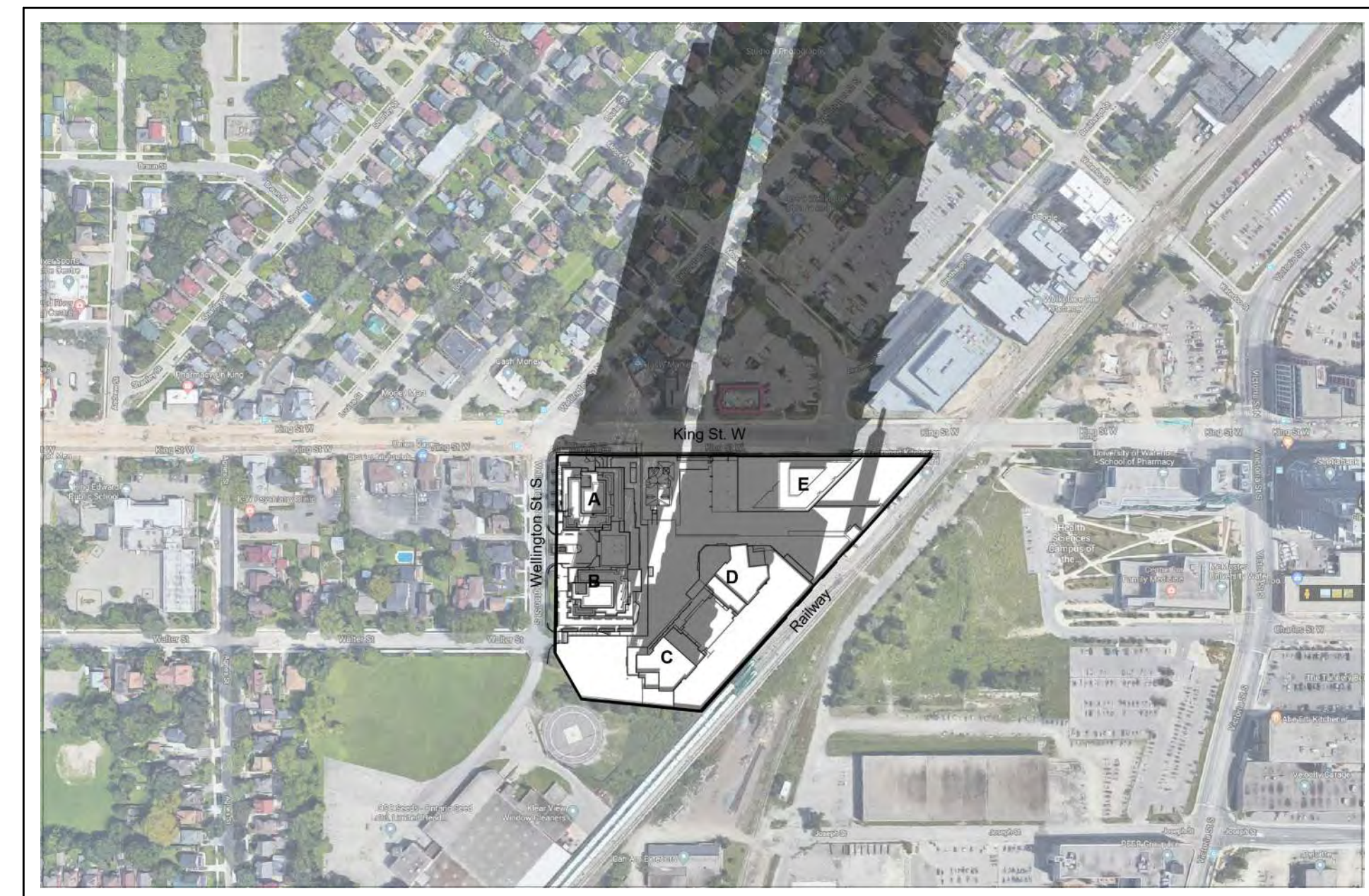
December 21 @ 10:00am **4**
 NTS A6.03



December 21 @ 12:00pm **3**
 NTS A6.03



December 21 @ 2:00pm **2**
 NTS A6.03



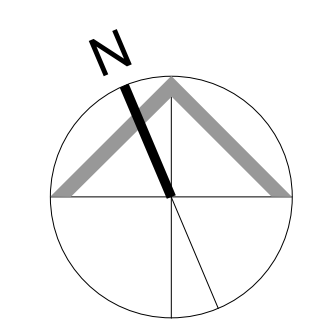
December 21 @ 4:00pm **1**
 NTS A6.03

STATION PARK

Drawing Title:
Sun Shadow Study - December

Project:
 Centre Ice LP

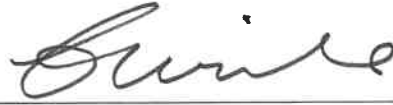
607 - 641 King Street, Kitchener
 Scale:



Drawn by: HM
 Checked by: SK
 Project No.: 18-034
 Date: 05/11/20
 Drawing No.:

A6.03

This is Exhibit "H" referred
to in the Affidavit of Andrea Sinclair
sworn before me, this 11 day of May, 2021



A Commissioner, etc.

**Carol Marie Wiebe, a Commissioner, etc.,
Province of Ontario for MacNaughton Hermsen
Britton Clarkson Planning Limited.
Expires March 16, 2024.**

EXHIBIT H

LIST OF REPORTS AND PLANS SUBMITTED IN SUPPORT OF APPLICATIONS

Planning

1. Planning Justification Report, June 26, 2017 (GSP Group)
2. Planning Justification Report Addendum, March 2019 (MHBC)
3. Planning Justification Report Addendum #2, July 2020, Revised November 2020, Appendices updated January 2021 (MHBC)

Urban Design

1. Urban Design Report, June 26, 2017 (GSP Group)
2. Urban Design Brief Addendum, March 2019 (MHBC)
3. Urban Design Brief Addendum #2, July 2020, Revised January 2021 (MHBC)

Transportation / Parking

1. Transportation Impact and Demand Management Study, June 2017 (Paradigm)
2. Transportation Impact and Demand Management Study, April 2019 (Paradigm)
3. Transportation Impact and Demand Management Study Update, June 2020 (Paradigm)
4. Parking Reduction Justification Report, July 2020 (MHBC)

Heritage

1. Heritage Recommendations Phase I Report, May 16, 2016 (McCallum Sather)
2. Heritage Impact Assessment Phase II, March 2017 (McCallum Sather)
3. Heritage Impact Assessment Addendum, March 18, 2019 (McCallum Sather)
4. Cultural Heritage Impact Letter, June 29, 2020 (McCallum Sather)

Servicing

1. Functional Servicing and Stormwater Management Report, June 20, 2017 (WalterFedy)

2. Functional Servicing Study Addendum, Water Distribution Analysis and Sanitary Sewer Capacity Analysis, March 2019 (WalterFedy)
3. Revised Functional Servicing and Stormwater Management Report, June 5, 2020 (WalterFedy)

Noise

1. Noise Feasibility Study, March 10, 2019 (HGC Engineering)

Wind

1. Wind and Microclimate Report, September 22, 2016 (RWDI)
2. Pedestrian Wind and Snowdrift Reviews, December 22, 2016 (RWDI)
3. Preliminary Pedestrian Wind Study for ZBLA, March 2019 (RWDI)
4. Revised Pedestrian Wind Study, June 24, 2020 (RWDI)

Other:

1. Master Plans
2. Preliminary Elevations, Renderings and Floor Plans
3. Shadow Studies
4. Preliminary Landscape Concepts
5. Streamlined Tier III Risk Assessment, December 20, 2015 (Stantec)
6. Preliminary Geotechnical Report, August 3, 2016 (GHD)
7. Market Research Report, April 2017 (Condo Culture)
8. Stage 1 Railway Setback Report, May 11, 2016 (ABA Architects Inc.)
9. Vibration Feasibility Study, September 26, 2016 (HGC Engineering)
10. Phase 1 Environmental Site Assessment, May 2, 2016 (GHD)
11. Phase 1 Environmental Site Assessment, June 3, 2016 (GHD)

This is Exhibit "I" referred
to in the Affidavit of Andrea Sinclair
sworn before me, this 11 day of May, 2021



A Commissioner, etc.

**Carol Marie Wiebe, a Commissioner, etc.,
Province of Ontario for MacNaughton Hermesen
Britton Clarkson Planning Limited.
Expires March 18, 2024.**

Neighbourhood Information Meeting

Proposed Station Park Development

607-641 King Street West, Kitchener

March 3, 2021





TONIGHT'S AGENDA

368

- **Welcome and Panelist Introductions**
- **Planning Overview**
- **Description of Project Location**
- **History of Applications**
- **Building Upon the Previous Proposal**
- **Response to Previous Community Input**
- **Summary**
- **Q & A Period**
- **Closing Remarks**



Carol Wiebe | MHBC Planning



Andrea Sinclair | MHBC Planning

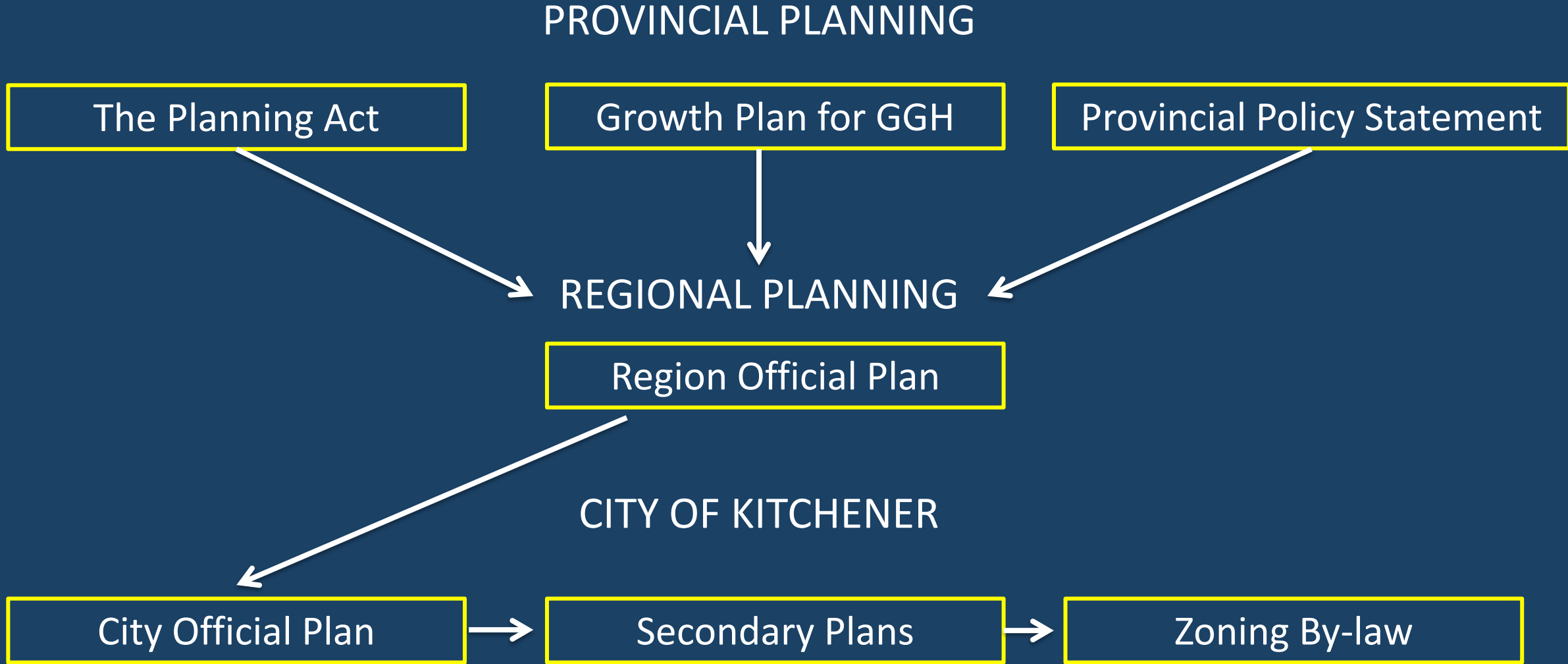


Paul Leveck | Centre Ice LP



Matt Brouwer | Paradigm Transportation Solutions Limited

LAND USE PLANNING FRAMEWORK IN ONTARIO



Official Plan, Secondary Plan – policy documents – sets out goals and objectives to guide future growth (residential and employment) for the longer term (usually 20 + years) Identifies where major land uses are to be located throughout a municipality and establishes policies to guide future growth and the associated infrastructure required such as roads, services, community services, etc. Official Plans must adhere to upper level policy documents.

Zoning Bylaw - implements the policies set out in the Official Plan/Secondary Plan and include more detailed set of regulations such as building height, setbacks, types of uses, allocation of uses, parking, landscaped area etc. The zoning bylaw is to comply with the Official Plan.

Major Transit Station Area (MTSA)- Major Transit Station Areas are lands typically within 800 metres of a major transit station stop. For Waterloo Region this is lands within 800 metres of an LRT station. MTSA's are identified in Provincial, Regional and local Official Plans as primary locations for intensification.

Density - refers to how much development is permitted on a parcel of land. Density is usually measured in the number of units per hectare (residential) or the total square footage as a percentage of the land area (floor space ratio – FSR)

Floor Space Ratio - the total amount of development, measured as a percentage of the property. For example, a FSR of 2.0 means that you can develop a property with a maximum floor area that is the equivalent of two times the lot area. If a property measures 100 m X 100 m, the total area is 10,000 sq. m. A FSR of 2.0 would allow up to 20,000 sq. m of floor area to be built on the property. This floor area can be configured in many different ways. As the amount of lot area covered by buildings decreases, then the height of the building increases.

Urban Design - this refers to the design of urban areas and more specifically how the space between buildings is arranged. It is the art of designing communities to ensure that they create attractive, welcoming spaces. It utilizes many disciplines such as land use planning, architecture, landscape architecture, and engineering to create integrated spaces that are inviting for the public.

Public Realm – places that are accessible to the general public. This could be parks, trails, sidewalks, courtyards, public squares.

POPS – Privately Owned Publically Accessible Space. The term ‘POPS’ describes a park or square that is privately owned and maintained but allows public use.

Streetscape – how a street functions and feels is important. A streetscape generally refers to the relationship between the public realm and the private uses along a street. An urban streetscape will have a very different feel than a rural streetscape. But it generally refers to how the area where the public traverses along a street.

HISTORY OF APPLICATIONS

2017 - Official Plan Application (OPA) and Zoning By-law Application (ZBA) Submitted ('SIXO')

June 2017 - Neighbourhood Meeting

September 2017 – Neighbourhood Meeting

March 2018 – OPA and ZBA Applications Appealed by Previous Owner

July 2018 – Neighbourhood Meeting

October 2018 – Lands acquired by current owner

April 2019 - 1st Resubmission of OPA and ZBA Applications for 'Station Park'

May 2019 - Initiation of Phase 1 Site Plan Process

July 2020 - 2nd Resubmission of OPA and ZBA Applications for 'Station Park'

August 2020- Phase 1 Site Plan Approved

LOCATION

607-641 King Street West

 Station Park Property

 Transit Stops

 LRT Station Stop

 Future Region of
Waterloo Multi-Modal
Transit Hub

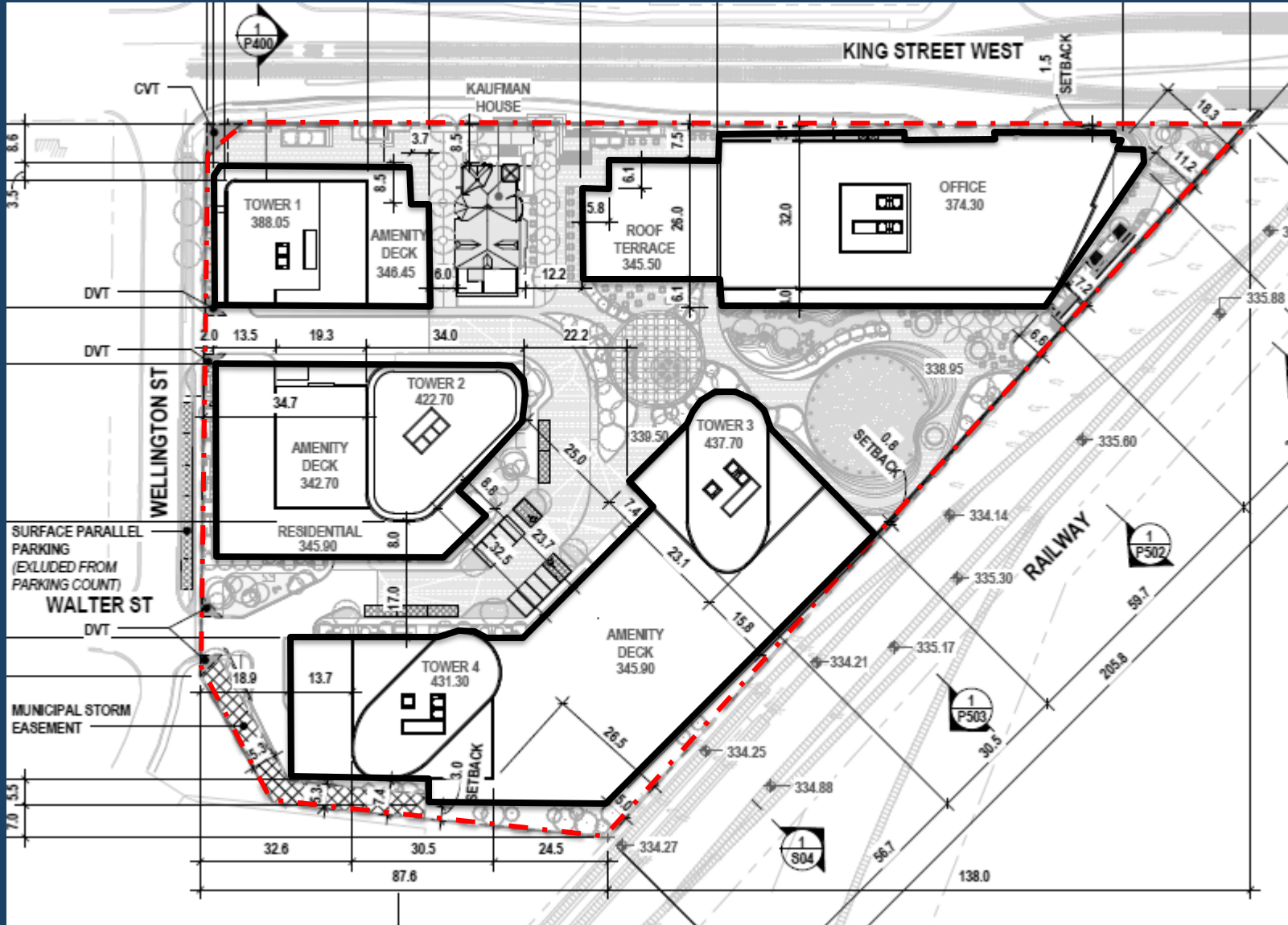
 Urban Growth Centre
Boundary (Downtown)



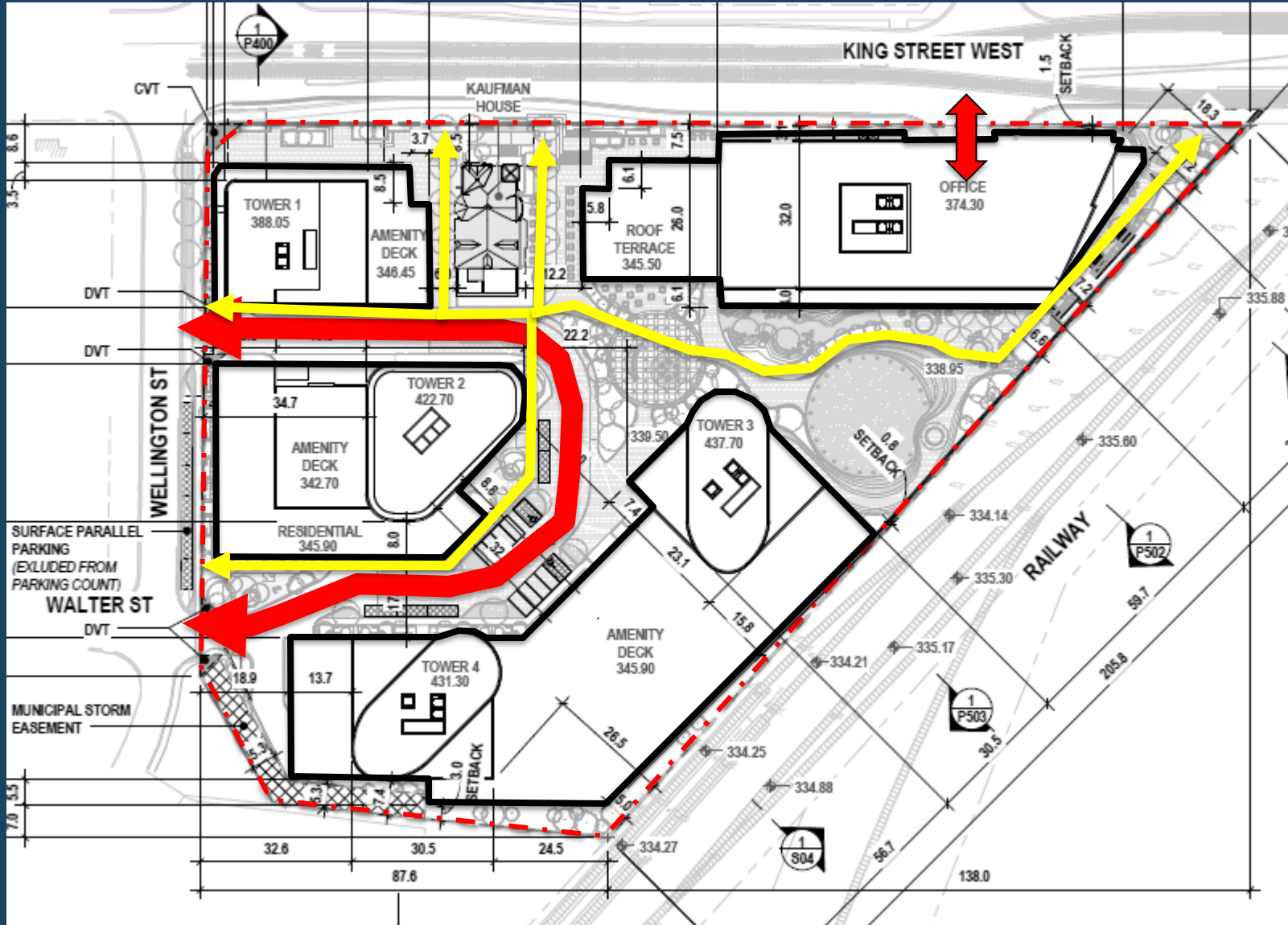
Building Upon the Previous Proposal



PREVIOUS 'SIXO' PROPOSAL



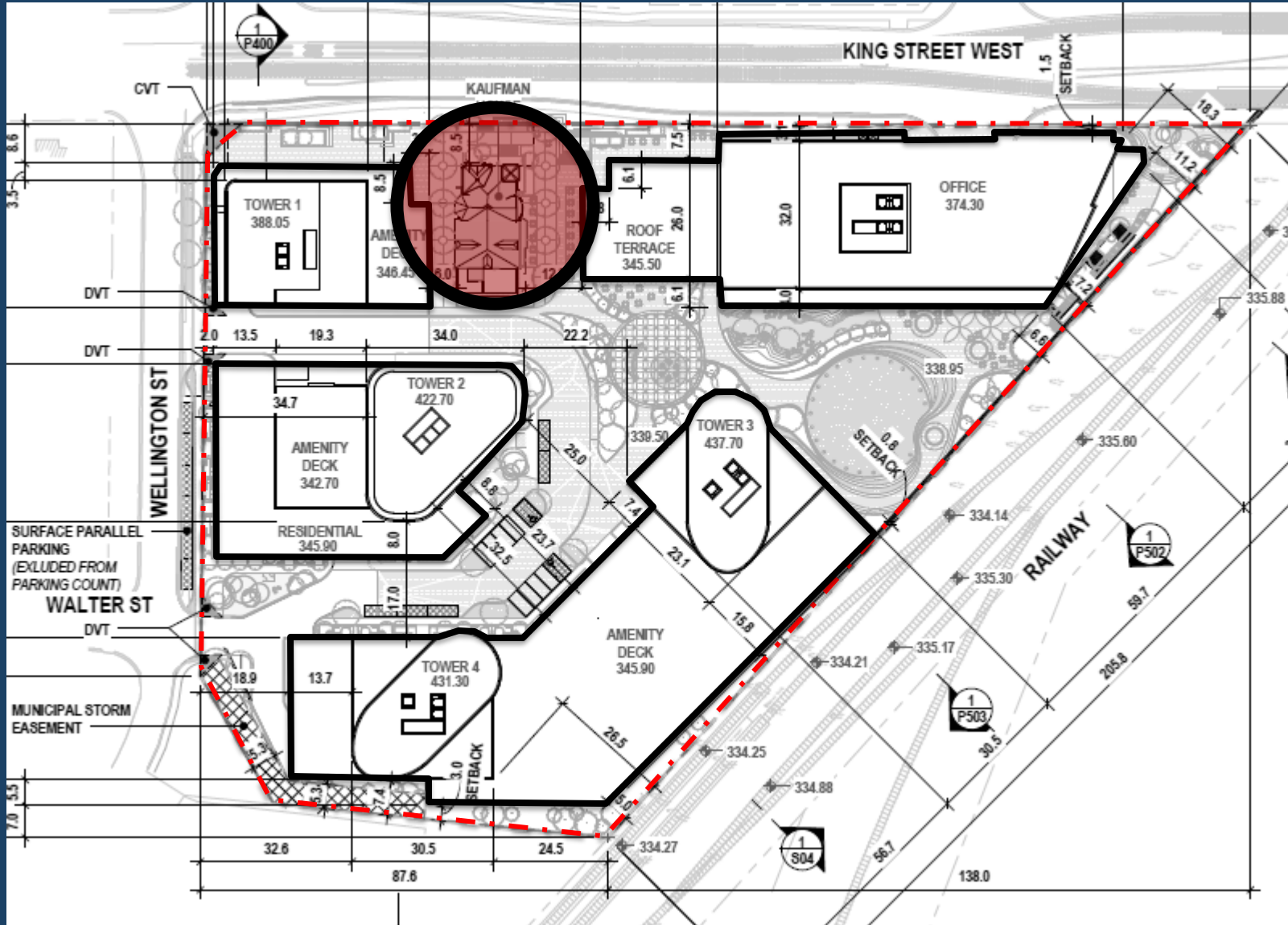
PEDESTRIAN AND VEHICLE ACCESS



↳
Pedestrian
Connections

↕
Vehicle Access

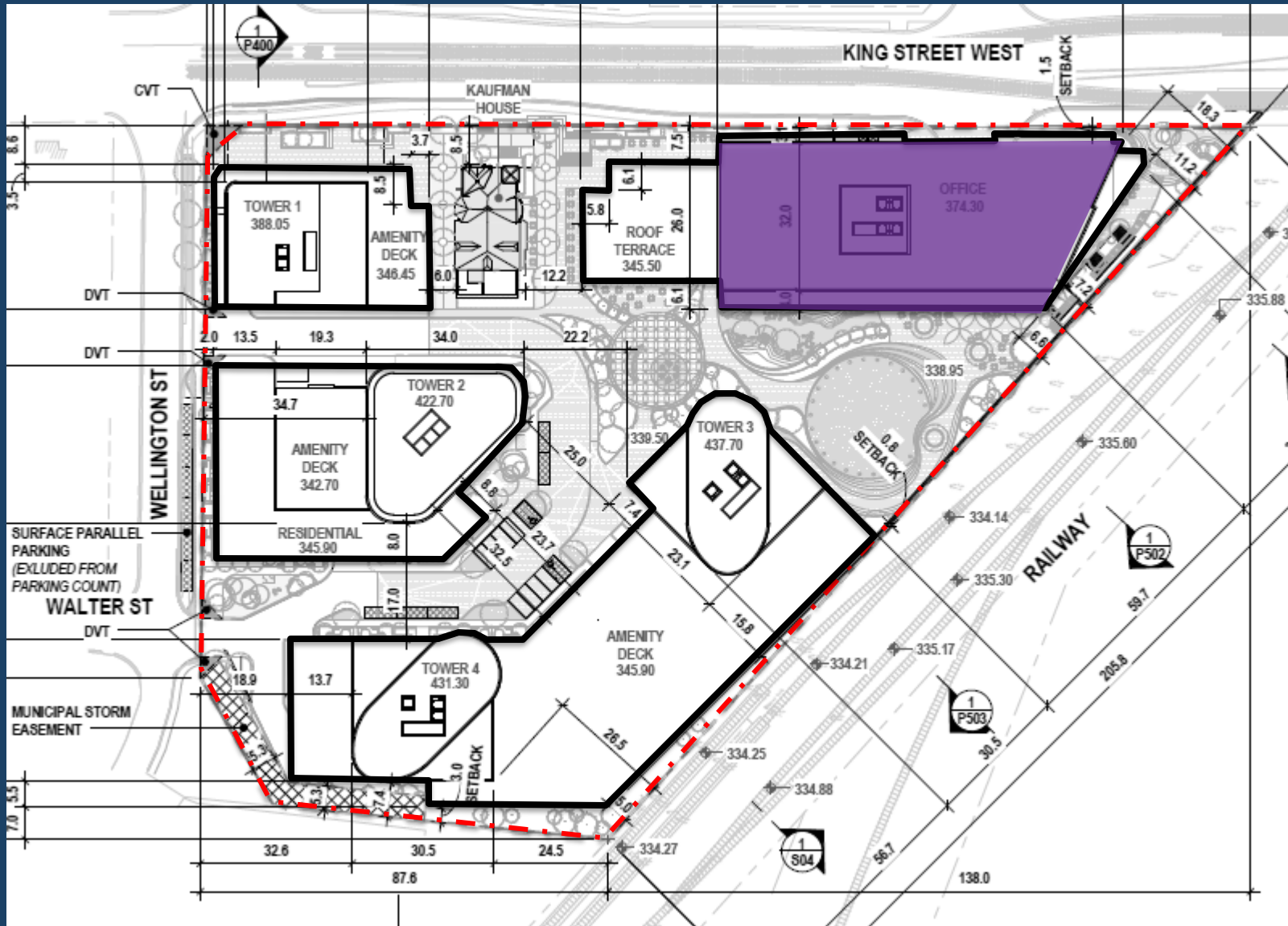
RETENTION OF KAUFMAN HOUSE



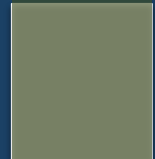
FOUR RESIDENTIAL TOWERS



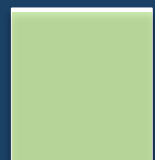
10 STOREY OFFICE



OUTDOOR AMENITY SPACE

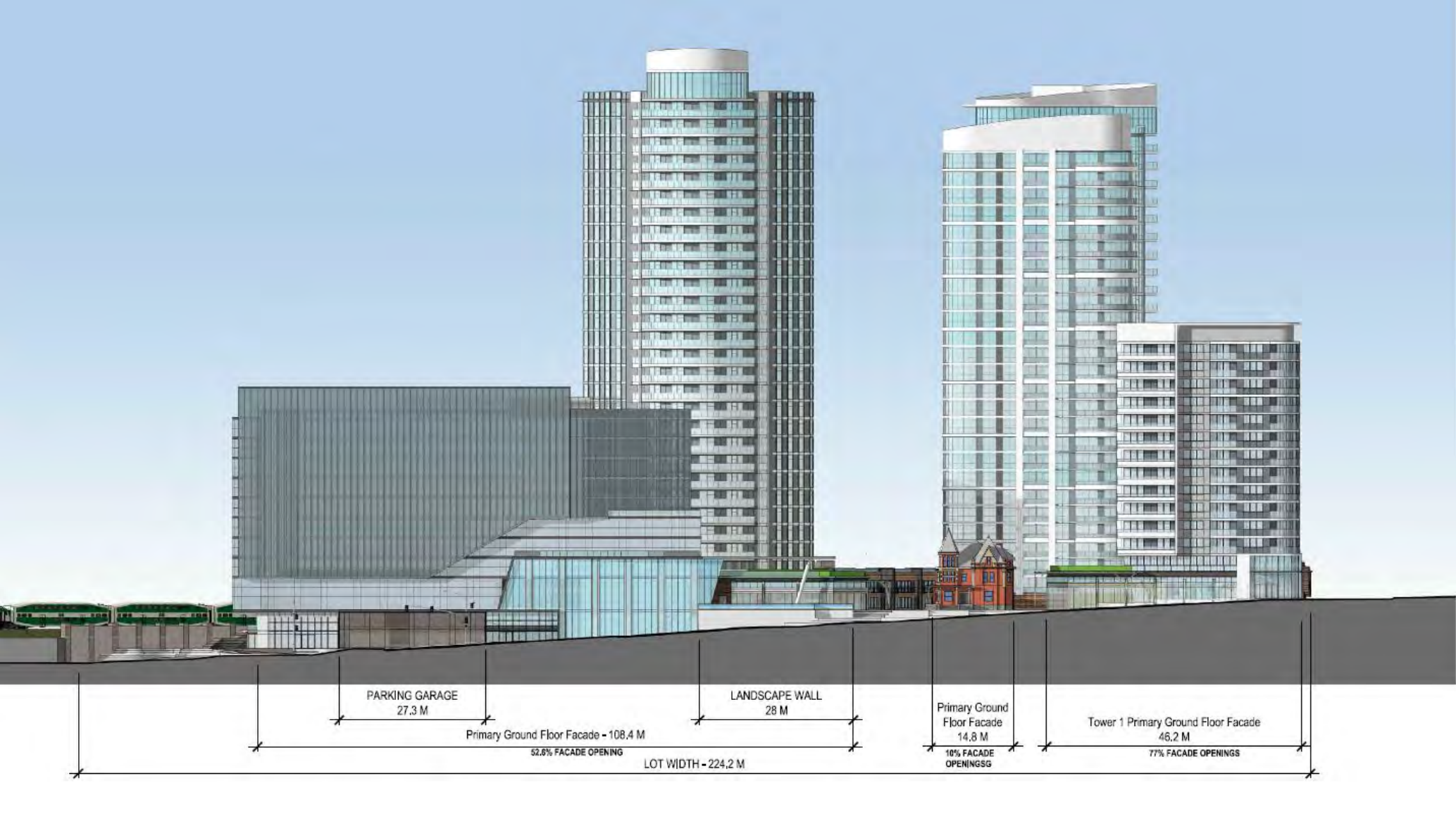


Public Amenity



Private Amenity

KING STREET ELEVATION (SIXO)



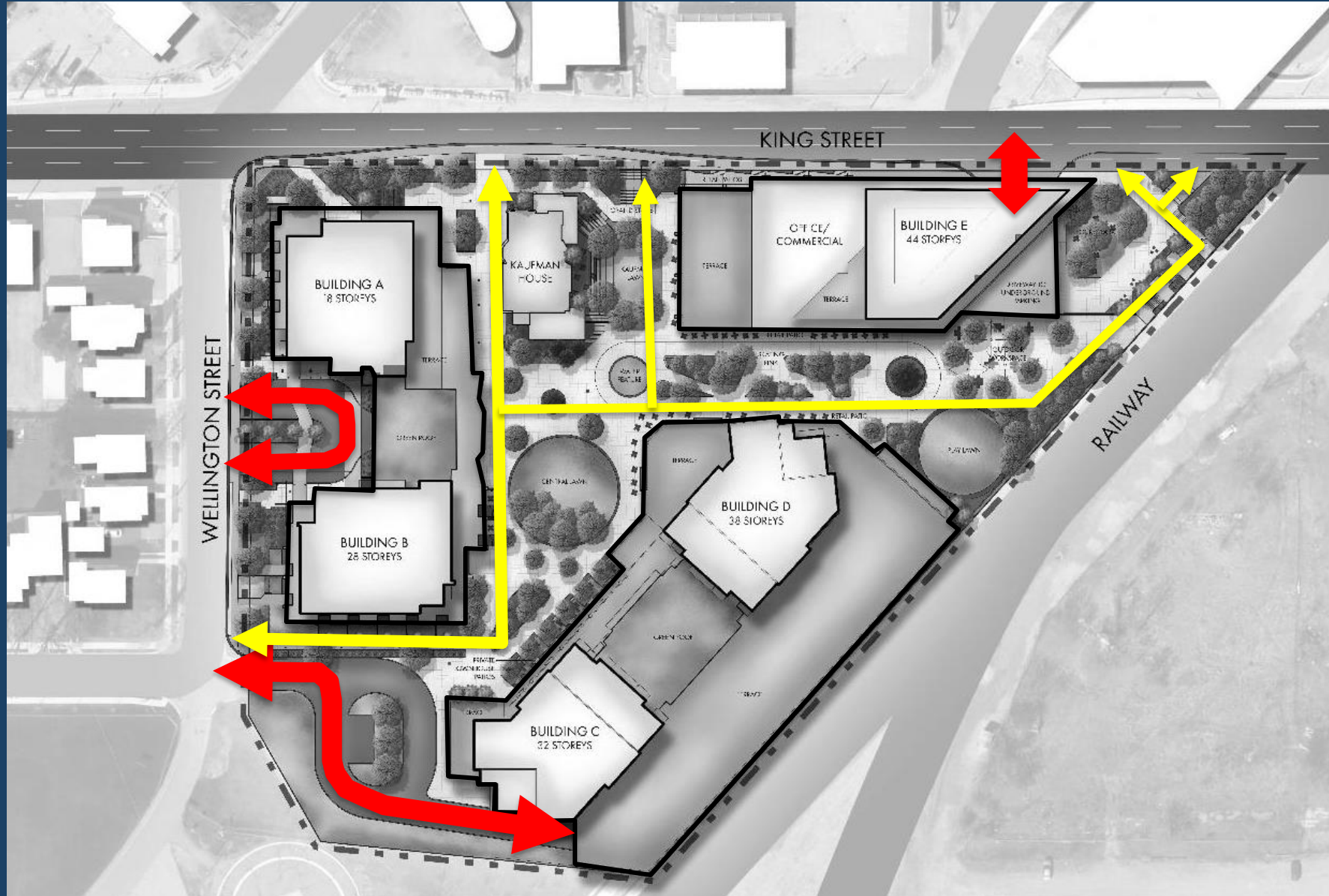
WELLINGTON STREET SOUTH ELEVATION (SIXO)



CURRENT 'STATION PARK' PROPOSAL



ACCESS




Pedestrian
Connections


Vehicle Access

RETENTION OF KAUFMAN HOUSE



FIVE RESIDENTIAL TOWERS

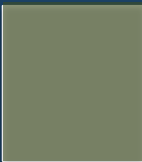


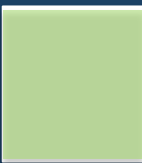
10 STOREY OFFICE



OUTDOOR AMENITY SPACE




Public Amenity


Private Amenity

OUTDOOR AMENITY SPACE COMPARISON

















WHAT WAS HEARD IN PREVIOUS MEETINGS:

- *Affordable Housing*
- *Tower Height, Wind and Shadow Impacts*
- *Green Space*
- *Connection to Iron Horse Trail*
- *Community Meeting Space*
- *Pet Needs*
- *Food Store*
- *Traffic*
- *Parking*
- *Provision of Underground Parking rather than Surface Parking*

WHAT WAS HEARD IN PREVIOUS MEETINGS:

- *Affordable Housing*
 - *30% of Phase 1 (approximately 175 units) met the Provincial and Regional definition of affordable ownership housing.*
- *Tower Height, Wind and Shadow Impacts*
 - *Shortest buildings oriented along Wellington Street South.*
 - *Tallest buildings oriented along the railway.*
 - *Wind and Shadow Studies updated to reflect revised concept.*
 - *Wind mitigation recommendations such as landscaping and wind screens implemented through site plan process.*
 - *Towers designed with compact footprints (850 sq m) to minimize shadow impact.*
 - *Shadow studies demonstrated that City shadow criteria is met. Criteria requires 4-5 hours of sunlight.*