

# 924-944 KING

924-944 KING ST. W, KITCHENER, ON N2G 1G4

## MIXED USE DEVELOPMENT

### ZBA SUBMISSION

ISSUED ON 2024.12.11

- 1.1 CONTEXT PLAN
- 1.2 AERIAL PLAN
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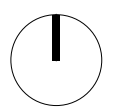
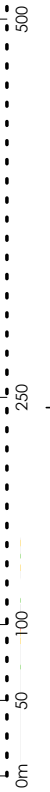




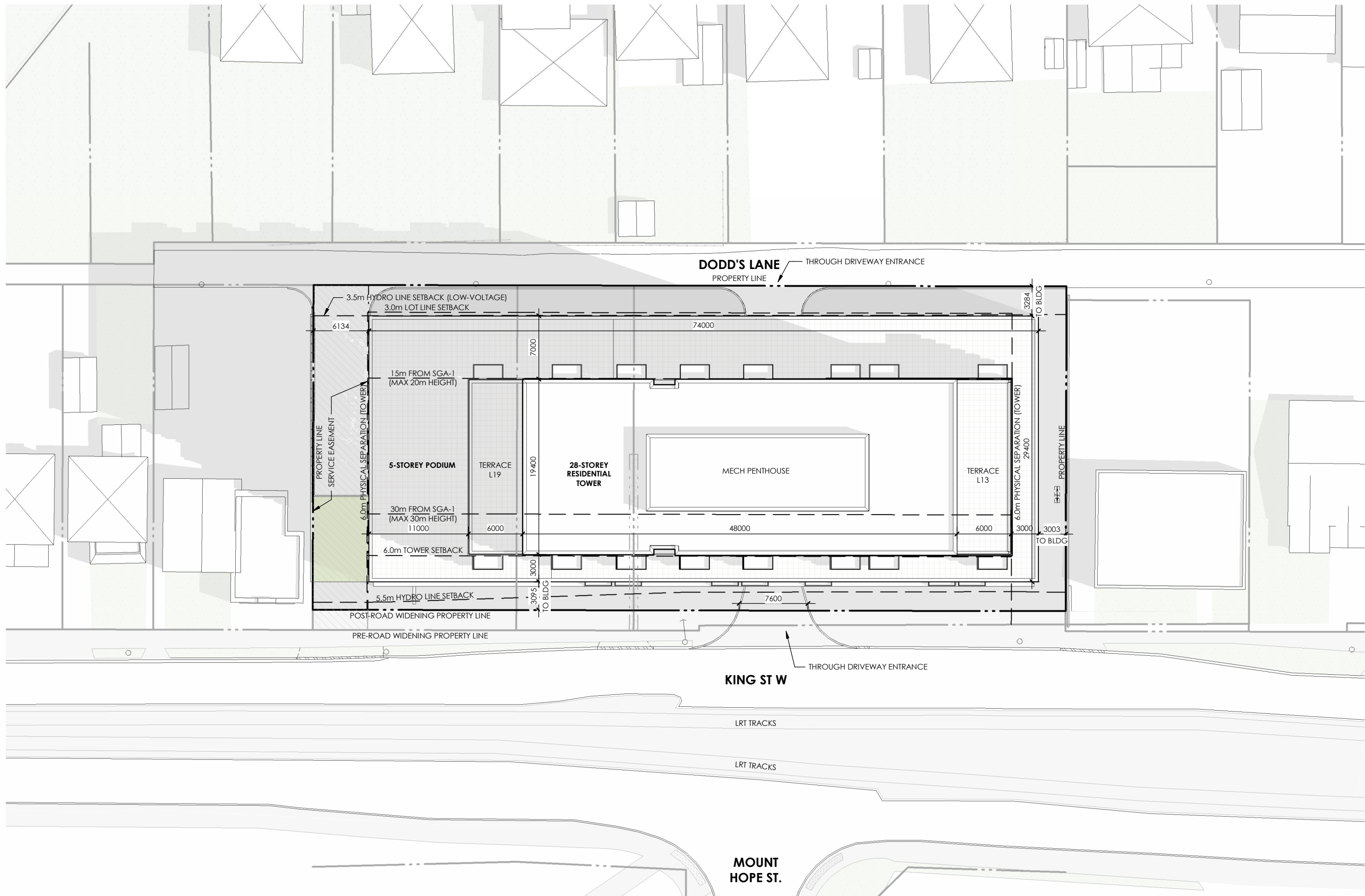
- WATER BODIES
- PARKS
- TRAILS
- CYCLING INFRASTRUCTURE
- MAJOR HIGHWAYS
- TRANSIT ROUTES

CONTEXT PLAN

1:5000  
2024.12.11











SITE DATA 924-944 King St. W, Kitchener		ZBL 2019-051; Proposed Zone: SGA-3		
DENSITY	Minimum	Maximum	Provided	
Total Floor Space Ratio (FSR)	2			11.5
AREAS	Metric	Imperial	%	
Gross Site Area (min. 1,500 sq.m.)	3,147.7 sq m	33,881.5 sq ft		
Road Widening	158.8 sq m	1,709.7 sq ft		-
<b>Net Site Area</b>	<b>0.30 ha</b>	<b>0.7 acre</b>		-
	<b>2,988.9 sq m</b>	<b>32,171.8 sq ft</b>		<b>100%</b>
Building Footprint at grade	1858.1 sq m	20,000.8 sq ft		62%
Asphalt Area	411.1 sq m	4,425.1 sq ft		14%
Concrete Curbs, retaining walls etc	24.8 sq m	266.4 sq ft		1%
Concrete Sidewalks	636.4 sq m	6,850.6 sq ft		21%
<b>Total Impervious Area</b>	<b>2,294.0 sq m</b>	<b>31,543.0 sq ft</b>		<b>98%</b>
Landscaped/Sodded Area	58.4 sq m	628.8 sq ft		2%
<b>Total Permeable Area</b>	<b>58.4 sq m</b>	<b>628.8 sq ft</b>		<b>2%</b>
PRIORITY STREETS REGULATIONS	Min Required	Provided		
Commercial use on street line ground floor - <i>min 50%</i>	37.0 m	43.6 m		59%
Street line ground floor façade openings - <i>min 40%</i>	105.0 sq m	196.9 sq m		75%

SETBACKS	U/G Parking		Podium Building Face		Tower Building Face	
	Required	Provided	Required	Provided	Required	Provided
Front Yard Setback (King St. W.)	0m	0.3m	0m	3.0m	6m	6.1m
Rear Yard Setback (Dodd's Lane)	0m	3.2m	3m	3.2m	3m	10.2m
Internal Side Yard Setback	0m	0.9m	0m	3.0m	6m	6.0m
FRONTAGE	Min Required		Provided			
Lot Frontage	30.0 m		83.2 m			

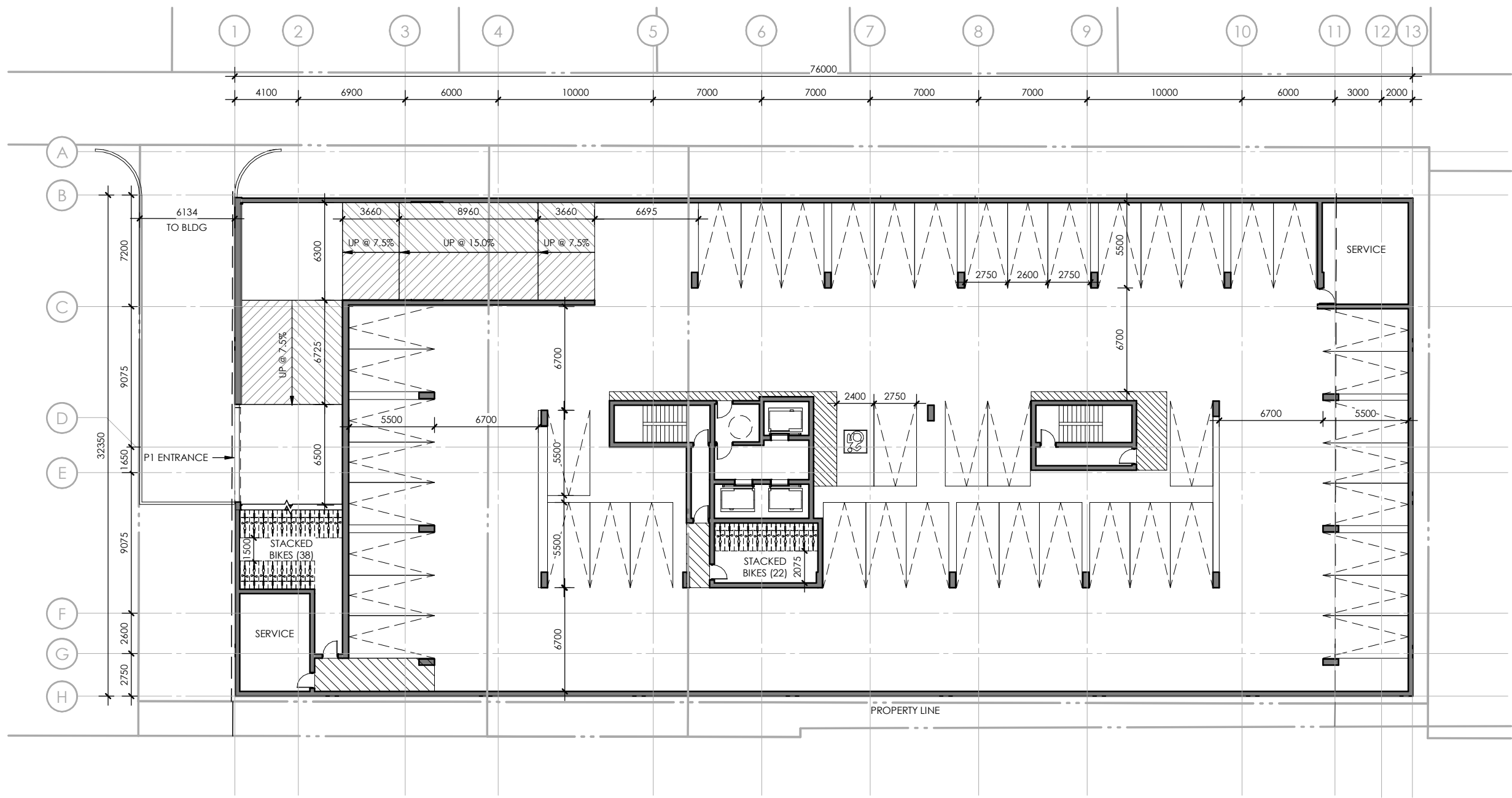
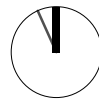
BUILDING DATA				
BUILDING AREAS				
Below Grade	Area (sq.m.)	# of Floors	Metric	Imperial
P1 (Underground)	2443.4	1	2,443.4 sq m	26,301.5 sq ft
<b>Gross Floor Area (Below Grade)</b>			<b>2,443.4 sq m</b>	<b>26,301.5 sq ft</b>
Above Grade	Area (sq.m.)	# of Floors	Metric	Imperial
Level 1 (Ground Floor)	1858.1	1	1,858.1 sq m	20,000.8 sq ft
Levels 2-5 (Podium)	2150.4	4	8,601.4 sq m	92,585.0 sq ft
Levels 6-12 (Tower)(Max : 2000 sq. m)	1161.2	7	8,128.3 sq m	87,491.9 sq ft
Levels 13-18 (Tower) ((Max : 1200 sq. m))	1044.8	6	6,268.7 sq m	67,475.5 sq ft
Levels 19-28 (Tower) (Max : 1000 sq. m)	928.4	10	9,283.8 sq m	99,930.0 sq ft
Mechanical Penthouse	250.0		250.0 sq m	2,691.0 sq ft
<b>Gross Floor Area (Above Grade)</b>		<b>28</b>	<b>34,390.3 sq m</b>	<b>370,174.3 sq ft</b>
<b>Total Gross Floor Area</b>			<b>36,833.7 sq m</b>	<b>396,474.9 sq ft</b>
BUILDING HEIGHT (Max: 28 storeys)	Height (m)	# of Floors	Metric	Imperial
Level 1 (Ground Floor)	6.1	1	6.1 m	20.0 ft
Levels 2-4 (Podium)	3.2	3	9.6 m	31.0 ft
Level 5 (Podium)	3.6	1	3.6 m	11.0 ft
<b>Total Podium Height</b>		<b>5</b>	<b>19.3 m</b>	<b>63.0</b>
Levels 6-11 (Tower)	3.2	6	19.2 m	62.0 ft
Level 12 (Tower)	3.6	1	3.6 m	11.0 ft
Levels 13-17 (Tower)	3.2	5	16.0 m	52.0 ft
Level 18	3.6	1	3.6 m	11.0 ft
Levels 19-27 (Tower)	3.2	9	28.8 m	94.0 ft
Level 28	3.6	1	3.6 m	11.0 ft
<b>Total Tower Height</b>		<b>23</b>	<b>74.8 m</b>	<b>245.0</b>
Parapet	1.1		1.1 m	3.0 ft
<b>Total Building Height</b>		<b>28</b>	<b>95.2 m</b>	<b>312.0 ft</b>
Mechanical Penthouse (not included in Building Height Calculation)			4.0 m	13.0 ft

COMMERCIAL							
Gross Floor Areas		Metric		Imperial			
Level 1 (Ground Floor)		659.0	sq m	7,093.6	sq ft		
<b>Total Commercial Gross Floor Area</b>		<b>659.0</b>	<b>sq m</b>	<b>7,093.6</b>	<b>sq ft</b>		
UNITS	# of Floors	Studio	1 Bed	2 Bed	3 Bed	Units/Floor	Beds
Level 1 (Ground Floor)	1	0	0	0	0	0	0
Levels 2-5 (Podium)	4	0	5	1	1	7	10
Level 6 (Tower)	1	0	10	3	0	13	16
Levels 7-12 (Tower)	6	0	10	6	0	16	22
Levels 13-18 (Tower)	6	0	9	4	1	14	20
Levels 19-28 (Tower)	10	0	8	3	1	12	17
<b>Total</b>	<b>28</b>	<b>0</b>	<b>224</b>	<b>97</b>	<b>20</b>	<b>341</b>	<b>478</b>
Unit Mix		0%	66%	28%	6%	100%	

AMENITY		Metric		Imperial	
REQUIRED		8 sq m / dwelling unit	2,728.0 sq m	29,364.0	sq ft
PROVIDED		Interior Rooms (Fitness, Theatre, etc.)	232.5 sq m	2,502.6	sq ft
		Common Terrace (Level 6)	434.0 sq m	4,671.5	sq ft
		Private Balconies (Estimated 5 sm per unit or 1.6m x 3.1 m )	1,640.0 sq m	17,652.8	sq ft
		Private Terraces (Level 6)	500.0 sq m	5,382.0	sq ft
		Private Terraces (Level 13)	104.2 sq m	1,121.6	sq ft
		Private Terraces (Level 19)	104.2 sq m	1,121.2	sq ft
<b>Total</b>			<b>3,014.9 sq m</b>	<b>32,451.7 sq ft</b>	

Parking Data							Spaces	
VEHICLES							Min	Max
REQUIRED (Zoning/By-law Parking Requirements)								
Commercial (Min:0, Max: 1 space /24 sq.m.) - <i>Multi-Unit Rate</i>							0	27
Residential Parking Required (SGA-3 - Min: 0, Max: 1.3/DU, incl. visitor)							0	443
<b>Total Parking Required</b>							<b>0</b>	<b>471</b>
<i>Loading</i>							0	
<i>Visitor Parking (Min. 10% of provided parking)</i>							18	
<i>Barrier Free Parking Required (1+3% applies for 101-200 spaces provided)</i>							7	
<i>Type A Required</i>							3	
<i>Type B Required</i>							4	
PROVIDED	# of Floors	Type A	Type B	Standard	Compact	Total		
P1 (Underground)	1		1	47		48		
Level 1 (Ground Floor)	1			6		6		
Levels 2-4	3	1	1	29		93		
Level 5	1			35		35		
<b>Total Parking Provided</b>	<b>6</b>	<b>3</b>	<b>4</b>	<b>175</b>	<b>0</b>	<b>182</b>		
<i>Provided Parking Includes:</i>								
<i>Visitor Parking</i>							0	
<i>Electric Vehicle Ready Parking</i>							0	
<i>Car Share Parking</i>							0	

BICYCLES				
REQUIRED (Zoning/By-law Parking Requirements)		Class A	Class B	Total
Commercial Bike parking requirement (Class A:1/1000 sq.m., Class B: 1/333 sq.m.) - <i>Multi-Unit Rate</i>		1	2	3
Residential Bike parking requirement (Type A:1/DU, Type B: 6 (DU>20))		341	6	347
<b>Total Parking Provided</b>		<b>342</b>	<b>8</b>	<b>350</b>
PROVIDED		Class A	Class B	Total
P1 (Underground)		60	0	60
Level 1 (Ground Floor)		282	8	290
<b>Bike Parking Total</b>		<b>342</b>	<b>8</b>	<b>350</b>

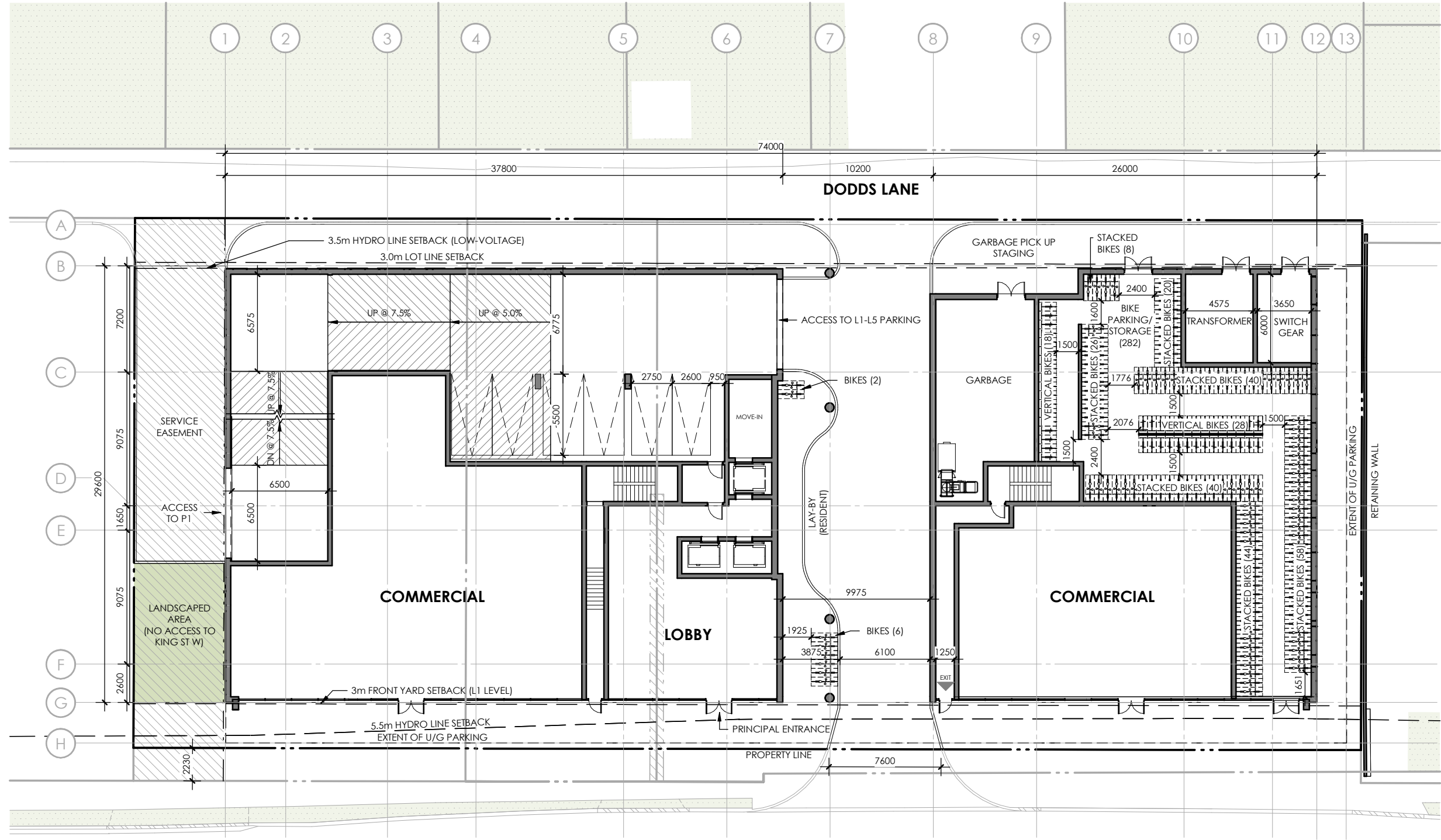
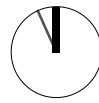


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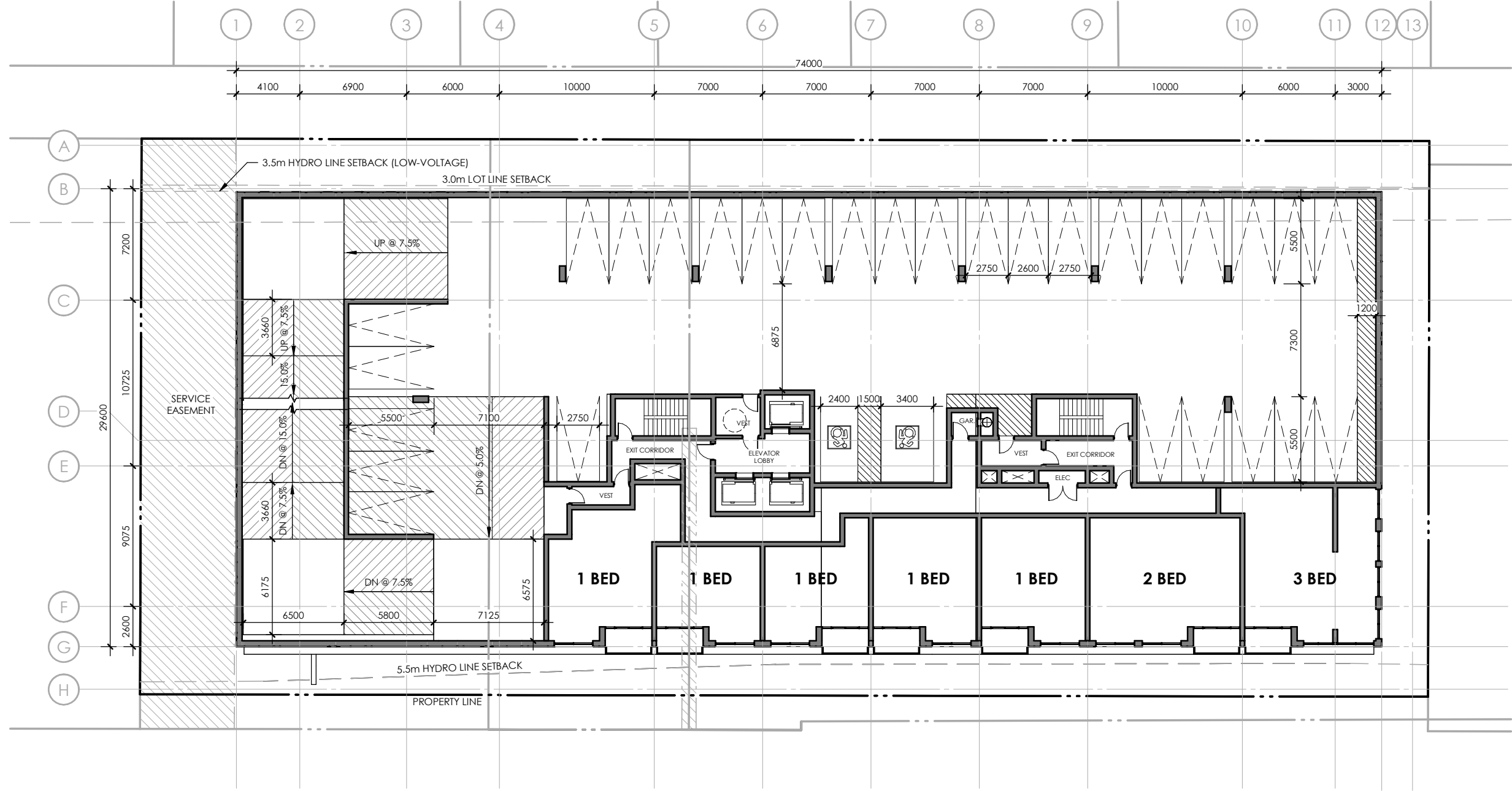
FLOOR PLANS  
PARKING LEVEL 1

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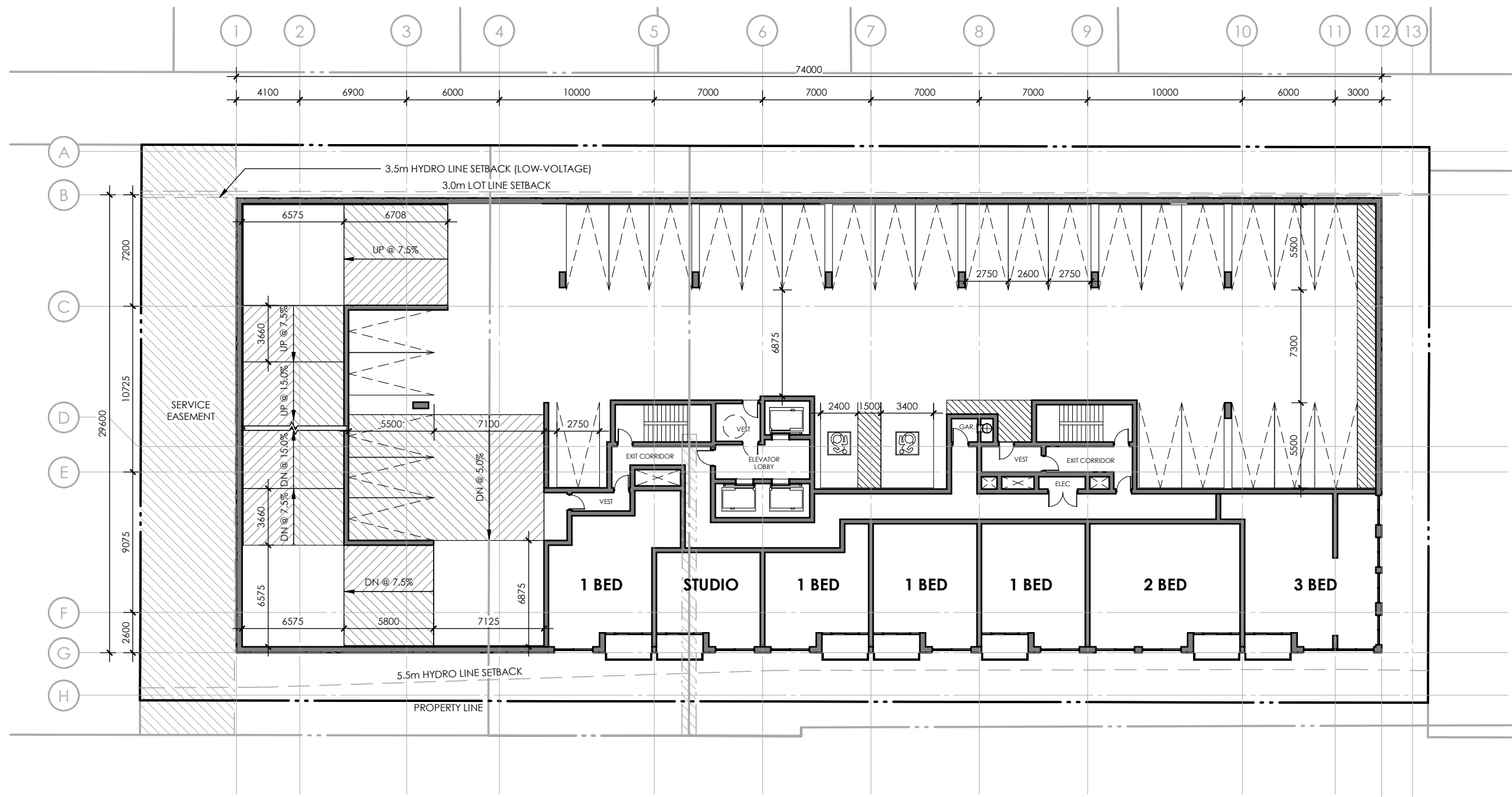
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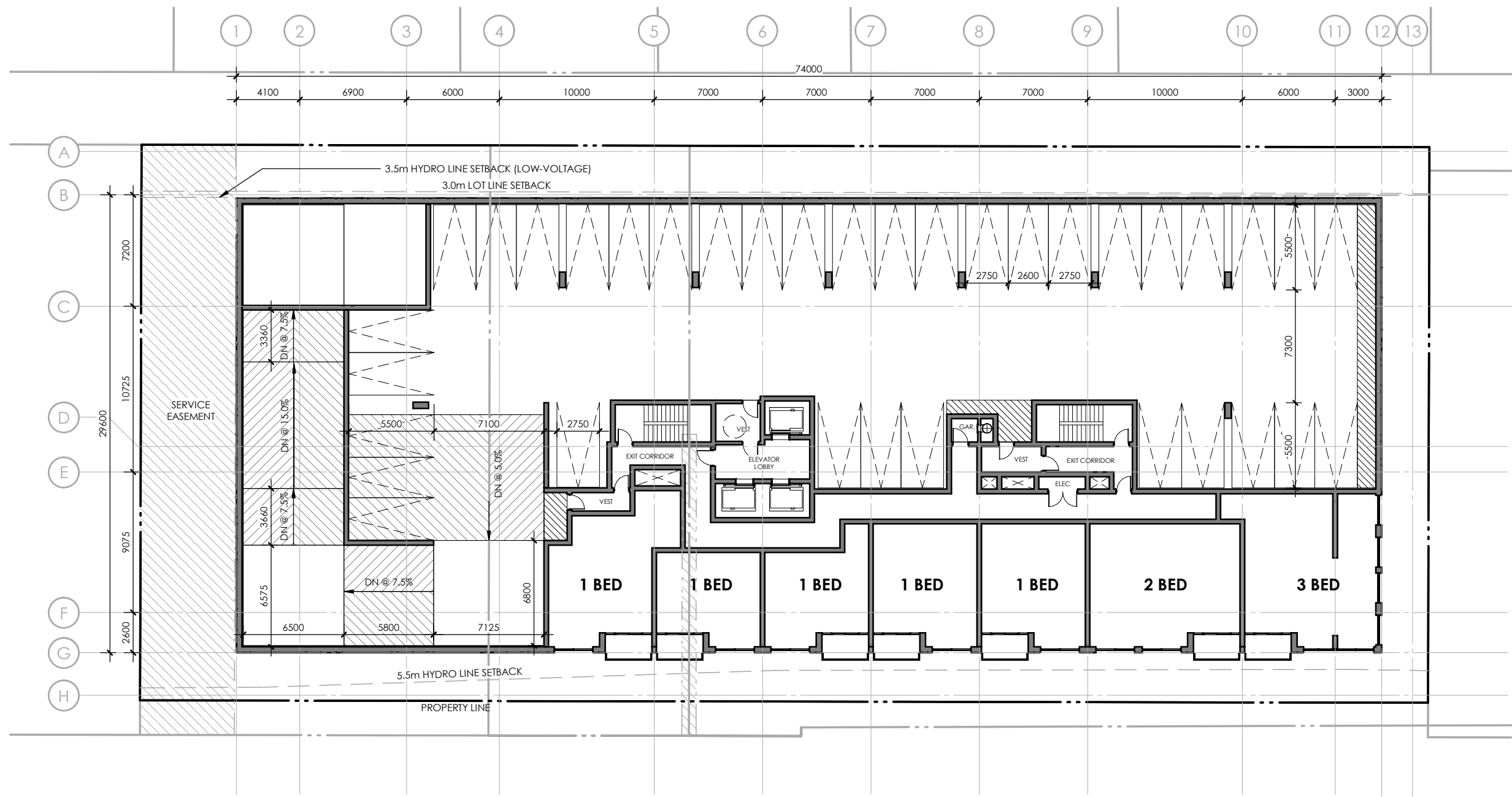
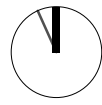
**FLOOR PLANS**  
 LEVEL 2

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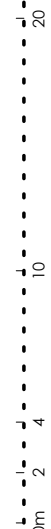
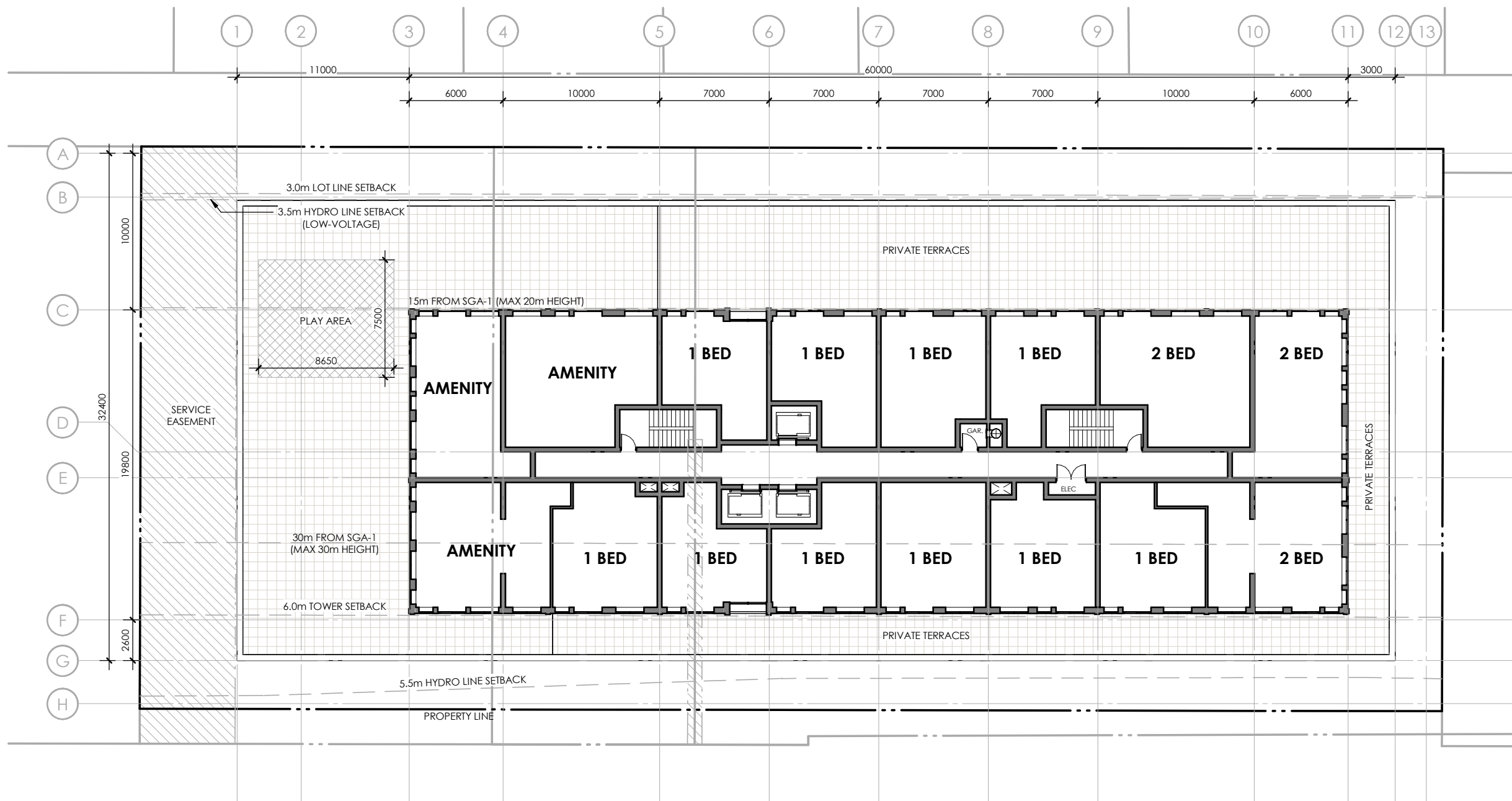
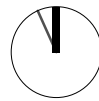


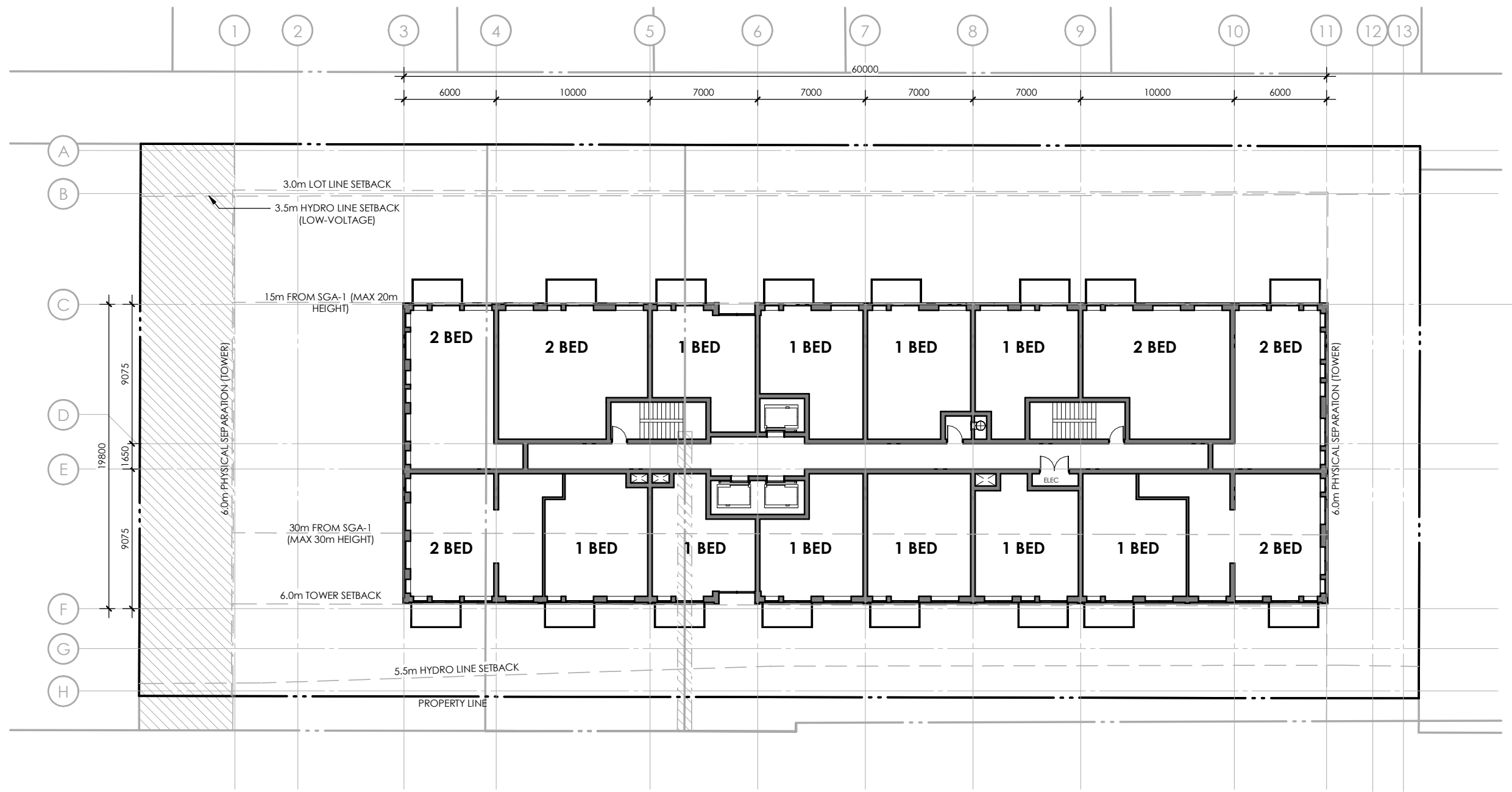


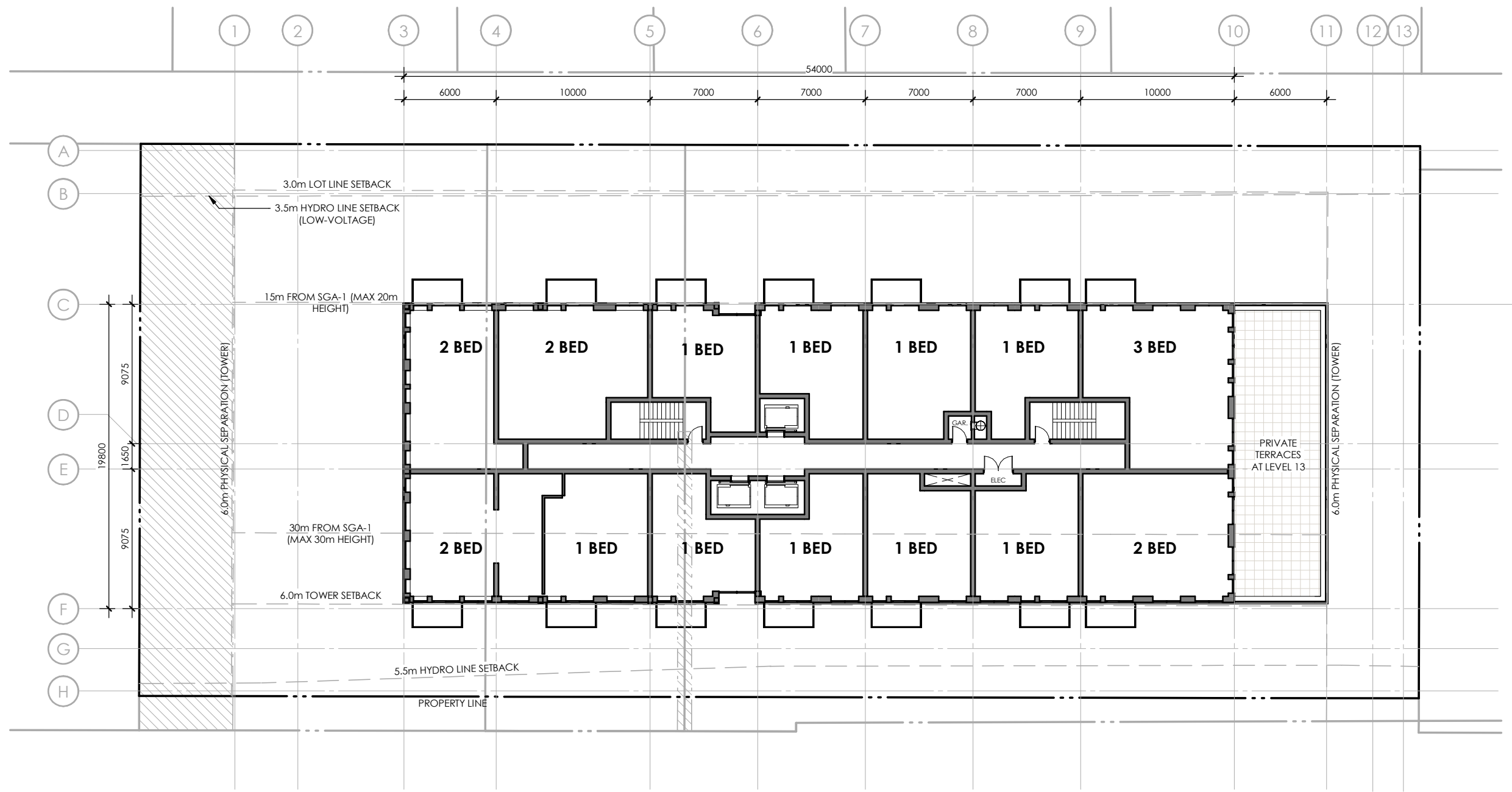
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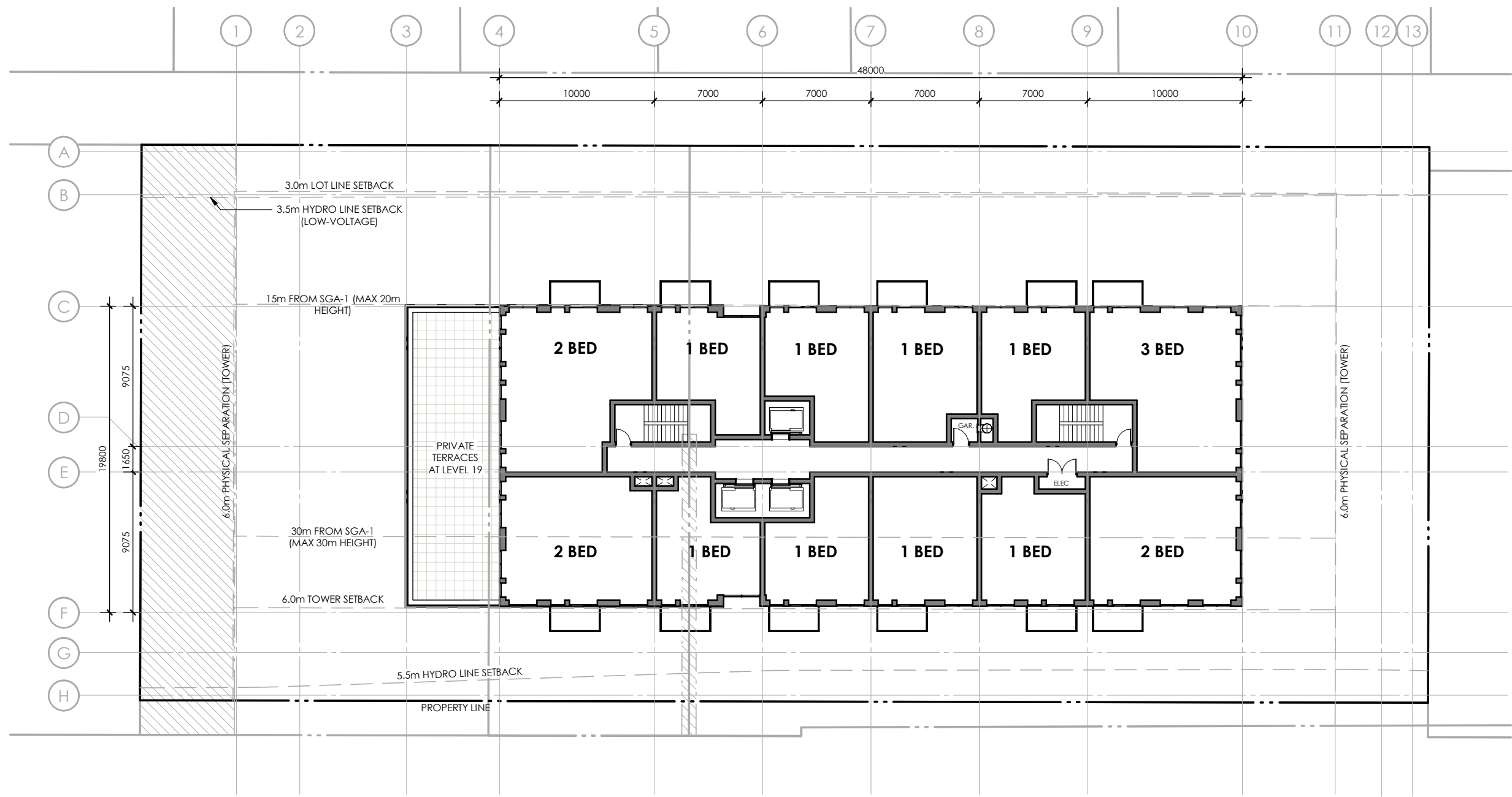












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# MATERIAL LEGEND



1 BRICK  
COLOUR: RED



3 METAL PANEL  
COLOUR: BLACK



5 BRICK  
COLOUR: DARK GREY



7 SPANDREL GLAZING  
COLOUR: DARK GREY



9 METAL CAP FLASHING  
COLOUR: GREY



2 METAL PANEL  
COLOUR: DARK GREY



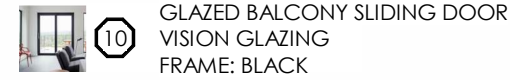
4 METAL PANEL  
COLOUR: WHITE



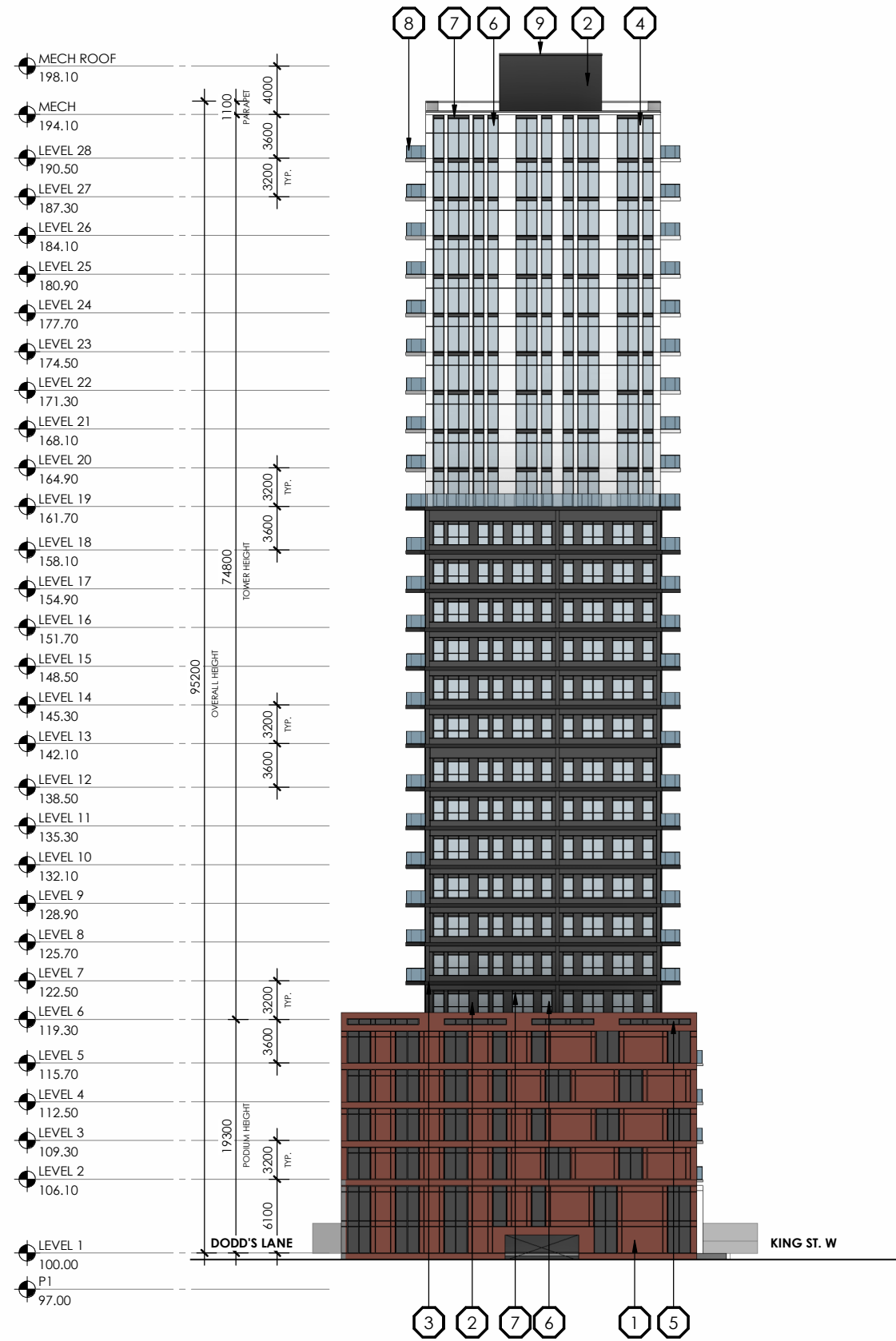
6 VISION GLAZING  
FRAME COLOUR: BLACK



8 GLAZED BALCONY GUARD  
RAILING COLOUR: BLACK



10 GLAZED BALCONY SLIDING DOOR  
VISION GLAZING  
FRAME: BLACK



WEST ELEVATION



SOUTH ELEVATION - KING ST. WEST

# MATERIAL LEGEND



1 BRICK  
COLOUR: RED



3 METAL PANEL  
COLOUR: BLACK



5 BRICK  
COLOUR: DARK GREY



7 SPANDREL GLAZING  
COLOUR: DARK GREY



9 METAL CAP FLASHING  
COLOUR: GREY



2 METAL PANEL  
COLOUR: DARK GREY



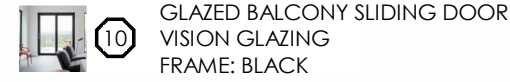
4 METAL PANEL  
COLOUR: WHITE



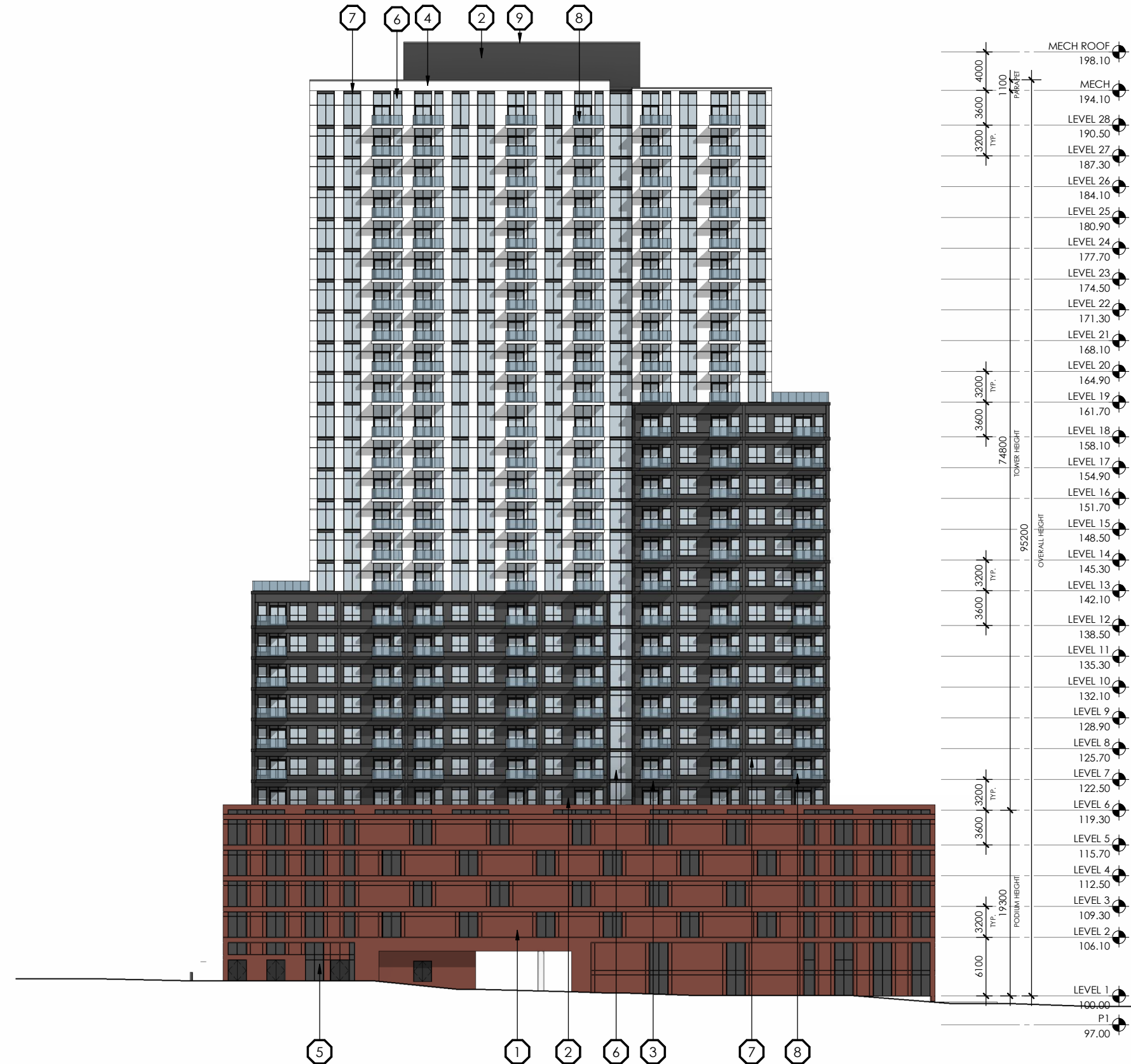
6 VISION GLAZING  
FRAME COLOUR: BLACK



8 GLAZED BALCONY GUARD  
RAILING COLOUR: BLACK



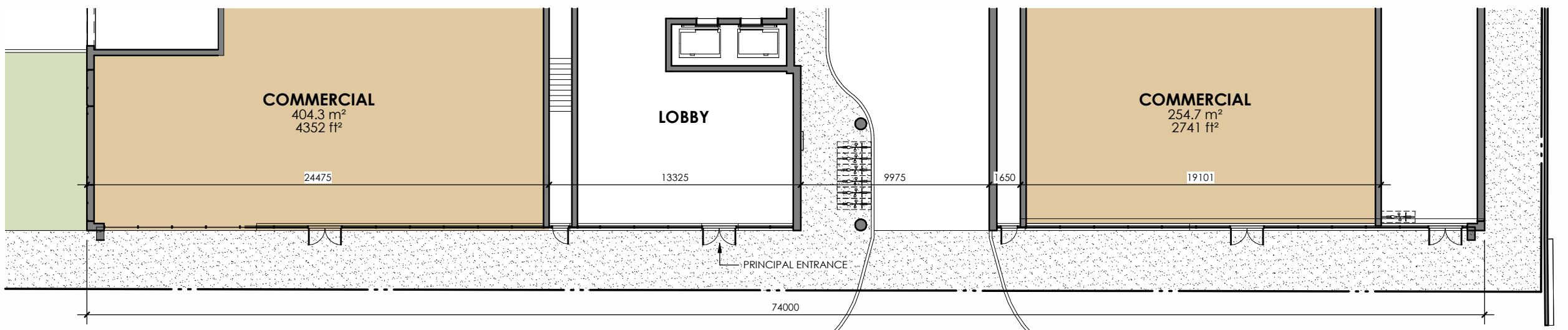
10 GLAZED BALCONY SLIDING DOOR  
VISION GLAZING  
FRAME: BLACK





**STREETLINE GROUND FLOOR FACADE OPENINGS**

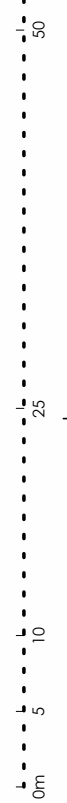
OVERALL FACADE AREA: 262.4m<sup>2</sup>  
FACADE OPENINGS AREA: 196.9m<sup>2</sup>  
PERCENT OPENINGS: 75%



**STREETLINE COMMUNITY/COMMERCIAL USE**

STREET FACADE LENGTH: 74.0m  
COMMERCIAL USE LENGTH: 43.6m  
PERCENT: 59%

**KING STREET WEST**



PRIORITY STREETSCAPE

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PERSPECTIVE VIEW

N.T.S.  
2024.12.11



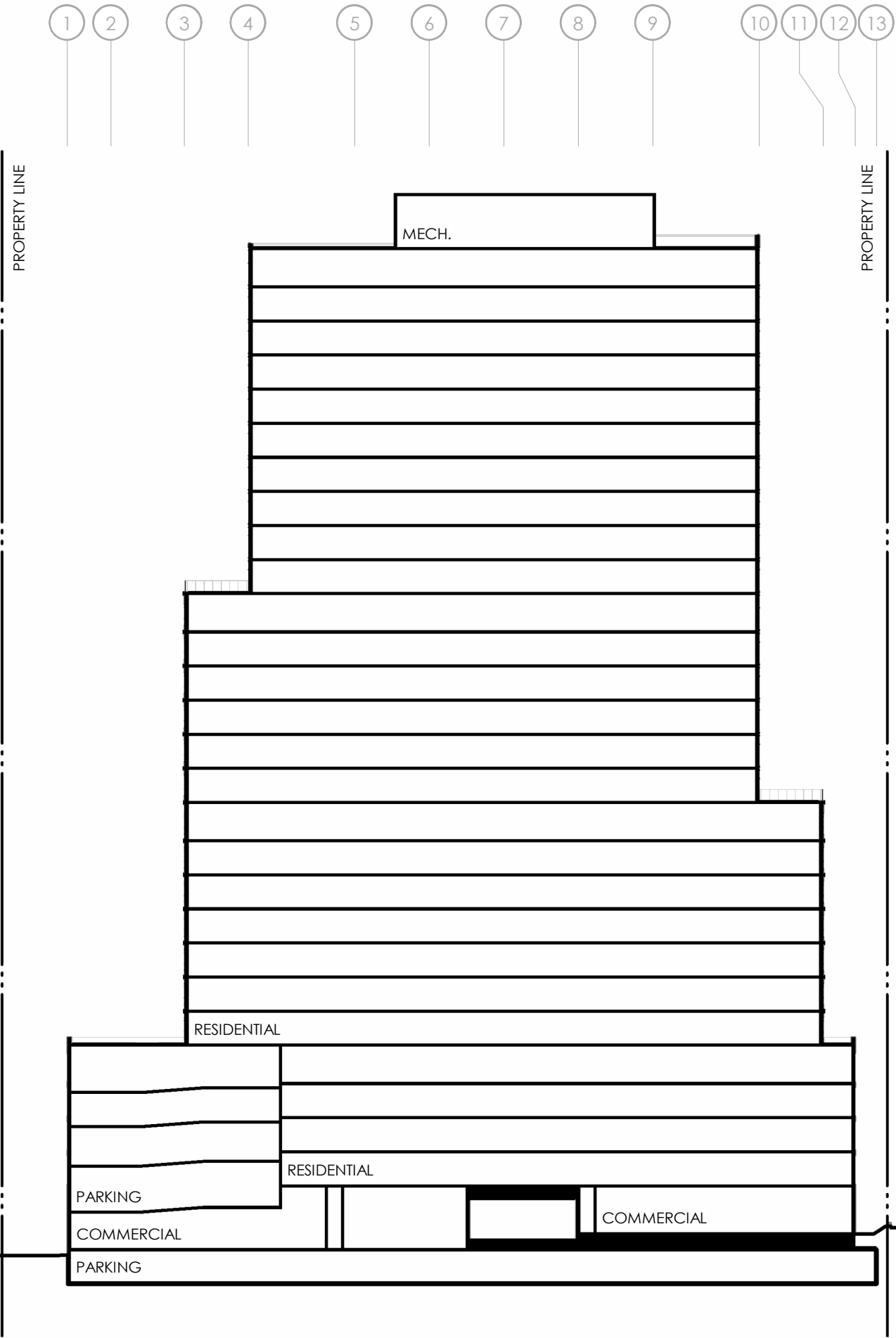




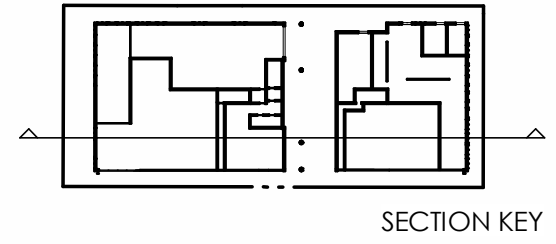
■ PERSPECTIVE VIEW

N.T.S  
2024.12.11

EAST-WEST CROSS SECTION



6100	3200 TYP.	19300	3200 TYP.	3600	3200 TYP.	3600	4000
LEVEL 1	100.00	LEVEL 2	106.10	LEVEL 3	109.30	LEVEL 4	112.50
P1	97.00	LEVEL 5	115.70	LEVEL 6	119.30	LEVEL 7	122.50
		LEVEL 8	125.70	LEVEL 9	128.90	LEVEL 10	132.10
		LEVEL 11	135.30	LEVEL 12	138.50	LEVEL 13	142.10
		LEVEL 14	145.30	LEVEL 15	151.70	LEVEL 16	154.90
		LEVEL 17	158.10	LEVEL 18	161.70	LEVEL 19	164.90
		LEVEL 20	168.10	LEVEL 21	171.30	LEVEL 22	174.50
		LEVEL 23	177.70	LEVEL 24	180.90	LEVEL 25	184.10
		LEVEL 26	187.30	LEVEL 27	190.50	LEVEL 28	194.10
		MECH	194.10	MECH ROOF	198.10		

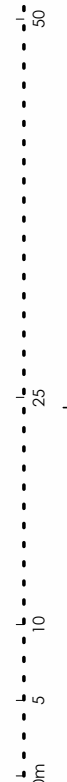
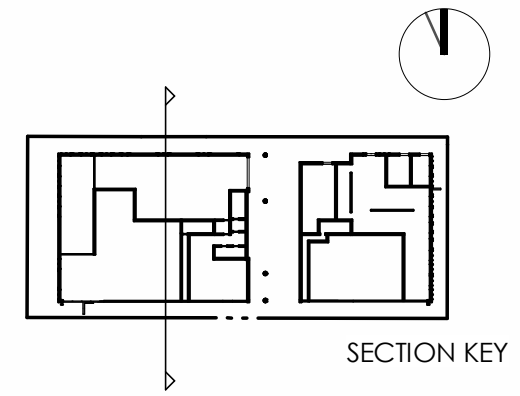
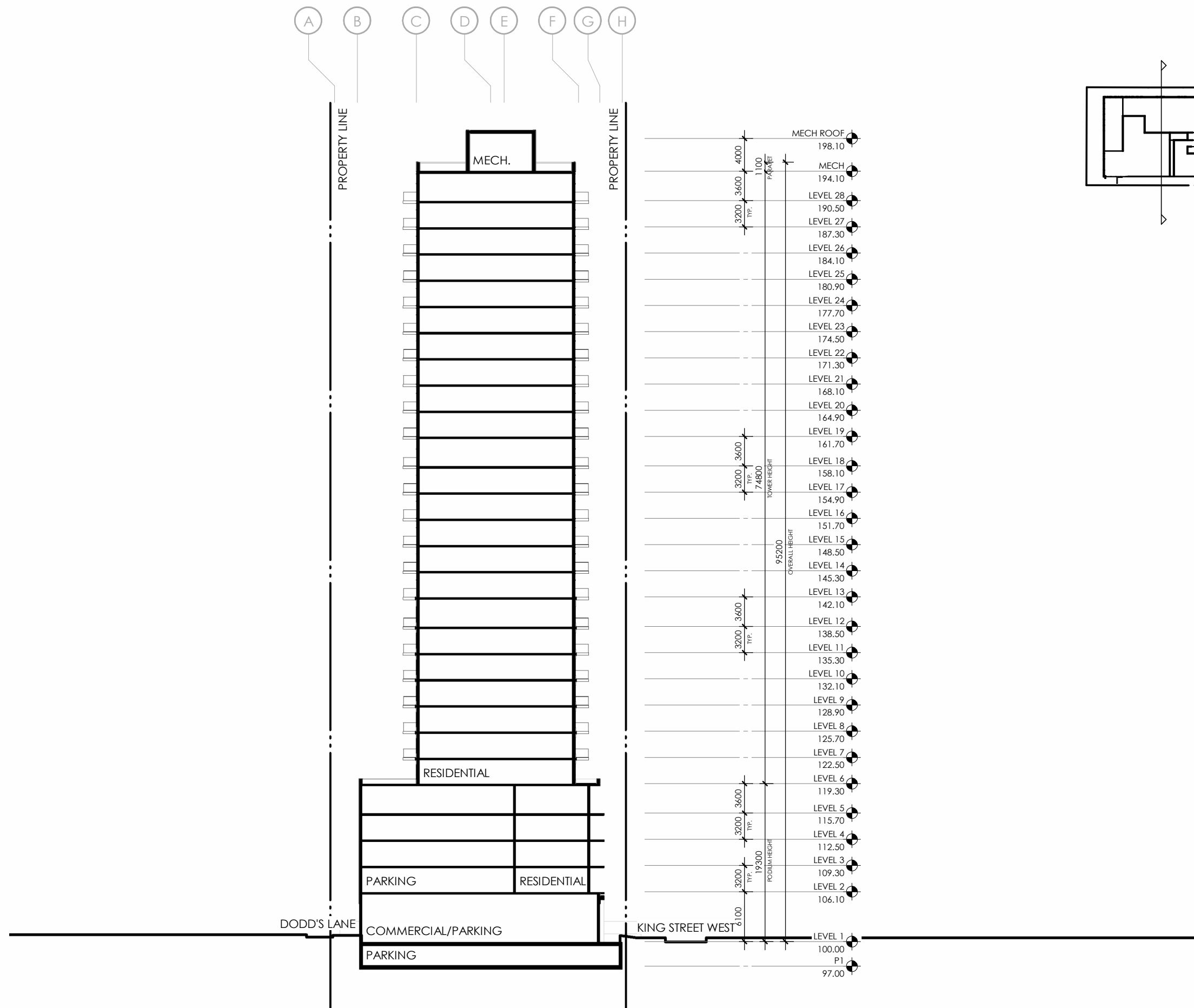


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CROSS SECTION

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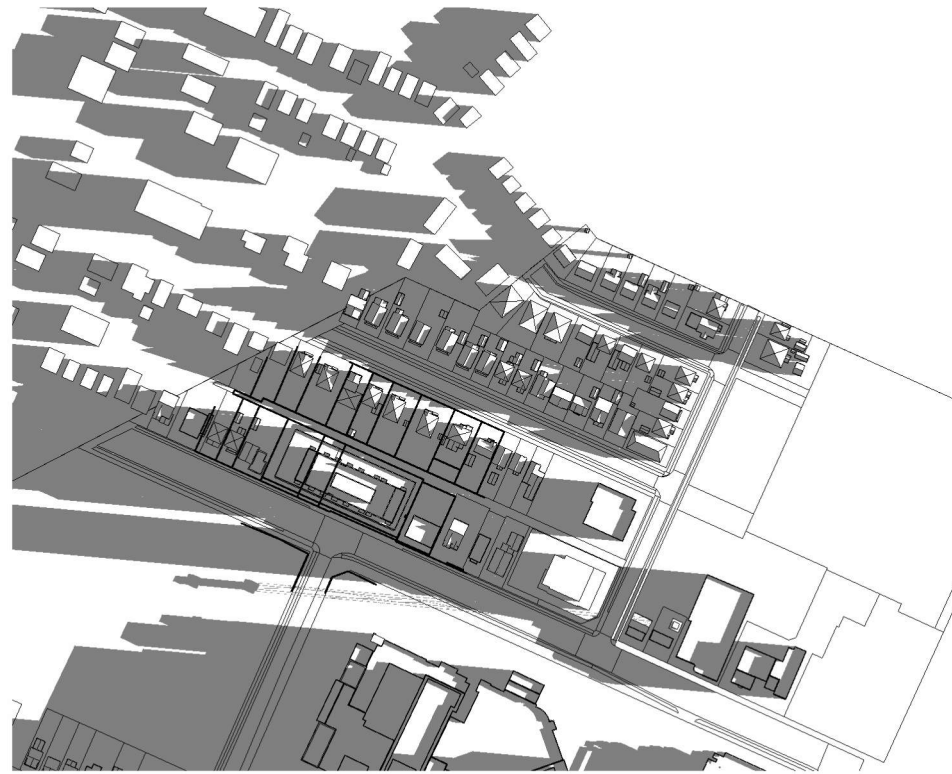
NORTH-SOUTH CROSS SECTION



CROSS SECTION

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MARCH 21ST - 8AM



MARCH 21ST - 10AM



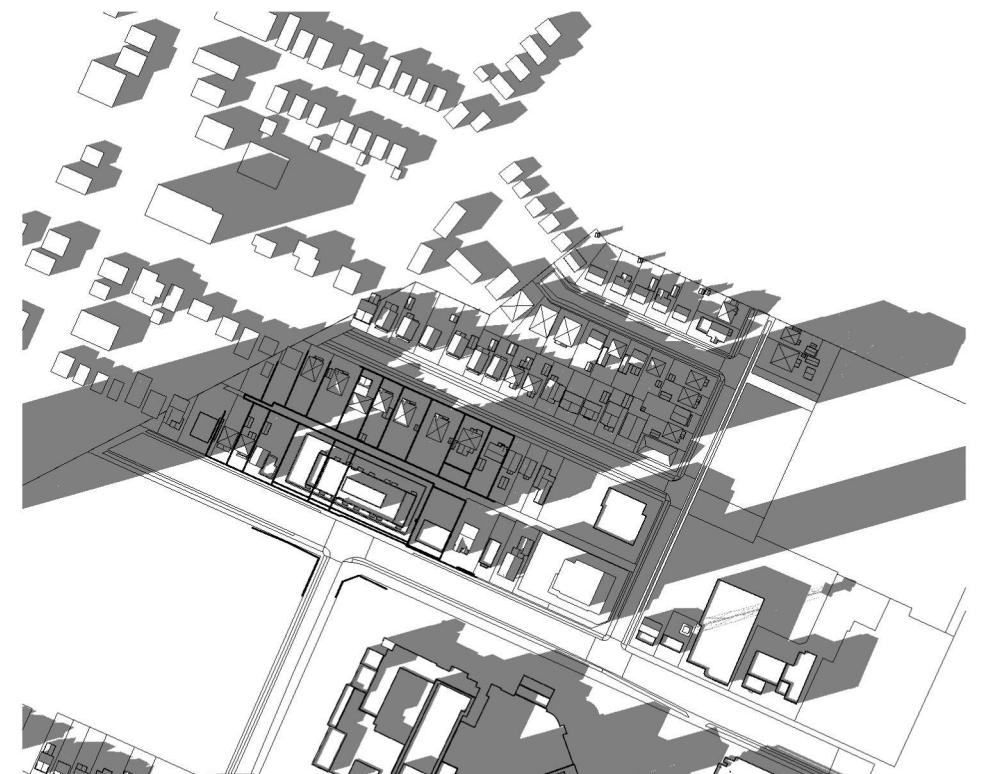
MARCH 21ST - 12PM



MARCH 21ST - 2PM



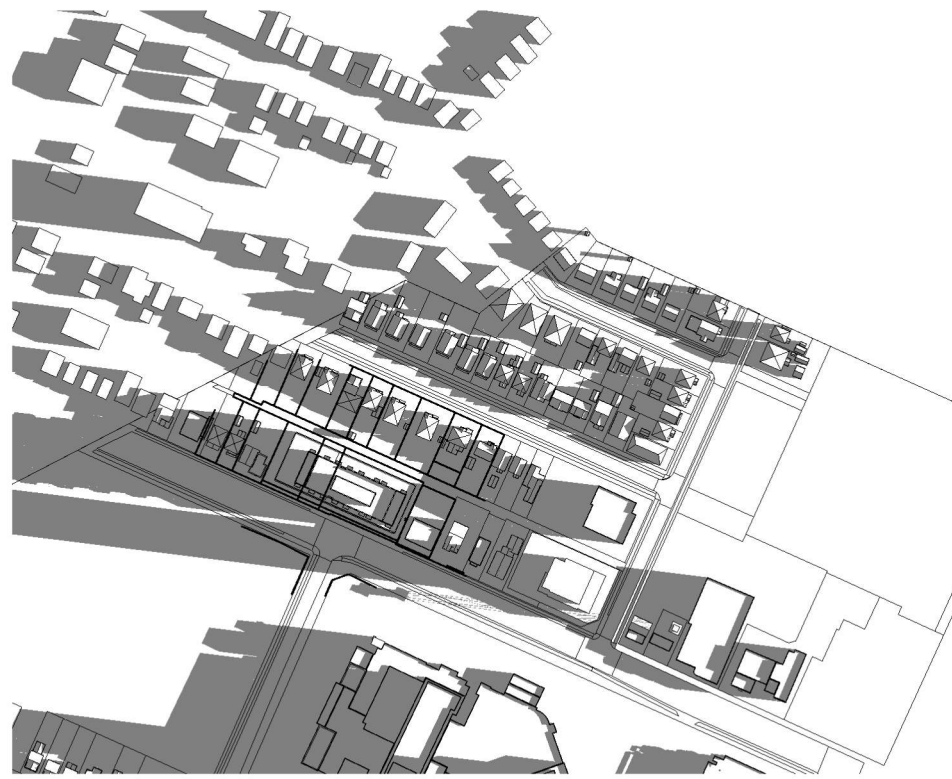
MARCH 21ST - 4PM



MARCH 21ST - 6PM







JUNE 21ST - 8AM



JUNE 21ST - 10AM



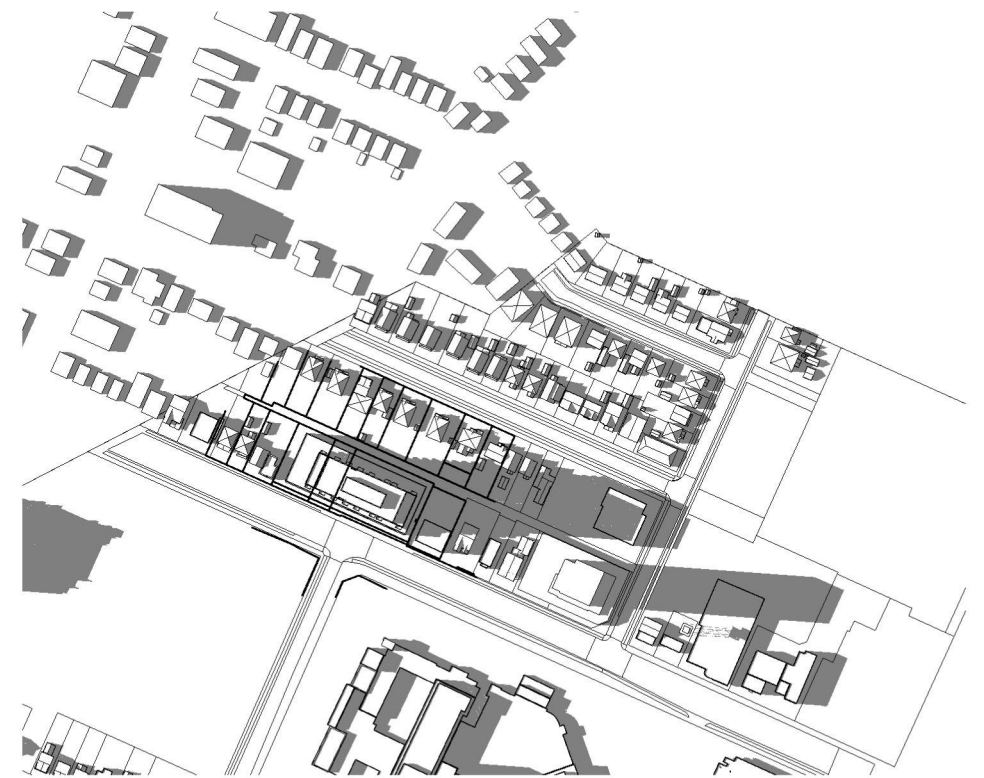
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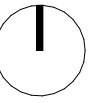
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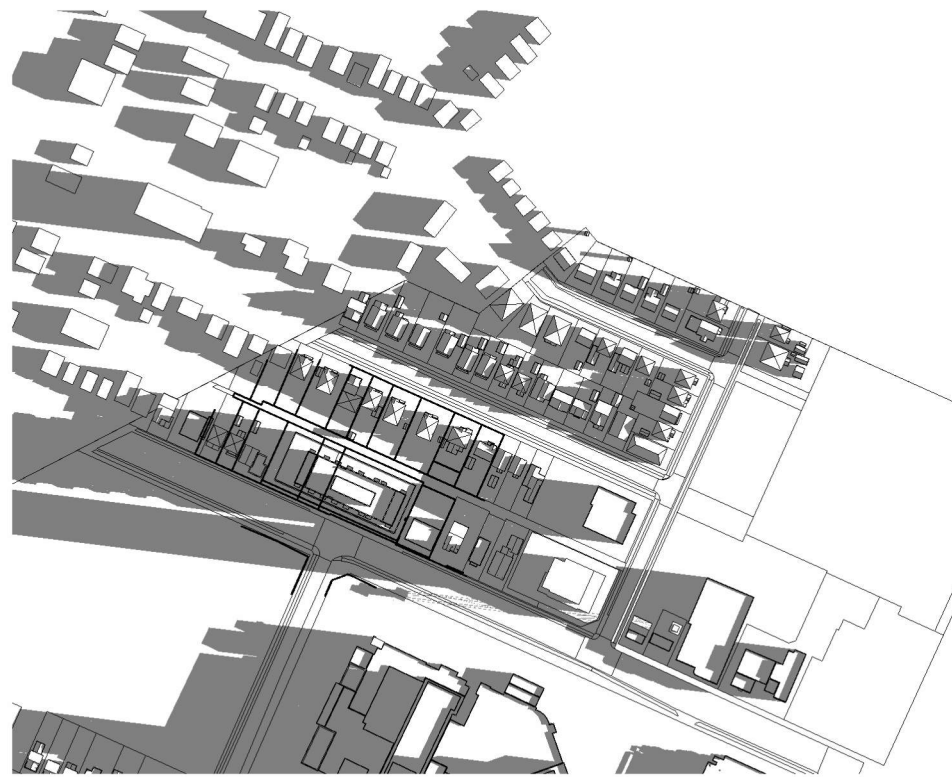
JUNE 21ST - 4PM



JUNE 21ST - 6PM







SEPTEMBER 21ST - 8AM



SEPTEMBER 21ST - 10AM



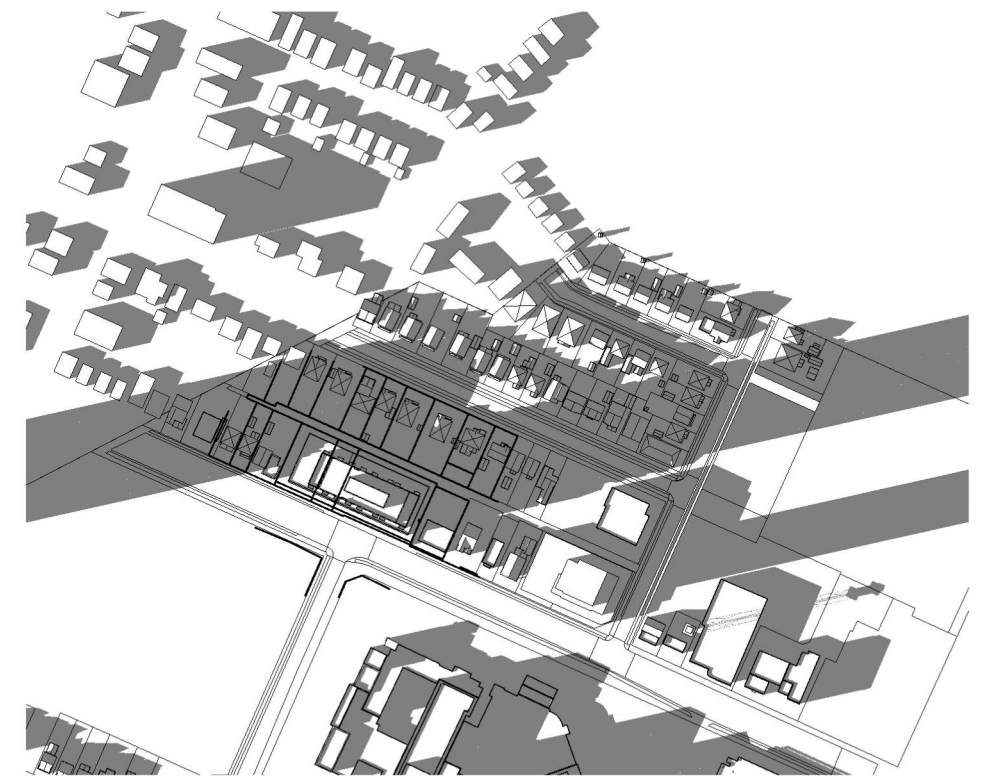
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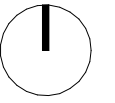
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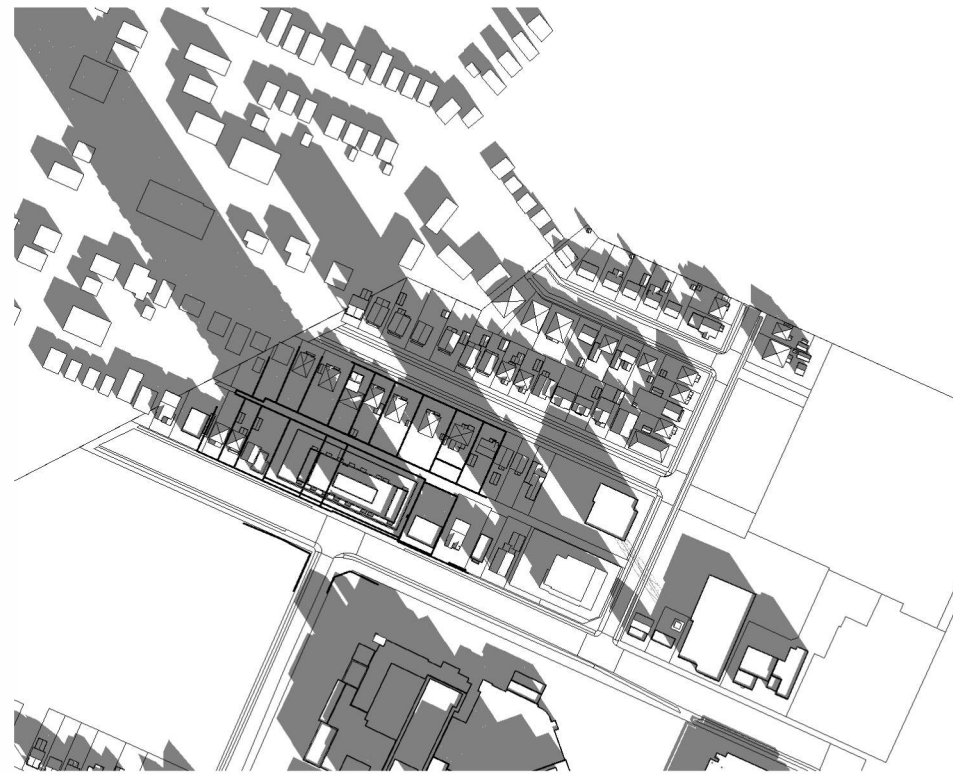
SEPTEMBER 21ST - 4PM



SEPTEMBER 21ST - 6PM







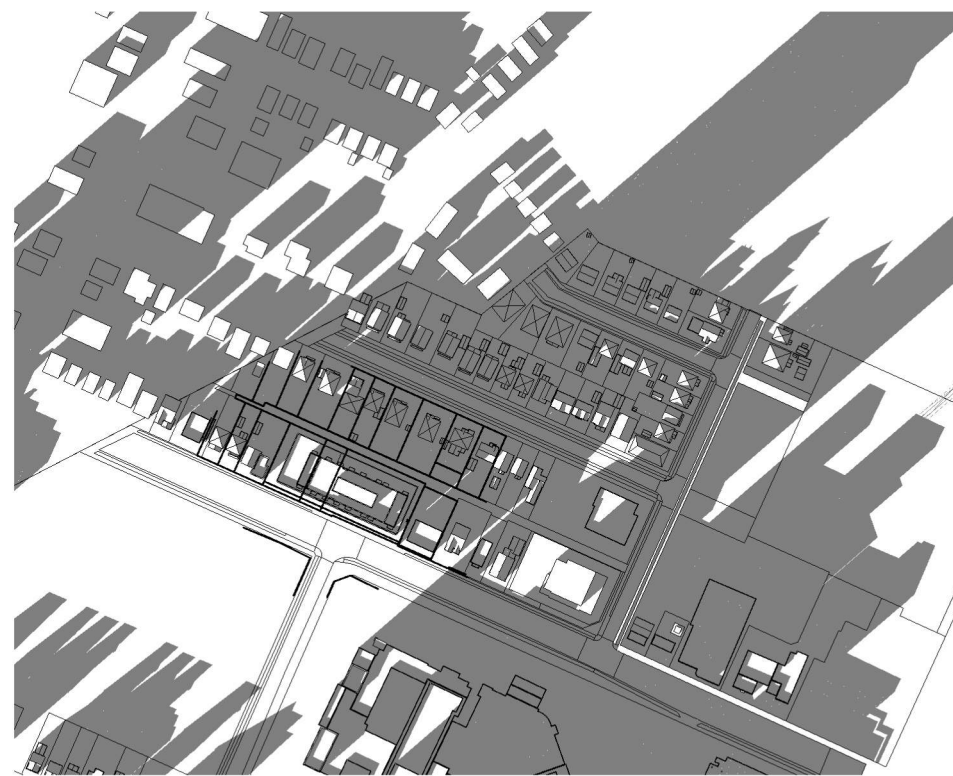
DECEMBER 21ST - 10AM



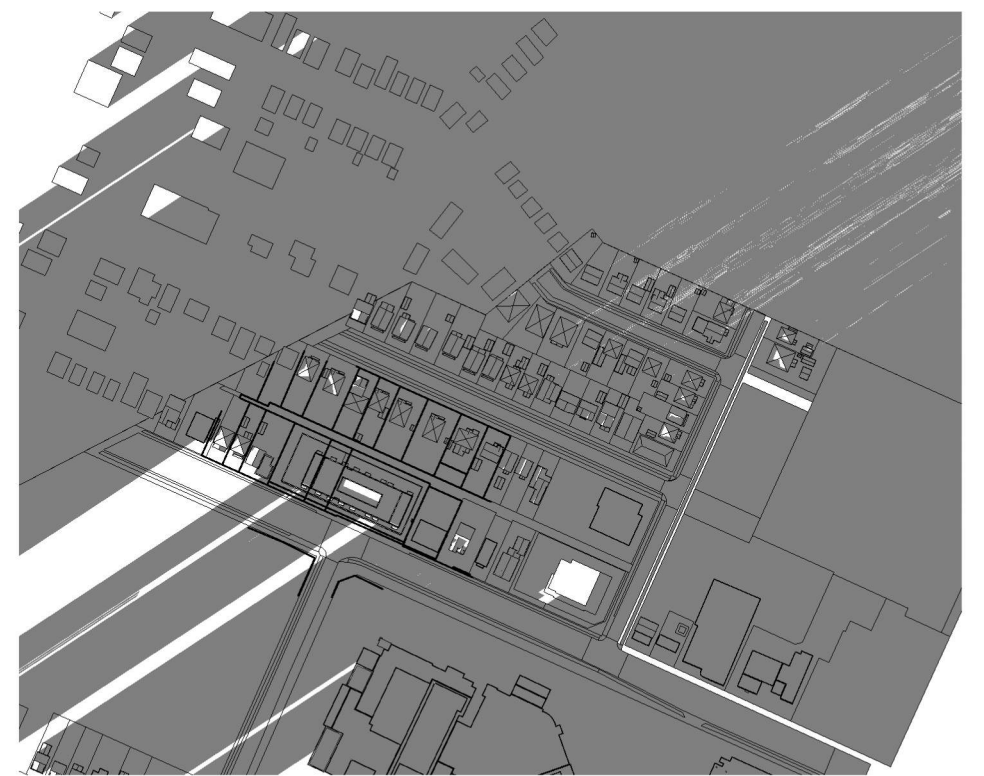
DECEMBER 21ST - 12PM



DECEMBER 21ST - 2PM



DECEMBER 21ST - 4PM



DECEMBER 21ST - 6PM

