

SITE DATA

Zoning Compliance C8 Zoning	Req'd	Prov'd	Compliance		Comments
			Yes	No	
Lot Area	-	1,300 m ²			
B. Footprint (m ²)	-	924 m ²			
G.F.A. (m ²)	-	3094 m ²			
Max. Floor Space Ratio (FSR)	4.0	2.4	X		
King St. Setback (Max.)	-	3.31m			
King St. Frontage	-	34.05m			
Min. Façade Height	7.0m	13.8	X		
Max. Façade Height	16.0m	13.8	X		

Parking	Area m ²	Req'd	Prov'd	Comments
35 King	1498.7	0	0	
New 37-41 King	1595.3			
Prev. 37-41 King GFA Exemption	-360.5			
CIP Exemption	-200.0			
	1034.8	23	5	
Total		23	5	

*2.15spaces/100m² GFA required

BUILDING DATA

Rentable Areas ft²/m²

	Basement		Level 1		Level 2		Level 3		Total	
	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²
Retail #1	966	89.7	1287	119.6	0	0.0	0	0.0	2253	209.3
Retail #2	948	88.1	1477	137.2	0	0.0	0	0.0	2425	225.3
Retail #3	1412	131.2	1288	119.7	0	0.0	0	0.0	2701	250.9
Office #1	868	80.6	2455	228.1	0	0.0	0	0.0	3323	308.7
Office #2	1340	124.5	0	0.0	8605	799.4	0	0.0	9945	923.9
Office #3	0	0.0	0	0.0	0	0.0	8346	775.4	8346	775.4
Total	5534	514.1	6508	604.6	8605	799.4	8346	775.4	28993	2693.5

Gross Floor Area ft²/m²

	Basement		Level 1		Level 2		Level 3		Total	
	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²
Existing	4703	436.9	4577	425.2	3426	318.3	3426	318.3	16132	1498.7
New	3075	285.7	3018	280.4	5722	531.6	5356	497.6	17172	1595.3
Total	7778	722.6	7595	705.6	9148	849.9	8782	815.9	33304	3094.0
Rentable	5534	514.1	6508	604.6	8605	799.4	8346	775.4	28993	2693.5
Ratio (%)	71%		86%		94%		95%		87%	

Rentable/GFA

The Old Post Office

35-37-41 King St.

Waterloo, ON

June 11, 2018

BUILDING DATA

	Rentable Areas ft ² /m ²						Total	
	Basement		Level 1		Level 2			Level 3
	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²
Retail #1	966	89.7	1287	119.6	0	0.0	0	0.0
Retail #2	948	88.1	1477	137.2	0	0.0	0	0.0
Retail #3	1412	131.2	1288	119.7	0	0.0	0	0.0
Office #1	868	80.6	2455	228.1	0	0.0	0	0.0
Office #2	1340	124.5	0	0.0	8605	799.4	0	0.0
Office #3	0	0.0	0	0.0	0	0.0	8346	775.4
Total	5534	514.1	6508	604.6	8605	799.4	8346	775.4

	Gross Floor Area ft ² /m ²						Total	
	Basement		Level 1		Level 2			Level 3
	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²
Existing	4703	436.9	4577	425.2	3426	318.3	3426	318.3
New	3075	285.7	3018	280.4	5722	531.6	5356	497.6
Total	7778	722.6	7595	705.6	9148	849.9	8782	815.9
Rentable	5534	514.1	6508	604.6	8605	799.4	8346	775.4
Ratio (%)	71%		86%		94%		95%	87%

SITE DATA

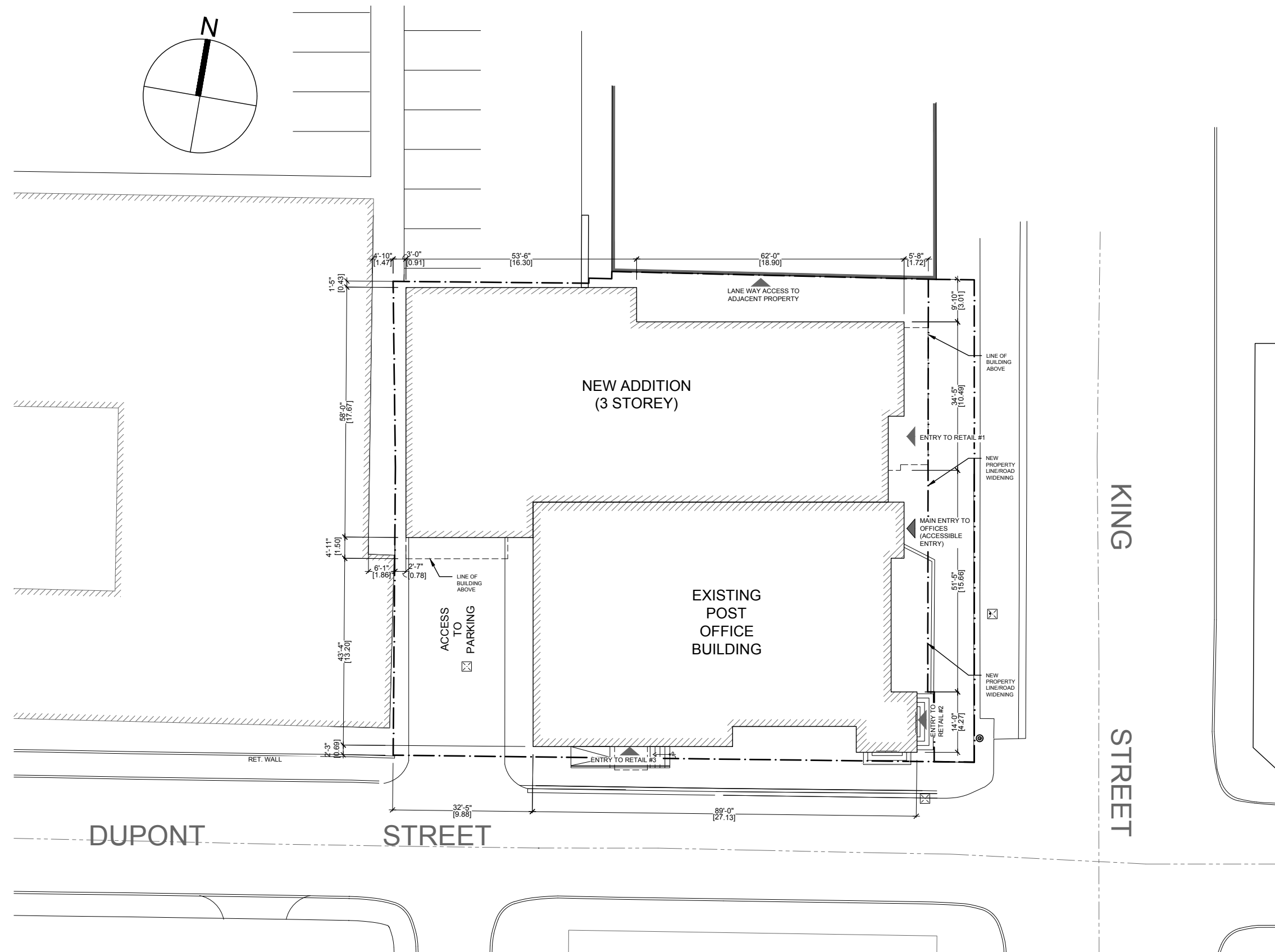
Zoning Compliance	Req'd		Prov'd		Compliance		Comments
	Yes	No	Yes	No	Yes	No	
Lot Area	-	1,300 m ²	-	-	-	-	
B. Footprint (m ²)	-	924 m ²	-	-	-	-	
G.F.A. (m ²)	-	3094 m ²	-	-	-	-	
Max. Floor Space Ratio (FSR)	4.0	2.4	X	-	-	-	
King St. Setback (Max.)	-	3.31m	-	-	-	-	
King St. Frontage	-	34.05m	-	-	-	-	
Min. Façade Height	7.0m	13.8	X	-	-	-	
Max. Façade Height	16.0m	13.8	X	-	-	-	

Parking	Area m ²	Req'd	Prov'd	Comments
35 King	1498.7	0	0	
New 37-41 King	1595.3			
Prev. 37-41 King GFA Exemption	-360.5			
CIP Exemption	-200.0			
total	1034.8	23	5	

*2.15spaces/100m² GFA required

Parking	Area m ²	Reduc. Area	Appl. Area	Req'd	Prov'd	Comments
35 King Old Post Office	1498.7	0	0	0	0	35 King Grandfathered with no parking req'd
37-41 King* - New Cons.	1309.6	0.0	1309.6	29	5	24 space shortfall
37-41 King* w/ CIP Exemption	1309.6	200.0	1109.6	24	5	19 space shortfall
37-41 King* w/ 2014 ft.pr. Exemption	1309.6	272.0	1037.6	23	5	18 space shortfall
37-41 King* w/ CIP & 2014 ft.pr. Exemption	1309.6	472.0	837.6	18	5	13 Space shortfall

*2.15spaces/100m² GFA required
GFA does not include Basement Area



Site Plan
Scale: 1:300