



FOR SALE

21 King St N, Waterloo

Price

\$1,375,000

Highlights

Intersection	Dupont St W & King St N
Site Area	0.042 Acres
Zoning	UI-16
Commercial Units	1
Residential Units	2



Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Biker's Paradise

Daily errands can be accomplished on a bike.



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UPTOWN COMMERCIAL CORE (U1)

Zone

8.1 Uptown Commercial Core (U1) Zone

Permitted Uses

8.1.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Uptown Commercial Core (U1) zone for any purpose other than one or more of the following permitted uses:

8.1.1.1 Primary Uses:

- ARTIST STUDIO (CLASS A)
- AUDITORIUM
- BAKE SHOP, including OUTDOOR BAKE SHOP PATIO
- BANQUET HALL
- BUSINESS INCUBATOR
- CAFE, including OUTDOOR CAFE PATIO
- Catering Establishment
- CHILD CARE CENTRE
- COMMERCIAL RECREATION
- COMMERCIAL SCHOOL
- COMMERCIAL SERVICE
- COMMERCIAL WELLNESS
- COMMUNICATION PRODUCTION
- CULTURAL FACILITIES
- EDUCATIONAL INSTITUTION
- ELECTRONIC GAMING CENTRE
- FINANCIAL SERVICES
- Funeral Home
- HOTEL
- INSTITUTION
- MAJOR OFFICE
- MAKERSPACE (CLASS A)
- MEDICAL CLINIC
- NANOBREWERY
- NIGHTCLUB (see section 8.1.4)
- OFFICE
- OLD GOLD SHOP
- PERSONAL BREWING ESTABLISHMENT
- PERSONAL SERVICE SHOP
- PET SERVICES (CLASS A)
- PHARMACEUTICAL DISPENSARY
- PRIVATE CLUB
- RESTAURANT, including OUTDOOR RESTAURANT PATIO
- RESTAURANT (TAKE OUT), including OUTDOOR RESTAURANT PATIO
- RETAIL STORE (includes DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE)
- TECH OFFICE

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- TRAINING FACILITY
- TRANSPORTATION SERVICE
- VETERINARY CLINIC

8.1.1.2 **Primary Uses:**

- ASSISTED LIVING FACILITY above the FIRST STOREY in a MIXED USE BUILDING
- DWELLING UNITS above the FIRST STOREY in a MIXED USE BUILDING
- LONG TERM CARE FACILITY above the FIRST STOREY in a MIXED USE BUILDING

8.1.1.3 **Complementary Uses:**

- ALTERNATIVE EDUCATION CENTRE
- COMMUNITY CENTRE
- DATA CENTRE
- GOVERNMENT USE
- MUNICIPAL RECREATIONAL FACILITY
- PARKING FACILITY
- Post Office
- PRIVATE SCHOOL
- PUBLIC SCHOOL
- PUBLIC MARKET
- SPIRITUAL USE
- TEMPORARY FARMERS MARKET
- UNIVERSITY / COLLEGE (excluding a university or college residence)

8.1.1.4 **Ancillary Uses**, meaning the uses are subordinate and incidental to a permitted DWELLING UNIT:

- HOME OCCUPATION (see section 3.H.3 and Table 6A)

8.1.1.5 **Ancillary Uses**, meaning the uses are subordinate and incidental to a BUILDING:

- Hydro Transformer Room

8.1.2 Notwithstanding anything to the contrary, a DRIVE-THROUGH shall be prohibited.

8.1.3 Section 8.1.2 shall not apply to an EXISTING DRIVE-THROUGH.

8.1.4 Notwithstanding anything to the contrary, the following provisions shall apply to NIGHTCLUBS:

8.1.4.1 A NIGHTCLUB shall be located at least 200 metres from any other NIGHTCLUB.

8.1.4.2 The maximum BUILDING FLOOR AREA of a NIGHTCLUB shall not exceed 550 square metres.

8.1.4.3 A maximum one (1) NIGHTCLUB shall be permitted on a LOT.

8.1.4.4 A NIGHTCLUB shall be prohibited on a LOT that ABUTS:

- a.) a LOT zoned for residential purposes; or
- b.) a LOT with BUILDING(S) containing one or more DWELLING UNITS.

8.1.4.5 A NIGHTCLUB shall be prohibited except on a LOT the ABUTS King Street.

8.1.5 Section 8.1.4.1 shall not apply to an EXISTING NIGHTCLUB.

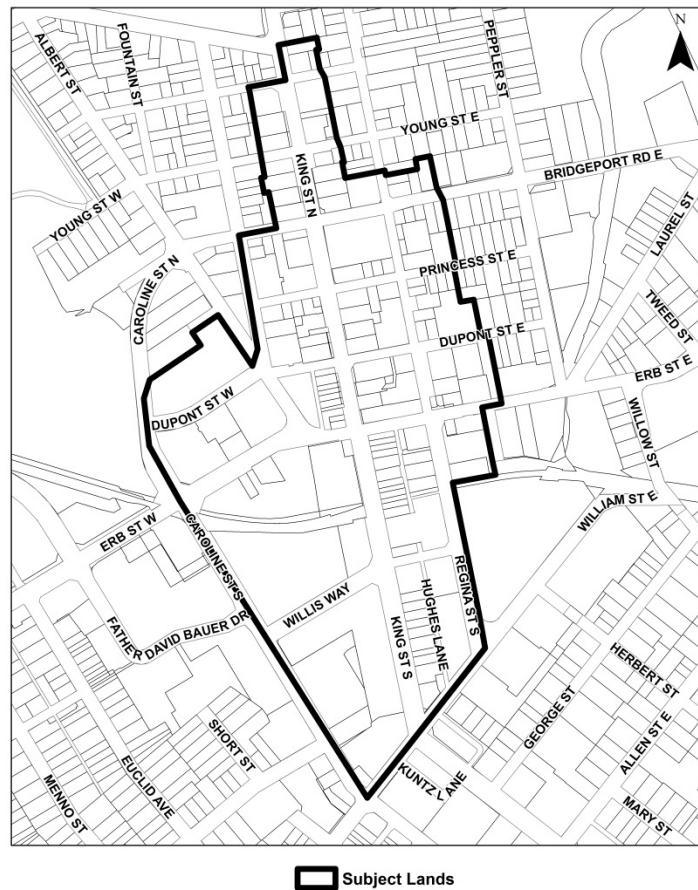
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Performance Standards

8.1.6 The following regulations in Table 8A shall apply to every LOT, BUILDING and STRUCTURE in the Uptown Commercial Core (U1) zone:

Table 8A: Regulations – UPTOWN COMMERCIAL CORE (U1)	
STREET LINE setback (minimum)	4.0 metres
STREET LINE setback (maximum)	75% of the STREET LINE BUILDING FAÇADE within 6.0 metres of the STREET LINE
SIDE YARD setback (minimum)	1.5 metres
REAR YARD setback (minimum)	4.5 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

Image 1: Uptown Commercial Core (U1) Zone



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- 8.1.7 Notwithstanding anything to the contrary, for the **Subject Lands** specified on Image 1 to the Uptown Commercial Core (U1) zone, the minimum STREET LINE setback shall be zero metres (0 m).
- 8.1.8 Notwithstanding anything to the contrary, for the **Subject Lands** specified on Image 1 to the Uptown Commercial Core (U1) zone, the minimum SIDE YARD setback shall be zero (0) metres, except where the SIDE LOT LINE abuts lands zoned Parks & Recreation (OS1) where the minimum SIDE YARD setback shall be 3 metres.
- 8.1.9 In the case of multiple BUILDINGS per LOT, only the BUILDING located nearest the STREET shall comply with the maximum STREET LINE setback in Table 8A.
- 8.1.10 Notwithstanding anything to the contrary, the SIDE YARD setback in the U1-16 zone shall be zero metres (0m).
- 8.1.11 Notwithstanding anything to the contrary, where a LOT LINE abuts a LANE, the minimum LOT LINE setback shall be two-point-five metres (2.5m).
- 8.1.12 Within a LOW RISE RESIDENTIAL LOT LINE setback, there shall be a LANDSCAPED BUFFER abutting the LOW RISE RESIDENTIAL LOT LINE.
- 8.1.13 The LANDSCAPED BUFFER in section 8.1.12 shall be a minimum average depth of three metres (3m), and at no point less than one-point-five metres (1.5m).
- 8.1.14 The LANDSCAPED BUFFER in section 8.1.12 shall contain plant materials that form a visual screen and are not less than one-point-five metres (1.5m) in height.
- 8.1.15 The following regulations in Table 8B shall apply to every BUILDING in the Uptown Commercial Core (U1) zone constructed after the effective date of this BY-LAW:

Table 8B: Regulations – UPTOWN COMMERCIAL CORE ZONE (U1)					
	U1-10	U1-16	U1-20	U1-30	U1-40
Density (minimum)	(none)	(none)	(none)	(none)	150 BEDROOMS per hectare
Density (maximum)	150 BEDROOMS per hectare	300 BEDROOMS per hectare	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare
BUILDING HEIGHT (minimum)	(none)	6 metres	6 metres	7.5 metres	10.5 metres
BUILDING HEIGHT (maximum)	10 metres and 3 STOREYS	16 metres and 4 STOREYS	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS
Height of FIRST STOREY (minimum)	N/A			4.0 metres	4.0 metres
PODIUM Height (minimum)	N/A			10.7 metres	10.7 metres

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PODIUM Height (maximum)	N/A	14.3 metres	14.8 metres
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum) (see 8.1.16)	N/A	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)	
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE		
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres		
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT		

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Table 8B: Regulations – UPTOWN COMMERCIAL CORE ZONE (U1) - CONTINUED		
	U1-60	U1-81
Density (minimum)	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	675 BEDROOMS per hectare	750 BEDROOMS per hectare
BUILDING HEIGHT (minimum)	13.5 metres	13.5 metres
BUILDING HEIGHT (maximum)	60 metres and 18 STOREYS	81 metres and 25 STOREYS
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres
PODIUM Height (minimum)	10.7 metres	10.7 metres
PODIUM Height (maximum)	21 metres	21 metres
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum) (see 8.1.16)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)	
Horizontal TOWER Dimension (maximum)	40 metres	40 metres
TOWER Footprint (maximum)	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE	
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres	
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT	

8.1.16 Pursuant to Table 8B, a balcony shall be considered part of the exterior face of the BUILDING for the purposes of measuring TOWER Separation.

8.1.17 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Uptown Commercial Core (U1) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	
Residential	Use	0.60	0.65	PDU*
Residential	Visitor	0.10	0.10	PDU*
		0.70	0.75	PDU*
Non-Residential	Use	1.50	1.80	/100m2*

* PDU = Per Dwelling Unit
/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6.

8.1.18 Notwithstanding anything to the contrary, the EXISTING PARKING SPACES on a LOT shall be deemed to satisfy the parking requirements for the EXISTING BUILDING FLOOR AREA on the LOT. BUILDING FLOOR AREA exceeding the amount in existence on the effective date of this BY-LAW shall be subject to the parking requirement in section 8.1.17.

8.1.19 Notwithstanding anything to the contrary, should a partial or complete demolition occur of an EXISTING BUILDING on a LOT, the parking requirement for the replacement BUILDING FLOOR AREA shall be equal to the parking requirement for the EXISTING BUILDING FLOOR AREA removed, provided that:

- a.) the replacement BUILDING FLOOR AREA is equal to or less than the EXISTING BUILDING FLOOR AREA removed; and
- b.) a building permit for the replacement BUILDING FLOOR AREA is issued within three (3) years of the date of the associated demolition permit.

8.1.20 Notwithstanding anything to the contrary, STRUCTURED PARKING above GRADE is prohibited within fifteen metres (15m) of King Street.

8.1.21 Notwithstanding anything to the contrary, SURFACE PARKING shall not comprise more than twenty five percent (25%) of the LOT FRONTAGE within fifteen metres (15m) of King Street.

8.1.22 STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:

- a.) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following uses:
 - commercial uses specified in sections 8.1.1.1, 8.1.1.3 and 8.1.1.5
 - institutional uses specified in sections 8.1.1.1, 8.1.1.3 and 8.1.1.5
 - common indoor AMENITY AREA
 - management office
 - entrance / foyers
 - lobby, reception area, seating area, and the like
 - circulation spaces, such as hallways, elevators, and the like
 - hydro transformer room

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- b.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 8.1.22.a.).
 - c.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 8.1.22.a.) shall abut the entire FRONT BUILDING FAÇADE.
 - d.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 8.1.22.a.) shall abut the entire FRONT BUILDING FAÇADE and or the entire FLANKAGE BUILDING FAÇADE, provided further that:
 - i.) where the BUILDING FLOOR AREA devoted to the uses specified in section 8.1.22.a.) only abuts the FRONT BUILDING FAÇADE, the STRUCTURED PARKING abutting the FLANKAGE BUILDING FAÇADE shall be visibly screened from view from the STREET;
 - ii.) where the BUILDING FLOOR AREA devoted to the uses specified in section 8.1.22.a.) only abuts the FLANKAGE BUILDING FAÇADE, the STRUCTURED PARKING abutting the FRONT BUILDING FAÇADE shall be visibly screened from view from the STREET.
 - e.) Notwithstanding anything to the contrary, where the FIRST STOREY is partially comprised of STRUCTURED PARKING, the principal BUILDING entrance shall be located on the STREET LINE BUILDING FAÇADE containing the BUILDING FLOOR AREA required in section 8.1.22.a.).
- 8.1.23 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.
- 8.1.24 Notwithstanding anything to the contrary, section 6.9 (Loading) shall not apply.
- 8.1.25 Repealed by by-law 2019-032