



15
Cedar
Street North

15 Cedar Street North, Kitchener

This development opportunity is nestled in the heart of the Downtown core. This location provides the accessibility to accomplish many errands on foot being adjacent to the Kitchener Market near the intersection of Cedar St N and King St E. It is also surrounded by an abundance of other popular retail establishments, shopping, restaurants and more including the ION Light rail Transit. Located within walking distance to two large future development sites offering a total of nearly 500 residential units. Being the heart of the city, a place where business thrives, you'll also find other well-known businesses such as Google, Communitech and Conestoga College. Don't miss out on owning this rare opportunity.

Summary

15 Cedar Street North

Location	Kitchener, ON
Property Type	Land Development
Legal Description	PT LT 15 N/S KING ST & E/S CEDAR ST PL 364 KITCHENER AS IN I350956; S/T EXECUTION 02-00213,IF ENFORCEABLE; KITCHENER
Intersection	Cedar Street North & King Street East
Site Area	0.137 Acres
Lot Dimensions	41.81 ft x 121.99 ft x 40.95 ft x 142.69 ft
Zoning	MU2 / 15H Holding provision to be reviewed with new secondary plan
Property Tax	\$970.00 / 2020
Offering Price	\$1,000,000



Property Specifications



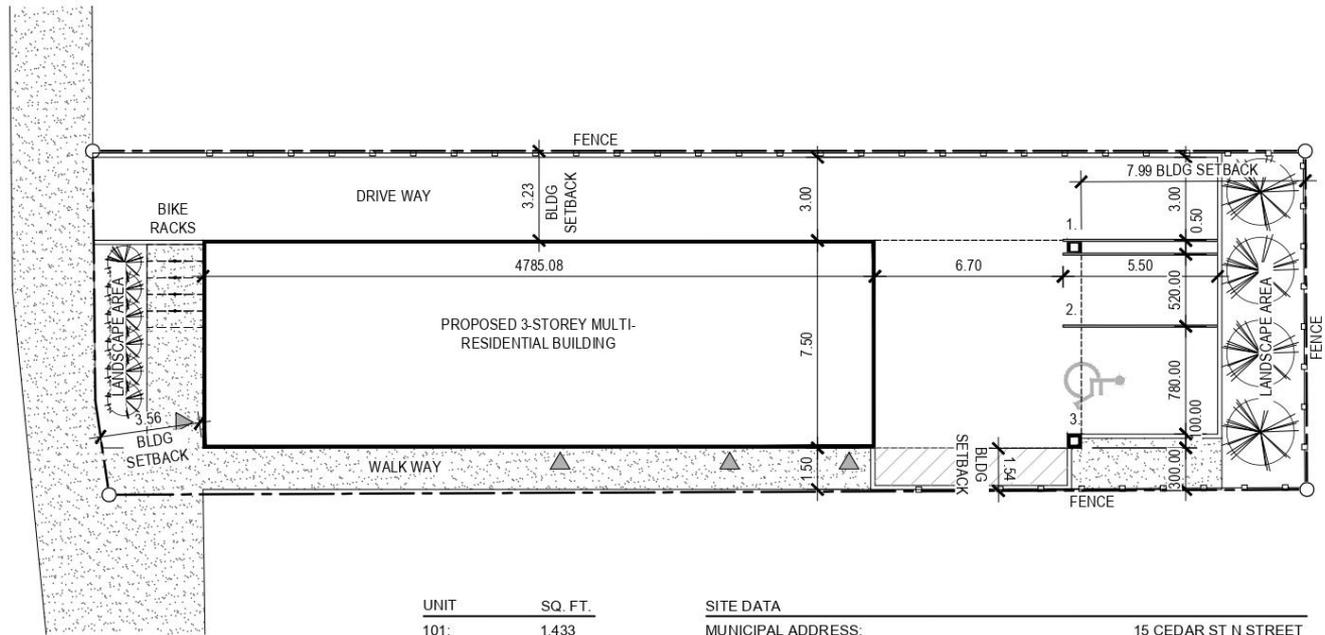
NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE

Concept Plans

CEDAR STREET N



UNIT	SQ. FT.
101:	1,433
201:	840
202:	500
203:	840
301:	840
302:	500
303:	840
7 UNITS TOTAL	

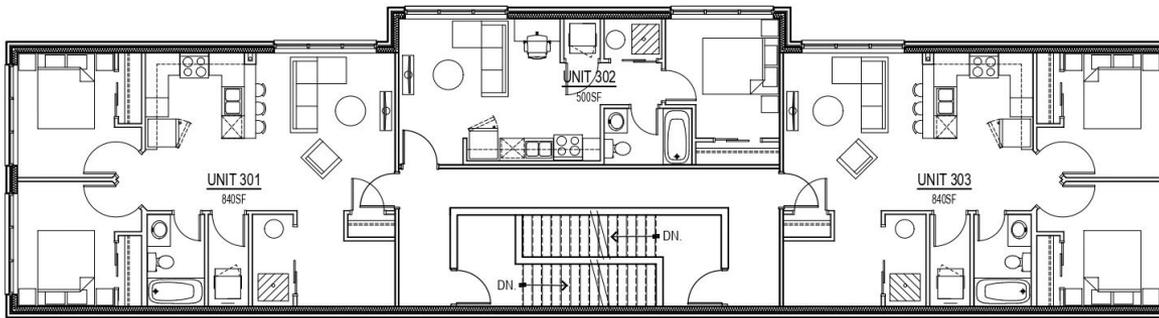
SITE DATA

MUNICIPAL ADDRESS: 15 CEDAR ST N STREET
 BASED ON GIS MAPPING

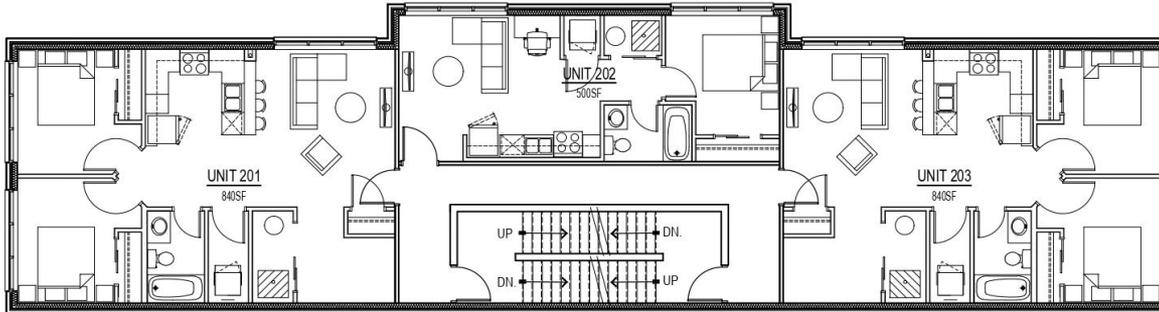
ZONING: MU-2 15H

	REQUIRED	PROVIDED	
MINIMUM LOT WIDTH:	15.0m (49.2ft)	12.4m (40.7ft)	VARIANCE
MINIMUM FRONT & SIDE YARD:	1.5m (4.9ft)	1.5m (4.9ft)	
MAXIMUM FRONT YARD:	7.5m (24.6ft)	3.56m (11.7ft)	
MINIMUM REAR YARD:	7.5m (24.6ft)	7.99m (26.2ft)	
MINIMUM YARD ABUTTING ANY RES. PROPERTY:	7.5m (24.6ft)	3.0m (9.9ft)	VARIANCE
MAXIMUM BUILDING HEIGHT:	24.0m (78.7ft)	3 STOREY-11.8m (38.8ft)	
SITE AREA:		530.8m ² (5,713.4ft ²)	
MINIMUM FLOOR SPACE RATIO:	1.0	1.1	
MAXIMUM FLOOR SPACE RATIO:	4.0		
HOLDING PROVISION (15H):	[AS PER KING ST. E.]		VARIANCE
PARKING:	1 PER RES. UNIT	6 UNITS 3 SPACES	VARIANCE
	1 PER 69.0m ² OFFICE UNIT	133.1m ² /69.0m ² = 2 SPACES	VARIANCE
	1 PER 69.0m ² RETAIL UNIT	133.1m ² /69.0m ² = 2 SPACES	VARIANCE
	1 PER 14.0m ² RESTAURANT UNIT	133.1m ² /14.0m ² = 10 SPACES	VARIANCE

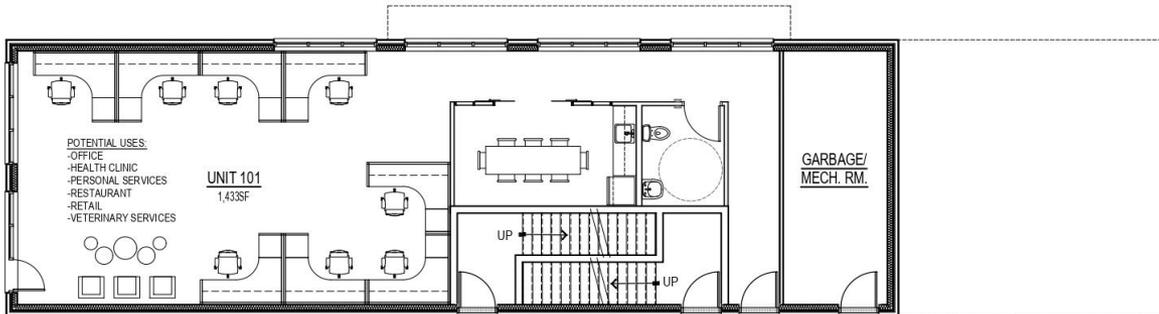
Concept Plan - A



THIRD FLOOR
2,630SF



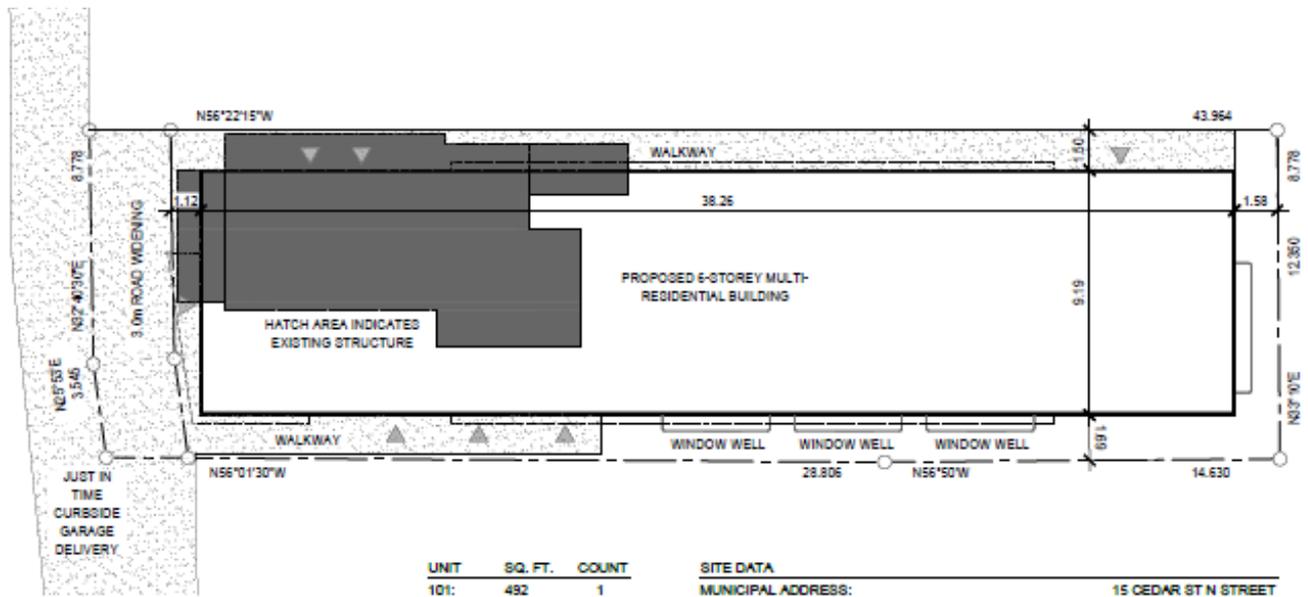
SECOND FLOOR
1,790SF



MAIN FLOOR
1,930SF

Concept Plan - A

CEDAR STREET N



UNIT	SQ. FT.	COUNT
101:	492	1
102:	392	1
103:	392	1
104:	332	1
105:	365	1
201:	492	1
202:	392	1
203:	392	1
204:	461	1
205:	588	1
_01:	492	3
_02:	392	3
_03:	392	3
_04:	332	3
_05:	392	3
_06:	392	3
_07:	492	3
601:	492	1
602:	392	1
603:	392	1
604:	332	1
UNITS TOTAL		35

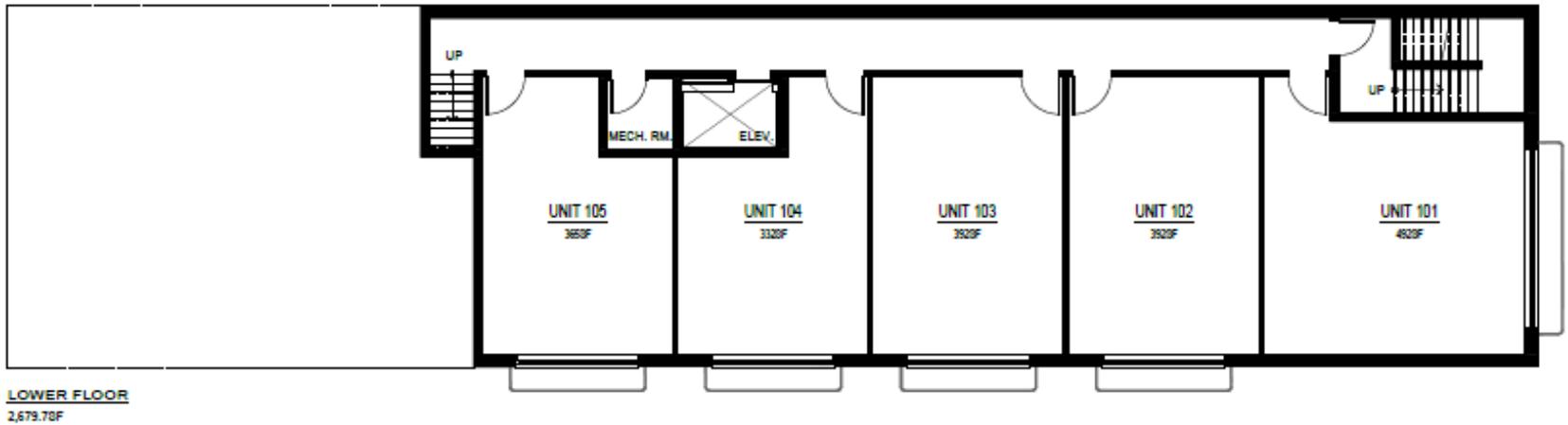
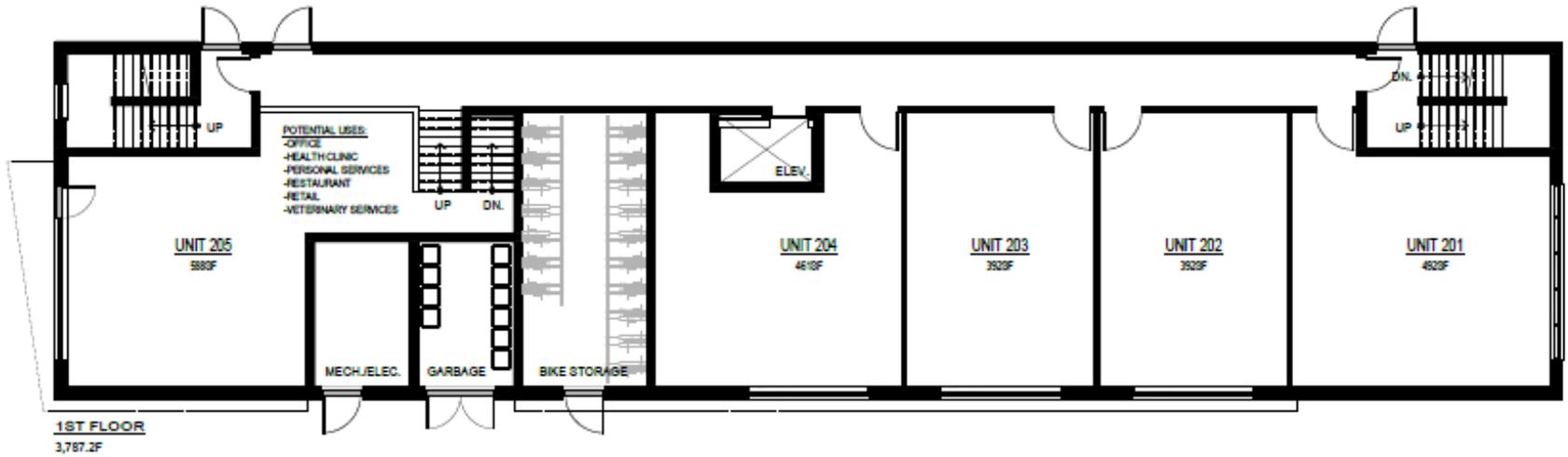
SITE DATA

MUNICIPAL ADDRESS: 15 CEDAR ST N STREET
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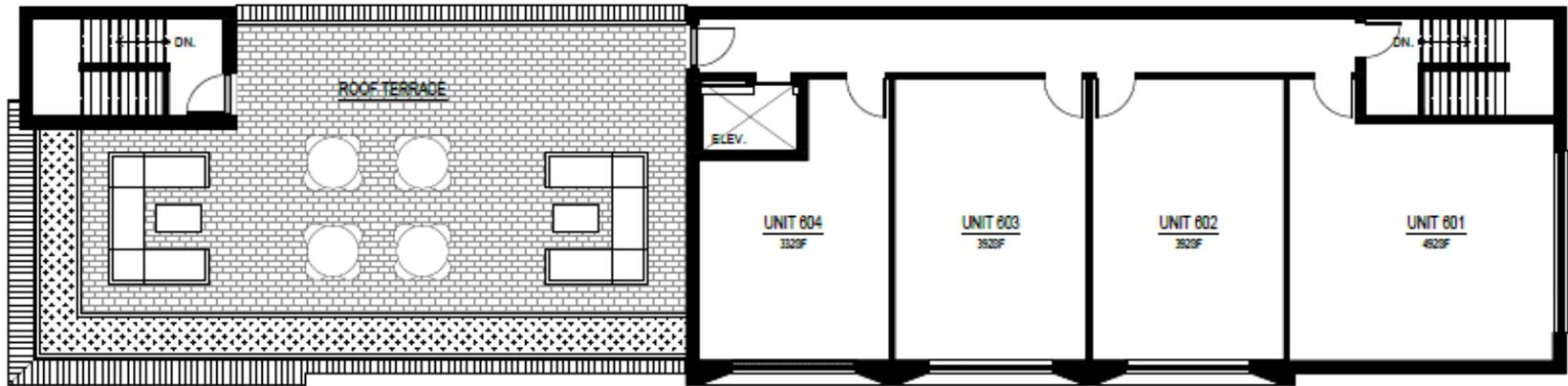
ZONING: MU-2 15H

	REQUIRED	PROVIDED	
MINIMUM LOT WIDTH:	15.0m (49.2ft)	12.4m (40.7ft)	VARIANCE
MINIMUM FRONT & SIDE YARD:	1.5m (4.9ft)	1.5m (4.9ft)	
MAXIMUM FRONT YARD:	7.5m (24.6ft)	0m (0ft)	
MINIMUM REAR YARD:	7.5m (24.6ft)	1.5m (4.9ft)	VARIANCE
MINIMUM YARD ABUTTING ANY RES. PROPERTY:	7.5m (24.6ft)	1.5m (4.9ft)	VARIANCE
MAXIMUM BUILDING HEIGHT:	24.0m (78.7ft)	6 STOREYS - 18.3m (60.0ft)	
SITE AREA:		530.8m ² (5,713.4ft ²)	37.0m ² ROAD WIDENING
GROSS BUILDING AREA:		1,873.2m ² (20,162.6ft ²)	
MINIMUM FLOOR SPACE RATIO:	1.0		
MAXIMUM FLOOR SPACE RATIO:	4.0	3.5	
HOLDING PROVISION (15H):	[AS PER KING ST. E.]		VARIANCE
PARKING:	1 PER UNIT	35 UNITS = 35 SPACES	VARIANCE
	1 PER 69.0m ² OFFICE UNIT	54.6m ² /69.0m ² = 1 SPACES	VARIANCE
	1 PER 69.0m ² RETAIL UNIT	54.6m ² /69.0m ² = 1 SPACES	VARIANCE
	1 PER 14.0m ² RESTAURANT UNIT	54.6m ² /14.0m ² = 4 SPACES	VARIANCE

Concept Plan - B



Concept Plan - B

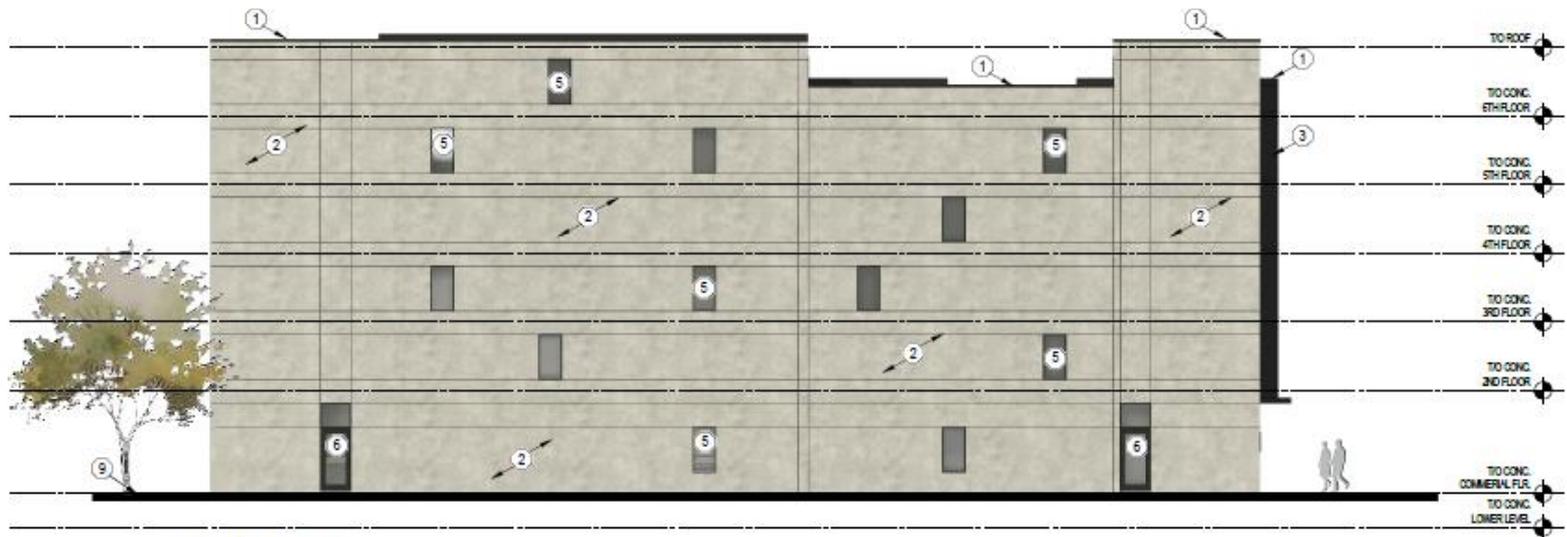


5TH FLOOR
2,334.18F

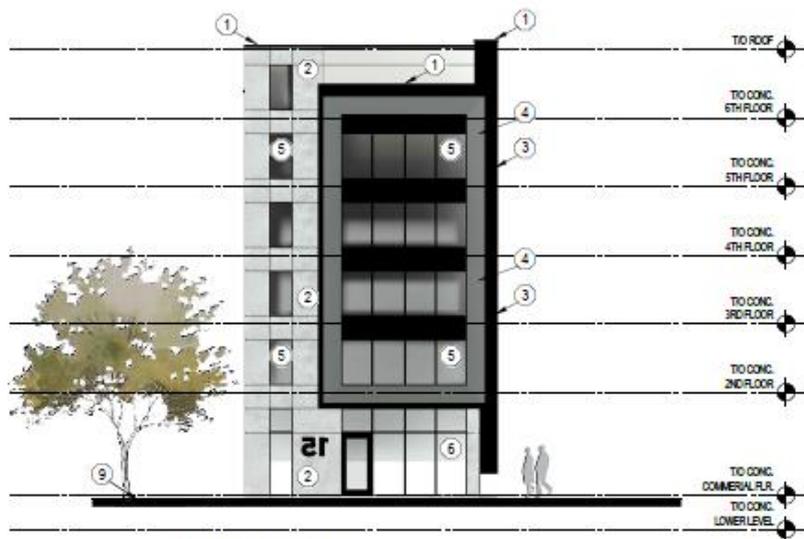


TYPICAL FLOOR
3,787.28F

Concept Plan - *B*



SOUTH ELEVATION



EAST ELEVATION

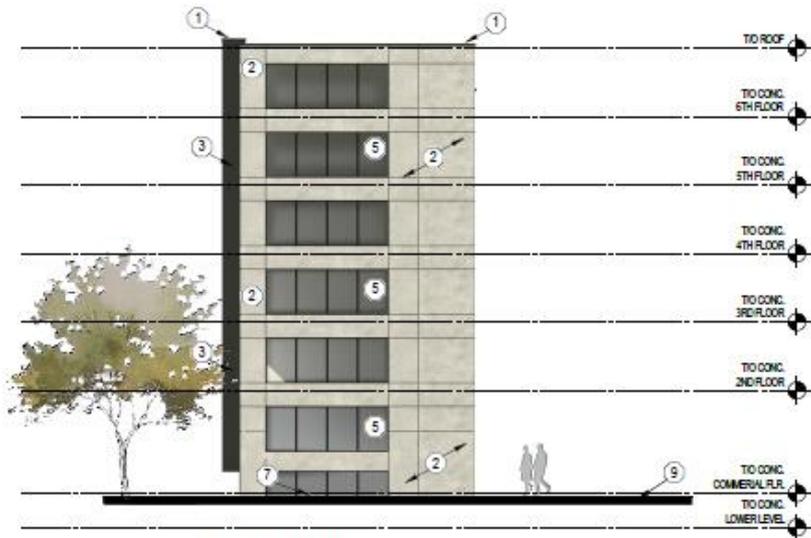
MATERIALS LEGEND

- ① PREFIN. ALUMINUM CAP FLASHING C/W DRIP EDGE.
COLOUR: LIGHT CHARCOAL
- ② PRECAST CONCRETE WALL PANELS
FINISH: SMOOTH C/W EXPOSED SAND FINISH
COLOUR: LIGHT GREY
- ③ PRECAST CONCRETE WALL PANELS
FINISH: SMOOTH C/W EXPOSED SAND FINISH
COLOUR: LIGHT CHARCOAL
- ④ CORRUGATED SIDING
COLOUR: DARK GREY
- ⑤ SEALED DOUBLE GLAZING SET IN THERMALLY BROKEN
ALUMINUM WINDOW FRAMING
COLOUR: CHARCOAL
- ⑥ SEALED DOUBLE GLAZING SET IN THERMALLY BROKEN
ALUMINUM ENTRANCE FRAMING
COLOUR: CHARCOAL
- ⑦ CONCRETE WINDOW WELL
- ⑧ PAINTED INSULATED HOLLOW METAL DOOR AND FRAME
COLOUR: BLACK
- ⑨ FINISHED GRADE

Concept Plan - B



NORTH ELEVATION



WEST ELEVATION

MATERIALS LEGEND

- ① PREFIN. ALUMINUM CAP FLASHING C/W DRIP EDGE.
COLOUR: LIGHT CHARCOAL
- ② PRECAST CONCRETE WALL PANELS
FINISH: SMOOTH C/W EXPOSED SAND FINISH
COLOUR: LIGHT GREY
- ③ PRECAST CONCRETE WALL PANELS
FINISH: SMOOTH C/W EXPOSED SAND FINISH
COLOUR: LIGHT CHARCOAL
- ④ CORRUGATED SIDING
COLOUR: DARK GREY
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ALUMINUM WINDOW FRAMING
COLOUR: CHARCOAL
- ⑥ SEALED DOUBLE GLAZING SET IN THERMALLY BROKEN
ALUMINUM ENTRANCE FRAMING
COLOUR: CHARCOAL
- ⑦ CONCRETE WINDOW WELL
- ⑧ PAINTED INSULATED HOLLOW METAL DOOR AND FRAME
COLOUR: BLACK
- ⑨ FINISHED GRADE

Concept Plan - B

15 Cedar Street North has a Walk Score of 76 out of 100. This location is Very Walkable so most errands can be accomplished on foot. 15 Cedar Street North is a three minute walk from the 301 ION at the Kitchener Market Station stop. Nearby parks include Sand Hill Park, Hibner Park and Knollwood Park.

Restaurants

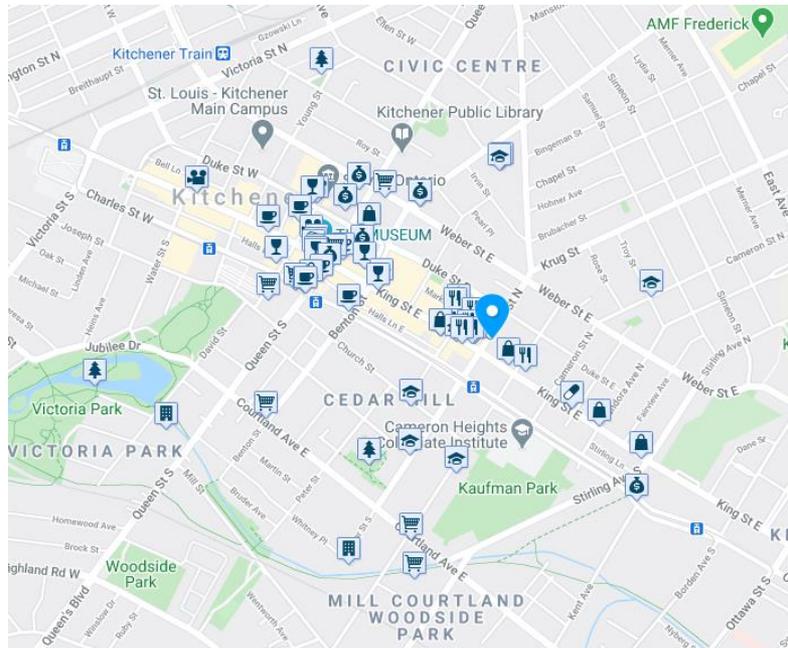
Bolero Pizza & Pasta House 300 King E	.1km
Kitchener Market 300 King Street East	.1km
Sushi Star 450 King Street East	.1km
Indulge Natural and Organic Kitchen 300 King St.East	.1km
Pho Dau Bo 301 King Street East	.1km
Popeye's Pizza 287 King St E	.2km
The Yeti Cafe 14 Eby Street North	.2km
Korean Bbq Restaurant 265 King E	.2km
Pupuseria Latinos 25 Eby St S	.2km
Cameron Chinese Restaurant 21 Cameron Street South	.3km
Stonegate Bistro 15 Scott Street	.3km
Shinla Garden 183 King St E	.3km
La Casbah 47 Scott	.3km
Supreme 2 For 1 Pizza & Wings 157 King St E	.4km
Subway 25 Frederick St	.4km

Shopping

Biba Boutique 426 King E	.07km
Uniform Salon 16 Eby St N	.2km
Hong Kong Fashions 265 King St E	.2km
7-Eleven Canada, Inc. 648 King St W	.4km
Pfeifer S Shoe Repair 18 Duke St E	.5km
Vicanies.com Fine Lingerie & Luxur... 745 King St E	.6km
Cam Fashions Ltd 45 Queen S	.6km
A Second Look Books 31 King St W	.6km
StylFrugal 30 Ontario Street North	.7km
Lookin' For Heroes 93 Ontario Street South	.7km
Hasty Market 103 Ontario St S	.7km
Gloss Boutique & Salon 87 King Saint W	.7km
Shakedown Street 109 King St W	.8km
Petsche's Shoes Ltd 147 King St W	.8km
Dynamic Shoes 259 King St W	1km
Shoecrafters 94 1/2 Weber St E	1.1km

Entertainment

THEMUSEUM 10 King Street West	.6km
Kings College 262 King Street West	1km
Joseph Schneider Haus 466 Queen Street South	1.1km
Woodside National Historic Site 528 Wellington North	1.8km
K-W Gaming Centre 501 Krug Kitchener	1.9km
Kitchener-Waterloo Little Theatre 9 Princess St E	3.8km
Princess Twin Cinemas 46 King Street North	3.9km
Princess Cinema 6 Princess St W	3.9km
Kitchener Waterloo Chamber Music... 57 Young Street West	4.2km
Maxwell's Concerts and Events 35 University Ave E	4.5km
Phil's Grandson's Place 220 King St N	4.5km
Cineplex Cinemas Kitchener & VIP 225 Fairway Road South	4.6km
Humanities Theatre 200 University Ave W	5.4km
Theatre of the Arts, University of W...	5.6km
Waterloo Region Museum 10 Huron Road	6.3km



Very Bikeable

Biking is convenient for most trips.



Very Walkable

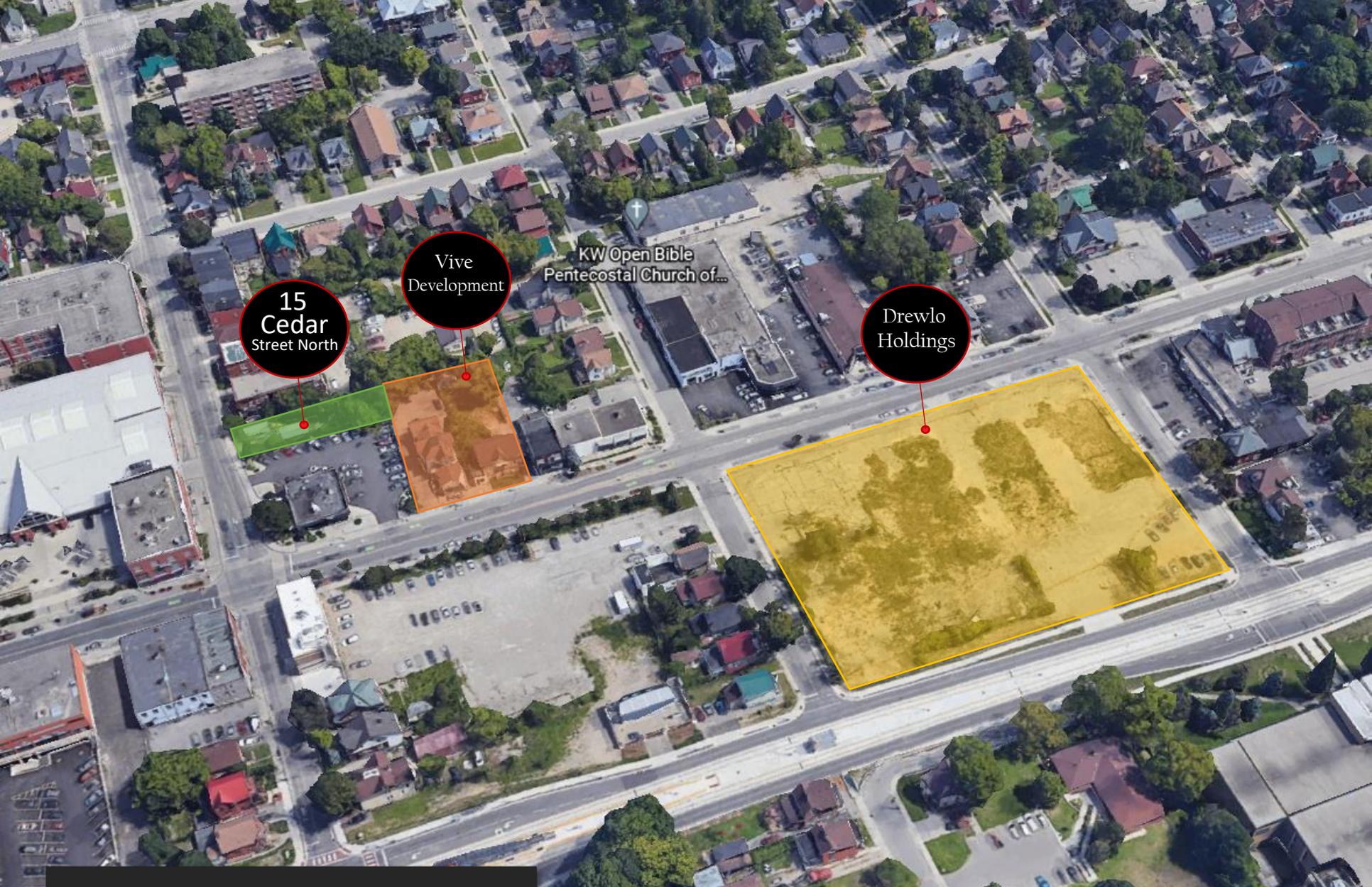
Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.

Walk Score



15
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Street North

Vive
Development

Drewlo
Holdings

KW Open Bible
Pentecostal Church of...

New Development Underway

Vive Development, plans to build a 73 unit rental apartment building. This 7 storey building will be located on the main public transit route in Downtown Kitchener.

Offering a rooftop amenity space as well as two retail suites on the main level. Generous sized balconies, on site laundry and parking, storage lockers and more.

Situated on 0.40 Acres, the design currently offers a modern take on urban development. where residents can enjoy attainable downtown living with access to fresh local produce, restaurants and entertainment.



New Development Underway

Drewlo Holdings of London, Ont., plans to put up buildings containing 423 rental units on the site. This estimated \$60m redevelopment project in Kitchener's east end bounded by King Street East, Madison Avenue, and Charles and Cameron streets.

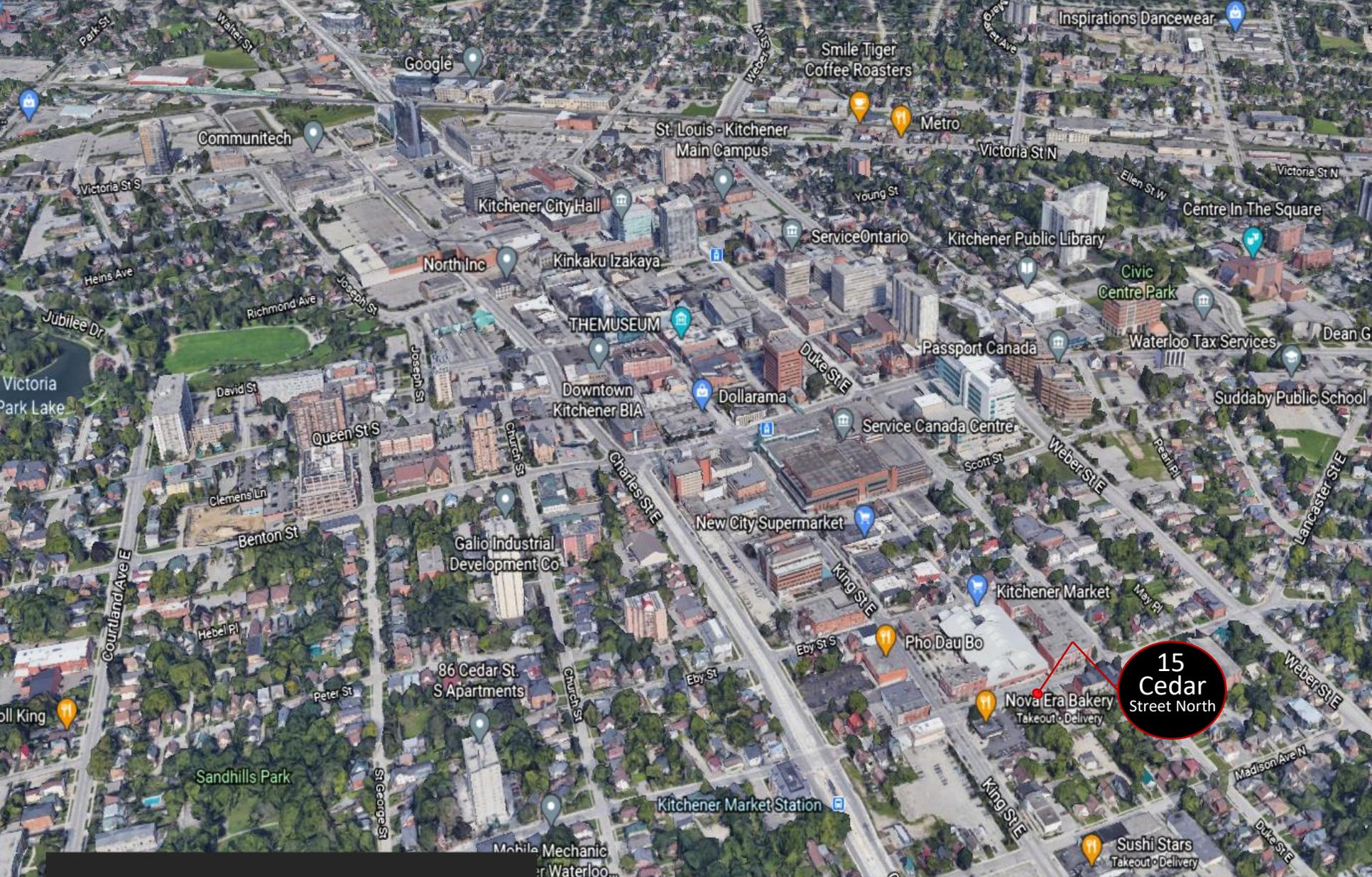
A four-storey building will cover most of the block. Rising out of that podium building will be two apartment buildings, one with 14 floors and another with 18 floors.

The Charles Street side of the block will feature apartments with three floors. The part of the podium building fronting on King Street East will contain commercial and retail space.

A total of 523 parking spaces are proposed. There will be one floor of underground parking and three floors of parking in the four-storey podium building.



New Development Underway



Surrounding Amenities

With this prime location there are many other popular amenities near by. The most popular being the closest – Kitchener Market. you will also find various restaurants, hotels, public transit options and more. Being the heart of the city, a place where business thrives you'll also find other businesses such as Google to Communitech to Manulife.



This city offers much excitement without losing its small town charm. With over 240,000 residents there are many festivals and events that take place on an annual basis.

Kitchener-Waterloo is home of Oktoberfest, the largest celebration of all things Bavarian outside of Germany. Kitchener is known far and wide for more than the Tapping of the Keg. The 2015 annual TD Kitchener Blues Festival drew 150,000 people over the four-day festival, with performances by some of the biggest names in blues from around the world. Add on the KOI Music Festival and Big Music Fest — one of the largest music festivals in Ontario — and Kitchener is the place to be for music lovers.

Kitchener also celebrates its rich cultural heritage through its many intriguing museums. Visit the historic Homer Watson House and Gallery and learn about one of Canada's most celebrated masters, or stroll through the Waterloo Region Museum and Doon Heritage Village to experience first hand what life was like in Waterloo County in 1914.

Twenty-two historic buildings and period-costumed interpreters bring the past to vibrant life for you and your family. Home of the Kitchener-Waterloo Art Gallery and world-class performing arts theatre, the Centre in the Square, Kitchener is a hub of artistic and cultural celebrations. Explore the many restaurants and cafes, sample a craft beer in a microbrewery or stretch out by the lake in historic Victoria Park.

Whatever you choose, Kitchener's pride in its history and cultural diversity makes this a truly unique city.

City of Kitchener



For more information please contact:

COUPAL MARKOU COMMERCIAL REAL ESTATE INC.
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070

CHRISTOPHER COUPAL
BROKER OF RECORD, PRINCIPAL
CHRISTOPHER@COUPALMARKOU.COM
519-742-7000 x 101

BROOKS WAY
BROKER
BROOKS@COUPALMARKOU.COM
519-742-7000 x 112