



# FOR SALE

## 325 King Street East, Kitchener

### PROPERTY SPECIFICATIONS

**Intersection** King St E / Charles St E

**Approx. SQFT** 25,000

**Lots** Lot 1 - PIN #225020051  
Lot 2 - PIN #225020251



SITE DATA -330 Kings St. E., Kitchener, Ontario

DENSITY	Minimum	Maximum	Zone: Provided
Units / hectare			283.44
Beds / hectare			283.44
Commercial Floor Space Ratio (FSR)	-		
Total Floor Space Ratio (FSR)	-	-	2.7

Permitted Floor Area:

Floor Space Ratio (FSR) - As of Right:			
Minimum:	-		
Maximum:	2.0		
Total Permitted FSR (incl Bonusing):	8.8		
Provided FSR:	2.7		

Bonusing Calculations:

Area Permitted by Bonusing:			Calculation Used:		
A: Gross Site Area	846.7	sq m	A = Gross Site Area		
B: As of Right Building Area (Maximum)	1,693.5	sq m	B = A x Permitted FSR		
C: incl. permitted Residential Area	1,438.0	sq m	C = B - D		
D: incl. provided Non-Residential Floor Area	255.5	sq m	D = Provided Retail Area		
E: Bonus Residential Area (Residential)	5,751.9	sq m	E = C x Residential Bonus Value		
Total Permitted FSR (incl Bonusing):	8.79	FSR	= C + D + E / site area		
Gross Permitted Floor Area:	7445.4	sq m			

AREAS	Metric	Imperial	%
Gross Site Area (Min. Permitted = xx sm)	0.1 ha	0.2 acre	-
Road widenings & Daylight Triangles	- ha	- acre	-
Net Site Area	0.1 ha	0.2 acre	
	846.7 sq m	9,114.5 sq ft	100%
Building Footprint at grade	395.6 sq m	4,258.3 sq ft	47%
Asphalt Area	451.1 sq m	4,856.2 sq ft	53%
Concrete Area	- sq m	- sq ft	0%
Total Impervious Area	846.7 sq m	9,114.5 sq ft	100%
Landscaped/Sodded Area	- sq m	- sq ft	0%
Total Permeable Area	- sq m	- sq ft	0%

SETBACKS	Min Required	Provided
Front Yard Setback	- m	m
Rear Yard Setback	- m	m
Flankage Setback	1.00 m	under 1 m
Internal Side Yard Setback	- m	m

BUILDING DATA

BUILDING AREAS			
Below Grade		Metric	Imperial
		- sq m	- sq ft
Gross Floor Area (Below Grade)		- sq m	- sq ft
Above Grade		Metric	Imperial
Ground Floor		395.6 sq m	4,258.3 sq ft
2nd&4TH Floor (Residential)		489.6 sq m	5,270.2 sq ft
3rd&5TH Floor (Residential)		476.6 sq m	5,130.2 sq ft
Gross Floor Area (Above Grade)		2,328.0 sq m	25,059.2 sq ft
Total Gross Floor Area		2,328.0 sq m	25,059.2 sq ft

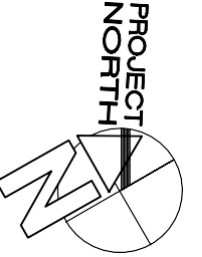
BUILDING HEIGHT		Metric	Imperial
Commercial level		4.0	- ft
Residential levels		3.1	- ft
Parapet		0.6	- ft
Total Building Height		-	17.0 - ft

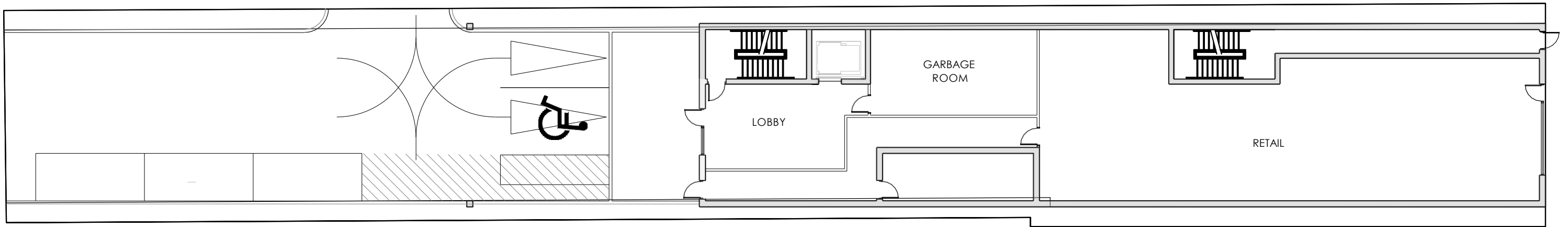
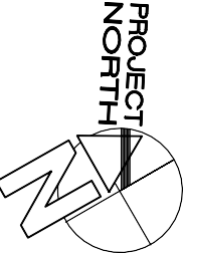
COMMERCIAL			
SALEABLE/LEASABLE AREA		Metric	Imperial
Ground Floor Commercial		255.5 sq m	2,750.3 sq ft
Total Saleable/Leasable Commercial Area		255.5 sq m	2,750.3 sq ft

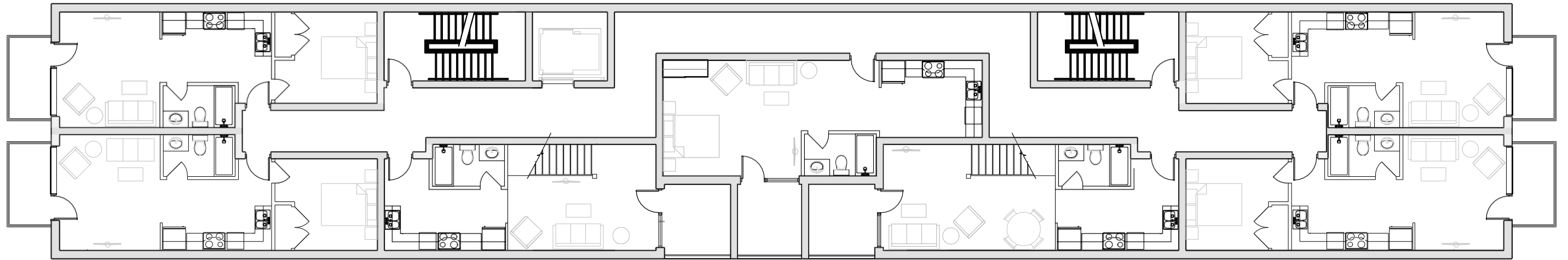
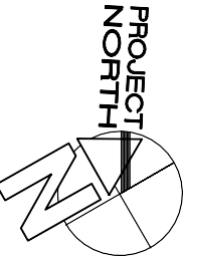
RESIDENTIAL			
SALEABLE/LEASABLE AREA (Tarion Standard)		Metric	Imperial
Floors 2-5 (24 Units)		1,932.4 sq m	20,800.9 sq ft
Total Saleable/Leasable Residential Area		1,932.4 sq m	20,800.9 sq ft

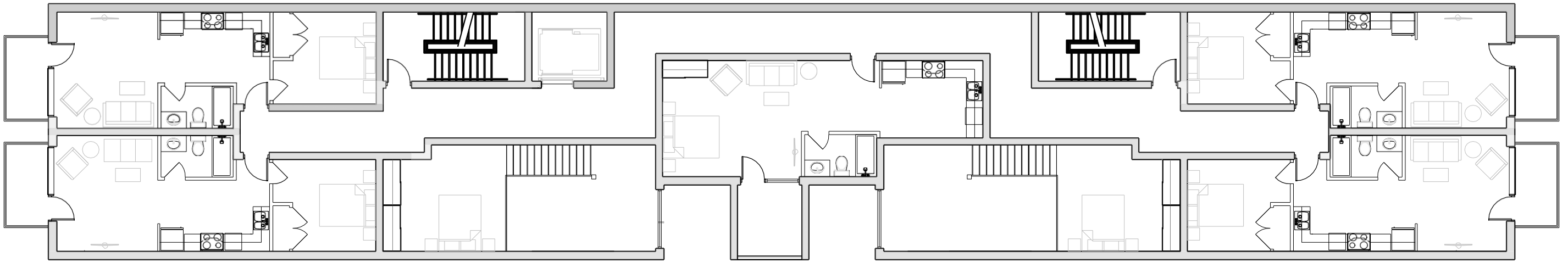
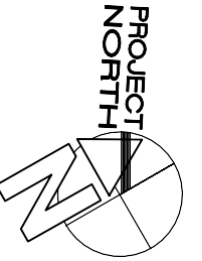
UNITS	1 Bed	1 + Den	2 Bed	Total Beds	Total Units
2nd and 4th Floors	7			14	14
3rd and 5th Floors	5			10	10
Total	24			24	24

Parking Data		Spaces
VEHICLES		
REQUIRED (Zoning/By-law Parking Requirements)		
x spaces / 100 sq.m. (commercial)		0
Residential Parking Required (x space / unit)		4
Total Zoning/By-law Parking Requirements		4
Provided		
Surface Parking		5
Total Parking Provided		5

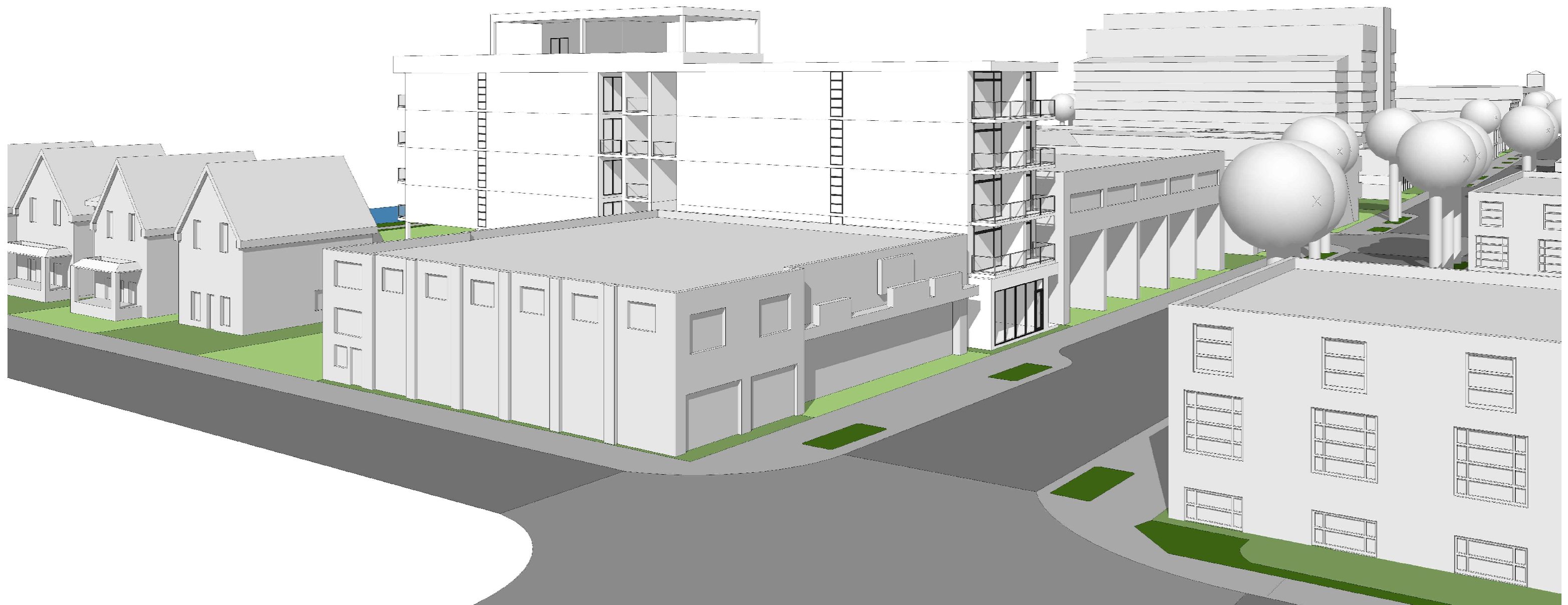












PERSPECTIVE VIEW- EAST

PROJECT:	2017-024	SCALE:	-
DATE:	2017.03.10	REFERENCE:	-

PG 1.5









PERSPECTIVE VIEW- SOUTH

PROJECT:	2017-024	SCALE:	-
DATE:	2017.03.10	REFERENCE:	-

PG 1.7