

310 KING ST N WATERLOO



Location and Site Overview

Address - 310 King St N,
Waterloo,
ON N2J 2Z2

The site is positioned along the highly sought-after King Street corridor, a well-connected and dynamic growth area within Waterloo. It is strategically located just steps from Wilfrid Laurier University—approximately 650 meters away—and is situated within close proximity to the University of Waterloo. The property is part of a transit-supportive urban environment where public transit, including the nearby ION LRT corridor, is easily accessible to provide excellent regional connectivity. Furthermore, the site is a short walk from Uptown Waterloo, offering convenient pedestrian access to a vibrant collection of restaurants, cafés, shopping, entertainment venues, and major employers.

69

Biking Score



Bikeable

Biking is Convenient
for most trips

88

Walking Score



Very Walkable

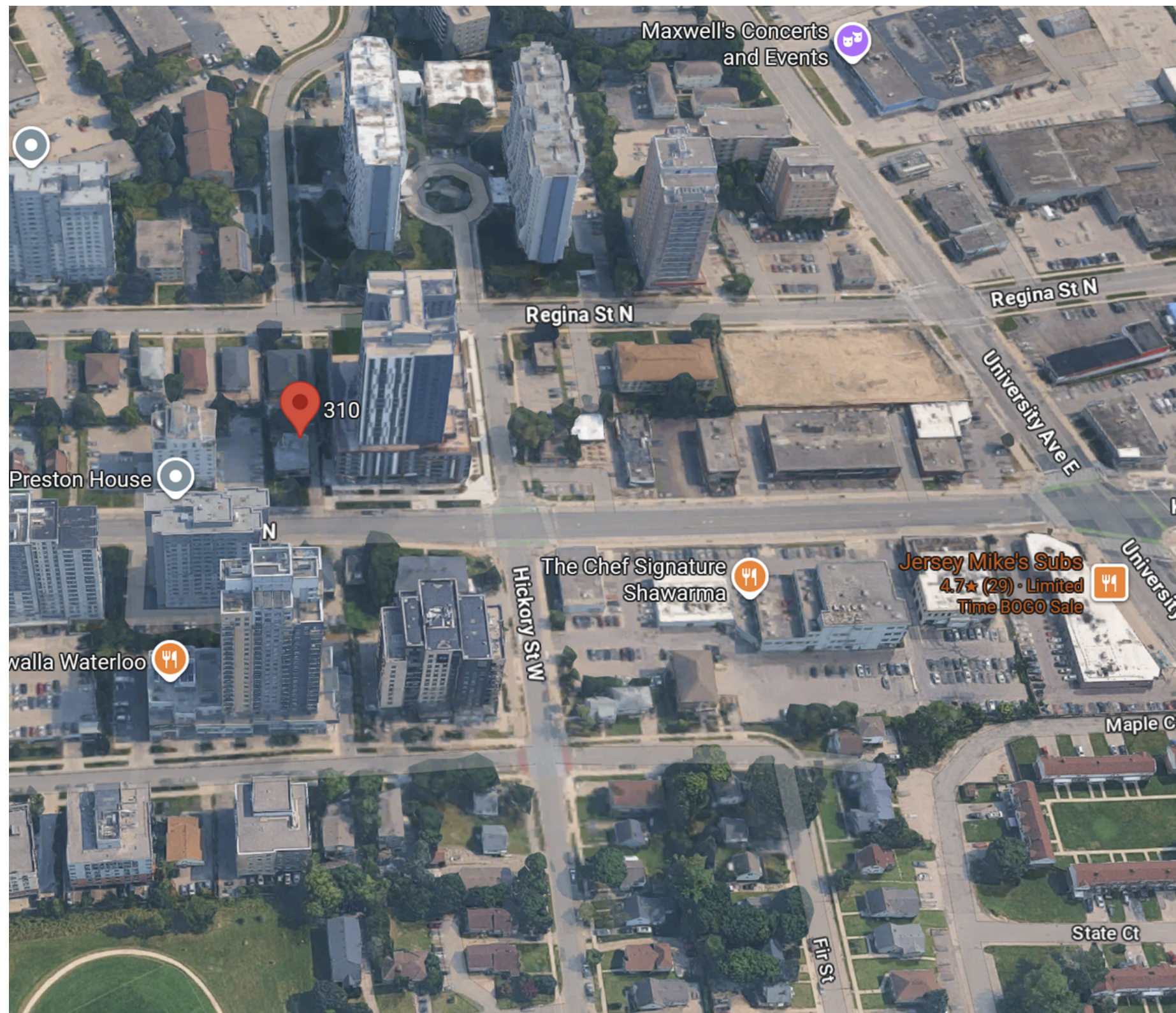
Most Errands can be
completed on foot

Nearest Bus Station

King / Hickory, Waterloo,
ON N2J 2Y9 - **1min Walk**

Nearest Tram Station

University of Waterloo
Station, ON N2L 3G1



Zoning Overview & Suggestions

RMU-81 Zoning Bylaw Regulations		- 310 King St N	
1. General Lot & Siting Standards (Table 7O)			
Regulation	Standard	Proposed (310 King St N)	Suggestions
Minimum Lot Frontage	20 metres	20.16m (66ft)	Needs Verification , with upto-date Survey. Analysis is based on the Older survey provided. Possible errors can exisit.
Minimum Street Line Setback	5.0 metres	5.0m	Satisfied, Street line to be confirmed with staff
Maximum Street Line Setback	At least 75% of the street line front building façade must be within 6.0 metres of the street line	3.0m setback across front facade	Satisfied
Minimum Side Yard Setback	3.0 metres	2.4m	Needs Minor Variance , required for the maximum utilization
Minimum Rear Yard Setback	5.0 metres	5.0m	Satisfied
Minimum Low-Rise Residential Lot Line Setback	7.5 metres or half the height of the building, whichever is greater	Not shown	Not shown
Minimum Building Height	13.5 metres	24.20m	Satisfied
Maximum Building Height	81 metres and 25 storeys	24.20m (8 storeys)	Satisfied
Minimum Density	150 bedrooms per hectare	56 Bedroom in mixed unit layouts.	Satisfied
Maximum Density	750 bedrooms per hectare	Site area is 808m2. Max permitted is ~60 bedrooms. Total Proposed - 8 per Floor for 7 Storeys, which is about 56 Bedroom. This comes under the 60 Unit maximum allowed as per calculation	Satisfied as of now. A further addition can be explored if more bedrooms are required, though a Minor Variance would be needed in that scenario.
Minimum Landscaped Open Space	30% of lot area	26%	Minor Variance neccesary to keep Maximum parking
Number of Main Buildings per Lot	More than one (1) permitted	1	Satisfied

Zoning Overview & Suggestions

2. Tower & Built-Form Standards (Table 7P)			
Regulation	Standard	Proposed (310 King St N)	Suggestions
Minimum First Storey Height	4.0 metres	3m	Minor Variance Required
Minimum Podium Height	10.5 metres	Not shown	Not shown
Maximum Podium Height	21 metres and 6 storeys	21 metres (6 storey podium + 1 additional floor)	Tower height remain 7 Storeys which is above the podium height - Minor Variance required for additional floor
Minimum Tower Separation	22 metres from another tower on the same lot; 11 metres from an interior lot line	Not shown	A survey is required to determine the actual distance from the tower on the right. The 11-meter separation is not satisfied due to limited Lot width. If the requirement is not satisfied, Only 6 Storey is possible unless a Minor Variance is applied.
Maximum Horizontal Tower Dimension	40 metres	15m	Satisfied
Maximum Tower Footprint	1,000 square metres	405 sq.m	Satisfied
Minimum Tower Stepback	3.0 metres above podium (including balconies) on front and flankage building façades	0m. 1 Floor above podium	Needs Minor Variance , Can be Discussed with staff during pre-cunsultation
Minimum Amenity Area	3.0 sq m for the first bedroom + 2.0 sq m for each additional bedroom in each dwelling unit	Amenity area proposed on rooftop terrace.	Discussion necessary with staff during preconsultation, regarding suitability.
3. Additional Design, Parking & Use Regulations			
Regulation	Standard	Proposed (310 King St N)	Suggestions
Primary Building Entrance	Must have a front entrance at grade located on the front building façade and/or flankage building façade.	Ground floor lobby faces front	Satisfied
Residential Vehicle Parking	Resident: 0.60 to 0.70 spaces per dwelling unit; Visitor: 0.10 spaces per dwelling unit; Total: 0.70 to 0.80 spaces per dwelling unit.	13 Parking	Minor Variance Required
Non-Residential Parking	1.80 to 2.50 spaces per 100 sq m of building floor area.	Not shown	Not shown
Structured Parking at Grade	If structured parking is provided on the first storey, at least 25% of the ground floor must consist of active/habitable floor space, lobbies, amenities, or commercial uses located fully in front of the parking and fronting the street.	Uncertain	Need further clarification from City of Waterloo Development Planning staff
Ancillary Commercial Space	Permitted on the 1st storey. Cannot exceed 15% of total building floor area or 5,000 sq m (whichever is less). Maximum individual commercial unit size is 465 sq m.	Not shown	Not shown

Development Overview

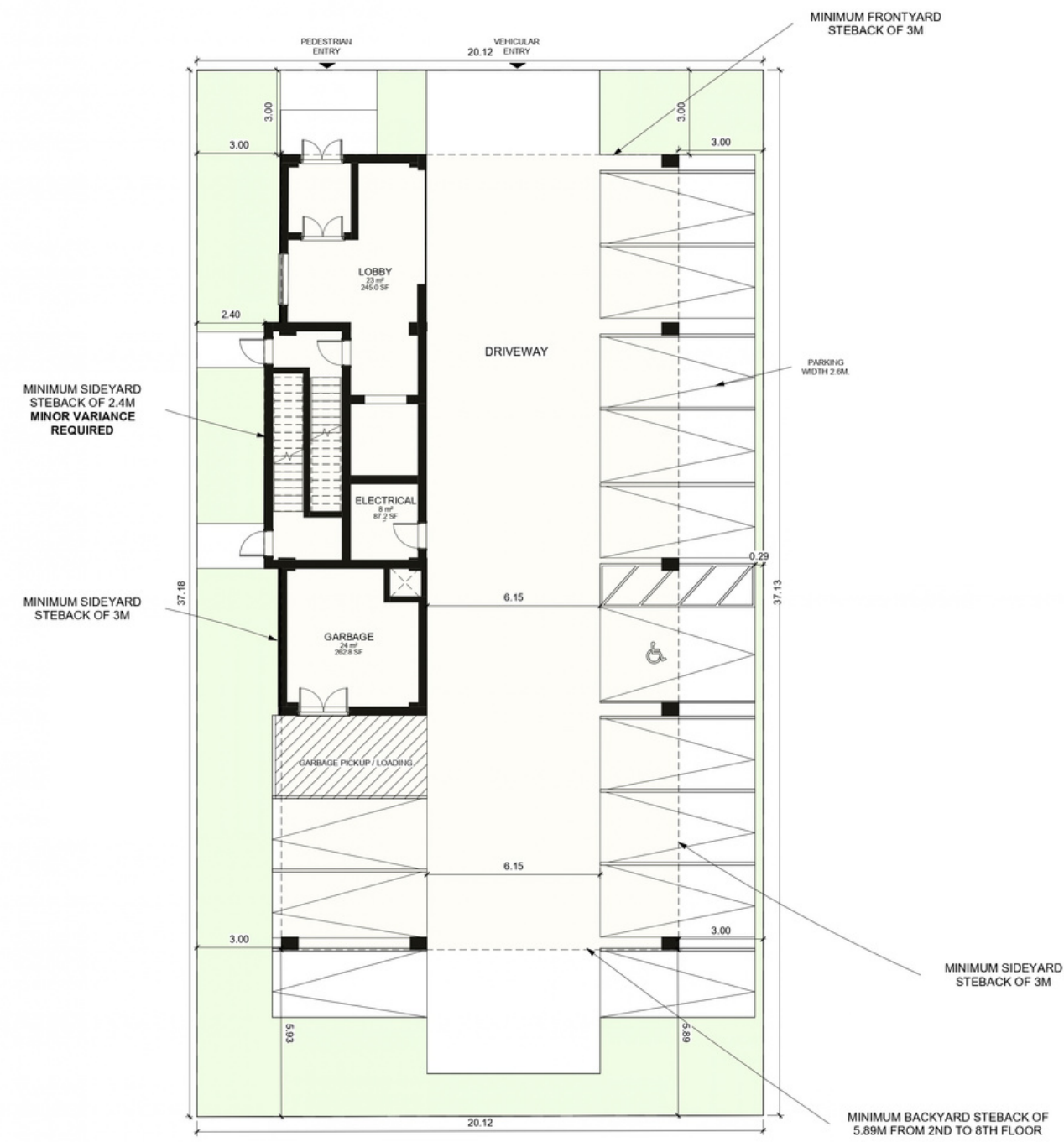
Based on the illustrated unit floor plate. The typical residential floor provides six dwelling units comprising 1-bedroom, 1-bedroom + den and 2-bedroom units. Development scenario considers: a 7-storey / 36-unit option.

OPTION 01 – 7 STOREY / 42 UNITS			
Unit Type	Per Floor	6 Floors	Avg. Unit Area (m²)
1 Bedroom	1	6	40
1 Bedroom + Den	3	18	58
2 Bedrooms	2	12	61
Number of total proposed Bedrooms		54	
Typical Floor Unit Area		408 sq.m	
GFA		~2558 sq.m	

- **Site Area** : 747.43 sq.m
- **Gross Floor Area (GFA)** : 2533.74 sq.m

- **Parking** : 13 units
- **Green Space** : 192 sq.m

Site Plan



1 Site1
1 : 100

DISCLAIMER: THIS DRAWING IS NOT INTENDED FOR SITE PLAN APPROVAL. IT REPRESENTS A MAXIMUM DEVELOPMENT CONCEPT BASED ON ALLOWABLE SETBACKS. PRE-CONSULTATION WITH CITY STAFF IS REQUIRED TO CONFIRM COMPLIANCE

NOAR
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LEGAL DESCRIPTION:

Site Area = 747.3m2
= 8044 Sq.ft

Gross Floor = 2936.19 Sqm
Area

Owner

Project Name

310 King St N,
Waterloo, ON
N2J 2Z2

SITE PLAN

Project number 01

Date 27-12-2024

Prepared by
NOAR DEVELOPMENT & CONSULTING

A101

Scale 1 : 100

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Typical Floor Plan

Level 2-7

1 Level 2
1 : 75



TOTAL BEDROOMS PER FLOOR: 9
PROJECTED BEDROOM YIELD FOR BUILDING ENVELOPE: 54

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N2J 2Z2

TYPICAL FLOOR PLAN
LEVEL 2 TO LEVEL 7

Project number 01

Date 27 -1 2-202 4

Prepared by Designer

A114

Scale 1 : 75

Elevation



Elevation

