



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Notice of Neighbourhood Information Meeting/Open House Zoning By-law Amendment Application (Z-25-23) 167-171 King Street South, Waterloo

VanMar Developments and MHBC Planning invite you to a Neighbourhood Information Meeting at the following date and time:

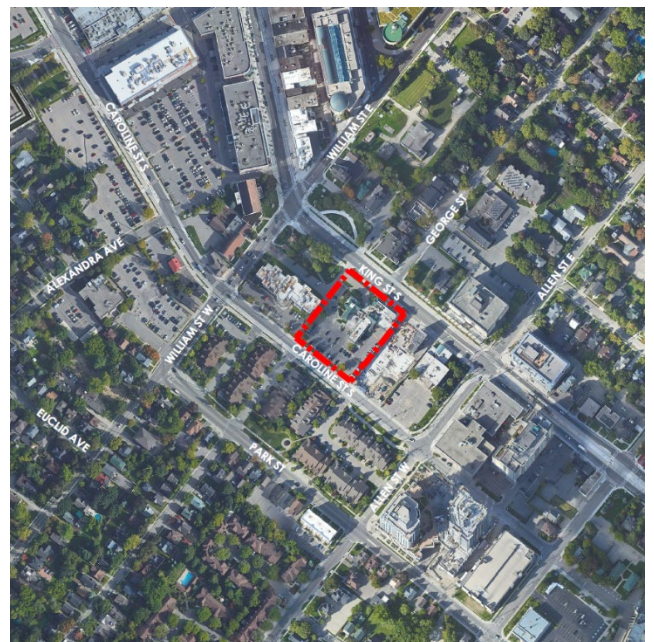
Date: Thursday November 27, 2025
Time: 6:30 – 8:00 pm
Location: First United Church
16 William St W, Waterloo, ON

This meeting has been organized as an in-person “drop-in” format to allow the public to review our development plans for the above noted property, ask questions and provide input directly to the developer, their technical consultants, and City staff. Members of the project team and the City of Waterloo will be available to answer questions you may have on the planning application that has been submitted to the City. A future Public Meeting will be coordinated by the City of Waterloo to be held during a Council Meeting and therefore no decisions are being made at this neighbourhood meeting.

Overview of the Proposed Zoning By-law Amendment Application:

This application is being advanced to permit a multi-tower mixed-use building consisting of a 37-storey tower oriented towards Caroline St and a 33-storey tower oriented towards King St on a shared 5-storey podium. The development is proposed to contain 834 dwelling units (1,075 bedrooms), including a mix of one- and two-bedroom units, 791 square metres of commercial space, 8,211 square metres of amenity space, 403 vehicle parking spaces, and 256 bicycle parking spaces.

The purpose of the proposed Zoning By-law Amendment application is to request site specific zoning regulations to the existing Uptown Mixed Use (U2-81) Zone that would allow the proposed development.



Zoning By-law Amendment Application (Z-25-23)
167-171 King Street South, Waterloo
NEIGHBOURHOOD MEETING / OPEN HOUSE
COMMENT SHEET

If you are not able to attend the meeting but have questions/comments you would like to share with the project team, we invite you to write your comments below. Comment sheets will also be available at the meeting.

Name: _____

Address: _____

E-mail address: _____

Phone: _____

This is an information meeting that is being organized by the applicant/developer. This notice is being circulated to property owners within 120 metres of the subject lands, but any member of the public is welcome to attend. The intent is to provide information, respond to any questions and review feedback as part of the public consultation process in advance of any formal staff recommendation to Council.

**Please submit this sheet at the meeting or provide comments by mail or e-mail by
Friday, November 28, 2025 to:**

MHBC Planning
540 Bingham Centre Drive, Suite 200
Kitchener, ON N2B 3X9
meetings@mhbcplan.com