SHAPING GREAT COMMUNITIES

July 21, 2026 File No. 4063

City of Waterloo
Integrated Planning and Public Works, 2nd Floor
100 Regina Street South
Waterloo, Ontario
N2J 4A8

Attention: Amanda Wyszynski, BATech, MES (PI), MCIP, RPP
Senior Development Planner & Site Plan Committee Chair

Dear Ms. Wyszynski:

Re: Additional Planning Commentary
Official Plan Amendment No. 65 and Zoning By-law Amendment Z-25-12
Stage 3 Barrel Yards - 6 Merchant Avenue
City of Waterloo

On behalf of Silver Lake Developments, we are pleased to submit the enclosed, revised development concept for Stage 3 of the Barrel Yards project, which has been prepared in response to the Post-Circulation Comments provided by the City on October 3, 2025.

The proposed development of Stage 3 is part of the larger Barrel Yards project, which currently contains existing high-density residential uses, a hotel with a ground floor restaurant and live/work units as well as a common, central publicly accessible park and landscape amenity space. Stage 3 remains one of the last undeveloped portions of the Barrel Yards project.

The proposed development identified as part of the initial application for Official Plan and Zoning By-law Amendment for Stage 3 (March 2025) included an 18-storey residential building with approximately 275 dwelling units, including 69 one-bedroom units, 137 one-bedroom plus den units, 9 two-bedroom units and 60 two-bedroom plus den units (total of 344 bedrooms). The proposed development for Stage 3 included ground-floor amenity space and rooftop terrace amenity features as well as one level of surface/cantilevered parking and access to the overall underground parking structure that serves the overall Barrel Yards development.

Revised Development Concept

Further to the receipt of Post-Circulation Comments, dated October 3, 2025, the proposed development has been revised as follows:

- Reduced from an 18-storey (70.5 metres) building with a total of 275 dwelling units, to a 17-storey (60.5 metres) building with a total of 210 dwellings units, including 65 one-bedroom units, 48 one-bedroom plus den units, 8 two-bedroom units and 89 two-bedroom plus den units (total of 307 bedrooms)

- Slight reduction in building footprint/dimensions from approximately 60.70 metres in length by 14.37 metres in width, to approximately 54.05 metres in length by14.83 metres in width
- Slight reduction in the overall building (tower) footprint from approximately 1,251.3 m² to approximately 1,167.2 m²
- A slight increase in total new parking provided per dwelling unit, based on the reduction in the overall unit count
- Enhanced architectural features and articulation at floors 15 to 17, including revised building materials and colours, glazing and balcony placement as noted below:



Stage 3 (March 2025 Submission)



Stage 3 (Current Submission – July 2026)

A copy of the revised development concept, including site statistics and detailed, floor plans and elevations, and an Urban Design Brief Addendum prepared by GSP Group, dated July 20, 2026, have been appended to this correspondence. In addition, a copy of the Updated Master Site Plan package has also been appended to this correspondence.

Revised OPA and ZBA

The initial applications for Official Plan and Zoning By-law Amendment for Stage 3 included the following requests:

- Redesignate the Stage 3 portion of the property from “Commercial, Mixed-Use Office” to “Mixed-Use High Density Residential” in the Official Plan, to permit the Proposed Development in the Laurel and Clair Creek Special Policy Area and modify Specific Provision Areas 17 and 18 to permit increased building height and densities

- Rezone the Stage 3 portion of the property from “Mixed-Use Office (C4-40)” to “Residential Mixed-Use (RMU-81)”, remove the Holding (H) prefix and revise the Site-Specific Exception to address density and building height

Based on the Post-Circulation Comments (October 3, 2025) provided by the City as well as ongoing correspondence with City staff, the applications for Official Plan and Zoning By-law Amendments for Stage 3 have been revised to include the following requests:

- Redesignate the Stage 3 portion of the property from “Commercial, Mixed-Use Office” to “Uptown Mixed Use” in the Official Plan, to permit the Proposed Development in the Laurel and Clair Creek Special Policy Area and add a new Specific Provision Areas to permit a maximum overall density to be applied across the entire Barrel Yards property of 405 units per hectare, whereas the current Specific Provision Areas permit a maximum overall density of 250 units per hectare

- Rezone the Stage 3 portion of the property from “Mixed-Use Office (C4-40)” to “Mixed Use Zone (U2)”, remove the Holding (H) prefix and add a new Site-Specific Exception to address density, building height, podium height, street line setback, tower dimension and footprints, and common outdoor area for Stage 3.

A copy of a zoning comparison summary chart has been appended to this correspondence, which identifies components of the applicable U2 Zone regulations that would need to be modified to support the Proposed Development of Stage 3.

In addition, please find a copy of the draft zoning by-law amendment for Stage 3. As noted in the Planning Justification Report prepared by GSP Group, dated March 2025, it continues to be our expectation that the details of the proposed Zoning By-law Amendment will be revised and refined through further discussions with and review of the application by the City.

As part of this comprehensive resubmission, the following materials, reports and documents are being submitted to the City:

- Revised Design Package, prepared by Turner Fleischer Architects
- Revised Master Site Plan package, prepared by GSP Group
- Urban Design Brief Addendum, prepared by GSP Group
- Revised Master Site Grading Plan, prepared by Stantec
- Addendum to Functional Servicing Report – Stages 3 and 4 Development, prepared by Stantec
- Summary response table for October 3, 2025 Post-Circulation Comments as issued by the City

I trust the enclosed is sufficient for your review and consideration. We look forward to having a Pre-Submission Consultation meeting scheduled as soon as possible. Please let us know if you have any questions or require anything further form us at this time.

Sincerely,
GSP Group Inc.

Kristen Barisdale

Kristen Barisdale, MCIP
Vice President, Planning