MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

May 23, 2025

Max Kerrigan, BES, MLA, MCIP, RPP
Integrated Planning & Public Works
City of Waterloo
100 Regina Street South
Waterloo, ON N2J 4A8

Dear Mr. Kerrigan:

RE: 177 – 179 Albert Street, Waterloo
Official Plan Amendment No. 52 & Zoning By-law Amendment (Z-24-03)
Response to Post-Circulation Comments
OUR FILE: 15200F

On behalf of our client, 14688210 Canada Inc., and together with Masri O Architects and other members of the project team, we are pleased to provide our resubmission of materials for the Official Plan and Zoning By-law Amendment for the site located at 177-179 Albert Street in Waterloo.

Summary of Revised Plans and Amendments

Since the previous public meeting and February 2025 submission, our team has worked closely to address the comments provided by the City and review agencies as well as members of the public and Wilfrid Laurier University. Since the Public Consultation Meeting our team has undertaken the following revisions to the site plan and building design. A summary of the changes are described below:

1. **Building Height**: Maintain a 30-storey tower design.
2. **Residential Units**: Propose a total of 231 dwelling units, with an emphasis on larger family-oriented units:
    - 56 Studio Units
    - 35 One-Bedroom Units
    - 86 Two-Bedroom Units
    - 54 Three-Bedroom Units
3. **Affordable Housing**: 4% of units designated as affordable housing, with rents set below 30% of the median total income for families in the local market.
4. **Commercial Space**: 157 m² of commercial space proposed along Seagram Drive.
5. **Amenity Space**: Resident amenities (indoor and outdoor) consolidated on the 6th floor.

6. **Podium Design**:
    - Podium height of 6 storeys.
    - Stepped down to 4 storeys along the northern and western edges.
    - Further reduced to 5.2 metres along Seagram Drive.
7. **Street Interface**: Podium base redesigned to step back at grade, increasing the street line setback along Albert Street and Seagram Drive.
8. **Pedestrian Comfort**: Cantilevered canopies proposed around the first floor of the podium to enhance pedestrian experience.
9. **Tower Placement**:
    - Shifted south to provide a 9.0 m separation from the north property line.
    - 7.8 m separation proposed from the west property line.
10. **Landscaping**:
    - Enhanced landscaping along both street frontages, including decorative retaining walls and planting beds.
    - Shade trees to be planted along the Seagram Drive corridor within the road widening area.
11. **Parking**: Total parking reduced to 37 spaces, located within underground parking structure.

Revised Official Plan Amendment

The revised Official Plan Amendment includes amending Schedule 'A6' *Specific Policy Areas* to apply a new Specific Policy Area to the subject lands (SPA XX) that:

1. Permit an increase in the total building height to 30 storeys in height
2. Permits a maximum density of 2,887 bedrooms per hectare; and
3. Requires a minimum 4% of total residential units be provided as affordable housing units.

The original proposed Official Plan Amendment included a request to remove the subject lands from Specific Policy Area 20 (specifically SPA 20I), which dually designates lands for Academic purposes. Considering comments received by staff, this request has been rescinded with the understanding that academic uses are not proposed within the development at this time.

Revised Zoning By-law Amendment

The revised Zoning By-law Amendment implements the revised Official Plan Amendment and establishes site-specific provisions to permit the revised development proposal. The following site-specific provisions are to apply to the subject lands, notwithstanding the regulations in the Zoning By-law, through the proposed Amendment:

1. **Maximum Density:** 425 bedrooms (2,625 bedrooms per hectare (pre-widening), 2,887 bedrooms per hectare (post-widening))
2. **Minimum Provided Affordable Housing Units:** 4% of total number of units
3. **Maximum Building Height:** 30 storeys and 102 metres
4. **Minimum Street Line Setback**: Seagram Drive: 2 metres to support columns and upper podium, 4 metres to podium façade at grade
5. **Architectural Projection (Canopy)**: 3.0m from Albert Street and 0m from Seagram Drive.
6. **Minimum Rear Yard** (additional requirements):

a. Hydro Transformer Room: 0 metres
b. Parking Structure: 0.8 metres (for the structure that extends out of the ground from the lowest grade at the rear of the property)
c. Podium Facade: 4.4 metres (measured at defined grade along Albert Street)

7. **Minimum Podium Stepback:**
    a. Seagram Drive: 30% of tower facade located at 0.7 metre stepback and 70% of tower facade located at a 2.0 metre stepback
    b. Albert Street: 40% of tower facade located at 1.0 metre stepback and 60% of tower façade located at 2.0 metre stepback
8. **Minimum Tower Separation:**
    a. 9.0 metres (north lot line)
    b. 7.8 metres (west lot line)
9. **Minimum Podium Height** – 1 storey, 5.2 metres along west property line for height of Transformer Room and decorative canopy, whereas the minimum height requirement for the podium is 10.5m.

Please find enclosed the following updated plans and reports to complete our resubmission:

1. Planning Justification Report Addendum, dated May 23, 2025, prepared by MHBC Planning with images provided by Masri O Architects
2. Architectural Submission Package, prepared by Masri O Architects
    - Architectural Drawing Set
    - Site Plan
    - Elevation Plans
    - Unit Breakdown Analysis
    - Cross Sections prepared to support Planning Justification
    - Architectural Renderings
3. Shadow Impact Analysis, prepared by Masri O Architects
4. Addendum Letter & Drawing Review for Pedestrian Wind Comfort, dated May 23, 2025, prepared by SLR
5. Signed Section 59 Notice and copy of Provisional Risk Management Plan for Official Plan and Zoning By-law Amendment
6. Updated Functional Servicing Report, prepared by MTE Consulting (to be submitted under separate cover)

We appreciate the time you have spent to meet with us as we work through the concern of neighbours and City comments.

We kindly request that this application continue to move forward as scheduled, for the July 14, 2025, Council Meeting date.

We look forward to continuing to work with staff on this project. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,

MHBC





Pierre Chauvin, MA, MCIP, RPP
Partner

Kate Wills, BES, MCIP, RPP
Associate

cc. *Reema Masri, Masri O Architects*
Nathan Sorli, Masri O Architects
Parker Zhang, 14688210 Canada Inc.