MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

November 9, 2026

Aminu Bello, MCIP, RPP
Senior Development Planner, Planning Division
City of Waterloo
100 Regina St S, Waterloo ON N2J 4A8

Dear Aminu:

**RE: 87-95 Seagram Drive – Resubmission of Site Plan and Architectural Plans**
**Official Plan Amendment (No. 73)**
**Zoning By-law Amendment (Z-26-04)**
**OUR FILE 15200i**

Following our review of the City of Waterloo's comments dated March 30, 2026, we are pleased to resubmit the enclosed materials in support of the proposed Official Plan Amendment (OPA No. 73) and Zoning By-law Amendment (Z-26-04) applications for 87–95 Seagram Drive, Waterloo. Throughout the process, the project team have held a number of meetings with City Staff to refine the design and provide public benefit in exchange for support on additional height and density for the proposed development. These meetings were held on March 31, 2026, July 30, 2026 and September 25, 2026. The resubmission addresses the City's comments provided in March as well as the discussions and directions contemplated at the previous meetings, and includes the updated documents identified below.

In addition to this letter, which provides a description and justification for the proposed increase in building height, please find enclosed the following materials that comprise our complete resubmission package:

1. Comment Matrix
2. An updated Architectural Drawing Package, prepared by Masri O Architects
    a. Site Plan
    b. Floor Plans
    c. Coloured Elevations
    d. Landscape Open Space Calculation
3. Updated Shadow Impact Study, prepared by Masri O Architects

We kindly request that the following studies be included as a holding provision and completed after detailed design has been completed.

1. Wind Study
2. Noise Study

## Revised Site Plan and Architectural Plans:

In response to the comments received from City Staff and through a number of meetings addressing design changes, the following modifications have been made to the site plan.

The primary driver of the changes to the proposed site plan and architectural design is the proposed parkland dedication requested by the City of Waterloo. To accommodate this requirement, the development has been redesigned to incorporate a dedicated parkland corridor measuring approximately 317 square metres in area, with a width of 8.5 metres (27.9 feet). While this dedication will provide a public benefit and support the City's long-term objectives for enhanced pedestrian connectivity to Waterloo Park, it also results in a substantial reduction to the net developable area of the property. As a result, the building footprint, podium configuration, and overall site layout have been revised to respond to the loss of developable land, resulting in a more compact development form and necessitating the requested increases in height and density to maintain the project's viability.

From a structural perspective, the building design is required to have proper grid spacing to support the load of the podium and towers above. The structural requirement dictates the width of the podium to support the proposed towers and the location of the tower stepbacks in the building design. The grid is also relative to the number of parking spaces that can adequately be accommodated at grade (cantilevered with the podium above) and for the structure below.

The podium has been shifted to the east to accommodate the parkland block resulting in the minimum podium west side yard setback at 1.5m, whereas 3.0m is required. A site specific request is required to permit this reduced setback. As the intent of the parkland dedication is not for a built form but rather public access, the 1.5m setback will not impede any future pedestrian connection to Waterloo Park.

Due the reduced net lot area and the structural spacing required to accommodate two towers, the towers are situated with stepbacks of 1.0m to 3.0m along the podium frontage to create a pedestrian scaled podium along the Seagram frontage. In addition, the design requires a building step back requirement of zero metres at the side and rear of the podium. This has been designed intentionally to maximize the tower separation between the proposed towers on site and align with the structural grid. A tower separation of 20.0m is proposed (where 22 metres is required) between the towers on site.

Given the City requirement for the parkland dedication, the project team has identified an opportunity for a covered amenity space at grade which will front onto the new entrance to the park. The amenity space will be detailed at site plan. This area will provide opportunities for covered seating and gathering areas as well as a direct pedestrian connection from the development into the park. Although this covered area may not be considered part of the soft landscape open space calculation it still functions as such providing shade and canopy from the various seasonal elements. Additional amenity space is provided atop the podium for the residents. In lieu of the 30% landscape open space requirement, the parkland dedication is provided for the pedestrian connection, directing residents to the City of Waterloo’s major park with an abundance of greenspace.

Although the site is located within Protected Major Transit Area it is not subject to minimum parking requirements it is reasonable to assume that a number of the tenants, visitors and office staff will have vehicles and this must be accommodated on site as well. For this reason, a total of 68 parking spaces are planned at grade and within the structure.

## Summary of Proposed Development and Design Features:

The owner is proposing to redevelop the subject lands as follows:

- Two 27 storey towers atop a shared 7 storey podium (plus a breezeway between the towers, overall building mass totalling 34 storeys);
- Proposed building height of 111 metres, plus 9 metres for the elevator penthouse and mechanical room;
- Four commercial units along Seagram Drive on the ground floor of the podium along Seagram Drive;
- Two levels of office space in the upper two levels of Tower 1;
- A total of 522 residential units including a mix of one, two, three and four bedroom units (total of 1,074 bedrooms);
    a. One Bedroom Units: 240 units
    b. Two Bedroom Units: 42 units
    c. Three Bedroom Units: 220 units
    d. Four Bedroom Units: 20 units
- A total of 68 parking spaces, with 50 spaces located in the one level of underground parking and the remaining spaces located at-grade (to the rear of the building mass and primarily within the cantilevered structure);
- Vehicular and pedestrian access from Seagram Drive;
    a. Two vehicular access points:
        i. One access point directly to underground parking
        ii. One to surface parking and servicing area
- A total of 522 Type 'A' (indoor or secure) bicycle parking spaces and 20 Type 'B' (temporary) bicycle parking spaces;
- Approximately 2,704 square metres of amenity space between outdoor areas (podium rooftop and balconies) and indoor spaces (including lounges, a fitness area, and a study area).
- The inclusion of a Parkland Dedication requirement: 317 sq.m. (8.5 meters wide/ 27.89 feet wide)
- Gross Lot Area: 3444 sq.m
    - Proposed Right of Way: 253 sq.m.
    - Parkland Dedication: 317 sq.m.
    - Net Lot Area: 2874 sq.m.

## Proposed Official Plan Amendment *(no change to original request)*:

The Official Plan Amendment request outlined in our original submission generally remains the same. In addition, the applicant is offering to provide 2% of the density as affordable housing.

The request is as follows:

1. That Schedule 'A6a' of the Official Plan of the City of Waterloo is hereby amended by removing 87, 89, 91, 93 and 95 Seagram Drive from "Specific Provision Area 20I" and designating 87, 89, 91, 93 and 95 Seagram Drive as "Special Provision Area XX".

2. That Section 11.1 of the Official Plan, Special Provision Areas, be amended by adding the following Specific Provision Area:

   11.1.XX Special Provision Area XX (87, 89, 91, 93 and 95 Seagram Drive)

   *(1) The policies of this Special Provision Area XX (SPA XX) apply to the land known municipally as 87, 89, 91, 93 and 95 Seagram Drive.*
   *(2) It shall be a policy of this Plan that, notwithstanding anything to the contrary, the maximum building height on the lands comprising SPA XX shall be 34 storeys or 111 metres (plus a 9-metre elevator penthouse).*
   *(3) It shall be a policy of this Plan that, notwithstanding anything to the contrary, a minimum of 2 percent (2%) of the density on the lands comprising SPA XX shall be affordable housing in accordance with the Canada Mortgage and Housing Corporation (CMHC) definition of affordable housing, for a period of not less than 25 years, to be secured through an agreement with the landowner that addresses the requirement of the affordable housing, to the satisfaction of the City of Waterloo and/or the Region of Waterloo.*

## Revised Site Data to determine Site Specific Zoning By-law Requests:

Below is a table analysing the site data of the revised site and building plans. Text shown in red highlights changes from the original Zoning By-law Amendment request.

| **Proposed Zoning: Residential Mixed Use 81 with Special Provisions (RMU-81(_))** | | | |
|---|---|---|---|
| **Provision** | **Regulation** | **Proposed** | **Compliant** |
| Lot Frontage (minimum) | 20 m | 77.05m (plus 8.5m parkland dedication) | Yes |
| Street line setback (minimum) | 5 m | 5.0 m *[1] | Yes |
| Street line setback (maximum) | At least 75% of the street line front building façade | ≤6.0 m for >75% | Yes |

[1] Balconies project 1.5 metres into front yard. Retaining walls in front yard are less than 0.6 metres above grade.

| Proposed Zoning: Residential Mixed Use 81 with Special Provisions (RMU-81(_)) | | | |
|---|---|---|---|
| **Provision** | **Regulation** | **Proposed** | **Compliant** |
| | shall be within 6 m of the street line | | |
| Side yard setback (minimum) - East | 3 m | 3.0 m *[2] | Yes |
| Side yard setback (minimum) - West | 3m | 1.5m | **No** |
| Rear yard setback (minimum) | 5.0 m | 5.0 m *[3] | Yes |
| Low rise residential lot line setback (minimum) | 7.5 metres or half the height of the building, whichever is greater | N/A | N/A |
| Building height (minimum) | 13.5 m | 111 m (34 storeys) | Yes |
| Building height (maximum) | 81 m and 25 storeys | 111 m (34 storeys) | **No** |
| Building height exclusions | Elevator penthouse disregarded when calculating building height, provided elevator penthouse does not exceed 6 metres in height | 9 metres | **No** |
| Density (minimum) | 150 bedrooms per hectare | 3736 (after road widening dedication) | Yes |
| Density (maximum) | 750 bedrooms per hectare | 3736 (after road widening) | **No** |
| Landscaped open space (minimum) | 30% | 18 % | **No** |
| Number of main buildings per lot (maximum) | More than one permitted | Two towers on a shared podium | Yes |
| Height of first storey (minimum) | 4.0 m | ~40% <4.0 m | **No** |
| Podium height (minimum) | 10.5 m | 23 m (27 m including breezeway) | Yes |
| Podium height (maximum) | 21 m and 6 storeys | 23 m and 7 storeys (plus breezeway; 27 m total podium height) | **No** |
| Tower separation measured from exterior | a) 22 m from a tower on the same lot | a) 20 m on the same lot | **No** |

[2] Area wells project 1 metre into side yard (to be considered retaining walls, less than 0.6 metres above grade).
[3] Balconies project 1.5 metres into rear yard.

| Proposed Zoning: Residential Mixed Use 81 with Special Provisions (RMU-81(_)) | | | |
|---|---|---|---|
| **Provision** | **Regulation** | **Proposed** | **Compliant** |
| face of the building, including balconies (minimum) | b) 11 m from an interior lot line, except where the interior lot line abuts lands zoned OS1 (see 3.T.5.2)<br>c) One tower separation setback to a side lot line may be reduced to a minimum 6 metres provided that the tower separation setbacks to both side lot lines combined equals a minimum 22 metres (3.T.5.2). | b) West: 1.5 m (abuts OS Zone);<br><br>East: 3 m;<br><br>South: 5.0 m (partially abuts OS Zone). | |
| Tower stepback above podium, including balconies, on the front building façade and flankage building façade (minimum) | 3 m (see 3.T.5.1) | 50.0 % at 3 m;<br>50.0 % at 1 m. | **No** |
| Tower stepback above the podium on an OS1 building façade (3.T.5.1) | Minimum three metre (3m) tower stepback above the podium, including balconies, on an OS1 building façade. | South: 50 % at 3.0 m;<br>50 % at 0 m.<br><br>East and West: 19% at 6.4 m;<br>81% at 0 m. | **No** |
| Horizontal tower dimension (maximum, excluding balconies per Section 3.T.5.3) | 40 m | 26.1 m | Yes |
| Tower footprint (maximum) | 1000 $m^2$ | 617 $m^2$ | Yes |
| Amenity area | 2670 $m^2$ (3 $m^2$ for the first bedroom and 2 $m^2$ for each additional bedroom in the dwelling unit) | 2704 $m^2$ | Yes |
| Common amenity area (3.A.4.2) | Multi-unit buildings containing 50 bedrooms or more shall provide a minimum of 30% of the | >30% as common amenity | Yes |

| Proposed Zoning: Residential Mixed Use 81 with Special Provisions (RMU-81(_)) | | | |
|---|---|---|---|
| **Provision** | **Regulation** | **Proposed** | **Compliant** |
| | required amenity area as common amenity area. | | |
| Amenity area location (3.A.4.4) | A maximum of 20% of the required amenity area may be outdoor rooftop amenity space located more than 22 m above grade | ~39% of amenity is located on outdoor rooftop of podium | **No** |
| Location of building entrance (7.10.5) | Every building shall have a front entrance at grade on the front building façade and/or flankage building façade | Entrance located on front façade | Yes |
| Location of ancillary uses (7.10.6 a.)) | Ancillary uses specified in Section 7.10.1.5 shall abut the front building façade and/or flankage building facade | Commercial uses abutting the front building façade and office uses in the upper levels | **No** |
| Location of ancillary uses (7.10.6 b.)) | Ancillary uses specified in Section 7.10.1.5 shall only be permitted on the first storey of a mixed-use building with dwelling units above the first storey | Commercial uses on the first storey and office uses in the upper levels | **No** |
| Floor area of ancillary uses (7.10.6 d.)) | Ancillary uses specified in Section 7.10.1.5 shall not collectively exceed 15% of the building floor area of 5,000 square metres, whichever is more restrictive | <15% of floor area and 1326 $m^2$ | Yes |
| Floor area of commercial units (7.10.6. e.)) | For the ancillary uses specified in Section 7.10.1.5, the maximum floor area of each commercial unit shall be 465 square metres | 76 – 148 $m^2$ per unit | Yes |
| Floor area of specific uses (7.10.6 f.) and g.)) | Notwithstanding e.), the maximum floor area of a food store or drug store shall be 1,115 square metres and a maximum | <1,115 $m^2$ if proposed | Yes |

| Proposed Zoning: Residential Mixed Use 81 with Special Provisions (RMU-81(_)) | | | |
|---|---|---|---|
| **Provision** | **Regulation** | **Proposed** | **Compliant** |
| | of 1 food store and 1 drug store is permitted on a lot | | |
| Permission for structured parking within the first storey (7.10.10 a.)) | Minimum 25% of the first storey shall be comprised of common indoor amenity area, commercial uses specified in 7.10.1.5, entrance/foyers, management offices, lobby, hydro transformer room, etc. | >25% of the main floor is used for active uses | Yes |
| Structured parking location (7.10.10 b.)) | Shall be located entirely behind the building floor area described above | To the rear and side of specified uses | Yes |
| Active building floor area (7.10.10 c.)) | For an interior lot, the building floor area devoted to uses specified in section "a.)" shall abut the entire front building facade | Uses abut front building facade | Yes |
| Building entrance (7.10.10 e.)) | Where the first storey is partially comprised of structured parking, the principle building entrance shall be located on the street line building façade containing the active building floor area | Located on the street line building façade containing the active building floor area | Yes |
| Driveway location (7.10.11) | A driveway may compromise part of the front building façade | Both comprise part of the front building facade | Yes |
| Street Specific Building Line Setback (Schedule B) | Building line setback of 13.0 m from the historic centreline of the street | Achieved with right-of-way dedication | Yes |
| Vehicular Parking (min.) | N/A (within MTSA) | 68 | Yes |
| Visitor Parking (min.) | N/A (within MTSA) | 6 | Yes |
| Barrier-Free Parking (min.) (6.4.1) | N/A (within MTSA) | 4 | Yes |

| Proposed Zoning: Residential Mixed Use 81 with Special Provisions (RMU-81(_)) | | | |
|---|---|---|---|
| **Provision** | **Regulation** | **Proposed** | **Compliant** |
| Location of underground parking (6.2.1) | Underground parking shall comply with the front yard building line setback in the zoning category applied to the lot | 3.0 m | **No** |
| Screening of structured parking (6.2.6) | Structured parking shall be screened from exterior view from the street | Screened by building mass | Yes |
| Electric vehicle parking in structured spaces (6.3.1.1) | All structured spaces are to be EV ready | Some EV ready spaces proposed but not a requirement as per Bill 98. | Yes |
| Bicycle Parking (6.6.2) | 332 (156 Type A (0.3/dwelling unit), 156 Type B (0.3/ dwelling unit), 20 Type A or B for commercial (40% of required car parking)) | 540 Type A, 20 Type B (542 total) (Type A may satisfy Type B requirements) | Yes |
| Vertical Bicycle Parking Dimensions (min.) | Width: 0.6 m<br>Length: 1.25 m<br>Vertical clearance: 2 m<br>Aisle width: 1.75 m | Width: 0.27 m<br>Length: 1.27 m<br>Vertical clearance: 2.4 m<br>Aisle width: 0.915 m<br><br>(Dero Bike System) | **No** |
| Loading Space Requirements (min.) (6.9.4.1) | N/A (within MTSA) | 2 | Yes |

**Summary of Site-Specific Zoning By-law Requests:**

The changes to the site plan have resulted in the following site-specific zoning requests within the proposed RMU-81 zoning category.

Consistent with original Zoning By-law Amendment request:

1. Increase in **Number of Storeys** to 34 storeys, whereas 25 storeys are permitted.
2. Increase in total **Building Height** to 111 metres, whereas 81 metres is permitted, plus 9.0m additional height for elevator penthouse.
3. Reduction in **Height of First Storey** to 3.0m metres, whereas 4.0 metres is required.

4. Increase of **Number of Bedrooms per hectare** to 1074 bedrooms, whereas 218 bedrooms is permitted.
5. Increase in **Podium Height** from 21 metres to 27 metres.
6. Permit office uses within the tower.
7. Underground parking permitted at 3.0m setback from front property line.
8. Permit site specific dimensions for Vertical Bike Parking Spaces and Aisle widths (as described above).

Revised Site-Specific Amendments as a result of site redesign and parkland dedication requirement:

9. Reduction in **Side Yard Setback** (west side yard) to 1.5 metres, whereas 3.0m is required.
10. To permit a **Maximum Density** of 3736 units per hectare (post road widening and parkland dedication).
11. Reduction in **Tower Separation** from 22.0m to 20.0m, between proposed towers.
12. Reduce **Tower Separation Stepbacks** to:
    a. 50% stepback at 3.0m and 50% stepback at 1.0 metres from front podium
    b. 50% stepback at 3.0m and 50% stepback at 0 metres from rear podium
    c. 81% stepback at 0 metres and 18% at 6.4m from east and west podium
13. Reduction in **Landscape Area** to 18% (550 square metres) whereas 30% is required (862 square metres)

**Holding Provision:**

We recognize that the City of Waterloo and Region of Waterloo request a Wind Study and Noise Study and request that these studies be included as a holding provision to the Zoning By-law Amendment request to be completed during the detailed design process and prior to Site Plan Approval.

**Additional Justification for Building Height and Density:**

The requirement for parkland dedication and road widening has resulted in a reduction in the developable area of the site and warrants consideration of additional height and density to ensure the built form is economically feasible while delivering public benefit.

As outlined in the Planning Justification Report submitted with the original application, the proposed development is supported by the applicable planning policy framework and specifically located in a PMTSA (priority for intensification). In addition to the justification previously provided, the following commentary further supports the requested increases in height and density as a direct result of the parkland dedication required by the City of Waterloo.

One of the key comments received through the review process was the requirement to dedicate land sufficient to facilitate a future pedestrian connection to Waterloo Park. While the location and implementation of this connection have not been formally confirmed through the Waterloo Park Master Plan or by City Staff, the current request requires the dedication of an approximately 8.5 metre wide corridor extending through the depth of the site, excluding the required road widening area. As a result, approximately 317 square metres of developable land is being removed from the development parcel for public use. This change has constrained development opportunities on site and resulted in multiple redesigns of the site and building to ensure a functional, efficient, and well-designed building.

The dedication of the parkland, along with the required right-of-way conveyances, has altered the site design and development potential of the property. The reduced net developable area has resulted in a smaller podium, causing a potential loss of residential and loss of commercial units, reduced flexibility in site design, and a reduction in at-grade amenity and landscape open space for future residents. The decrease in net lot area also has increased the calculated density of the development.

In recognition of the public benefit being provided through the dedication of land for future pedestrian connection purpose to Waterloo Park, the applicant respectfully requests that additional building height and density be considered.

The proposed increase in density is supported by providing affordable housing opportunities (2% of the total number of units) in accordance with CMHC affordable housing criteria. The development would continue to provide a mixed-use built form that incorporates commercial at grade and office space at the top of Tower 1, contributing to a mixed used development in close proximity to the Waterloo Park LRT Station. In addition, the inclusion of a range of unit types, including three- and four-bedroom units, would provide housing options suitable for families, students, and larger households seeking attainable and affordable accommodations within walking distance of the University of Waterloo, Waterloo Park, and the Waterloo Park ION LRT Station.

Station Areas are the priority locations for intensification. This building provides for commercial uses, office uses, a range of unit types/bedroom in a priority location in the City of Waterloo and within walking distance to both the University of Waterloo and Wilfrid Laurier University.

The additional height is also due to an increase in back of house requirements which include providing sufficient height under the podium for moving trucks, deliveries and garbage pick up, in addition the grade change along the site results in an additional 2.0m of height.

The subject lands do not directly abut any Low Rise Residential designations or neighbourhoods. As such, concerns related to built-form transition from low-rise housing, or the need for substantial buffering are not applicable in this instance. The requested height and density can therefore be accommodated without creating adverse impacts on adjacent low-rise residential uses.

Overall, the requested increase in height and density represents a reasonable and appropriate planning response to the significant reduction in developable land area resulting from the City's parkland dedication requirements. The proposal balances the provision of public benefits, including future park connectivity and affordable housing opportunities, while maintaining an economically viable mixed-use development in a strategic intensification area.

The proposed number of dwelling units and bedrooms has not changed from what was originally approved through the Official Plan Amendment and Zoning By-law Amendment applications. The development continues to comprise 522 residential units containing a mix of one-, two-, three-, and four-bedroom units, for a total of 1,074 bedrooms.

The increase in density is not the result of additional development intensity (units or bedrooms), but rather reflects a reduction in the site's net developable area due to lands being dedicated for public

purposes, including parkland dedication and road widening. As such, the planning rationale supporting the proposed density remains consistent with that outlined in the original Planning Justification Report prepared in support of the Official Plan Amendment and Zoning By-law Amendment applications. The only change is the reduced net lot area resulting from the required public land dedications, which has the effect of increasing the calculated density while maintaining the same overall development program.

## Reduction in Side Yard Setback – West

The proposed 1.5 metre west side yard setback represents an appropriate design response to the unique conditions of the site and satisfies the intent of the Zoning By-law by providing adequate separation from adjacent lands while providing a public benefit.

While a minimum setback of 3.0 metres is required, the proposed building will be setback 1.5 metres from the west property line. The reduced setback does not occur adjacent to another development site or residential building. The west property line abuts an 8.5 metre wide parkland dedication that is intended to accommodate a future publicly accessible pedestrian connection to Waterloo Park. As a result, the building will maintain a minimum separation distance of approximately 10.0 metres between the proposed west building face and any future development beyond the pedestrian connection corridor in the OS1 zone.

Given the presence of the parkland dedication, the intent of the setback requirement to provide separation and an appropriate relationship to adjacent lands is maintained. The proposed 1.5 metre setback, when combined with the 8.5 metre public corridor, creates a more generous spatial condition than would otherwise be achieved through tower separation and zoning setback requirements.

The proposed setback enables the development to achieve an appropriate two-tower configuration with approximately 20 metres of tower separation between the proposed towers. The proposed design also maintains a consistent structural grid and efficient building layout, avoiding unnecessary building offsets that would compromise the architectural and structural integrity of the development.

## Tower Separation Reduction:

The 8.5m wide parkland dedication along the westerly edge of the property has resulted in a reduced net developable area. The frontage of the site after the dedication results in a width of 77.05 metres. This dedication provides a significant public benefit by securing lands for a future pedestrian connection and open space network, but correspondingly reduces the available building envelope on the site.

To facilitate a building consisting of two residential towers on a shared podium, a minor reduction in tower separation from 22.0 metres to 20.0 metres is proposed. The requested 2.0 metre reduction represents approximately 9% of the required separation distance and is necessary to accommodate an efficient and functional tower floorplate arrangement while maintaining the structural grid and building organization of the shared podium.

The proposed 20.0 metre separation continues to provide an appropriate degree of spacing between towers, ensuring adequate access to sunlight, privacy, and views for future residents. In addition, it provides for an appropriate built form relationship between the towers. In our opinion, the intent of the tower separation requirement is achieved.

## Tower Stepbacks:

The reduced tower stepbacks were requested in the original Zoning By-law request and justified through the previous Planning Justification Report. There has been a slight change to the percentage of stepback along the various podium edges.

The slender floor plates of the towers have been designed to accommodate stepbacks of varying depths at the corners of the building on all four sides of the tower that reduces the bulk of the building mass and provides for distinction between the base (podium) and towers. The varying depth of the setback along the edges of the towers provides for additional articulation of the towers.

Along the building frontage, the stepback along the building façade (Seagram Drive) facilitates the transition towards the public realm and creates a human scale along the frontage allowing for a comfortable pedestrian environment. 50% of the tower setbacks is planned at 3.0 metres while the other 50% is planned at the 1.0 metre setback.

Although a zero stepback is being requested for the east, west and south edges of the tower above the podium, The varying depths carving out the corners of the towers provide a visual transition between the podium and tower components and minimize the prominence of the towers from the adjacent public and pedestrian realms (recognizing parking areas for University Stadium and Waterloo Park generally abut these lot lines).

## Reduction in Landscape Area

The Zoning By-law Amendment requests a reduction in the minimum landscaped open space requirement from 30% to 18%. While the proposed landscaped open space is below the prescribed standard, the intent of the requirement is achieved through the provision of significant public benefits, and enhanced pedestrian connectivity.

As part of the proposed development, an 8.5 metre-wide strip of land is being dedicated to the City for parkland purposes, resulting in a reduction to the net developable area of the site. This parkland dedication represents a substantial public benefit by facilitating a future pedestrian connection between Seagram Drive and Waterloo Park while expanding the public open space network in the area.

Although the amount of landscaped open space is reduced, the overall site design places considerable emphasis on providing usable and accessible open space for residents and the public by way of the at grade amenity area abutting the future pedestrian connection to Waterloo Park, and direct connection to commercial units and lobby areas at grade.

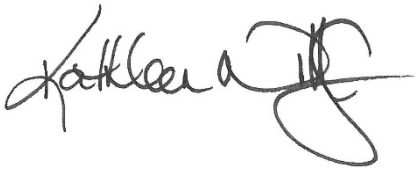
The reduction has created an opportunity to incorporate a covered at-grade amenity space that directly interfaces with the planned public trail connection and parkland corridor. This amenity area will function as an extension of the public realm, encourages pedestrian activity, social interaction, and improved connectivity to Waterloo Park.

Appropriate amenity space is also provided exclusively for the residents on the top of the podium. The total amenity space proposed for the residents of the two towers is 2704 square metres. In addition, the direct access to Waterloo Park provides a vast amount of green space directly connected to this site for residents to use.

Yours truly,

**MHBC**





Pierre Chauvin MA, MCIP, RPP
Partner

Kate Wills, BES, MCIP, RPP
Associate

*cc.* *Reema Masri, Masri O Architect*
*Parker Zhang, Modern Real Estate Developments*