

October 7, 2022

Wendy Fisher, Senior Development Planner
Planning Approvals, Integrated Planning & Public Works Department
City of Waterloo
100 Regina Street South,
Waterloo, ON, N2J 4A8

Dear Ms. Fisher:

RE: 475 King St North – Planning Justification Report Addendum Letter
OUR FILE: 8027G

On behalf of our client, Drewlo Holdings Inc., and in support of the OPA / ZBA application submission for 475 King Street North, we are pleased to submit this letter to provide information in addition to the Planning Justification Report dated August, 2022.

Further to Section 4.6 of the Report, the following additional zoning relief is requested, and the following justification is provided:

1) Tower Stepback Relief

The RMU-81 zone requires a minimum 3 metre tower stepback above the building podium.

All residential buildings over 16 storeys are proposed to be built with podiums and not as standalone towers. Given the configurations of podiums and the limited floor plate of tower sizes, stepbacks will not be achieved in all cases, but will be achieved along the main street. Where stepbacks are not feasible, material treatments will be used to differentiate between the building podiums and towers to create a comfortable pedestrian experience.

Buildings 1, 7 and 8 are 16 storeys or less. These buildings do not have a podium / tower design, but have been designed with adjacent uses such as townhouses or commercial uses to give the appearance of a podium. Further, these buildings are well setback from the private street network to minimize the appearance of building height on the public realm.

The two proposed office buildings are proposed at 9 storeys without a separate building podium. This design will allow for the development of an efficient floor plate and creation of larger, more marketable office space. Building design and materials will be utilized to break up the massing and height of the buildings. Further, prominent entrance locations will be provided to improve the public realm.

2) Reduce Weber Street / King Street North Service streetline setback for the underground parking structure

Relief is also requested to allow the underground parking structure to be located within 1 metre of the property limit, whereas 5 metres is required. This reduction is proposed to recognize the site's configuration and to maximize the amount of parking on site. Sufficient space will be maintained for servicing and construction purposes. The minimum streetline setback above grade will be maintained.

Please contact the undersigned if any further information is required.

Yours truly,

MHBC



Pierre Chauvin, MA, MCIP, RPP
Partner



Stephanie Mirtitsch, BES, MCIP, RPP
Associate

cc. *George Bikas, Carrie O'Brien, Drewlo Holdings Inc.*