2844319 Ontario Inc.

Urban Design Brief

515 Erbsville Road, Waterloo

November 13, 2025



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I hereby certify that this Planning Justification Report was prepared under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planners' Institute Act, 1994.

Nov 13, 2025
Date

Jeff Henry, RPP, MCIP

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Contents

1 Introduction 1
2 Design Vision 1
3 Context Analysis 2
4 Policy Context and Analysis 7
4.1 City of Waterloo Official Plan 7
4.1.1 General Urban Design Policies 8
4.2 Columbia Hills District Implementation Plan 11
4.3 City of Waterloo Zoning Bylaw 12
4.4 Urban Design Manual 16
5 Proposed Development 19
5.1 Plan of Subdivision 19
5.2 Residential Blocks 21
5.3 Multi-unit Residential Blocks 22
6 Conclusions 26

Tables

Table 3-1 Neighbourhood Points of Interest 7
Table 4-1 Zoning By-Law Compliance for Blocks 1-4, 10-12 (Proposed R5 Zone) 13
Table 4-2 Zoning By- Law Compliance for Blocks 5 and 6 (Proposed R9 Zone) 14
Table 4-3 Review of City-wide Urban Design Guidelines 16

Figures

Figure 3-1 Aerial View with the portion of 515 Erbsville Road subject to Subdivision A outlined in orange with inset showing full lands addressed as 515 Erbsville Road lands with portion shaded in orange to be retained and conveyed separately to the City (Source: Region of Waterloo GIS Locator, 2024 Aerial Imagery) 2
Figure 3-2 View of Subject Lands from Erbsville Road 3
Figure 3-3 Existing single detached buildings on White Birch Avenue and access to Blue Beech Park north of Subdivision A 4
Figure 3-4 Existing buildings and slope between White Birch Avenue and Wild Ginger Avenue north of Subdivision A 4

Figure 3-5 Existing mixed-use buildings at 619 Wild Ginger Avenue approximately 500 m to the north of Subdivision A 5

Figure 3-6 Existing semi-detached buildings and Royal Fern Park on Royal Fern Street south of Subdivision A 5

Figure 3-7 Columbia Forest LTC to the southwest of Subdivision A 6

Figure 3-8 Neighbourhood Context Map (Source: City of Waterloo Geocortex Viewer, 2022 10 cm Imagery) 6

Figure 5-1 Draft Plan of Subdivision, Subdivision A 20

Figure 5-2 Draft Plan of Subdivision, Subdivision A (Conceptual Layout) 20

Figure 5-3 Proposed Active Transportation Connections with new trail connections (gold dash), new sidewalk connections (plum dash), and existing sidewalk/mid-block connection (solid black) to "lower subdivision" (black dash) (Base image from City of Waterloo Geocortex Viewer, 2022 10 cm Imagery showing Major Active Transportation Route, Cycling, Trails layers) 21

Figure 5-4 Rendering of a single detached residential building on a corner lot from a previous development of the owner 22

Figure 5-5 Potential location(s) for common outdoor amenity areas in Blocks 5 and 6, shown in teal 23

Figure 5-6 Conceptual floor plans of the multi-unit residential building, lower level (bottom left), main level (bottom right), second level (top left), third level (top right) 24

Figure 5-7 Conceptual elevation plans of the multi-unit residential building, front (top left), left side (top right), rear (bottom left), right side (bottom right) 25

Figure 5-8 Rendering of the multi-unit residential building conceptually proposed and which is under construction at 142 Foamflower Place and 246 Raspberry Place, Waterloo 25

Appendices

Appendix A. Jeff Henry CV

1 Introduction

This Urban Design Brief has been prepared by Arcadis Professional Services (Canada) Inc. on behalf of the applicant, 2844319 Ontario Inc., who are proposing to develop the lands municipally known as 515 Erbsville Road ('Subject Property' or 'Subdivision A') in the City of Waterloo.

This Urban Design Brief has been prepared in accordance with the City's Terms of Reference as part of the application for Draft Plan of Subdivision and Zoning By-law Amendment Application and under the direction of Jeff Henry, RPP, MCIP, whose one-page CV is enclosed as Appendix A.

Subdivision A would extend and connect Wild Ginger Avenue, White Birch Avenue, and Royal Fern Street, providing for approximately 79 residential units including 56 units in multi-residential buildings (the "upper subdivision") along with an additional 96 units in multi-residential buildings with access from Erbsville Road (the "lower subdivision").

2 Design Vision

The proposed development connects and completes the Columbia Hills district, extending the road, sidewalk, and trail network to provide seamless travel between the existing Laurel Creek and Columbia Forest subdivisions and to the mixed-use node, schools, and amenities at Erbsville and Laurelwood Drive, while providing a critical range and mix of residential housing in an existing neighbourhood.

The design of Subdivision A responds to the sloping topography, which descends almost 40 m from the southwest to the northeast of the trapezoidal lots. The 'upper neighbourhood' connects the existing street network with similar residential housing forms that leverage the slope of the land to provide walk-ups and walk-outs and includes multi-unit residential housing on the flatter hilltop between an expanded Blue Beech Park, Royal Fern Park, and the completed trail connection abutting ESPA #19. The 'lower neighbourhood' provides a streetscape edge for Erbsville Road at the base of the significant slope with new multi-unit residential housing.

The existing subdivisions to the north and south provide direct connections to Erbsville Road for vehicles at Laurelwood Drive and Columbia Forest Boulevard, while those walking, cycling, and rolling have existing access much closer at the end of Blue Beech Boulevard and White Elm Boulevard where grades allowed such a connection and where bus stops spaced 500m apart are located.

While the architectural design of the proposed multi-unit residential buildings will be further refined through a future Site Plan application and the proposed residential buildings through building permit applications, a high quality of design will be provided consistent with the directions of City Urban Design policies and the Columbia Hills district plan as discussed further in this Brief.

3 Context Analysis

The Subject Property is located on the West side of Waterloo within the Columbia Hills District along Erbsville Road. The Subject Property can be described as a trapezoidal shaped parcel that is currently vacant and consists of an open grass area with a steep topography, with the high point in the southwest of the site nearly 40 metres above the low point in the northeast of the site (see **Figure 3-1**).

The Subject Property is mostly surrounded by naturalized lands and low-rise residential subdivisions, predominately in the form of single-detached and semi-detached residential buildings. Erbsville Road is a two-way Regional Arterial Road, which accommodates a significant volume of traffic, including motor vehicles, Grand River Transit Bus Route 13 and cyclists along the east and west shoulder of the two-way lane roadway (see **Figure 3-2**). The local road network west of Erbsville Road within existing residential subdivisions is currently disconnected, awaiting the development of Subdivision A to complete the road network.



Figure 3-1 *Aerial View with the portion of 515 Erbsville Road subject to Subdivision A outlined in orange with inset showing full lands addressed as 515 Erbsville Road lands with portion shaded in orange to be retained and conveyed separately to the City (Source: Region of Waterloo GIS Locator, 2024 Aerial Imagery)*



Figure 3-2 *View of Subject Lands from Erbsville Road*

The following summarizes the land uses and existing conditions within 500 metres of the Subject Lands:

North: Single and semi-detached residential buildings are located on White Birch Avenue and Wild Ginger Avenue as well as Blue Beech Park. Both White Birch Avenue and Wild Ginger Avenue terminate with temporary cul-de-sacs and a connecting access road between them (see **Figure 3-3** and **Figure 3-4**). Within a short distance there is a walkway connection to Erbsville Road. Further to the north is the mixed-use node at Laurelwood Drive and Erbsville Road, which contains a variety of commercial uses including a food store and a drug store, 3-storey multi-unit, mixed-use buildings with pitched roofs (see **Figure 3-5**), and Abraham Erb Public School and Laurel Heights Secondary School.

East: Single-detached residential buildings are located on the other side of Erbsville Road to the east, along Old Oak Drive, Woodlawn Place, Thornview Place and Willow Wood Place, which all terminate in a cul-de-sac. Environmental Reserves including Old Oak Park, Woodlawn Park and Trillium Valley Park are integrated within the existing residential subdivisions, while trails such as Old Oak Link meander throughout the subdivisions and Environmental Reserves providing linkages and connections to different areas.

South: To the south there are Royal Fern Park and Butternut Link trail and single detached residential buildings on Butternut Avenue. Semi-detached residential buildings abut Royal Fern Park (see **Figure 3-6**) and single-detached residential buildings abut Butternut Link on Royal Fern Street, which terminates in a temporary cul-de-sac. Further to the south is the Columbia Forest Long-Term Care facility (3 storeys with pitched roof, see **Figure 3-7**) along with other single detached residential buildings in the Columbia Forest subdivision.

West: ESPA 19 (Forested Hills) is located west of the Subject Property, which is dominated by core natural features and public trails.



Figure 3-3 *Existing single detached buildings on White Birch Avenue and access to Blue Beech Park north of Subdivision A*



Figure 3-4 *Existing buildings and slope between White Birch Avenue and Wild Ginger Avenue north of Subdivision A*



Figure 3-5 *Existing mixed-use buildings at 619 Wild Ginger Avenue approximately 500 m to the north of Subdivision A*



Figure 3-6 *Existing semi-detached buildings and Royal Fern Park on Royal Fern Street south of Subdivision A*



Figure 3-7 *Columbia Forest LTC to the southwest of Subdivision A*

Figure 3-8 illustrates notable points of interest in the surrounding neighbourhood and relates to the numbered points in **Table 3-1**.



Figure 3-8 *Neighbourhood Context Map (Source: City of Waterloo Geocortex Viewer, 2022 10 cm Imagery)*

Table 3-1 *Neighbourhood Points of Interest*

Number	Point of Interest
1	Blue Beech Park
2	Islamic Centre of Waterloo
3	Abraham Erb Public School, Laurel Heights Secondary School, and Blue Beech Link Park
4	St. Nicholas Catholic Elementary School
5	Extendicare Columbia Forest LTC
6	Laurelwood Public School
7	Waterloo Public Library (John M. Harper Branch) and Stork Family YMCA
8	Laurelwood Commons and Mixed-Use Node
9	Laurelwood Mews (Sobey's and other commercial uses)
10	Westmount Sports Park
11	ESPA #19, including public trail network

4 Policy Context and Analysis

The use and development of the subject property is guided by a range of policy direction enacted at both the Provincial and municipal level. This includes the Provincial Planning Statement (PPS 2024), the Region of Waterloo Official Plan (ROP), the City of Waterloo Official Plan, the City of Waterloo Columbia Hills District plan, the City of Waterloo Zoning By-Law, and the City of Waterloo Urban Design Manual. This section of the Urban Design Brief reviews the urban design policies in the City of Waterloo Official Plan, Columbia Hills District plan, Zoning By-Law, and Urban Design Manual, with a focus on the Columbia Hills District Plan.

Descriptions and related figures of the proposed development are provided in Section 5 with full-scale versions included with this submission.

4.1 City of Waterloo Official Plan

The City of Waterloo Official Plan was adopted by the City in 2012. The Official Plan sets out policies that direct growth and change until 2031. The City adopted OPA 58 as Phase 1 of the Official Plan Review on December 19, 2024, which is awaiting a decision by the Minister and so is not currently in effect but provides updated direction for Urban Design.

The subject property is designated Low Density Residential as per Schedule A – Land Use Plan of the City of Waterloo Official Plan. The Official Plan policy for this designation also stipulates a minimum density of 150 bedrooms per hectare and a maximum density of 600 bedrooms per hectare (10.1.5 (3.a)).

The subject property is also identified as being within the Columbia Hills District Plan as per Schedule C – District Boundaries of the City's Official Plan.

The City's Official Plan sets out policies, goals, and objectives to support and encourage a high standard of urban design throughout the City. The purpose of these policies is to guide development within the City and to contribute towards a memorable, attractive, and livable city. These policies set the groundwork for urban design in the City.

The City's Urban Design objectives are set out in Section 3.1(4) of the City of Waterloo's Official Plan as:

(a) To promote a high standard of urban design that results in an attractive, human-scale city;
(b) To respect site context and enhance sense of place that results in compatible development and fosters a sense of identity;
(c) To promote connectivity and interaction that provides universal access for all citizens and emphasizes pedestrian accessibility, safety and comfort across the city;
(d) To promote creativity and innovation that results in interesting streetscapes, building design and architecture, amenity spaces and landmarks in the city;
(e) To promote sustainable design that results in more efficient use of resources and energy, reduces heat island effects; and,
(f) To reduce the reliance on the automobile.

The only adjustment in OPA 58 was to consolidate (e) and (f) into one objective.

4.1.1 General Urban Design Policies

To implement the above objectives, Section 3.11 of the City's Official Plan sets out General Urban Design Policies that outline the primary design elements and expectations and apply to all proposed development in the City, and which have been considered and applied in the design of the proposed building as follows:

- **Intensification**: The development results in a context sensitive intensification with the surrounding low density residential neighbourhoods as the location of the proposed multi-unit residential blocks are buffered from existing neighbourhoods by parks and trails (Block 5) or by significant grade differences and setbacks significantly exceeding minimums (Block 6). As discussed below, the supplemental design policies and guidelines for the Columbia Hills District have been thoroughly reviewed and considered in the design of Subdivision A.
- **Character**: The design of the proposed single-detached dwellings and multi-unit residential building is visually attractive and is consistent with the rest of the streetscape, providing similar roof shapes, reducing the prominence of garages, and providing porches, patios, and balconies. The single-detached dwellings and multi-unit residential buildings fronting onto the municipally extended street are appropriately located given the physical context of the surrounding neighbourhoods.
- **Streetscapes**: The design of the single-detached dwellings and multi-unit blocks will have or include prominent front facing entrances along with a consistent front yard setback as required by the applicable Zoning By-law to create a cohesive streetscape consistent with the existing neighborhood character. Street trees will be located along the municipally extended streets with sufficient front yards for private tree planting to enhance the street character while providing pedestrian respite from the sun. Particular attention will be paid to corner lots to ensure flankage yards address the streetscape.
- **Open Space**: The proposed subdivision will extend the existing trail system through the subdivision providing trail connections between Columbia Forest to the south and Laurel Creek to the north and facilitating connections to the public trails in ESPA 19. In addition, Blue Beech Park abutting Subdivision A will be expanded through the development of Subdivision A. Through the integration of a trail block

connection between Columbia Forest to the South and Laurel Creek to the north, the proposed development will provide future residential occupants as well as existing residents to the south with direct access to the recreational outdoor sports field and splash pad (under construction) available to the north in Blue Beech Link Park.

- **Safety and Security**: The proposed expanded parkland area abuts the rear lot line of the multi-unit residential block, which provides natural surveillance on the adjacent park. The proposed multi-unit residential buildings are also designed to have front-facing private balconies, promoting an active interaction with the streetscape for residential occupants and pedestrians.
- **Site Circulation**: The proposed site design provides safe and efficient pedestrian and vehicular circulation to and throughout the subject lands. Given the challenging topography of the site, Subdivision A would extend and connect Wild Ginger Avenue, White Birch Avenue, and Royal Fern Street to provide vehicular and pedestrian access to the "upper" subdivision while access to the "lower" subdivision will be provided from Erbsville Road. Sufficient space for emergency vehicle turnaround is provided within the multi-unit residential blocks, to be confirmed through future Site Plan applications. While the topography prevents direct connections between the "upper" and "lower" subdivision within the Subject Lands, existing pedestrian connections between the neighbourhoods and Erbsville Road to the north and south allow access to the expanded park within a 600m to 800m walking distance.
- **Transit-Oriented Design**: The proposed development will intensify vacant and underutilized lands within the built-up area that are intended to be redeveloped based on the zone designation and the district plan. The Subject Property is serviced by GRT local bus route 13, which runs along Erbsville Road. Bus stops are available at the walkway access from the foot of Blue Beech Drive, which is within a 3- to 7-minute walk (200-500 metres) to the north from the "upper subdivision" and at the intersection of White Elm Road, which is within a 2- to 5- minute walk (150-350 metres) to the south from the "lower subdivision". Route 13 provides 15-minute service during weekdays and 30-minute or better service on evenings, weekends, and holidays, connecting riders to the Boardwalk transit terminal and the University of Waterloo LRT Station and intra/inter-city transit terminal after an approximately 15-minute ride.
- **Universal Design**: The multi-unit residential blocks will conform to accessibility requirements, including the provision of barrier-free parking spaces to be confirmed through future site plan applications in conformity with the Zoning By-Law. The internal road grades of Subdivision A are graded in accordance with City of Waterloo standards up to the maximum allowable road slope of 8%. The road network will include sidewalks on both sides of the street and the trail network extensions will conform to municipal design standards. The proposed subdivision design takes into consideration the challenging slope of the site, through the design of the "upper" subdivision and "lower" subdivision to mitigate the existing steep slope grade to the proposed residential buildings.
- **Parking**: The proposed single-detached buildings proposed on Blocks 1-4 and 10-12 will have direct frontage onto the extended municipal streets and are intended to have one (1) individual driveway entrance and one (1) attached garage per each single-detached dwelling providing adequate off-street parking. The conceptual design for Blocks 5 and 6 includes sufficient surface parking to meet Zoning regulations distributed throughout the site to provide convenient access to the proposed buildings, with an internal sidewalk network connecting to local streets with the design to be confirmed through future site plan applications.

The conceptual surface parking design in these blocks are generally screened from public streets with areas for landscaping to allow for private tree plantings to reduce the urban heat island effect, which willb e confirmed through future site plan applications.

- **Site Servicing Areas**: The conceptual design of the multi-unit residential blocks includes sufficient turnaround space for emergency vehicles, with the design to be confirmed through future site plan applications.
- **Compatible Development**: The proposed residential development abutting the local roads is consistent with the existing housing forms to the north and south in terms of height, massing, and the prominence of primary entrances with porches. The proposed low-rise multiple residential developments either front onto the arterial road at a lower elevation than existing residential uses or are buffered from existing residential uses by open space uses and with appropriate setbacks, with buildings having similar roof designs and with street-adjacent buildings oriented to or framing the street with patios and balconies.
- **Human-Scale Development**: The proposed low-rise development reinforces the human scale of the adjacent neighbourhoods with two and three storey pitched-roof buildings setback from and framing the street while providing space for private tree planting and including active elements such as porches, patios, and balconies.
- **Building Design**: The single-detached buildings will be visually attractive and are similar in use and height to other buildings within the surrounding neighbourhood, creasing a harmonious and appealing streetscape along the municipally extended street network. Along the municipally extended street, the design of the single-detached dwellings and multi-unit buildings have an articulated façade and a prominent entryway facing the street, with porches, patios, and/or balconies providing gathering spaces that engage the public realm. The building materials for both the single-detached dwelling and mult-unit residential buildings will be consistent with the neighbourhood context and have regard for visual appeal and quality.
- **Landscape Design**: The subdivision will feature street trees along the municipally extended street with the multi-unit residential blocks including private tree planting to be confirmed through the site plan applications, enhancing the street character while providing respite from the sun. A trail connection between Columbia Forest to the south and Laurel Creek to the north will also act as a buffer to ensure that new residential uses do not encroach on Forested Hills ESPA #19. Multi-unit residential blocks are anticipated to exceed the minimum landscape open space requirements. The design of the proposed park block will enhance the useability of the existing Blue Beech Park, with the approval of park needs assessments and plans anticipated as a condition of approval.
- **Site Amenities**: The subdivision includes trail connections, where benches, trash receptacles, and bike parking may be considered. It also includes expanding Blue Beech Park, the design of which will be confirmed as a condition of approval. Within the multi-unit residential blocks, the location of any required outdoor common amenity areas will be confirmed through the site plan approval process.
- **Sustainable Design**: The proposed development may feature net zero-ready single detached dwellings, subject to market conditions, and multi-unit residential buildings that exceed OBC energy efficiency requirements, which would mitigate greenhouse gas emissions, in consideration of the recommendations of the Energy Study.
- **Utilities**: The preliminary site servicing plans demonstrate how existing utilities will be extended, connected, and provided through the subdivision.

- **Wayfinding**: The proposed subdivision design will be legible to pedestrians through the extension of the existing street and trail network. Specific wayfinding signage at trailheads can be considered through detailed design in consultation with the City.

4.2 Columbia Hills District Implementation Plan

As per Schedule C of the City of Waterloo Official Plan, Subdivision A is located within the Columbia Hills District Implementation Plan. The District Plan was approved in November 1996 and most recently was amended in February 2009. In general, the District Plan provides more detail with respect to the implementation of the Official Plan land use designations. Subdivision A lands are also identified as residential lands (Map 1) and subject to Environmental Constraint Level Two (Map 5).

The goals and objectives within the district plan include:

- Embracing the principles of sustainable development;
- Preserving and enhancing natural features and ecological functions and creating an environmentally healthy community;
- Ensure that urban elements are connected to each other and to the rest of the City by roads, trails, pedestrian and bicycle pathways and transit routes to create more accessible, convenient, safe and energy efficient environments
- Encouraging housing forms and densities designed to be affordable to moderate and lower income households by providing for a range and mix of housing types in this District;
- Ensure that lot sizes and building types are mixed within neighbourhood blocks to achieve variety and character in the neighbourhoods;
- Ensure that Environmentally Sensitive Policy Areas, significant wetlands and woodlands and their naturalized vegetation buffer areas, and other environmentally important resources are identified and protected when establishing land uses adjacent to these environmental features and along watercourses so as to maintain essential ecological processes and genetic diversity;

To achieve the above vision and goals of this community, Section 7.0 of the District Plan outlines the policies to guide the review of draft plans of subdivisions, which have been considered and applied in the design of Subdivision A as follows:

Public Realm

- **Streets and Lanes:** The proposed street network will continue the existing modified grid pattern in the surrounding neighbourhood as Subdivision A would extend and connect Wild Ginger Avenue, White Birch Avenue and Royal Fern Street to define Blocks in the “upper subdivision”.

  The development of Subdivision A will complete the Columbia Hills District, providing a continuous sidewalk network via the extended municipal roads and a continuous trail network via the trail block providing adequate access for pedestrians, cyclists and motor vehicles alike. New Street trees will be planted along the extended streets, maintaining the existing streetscape character in the surrounding neighbourhood.

- **Views, Vistas and Focal Points.** As previously detailed in this Brief, Forested Hills (ESPA #19) is identified as a Cultural Heritage Landscape (WL-0PS-1) and is located west of Subdivision A. Preliminary heritage attributes include its natural woodland and wetland habitats, its natural landforms (rolling topography and kettle hole), walking trails, and interpretive signage.

The proposed development will complete and complement the walking trail network outside the required setbacks of ESPA #19, further preserving and enhancing views to the natural woodland by separating residential uses that may otherwise encroach on those lands. Further, the topography of the lands provides residents in the "upper subdivision" with east-facing views of the City of Waterloo, with such views supported by the road network layout and walkout units in strategic locations.

- **Location of Buildings with Respect to Streets and Open Space:** Subdivision A is designed to have the proposed residential uses in Blocks 1-4 and 10-12 oriented parallel to the extended municipal streets with a front yard setback consistent with the neighbourhood to the north and south. Building design for corner lots provide for facades that engage both street frontages.

  The design of Subdivision A also includes an expansion of Blue Beech Park with the abutting multi-unit residential buildings conceptually oriented to provide passive surveillance and overlook.

- **Siting, Massing and Scale of Buildings:** The residential uses in Blocks 1-4 and 10-12 are sited to front onto the extended municipal streets with appropriate setbacks from the street in compliance with the Zoning By-law, with massing prioritizing the primary entrance over the attached garage, fostering continuity with the existing neighbourhood design.

  The overall design of Subdivision A considers the challenging natural topography of the site and adjacent natural areas through the design of the street network in harmony with the topography of the adjacent lands and the siting of the multi-unit residential blocks to either sit below or be buffered and setback from both the residential uses and the trail adjacent to ESPA #19.

Pedestrian Environment

- **Public Safety :** The design of the proposed subdivision has considered the principles related to Crime Prevention through Environmental Design (C.P.T.E.D), as the both single-detached dwellings and multi-unit residential buildings will have frontage onto and, where appropriate, address the extended municipal streets and the expanded park with porches, patios, balconies, and windows to provide passive surveillance and overlook. Street lighting will also be provided via the extension of the municipal road network.
- **Pedestrian Circulation** The design of the proposed subdivision is legible to pedestrians as sidewalks will be extended with the municipal street network, and existing trails will be connected through the site. Within the multi-unit residential blocks, the conceptual design provides for logical and direct connections between buildings and the municipal sidewalk network with the design to be confirmed through the Site Plan process.

4.3 City of Waterloo Zoning Bylaw

Subdivision A is zoned 'Future Determination (FD) Zone' and proposed to be zoned as follows:

- Residential Five (R5) Zone (Blocks 1-4, 10-12)
- Residential Nine (R9) Zone (Block 5) with site-specific exceptions:
  - Permit MULTI-UNIT RESIDENTIAL BUILDING and apply regulations for APARTMENT BUILDING in R9 to MULTI-UNIT RESIDENTIAL BUILDING
  - Permit a 6.0 m rear yard setback (to BLK 7)
  - Permit a 6.0 m LOW RISE RESIDENTIAL LOT LINE setback (to BLK 4)

- Residential Nine (R9) Zone (Block 6) with site-specific exception:
    - Permit MULTI-UNIT RESIDENTIAL BUILDING and apply regulations for APARTMENT BUILDING in R9 to MULTI-UNIT RESIDENTIAL BUILDING
- Parks & Recreation (OS1) Zone (Blocks 7 and 9)
- Conservation (OS3) Zone (Block 8)

Table 4-1 reviews the zoning compliance for the proposed R5 Zone. **Table 4-2** reviews the zoning compliance for the proposed R9 Zone on the basis that the apartment regulations will be applied to the proposed multi-unit residential development, with further site-specific exceptions indicated in bold orange.

Table 4-1 *Zoning By-Law Compliance for Blocks 1-4, 10-12 (Proposed R5 Zone)*

Regulation	Required (R5)	Required (R5)	Concept Plan (Block 1-4, 10-12)
PERMITTED PRIMARY USES	DETACHED BUILDING	FREEHOLD SEMI-DETACHED BUILDING	DETACHED BUILDINGS
LOT AREA (min)	INTERIOR LOT: 255 m^2 CORNER LOT: 330 m^2	225 m^2 252 m^2	277 m^2 – 598 m^2 359 m^2 – 604 m^2
LOT FRONTAGE (min)	INTERIOR LOT: 8.5 m CORNER LOT 11.0 m	7.5 m 8.4 m	9.1 m – 12.4 m 11.3 m – 16.4 m
Average LOT DEPTH (min)	30.0 m	30.0 m	30.0 m – 35.0 m
FRONT YARD setback (min)	6.0 m	6.0 m	Complies
FLANKAGE YARD setback (min)	3.0 m	3.0 m	Complies
SIDE YARD setback (min)	1.2 m	1.2 m and 0.0m	Complies
REAR YARD setback (min)	7.5 m	7.5 m	Complies
BUILDING HEIGHT	13.5 m for BUILDING containing 4 DWELLING UNITS, flat roof if over 10m 10m (otherwise)	13.5 m for BUILDING containing 4 DWELLING UNITS, flat roof if over 10m 10m (otherwise)	Complies
IMPERVIOUS COVERAGE (max)	Per 3.I.1	Per 3.I.1	Regulation to be confirmed through circulation/review
LOT COVERAGE, all BUILDINGS (max)	45%	45%	Complies
PARKING SPACES (min)	1 Unit: 1 Space 2 or 3 Units: 2 Spaces	1 Unit: 1 Space 2 or 3 Units: 2 Spaces	Complies

Regulation	Required (R5)	Required (R5)	Concept Plan (Block 1-4, 10-12)
	4 Units: 3 Spaces	4 Units: 3 Spaces	
Number of DWELLING UNITS	4	4	Complies
ATTACHED PRIVATE GARAGE and DRIVEWAY	55% of FRONT BUILDING FAÇADE LENGTH (max)	55% of FRONT BUILDING FAÇADE LENGTH (max)	Complies

Table 4-2 *Zoning By- Law Compliance for Blocks 5 and 6 (Proposed R9 Zone)*

Regulation	Required (R8)	Required (R9)	Concept Plan (Block 5)	Concept Plan (Block 6)
PERMITTED PRIMARY USES	STACKED TOWNHOUSE BUILDING	APARTMENT BUILDING	MULTI-UNIT RESIDENTIAL BUILDING	MULTI-UNIT RESIDENTIAL BUILDING
STREET LINE setback (min)	6 m	5 m	6.0 m	9.0 m (Erbsville) 22.6 m (Wild Ginger)
SIDE YARD setback (min)	1.8 m	3.0 m	4.2 m (S, OS1) 6.2 m - 7.5 m (E, R5)	N/A
REAR YARD setback (min)	7.5 m	7.5 m	**6.0 m** (N, OS1) 18.7 m (W, OS1)	34.2 m (N, R5) 33.7 m (W, R5) 7.8 m (S, R5)
LOW RISE RESIDENTIAL LOT LINE setback (min)	N/A	7.5 m	**6.2 m** – 7.5 m (E, R5)	34.2 m (N, R5) 33.7 m (W, R5) 7.8 m (S, R5)
BUILDING HEIGHT	13.5 m for BUILDING containing 4 DWELLING UNITS, flat roof if over 10m 10m (otherwise)	13.5 m No restrictions on roof type	11.7 m Hip roofline with gables (13.1 m to top of roof)	11.7 m Hip roofline with gables (13.1 m to top of roof)
Density (max)	150 BEDROOMS per ha	150 BEDROOMS per ha	148 BEDROOMS/ha (56 units, 126 beds)	115 BEDROOMS/ha (96 units, 216 beds)

Regulation	Required (R8)	Required (R9)	Concept Plan (Block 5)	Concept Plan (Block 6)
LOT COVERAGE (max)	45%	N/A	23%	18%
LANDSCAPED OPEN SPACE (min)	30%	30%	45%	57%
AMENITY AREA (min)	N/A	3 m^2 for 1st BEDROOM plus 2 m^2 for each additional BEDROOM in the UNIT 30% as common in BUILDINGS with 50 BEDROOMS or more	+/- 3.7 m^2 per BEDROOM (balconies, terraces)	+/- 3.7 m^2 per BEDROOM (balconies, terraces)
Number of main BUILDINGS per LOT (max)	More than one permitted	More than one permitted	3	5
PARKING SPACES (min)	1 residential plus 0.10 visitor per DWELLING UNIT	1.15 residential plus 0.10 visitor per DWELLING UNIT	1.25 / unit (70)	1.25 / unit (120)

The proposed detached buildings in Blocks 1-4 and 10-12 comply with the zoning provisions for the R5 zone, while the proposed multi-residential buildings in Blocks 5 and 6 comply to most of the zoning provisions for the R9 Zone, with site specific variances required to account for the reduced rear yard setback abutting the park block to provide sufficient space for vehicle turnaround and required parking. In addition, the proposed locations of multi-unit residential buildings on the conceptual plan in Block 5 generally maintain the required low-rise residential setback except at one corner of the northerly building due to the triangular nature of the Blocks in this location where the current concept shows a 6.2 metre setback. As such, a reduced low-rise residential setback is also requested as a site-specific provision for Block 5.

Detailed planning rationale and justification for the site-specific variances are provided in the Planning Justification Report included with this submission.

This Urban Design Brief demonstrates that the currently proposed development concept conforms to the policies of the City of Waterloo Official Plan, the urban design and built form policies of the Columbia Hills District Plan and the applicable urban design regulations within the requested Zones under the City of Waterloo's Zoning By-law.

4.4 Urban Design Manual

The purpose of the City of Waterloos Urban Design Manual is to implement the City's Urban Design objectives through the development review process, consisting of the following objectives:

- To promote a high standard of urban design
- To respect context and promote sense of place
- To enhance connectivity and interaction
- To promote creativity and innovation
- To encourage sustainable design

To implement the above objectives, Part 2 of the City of Waterloo's Urban Design Manual provides General City Design Guidelines for city wide development located in the public and private realm. **Table 4-3** outlines and addresses the applicable City-wide design guidelines as it relates to the proposed development:

Table 4-3 *Review of City-wide Urban Design Guidelines*

Design Criteria	Comment
High Standard of Urban Design	
Pedestrian-Friendly Design	The subdivision was designed to foster and promote pedestrian friendly connections internally within the subdivision and beyond through the provision of sidewalks along both sides of the municipal extended street and trail connections. To promote social interaction and animated streetscapes, residential buildings will be oriented and front onto the municipally extended street. Parking for the mult-unit residential buildings will be provided internally to the site, screened from the public view to reduce dead frontages along the streetscape
Human-Scale Development	The proposed low-rise development reinforces the human scale of the adjacent neighbourhoods with two and three storey pitched-roof buildings setback from and framing the street while providing space for private tree planting and including active elements such as porches, patios, and balconies.
Compatible Development	The proposed residential development abutting the local roads is consistent with the existing housing forms to the north and south in terms of height, massing, and the prominence of primary entrances with porches. The proposed low-rise multiple residential developments either front onto the arterial road at a lower elevation than existing residential uses or are buffered from existing residential uses by open space uses and with appropriate setbacks, with buildings having similar roof designs and with street-adjacent buildings oriented to or framing the street with patios and balconies

Design Criteria	Comment
Safety and Security	The design of the proposed subdivision has considered the principles related to Crime Prevention through Environmental Design (C.P.T.E.D), as follows: Street lighting will also be provided via the extension of the municipal road network. Both single-detached dwellings and multi-unit residential buildings will have front onto the proposed municipal street with active front porches, patios, and/or balconies and windows overlooking the streetscape. To reinforce safety and security on adjacent parks, the rear yards of the multi-unit residential buildings in Block 5 will overlook and border Blue Beech Park enhancing visibility through passive surveillance.
Transit-Oriented Design	Subdivision A is serviced by GRT local bus route 13 which runs along Erbsville Road. Station stops are available at the walkway access from the foot of Blue Beech Drive, which is within a 3- to 7-minute walk (200-500 metres) to the north from the Upper Subdivision and at the intersection of White Elm Road, which is within a 2- to 5- minute walk (150-350 metres) to the south from the Lower Subdivision. Route 13 provides 15-minute service during weekdays and 30-minute or better service on evenings, weekends, and holidays, connecting riders to the Boardwalk transit terminal and the University of Waterloo LRT Station and intra/inter-city transit terminal after an approximately 15-minute ride.
Building Design	The proposed residential buildings will be designed with an articulated façade and architectural detailing that respects the established character of the Columbia Hills District neighbourhood adjacent to the subdivision. Prominent front entrances and a variation of architectural elements for the residential buildings fronting onto the extended municipal street will ensure that residential buildings are compatible with existing development along White Birch Avenue, Wild Ginger Avenue and Royal Fern Street.
Amenity Areas	As previously detailed in this Brief, the proposed development includes the expansion of Blue Beech Park and the trail connection between Columbia Forest to the south and Laurel Creek to the north further facilitating connections to the public trails in ESPA 19 and beyond.

Design Criteria	Comment
	On-site, private outdoor amenity areas are provided through balconies and patios with potential common outdoor amenity areas to be reviewed through future Site Plan applications.
Landscape Design	The proposed development provides for street trees and sufficient space for private tree planting, along with an expanded parks block. Street tree planting and the design of the parks and trails will be considered through conditions of draft plan approval while the design of the multi-unit residential blocks will be considered through future Site Plan applications.
Lighting	Detailed design of the lighting plan within the multi-unit residential blocks will be confirmed during future Site Plan applications while the street lighting plan in conformity with City design standards will be satisfied through a condition of Draft Plan approval.
Context and Sense of Place	
Views and Vistas	The proposed development will complete and complement the walking trail network outside the required setbacks of ESPA #19, further preserving and enhancing views to the natural woodland by separating residential uses that may otherwise encroach on those lands. Further, the topography of the lands provides residents in the “upper subdivision” with east-facing views of the City of Waterloo, with such views supported by the road network layout and walkout units in strategic locations.
Networks	The proposed development maintains and expands the trail network system connecting new and existing neighbourhoods through the development of a trail connection between Columbia Forest to the south and Laurel Creek to the north to be part of the larger trail network in ESPA #19. Sidewalks along both sides of the municipally extended road will directly connect to the multiple trail entrance, providing ease of access for pedestrians.
Site Circulation	The design of the subdivision will enhance neighbourhood mobility by extending and connecting the municipal street, sidewalk, and trail network. The conceptual design of the multi-unit residential blocks to be confirmed through future Site Plan applications provides connections to the adjacent street for vehicles and pedestrians, while including sufficient space for emergency vehicle turnarounds within the sites.
Universal Design	All roads, sidewalks and trails constructed within the development will be consistent with applicable accessibility standards.

Design Criteria	Comment
Sustainable Design	
Building Design and Construction	The design and construction of the single detached dwellings may be net zero-ready, subject to market conditions, and the mult-unit residential buildings are anticipated to exceed OBC energy efficiency requirements with specific recommendations from the Energy Study to be considered through detailed design, mitigating greenhouse gas emissions.

5 Proposed Development

The following subsections provide a discussion of the proposed development.

5.1 Plan of Subdivision

The proposed development, Subdivision A (**Figure 5-1**), extends and connects Wild Ginger Avenue, White Birch Avenue, and Royal Fern Street, and provides for approximately 79 residential units including 56 units in multi-residential buildings in the “upper subdivision” along with an additional 96 units in multi-residential buildings with access from Erbsville Road in the “lower subdivision”. Blue Beech Park will be expanded with the portion of the existing park abutting Subdivision A to be regraded to enhance overall useability and visibility.

A conceptual layout for the subdivision, including the multi-unit residential blocks, is shown in **Figure 5-2**. The site design of the multi-unit residential blocks will be confirmed through future Site Plan applications, while the final lotting within the residential blocks will require future part-lot control application(s). These are reviewed in more detail in the following subsections.

The proposed “upper subdivision” street network with sidewalks and street trees proposed on both sides of the road provides a logical extension and connection of the abutting, existing street network. The proposed pattern is generally consistent with the Columbia Hills District Plan and reflects the topography and the need to maintain no greater than an 8% grade per City of Waterloo design standards in consultation with City Engineering Services. These topographic constraints necessitate a division between “upper” and “lower” subdivisions, with the slope between the two graded between 2:1 and 3.5:1. The proposed “lower subdivision” would have direct access from Erbsville Road.

The active transportation connections are shown in **Figure 5-3**. The proposed trail provides for a logical extension and connection of the abutting, existing trail network to the north and south, enabling a continuous trail corridor outside of the natural buffer of the ESPA #19 lands to the west, preventing encroachment from the proposed residential uses. No trail is proposed to connect the “upper subdivision” and “lower subdivision” as grades would exceed 17% as shown on the grading plan included with this submission. Note that the “lower subdivision” is within 600-800 metres of the expanded Blue Beech Park through the existing mid-block active transportation to the north.

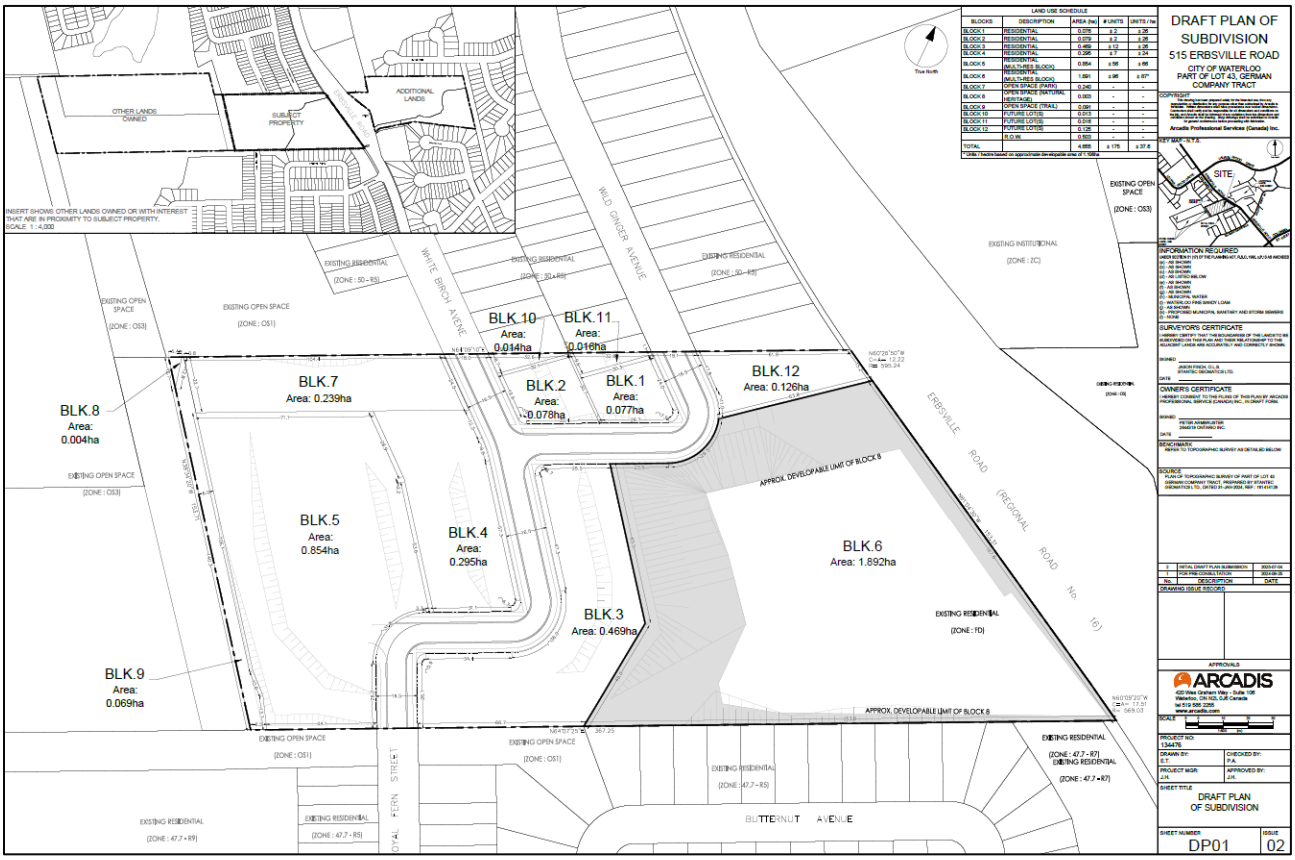

Figure 5-1 *Draft Plan of Subdivision, Subdivision A*

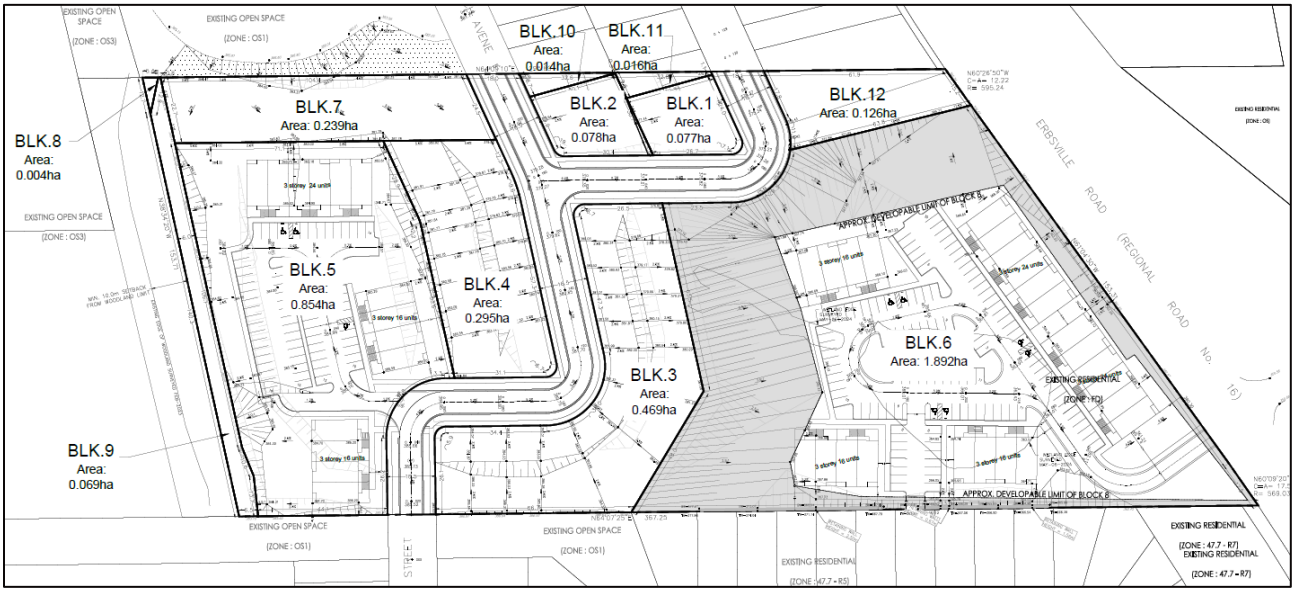

Figure 5-2 *Draft Plan of Subdivision, Subdivision A (Conceptual Layout)*

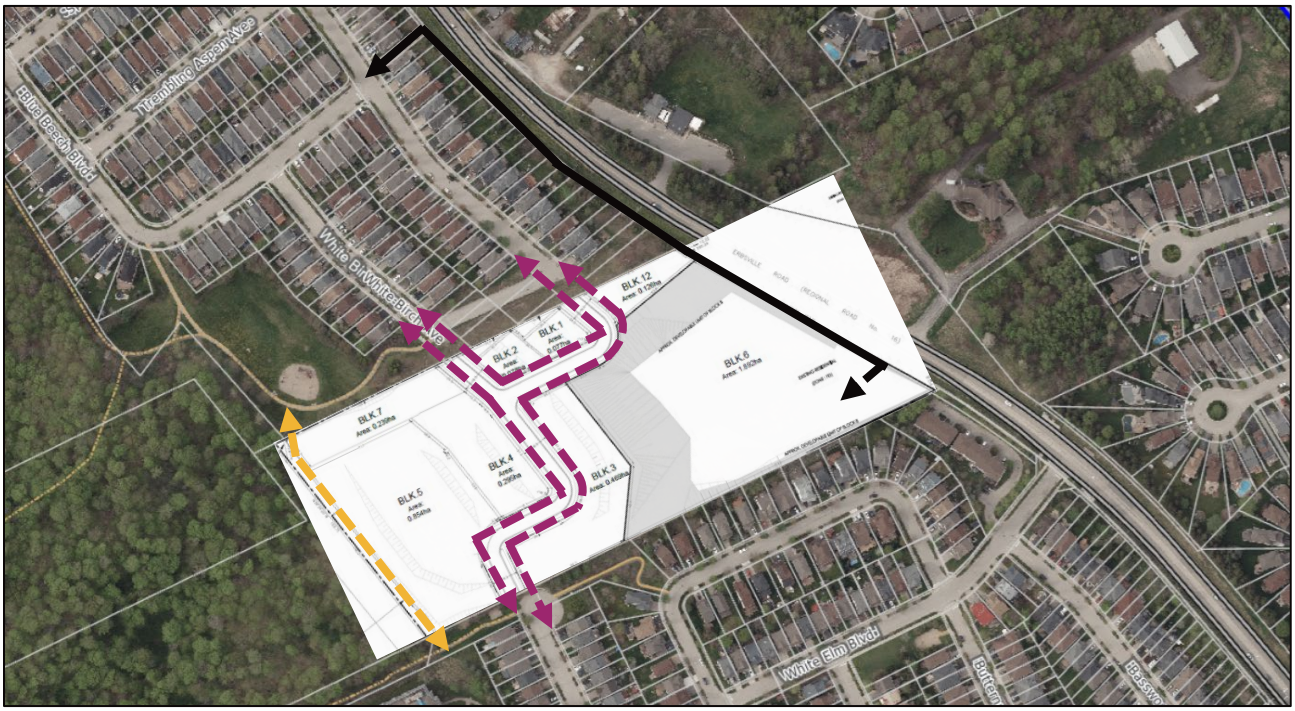

Figure 5-3 *Proposed Active Transportation Connections with new trail connections (gold dash), new sidewalk connections (plum dash), and existing sidewalk/mid-block connection (solid black) to "lower subdivision" (black dash) (Base image from City of Waterloo Geocortex Viewer, 2022 10 cm Imagery showing Major Active Transportation Route, Cycling, Trails layers)*

5.2 Residential Blocks

Located within the "upper subdivision", the residential blocks are proposed along the extended street network. The blocks provide for lot depths, areas, and frontages that conform to the proposed R5 zone with street line setbacks of 6.0 metres provided to allow for private tree planting. No relief on setbacks is requested.

Figure 5-4 provides an example of similar residential buildings that the applicant has recently constructed and that are being considered with this development. Residential buildings will be oriented to the street with a prominent primary entrance, porches, and balconies that engage the public realm. Additional architectural detail and entrances along the flankage façade are shown, addressing both street frontages and avoiding blank walls.

As sidewalks are proposed along both sides of the street, the public and private realm will be clearly delineated, with a variety of private landscaping features to be installed by future owners consistent with the existing neighbourhood. A street tree planting plan will also be required as a condition of Draft Plan approval with street trees in boulevards.

The owner may develop the residential buildings to the Net Zero Ready standard, subject to market conditions, consistent with past and current projects elsewhere in Waterloo Region. Refer to the enclosed Energy Study for a more detailed discussion of these sustainability features.



Figure 5-4 *Rendering of a single detached residential building on a corner lot from a previous development of the owner*

5.3 Multi-unit Residential Blocks

As shown in **Figure 5-2** above and reviewed in Section 4.3, the conceptual layout of the multi-unit residential blocks conforms to the requested apartment building regulations of the proposed R9 zone, except for the following in Block 5 in the “upper subdivision”:

- Rear Yard Setback of 6.0 metres to Blue Beech Park, and
- Low Rise Residential Setback of 6.0 metres at the northeast corner of the rear building.

The overall site layout orients building(s) to address the street, with Block 5 showing one building fronting onto Royal Fern Street and with Block 6 showing two buildings with active rear facades addressing Erbsville Road. In the latter case, these are anticipated to be walkout units. Subject to grading and servicing constraints, direct entrances from Erbsville Road to lower floor units may be considered through future Site Plan applications.

Within each block, parking is located internally to the site and screened from the public realm. Walkways are conceptually shown at the edges of the parking areas, providing access to the municipal sidewalk network and to buildings. The distribution of parking limits the distance occupants and visitors will need to travel to reach their destination. Block 5 provides sufficient turnaround space for a fire truck while Block 6 provides that a fire truck

may loop through the site in a continuous forward motion. Garbage collection and bicycle parking will be considered through a future site plan application.

Ample landscape area is provided within each block, including in front yards, with potential common outdoor amenity areas available next to each building in Block 5 and congregated in the central area and northeast corners in Block 6 (see **Figure 5-5**). The noise study identifies that an outdoor living area in the northeast corner of Block 6 would require mitigation through a noise barrier, which may be designed as a berm with landscaping or with a noise wall. The required and proposed provision of such spaces will be reviewed in future Site Plan applications.

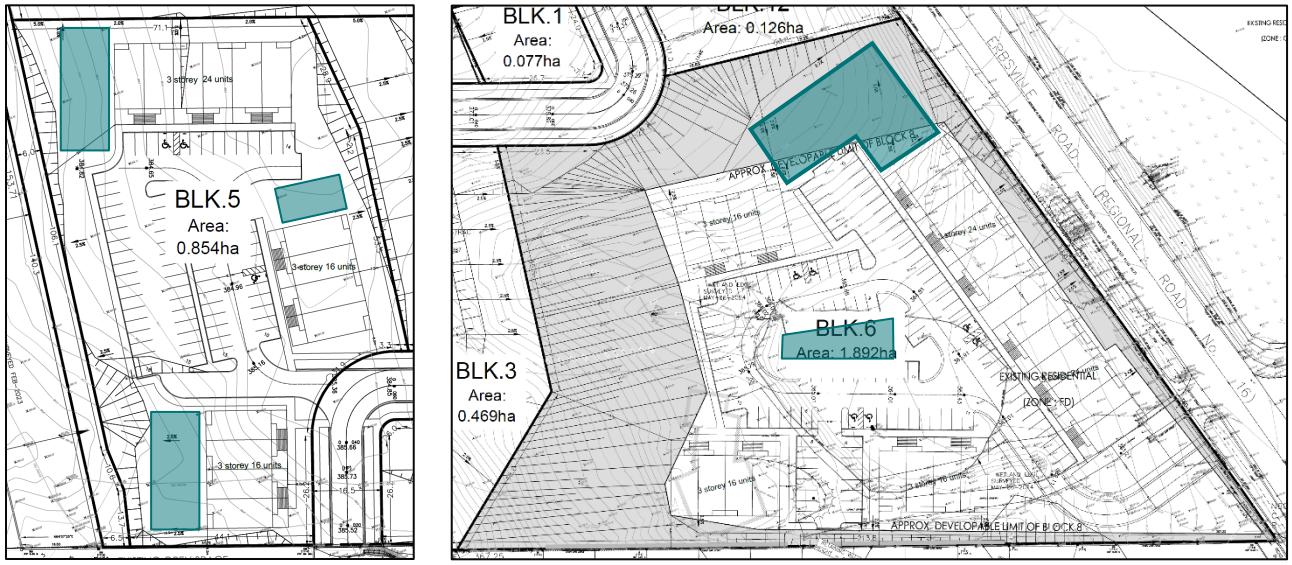

Figure 5-5 *Potential location(s) for common outdoor amenity areas in Blocks 5 and 6, shown in teal*

As required by the City of Waterloo, this application includes floor plans (see **Figure 5-6**), elevations (see **Figure 5-7**), and a rendering of an example multi-unit residential building (MURB) design (see **Figure 5-8**). We understand the intent of providing these plans is to assist the city in confirming zoning conformity, notwithstanding that specific plans and site design will not be confirmed until future Site Plan applications. Note that the provided conceptual plans are under construction now within the Columbia Hills District at 142 Foamflower Place and 246 Raspberry Place and is the form of housing the applicant anticipates constructing in Blocks 5 and 6.

The conceptual design of the MURBs provide for 4 units per “stack” with the 3.5 storey buildings containing 4 or 6 stacks. Each stack provides 3 two-bedroom units on the upper floors and 1 three-bedroom unit on the lower floor, or 9 bedrooms per stack. The lower three-bedroom unit has a sunken patio in the front and the upper two-bedroom units have balconies in the front and rear at each level, exceeding the minimum amenity area requirement for ‘apartment building’ in the R9 zone.

The conceptual design provides prominent entrances, contemporary materials, articulated facades with a consistent design rhythm, and private outdoor spaces. The rooflines are also consistent with other multi-unit residential uses in the neighbourhood.



Figure 5-6 *Conceptual floor plans of the multi-unit residential building, lower level (bottom left), main level (bottom right), second level (top left), third level (top right)*

The minor intrusion into the low-rise residential setback at the northeast corner of Block 5 is generally from the side of the building, which has limited fenestration and no balconies and, in any event, overlooks the rear portion of a deep new residential lot rather than existing residential uses.

The Energy Study demonstrated the proposed MURBs will exceed OBC energy efficiency criteria with specific recommendations on greener building performance to be considered through detailed design.



Figure 5-7 *Conceptual elevation plans of the multi-unit residential building, front (top left), left side (top right), rear (bottom left), right side (bottom right)*



Figure 5-8 *Rendering of the multi-unit residential building conceptually proposed and which is under construction at 142 Foamflower Place and 246 Raspberry Place, Waterloo*

6 Conclusions

This Urban Design Brief has been prepared in accordance with the City's Terms of Reference as part of the application for Draft Plan of Subdivision and Zoning By-law Amendment Application for the lands municipally known as 515 Erbsville Road in the City of Waterloo.

The proposed development connects and completes the Columbia Hills district, extending the road, sidewalk, and trail network to provide seamless travel between the existing Laurel Creek and Columbia Forest subdivisions and to the mixed-use node, schools, and amenities at Erbsville and Laurelwood Drive, while providing a critical range and mix of residential housing in an existing neighbourhood.

As reviewed above, it is our opinion that the design of Subdivision A conforms to the policies of the Official Plan and has regard for the applicable policies of the Columbia Hills District Implementation Plan and Urban Design Manual.

As part of future Site Plan Applications for Blocks 5 and 6, it is acknowledged that the City may require a revised Urban Design brief that is scoped to the multi-unit residential buildings proposed and reflecting detailed design plans not yet available.

Appendix A

Jeff Henry CV

Jeff Henry RPP, MCIP

Urban Planner



Jeff is an urban planner with over 18 years of experience, including 12 years as a municipal councillor in the City of Waterloo. Jeff is an experienced strategic advisor and facilitator with a range of land use planning, strategy, consultation, research, and project management experiences, accumulated in the public, non-profit, and private sectors.

Mr. Henry's areas of specialty include infill intensification, missing middle, and affordable housing projects, with related expertise in the planning application process, including Official Plan Amendments, Zoning By-Law Amendments, Consents, Minor Variances, and Site Plan Review. He has also advised senior leaders on public and stakeholder engagement strategies, including facilitating complex budget, partnership, and strategic planning meetings, undertaking planning research and analysis, and providing expert evidence at land use tribunals.

Education

Master of Arts, Planning, University of Waterloo, Waterloo, ON, 2017

Bachelor of Arts, Political Science, University of Waterloo, Waterloo, ON, 2007

Honours Bachelor of Applied Science Computer Engineering, University of Waterloo, ON, 2004

Experience

2022-Present
Arcadis Professional Services (Canada) Inc., Waterloo, ON, Urban Planner

2018-2022
Jeff Henry Consulting, Waterloo, ON, President

2014-2022
City of Waterloo, Waterloo, ON, Councillor (Ward 6, Central-Columbia) and Chair, Finance and Strategic Planning Committee

2014-2022
Waterloo North Hydro Inc. and Waterloo North Hydro Holding Corporation, Woolwich, ON, Board Member and Shareholder Representative

2014-2015
University of Waterloo, Waterloo, ON, Faculty Relations and Academic Success Specialist

2011-2014
University of Waterloo, Waterloo, ON, Manager, Student Development

2011-2013
Canadian Mental Health Association (Grand River Branch), Guelph, ON, President and Board Chair

2010-2014
City of Waterloo, Waterloo, ON, Councillor (Ward 6, Central-Columbia)

Awards and Publications

Outstanding Achievement in Graduate Studies Award (2017).

Loi, B., Gomes, V., Henry, J., and Rudkevitch, A. (2017). Shipping container housing. Plan Canada, 57(2), 42-46.

Representative Development Planning Experience

500 & 515 Erbsville Rd, Waterloo (10000507877 Ontario Inc. & 2844319 Ontario Inc.) – Consulting land use planning services for a residential subdivision with a range of residential unit types, including preparation of an Urban Design Brief.

249 Sunview St, Waterloo (Lester Sunview Development Inc.) – Consulting land use planning services for a mid-rise residential development, including preparation of an Urban Design Brief.

200 Victoria St S, Kitchener (Rome Sales) – Consulting land use planning services for a 49-storey mixed-use apartment with 30 affordable housing units adjacent to a spur line rail corridor, including preparation of an Urban Design Brief.

229 Wellington St N, Kitchener (Markin Properties) – Consulting land use planning services for a 13-unit stacked townhouse addition with some affordable rental units to a 19th century detached building in a low-rise neighborhood within an identified cultural heritage landscape, including preparation of an Urban Design Brief.

240 and 246 Limerick Rd, Cambridge (Melody Group) – Consulting land use planning services for a residential subdivision with a mix of missing middle housing types connecting adjacent neighbourhoods, including preparation of an Urban Design Brief.

30 Lauris Ave, Cambridge (Region of Waterloo) – Consulting land use planning and public consultation services for a 4-storey, mixed income residential development in an existing low-density neighborhood.

234 – 240 Frederick St, Kitchener (Rome Sales) – Consulting land use planning services for a 4-storey apartment within a low-rise residential neighbourhood on a site with a designated heritage building.

Gentle Density Infill Intensification, Southwestern Ontario (Various Owners) – Consulting land use planning services for numerous consent and minor variance applications to facilitate infill residential development and lot creation within low-rise neighborhoods.

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