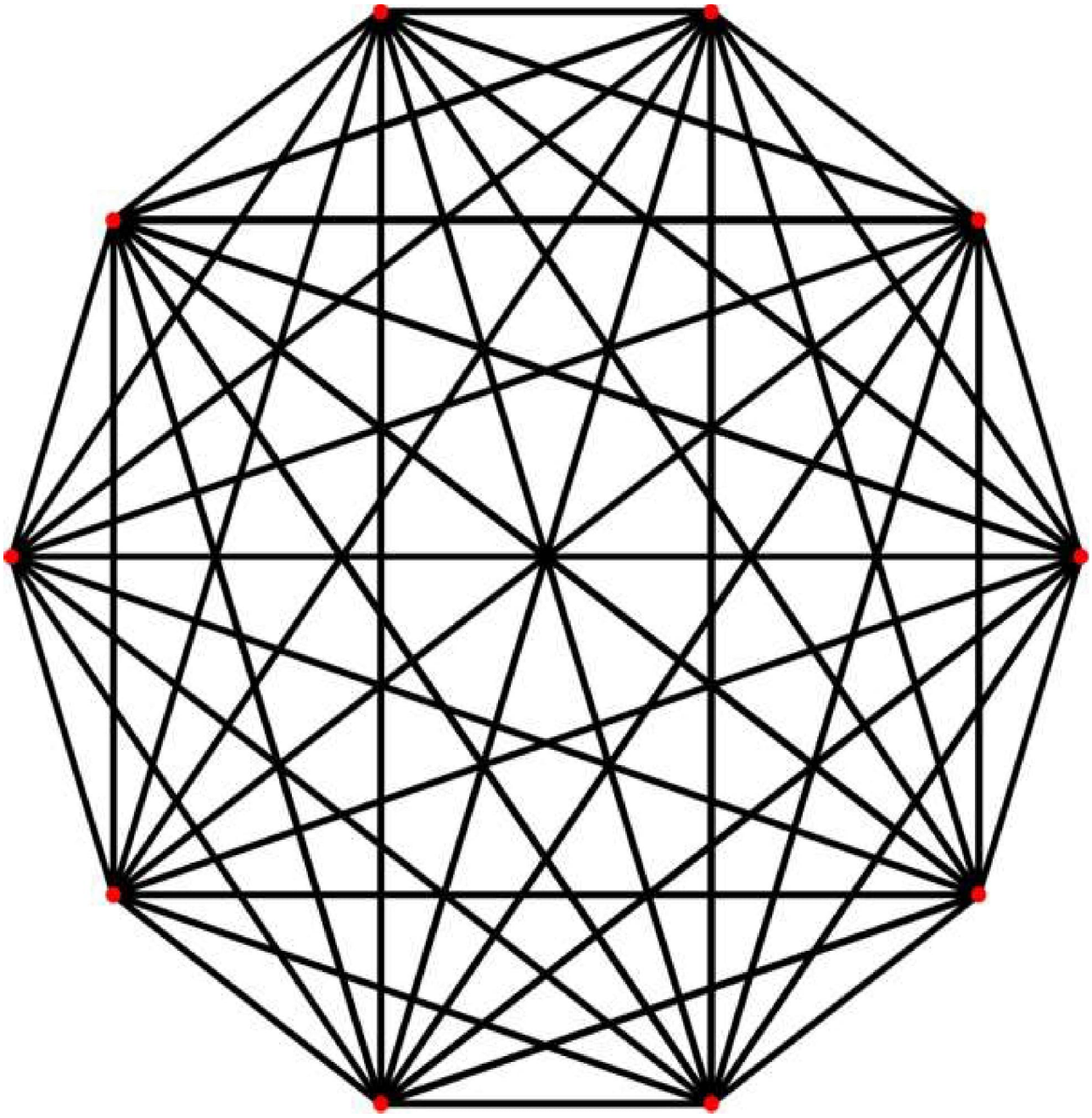


79 Columbia Street West - Northdale Neighbourhood -Waterloo

Urban Design Brief

January 2026

Prepared for Owner of the Property: Mr. Tuan Hoang

79 Columbia St. W

Waterloo - ON

Email Address of the Owner: hoanganhtuan17@gmail.com

Site Location: 79 Columbia St.- Waterloo - ON

Legal Description of the site: Part of Lot 20, Municipal complied Plan of Subdivision of Lot 13

Prepared by: Deepak Bhatt

Member of Canadian Institute of Planning - MCIP

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1. Architectural Plans - A 1 TO A 8
2. Curriculum Vitae Deepak Bhatt - B 1 & B 2

1. Introduction:

The owner and the applicant for the property located at 79 Columbia St. W - Waterloo contacted me to prepare "Urban Design Brief" as required by the City of Waterloo to remove the "Holding Symbol" for the proposed development application; As per the City of Waterloo requirement:

"Holding Symbol"

7.12.16 "The Holding Symbol (H) shall not be removed until the following criteria are satisfied:

(f) Verification through an urban design brief that the LOT and development theron will conform to

(i) the Official Plan;
(ii) the Region's Official Plan; and
(iii) the City's Urban Design Manual in effect, including the Northdale Urban Design Guidelines.

This Urban Design Brief has been prepared by the undersigned, Deepak Bhatt, AICP, MCIP, RPP,LEED AP Neighborhood Development after reviewing the "The Terms of Reference – Urban Design Breif" prepared by the City of Waterloo (Last updated June 30, 2023).

1.1 ***Site Description:***

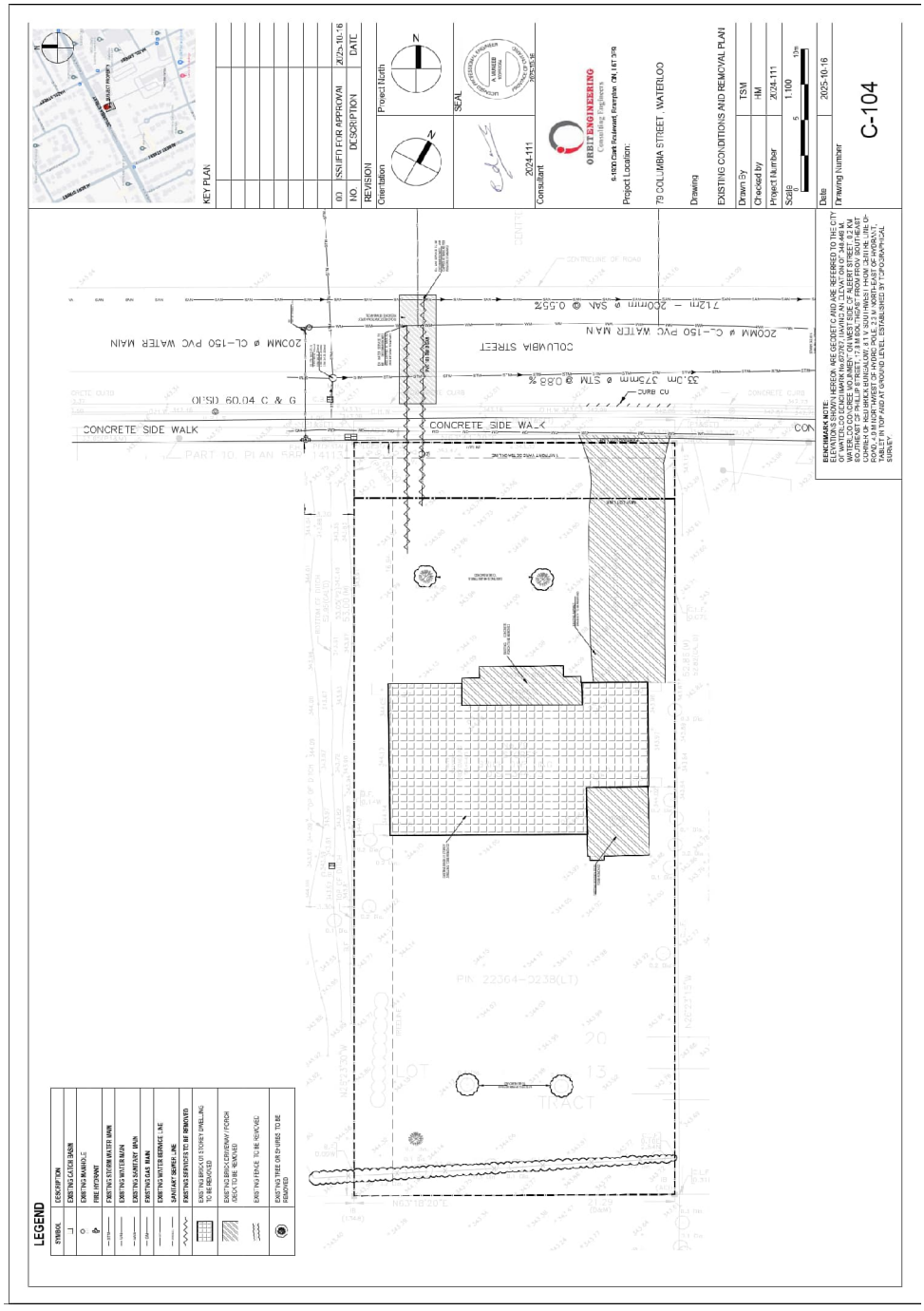
Site: Municipally address as 79 Columbia St. W - Waterloo, the subject site, fronts south onto the Columbia Street West. The lot is surrounded by Mult residential 4 storeys apartment building on the east and west side of building. A laneway pathway adjoining the east boundary of the lot leading towards the parking and Northdale university campus building as shown below. The lot legally identifies also as Part of Lot 20, Municipal complied Plan of subdivision of Lot13, in the City of Waterloo, Regional Municipality of Waterloo.



The original lot area is 1127 sq.m and after front side road allowance deduction, 78 sq.m, the lot area is 1045 sq.m.

1.2 Existing Conditions & Development Proposal:

The existing lot is with an existing single storey brick dwelling. It is proposed to redevelop the site by demolishing the existing building and constructing multi -unit residential housing for students consisting of 5 storeys and 15 units (51 bedrooms). The existing building and its removal plan are as shown below:



The existing single storey and its street view with its surroundings from the Columbia street is as shown below:

79 Columbia Street, West,

Waterloo - Existing building & Surroundings



Image capture May 2025 @ 2025 Google

Image capture: May 2025 © 2025 Google

2. Development Application and City's Requirements:

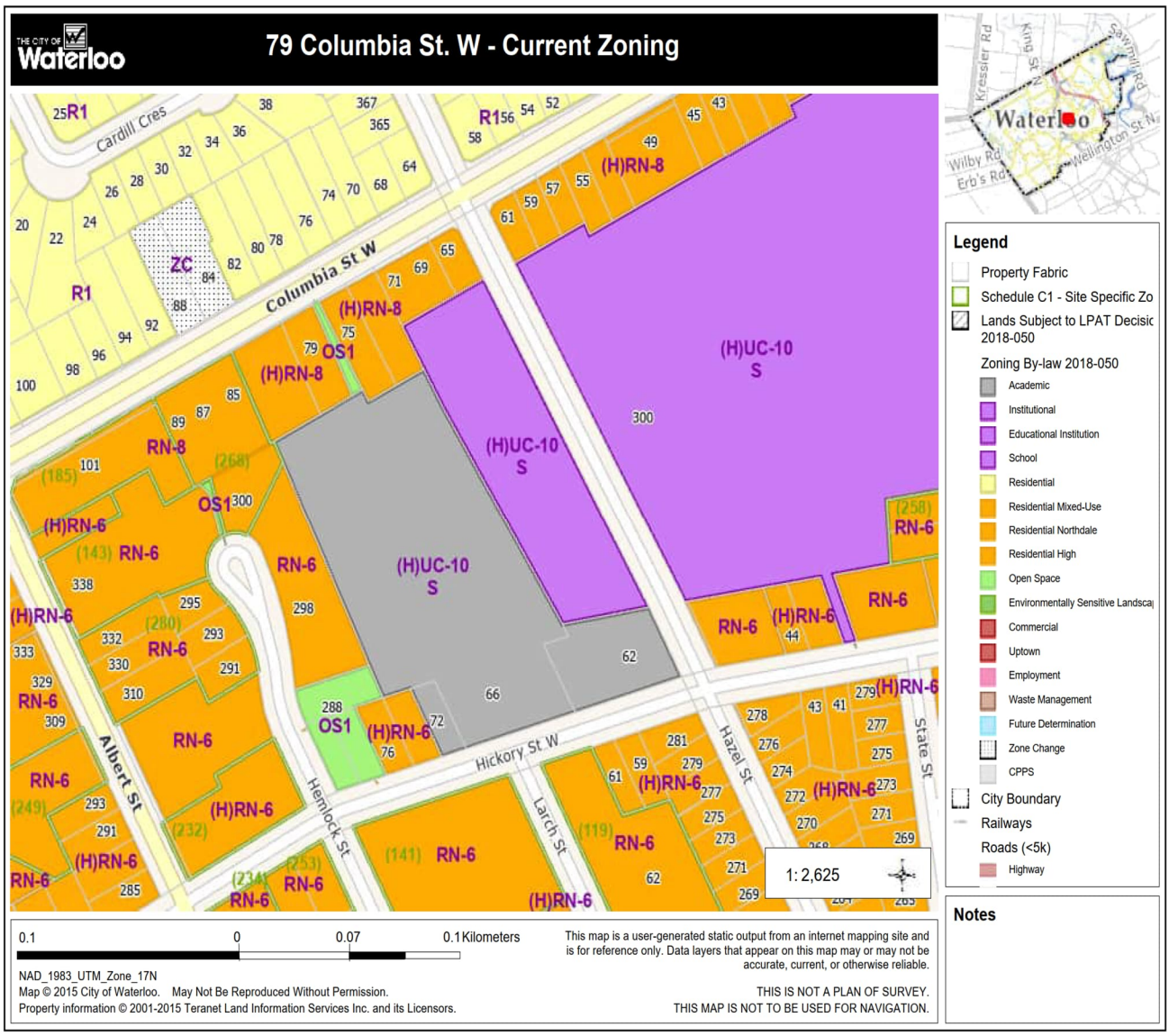
2.1. Proposal Development Description & Site Statistics:

The detailed architectural plans including all floor plans, elevations are included in this report within the Appendix.

The site Plan statistics are as shown:

SITE SUMMARY/ ZONING MATRIX:				
ZONING : "Holding Symbol -" RESIDENTIAL NORTHDALE EIGHT (RN-8)				
REGULATIONS AS PER ZONING BYLAW 2018-050		REQUIRED	PROVIDED	COMPLIES YES/No
LOT AREA (minimum)		1,000Sq m	1045 Sq m	Yes
LOT FRONTAGE(Convertible)		1.0 metres(minimum) 75% FACADE (within 5 metres)		Yes
SETBACKS:				
FRONT(NORTH)SETBACK		MIN -1 metres MAX - 3 metres	1.0m	Yes
SIDE YARD (EAST SETBACK)		3.0 metres	6.0m	Yes
SIDE YARD (WEST SETBACK)		3.0 metres	3.0m	Yes
REAR YARD (SOUTH) SETBACK		7.5 metres	7.5m	Yes
DENSITY (RES. UNITS/ HA)		450 BEDROOMS PER HECTARE 51 bedrooms	51 bedrooms	Yes
HEIGHT		08 STOREYS 27.5 metres	05STOREYS 20.89 m	Yes
NUMBER OF FIRST STOREY ENTRANCES (minimum)		1PER 15 metres BUILDING FACADE	02	Yes
AMENITY AREA (MINIMUMAS PER TABLE7R)		3 sq m for first bedroom and 2 sq m for each additional bedroom 117sq.m	126 Sq. m INDOORAMENITY	Yes
LANDSCAPEDOPEN SPACES (minimum)		30% 312.3Sq. m	30.73% 321.13 Sq. m	Yes
TOTAL CAR PARKING		No minimum required MTSA's	11CAR SPACES	Yes
BICYCLE PARKING		Residential =.25per Bedroom = 13 Non-Residential= 1 / 100 sq m= .62	14	Yes
NUMBER OF DRIVEWAYS		1 per lot	01	Yes
TOTAL NON-RESIDENTIAL AREA		ancillary rental office	62 Sq. m+21 Sq. m 83 Sq m	Yes
ANCILLARY USES		15%of building floor area = 332.55 Sq m	81 Sq. m	Yes
BUILDING FLOOR AREA DEVOTED TO USES DEFINED UNDER SECTION 7.12.9.2		30%MAX 55.2 Sq m	25.99% MAX 46.71 Sq m	Yes
BUILDING FLOOR AREAS		NO. OF 2 BEDROOMS UNIT	NO. OF 5 BEDROOMS UNIT	TOTAL BEDROOMS
BASEMENT FLOOR	234 Sq m	0	0	0
FIRST FLOOR	184 Sq m	0	0	0
SECOND FLOOR	453 Sq m	2	2	14
THIRDFLOOR	448 Sq m	2	2	14
FOURTH FLOOR	448 Sq m	2	2	14
FIFTH FLOOR	453 Sq m	2	1	09
		0	0	0
TOTAL BUILDING FLOOR	2217 Sq. m	**8**	7	TOTAL-51

Current Zoning: "Holding Symbol" Residential Northdale 8 -RN8



2 .2 Current Zoning & Neighbourhood Details:

From the zoning details, the lot is within the Northdale Neighbourhood, Special Area Plan 45. The permissible height is 8 storeys with a density restriction of 450 bedrooms per hectare. As per the calculation, considering the original lot area including the area devoted for front side road and amenities. Permissible total bedrooms will be 51 (as shown in the site plan area calculations.

3. Waterloo Official Plan & Conformity of the Proposed Development:

This report has considered the Official Plan City of Waterloo (Office consolidation February, 2024) and all its applicable policies for the development application of 79 Columbia Street – West.

Sec.3.1 OBJECTIVES

It is the Objective of the City to:

(1) Plan for growth that:

(a) Accommodates future growth within the existing Urban Area Boundary through intensification primarily within designated Nodes and Corridors, Uptown Waterloo Urban Growth Centre, Major Transit Station Areas and through the development of appropriate vacant lands, including Designated Greenfield Areas;

The proposed development – Lot 70 Columbia street West is situated within the Major Transit Station Area. The development proposed is a perfect example of intensification and utilizing the underutilized land for the student housing development within the MTSA.

(4) The City's urban design objectives are:

(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 reduce the reliance on the automobile.

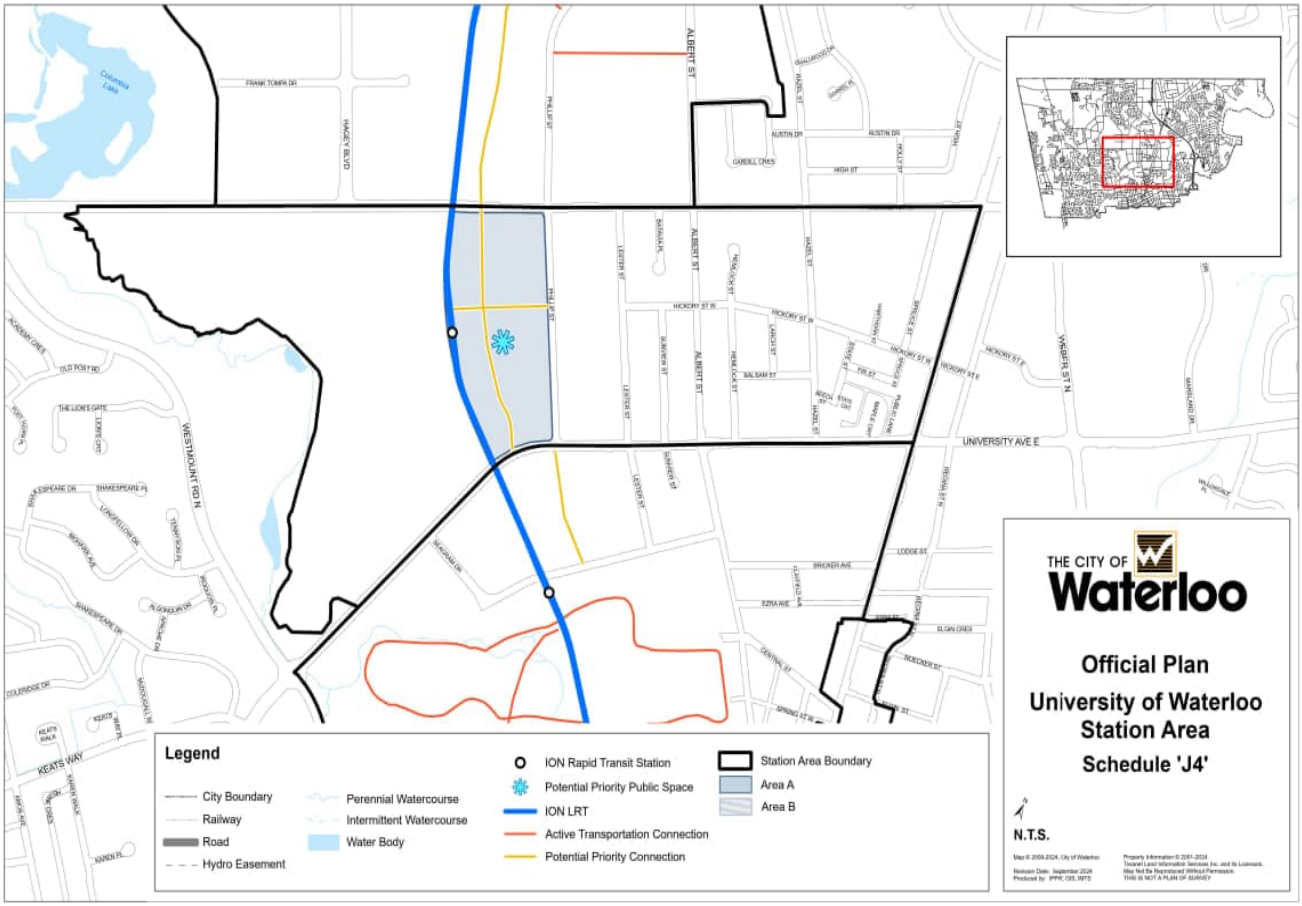
As shown in the detail architectural plan, prepared by the lead consultant "Technoarch", the building design is a perfect example of human scale and compatible with the Northdale neighbourhood surroundings.

Please refer to the Official Plan Policy area schedule "A6" the site is within the specific Area Policy 45 as shown below:



From the Official Plan, Schedule B1 – Height and Density, the site falls within the Northdale's Medium Density – 8 Storeys height specifications. So, as per the architectural plan and the site statistics the density is 450 bedrooms per hectare leads to 51 bedrooms and height 5 storeys with 20.9 meters is within the prescribed maximum. The proposed height is to be compatible with the surrounding neighbourhoods and well compatible at 5 storeys.

As shown in the Official University of Waterloo station Area Schedule "J4", the site is within the Station Area.



As the site within MTSA, the OP policies are well suited to the proposal as follows:

Major Transit Station Areas

(7) A large portion of Northdale is located within walking distance to three proposed Major Transit Station Areas (MTSAs), which are currently proposed at: R&T Park, University of Waterloo (Ring Road), and Waterloo Park (Seagram Drive), in accordance with the Ministry of the Environment's Transit Project Assessment Process (May 2012). The Official Plan provides transit supportive policies that provide for medium to higher density residential, commercial and

employment uses within proposed MTSAs. It is recognized that the City will be undertaking Station Area Plans to further define the limits of each station area outside the City Commercial Core/Uptown Area and provide direction on how the MTSAs will be developed and phased-in over time. Following this process, the City will initiate an amendment to this Plan to designate MTSAs and establish additional policies for these areas, as required, in conformity with this Plan and the Regional Official Plan. Until such time as the applicable Station Area Plans are prepared, the policies of this SPA and Section 3.8 shall continue to apply.

The proposal for student rental housing with about 51 bedrooms low rise, 5 storeys, compliments this concept.

Given Northdale's proximity to the major University of Waterloo and Wilfrid Laurier campuses, it is anticipated that Northdale will continue to accommodate a significant portion of the forecasted student housing growth, as well as a more diverse demographic, and increasing share of faculty and staff related growth, as well as permanent population growth, particularly given the economic spin-off associated with the Universities.

The City of Waterloo official Plan, Special Policy area 45 provides guidelines for the Northdale Neighbourhood and applicable for the site, 79 Columbia street as follows.

11.1.45 Specific Provision Area 45 (Northdale Neighbourhood)

(1) The policies of this Specific Provision Area apply to lands known as the Northdale Neighbourhood, bounded by Columbia Street West, King Street North, University Avenue West, and Phillip Street, shown as SPA 45 on Schedule 'A6' - Specific Provision Areas. The following provides specific guidance for the reurbanization and redevelopment of Northdale.

Vision and Principles

(2) Northdale is a neighbourhood in transition. It is anticipated that Northdale will accommodate a large portion of the City's infill and intensification growth over the planning period of this Official Plan given the proximity of the neighbourhood to the Universities, designated Nodes and Corridors, and proposed Major Transit Station Areas (MTSAs), in accordance with the Ministry of the Environment's Transit Project Assessment Process (May 2012). As such, the policies of this Plan support the reurbanization of Northdale as a vibrant, sustainable and mixed-use neighbourhood. Northdale will become a complete neighbourhood that accommodates a diverse demographic and range of land uses, housing types, institutional and community uses, commercial and retail uses and employment uses that are supported through an integrated network of pedestrian-oriented streets, pathways, and cycling facilities which support active transportation and increased densities. The cultural heritage attributes of Northdale will be recognized and provide inspiration for the development of the neighbourhood. The policies of this section must be read in conjunction with the policies of the Official Plan in its entirety.

Vision:

The Vision Statement for Northdale is:

"By 2031, Northdale is revitalized and reurbanized into a diverse, vibrant and sustainable neighbourhood, integrated with educational, residential, commercial, cultural, heritage and recreational functions, and improved open space, pedestrian, cycling and transit networks."
The over-arching vision for Northdale is further supported by the following principles:
Principles:
Northdale will be:

1. Integrated: Northdale is ideally situated within proximity to the Universities, Uptown, and major employers and will be integrated within the urban fabric of the City and surrounding community through improved transportation, cycling and pedestrian networks.

2. Diverse: Northdale will be a diverse, vibrant, mixed-use and urban neighbourhood where residents live, work, learn and play. It will be comprised of a variety of housing types and tenures which provides affordable housing and accommodates a diverse demographic including students, families and professionals, and supportive commercial, employment, institutional and community services.

3. Identifiable: Northdale will have a unique, renowned identity as a place in which residents, students and professionals are inspired by their environment and the energy and creativity of Waterloo's world-class Universities and employers.

4. Supported: Northdale will be an important opportunity for public and private investment and redevelopment as the neighbourhood evolves and urbanizes, and supported through appropriate infrastructure and services.

5. Memorable: Northdale will celebrate its cultural and built heritage resources through conservation, adaptive reuse and/or through contextual redevelopment which recognizes the community's heritage resources, including the Veterans' Green Park and housing, and retention of mature trees.

6. Interactive: Northdale will be enhanced through a network of additional parks, open spaces, walkways and improved streetscaping which provides for recreational, passive and community gathering spaces, which complement the Veterans' Green Park.

7. Durable: Northdale will be a sustainable and environmentally progressive neighbourhood, and provide an exemplary level of quality architecture, urban design, public realm and open spaces that are robust and durable.

8. Safe: Northdale will be a safe neighbourhood which incorporates crime prevention through environmental design practices, and provides for street-related, ground floor animation

areas, and building heights and setbacks which encourage 'eyes on the street', and through building designs and support services which enhance safety.

9. Flexible: Northdale will evolve and transition over time, as such the planning framework, regulations, buildings and land uses will be adaptive to changing market conditions, transportation, and housing needs.

10. Collaborative: Partnerships will be enhanced and forged between the City, Universities, developers, residents and landowners to facilitate synergies to further the redevelopment objectives and enhance the community.

Preferred Neighbourhood Elements

(3) Based upon the vision and principles established for the Northdale neighbourhood, a number of preferred neighbourhood elements have been identified which provide more detailed planning and land use objectives to guide the reurbanization of Northdale. The preferred neighbourhood elements provide the basis for the preferred land use plan for Northdale, which is implemented through the land use designations and policies of this Plan, the District Plan, the implementing Zoning By-law, the City's Urban Design Manual (Northdale Urban Design Guidelines), and the Community Improvement Plan for Northdale. The following preferred neighbourhood elements provide the guiding principles for the reurbanization of Northdale.

Neighbourhood Structure:

NS.1 The low-density, single detached house will no longer be the predominant housing form in the Northdale neighbourhood. Instead, the City will favour a vibrant, more intensive, mixed-use community

NS.3 Clear land use, urban design and built form policies, regulations and guidelines will guide future development. Building height and density will generally be greater on the periphery of the neighbourhood, and transition towards medium density forms in the interior of the neighbourhood.

Buildings & Development:

BD.2 Buildings will be brought to the street edge by establishing build-to lines, maximum setbacks and urban design/built form policies, regulations and guidelines to create a sense of street enclosure, limit breaks in the street wall, and maximize the principles of "eyes on the street".

BD.3 Appropriate and compatible building design techniques will be used, including transition in building heights, step-backs and angular planes, and building articulation.

BD.4 The location of ground-floor windows, doors, and main entranceways will support visibility and transparency at grade, and access from the street.

BD.6 Generally, parking requirements will be minimized in Northdale, to recognize that the community is being planned to support rapid transit facilities and will continue to accommodate a large portion of students and University related faculty and staff, area business employees, and permanent residents, resulting in a walkable, mixed-use community that has

exceptional access to transit.

Parking areas will not be permitted in the front yard, and rear yard parking will be preferred. Underground or decked parking will be encouraged for higher density building forms.

Public Realm:

PR.3 Improvements to road and pedestrian/cycling connections will be established through the redevelopment of lands to promote connectivity and provide better access.

PR.4 The development of new buildings and the public realm will incorporate principles of Crime Prevention Through Environmental Design (CPTED), which may address such matters as: appropriate landscaping, lighting, and visibility and animation of the ground floor. New development will also have regard for the principles of universal accessibility.

PR.5 Improved streetscaping should be provided in the form of tree lined boulevards, enhanced landscaping, paving and traffic calming, where feasible and appropriate, and through the provision of consistent and attractive street furniture to define the public realm and neighbourhood character.

Neighbourhood Structure

(4) The neighbourhood structure for Northdale builds upon the City of Waterloo's planned city form and growth management objectives outlined in Section 3.1 of this Plan, and should be read in conjunction with these policies. The neighbourhood structure for Northdale is consistent with the City's designated Nodes and Corridors planning framework which focuses more intensive development within Major Nodes at Phillip Street and King Street North, along University Avenue West, and both Major and Minor Corridors along the major arterial roads of King Street North, and University Avenue West, as well as Lester Street, Columbia Street and Spruce Street, and will support the Region and City's planning initiatives for more intensive development within proximity to proposed Major Transit Station Areas. Furthermore, the neighbourhood structure accommodates additional intensification along major internal streets, and internal to the neighbourhood in support of the comprehensive reurbanization objectives for Northdale.

Permitted Height and Density

(8) The maximum permitted heights and densities in Northdale are identified on Schedule 'B1' - Height and Density, which guides built form and provides standardized permitted heights throughout the City. The categories of maximum permitted heights and densities are outlined in Section 3.4 (1) and (2) and apply to the Northdale neighbourhood, and shall be read in conjunction with the associated land use designation and applicable policies of this Plan.

Holding Provisions:

(43) The holding provisions of Section 12.2.3 of the Plan shall continue to apply with respect to the implementation of holding zones in Northdale. Holding provisions will be used by the City in situations where it is necessary or desirable to zone lands for development, but where development must be delayed pending completion or realization of one or more of the matters identified in Section 12.2.3 of this Plan, in addition to the following:

(b) Demonstrating that the development is consistent with the urban design, land use and compatibility policies of this Plan and implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council, through development applications. Review of the architectural plans, its concept for medium density 5 storeys 51 bed rooms unit providing an appropriate setback considering neighbouring building on the Columbia street, demonstrates compatible design.

4. <u>Region of Waterloo Official Plan & Conformity of the Proposed Development:</u>

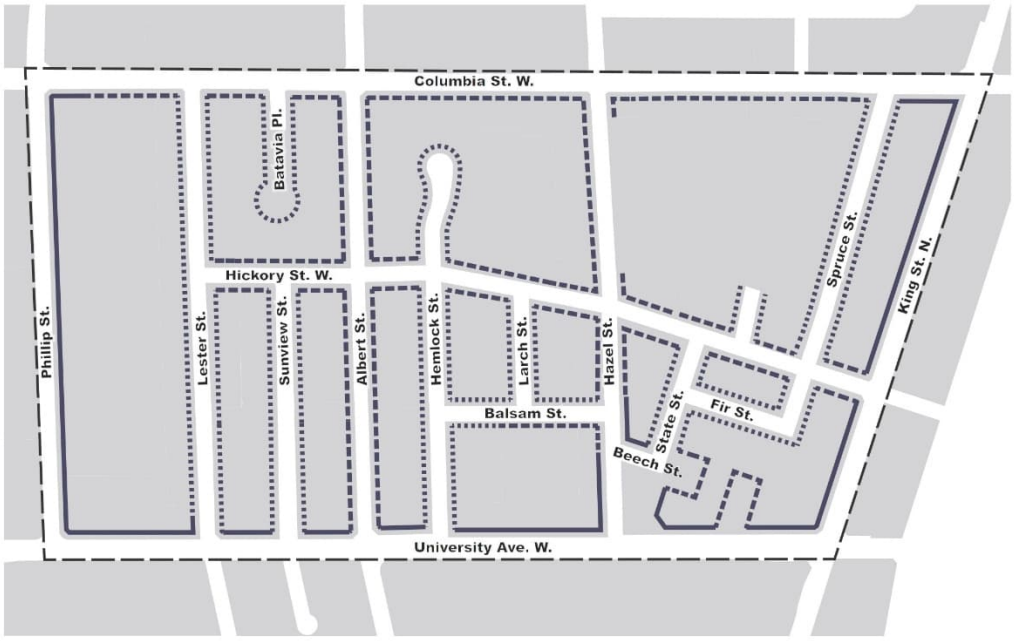
The Waterloo Regional Official Plan, Office consolidation, October 31, 2024 was considered for the development application's compatible. Although, the regional OP now becomes a local OP for the area under consideration. The development application complies with the regional OP for its conceptual plan and the intensification application. There is no specific policy applicable for the removal of the "Holding Symbol" provision.

The development application considers both the Waterloo OP & the Regional OP, while considering both the documents in total and comprehensively.

5. <u>Urban Design Manual and Conformity of Development Application</u>:

IBI Group's Part A: Northdale Neighbourhood Streetscape Master Plan & Class EA - Northdale land use and Community Improvement Plan Study: Urban Design and Built Form Guidelines – June 2012 and November 2016 was considered while preparing and reviewing the development application.

As shown below, the site is within the Northdale Urban Design Guidelines area.



6. Northdale Urban Design Guidelines:

The City's Official Plan provides special design policies for a number of land use designations and the general urban design policy section. The
Northdale Land Use and Community Improvement Plan Study Official Plan Amendment provides supplemental design guidelines for the Northdale neighbourhood that are outlined in this document. The Official Plan provides policies that support a high standard of urban design for both public and private projects that contribute to an attractive and liveable City. The policies are further augmented with the City's Urban Design Manual, that provide more detailed guidelines for urban design, built form and landscaping.

These guidelines apply to the entire Northdale neighbourhood which is bound by King Street North, University Street West, Phillip Street and Columbia Street West, as identified as Specific Provision Area 45 (Northdale Neighbourhood) on Schedule "A6" - Specific Provision Areas, of the Official Plan.

The Northdale neighbourhood will develop incrementally, over time with a more consistent built form and streetscape pattern. These Supplemental Guidelines provide guidance
to facilitate intensification in the Northdale neighbourhood with emphasis on a compact, sustainable, mixed use neighbourhood that promotes active transportation, transit oriented development, vital main streets and social neighbourhoods.

These guidelines are supplemental to the City of Waterloo Urban Design Manual and should be read in conjunction with that document as well as the Zoning By-law Amendment for Northdale.

The guidelines focus specifically on issues that are unique to the Northdale neighbourhood and build on the guidance of the City-wide Urban Design Manual**.**

The purpose of the Northdale Urban Design Guidelines is to:

- foster design excellence in the Northdale neighbourhood;
- implement the Northdale Land Use and Community Improvement Plan Study Official Plan Amendment recommendations;
- implement the City's Urban Design policies established in the Official Plan;
- incrementally implement the vision for the Northdale neighbourhood;
- provide specific built form, landscape and sustainable site and building design guidelines to assist Council in achieving the vision and principles established for Northdale;
- provide eligibility criteria for the ClP's Financial Incentive Programs, with respect to design and sustainable development;
- provide the City with a tool for the review and evaluation of development applications and financial incentive programs and supporting materials; and,
- provide supporting strategies for development implementation.

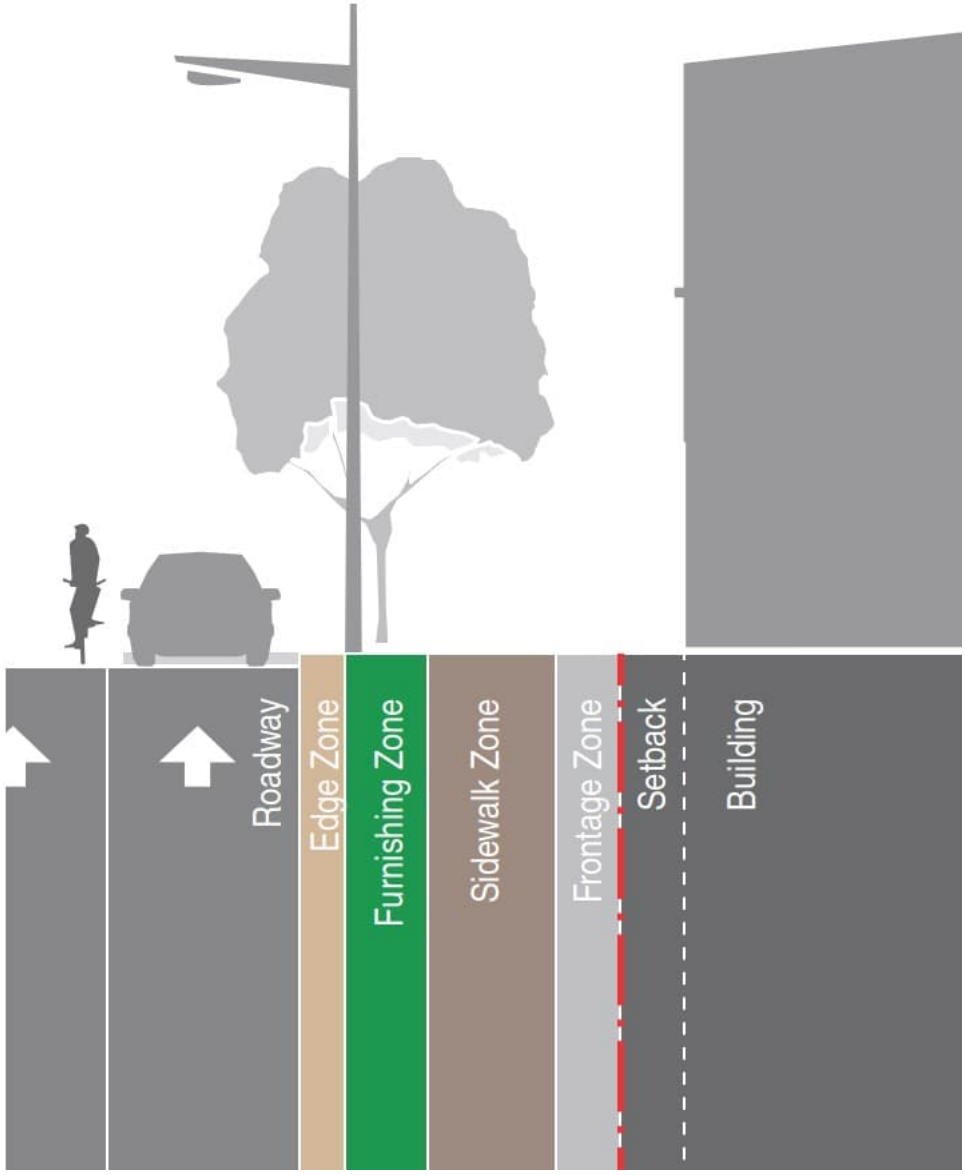
Northdale Urban Design and Built Form Guidelines



Section 2.6 – Built Form Frontage at Grade

This section provides 3 to 6 meters setback from the curb edge. Active frontage of the building is as shown at 3.89 meters. This complies with the requirements.

The Urban Design Guidelines, Frontage Setback provides details as shown below:



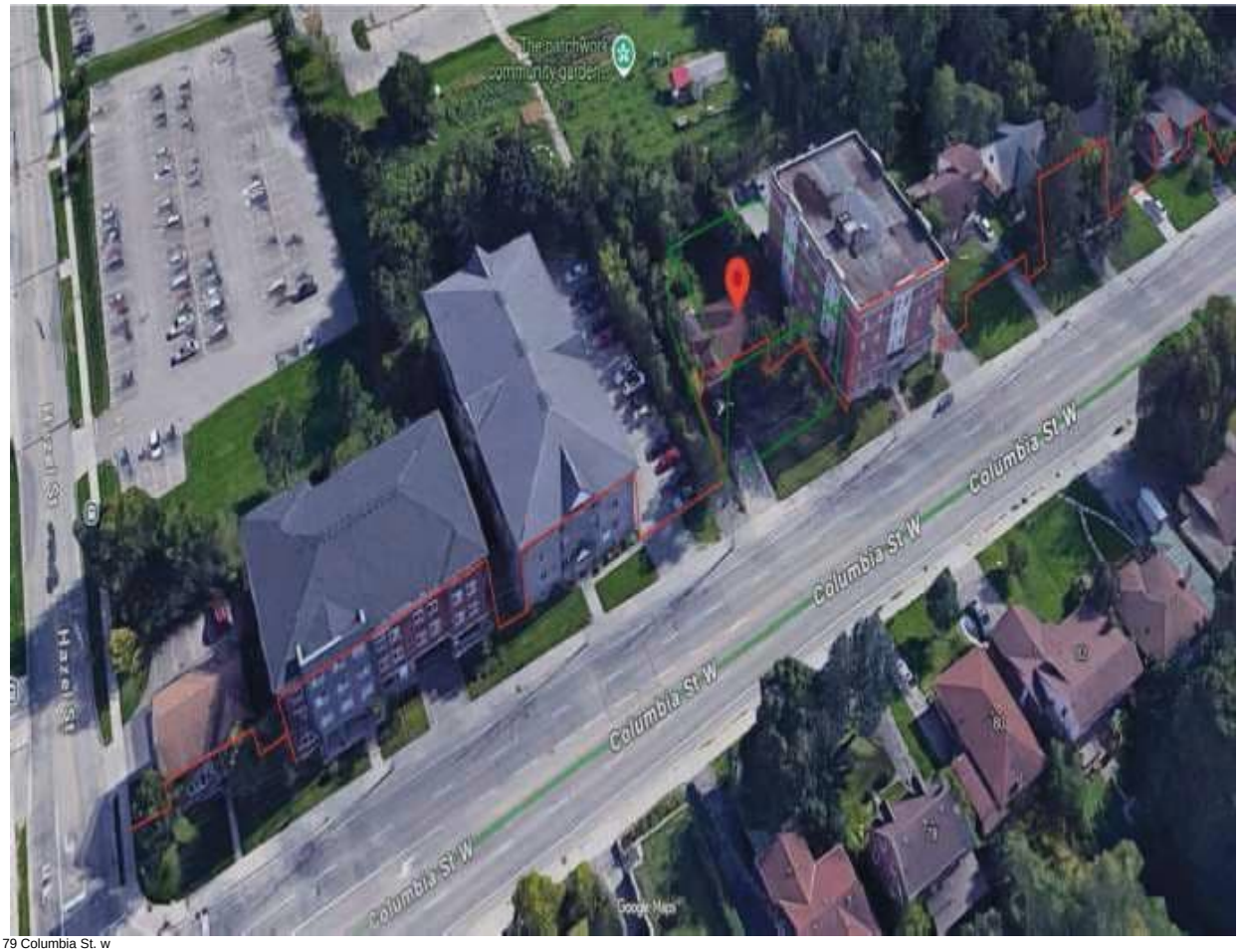
The proposal is compatible with the street frontage and the height proposed as 5 storeys, please see details within the architectural plans submitted.

The street scape and perspective typical plan, desirable perspectives, are shown by the UDG are as shown below:





The review of the proposal and the streetscape along the Columbia street is compatible and comparative and as shown below.



79 Columbia St. w
Street View along Columbia St. W – 79 Columbia St. W & Surrounding Compatibility on Height & Density of Potential 6 Storey Development

Compliance to the Height, Density and various criteria considered during the design process:

(1) Height: The permissible height for this site and the zoning allows for 8 storeys. The project team considered various alternatives and options. It was decided to keep the height in consideration of the surrounding, particularly along the Columbia street and more specific to the adjoing buildings. The height of the proposed building should not be too high compared to adjoing buildings. Both the adjoing buildings are with four storeys. As the existing building on site is single storey, to be demolished, it was decided to keep the height at 5 storeys. Above street scape view superimposing proposed 5 storeys building looks completely in compliance to the design criteria of the Northdale UDG.

(2) Density: The original area of the lot is 1127 sq.m. The area devoted for the street frontage and frontage additional setback from the lot area calculated as 78 sq.m. The

density calculation of 450 bed rooms per Hectare applying to the original lot area of 1127 sq.m. turn out to be 50.71 @ = 51 bed rooms total. The proposal of 51 bed rooms units complies with the requirements. There are 8 units with two bed rooms and 7 units with 5 bed rooms makes it 51 bed rooms building. As this will be a student rental building, rental cost and affordability for the student's paying capacity was the main consideration.

(3) Mobility & Transportation: The area falls within the MTSA. As the main occupants will be students, they will either be walking to the campus within the walking distance without even crossing the main road OR they will use bicycle for their day-to-day trips. The zoning does not require any car parking spaces. Considering the visitor and parents visiting the family and few adult working student and their occasional commuting needs, we have provided 11 car parking spaces, two of the 11 car parking spaces will be handicapped spaces with the standard dimension as prescribed by the Ontario Building Code. In addition to the car parking spaces, keeping in mind the active transportation needs of the student residents, we have voluntarily provided three bicycle racks, for 14 bicycles, near to the main entrance. The additional feature of the mobility planning was to take advantage of the pedestrian laneway leading towards Northdale Campus and on the Hazel Street side. The main entrance to the proposed building will retain the existing driveway position so that entry and exit from the building, pedestrian + Cyclists, will have very convenient connection to the side laneway leading towards the campus. The connection and the connectivity for the pedestrians and the cyclists will be a major aspect of the building design and the street view.

(4) Building setback & Northdale UDG additional consideration: The height of the building , setback from the street and area devoted to the city in consideration of additional convenience will add to the sense of the place & place making aspect of the design. The building and its setback comply to the required cross section street design shown earlier provide, how the compliance to the edge zone, furnishing zone, sidewalk zone, frontage zone, setback distances to the 5 storeys building has been achieved. The additional details, if required, will be provided at the site plan approval/building plan approval stage.

(5) Landscaping: The required landscaping area is 30 %, we have achieved the requirement and provided 30.75%. The landscape design considers existing situation, as the east side there is a laneway leading towards the campus and at the rear of the lot there are tree shades, we have provided more buffer and tree fencing towards existing building towards west side and street.

(6) Doors, Windows and Balcony/Projections: The location, size and patterns of the windows, Doors and the balcony was designed in such a way to be in compliance to the neighbouring building design, natural light and ventilation direction to augment maximum natural energy and wind direction.

(7) Crime Prevention Through Environmental Design – CPTED: This CPTED aspect was among the main consideration while positioning the building. As there is pedestrian

laneway leading towards the Northdale campus, the proposed building is kept on the other side of the lot. We have retained the same driveway position for the entrance /exist to the building. The connection and connectivity of the pedestrians + cyclists to the adjoing laneway have been established. There will be a security and office space on the main floor keeping an eye towards the Columbia stree as well as the side laneway 24 hours. The area along the driveway and the main entrance will be provided proper light lumens, video surveillance for the safety of the residence and eyes on the street for the safe Northdale Neighbourhood.

(8) Perspective design & Street view: A rendering drawing of the proposed building showing the perspective of the futuristic street view is as shown below:



7. Conclusion and Recommendations:

Preparation of this Urban Design Brief considered following documents, guidelines etc.

(1) City of Waterloo Official Plan
(2) Region of Waterloo Official Plan (considered as local OP for Waterloo area)
(3) Terms of Reference – Urban Design Brief
(4) Northdale Land use and CIP Study – Urban Design and Built Form Guidelines
(5) Northdale Neighbourhood Streetscape Masterplan & Class EA, and
(6) Current Urban Design Manual refresh documents & staff reports

The Urban Design Guidelines/Documents provide direction for the design of o high-quality, vibrant, transit-oriented community. Specifically, the vision/criteria will assist in:

- Developing a transit supportive development located along existing bus and rapid transit area, and active transportation infrastructure.
- Providing for a human scale development with a strong, visually appealing street edge that will activate the Northdale neighbourhood specifically the Columbia street west and internal streetscapes.
- Prioritizing the pedestrian and cyclist experience by planning for on enhanced multi-modal streetscape design that connects the public and private realm.
- Plans for varied mossing and high level of articulation on all buildings to enhance the Northdale street view.
- Creating a strong community identity through the design and development of the buildings utilizing various heights and strong podium design.
- Creating on infill development making use of existing infrastructure and transit routes that is appropriate for scale and transitioning within the underutilized parcel of land.
- Removing the priority of the automobile by providing the majority of parking in the interior of the parking structure with minimal parking at grade to enhance the pedestrian realm and encourage alternative forms of active and public transportation.
- The proposed development plans for a sustainable building design in the form of medium density residential use development. The development will positively add to the City of Waterloo's student housing need by transforming on underutilized parcel of land and redefining it as new, successful, well integrated planned Northdale neighbourhood.
- Providing for a development through a combination of massing, orientation, architectural elements, detailing and materials that will result in a positive pedestrian experience along street frontages, between buildings and within the

publicly accessible spaces.

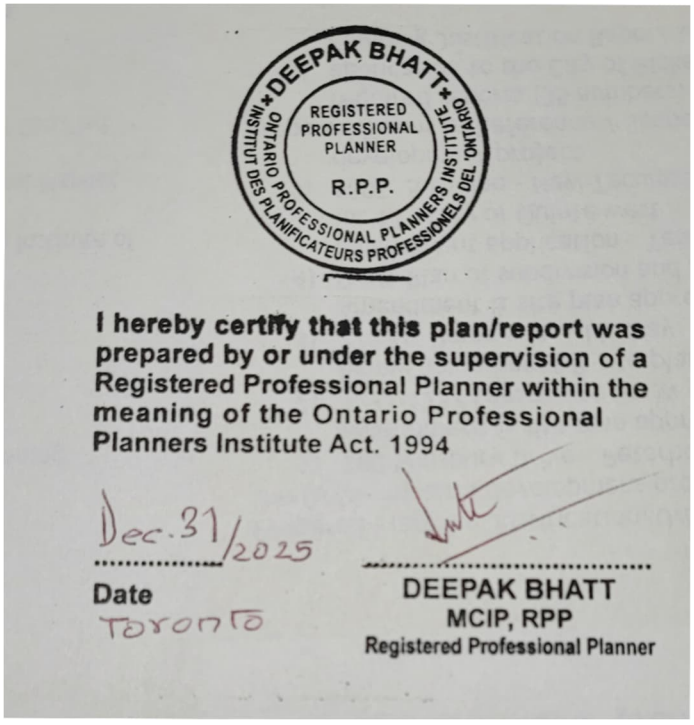
The development proposal for a 5-storey residential building as detailed out in the architectural plans and rendering is an appropriate development and has considered all the applicable Urban Design Guideline documents, particularly the Northdale Urban Design Guideline. The development proposal also in line with the recent Urban Design Refresh principles and thinking.

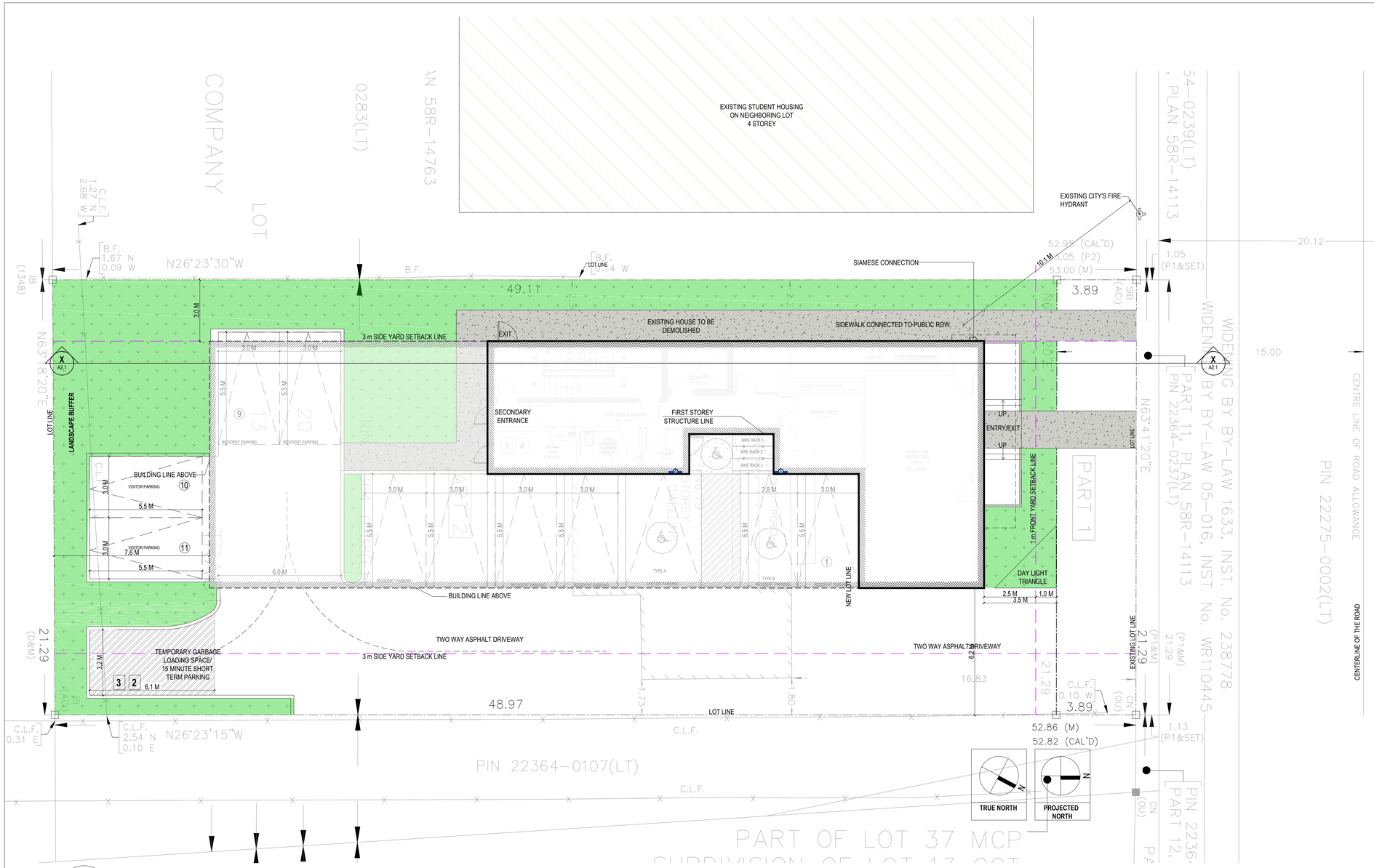
Based on all above consideration, I recommend the removal of "Holding Symbol" from the property, 79 Columbia street, West – Waterloo.

Prepared and Signed by:

Deepak Bhatt

Deepak Bhatt, MCIP, RPP, LEED AP ND
Date: December 31, 2025:
Place – Toronto - Ontario





01 SITE PLAN

1:100

SITE SUMMARY / ZONING MATRIX:			
ZONING:	RESIDENTIAL NORTHDALE EIGHT (RN-8)		
REGULATIONS AS PER ZONING BYLAW 2018-050	**REQUIRED**	**PROVIDED**	**COMPLIES YES/NO**
LOT AREA (minimum)	1,000 Sq m	1045 Sq m	Yes
LOT FRONTAGE (Convertible)	1.0 metres(minimum) 75% FACADE (within 5 metres)		Yes
SETBACKS:			
FRONT (NORTH) SETBACK	MIN - 1 metres MAX - 3 metres	1.0 m	Yes
SIDE YARD (EAST SETBACK)	3.0 metres	6.0 m	Yes
SIDE YARD (WEST SETBACK)	3.0 metres	3.0 m	Yes
REAR YARD (SOUTH) SETBACK	7.5 metres	7.5 m	Yes
DENSITY (RES. UNITS / HA)	450 BEDROOMS PER HECTARE 51 bedrooms	51 bedrooms	Yes
HEIGHT	08 STOREYS 27.5 metres	05 STOREYS 20.89 m	Yes
NUMBER OF FIRST STOREY ENTRANCES (minimum)	1 PER 15 metres BUILDING FACADE	02	Yes
AMENITY AREA (MINIMUM AS PER TABLE 7R)	3 sq m for first bedroom and 2 sq m for each additional bedroom 117 sq.m	126 Sq. m INDOOR AMENITY	Yes
LANDSCAPED OPEN SPACES (minimum)	30% 312.3 Sq. m	30.73% 321.13 Sq. m	Yes
TOTAL CAR PARKING	No minimum required MTSA's	11 CAR SPACES	Yes
BICYCLE PARKING	Residential = .25 per Bedroom = 13 Non-Residential = 1 / 100 sq m= .62	14	Yes
NUMBER OF DRIVEWAYS	1 per lot	01	Yes
TOTAL NON RESIDENTIAL AREA	ancillary+ rental office	62 Sq. m + 21 Sq. m 83 Sq m	Yes
ANCILLARY USES	15% of building floor area = 332.55 Sq m	81 Sq. m	Yes
BUILDING FLOOR AREA DEVOTED TO USES DEFINED UNDER SECTION 7.12.9.2	30% MAX 55.2 Sq m	25.99% MAX 46.71 Sq m	Yes

BUILDING FLOOR AREAS		NO. OF 2 BEDROOMS UNIT	NO. OF 5 BEDROOMS UNIT	TOTAL BEDROOMS
BASEMENT FLOOR	234 Sq m	0	0	0
FIRST FLOOR	184 Sq m	0	0	0
SECOND FLOOR	453 Sq m	2	2	14
THIRD FLOOR	448 Sq m	2	2	14
FOURTH FLOOR	448 Sq m	2	2	14
FIFTH FLOOR	453 Sq m	2	1	09
		0	0	0
TOTAL BUILDING FLOOR	2217 Sq. m	8	7	TOTAL - 51

GARBAGE MANAGEMENT PLAN

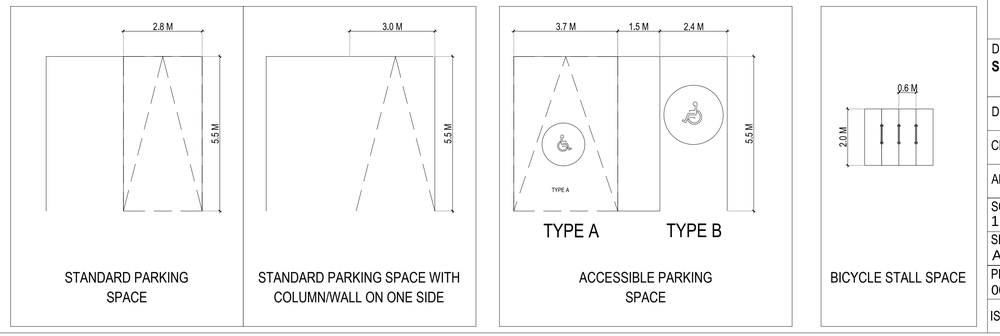
1. TENANTS OF DEVELOPMENT WILL CARRY WASTE / RECYCLING TO GARBAGE ROOM ON GROUND FLOOR AND PLACE IN BINS.
2. THE GARBAGE CONTAINERS WILL BE TEMPORARILY RELOCATED BY FACILITY MANAGEMENT TO THE LOADING SPACE EACH WEEK FOR COLLECTION (OR AS NEEDED)
3. GARBAGE CONTAINERS WILL BE EMPTIED AND THEIR CONTENT COLLECTED AND REMOVED FROM PREMISES BY PRIVATE CONTRACTOR
4. AFTER PICKUP, GARBAGE CONTAINERS WILL BE IMMEDIATELY REMOVED FROM THE LOADING SPACE AND STORED IN THE GARBAGE ROOM

Note: All proposed signs shall be in accordance with the City's Sign By-law.

	Rb-93 ACCESSIBLE PARKING
	EXISTING WATER HYDRANT
	EXISTING LOT LINE
	NEW LOT LINE
	SETBACK LINE

THE OWNER WILL HIRE A PRIVATE HAULER TO MOVE THE SNOW AS SOON AS IT STOPS TO REMOVE FROM SITE IMMEDIATELY

TYPICAL PARKING DETAIL WITH DIMENSIONS



FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :

PROPOSED 5 STOREY MULTI-UNIT RESIDENTIAL AT 79 COLUMBIA ST W, WATERLOO, ON

LEAD CONSULTANT :

technoarch architects + designers

Unit-214 - 2550 Matheson Blvd East, Mississauga, Ontario, Canada L4W 4Z1

Tel : +1-905-792-0038

Email: hbhons@technoarch.ca

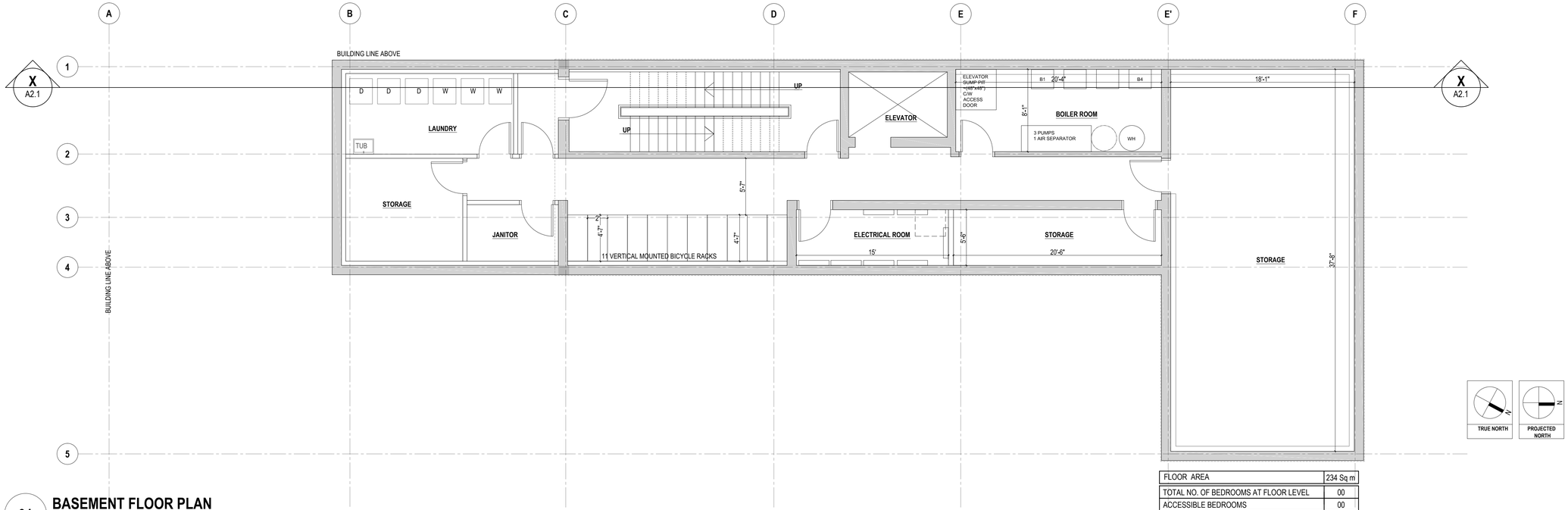
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2025-11-29
HARPREET SINGH BHONS
LICENCE 6942

DRAWING TITLE :

SITE PLAN + ZONING MATRIX

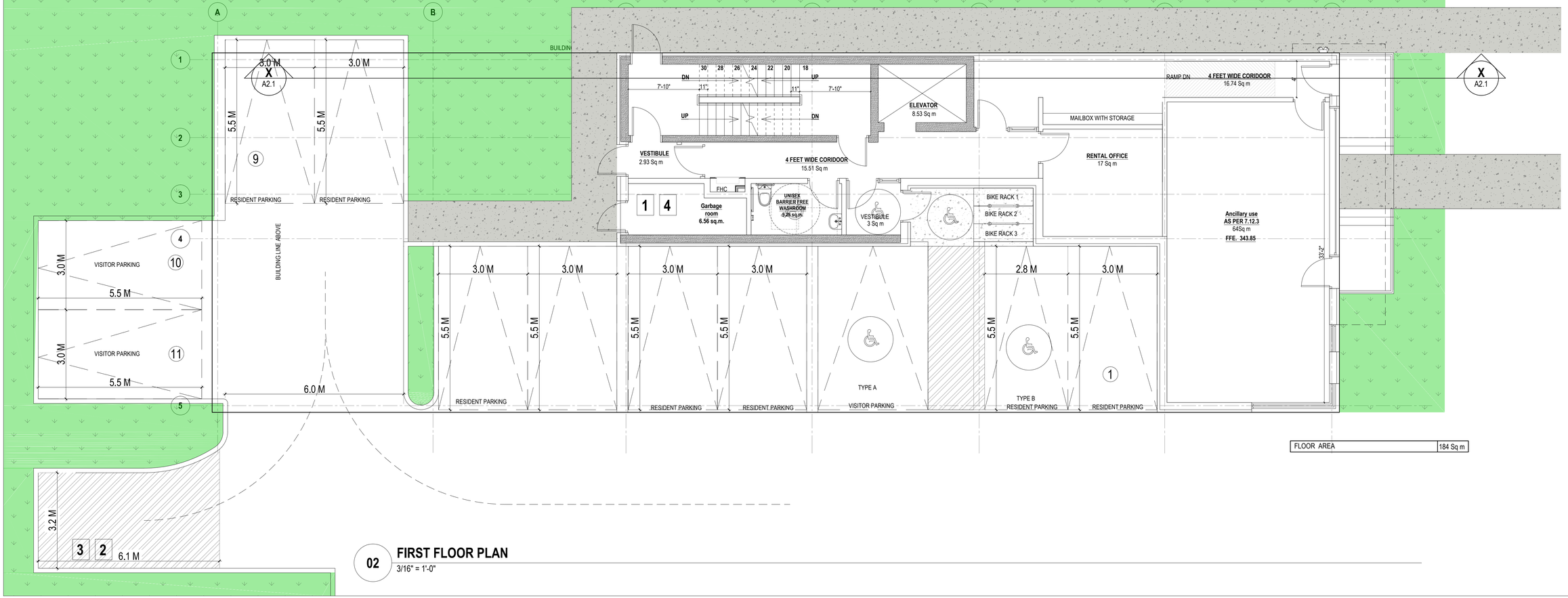
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CHECKED BY	DT
APPROVED BY	HB
SCALE 1:100	SIZE 36" X 24"
SHEET NO A1.0	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



FLOOR AREA	234 Sq m
TOTAL NO. OF BEDROOMS AT FLOOR LEVEL	00
ACCESSIBLE BEDROOMS	00

01 BASEMENT FLOOR PLAN

3/16" = 1'-0"



FLOOR AREA	184 Sq m

02 FIRST FLOOR PLAN

3/16" = 1'-0"

TRUE NORTH

PROJECTED NORTH

FILE # PC-24-07

R0	ZBA	2025-11-29

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LEAD CONSULTANT :

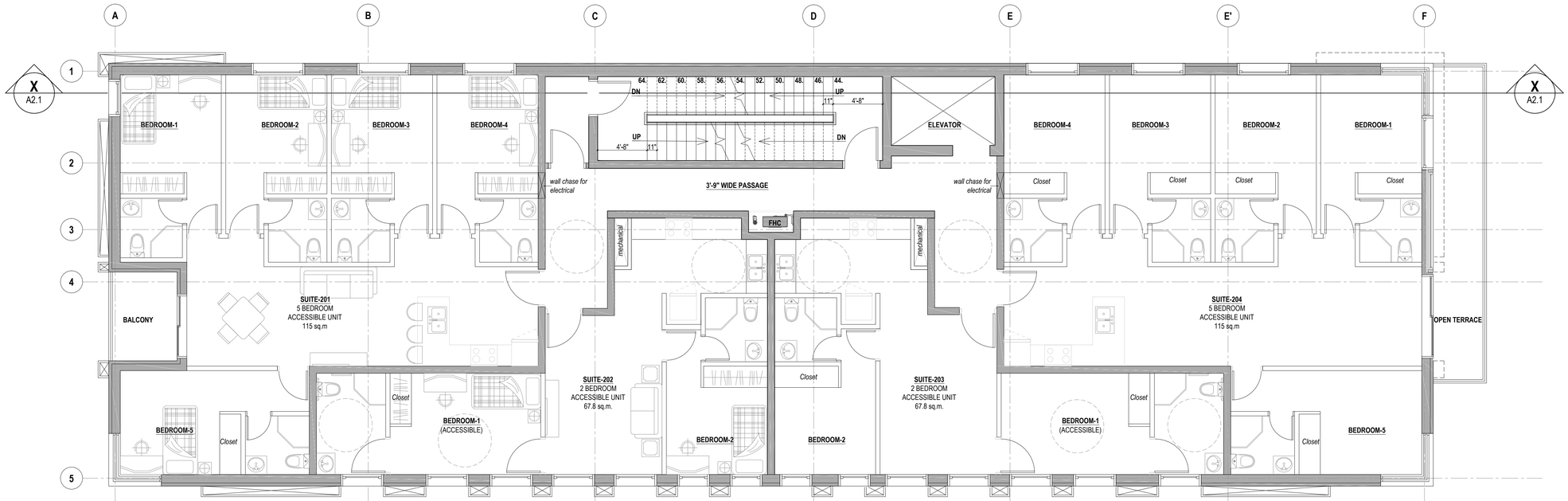
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2025-11-29
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LICENCE 6942

DRAWING TITLE :

PROPOSED BASEMENT & FIRST FLOOR PLAN

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A1.1	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29

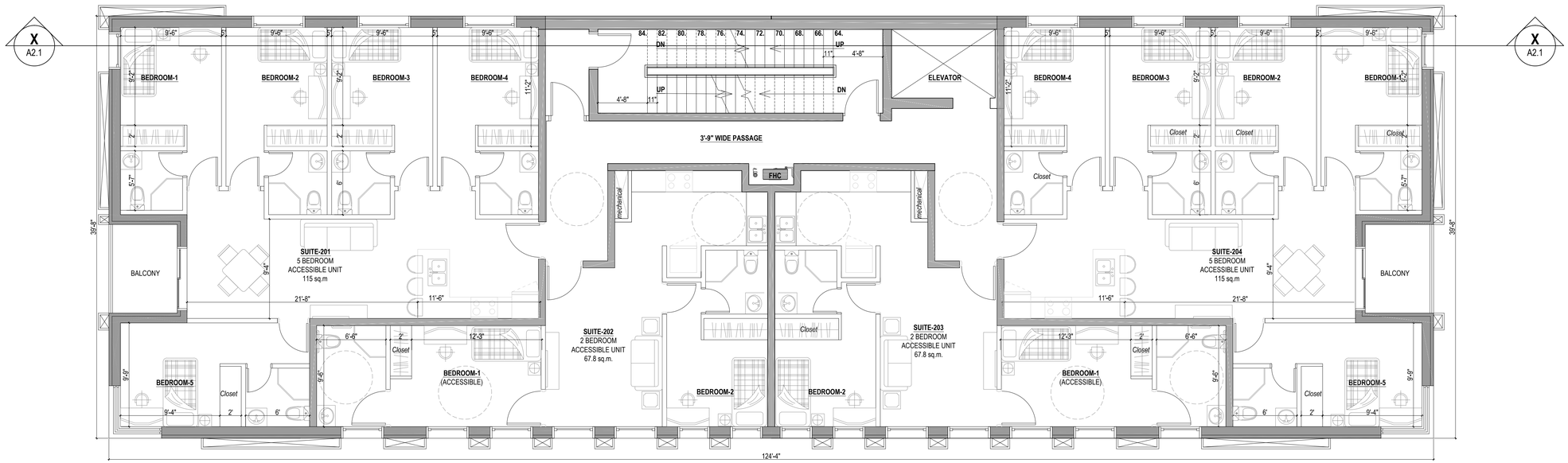


01 **SECOND FLOOR PLAN**

3/16" = 1'-0"

BUILDING FLOOR AREA	453 Sq m
TOTAL NO. OF BEDROOMS AT FLOOR LEVEL	14
ACCESSIBLE BEDROOMS	02

TRUE NORTH PROJECTED NORTH



02 **3rd & 4th FLOOR PLAN (Typical)**

3/16" = 1'-0"

BUILDING FLOOR AREA	448 Sq m
TOTAL NO. OF BEDROOMS AT FLOOR LEVEL	14
ACCESSIBLE BEDROOMS	02

TRUE NORTH PROJECTED NORTH

FILE # PC-24-07

R0	ZBA	2025-11-29

PROJECT NAME AND ADDRESS :

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LEAD CONSULTANT :

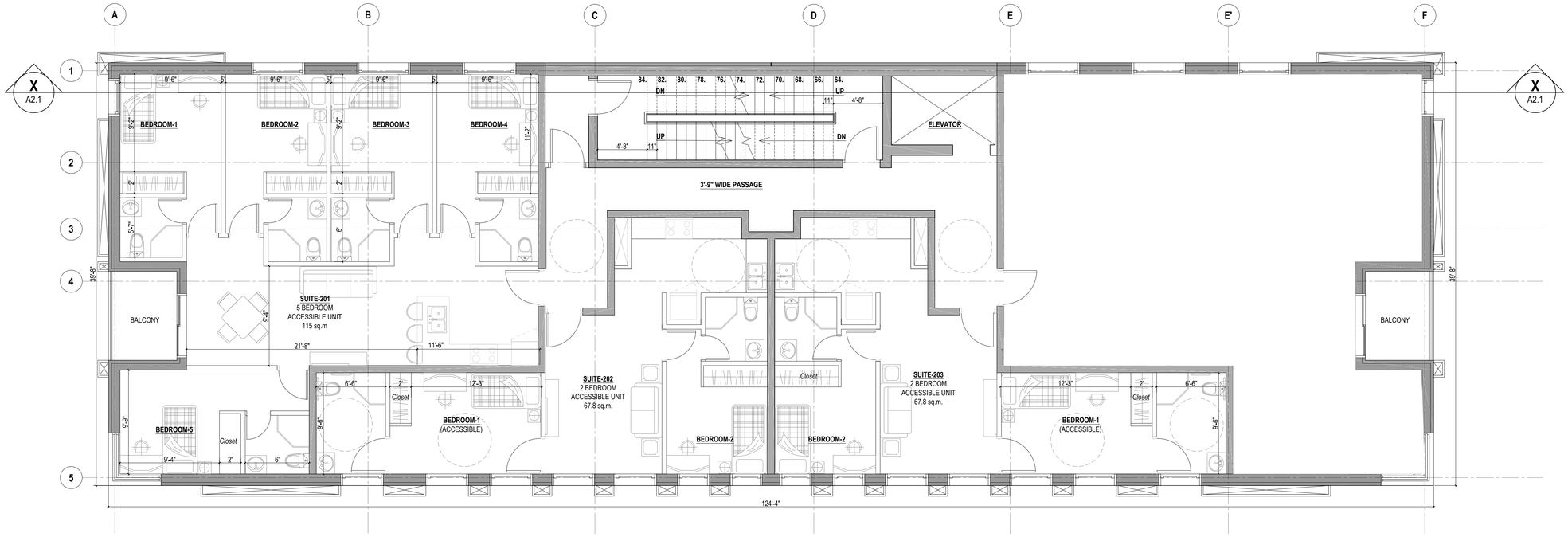
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Email: hbhons@technoarch.ca
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2025-11-29
HARPREET SINGH DHONS
LICENCE 6942

DRAWING TITLE :

PROPOSED 2ND THIRD & FOURTH FLOOR PLAN

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A1.2	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29

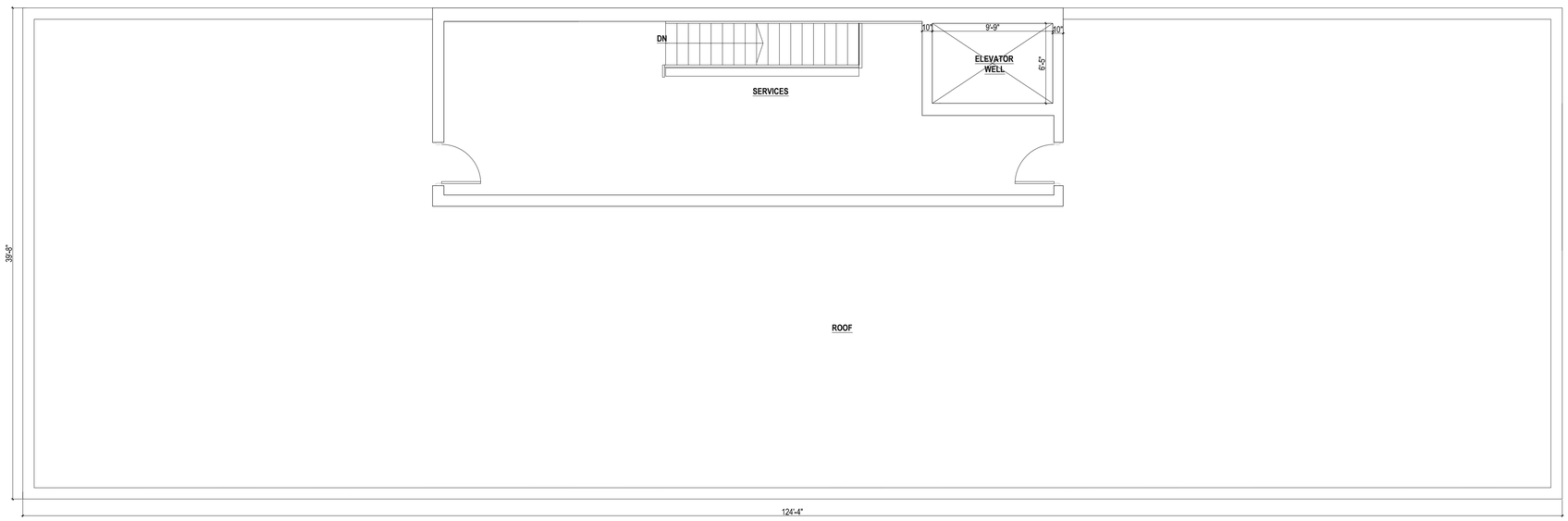


01 5th FLOOR PLAN

3/16" = 1'-0"

FLOOR AREA	458 Sq m
TOTAL NO. OF BEDROOMS AT FLOOR LEVEL	09
ACCESSIBLE BEDROOMS	02

TRUE NORTH | PROJECTED NORTH



02 ROOF PLAN

3/16" = 1'-0"

FILE # PC-24-07

R0	ZBA	2025-11-29

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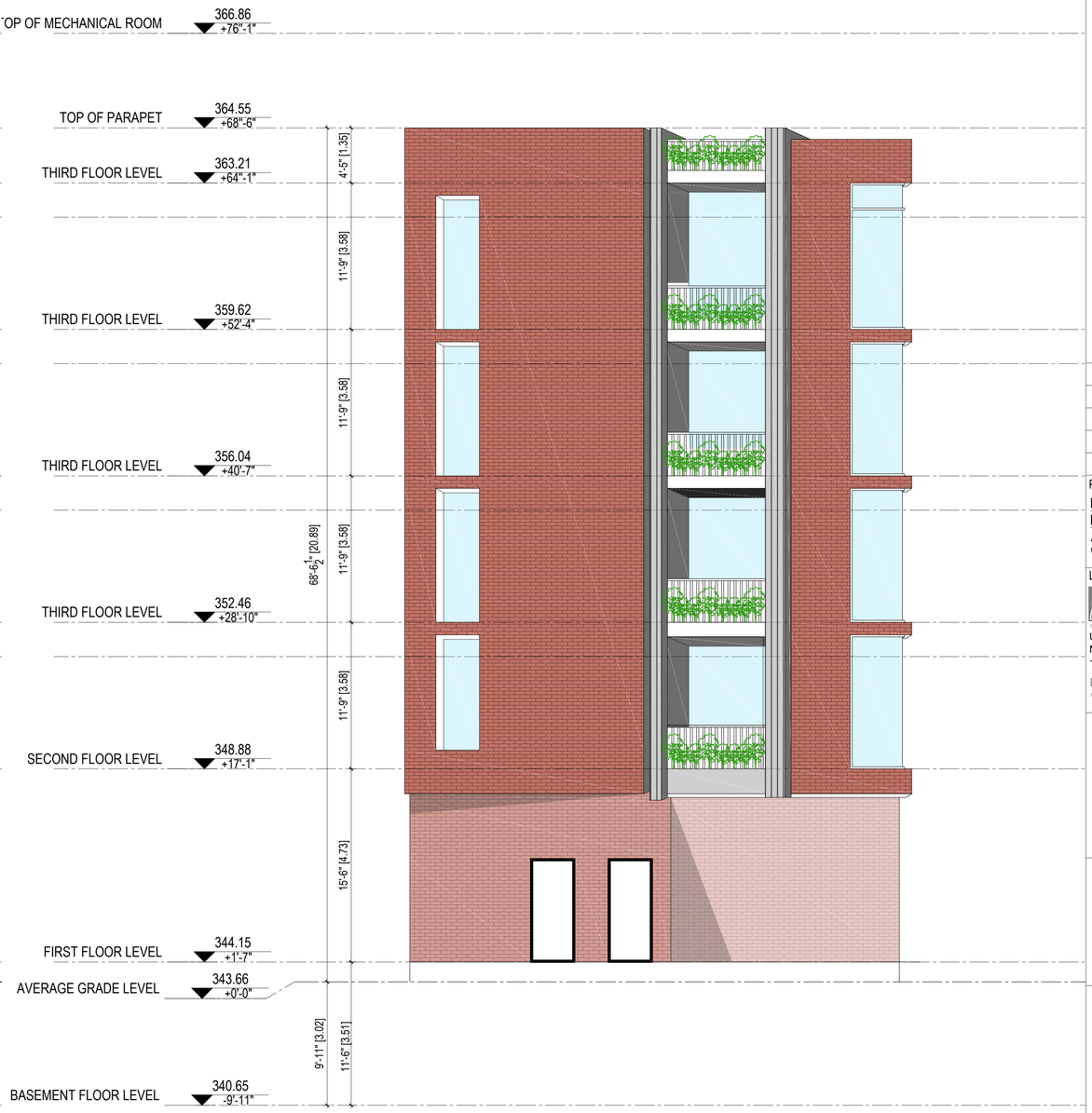
DRAWING TITLE :

PROPOSED FIFTH FLOOR AND ROOF PLAN

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A1.3	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



01 **NORTH SIDE ELEVATION**
3/16"=1'-0"



01 **SOUTH SIDE ELEVATION**
3/16"=1'-0"

FILE # PC-24-07

R0	ZBA	2025-11-29

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DRAWING TITLE :
PROPOSED FRONT & REAR ELEVATION (NORTH & SOUTH)

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A2.0	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



01 **EAST SIDE ELEVATION**
3/16"=1'-0"

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2025-11-29
HARPREET SINGH BHONS
LICENCE
6942

DRAWING TITLE :
PROPOSED EAST SIDE ELEVATION

DRAWN BY	SM
CHECKED BY	DT
APPROVED BY	HB
SCALE 3/16" = 1'-0"	SIZE 36" X 24"
SHEET NO A2.1	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29



01 **WEST SIDE ELEVATION**
3/16"=1'-0"

FILE # PC-24-07

R0	ZBA	2025-11-29

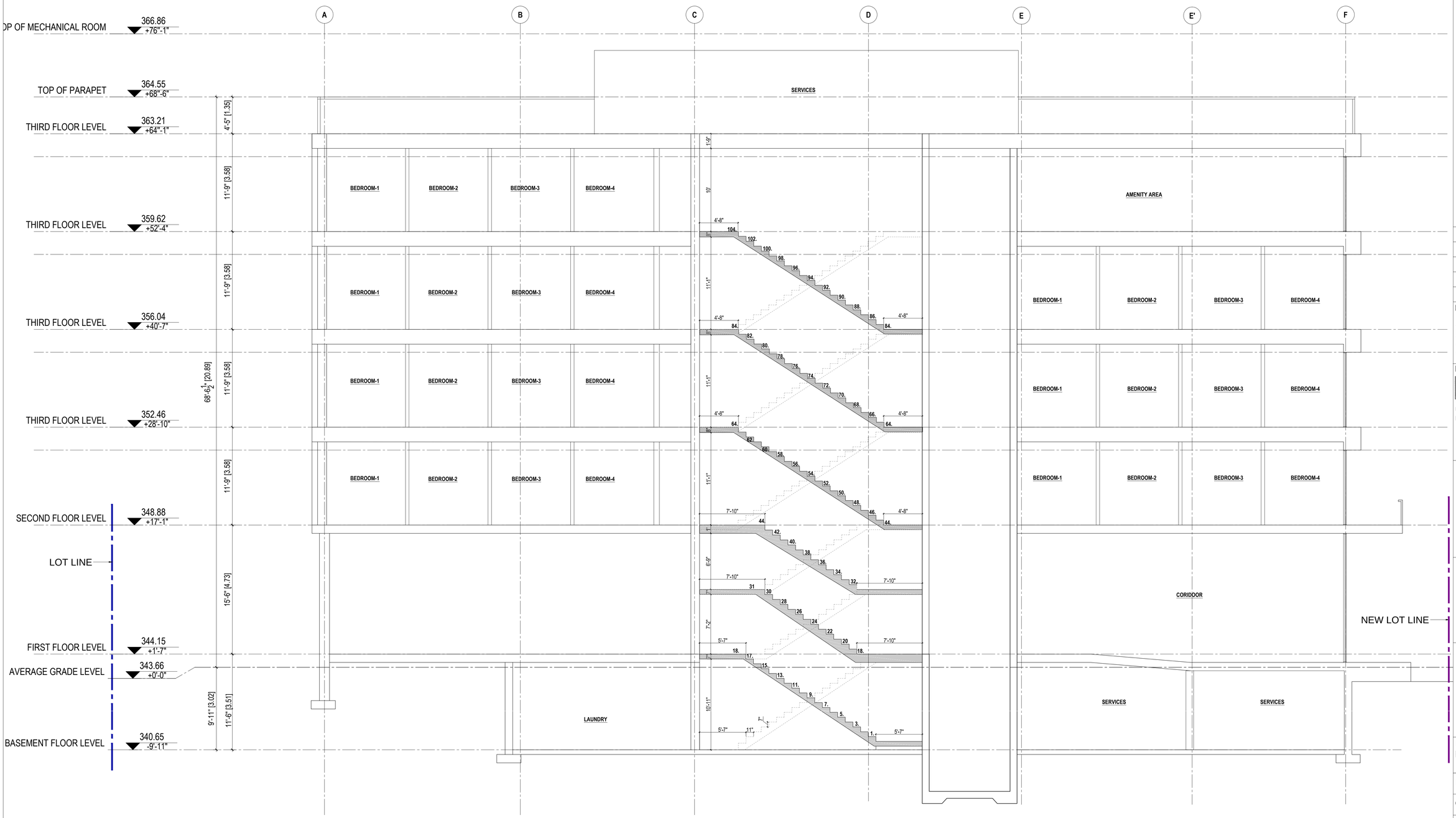
PROJECT NAME AND ADDRESS :
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DRAWING TITLE :
PROPOSED EAST SIDE ELEVATION

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SCALE 3/16" = 1'-0"	SIZE 36" X 24"
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01 **SECTION XX'**
3/16"=1'-0"

FILE # PC-24-07

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DRAWING TITLE :
PROPOSED SECTION XX'

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SHEET NO A3.0	STAGE ZBA
PHASE 00	REV R0
ISSUED DATE	2025-11-29

Deepak Bhatt

dvbhatt13@gmail.com

416-431-1804

21 Muirbank Blvd
Toronto — Ontario
Canada — MlC 4T7

PROFESSIONAL SUMMARY

Freelance consulting Urban Planner/ Designer:

- Combined 20 years of Urban planning experience in the Province of Ontario and the State of Florida in US
- LEED Certified designer and evaluator for various residential and mix use projects
- Represented various complex development projects as Expert Witness Urban Planner before the LPAT, TLAB
- Represented at the Committee of Adjustments at the City of Toronto, City of Mississauga, City of Whitby for various minor variances
- Prepared concept plan to Implementation of various Highrise Mix use projects in City of Miami, North Miami Beach & Opa Locka
- Team lead for preparing & City Council approved "Sustainability Matrix" guidelines document (Pickering)

EDUCATION

- Master of City Planning
- LEED GA
- LEED AP ND

Affiliation:

- Member of Canadian Institute of Planners - MCIP
- Registered Professional Planner - RPP
- American Institute of Certified Planners (AICP)

Courses attended:

- World Bank Group certified
  a) "Sustainable Urban Land use Planning"
  b) "Integrated Urban Transportation Planning

Prepared Planning Justification/Urban Design Reports for the following land development projects:

1) 200 Spilsbury Drive -Peterborough. Zoning bylaw amendment & site plan approval
2) 1233-1237 Lansdowne St. W - Peterborough. Zoning Bylaw amendment & site plan approval
3) 226 St. Peter's St. - Lindsay. Zoning Bylaw Amendment & site plan approval
4) Draft Plan of subdivision and zoning bylaw amendment application - Teal Road (Conc 4, part lot 17 - City of Quinte west
5) 6805, 5 th line - New Tecumseth. Mixed use development project

Prepared Terms of Reference / Scope of Work for various required reports (35 numbers) for any development application to the City of Pickering including Planning Justification Repot/ Urban Design report

Additional Comment:

Represented as a land use planning expert for the following stakeholders and advocacy Public committee:

- Ontario Building Code - Amendment process on the energy efficiency
- Infill and intensification, Revitalization for the Markham/Ellesmere area Project - City of Toronto
- Durham Region Water Pollution Control Plant Expansion Project
- Metrolinx- "Regional transportation Plan 2041"
- Team lead "Art in Places" (City of Maimi) and integrated architecture, infrastructure and landscape
- Project Planner for the restoration of the Opa Locka's historic and architectural heritage

Work Experience:

- 2002 - 2004 Junior Planner - Dyett & Bhatia, Chicago also received credential of American Institute of Certified Planner
- 2004 - 2009 Senior Planner - City of Kawartha Lakes.
- 2009 - 2021 Senior Planner - City of Pickering
- 2021 - 2023 principal Planner - City of Miami
- 2023 - Current, Freelance Consulting Urban Planner

Highlight of Completed Projects in Ontario:

1) Official Plan/ Zoning Bylaw Amendment and Site Plan Approval Applications:
   i) 245 Spilsbury Drive -Peterborough:
   ii) 1233-1237 Lansdowne St. - Peterborough:
   Coordinated and Prepared/ Presented following documents:
   - Pre consultation with the City Officials
   - Planning Justification Report
   - Urban Design Report
   - Coordinated Preparation/Submission of various reports required to the satisfaction of the City Officials.
   - Draft/ Final Zoning Bylaw Amendment Text (Approved/ Adopted by the City Council)
   - Presentation at the Public Open House & City Council

2) Consent and Minor Variances Process including Preconsultation, Presentation at the Committee of Adjustments, and Appeal before the Toronto Land Appeal Board (TLAB) OR Ontario Municipal Board (OLT):

   a) Toronto
   I. 69 Bobmar Road - Scarborough - Toronto
   Land severance & Minor Variances
   Appeared before the TLAB as an Expert Witness as Land use Planning Expert. The TLAB Decision was in my favour.

   b) Whitby - Town of Whitby and Durham Region
   I. 160 Hillcrest Drive -Whitby.
   Appeared before the Committee of Adjustment. The C of A decision was against our request for the minor variances.
   LPAT Case # PL190386
   Case Name: Richardson v/s Durham Region & Whitby Town
   Appeared before the OMB as an Expert Witness as Land use Planning Expert. The OMB Decision was in my favors.

   c) Pickering - City of Pickering and Durham Region
   I.700 Hillview Crescent -Pickering
   Appeared before the Committee of Adjustment. The C of A decision was against our request for the minor variances.
   The appeal was filed at the OLT on behalf of the applicant.
   OLT Case # OLT-22-003754
   Case Name: Anjum v. Pickering (City)
   Appeared before the OMB as an Expert Witness as Land use Planning Expert. The OMB Decision was in my favors.

   d) Various Minor Variance cases before the City of Mississauga, City of Brampton, Orillia and City of Kawartha Lakes