

Lester Sunview Development Inc.

Urban Design Brief

249-253 Sunview Street, Waterloo

December 8, 2023



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Prepared By:

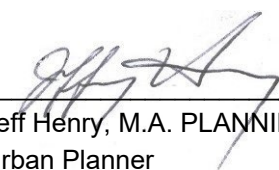
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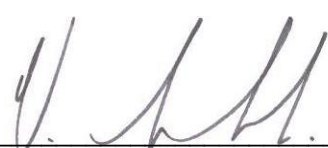
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I hereby certify that this Urban Design report was prepared under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planners' Institute Act, 1994.

December 8, 2023

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Contents

- 1 Introduction..... 1
- 2 Design Vision 1
- 3 Context Analysis..... 1
- 4 Proposed Development..... 4
 - 4.1 Site Plan..... 4
 - 4.2 Building Design 5
 - 4.3 Access, Circulation, Parking and Services..... 10
 - 4.4 Public Realm and Outdoor Amenity Areas 12
- 5 Policy Context and Analysis 15
 - 5.1 City of Waterloo Official Plan 15
 - 5.1.1 General Urban Design Policies 16
 - 5.1.2 Station Area Urban Design Policies 17
 - 5.1.3 City of Waterloo Official Plan Review..... 18
 - 5.2 City of Waterloo Zoning Bylaw..... 18
 - 5.3 Northdale Urban Design Requirements 20
 - 5.3.1 Northdale Neighbourhood Design Principles..... 20
 - 5.3.2 Northdale Urban Design Guidelines 22
- 6 Conclusions 25

Tables

- Table 4-1 Setbacks to Property Lines..... 4
- Table 4-2 Building and Tower Massing 8
- Table 5-1 Review of Built-Performance Zoning Standards 18
- Table 5-2 Review of Conformity with Northdale Neighbourhood Design Principles..... 20
- Table 5-3 Review of Conformity with Northdale Urban Design Guideline..... 22

Figures

Figure 3-1 Aerial view with subject property shaded in red (Source: City of Waterloo Geocortex Viewer, 2022 10 cm Imagery)..... 2

Figure 3-2 249 Sunview Street (left) and 251, 253 Sunview Street (right) (Source: Arcadis)..... 2

Figure 3-3 Neighbourhood Context of Subject Property (Source: Google Maps) 3

Figure 3-4 Neighbouring Apartment Building responses to topography with 255 Sunview Street (left) and 258B Sunview Street (right) (Source: Arcadis)..... 4

Figure 4-1 Site Plan (Source: Arcadis) 5

Figure 4-2 Context Site Plan showing the proposed development and adjacent developments (Source: Arcadis) 6

Figure 4-3 3D Renderings – Views from southeast (left) and northeast (Source: Arcadis)..... 7

Figure 4-4 3D Views (Source: Arcadis)..... 7

Figure 4-5 Floor Plans (from top left to bottom right: Basement, 1st Floor, 2nd Floor, 3rd Floor, 4th to 6th Floor, and 7th Floor) (Source: Arcadis)..... 9

Figure 4-6 Floor Plans (left: 8th to 12th Floor, right: Roof Level) (Source: Arcadis) 10

Figure 4-7 Basement Level Plan (Source: Arcadis) 11

Figure 4-8 First Floor Plan (Source: Arcadis)..... 12

Figure 4-9 East Elevation (Source: Arcadis)..... 13

Figure 4-10 Seating Wall Detail (Source: Arcadis) 13

Figure 4-11 Outdoor Common Amenity Areas and Streetscape (Source: Arcadis) 14

Figure 4-12 Rendering of Proposed Seating and Retaining Wall to screen the raised terrace and enclosed portion of partially underground structured parking extending above grade abutting Sunview Street (Source: Arcadis)..... 14

1 Introduction

In 2012, the City of Waterloo updated its planning policy for the Northdale Neighbourhood. This included updates to the City's Official Plan and Zoning By-Law, as well as to the creation of the Northdale Land Use and Community Improvement Plan Study and Urban Design and Built Form Guidelines.

To fulfill the requirements for development in the Northdale Neighbourhood, and to ensure that the area is designed to its maximum potential, the City's Official Plan requires that all development applications, including the proposed Zoning By-Law Amendment and Site Plan applications, for properties located within the Northdale neighbourhood must be accompanied by an Urban Design Brief. These briefs must describe how the proposed site addresses the policy and design guidelines of the City.

This Urban Design Brief has been prepared by Arcadis Professional Services (Canada) Inc. on behalf of the applicant, Lester Sunview Development Inc., who are proposing to develop the properties municipally known as 249-253 Sunview Street (herein referred to as the 'Subject Property') in the City of Waterloo. This Urban Design Brief has been prepared as part of the application for Site Plan Approval, as well as for the Draft Plan of Condominium, and has been updated as part of the Official Plan Amendment and Zoning By-Law Amendment application, which includes the request to remove the Holding provision.

2 Design Vision

The proposed development supports the housing needs of an expanding post-secondary student population, integrating a new transit- and pedestrian-oriented apartment building built-form into an existing and evolving medium high-density area within the Northdale neighbourhood.

The architectural design of the functional first level responds to and follows the changing grade of the site, providing a prominent main entrance and primary entrances to at grade mezzanine units along with a high level of transparency, enhancing and interacting with the streetscape.

The podium uses articulated massing and distinct materials to create a sense of rhythm that increases interaction and decreases the experience of mass and length. The tower steps back from the podium in order to create a sense of human-scale enclosure within the public realm. The design of the tower maximizes the distance between neighbouring towers while minimizing overlook, creating the necessary separation to maximize sunlight at the level of the street.

The design of vehicle and bicycle parking as well as pedestrian connections demonstrate a prioritization of people over vehicles, using the natural topography of the site to enclose the majority of vehicle parking with landscaping, green roofs, and outdoor amenity areas while providing ample bicycle storage and walkways to connect to a growing active transportation mobility network of pathways, cycle tracks, and public transit.

3 Context Analysis

The subject property is municipally addressed as 249, 251, and 253 Sunview Street and are collectively 2,194.4 m² (0.21944 ha) in size.

As shown on Figure 3-1 and Figure 3-2, the subject property has 50.16 metres of frontage onto Sunview Street, is rectangular in shape, and has a substantial reduction in grade from north to south of approximately 3 metres. The

subject properties each contain a single detached building with 249 and 251 Sunview Street each containing an accessory shed and 253 Sunview Street containing a detached accessory garage.



Figure 3-1 Aerial view with subject property shaded in red (Source: City of Waterloo Geocortex Viewer, 2022 10 cm Imagery)



Figure 3-2 249 Sunview Street (left) and 251, 253 Sunview Street (right) (Source: Arcadis)

The subject property is on separate municipal services, contain no cultural heritage resources and no significant natural features, and, per Region of Waterloo comments (PC-22-09 dated June 28, 2022) is not in a source protection area under the 2022 Grand River Source Protection Plan. There are existing mature trees in the front and rear yards of the subject properties.

The subject property is located within an area in transition that is primarily comprised of a mix of student housing/apartment buildings and single-detached buildings as shown on Figure 3-3. Many neighbouring and nearby properties have been planned to accommodate future intensification in accordance with the Northdale planning policy framework, with neighbouring design responses to the topography of Sunview Street show on

Figure 3-4. The subject property is located in close proximity to the two major University campuses in the area, Uptown Waterloo, and is within the University of Waterloo Station Area.

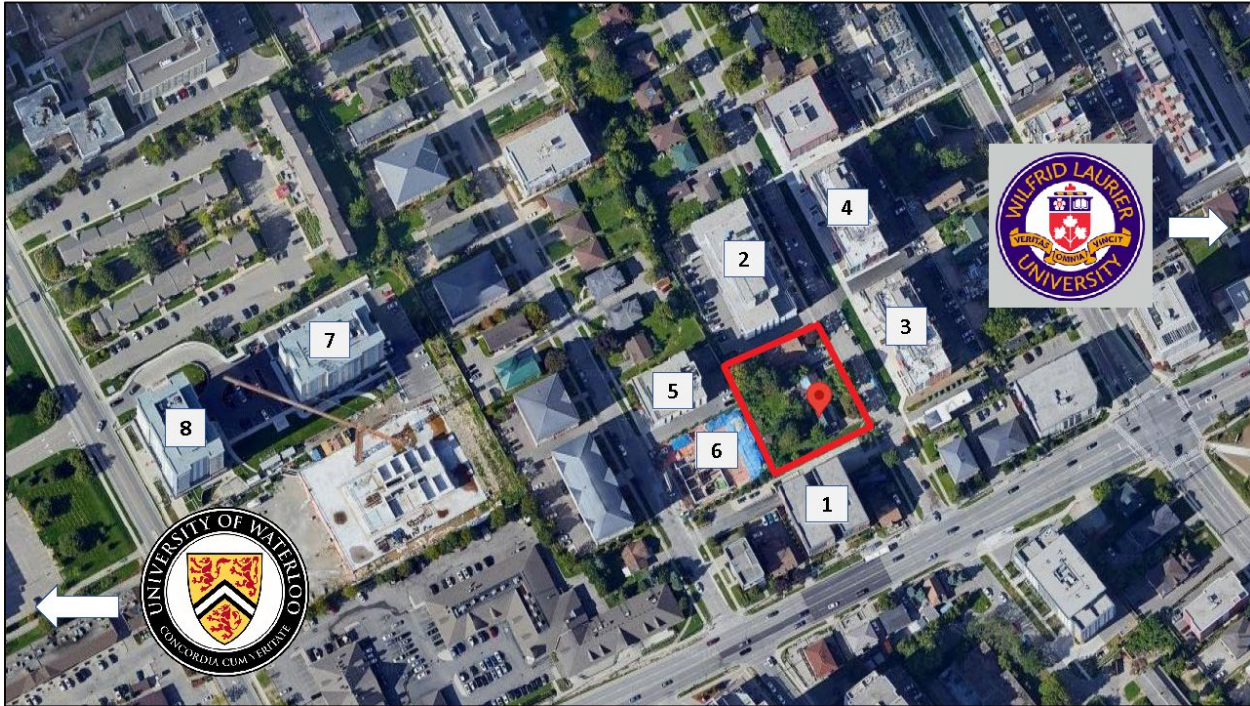


Figure 3-3 Neighbourhood Context of Subject Property (Source: Google Maps)

The list below indicates a number of developments similar to the proposed development in use, height, or density, as shown above on Figure 3-3:

1. 110 University Avenue Student Housing
2. 255 Sunview Street – Accommod8u
3. 258A Sunview Street – Rent Crop Property Management
4. 258B Sunview Street – Rent Corp Property Management
5. 250 Lester Street – Accommod8u
6. 246 Lester Street – UStyle Waterloo
7. 256 Phillip Street – Blair House – Rez-One Waterloo
8. 254 Phillip Street – Fergus House – Rez-One Waterloo



Figure 3-4 Neighbouring Apartment Building responses to topography with 255 Sunview Street (left) and 258B Sunview Street (right) (Source: Arcadis)

4 Proposed Development

The following subsections provide a discussion of the proposed development.

4.1 Site Plan

As shown in the proposed Site Plan (Figure 4-1), the applicant is proposing to develop a residential building with a total 131 residential units that reads like a 12-storey residential building. The setbacks to abutting property lines for the building and for structures attached to the building are provided in Table 4-1. Building placement and orientation on the site, including the design rationale for the identified setbacks, are reviewed in the following subsection.

Table 4-1 Setbacks to Property Lines

Property Line	Setback Provided
Street Line	• 3.0 m to front building façade • 0.95 m to raised terrace and enclosed portion of partially underground structured parking extending above grade
Northerly Interior Side Yard	• 3.3 m to building façade • 0.5 m to enclosed portion of partially underground structured parking extending above grade
Southerly Interior Side Yard	• 6.3 m to building façade
Rear Yard	• 12.0 m to building façade • 0.6 m to enclosed portion of partially underground structured parking extending above grade

All units are currently proposed to be one-bedroom residential units geared towards students with both units and an amenity space on the designed first floor that abut the street line building façade having primary entrances to the street.

The podium will consist of the first 6 storeys with a 6-storey tower atop. The basement level, which is the technical first floor in accordance with the Zoning By-Law, includes the main lobby, amenity space, elevators and operational rooms.

The required minimum number of vehicle parking spaces are provided below grade behind the building with the majority of vehicle parking spaces partially enclosed underground in structured parking. Secure bicycle parking is provided in the basement level that is the “technical first floor”.

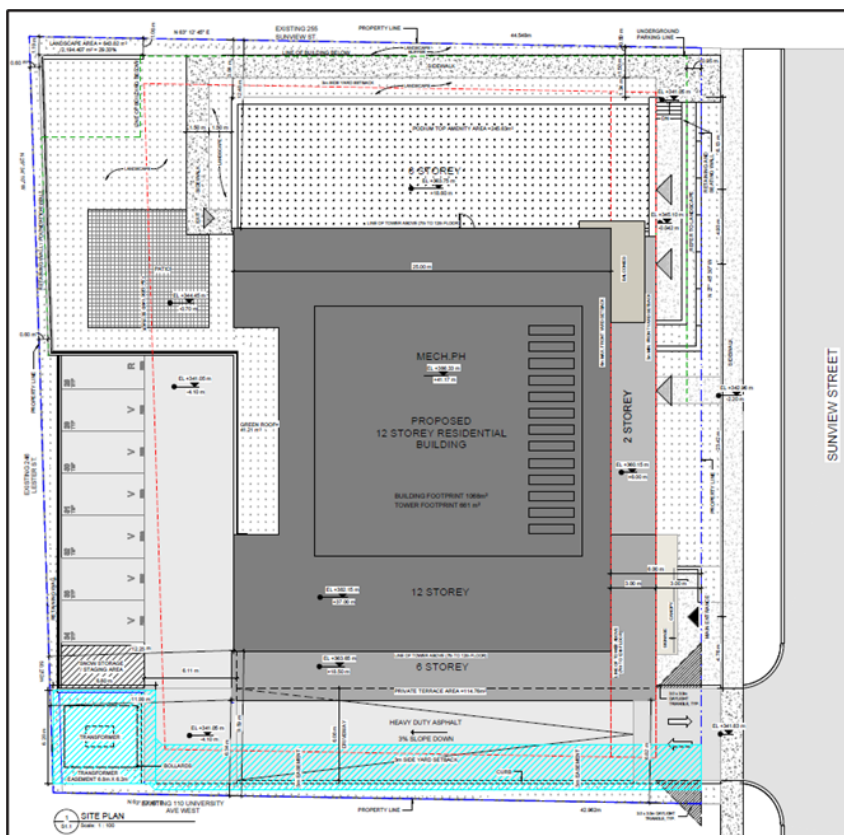


Figure 4-1 Site Plan (Source: Arcadis)

4.2 Building Design

The building placement and orientation on the lot are designed to engage the public realm and minimize overlook of adjacent residential apartment uses (see Context Site Plan in Figure 4-2). Street line setbacks are designed to foster interaction with and to create an active streetscape on a street with a substantial change in grade. The portion of the partially enclosed underground structured parking protruding into the front yard is leveraged to provide primary accesses to at-grade residential units with the structure to be softened through landscape design elements.

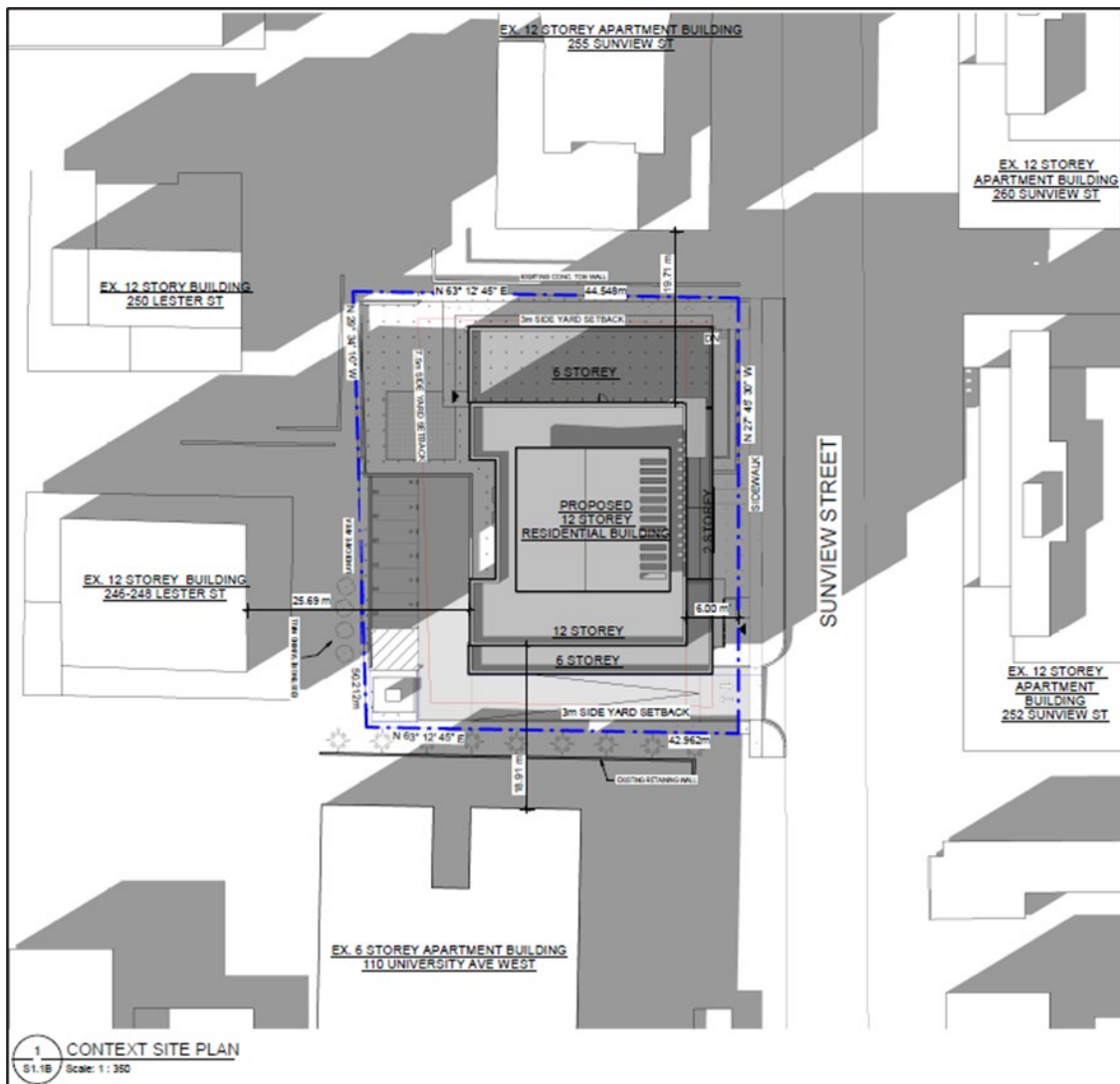


Figure 4-2 Context Site Plan showing the proposed development and adjacent developments (Source: Arcadis)

The podium is articulated into three sections with the middle section recessed above the second storey. The building steps back above the sixth floor from the street line by 3 metres and from the interior side lot line façades by 3.3 metres on the southerly side and 8.7 metres on the northerly side, distinguishing the tower from the podium in accordance with zoning regulations.

Balconies provided for one stack of units along the street line façade of the tower are partially enclosed, providing visual interest that also breaks up the mass of the tower. The top of the tower is further recessed, providing a screened volume for rooftop mechanical equipment. An architectural projection provides a distinctive element to distinguish the top of the tower when viewed from the public realm (see Figure 4-3 for a 3D rendering from Sunview Street and Figure 4-4 for 3D views from the four corners of the site).

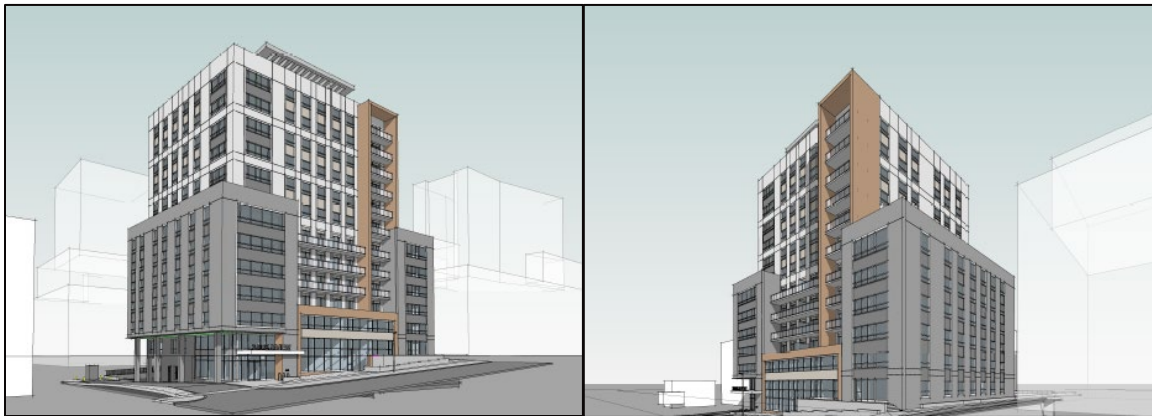


Figure 4-3 3D Renderings – Views from southeast (left) and northeast (Source: Arcadis)

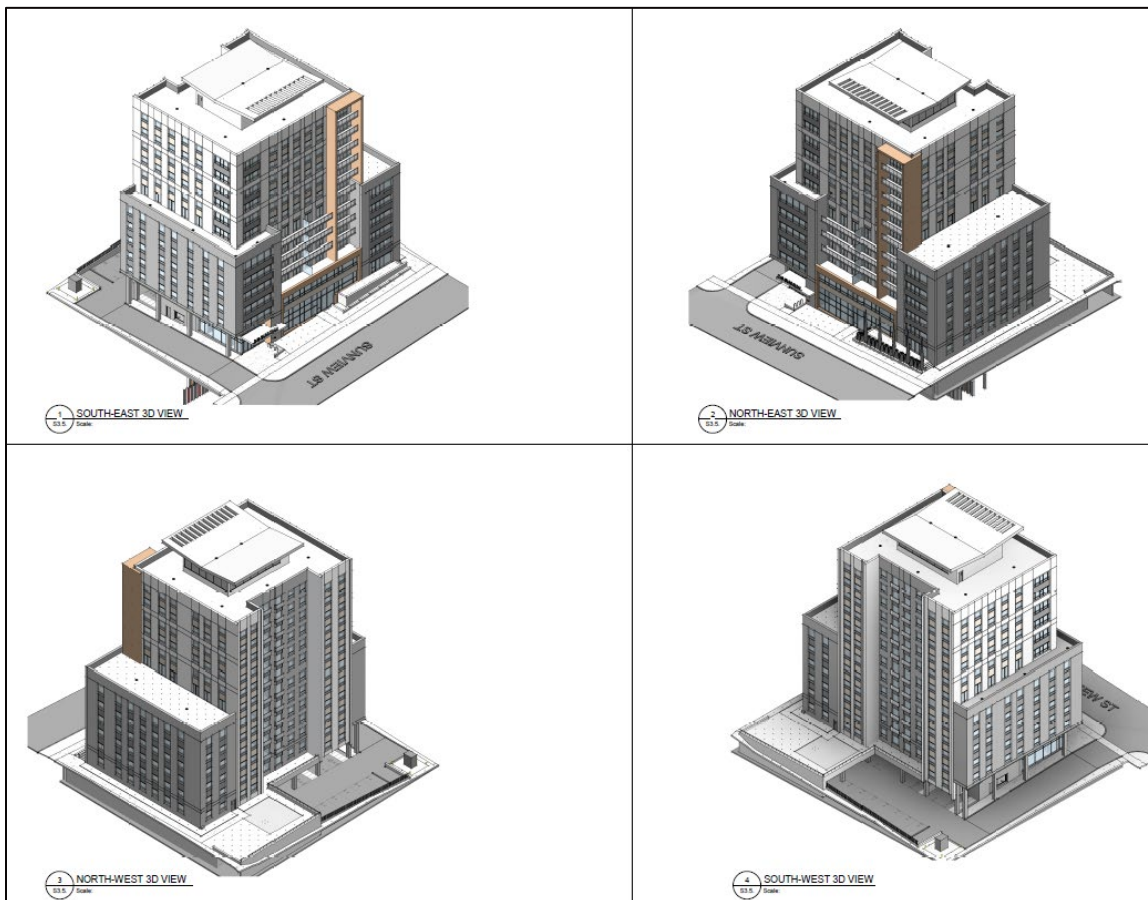


Figure 4-4 3D Views (Source: Arcadis)

Specific building and tower massing details are provided in Table 4-2. Building floor plates are shown in Figure 4-5 and Figure 4-6).

The podium contains a total of 77 units with the remaining 54 units provided in the tower. No residential units are contained within the basement level.

Table 4-2 Building and Tower Massing

Building Design Element	Provided
Building Height	38.72 m (12 storey design; technically 13 storeys)
Podium Height	20.2 m (6 storey design; technically 7 storeys)
Building Stepback above Podium	3 m (Street Line) 3.25 m (Interior Lot Line, south) 8.67 m (Interior Lot Line, north)
Tower Footprint	661 m²
Horizontal Tower Dimension	28.1 m (Street Line) x 25 m
Tower Separation	12 m (Interior Lot Line, north; Rear Lot Line) 9.5 m (Interior Lot Line, south)

The Sun/Shadow Study, prepared by Arcadis and enclosed with this application, evaluated the shadow impacts of the proposed development in conformity with the applicable sections of the City's Sun/Shadow Analysis Terms of Reference.

Consistent with the Shadow Study criteria in the Urban Design Manual, at least 50% or more of any properties shaded by the proposed development are not shaded for more than two interval times at both equinoxes and solstices. With respect to shadows cast on the public sidewalk opposite the subject property on the equinoxes, the proposed development does not add shadows at the 10 am and 12 pm time intervals and adds shadows only to the northerly portion of said public sidewalk at the 2 pm time interval. As the podium of the existing development opposite the subject property casts shadows on the northerly portion of said sidewalk at the 10 am time interval, the total shadow impact of existing and proposed development on the northerly portion of the public sidewalk opposite the proposed development is more than two time intervals. The shadow impacts noted from the existing development opposite the site are from its podium, as are the shadow impacts from the proposed development at the 4 pm time interval. The shadow impacts from the proposed development at the 2 pm time interval are cast from the lower portion of the tower. As the proposed tower is smaller in length and in area than the detailed zoning requirements, these minimal incremental shadow impacts are unavoidable.

A pedestrian wind assessment, prepared by SLR Consulting (Canada) Ltd., was submitted and reviewed by the City as part of Site Plan Application SP-22-14. Generally, the wind assessment concludes that wind safety criterion is expected to be met in all areas on-site and surrounding the proposed development throughout the year in the existing conditions and in the proposed configuration. Specifically, wind conditions are predictable to be will remain comfortable for sitting throughout the year at the main entrance and secondary entrances and exits and comfortable for sitting or standing year-round on surrounding sidewalks. The 7th floor amenity terrace is predicted to be comfortable for sitting or standing throughout the year. The addendum letter submitted with this application confirms the minor design changes requested by the City did not change these original findings.



Figure 4-5 Floor Plans (from top left to bottom right: Basement, 1st Floor, 2nd Floor, 3rd Floor, 4th to 6th Floor, and 7th Floor)
(Source: Arcadis)

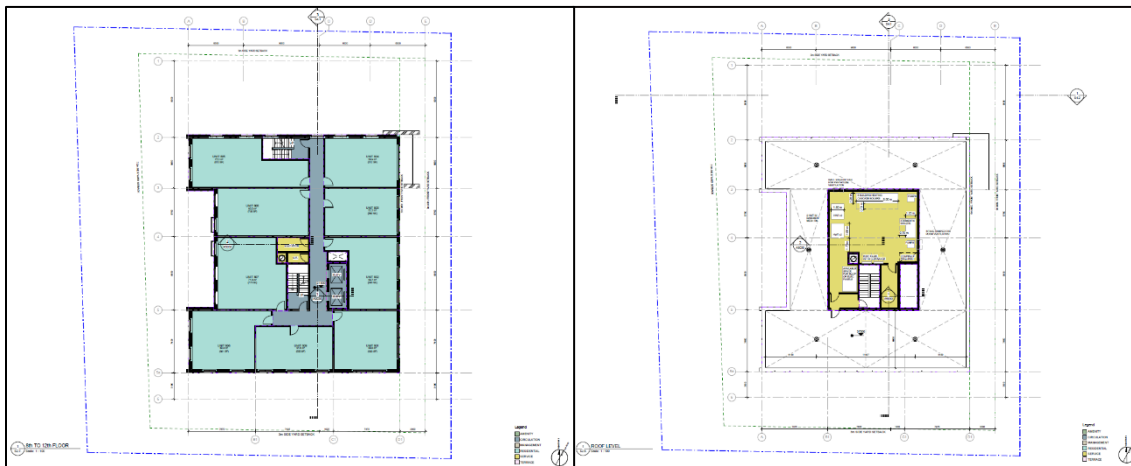


Figure 4-6 Floor Plans (left: 8th to 12th Floor, right: Roof Level) (Source: Arcadis)

4.3 Access, Circulation, Parking and Services

Parking and building services are provided in the basement level of the proposed development (see Figure 4-7). Vehicular parking includes 27 residential parking spaces and 7 visitor parking spaces, including two barrier free spaces and one electrical vehicle parking space. The development will meet the City's requirements regarding parking spaces being electrical vehicle-ready. One Type A loading space is also provided to the rear of the building, with access to a move-in room for temporary storage of belongings. Garbage will be stored inside the building with collection provided at the base of the drive aisle ramp. The movement of a garbage truck is shown on the plans.

Access to the parking area is provided through a drive aisle from Sunview Street at the southerly end of the site. The drive aisle slopes downward to access parking below grade in the rear yard and around and underneath the building in the northerly side yard moving from surface parking to partially underground parking based on the existing topography of the site. Secure bicycle parking is available within the lowest level of the building in two rooms: one accessed from the drive aisle and the other adjacent to the loading area.

Along the changing ground level, the main entrance to the building is provided at the southerly portion of the street line building façade along with direct access to an indoor common amenity area. Primary entrances to two ground-level mezzanine residential units are also provided via a small terrace over top of the partially enclosed underground structured parking with the structure being screened by landscaping (see Figure 4-8).

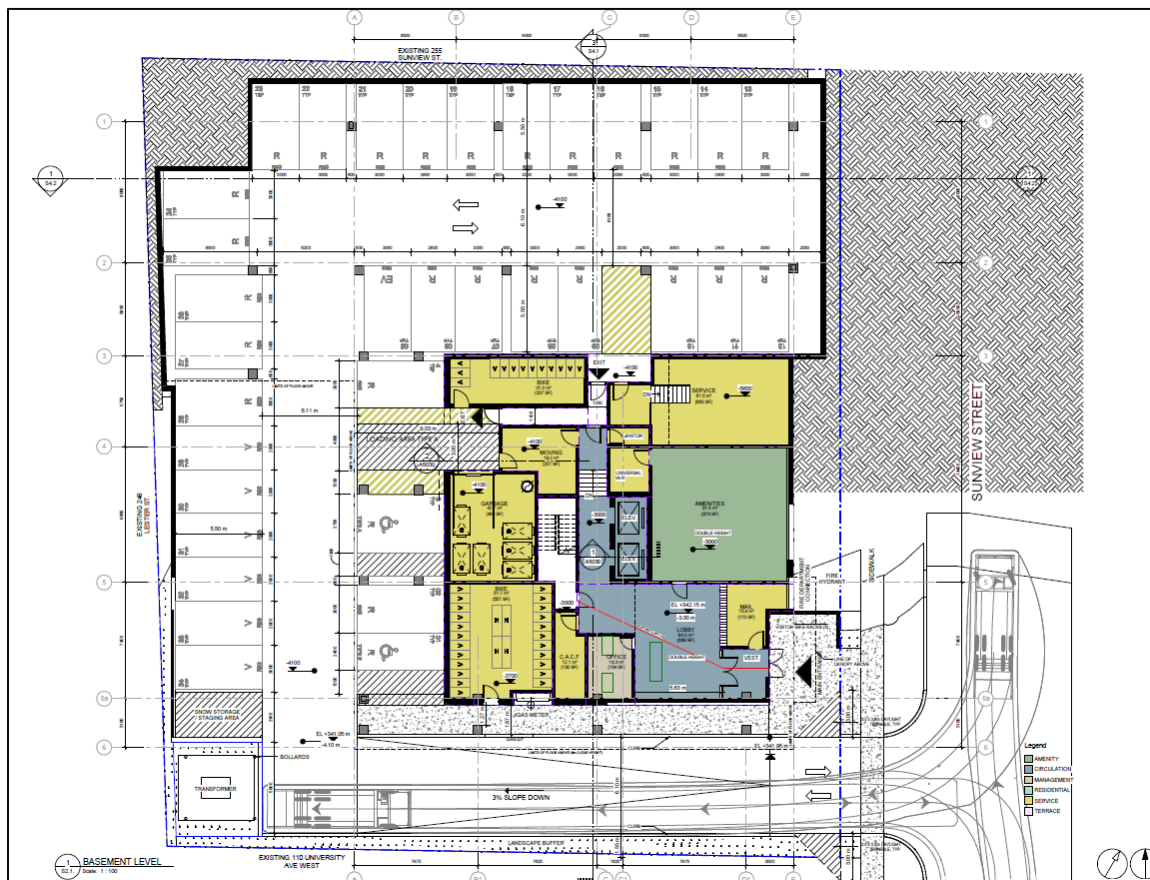


Figure 4-7 Basement Level Plan (Source: Arcadis)

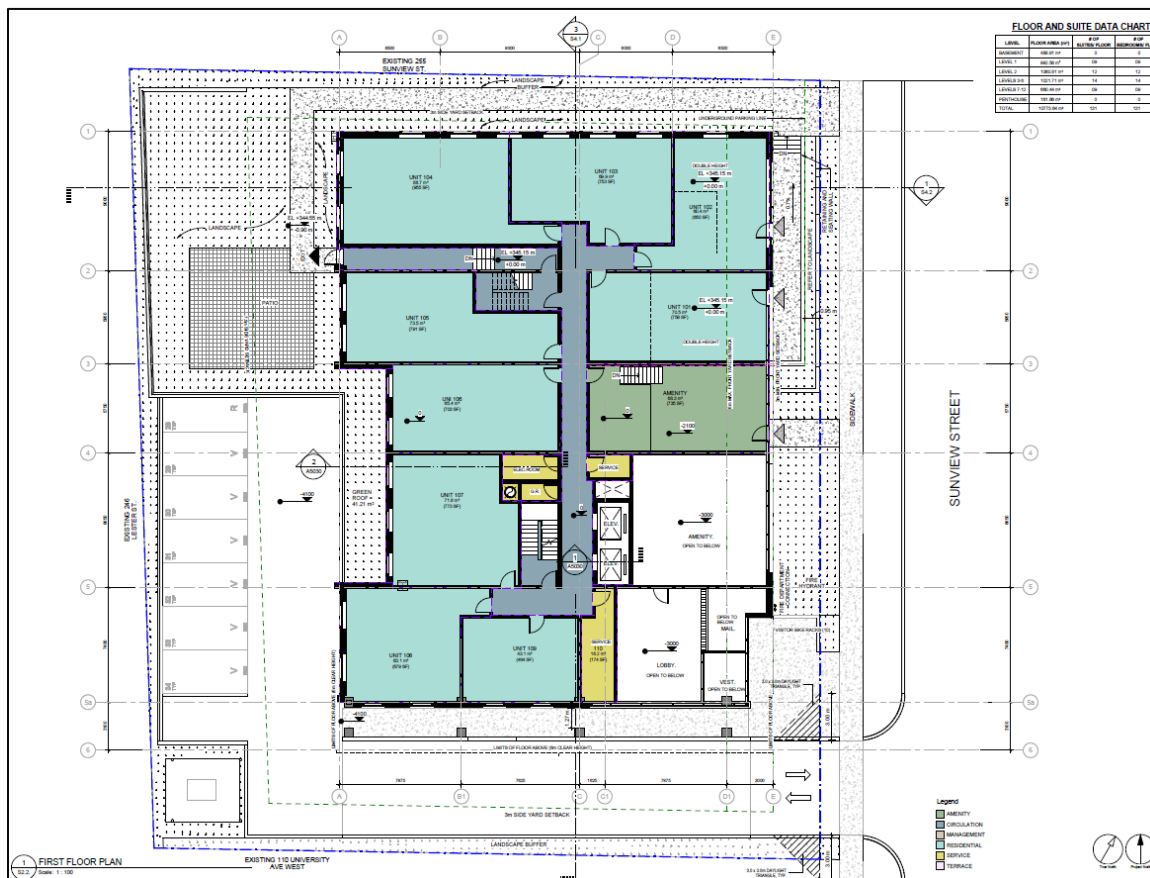


Figure 4-8 First Floor Plan (Source: Arcadis)

4.4 Public Realm and Outdoor Amenity Areas

The street line (east) elevation plan is shown in Figure 4-9 in the previous sections, the ground floor is designed to animate and follow the changing grade of the site. A distinctive canopy is provided to highlight the main entrance, and landscaping will be used to soften and shield the edge of the partially enclosed underground structured parking extending above grade, including through the provision of a seating wall as a privately owned public amenity (see Figure 4-11 and Figure 4-12). A detailed landscape plan and lighting plan were provided as part of the Site Plan submission (SP-22-14). Revised landscape plans have been included with this application to demonstrate how landscaping on the site will function in support of the requested site-specific regulations, notwithstanding that a landscape plan is not required.

In addition to the provision of balconies for selected units abutting the eastern building façade and a private outdoor terrace for 7th floor units abutting the south building façade, the proposed development provides ample common outdoor amenity areas, including a landscaped patio area above the partially enclosed underground structured parking that is accessible from the street and building accesses and a roof-top patio on the 7th floor atop the podium (see Figure 4-11).

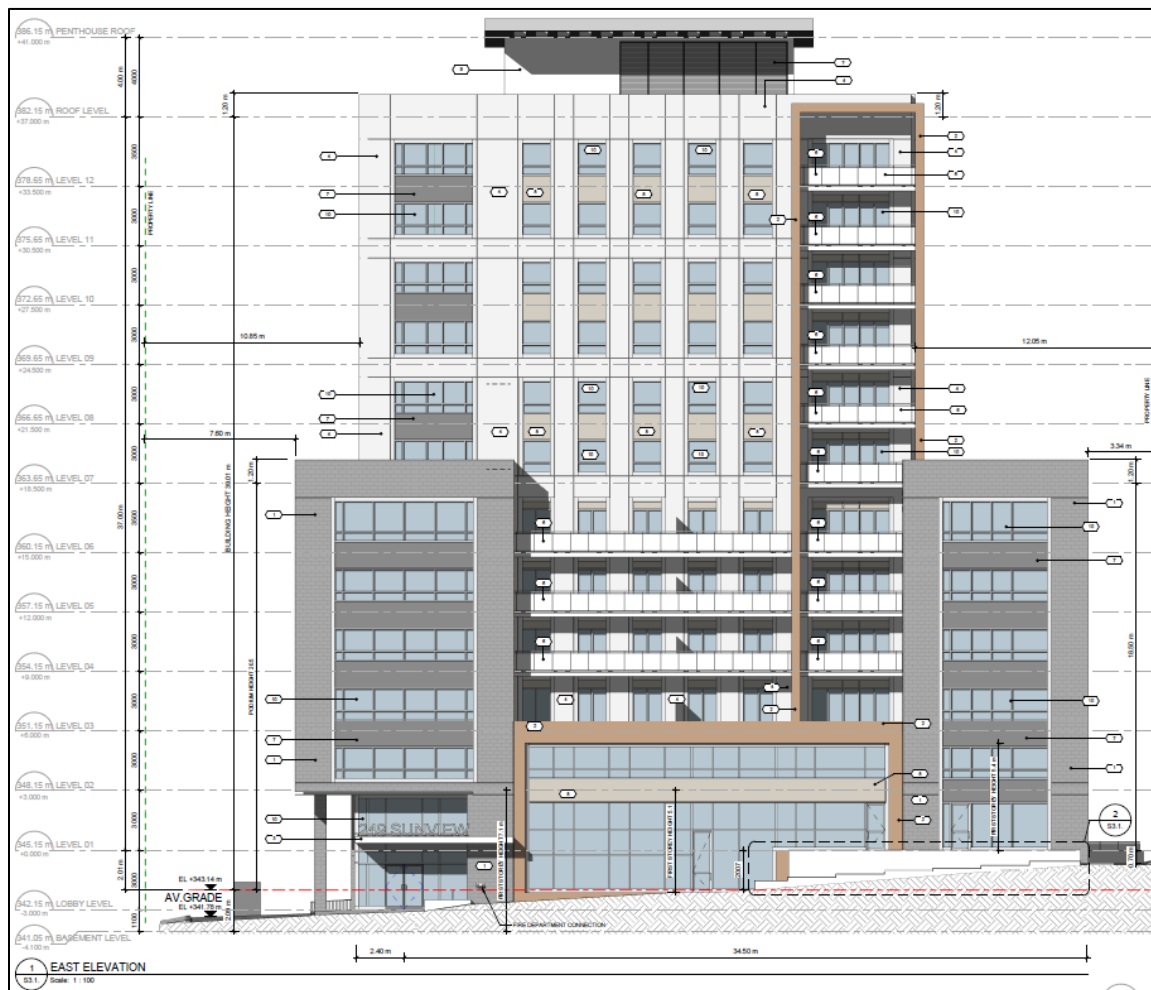


Figure 4-9 East Elevation (Source: Arcadis)

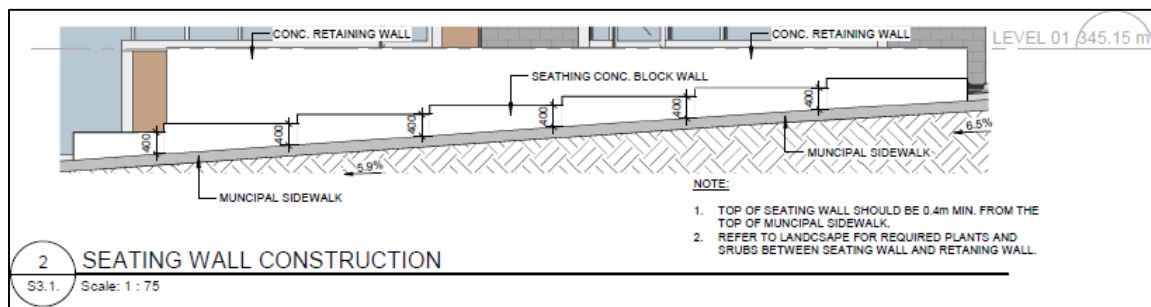


Figure 4-10 Seating Wall Detail (Source: Arcadis)

Urban Design Brief

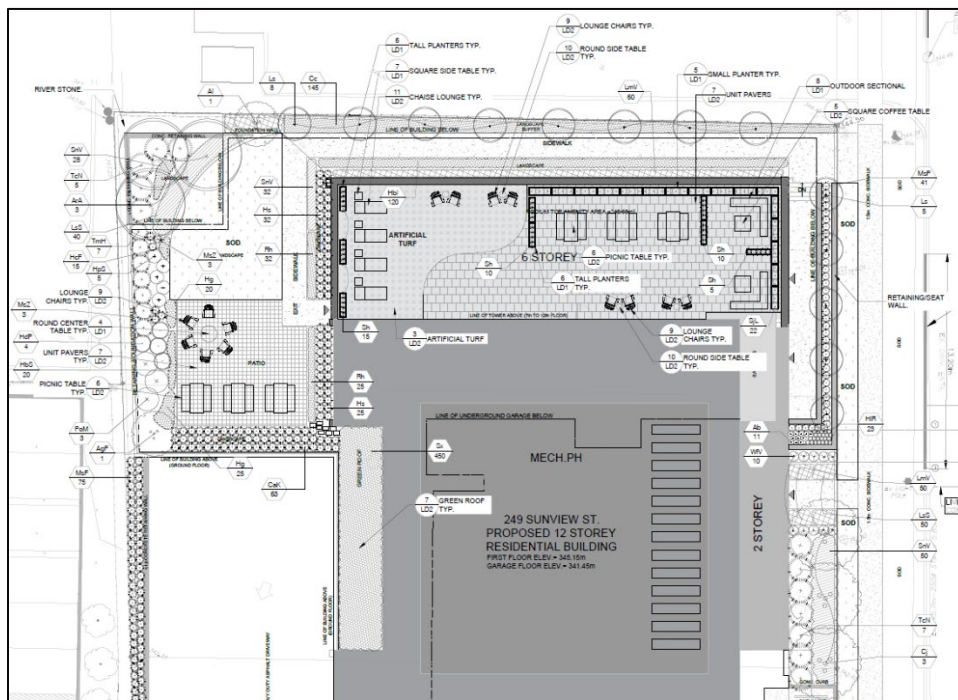


Figure 4-11 Outdoor Common Amenity Areas and Streetscape (Source: Arcadis)



Figure 4-12 Rendering of Proposed Seating and Retaining Wall to screen the raised terrace and enclosed portion of partially underground structured parking extending above grade abutting Sunview Street (Source: Arcadis)

5 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 Policy Statement (PPS 2020), the Growth Plan, the Region of Waterloo Official Plan (ROP), the Region of Waterloo Official Plan Review (ROPR), the City of Waterloo Official Plan, and the City of Waterloo Zoning By-Law. This section of the Urban Design Brief reviews the urban design policies in the City of Waterloo Official Plan, Zoning By-Law, and Urban Design Manual, with a focus on the Northdale Urban Design Guidelines.

In addition to the figures provided in the preceding section, please refer to the Architectural Plans submitted with this application for the elevations and building sections.

5.1 City of Waterloo Official Plan

The City of Waterloo Official Plan was adopted by the City in 2012 and is currently under review. The Official Plan sets out policies that direct growth and change until 2031.

The subject property is designated as a Mixed-Use Medium High Density Residential use as per Schedule A – Land Use Plan of the City of Waterloo Official Plan. This designation permits developments up to a height of 40 metres or 12 storeys. 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 University of Waterloo Station Area as per Schedule J4 – University of Waterloo Station Area of the City's Official Plan.

The City's Official Plan also 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 and are the basis for the City's Urban Design Guidelines for the Northdale Area.

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

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

5.1.1 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 proposed height and massing of the building is consistent with that of the City of Waterloo Official Plan and Zoning By-Law as well as with the buildings on the adjacent properties. As discussed below, the supplemental design policies and guidelines for the Northdale Neighbourhood have been thoroughly considered in the design of the building.
- **Character:** The design of the proposed building is visually attractive and is consistent with the rest of the streetscape. The use and design of the proposed building is appropriately located given the physical context of the neighbourhood.
- **Streetscapes:** The design of the proposed building will feature extensive at-grade floor-to-ceiling windows, a prominent main entrance, and a consistent front yard setback as required by the applicable Zoning By-Law requirement to foster an active and interactive streetscape.
- **Open Space:** The site will feature multiple outdoor amenity spaces, both at-grade and rooftop spaces, as well as landscaped buffer areas.
- **Safety and Security:** The Sunview Street façade features extensive, floor-to-ceiling windows that allow for the “eyes on the street” principle as well as a prominent main entrance that promotes interaction with the street face for pedestrians and cyclists alike.
- **Site Circulation:** The proposed site design provides safe and efficient pedestrian and vehicular circulation to and throughout the site. Vehicular access to the site and the parking area will be exclusively through a single driveway proposed on the south side of the building. Cyclists will be able to access the proposed building through either entrance, with bike parking available at the rear of the building. Pedestrian access to the site will be provided via the municipal sidewalks along Sunview Street.
- **Transit-Oriented Design:** The proposed development will intensify the residential use of the site and is located within the University of Waterloo Station Area. The site is in close proximity to the commercial and employment opportunities of Uptown Waterloo as well as the two major universities and college campus in the area and allows for transit, pedestrian or bicycle access to these destinations.
- **Universal Design:** The site will feature various accessibility features, including the Type A and Type B barrier free parking spaces provided in conformity with the Zoning By-Law. The proposed building further takes the slope of Sunview Street into consideration by incorporating it into the design of the building itself, thereby allowing for greater accessibility onto both the site and the building itself. The building features barrier-free access to the main entrances of the building as well as all common spaces.
- **Parking:** The proposed residential building design has proposed that the majority of the parking spaces provided are to be located partially underground at the basement level with only minimal paved surface parking provided.
- **Site Servicing Areas:** The loading and storage areas for the proposed development are located at the basement level of the building, at the rear and are effectively screened from public view and neighbouring residential properties.
- **Compatible Development:** The proposed building will be compatible with the Sunview streetscape as well as the surrounding neighbourhood in terms of the proposed use as well as the height and massing of the development.

- **Human-Scale Development:** The proposed development will contain various features which will reflect the planned human-scale nature of the area. This will include extensive at grade windows, a street-facing entryway, and a diverse range of building materials indicative of the area.
- **Building Design:** The proposed building is visually attractive and is similar in use and height to other buildings on Sunview Street, creating a harmonious and appealing streetscape. The building materials used and building design are consistent with the neighbourhood context and have regard for visual appeal and quality. The design of the building includes an articulated façade and a prominent entryway facing the street.
- **Landscape Design:** The site will feature extensive at-grade and rooftop landscaping, which was included on the Landscape Plan prepared for the Site Plan Application. This includes a landscape buffer at the front and side of the site and adjacent to the pedestrian walkway, and an amenity area on the rooftop of the building.
- **Site Amenities:** The development will feature a range of site amenities, including outdoor and indoor bicycle parking, a range of indoor and outdoor spaces including a rooftop patio area.
- **Sustainable Design:** The building has been designed to maximize sunlight into the building and features large glass windows on all sides of the building. A Landscape Plan prepared for the Site Plan Application had sustainability in mind and features a range of durable and native plant species.
- **Utilities:** the proposed transformer for the building will be situated in the southwest corner of the site to minimize visual impact from the street. Access to all utilities/site services will be provided via the driveway proposed from Sunview Street.
- **Wayfinding:** the proposed site design will encourage pedestrian movement and interaction within the site and to the surrounding area. As noted, the site is located immediately north of a planned pedestrian walkway, which will provide pedestrian access to Sunview Street and beyond.

5.1.2 Station Area Urban Design Policies

In addition to the General Urban Design Policies, given the location of the subject property within a Station Area, the applicable policies for Urban Design within Station Areas have also been listed below.

- **Placemaking:** The proposed building gives consideration to creating a visually appealing and interactive façade by providing both accessibility and safety through an extensive wall of floor-to-ceiling windows provided at-grade. The proposed design reflects the Northdale neighbourhood and the immediate surroundings of the site and conveys a unique sense of place.
- **Pedestrian Oriented:** The proposed development fronts onto the municipal sidewalk for Sunview Street and allows easy and safe pedestrian circulation on and off the site. A seat wall is also provided abutting the public realm to provide a pedestrian-oriented amenity.
- **Building Orientation:** The proposed building is oriented toward Sunview Street and its municipal sidewalk. The building has been positioned close to the street in order to foster the vibrancy and attractiveness of the street, leaving only the three metre setback required by the Zoning By-Law.
- **Built Form:** The primary entrance for the proposed building is located prominently on the street-facing façade of the building allowing for greater access. The first floor features extensive floor-to-ceiling glazed windows for visibility and interaction with the street, this also allows for the “eyes on the street” principle to be enacted. The proposed height is compatible with the existing buildings on the adjacent properties and the neighbourhood at large. The proposed design creates visual interest by utilizing a range of high quality materials and façade articulations.

- **Community Character:** The proposed design and use of the building gives consideration to the surrounding neighbourhood character and conforms to the context while providing a unique sense of place.
- **Parking:** Parking provided on site is located at the basement level of the proposed building, with the remainder parking spaces being provided at the rear of the building to provide an attractive street edge.

The Design Policies outlined in the City of Waterloo Official Plan have been thoroughly considered and incorporated in the design of the proposed development.

5.1.3 City of Waterloo Official Plan Review

The City of Waterloo is currently undertaking a review of its Official Plan in accordance with provincial requirements. The review is currently ongoing, and a draft of the updated policies and mapping has not been released yet. Until such time, the policies and mapping of the current, in-force Official Plan are applicable to the subject property.

5.2 City of Waterloo Zoning Bylaw

The subject property is zoned as (H)RN-12, Residential Northdale Twelve with a Holding Provision, as per the City of Waterloo Zoning By-Law 2018-050. The Residential Northdale permits a range of residential uses including multi-unit residential buildings (including apartment buildings) and mixed-use buildings with dwelling units above the first storey. Complementary and ancillary uses are also permitted, which include retail, commercial, or office uses located on the first floor of a mixed-use building.

The built form performance standards within the RN-12 zone have been summarized in Table 5-1 the chart below along with a review of how the proposed development adheres (or where **site-specific relief is required**):

Table 5-1 Review of Built-Performance Zoning Standards

Regulation	Required (RN-12)	Provided
LOT AREA (min)	1,000 m ²	2,194.04 m ²
LOT FRONTAGE (min)	20 m	50.16 m
STREET LINE setback	3 m – 6 m	3.0 m (BUILDING) 0.95 m (raised terrace and partially underground STRUCTURED PARKING extending above grade)
SIDE YARD setback (min)	3 m	6.3 m (BUILDING, south), 3.3 m (BUILDING, north), 0.5 m (enclosed portion of partially underground STRUCTURED PARKING extending above grade, north)
REAR YARD setback (min)	7.5 m	12 m (BUILDING),

Regulation	Required (RN-12)	Provided
		0.6 m (enclosed portion of the partially underground STRUCTURED PARKING extending above grade)
Height of FIRST STOREY (min)	4.0 m	4.5 m – 6.0 m
BUILDING HEIGHT	10.5 m – 41.5 m	39.01 m
PODIUM HEIGHT (max)	10.5 m – 20 m	20.5 m
BUILDING STEPBACK above PODIUM (min)	3 m	3.0 m (STREET LINE), 3.3 m (south), 8.7 m (north)
TOWER Footprint above the Eighth (8 th) STOREY (max)	800 m ²	661 m ²
TOWER Separation measured from exterior face of the BUILDING, including balconies (min)	11 m from an INTERIOR LOT LINE	12 m (north), 12 m (west), 9.5 m (south)
Horizontal TOWER Dimension (max)	35 m	25 m x 28.1 m
Density	250 – 600 BEDROOMS per hectare	596 BEDROOMS per hectare (131 BEDROOMS)
Number of FIRST STOREY Entrances to the BUILDING (min)	1 per 15 m of STREET LINE BUILDING FAÇADE	1 per 12.6 m (4 entrances)
AMENITY AREA (minimum)	3 m ² for the first BEDROOM in the DWELLING UNIT (393 m ²)	5.27 m ² per BEDROOM (691 m ²)
LANDSCAPED OPEN SPACE (min)	30%	29.33% (643.82 m²)
Residential PARKING SPACES (min)	0.20 per BEDROOM	0.206 per BEDROOM (27)
VISITOR PARKING SPACES (min)	0.05 per BEDROOM	0.053 per BEDROOM (7)
BICYCLE PARKING Spaces (min) (section 6.6.2 shall not apply)	0.25 per BEDROOM (33 spaces)	0.34 per BEDROOM (40 long-term, 5 short-term)
Number of DRIVEWAYS per LOT	One (1)	One (1)
Number of main BUILDINGS per LOT (max)	More than one (1) permitted	One (1)

The proposed development conforms to most of the zoning provisions for the RN-12 zone, with site-specific variances required to account for the partially underground structured parking extending above grade and being attached to the building, as well as to provide primary entrances to at-grade residential units, a minor increase in podium height, and a reduction in the tall building setback requirements to the south lot line.

Generally, these variances arise due to the grade of the site and the structured parking walls being connected to the building. The reduction in the tall building setback is a design response to the context, locating the proposed tower to maximize separation from adjacent towers recognizing the building to the south was recently constructed as a mid-rise, 6 storey development. Detailed planning rationale and justification for the site-specific variances is provided in the Planning Justification Report included with this submission.

A holding symbol also applies to the subject property, which is proposed to be removed as part of this Zoning By-Law Amendment application.

This Urban Design Brief demonstrates that the currently proposed development concept conforms to the Regional Official Plan, the City of Waterloo Official Plan, Zoning and Urban Design and Built Form policies for the Northdale Neighbourhood.

5.3 Northdale Urban Design Requirements

5.3.1 Northdale Neighbourhood Design Principles

The Urban Design and Built Form Guidelines for the Northdale Neighbourhood sets out design principles that all proposed development must adhere to prior to Site Plan approval. Table 5-2 reviews how the proposed development implements these principles.

Table 5-2 Review of Conformity with Northdale Neighbourhood Design Principles

Principles	Conformity Analysis
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.	The subject property is in close proximity to the University of Waterloo and Wilfrid Laurier University, as well as Uptown Waterloo. The site is located within the University of Waterloo Station Area and provides ample bike parking facilities, allowing for the proposed development to be fully integrated with the transportation, cycling and pedestrian networks.
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.	The proposed development is geared towards students and is ideally situated in close proximity to two major universities in the area. The unit layouts and range of amenity spaces provided are planned to attract a range of diverse individuals in addition to the student population.

Principles	Conformity Analysis
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.	The proposed building concept demonstrates consideration for design principles compatible with the Northdale neighbourhood. The proposed building would create a harmonious and complementary streetscape along Sunview Avenue given the size, massing and use of the buildings immediately adjacent to the site.
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.	The applicant is providing a significant private investment into the redevelopment and intensification of the Northdale Neighbourhood. All servicing infrastructure upgrades to accommodate proposed densities will be at the cost of the developer.
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.	The proposed development will not have an impact on any designated heritage resources in the area. The proposed development reflects the planned function for the Northdale Area.
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.	The proposed development will feature extensive at-grade windows which will enhance the pedestrian environment and create a more interactive streetscape. The ground floor will feature a prominent entryway adding to the planned neighbourhood feel of the street. The building will also feature canopied and landscaped areas which will provide shelter for residents of the building and their guests. A seat wall abutting the sidewalk is also proposed as a privately owned public amenity.
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.	The proposed building will feature high quality architecture and a broad range of building materials, including a combination of window walls, brick accent walls, and curtain walls with glass and spandrel panels. The Landscape Plan for the development also proposes a range of durable plant species at both the ground level and on the rooftop terrace.
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	The proposed development features various design elements which will improve safety on the site and in the surrounding area. The building will feature extensive at-grade windows overlooking Sunview Street below. Together, these features will create "eyes on the street" which will improve the overall safety of the area.

Principles	Conformity Analysis
designs and support services which enhance safety.	
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.	The proposed development addresses a pressing housing need given the current market conditions and proposed location by gearing its use and design toward students.
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.	The development will offer an additional housing option in close proximity to nearby post-secondary institutions and employment areas. The development of the site will help achieve the City's goals for intensification/infill as well as its urban design objectives for the Northdale Neighbourhood.

5.3.2 Northdale Urban Design Guidelines

The Urban Design and Built Form Guidelines for the Northdale Neighbourhood establishes key principles and guidelines that all proposed developments in the Northdale Neighbourhood must conform with prior to removal of the Holding provision and in order to proceed to Site Plan approval. Table 5-3 reviews how the proposed development implements conforms with these guidelines.

Table 5-3 Review of Conformity with Northdale Urban Design Guideline

Principles	Conformity Analysis
<i>Neighbourhood Structure Principles</i>	
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.	Conforms. The proposed development seeks to intensify the use of the site by replacing the existing single-detached residences with a medium high-density residential apartment building. This development represents an appropriate, vibrant and intensive use of the subject property.
NS.2 New development will be focused on mixed-use, mixed-density, transit and pedestrian supportive principles, allowing for a diversity of people and activities	Conforms. The new development supports transit and pedestrian principles given its location within the University of Waterloo Station Area and proximity to Uptown Waterloo and three post-secondary institution campuses. The development also represents an appropriate density in the context of Sunview Street.
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	Conforms. The proposed development adheres to density policies and the majority of land use policies on built form. The proposed development is also consistent with the intent of Official Plan policies relating to height by providing a

Principles

periphery of the neighbourhood, and transition towards medium density forms in the interior of the neighbourhood.

Conformity Analysis

building designed to read as a 12-storey building that responds to the significant grade change across the site.

Buildings & Development Principles

BD.1 New buildings, enhancements to the public realm and related development elements should be constructed in a sustainable manner, conserving energy and resources, using durable materials and, where feasible and appropriate, achieving LEED® certification.

Conforms. The proposed building is estimated to consume approximately 25% less energy compared to a baseline building with consideration to be given to other sustainability measures reviewed in the Energy Study, prepared by Rombald Inc. The Landscape Plan submitted at Site Plan and updated with this application includes a range of appropriate vegetation.

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”

Conforms. The proposed building is set back from the Sunview Street frontage at the minimum distance of 3 metres. The Sunview Street façade also features large, floor-to-ceiling windows that allow for the “eyes on the street” principle. The encroachment of the partially enclosed underground structured parking into the street line setback is screened by landscaping and activated by the addition of a seating wall as a privately owned public amenity.

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

Conforms. The proposed design has regard for the existing streetscape and has been designed to conform to the applicable provisions of the Zoning By-Law regarding height, step-backs, and massing.

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

Conforms. The main entranceway to the building is accessible from Sunview Street and allows for easy access and visibility. The proposed building also features extensive floor-to-ceiling windows that face the street.

BD.5 Indoor and outdoor common amenity areas will be encouraged for housing developments to promote a healthy social environment both within buildings and along the street. Outdoor elements could include porches; squares or patios adjacent to the street; roof gardens; and, on larger sites, internal courtyards connected to the public realm. Indoor common amenity areas may include recreational, study and living areas.

Conforms. Both indoor and outdoor amenity spaces are provided on the proposed development, including a rooftop amenity area on the seventh floor and a ground oriented amenity to the rear of the building above the structured parking deck, which is accessible from grade.

BD.6 Generally, parking requirements will be minimized in Northdale, to recognize that the community is being planned to support rapid

Conforms. Vehicle parking spaces provided are located on the basement level of the building with the majority contained within partially enclosed underground structured parking.

Principles

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

Conformity Analysis

Furthermore, bike parking is available within the proposed building at a higher rate than required by the Zoning By-Law, allowing for residents to utilize this mode of transport with ease.

Public Realm Principles

PR.2 Every opportunity to enhance and create parks, parkettes, greenways, plazas, and active open spaces, will be explored to enhance public interaction. These opportunities will be created through the redevelopment of lands.

Conforms. The proposed building will enhance the pedestrian environment by introducing a new higher intensity building that addresses and engages the street.

This building will complement the existing built form of the neighbourhood and support the development of a walkable community. A seating wall is contemplated as a privately owned public amenity abutting the 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.

Conforms. The proposed development supports enhanced pedestrian and cycling connections in Northdale and features 40 indoor and 5 outdoor bicycle parking spaces.

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.

Conforms. CPTED and accessible design principles have been considered in the design of the proposed development. As noted previously, the proposed development will feature extensive at-grade, floor-to-ceiling windows and a street-facing main entrance which will allow for “eyes on the street”. Universal accessibility has also been considered in the design of the entrances and parking spaces provided on site.

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.

Conforms. The proposed Site Plan includes a landscaped buffer zone around the perimeter of the site. A revised Landscape Plan has been submitted with this application to demonstrate how the development considers the design of this area and is consistent with the streetscape and neighbourhood character. This includes screening the partially enclosed underground structured parking extending above grade abutting the street line façade with plantings

Principles	Conformity Analysis
	and activating the streetscape with a seating wall as a privately owned public amenity.

As summarized in the table above, the proposed development is in conformity with the key principles and guidelines of the Urban Design and Built Form Guidelines for the Northdale Neighbourhood.

6 Conclusions

This Urban Design Brief provides an overview of the proposed development and a description of the various design elements of the building. In our opinion, the design meets the intent and direction of the Regional Official Plan, the City of Waterloo Official Plan, the City of Waterloo Zoning By-Law (for the Northdale Neighbourhood) and the Urban Design and Built Form Guidelines (for the Northdale Neighbourhood).

The site and building design considered all aspects of the design guidelines through the conceptual phases through to the proposed detail design with the first Site Plan submission and this Official Plan Amendment and Zoning By-Law Amendment application. In our opinion, the proposed development provides high-quality urban design and represents good planning in the public interest.

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