



SUNVEST DEVELOPMENT CORPORATION

720 ERBSVILLE ROAD, WATERLOO
URBAN DESIGN GUIDELINES

CITY OF WATERLOO

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

200 – 540 BINGEMANS CENTRE DRIVE, KITCHENER, ON N2B 3X9

T: 519-576-3650 F: 519-576-0121

DECEMBER 2021

FILE NO. 0977D

CONTENTS

1.0 INTRODUCTION

2.0 CONTEXTUAL ANALYSIS

3.0 GOALS AND OBJECTIVES

4.0 CONCEPTUAL DESIGN

- 4.1 Stacked Townhouse Dwellings
- 4.2 Townhouse Dwellings

5.0 RESPONSE TO EXISTING DESIGN FRAMEWORK

6.0 SUMMARY CONCLUSIONS

Renderings prepared by Edge Architects

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") has been retained by Sunvest Development Corp. to prepare this Urban Design Guidelines Document in support of an application to amend the City of Waterloo Official Plan and Zoning By -law as it relates to the property municipally known as 720 Erbsville Road.

The subject lands are located within Waterloo's Designated Greenfield Area and within the Erbsville South Block Plan. The subject lands are located on the easterly side of Erbsville Road, north of Columbia Street West and south of Conservation Drive. The subject lands comprise an area of approximately 9.2 hectares, 3.1 hectares of which is developable and is presently developed with one single detached dwelling. The balance of the lands are undeveloped and farmed or forested.

The proposal includes the development of the subject lands with a plan of condominium including 2 and 3-storey townhouse blocks, 4-storey stacked townhouse blocks, private condominium roads, a stormwater management pond and common outdoor amenity area.

PURPOSE OF THESE URBAN DESIGN GUIDELINES

The purpose of these Urban Design Guidelines is to describe the development proposal including design objectives, provide insight as to why certain design decisions are appropriate given the site specific context and describe how the proposal is consistent with and supportive of City of Waterloo planning and design policies and directives, including the Official Plan and Urban Design Manual. This report has been prepared in accordance with direction provided in the City's Pre-Consultation Minutes dated November 3, 2020.

OUR APPROACH

In response to the planned function defined in the Official Plan, the City of Waterloo Urban Design Manual and the design vision for the site, MHBC has prepared this Urban Design Guidelines Document to illustrate how the proposed development has met design directives and represents good urban design.

The document begins with analysis of the site and the influential surrounding context. The design vision and objects are described in Section 3. Section 4 details the conceptual plan and its various design and functional components, as well as the design of each building type. The document concludes with a review of applicable design policies and directives and how the development proposal complies with policy and how impacts are mitigated through design.



Figure 1:
Location

Legend

Subject Property

Proposed Development Area

Date: May, 2021

Scale: 1:7,500

north

File: 0977D

Drawn: GC

Document Path: K:\0977D- Kahlen 720 Erbsville\RPT\Location.mxd

720 Erbsville Road
City of Waterloo
Region of Waterloo

Source:
• Contains information provided by the Regional Municipality of Waterloo under licence

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

2.0 CONTEXTUAL ANALYSIS

The subject lands are located within the Erbsville South Block Plan.

The subject lands are municipally addressed as 720 Erbsville Road and have frontage on both Erbsville Road and Conservation Drive. The lands are located on the easterly side of Erbsville Road with a development area of approximately 32,322 square metres with over 400 metres of frontage on Erbsville Road. The subject lands are presently occupied by a single detached dwelling and farm field.

The subject lands are located on Erbsville Road, which is classified as a Regional Arterial Road. They also have frontage on Conservation Drive to the north and are also proximate to Laurelwood Drive to the south, which are both Major Collector Roads.

The subject lands are located directly adjacent to a possible extension of the Grand River Transit Bus Route along Erbsville Road, between Laurelwood Drive and Conservation Drive. The subject lands are also located 1 kilometre from an existing Grand River Transit bus route with a stop at the intersection of Erbsville Road and Laurelwood Drive south of the subject lands.

With respect to active transit, the subject lands are located along Erbsville Road, which is planned to be reconstructed with sidewalks in conjunction with new development in the Block Plan Area. Furthermore, Erbsville Road is identified as a City-wide Cycling and Multi-Use route, and multi-use pedestrian and cycling infrastructure is planned for Conservation Drive. Once sidewalk facilities are built on Erbsville Road, the subject lands will have direct pedestrian connections to these facilities.

The surrounding area is characterized by low density residential land uses. The surrounding context is described as follows:

NORTH

Adjacent to the subject lands are single detached dwellings with frontage on Erbsville Road and Conservation Drive, as well as open space.

EAST

Land uses to the east are primarily agricultural and rural residential lots, with large areas of treed open space. The former Erbsville Kartway is also located east of the subject lands.

SOUTH

Adjacent to the subject lands is open space, and further south is the Forest gate subdivision comprised of single detached dwellings. A rural residential lot is located on the opposite side of Erbsville Road, facing the Forest Gate subdivision. Further south of the subject lands are more single detached dwellings, semi detached dwellings, Sir John A MacDonald Secondary School and the Laurelwood Commons Commercial Plaza, which includes a Grocery store, convenience commercial uses and various restaurants.

WEST

Immediately west of the property on the west side of Erbsville Road is the new Regal Place development

comprised of single detached dwellings. Schnar Street is also located west of the subject lands and is occupied by single detached dwellings, the YMCA early years centre and open space. The remaining lands to the west of the subject lands fronting Erbsville Road and Conservation drive are occupied by single detached dwellings and open space. Lands fronting Schnarr Street and a large potion of lands located to the south west of the subject lands are included in the Erbsville South Block Plan and are intended to be redeveloped though the City's Official Plan and Block Plan policies.



Image of Single Detached Dwellings Fronting Erbsville Road, North of the subject lands.



Image of Vacant Lands, single detached dwelling and Open Space Areas east of the subject lands fronting Conservation Drive.



Image of the Forest Gate Subdivision Located south of the subject lands.



Image of the Laurelwood Commons Commercial Plaza located south of the subject lands.



Image of the Regal Place Subdivision located on the west side of Erbsville road, opposite the subject lands.



Image of the YMCA Early Years Centre Located on Schnarr Street, west of the subject lands.

AMENITIES

The subject lands are located approximately 150 metres from the YMCA Early Years Centre, and approximately 1 kilometre from Sir John A MacDonald Secondary school and the Laurelwood Commons Commercial Plaza.

SUMMARY

In summary, the subject lands are well located in a transitional area, meaning that north of Laurelwood Drive the built environment is generally suburban and rural with a low overall density. The subject lands and surrounding lands to the south and south west have been identified through the Erbsville South Block Plan as an area that should be developed with a greater variety of low density housing forms in order to introduce more housing mix to the Erbsville South neighbourhood.

Given the site's surrounding context and the uses adjacent to the site, it is appropriate to introduce development of more intense low density residential uses that are more pedestrian and transit focused, but will still be sustainable under the area's current transportation infrastructure conditions. The proposed development will provide pedestrian connections to the proposed pedestrian network on Erbsville Road and will be compatible with surrounding low density residential uses.



SURROUNDING CONTEXT



Figure #: 2
Context map

720 Erbsville Road
City of Waterloo
Region of Waterloo, ON

LEGEND
- Subject Property
- Proposed Development Area
- Trails
- Watercourse (GRCA)
- Parkland/ Open Space

Sources:
- Contains information provided by the Regional Municipality of Waterloo under licence
- Waterloo Region 2020 Aerial Imagery

DATE: May, 2021
FILE: 1995C
SCALE: 1:5,000
DRAWN: GC

Document Path: K:\1977D- Kahlen 720 Erbsville\RPT\Context Map\Context Map2.aprx

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

3.0 GOALS AND OBJECTIVES

The overall vision for the redevelopment of the subject lands is a low-rise sustainable development which will transition the neighbourhood from purely car oriented, to a more active and transit oriented community. The development is geared towards those who want to live in a natural setting, surrounded by historic woodlands and creeks, while also living close to urban amenities and embracing a more sustainable built form.

The following objectives have been identified for the purposes of achieving the vision for the redevelopment:

- Develop the site at a density that provides new housing choice in the area and provides an efficient use of the land.
- Introduce pedestrian networks and connections to support the planned pedestrian network on Erbsville Road.
- Provide ample bicycle parking to promote alternative modes of transportation.
- Maintain and protect the natural area and create views of the natural area from Erbsville Road.
- Incorporate pedestrian and vehicular connections to the neighbouring Trillium Lands, south of the subject lands.
- Provide a development that, through the combination of massing, orientation, pedestrian entrances, architectural elements, detailing, and material selection, will result in a positive addition to the Erbsville South Community.



4.0 CONCEPTUAL DESIGN

The proposal contemplates the redevelopment of the subject lands with new townhouse and stacked townhouse buildings. The proposal includes six 4-storey stacked townhouse blocks, four 3-storey townhouse blocks, and eight 2-storey townhouse blocks. In total, the site will include 120 stacked townhouse units, and 59 townhouse units for a total of 179 new residential units. 194 surface parking spaces are provided interior to the site. Indoor and outdoor bicycle parking spaces will be provided on site, their location will be determined at the site plan stage. The existing single detached dwelling will be demolished to allow for the construction of the stormwater management pond on the north end of the property, adjacent to the retained wooded area.

The following is a summary of key site and building design considerations.

SITE DESIGN

The site has been designed with 2, 3 and 4-storey townhouse and stacked townhouse units which have been oriented towards the interior of the site. The internal street network and building block sizes have been designed to maintain a similar building mass and form to the surrounding low-density residential neighbourhoods. Two vehicular and pedestrian access points are proposed off of Erbsville Road to serve the condominium development. Access to each dwelling unit and vehicular and bicycle parking areas will be from the internal private street network.



DEVELOPMENT PROPOSAL



The above conceptual rendering illustrates the four block stacked townhouse block. The rendering illustrates how horizontal elements, building material and projections have been used to define each unit and to relate the building to the adjacent two-storey buildings and the street.

The site has been designed with sidewalks throughout the site and multiple pedestrian connections to Erbsville Road. The site also has been designed to allow for pedestrian connections to the surrounding natural lands in case a trail system is developed in the future.

Private outdoor amenity areas are provided in the rear yard of each 2-storey townhouse dwelling. A shared outdoor amenity area is also provided in a central location on the subject lands for all site users.

Enhanced landscaping and building design will be used to animate the public streetscape along Erbsville Road.

BUILT FORM AND MASSING

The proposed development has been thoughtfully designed to fit the character of the Erbsville South community and to introduce new forms of low-rise residential dwellings to the area.

The massing of the buildings has been broken up using a variety of massing strategies including projections, recessions, step backs, changes in building materials and colours, and a variety of window sizes. The buildings have been designed with clearly distinguished building entrances to identify each dwelling unit and to help transition between the private and public realm.

BUILDING ARTICULATION

A number of architectural elements have been incorporated into the building frontages, both horizontal and vertical that help create a streetscape of interest.

The buildings have been designed with changes in the depth of the surface of the building face which gives texture to the building surface, and prominent front porches and balconies have also been used to promote a more human scale for the building design by dividing the building mass into smaller parts.



The above conceptual rendering illustrates how the stacked townhouse building base and upper level have been differentiated from the middle floors through the use of different building materials. The above rendering also illustrates how vertical elements have been used to define each individual dwelling unit and to relate the building to the adjacent two and three-storey single detached dwellings.

4.1 STACKED TOWNHOUSE DWELLINGS

Stacked townhouse units will be designed with prominent porches to provide clear entrances to each unit. Vertical articulation through the use of prominent front porches and building entrances will also be used to ensure that facades read as individual units, rather than a single mass.

The proposed buildings will be designed in a contemporary style that will complement existing single detached dwellings in the surrounding area, and will utilize high quality building materials that reflect the surrounding built environment.

Horizontal articulation through the use of different building materials and projections will be utilized to break up the building façade. The use of banding and alternative building material for upper floors and partially bellow-grade building sections will help reduce the visual impact of the 4-storey units, in a neighbourhood predominated by two and three storey dwellings.

4.2 TOWNHOUSE DWELLINGS

Traditional townhouse units will be designed with prominent porches to provide clear entrances to each unit. These front porches will also provide a focal point for each façade and will direct attention away from each unit's garage. Single car garage doors will be used to minimize the visual impact of the garage on the overall building façade.

The proposed buildings will be designed in a contemporary style that will complement existing single detached dwellings in the surrounding area, and will utilize high quality building materials that reflect the surrounding built environment. Building materials and design will be differentiated from stacked townhouse units to create visual interest across the site as a whole.

Vertical articulation through the use of prominent front porches and variation in building materials will also be used to ensure that facades read as individual units, rather than a single mass. This design will reflect the surrounding 3-storey single detached dwellings which are the predominant built form on surrounding lands.

5.0 RESPONSE TO EXISTING DESIGN FRAMEWORK

Redevelopment of the subject lands is subject to the urban design polices of the City of Waterloo Official Plan as well as any applicable design guidelines in the City's Urban Design Manual. The following is an analysis of the proposed development in the context of the existing design framework.

CITY OF WATERLOO OFFICIAL PLAN

Chapter 3 of the City's Official Plan provides the policy framework for the City form including policies related to designated greenfield areas and the City's urban design policies. The Official Plan identifies the following five urban design objectives, all of which are achieved by the proposed development:

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 demonstrated through the renderings and images provided throughout this document, the proposed development incorporates a high standard of urban design at a human scale. The development respects the surrounding site context and has been designed with accessible pedestrian access. The streetscape will be enhanced through the use of prominent front porches and enhanced landscaping. As identified in Section 3.0, the development seeks to introduce new low-rise housing options to the area and to encourage alternative active transportation modes to reduce the neighburhood's current reliance on the automobile.

Section 11.1.3(3) of the Erbsville South Block Plan contains policies related to the guiding principles for development in the block plan area. The general consistency of the proposed development with these policies is summarized as follows:

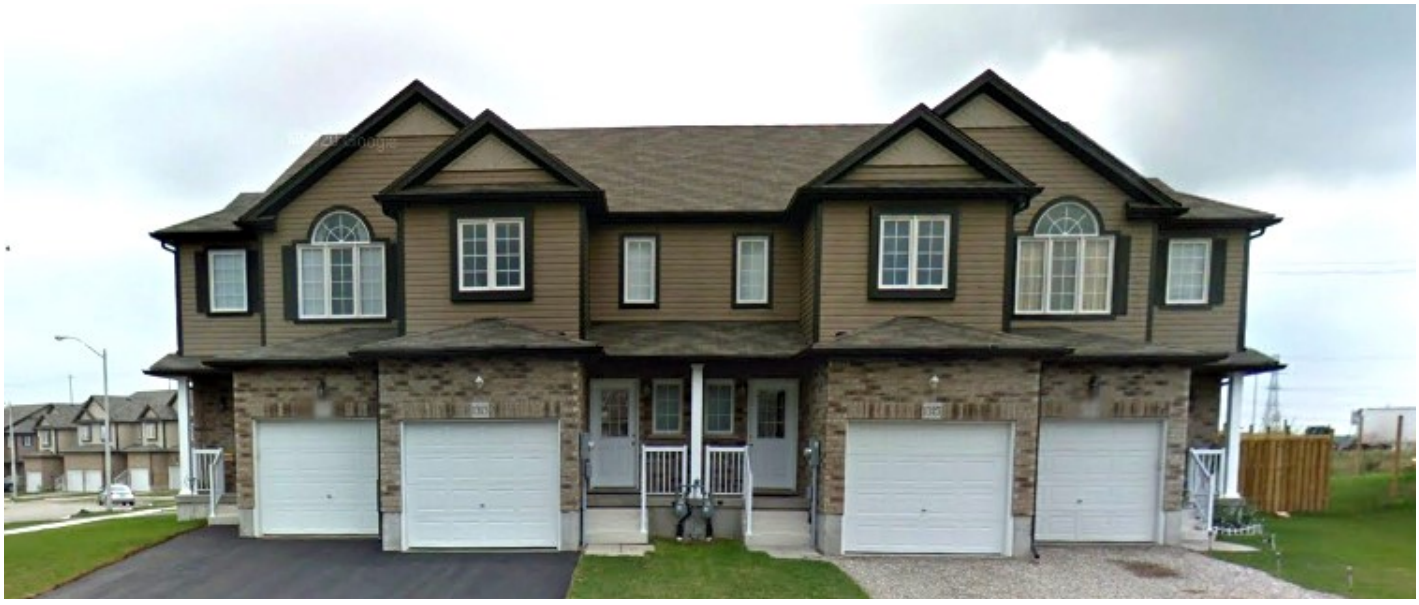
- The site design protects natural features through the use of buffers and proposes development outside of the floodplain. The proposed development will allow for future trail connections and maintains the existing Wideman Creek corridor *(Policy 11.1.3(3)(a))*
- The proposed buildings will be constructed using shorter block lengths and frequent breaks in the internal street network. The development introduces new housing types to the area and is integrated with neighbouring lands on the east side of Erbsville Road. *(Policy 11.1.3(3)(b))*

- The proposed development will have two access points from Erbsville Road to the internal road network which will be composed of complete streets with pedestrian access points to future transit and active transportation service on Erbsville Road. (*Policy 11.1.3(3)(c))*
- The proposed development provides a compatible higher density, low-rise residential built form which utilizes compact unit frontages and small block sizes. *(Policy 11.1.3(3)(d))*
- The proposed development introduces a new built form that is compatible with the surrounding context. The site's existing natural features will be conserved, and the proposed street network will promote views to natural features and the retained open space lands to the north east of the development area. *(Policy 11.1.3(3)(e))*

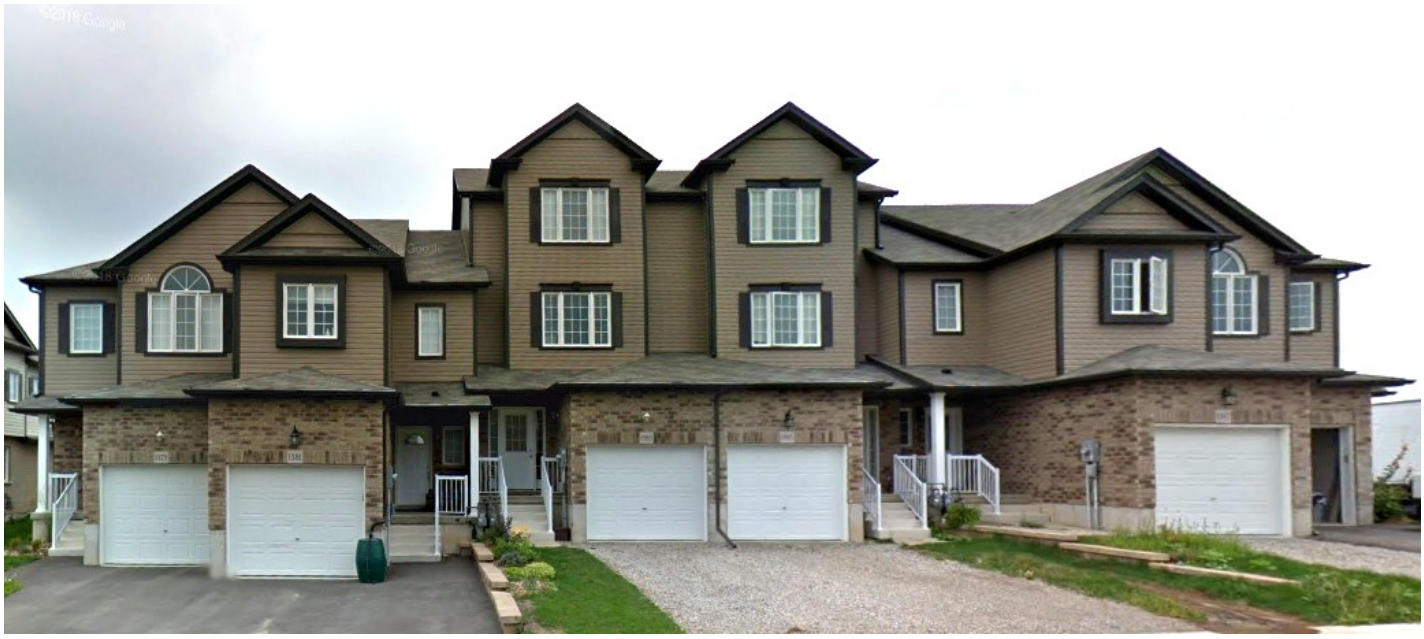
Section 3.11 of the Official Plan contains the City's urban design policies including general urban design policies.

The proposed development has been designed in consideration of the City's general urban design policies (Section 3.11.1) including those policies related to character, views and vistas, streetscapes, existing site features, open space, safety and security, site circulation, universal design, parking, compatible development, human-scale development, building design, landscape design, site amenities, and sustainable design . The following is a brief summary of the consistency of the proposed development with the City's general urban design policies:

- The proposed development maintains the architectural and visual character of the Erbsville South neighbourhood including the continued provision of low-rise residential dwelling units and building proportions consistent with the surrounding built form. *(Policy 3.11.1(2))*
- The site design will maintain views of the natural area to be retained on the north east side of the development limits. *(Policy 3.11.1(3))*
- The building designs results in an attractive streetscape with building design elements and features that animate the street including large porches, large ground floor windows and balconies *(Policy 3.11.1(4))*
- The site's prominent treed area will be retained with development limited to the vacant area of the subject lands. *(Policy 3.11.1(5))*
- The site has been designed to facilitate



Regularly spaced building entrances for units, large windows, prominent front porches and single car garages all assist in reinforcing human scale dimensions and animating the pedestrian realm.



Design elements found within the neighbourhood, including peaked roof lines, regularly spaced windows and prominent building entrances have been incorporated into the proposed design for 2 and 3 storey townhouses.

connections to a possible future trail system through the conserved open space area to the north east of the development envelope. *(Policy 3.11.1(7))*

- The site has been designed with emphasis on pedestrian and bicyclists and through the use of CPTED principles to ensure that the site is safe, comfortable and accessible. The design of buildings with large windows facing public spaces will provide natural surveillance. *(Policy 3.11.1 (10))*
- The site has been designed to be safe and efficient, with convenient, direct and safe pedestrian, barrier-free access to building entrances, and amenity spaces. *(Policy 3.11.1(11))* and *(Policy 3.11.1(13))*
- Surface parking is oriented away from Erbsville Road, and is organized into small parking areas divided by landscape areas and residential buildings. *(Policy 3.11.1(14))*
- The proposed building massing and the site's design, which utilizes small block sizes and an internal street network, complements the surrounding neighbourhood character and context *(Policy 3.11.1(18))*
- The proposed building design reinforces human scale dimensions and proportions through a well defined ground floor with prominent porches. *(Policy 3.11.1(19))*
- The proposed development includes a well composed building design with an articulated façade and enhanced building design and landscaping of units which front onto Erbsville Road. *(Policy 3.11.1(20))*
- The proposed development is designed with a mix of hard and soft landscaping which creates a comfortable pedestrian environment. Enhanced landscaping will also be used along Erbsville Road to enhance the streetscape's character and sense of place. (*(Policy 3.11.1(22))*
- The subject site is designed with a range of on-site amenities including bicycle parking, benches and a large common amenity area for social gatherings, relaxation and enjoyment. (*(Policy 3.11.1(23))*
- The proposed development promotes sustainable design practices including bicycle parking; building

elements that promote energy reduction and elements that promote improved water and air quality conditions, integration of active transportation choices and elements that reduce urban heat island effect. *(Policy 3.11.1 (24))*

Overall the proposed development is consistent with the relevant urban design policies of the City's Official Plan, including the Erbsville Block Plan, and will result in a positive development within the Erbsville South neighbourhood.

CITY OF WATERLOO URBAN DESIGN MANUAL

The City's Urban Design Manual is a consolidated set of standards, guidelines and reference material that implements the design objectives contained in the City's Official Plan. We have reviewed the development proposal as it relates to the general city design guidelines and confirm our opinion that the development is appropriate and generally consistent with design direction related to pedestrian-friendly design; human-scale development; building design; transit-oriented design; character and sustainability. For the purpose of this document our focus is on the Area Specific design guidelines that apply to master planned development.

The following is a summary of how the proposed development has implemented the general master planned development guidelines:

- The proposed development is sympathetic to the surrounding neighbourhood context and will maintain views of the areas open space network.
- The proposed buildings are oriented towards the internal street network, with a dual frontage design along Erbsville Road. Frontages along Erbsville Road will be constructed using high quality materials, enhanced building design and extensive landscaping to create a pleasant public realm.
- The proposed development includes two access locations from Erbsville Road and a pedestrian oriented internal road network.
- Buildings have been designed to mirror the massing of surrounding residential buildings and extensive landscaping throughout the site will enhance the pedestrian network and outdoor amenity space.
- The proposed building design will limit exterior walls and improve energy efficiency, while the site's overall design will encourage active transportation and include large landscaped areas to reduce the urban heat island effect to improve the site's overall sustainability.
- The site's development will not require phasing and can be supported by the areas existing infrastructure.

Overall the proposed development is consistent with the design direction for master planned development. A more detailed review of the building design will occur through the future site plan process.

6.0 SUMMARY CONCLUSIONS

The proposed development presented in these Urban Design Guidelines will contribute positively to the Erbsville South neighbourhood and offers a sustainable housing option in a low-rise residential area.

Overall, the proposed development represents a significant investment in north Waterloo and will create new residential units in an appropriately scaled development, all of which contribute positively to the Erbsville South Block Plan Area. In summary, the proposed redevelopment will:

- Support the objective of development in the City's Designated Greenfield Area and implement the Erbsville Block Plan.
- Introduce a broader mix of dwelling types to the immediate surrounding area and support greater housing choice.
- Provide for density that is designed in a way that is compatible and integrated with the surrounding context.
- Result in a pedestrian friendly development that supports active transportation and will help transition the area away from reliance on the automobile.
- Improve the Erbsville South streetscape by incorporating high quality architectural detailing, contemporary design and landscaping along Erbsville Road.
- Provide for a sustainable development that incorporates green building technologies allowing individuals to reduce their carbon footprint.

In our opinion the proposed redevelopment is appropriate for this location and will contribute positively to the character and built form of the broader neighbourhood.

