

URBAN DESIGN BRIEF

1 Columbia Street West, Waterloo

Official Plan Amendment and Zoning By-law Amendment, January 2024

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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC Planning") was retained by Centurion Property Assessment Limited (the "Owners") to prepare an Urban Design Brief in support of Official Plan Amendment and Zoning By-law Amendment applications for the property municipally known as 1 Columbia Street West and 351 & 355 King Street North in the City of Waterloo (the "Site").

The Site is located on the southwest corner of Columbia Street West and King Street North and is 0.39 hectares, with approximately 92m of frontage on Columbia Street West, 61m of frontage on King Street North, and 35m of frontage on Spruce Street (see Figure 1). The Site currently contains a 22-storey apartment building and two single-detached dwellings.

The Owners propose the intensification of the lands with a 7-storey mixed use apartment, the internal reconfiguration of the existing 22-storey apartment, and a one-storey commercial addition to the existing 22-storey apartment (the "Proposed Development").

This Urban Design Brief has been prepared according to the City of Waterloo's Terms of Reference and includes the following topics:

- A description of the existing site conditions and surrounding context, including built form, transportation network, and landscape features;
- A detailed review of the Proposed Development, including the vision, building design, circulation, public realm design, and sustainability;
- An outline of the applicable policy context and analysis of the Proposed Development as it relates to the applicable urban design policies; and,
- A summary of the conclusions regarding the proposed redevelopment of the Site.

This Urban Design Brief has considered, and must be read in conjunction with, the following plans and studies supporting the applications for Official Plan Amendment and Zoning By-law Amendment:

- Planning Justification Report, prepared by MHBC Planning (dated January 2024)
- Architectural Drawing Package, prepared by bnkc Architecture + Urban Design (dated December 20, 2023)
- Landscape Drawing Package, prepared by GSP Group (dated December 14, 2023)
- Civil Drawing Package, prepared by MTE Consultants (dated December 12, 2023)
- Shadow Impact Analysis, prepared by Studio Limina (dated December 12, 2023)
- Pedestrian Wind Assessment, prepared by SLR Consulting (dated October 11, 2022)
- ZBA Energy Study Report, prepared by Ecovert (dated November 29, 2023)
- Environmental Noise Assessment, prepared by SLR Consulting (dated November 18, 2022)

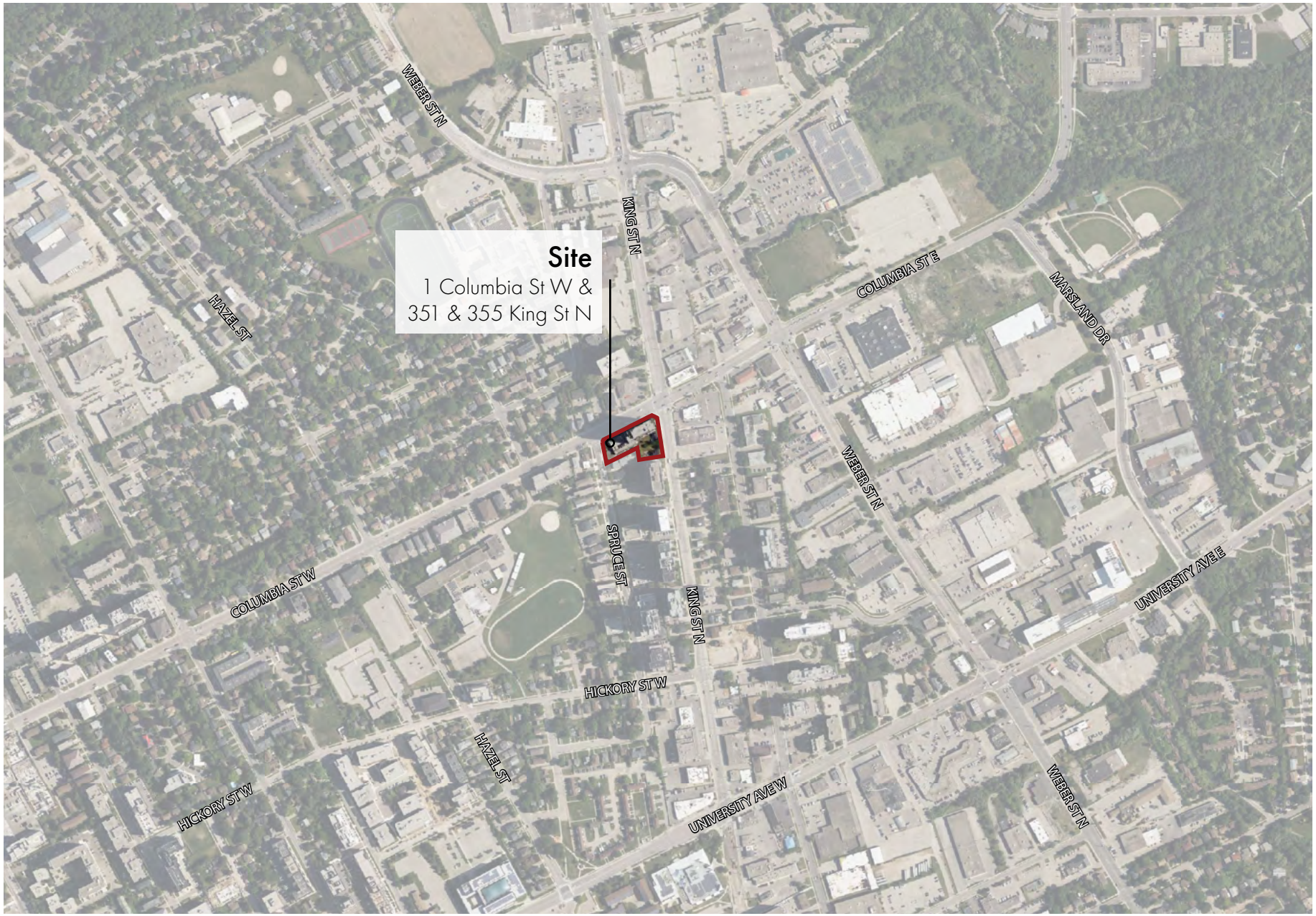


Figure 1 - The Site, located at the southwest corner of Columbia Street West and King Street North



2.0 SITE & SURROUNDING CONTEXT

2.1 EXISTING SITE CONDITIONS

The Site is comprised of three lots, municipally addressed as 1 Columbia Street West and 351 & 355 King Street North. The three parcels comprise a total area of 0.39 hectares, with 92m of frontage on Columbia Street West, 61m of frontage on King Street North, and 35m of frontage on Spruce Street.

The Site currently contains three buildings: a 22-storey student apartment along Columbia Street West and two single detached dwellings along King Street West (see Figures 2-4). The Proposed Development would replace the two single detached dwellings. The structured parking for the existing apartment building is accessed from Spruce Street, while the two single detached dwellings have driveway entrances from King Street West. Pedestrian access to the buildings is provided from Columbia Street West and King Street North.

The Site contains minimal vegetation, with front yard and boulevard landscaping along the three street frontages and sodded rear yards and trees behind the single detached dwellings. The Site slopes down from the high point at King Street North and Columbia Street West, falling approximately 6m along King Street North, 5m along Columbia Street West, and 3m along Spruce Street.



Figure 2 - The existing single-detached dwellings along King Street North

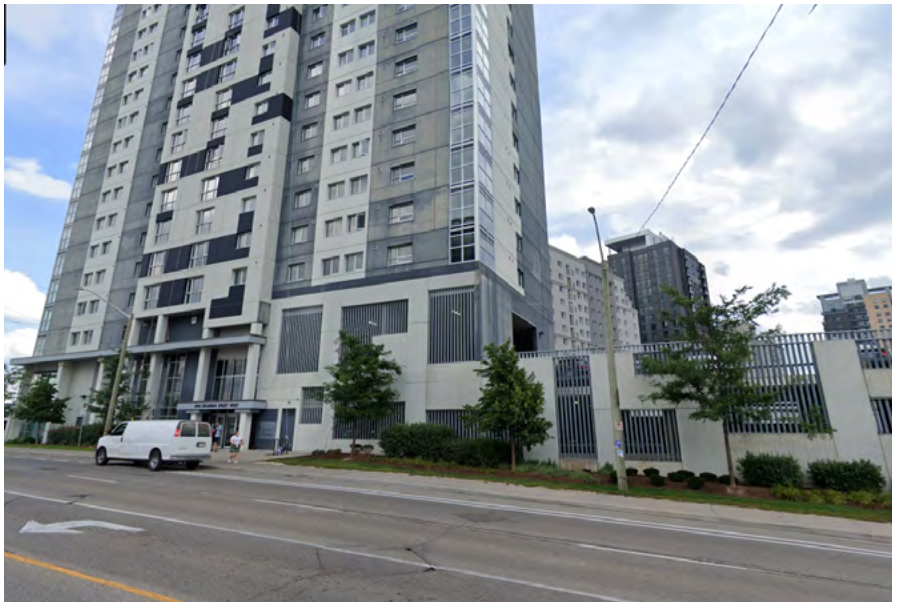


Figure 3 - The existing apartment building along Columbia Street West

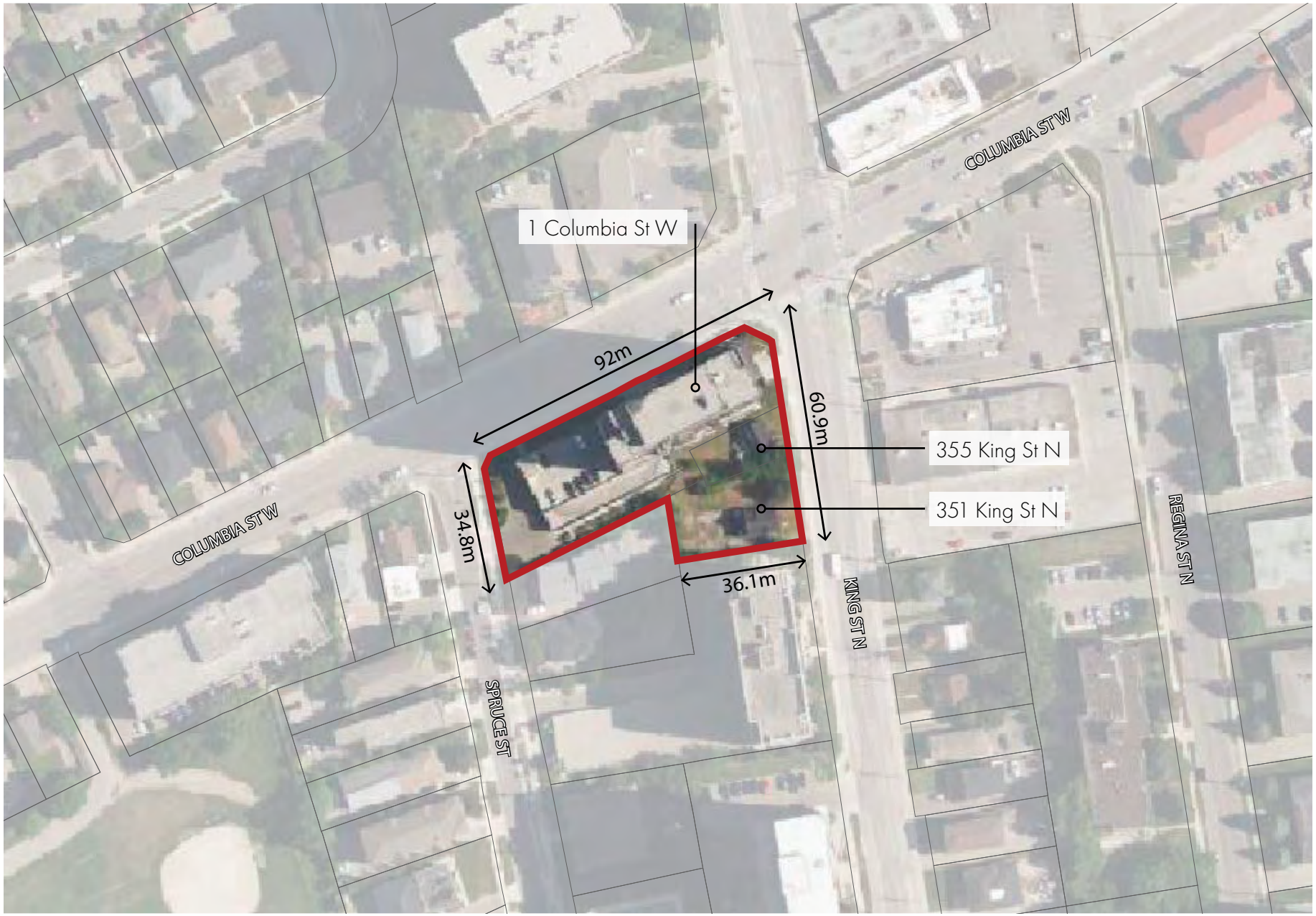


Figure 4 - The Site and immediate surroundings

2.2 SURROUNDING CONTEXT

Built Form

The Site is located at the northeastern edge of the Northdale neighbourhood (see Figures 5-11). The area has rapidly intensified in recent years, shifting from a predominantly low-rise residential form to a mid-rise and high-rise mixed-use form. The Site is located along a major mixed use corridor in proximity to Conestoga College, Wilfrid Laurier University, and the University of Waterloo.

To the north, the mixed use corridor along King Street North transitions to primarily low rise commercial and employment uses. The area has an auto-oriented form with large format retail setback from the street and abundant surface parking. The west side of the corridor further transitions to a low-rise residential neighbourhood, with a mix of single-detached dwellings and low-rise apartments.

Immediately to the east of the Site is a corridor of low, mid, and high-rise residential along King Street North and Regina Street North. The low-rise commercial area continues along Columbia Road East with larger employment uses located east of Weber Street North. The Forwell Creek and surrounding valley lands form a natural barrier between the employment uses and the low-rise residential areas beyond.

To the south of the Site is the Northdale neighbourhood. The King Street corridor continues with a number of slab-form high-rise residential buildings, up to 23 storeys. These buildings are set back from the street with generous landscaped boulevards. The built form transitions down to a mid-rise character in the surrounding blocks, with mid-rise apartments to the east and west, and small-scale commercial uses to the south. Mid-century single-detached dwellings occupy the centre of Northdale. Wilfrid Laurier University and Conestoga College lie approximately 650m to the south and southeast, respectively.

To the west, the high-rise development transitions to mid and low-rise residential and institutional, with Waterloo Collegiate Institute occupying a large block directly to the west of the Site. Mid-rise residential uses along Columbia Street West and within Northdale are 3 to 6 storeys with a street-oriented form.



Figure 5 - Low-rise commercial uses along King Street North



Figure 6 - Mix of residential typoligies along Regina Street North



Figure 7 - High-rise, mixed-use corridor along King Street North



Figure 9 - Mix of single-detahced, mid-rise, and vacant development lands within Northdale



Figure 8 - Wilfrid Laurier University, approximately 650m south of the Site



Figure 10 - Mid-rise residential forms along Columbia Street West

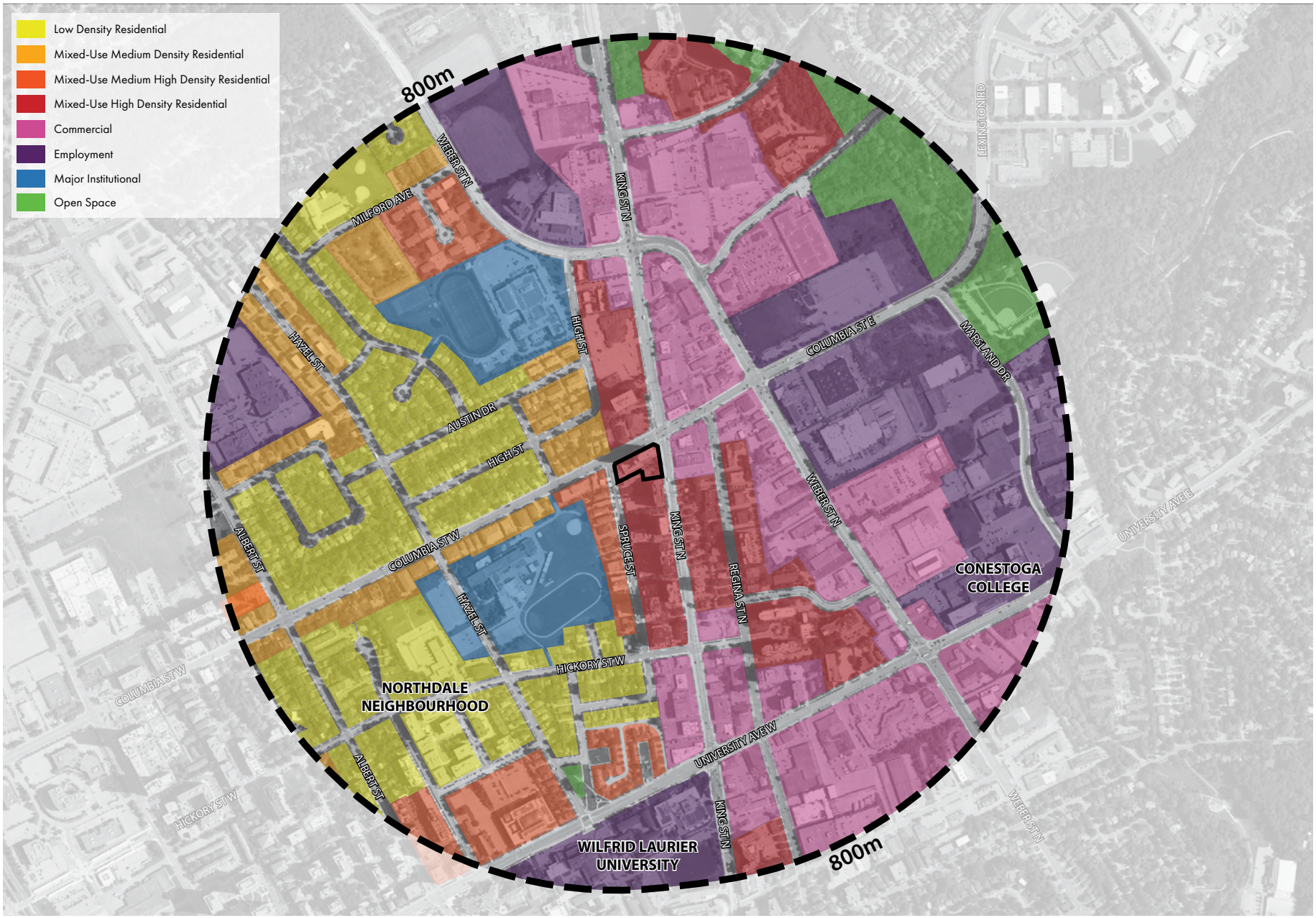


Figure 11 - Surrounding land uses and built forms

Circulation

The surrounding area has a regular grid of arterial and local streets, broken up by large instutional blocks and the larger lot sizes of the employment areas to the east (see Figure 12). King Street North and Columbia Street West are arterial roads, connecting the Site with Uptown Waterloo, Conestoga Mall, Highway 85, and western Waterloo. King Street has two vehicle lanes, while Columbia Street West has four vehicle lanes, with both streets having cycling infrastructure, curb-face sidewalks, and landscaped boulevards. Spruce Street is representative of a typical local street, with a two lane cross section, sidewalks, and grass boulevards with street trees.

The Site is located within the University of Waterloo ION Station Area and is well serviced by express and local transit routes, including the 201 iXpress (see Figure 13). The surrounding transit routes provide direct access to Uptown Waterloo, the nearby Universities, and Conestoga Mall, with further connections across the Region.

The Site is located at the intersection of two cycling routes, on King Street North and Columbia Street West (see Figure 14). These routes connect to the Universities, Waterloo Park, the Laurel Trail, and Uptown Waterloo. The surrounding streets all contain dual sidewalks, while the institutional blocks contain connecting pathways through the individual sites, creating a fine-grained pedestrian network.

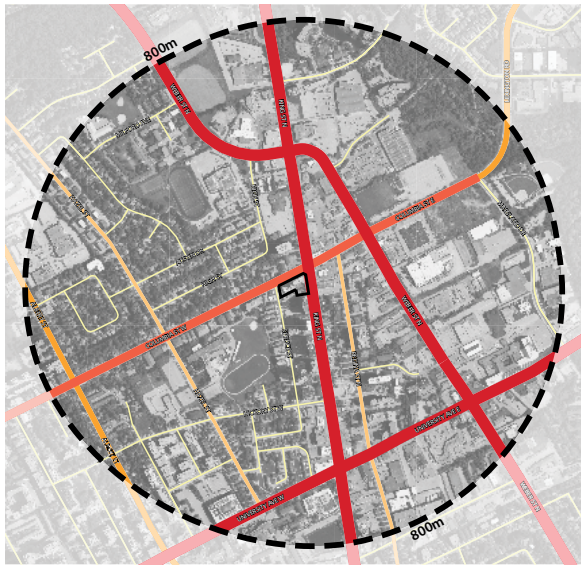


Figure 12 - Surrounding vehicle circulation

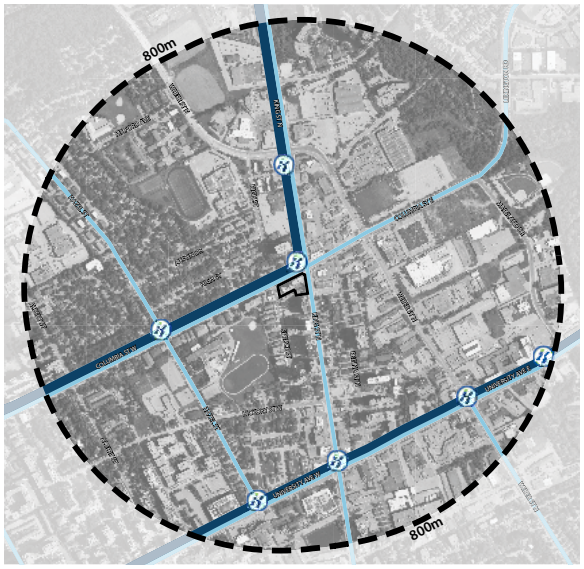


Figure 13 - Surrounding public transit

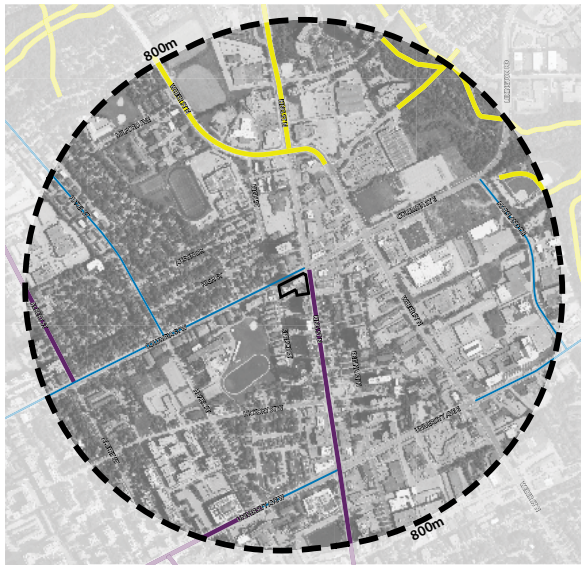


Figure 14 - Surrounding active transit routes

Natural Heritage & Open Space

The surrounding neighbourhood contains a mix of parks, natural areas, and school yards providing access to a wide variety of recreational opportunities (see Figure 15). Nearby facilities include sports fields, community gardens, and nature trails. In addition, Waterloo Park is located approximately 1.4km to the southwest. The Forwell Creek corridor represents a Supporting Natural Feature but does not have an impact on the Proposed Development due to the distance and intervening land uses.

Summary

The Site is located along a high-density mixed use corridor, in proximity to a wide variety of commercial uses, post-secondary institutions, and open spaces. The Site is well connected to the local transportation networks through its frontage on arterial roads, nearby iExpress and local bus stops, and adjacent cycling infrastructure. The Site is well positioned to accommodate increased housing density and commercial uses to support the Northdale neighbourhood.

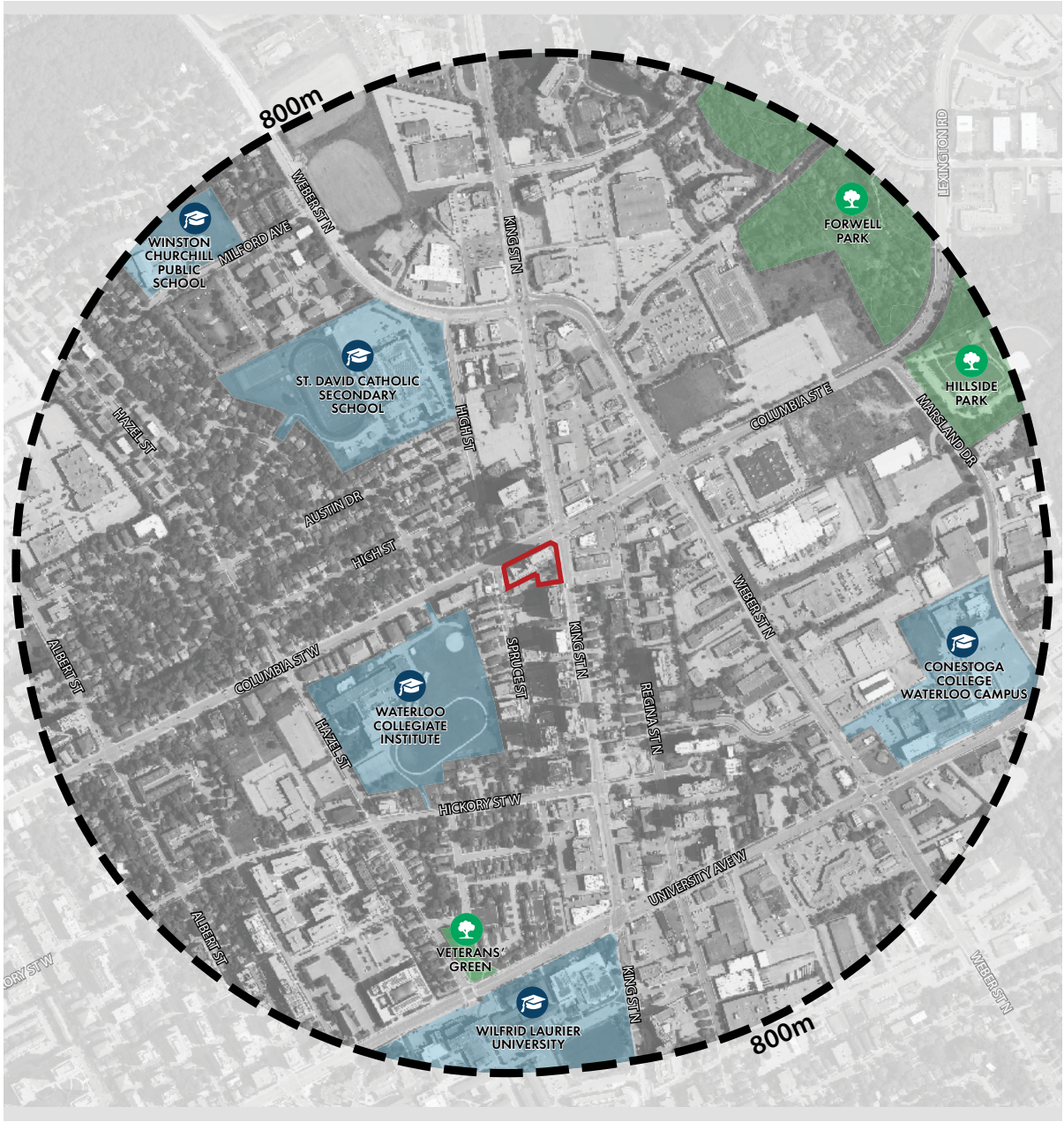


Figure 15 - Surrounding parks, open space, and school yards



3.0 PROPOSED DEVELOPMENT

3.1 SITE PLAN

The Proposed Development consists of a new 7-storey mixed-use apartment building, along with a one-storey addition to the existing 22-storey apartment building at 1 Columbia Street West (see Figures 16-17). The proposed apartment and the one-storey addition to the existing apartment are both setback 1.0m from the property line, completing the urban street wall along this mixed-use corridor. The proposed apartment is also setback 3.0m from the southern property line (rear yard) and 3.0m from the western property line (side yard).

The ground floor of the proposed apartment contains a mix of commercial, amenity, and residential lobby spaces, creating an active street frontage along King Street North. The one-storey extension to the existing apartment building also includes commercial uses.

A central outdoor amenity area is planned between the two buildings, creating a central focal point for the development. The area will create a spill out space for the new café in the one-storey extension and amenity space in the ground floor of the 7-storey apartment, and provide a pathway connection between King Street North and Spruce Street.



Figure 16 - The Proposed 7-storey mixed-use apartment (left) and one storey cafe addition (right) (bknc Architecture + Urban Design, Dec 20, 2023)

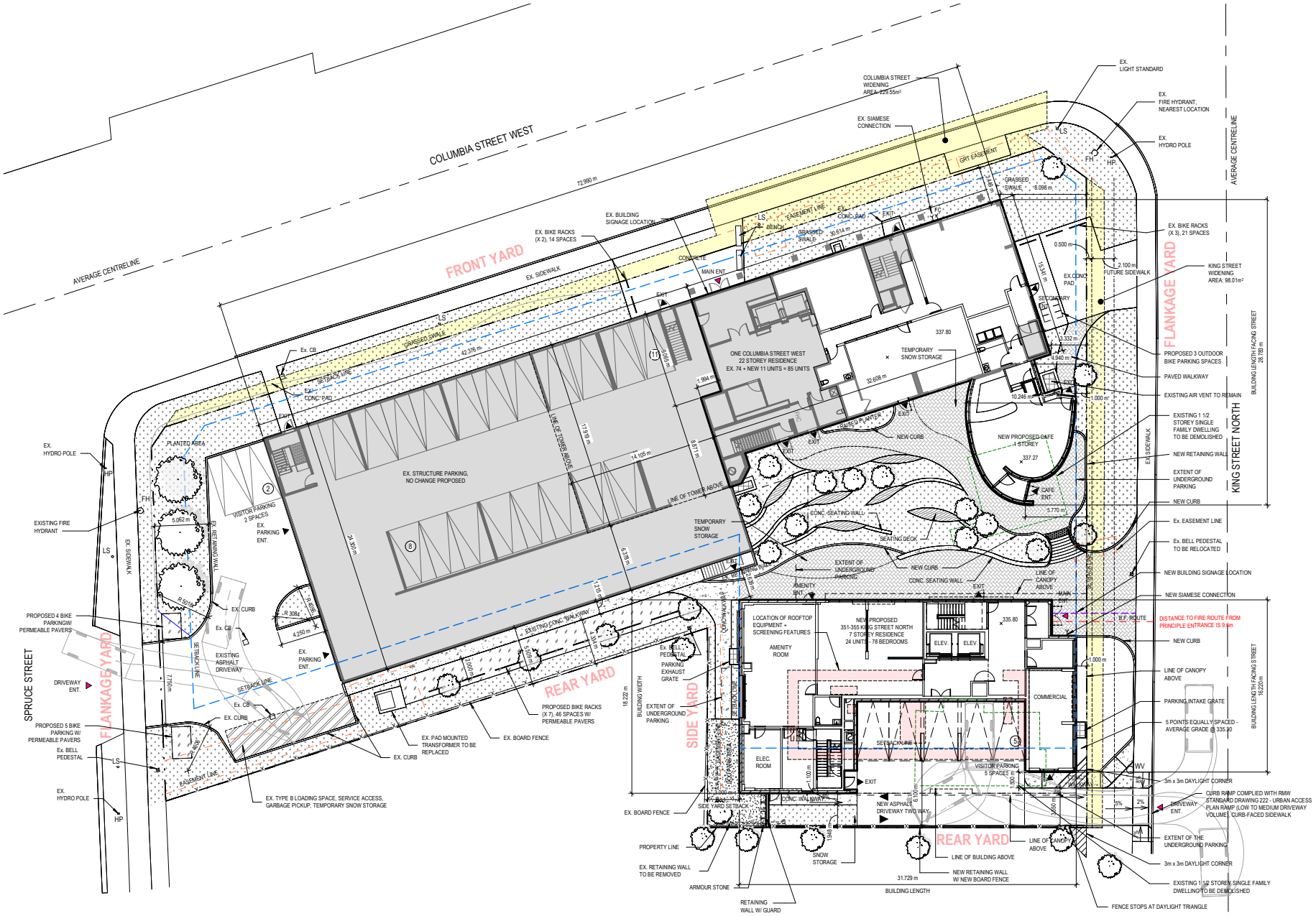


Figure 17 - Proposed Site Plan (bknc Architecture + Urban Design, Dec 20, 2023)

3.2 BUILDING DESIGN

Built Form & Materiality

The proposed 7-storey apartment utilizes a similar form to the existing mid-rise apartment buildings in the surrounding neighbourhood (see Figure 18). The building floor plate is small, at 575 square meters, minimizing the potential for impacts on the existing residential units to the north, south, and west.

The ground floor of the 7-storey apartment and one-storey extension both contain high levels of transparency along the street-facing facades, with 4.5m and 4.2m ceiling heights, respectively, to allow for commercial uses (see Figure 19). The upper portion of the 7-storey apartment features a contemporary design of beige brick with yellow and black metal detailing. A horizontal datum line, in the form of a protruding canopy, forms a visual break between the ground floor and upper storeys. The curvilinear form of the one-storey extension provides a contrast to the rectangular design of the existing 22-storey apartment.



Figure 18 - Proposed mid-rise form with contemporary facade design (Studio Limina, Dec 20, 2023)

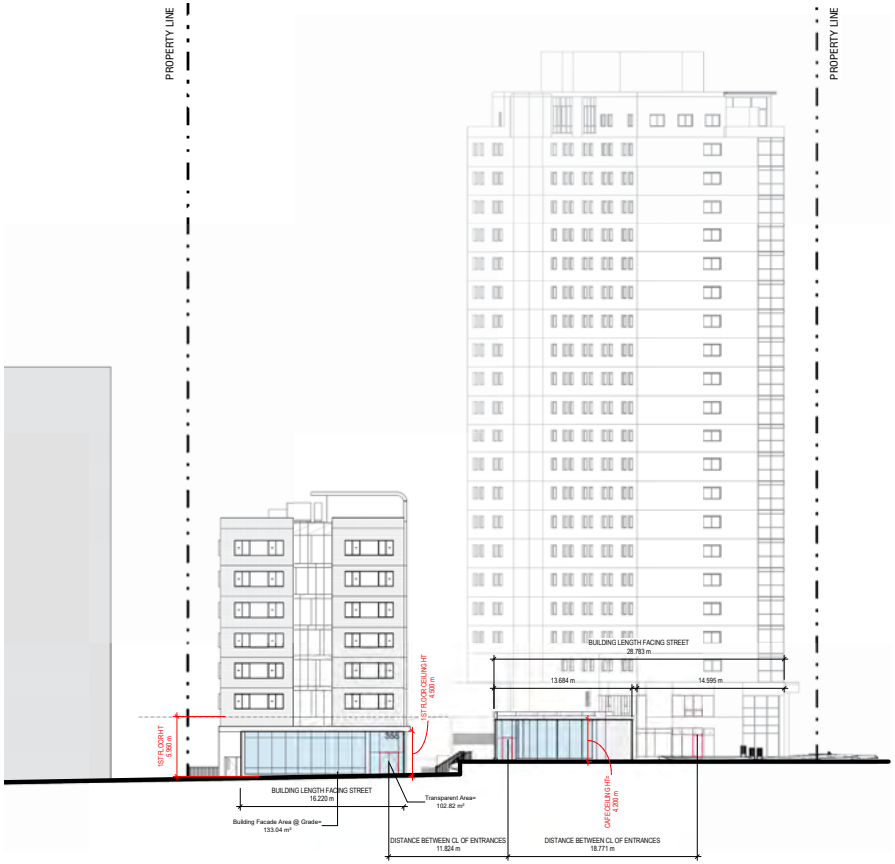


Figure 19 - Ground floor with high levels of transparency (bknc Architecture + Urban Design, Dec 20, 2023)

Microclimate

The Shadow Impact Analysis prepared by Studio Limina (dated December 12, 2023), demonstrates that the Proposed Development will cast minimal net new shadows on the surrounding public realm (see Figure 20). No net new shadows are cast on public plazas, parks, and open spaces, while the opposite sidewalk on King Street North receives full sun on September 21 until the 4pm test time. Further, no school yards, residential yards, or community gardens are impacted by net new shadows.

The Wind Study prepared by SLR Consulting (dated October 11, 2022) determined that wind safety criteria are expected to be met in all areas surrounding the Proposed Development (see Figure 21). In addition, wind conditions on the Site, including the entrances and outdoor amenity spaces, are predicted to be comfortable for the intended use year-round. Finally, wind conditions on nearby sidewalks and transit stops are anticipated to remain the same as existing conditions.

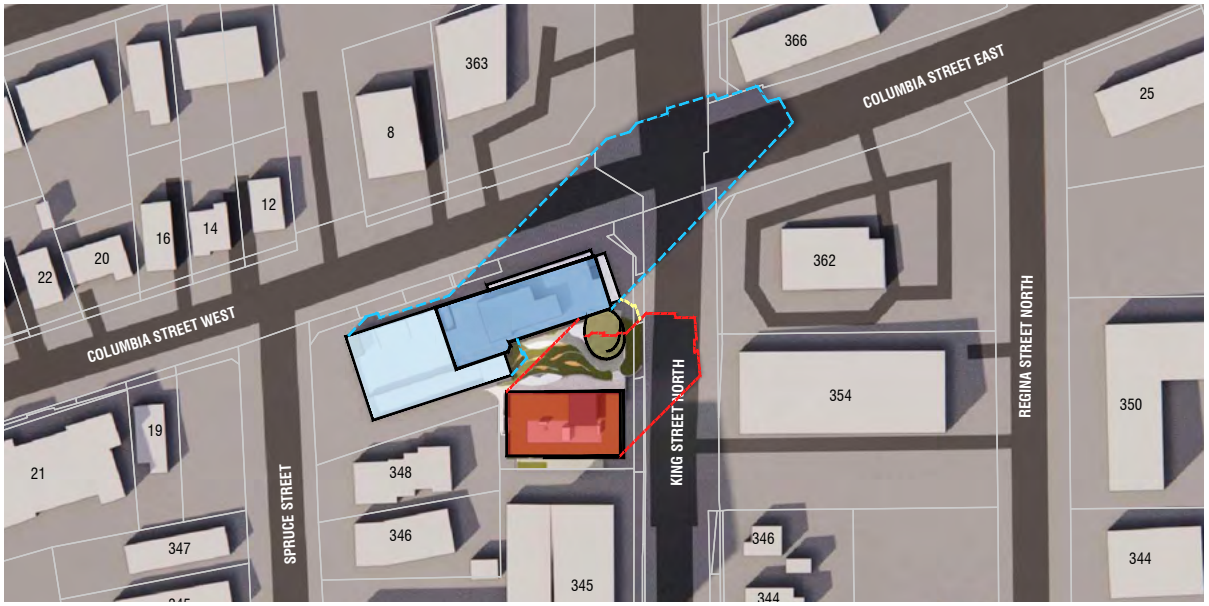


Figure 20 - Proposed shadow impact at 2pm on September 21 (Studio Limina, December 12, 2023)

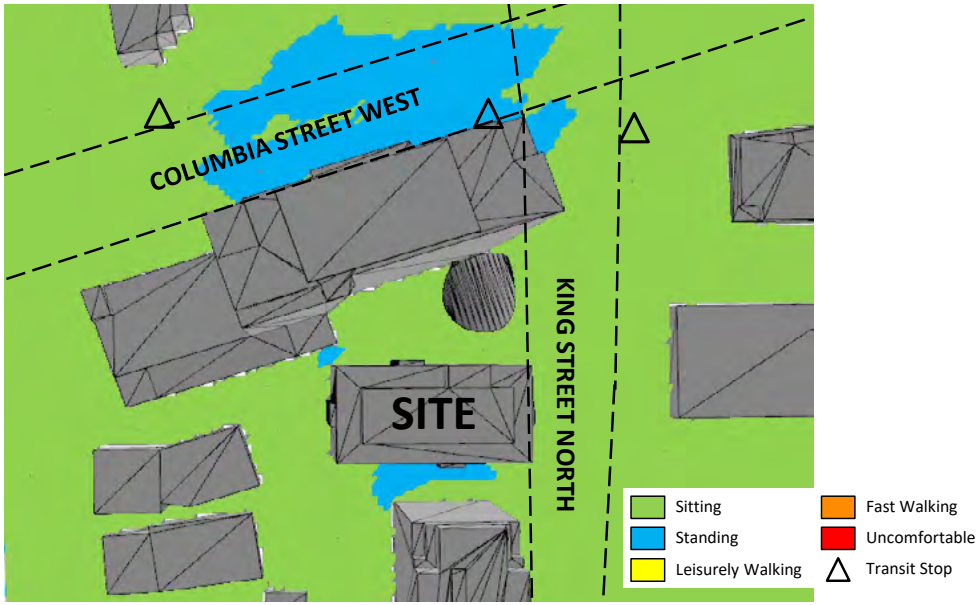


Figure 21 - Proposed wind comfort levels during summer (SLR, October 11, 2022)

3.3 ACCESS, CIRCULATION, PARKING & SERVICES

Active Transportation

Direct, barrier-free access to the commercial spaces and residential lobby is provided from King Street North (see Figure 22). A staircase along the King Street North frontage connects the proposed café with the central common amenity space. The amenity space connects to the existing concrete walkway at the southern edge of the 1 Columbia apartment, allowing for connections through the Site to Spruce Street.

The Proposed Development includes additional indoor and outdoor bicycle parking spaces. Indoor bicycle parking is located on the P1 level with outdoor spaces along the King Street North and Spruce Street frontages and along the central walkway. These spaces are provided in addition to the existing outdoor bicycle parking spaces on King Street North and Columbia Street West. The mix of locations allows for convenient parking for residents and visitors to the various building entrances.

Vehicle & Loading Access

Vehicle parking is provided for residents through an expansion of the existing parking structure. New parking spaces are provided under the proposed apartment and amenity area, with access via existing parking entrance off of Spruce Street (see Figure 23). A new driveway from King Street North provides access to visitor parking spaces within the ground floor of the proposed building.

Similarly, access and storage for waste is combined with the existing apartment building. Storage is located within the parking structure, while the existing staging area on Spruce Street is used for waste pick up. No additional loading spaces are required for the Proposed Development.

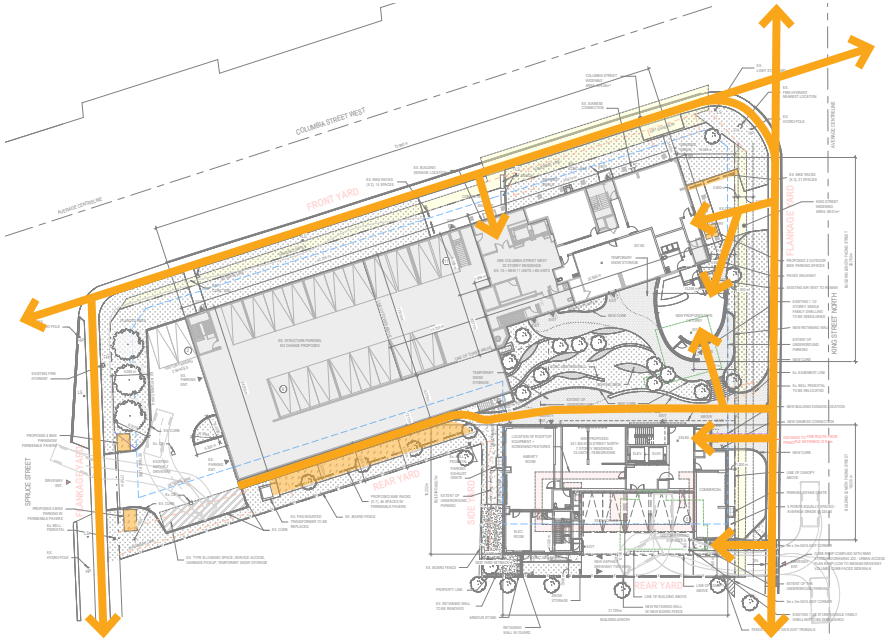


Figure 22 - Proposed pedestrian and bicycle circulation

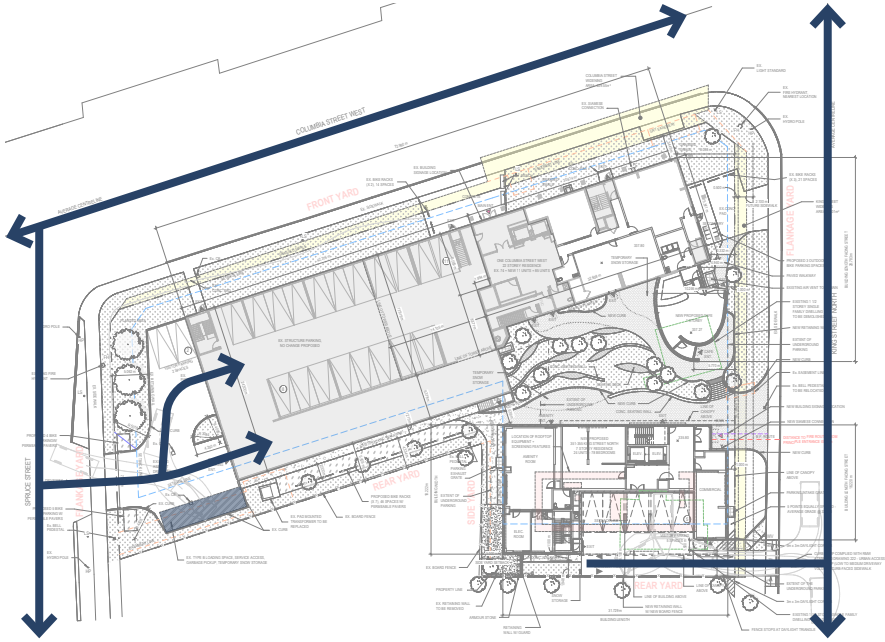


Figure 23 - Proposed vehicle circulation

3.4 PUBLIC REALM & LANDSCAPE DESIGN

The Landscape Plan prepared by GSP Group (dated December 12, 2023) features a mix of planted areas and hardscape to create a welcoming, pedestrian-friendly environment (see Figures 24-26). Planting beds between the sidewalk and building edge soften the building facades while accommodating the changing grades along the street. Wide paved walkways signal the entrances to the new 7-storey apartment, one-storey café addition, and central amenity space.

The central amenity space utilizes the on-site grades through a series of terraced seating decks and concrete seat walls. Canopy trees, planting beds, and grass areas between the seating will create a soft, inviting landscape. The amenity space will offer a unique gathering space for café patrons and residents of the two buildings. The 7-storey apartment will also feature a green roof surrounding the mechanical equipment.

The public realm and amenity spaces have been designed with CPTED principles to ensure a safe environment. Walkways have been designed to ensure continuous circulation through the Site to avoid entrapment areas. Building facades facing the street and central amenity space contain active uses with transparent glazing to ensure natural surveillance. Paving material changes and planting beds signal a transition between public and private space to ensure territorial reinforcement and access control.



Figure 24 - Transparent ground floor and planting bed along King Street North (Studio Limina, Dec 20, 2023)



Figure 25 - Terraced central amenity area (Studio Limina, Dec 20, 2023)

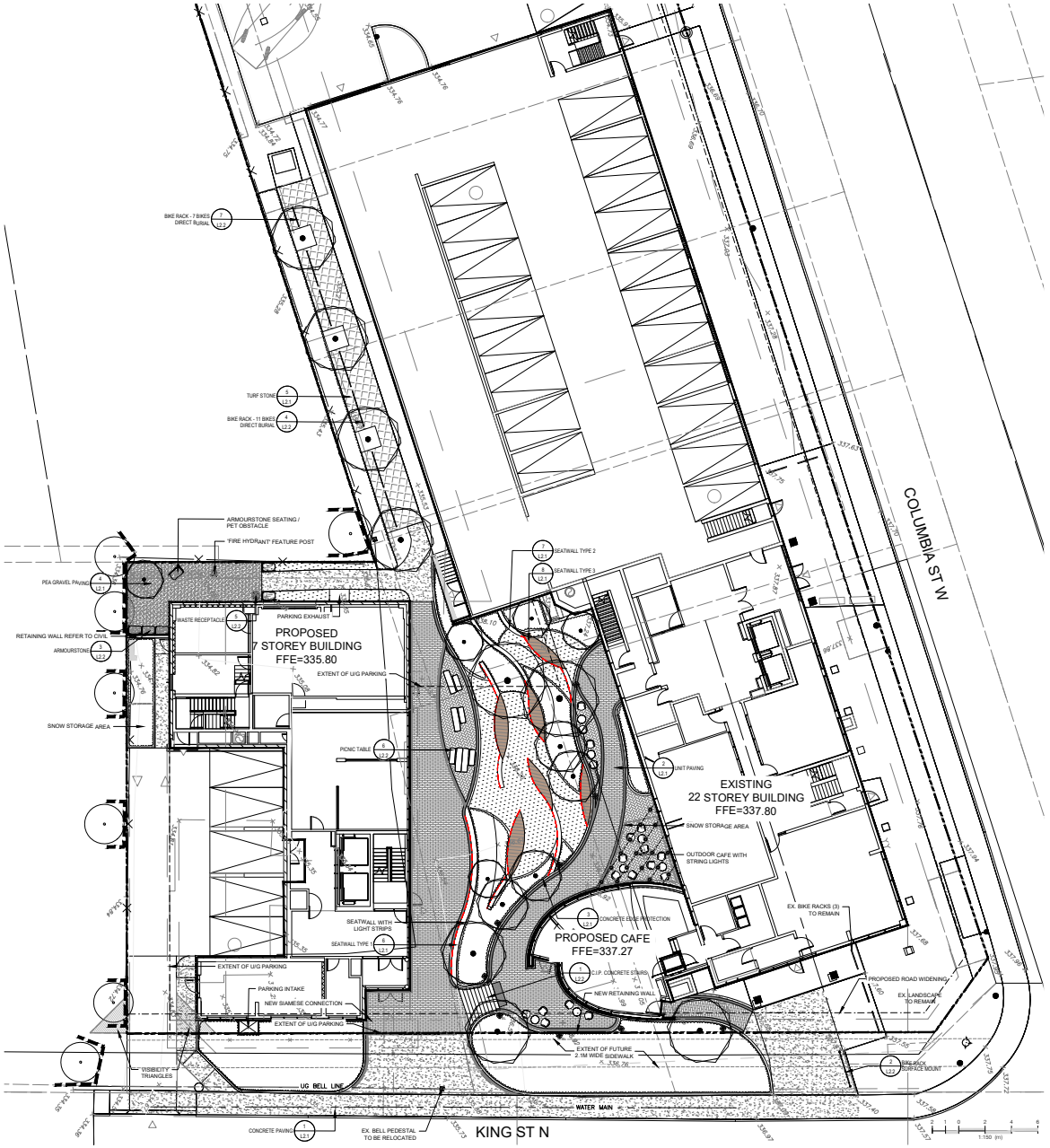


Figure 26 - Proposed Materials Plan (GSP Group, Dec 12, 2023)

3.5 SUSTAINABILITY

A ZBA Energy Study Report was prepared by Eco-vert (dated November 29, 2023) which concluded that the Proposed Development would meet Building Code targets for sustainability through enhanced building envelope systems. The report recommends the design team conduct additional energy modelling to further optimize building design. The implementation of any sustainable design initiatives, including building materials, photovoltaic panels, domestic hot water heat pumps, high-efficiency appliances, triple glazed windows, and stormwater infiltration mitigation will be investigated through the detailed design phase. In addition the building design initiatives, the Proposed Development includes a bicycle parking, EV-ready parking, native plant species, and a green roof to further promote sustainability.





4.0 URBAN DESIGN ANALYSIS

4.1 CITY OF WATERLOO OFFICIAL PLAN

Section 3.11 of the City of Waterloo Official Plan (the "Waterloo OP") provides design objectives to encourage a high standard of urban design for development within Waterloo and to create an attractive and livable city with a strong sense of place. Specifically, Sections 3.11.1 (General Urban Design Policies) and 3.11.2 (Urban Design within Nodes and Corridors) of the Waterloo OP apply to the Proposed Development. The following subsections provide a summary of how the Proposed Development addresses the applicable policies of Section 3.11 of the Waterloo OP.

Intensification, Character & Gateways

3.11.1 (1, 2, 8) & 3.11.2 (2, 4)

The Proposed Development represents a mid-rise intensification that fits within the existing character of Northdale and the King Street North gateway corridor. The development replaces two single-detached dwellings with a 7-storey mixed use building and café addition, creating an urban built form and vibrant streetscape condition. The building materials and landscape design are coordinated with the existing apartment building and streetscape to ensure a visually interesting and cohesive design.

Streetscapes & Site Circulation

3.11.1 (4, 10-15) & 3.11.2 (1)

The Proposed Development locates active uses along the King Street North façade, creating an animated streetscape that prioritizes pedestrians, cyclists, and transit users. Building entrances provide direct, barrier-free access to the street. The streetscape includes sidewalks, planting beds, and bicycle parking to enhance the existing complete street design. Pedestrian areas are designed with CPTED principles, including natural surveillance from adjacent commercial and amenity areas, clear delineation of public and private spaces through material changes, and continuous routes that avoid entrapment areas. Vehicle parking is located underground, with a limited number of visitor spaces located behind the building façade on King Street North. Loading and servicing for the new apartment and café addition are provided through the existing loading space off Spruce Street.

Existing Site Features

3.11.1 (5)

The Proposed Development takes advantage of the existing site grading to create a terraced central amenity space and sloped planting areas.

Open Space

3.11.1 (7)

The Proposed Development includes a central amenity space to serve residents and café users, with access from King Street North and Spruce Street.

Lighting & Signage

3.11.1 (16, 17, 28)

A detailed lighting plan and signage design will be completed as part of the Site Plan Approval phase.

Building Design & Compatible Development

3.11.1 (18-20) & 3.11.2 (5, 6)

The Proposed Development represents a well-articulated, modern design that complements the contemporary designs of the surrounding buildings and greater Northdale neighbourhood. The material palette is integrated with the existing apartment building on the Site and includes brick, wood, metal panel, and clear glazing. The entrances to the residential, commercial, and café uses are distinguished through a high percentage of transparent glazing and projecting canopies. The 7-storey massing follows a 1:1 relationship with the street width to create a human-scaled built form.

The Proposed Development minimizes shadow and wind impacts on the surrounding community and public spaces. The Shadow Impact Analysis prepared by Studio Limina (dated December 12, 2023) determined that the Proposed Development will not cast net new shadows in excess of the City's requirements on the surrounding public realm and residential properties. The Wind Study prepared by SLR Consulting (dated October 11, 2023) predicted comfortable wind conditions on the Site and that wind safety criterion would be met in all areas surrounding the development.

Landscape Design & Site Amenities

3.11.1 (22, 23, 25) & 3.11.2 (3, 8)

The Landscape Plan prepared by GSP Group (dated December 14, 2023) creates an aesthetically

pleasing streetscape along King Street North, with raised planting beds, wide sidewalks, and bicycle parking. The central amenity space creates a sense of place within the Site and provides seating, shade, unit pavers, and soft landscaping. Further detail will be determined through the Site Plan Approval process.

Sustainable Design

3.11.1 (24)

The Proposed Development is sustainable through its circulation, landscape, and building design. The Site is located within a Major Transit Station Area and includes indoor and outdoor bicycle parking and EV-ready vehicle parking spaces. The proposed Landscape Plan includes native species that are tolerant of urban conditions, with the central amenity space and tree canopy helping to reduce urban heat island effect. Trees and planting beds will be designed with sufficient soil depths to encourage growth. The proposed 7-storey apartment includes a green roof surrounding the mechanical systems. The Energy Study Report prepared by Ecovert (dated November 29, 2023) determined that Building Code measures of sustainability are achievable by the Proposed Development.

Utilities

(3.11.1 (27))

Specific utility locations will be determined through the Site Plan Approval phase and will be located and screened to minimize visual impact.

4.2 CITY OF WATERLOO URBAN DESIGN MANUAL

The City of Waterloo Urban Design Manual implements the objectives and policies of the Waterloo OP for public and private developments across the City. Specifically, Part 2 provides general city design guidelines, which apply to the Proposed Development. The following subsections provide a summary of how the Proposed Development addresses the Part 2 guidelines of the Urban Design Manual. Further review of the Proposed Development regarding the remaining sections of the City of Waterloo Urban Design Manual will be provided during the Site Plan Approval phase.

2.1 High Standard of Urban Design

2.1.1 Pedestrian-Friendly Design

The Proposed Development creates a pedestrian-friendly design along King Street North by including building entrances for the proposed apartment and café addition along the street, with highly transparent façade designs. The proposed courtyard animates the Site and is delineated from the public realm through grading and landscape design. Boulevard plantings along King Street North soften the building façade and improve the pedestrian experience. The pedestrian realm is sheltered from wind and sun through the building mass, tree planting, and entrance overhangs. The limited amount of surface parking is located within the apartment building mass and screened from view of the public realm. A single access point along King Street North reduces the potential for conflicts. Utility locations are still to be determined but will be sited and/or screened to avoid impacts on the public realm.

2.1.2 Human-Scale Development

The proposed 7-storey apartment creates a 1:1 relationship with King Street North. The small building footprint is broken up with vertical bands of windows and black panelling. The ground floor is 4.5m in height and features two corner entrances to the residential and commercial uses. Boulevard plantings and the internal courtyard provide human-scaled landscape elements to further reduce the mass of the existing and proposed buildings. Specific details related to lighting and landscape design will be determined through the Site Plan Approval phase.

2.1.3 Compatible Development

The Proposed Development may utilize fences and landscaping as buffers along residential property lines. Parking is proposed under and behind the building mass and is screened from view. Specific landscape and fencing design will be determined through the Site Plan Approval phase.

The Environmental Noise Assessment, prepared by SLR Consulting (dated November 18, 2022) concluded that the noise generated by the Proposed Development would not impact the surrounding properties. The existing loading and waste enclosure locations are unchanged from the existing site conditions. Future detailed design phases will ensure rooftop mechanical and other HVAC systems are appropriately designed to limit impacts on the surrounding properties. Similarly, a detailed lighting plan will be prepared for Site Plan Approval to ensure full cut off lighting conditions.

The proposed 7-storey massing is designed to limit shadow and wind impacts on the surrounding community. The Shadow Impact Analysis prepared by Studio Limina (dated December 12, 2023) determined that the Proposed Development will not cast net new shadows in excess of the City's requirements on the surrounding public realm and residential properties. The Wind Study prepared by SLR Consulting (dated October 11, 2023) predicted comfortable wind conditions on the Site and that wind safety criterion would be met in all areas surrounding the development.

The proposed 7-storey height represents a transition between the existing 22-storey apartment and the adjacent low-rise residential on Spruce Street. As discussed previously, the Proposed Development contributes to a pedestrian-friendly streetscape along King Street North.

The proposed apartment contains windows on all facades with no residential balconies. The architectural character is distinct from the existing building and features a complementary material palette of brick with yellow and black metal accents. The elevation design includes a modern rhythm that integrates with the surrounding Northdale community.

2.1.5 Transit-Oriented Design

The Proposed Development represents a mixed-use intensification within a Major Transit Station Area. The proposed apartment includes ground floor commercial uses along King Street North with entrances located along the street for convenient access to surrounding transit. Entrance overhangs, bicycle parking, and boulevard plantings encourage the use of active transportation. New indoor and outdoor bicycle parking spaces and EV-ready vehicle parking spaces are included to encourage alternative modes of transportation.

2.1.6 Building Design

The Proposed Development features a modern, well-articulated design that provides visual interest along the King Street North corridor. The façades utilize a rhythmic pattern of windows, projections, recesses, and material changes to complement the existing buildings along the street and establish a human-scaled form. The material palette includes brick, wood, metal panel, and clear glazing with a colour palette that integrates with the existing apartment building on the Site. The entrances to the residential, commercial, and café uses are distinguished through a high percentage of transparent glazing and projecting canopies.

The façade design creates a unified building, with all four facades receiving a high level of design detail and architectural quality. The modern façade design is logical and balanced and incorporates windows and a black vertical band to break up the building mass. The vertical band is integrated into the roof design to create a unified base, middle, and top. Mechanical components are screened from the public realm.

2.1.7 Amenity Areas

The proposed courtyard amenity space provides a central focal point for the development. The courtyard is seamlessly integrated with the streetscape. Trees, seating, and planting beds provide a comfortable environmental for residents and café patrons. Detailed design elements, such as furniture and lighting, will be determined through the Site Plan Approval phase.

2.1.8 Landscape Design

The Landscape Plan includes plant species that are native and tolerant of urban conditions and will ensure adequate soil volumes for full growth potential. The streetscape and private amenity is clearly defined by planting beds along the sidewalk edge. The design creates a legible, visually interesting, and unified design through planting choice, terraced seating, tree placement, seating, and a mix of hard and soft landscaping.

2.1.9 Lighting

A detailed lighting plan will be prepared for the Proposed Development at the Site Plan Approval phase and will provide full cut-off lighting and pedestrian scale fixtures to create a safe, pedestrian-friendly site.

2.2 Context & Sense of Place

2.2.1 Respect Existing Features & Conditions

The central courtyard is designed to take advantage of existing grades on Site through the terraced seat walls and seating decks. As detailed in the Functional Servicing and Stormwater Management Report prepared by MTE Consultants (dated December 5, 2023), the Proposed Development can satisfy the relevant stormwater management criteria with the implementation of on-site water quantity controls.

2.2.2 Views & Vistas

The Proposed Development reinforces the King Street North corridor as a gateway into central Waterloo through the provision of a pedestrian-scaled street wall. Detailed rooftop and streetscape design will reduce clutter and ensure screening of utilities and mechanical equipment.

2.2.3 Character

The Proposed Development complements the character of the Northdale neighbourhood through its modern design and façade articulation. The 7-storey apartment and café addition match the existing street line along King Street North and create a human-scaled pedestrian realm. Preliminary building materials have been chosen to reflect the existing apartment building on the Site, with brick, wood, metal panel, and clear glazing

2.2.4 Heritage

The Site is not in proximity to any built heritage resources.

2.2.5 Gateways

Detailed building, landscape, and lighting design will be undertaken at the Site Plan Approval phase to ensure the Proposed Development presents a unified character along the King Street North corridor.

2.3 Connectivity & Interaction

2.3.1 Networks

The Proposed Development provides a private mid-block connection between King Street North and Spruce Street.

2.3.2 Site Circulation

The Proposed Development is designed to accommodate pedestrian, bicycle, and transit users with direct access from building entrances to the street. Vehicle movement is restricted to one access along King Street North in addition to the existing site access on Spruce Street, which accommodates a limited number of visitor parking spaces. The driveway is limited to a 3.6m width with a continuous sidewalk to reduce potential conflicts. Loading and underground parking is accessed through the Spruce Street entrance. A siamese connection for the proposed 7-storey apartment is located on the King Street North frontage, with fire and emergency access from the street. Signage and other details will be determined through the Site Plan Approval process.

2.3.3 Universal Design

The Proposed Development includes barrier-free paths of travel to building entrances and accessible parking spaces with maximum 3.0% grades along internal pathways (see Functional Grading Plan prepared by MTE Consultants, dated December 12, 2023). Building entrances are distinguished through material changes and overhangs to provide clear delineation. Seating is provided throughout the Site to allow for rest points and is positioned to allow clear paths of travel (see Landscape Drawing Package prepared by GSP Group (dated December 14, 2023).

2.3.4 Engaging Spaces

The central outdoor amenity space provides a social gathering space with shade and weather protection provided through the tree canopy and surrounding buildings. The amenity space is located in the Site's centre and is open to King Street North. The surrounding building facades include high levels of transparency and commercial and amenity uses to encourage activity and interaction. Access to the amenity spaces is provided from both the existing and proposed buildings.

2.4 Creativity & Innovation

2.4.2 Public Art and Culture

Public art has not been incorporated in the Proposed Development at this time and will be further explored through the Site Plan Approval process.

2.5 Sustainable Design

The Proposed Development is sustainable through its circulation, landscape, and building design. The Site is located within a Major Transit Station Area and includes indoor and outdoor bicycle parking and EV-ready vehicle parking spaces. The proposed Landscape Plan includes native species that are tolerant of urban conditions, with the central amenity space and tree canopy helping to reduce urban heat island effect. Trees and planting beds will be designed with sufficient soil depths to encourage growth. The proposed 7-storey apartment includes a green roof surrounding the mechanical systems. The Energy Study Report prepared by Ecovert (dated November 29, 2023) determined that Building Code measures of sustainability are achievable by the Proposed Development.

4.3 NORTHDALE URBAN DESIGN AND BUILT FORM GUIDELINES

The Northdale Urban Design and Built Form Guidelines provide supplemental urban design direction for projects within the Northdale neighourhood, one of the City's primary intensification areas. The Guidelines are intended to provide the City with a tool for review and evaluation of various development proposals as the neighbourhood transitions into a mixed-use and multi-modal complete community. Section 2.3 provides a set of preferred neighbourhood elements that implement the vision and principles established for the Northdale Neighbourhood. The following subsections demonstrate how the applicable preferred neighbourhood elements are incorporated into or achieved through the Proposed Development. A detailed review of the Proposed Development with regard to the Northdale Urban Design and Built Form Guidelines will be undertaken during the Site Plan Approval phase.

2.3.1 Neighbourhood Structure

The Site is located on the periphery of the Northdale neighbourhood. The Proposed Development reconfigures an existing high-rise residential building into a mixed-use building through the café addition and proposes a new mid-rise mixed-use building, supporting the City's direction for the creation of a diverse mixed-use community with higher densities and height along the periphery of the neighbourhood.

2.3.2 Buildings & Development

As previously detailed, the Proposed Development includes a number of sustainable design initiatives, including a green roof, EV-ready parking, and abundant landscaping. The proposed building masses contribute to the sense of enclosure on King Street North and are placed at the minimum required street line setback. The well-articulated 7-storey height provides a human-scaled form without the need for stepbacks and provides a transition to the single-detached dwellings along Spruce Street. The ground floor of the apartment building and cafe include high levels of transparency to the street and central amenity space. The outdoor amenity space includes seating, plating beds, trees, and sod areas to encourage social interaction. Vehicle parking is provided below the proposed apartment, with a small number of visitor parking spaces along the southern property line, screened from view by the building mass.

2.3.3 Public Realm

The Proposed Development includes a café addition to the existing building and a street-facing commercial space within the new apartment providing an active street frontage along King Street North. The central amenity space provides a private common amenity for resident and café patrons and provides additional circulation between King Street North and Spruce Street.

The building and landscape design incorporates CPTED principles by providing natural surveillance through transparent ground floor facades and active uses at ground level, clearly delineating public and private spaces through paving materials and landscape design, and avoiding entrapment areas through continuous pedestrian circulation. Barrier-free access is provided for all on-site uses. The streetscape includes wide sidewalks, raised planting beds, and bicycle parking to contribute to the complete street design along King Street North.



5.0 CONCLUSION

This Urban Design Brief concludes that the Proposed Development incorporates a high-quality of urban design through the following:

- Creating a mid-rise form that is compatible with the surrounding uses and contributes to a human-scaled streetwall along King Street North.
- Providing active frontages and highly transparent facades that contribute to a vibrant, urban streetscape and encourages the use of active transportation and transit.
- Creating a central outdoor amenity space that encourages social interaction among residents and café users and takes advantage of the existing on-site grading.
- Contributing to the creation of a complete community by providing commercial spaces and residential units.
- Creating a sustainable design through the use of native planting, integrated stormwater management, EV-ready parking spaces, and green roofs.

A future Site Plan Approval application will further refine the design and will consider the more detailed guidance provided in the City's Urban Design Manual and Northdale Urban Design and Built Form Guidelines.

It is our opinion that the proposed Official Plan Amendment and Zoning By-law Amendment applications conform to the City of Waterloo Official Plan and represent good urban design.

Respectfully submitted,

MHBC



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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE