

URBAN DESIGN BRIEF

130 & 140 HIGHLAND ROAD E, & 270 SPADINA ROAD EAST CITY OF KITCHENER

PREPARED BY: MHBC PLANNING





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Section 1

1.1 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning) has been retained the 270 Development Inc. to prepare an Urban Design Brief for the redevelopment of the property municipally known as 130-140 Highland Road East (hereinafter referred to as the "subject lands") as Phase III of a larger consolidated land holding which includes the recently redeveloped and currently under construction Phases I and II respectively, of lands known as 270 Spadina Road East. In order to permit the proposed redevelopment, the approval of amendments to the City of Kitchener Official Plan and Zoning Bylaw are required.

The Phase III of the proposal includes the redevelopment of the subject lands to a high density residential use consisting of a seventeen (17)-storey rental apartment building (with a 5 storey podium and an 10 storey tower) with 210 units comprised of 1 and 2 bedroom units, as well as 1 and 2 bedroom with optional dens. Structured and surface parking are proposed.

The purpose of this Urban Design Brief is to describe the development proposal including the design objectives, provide insight as to why design decisions are appropriate given the site specific context and describe how the proposal is consistent with and supportive of the City of Kitchener urban design policies and directives.

1.2 SITE DESCRIPTION AND CONTEXTUAL ANALYSIS

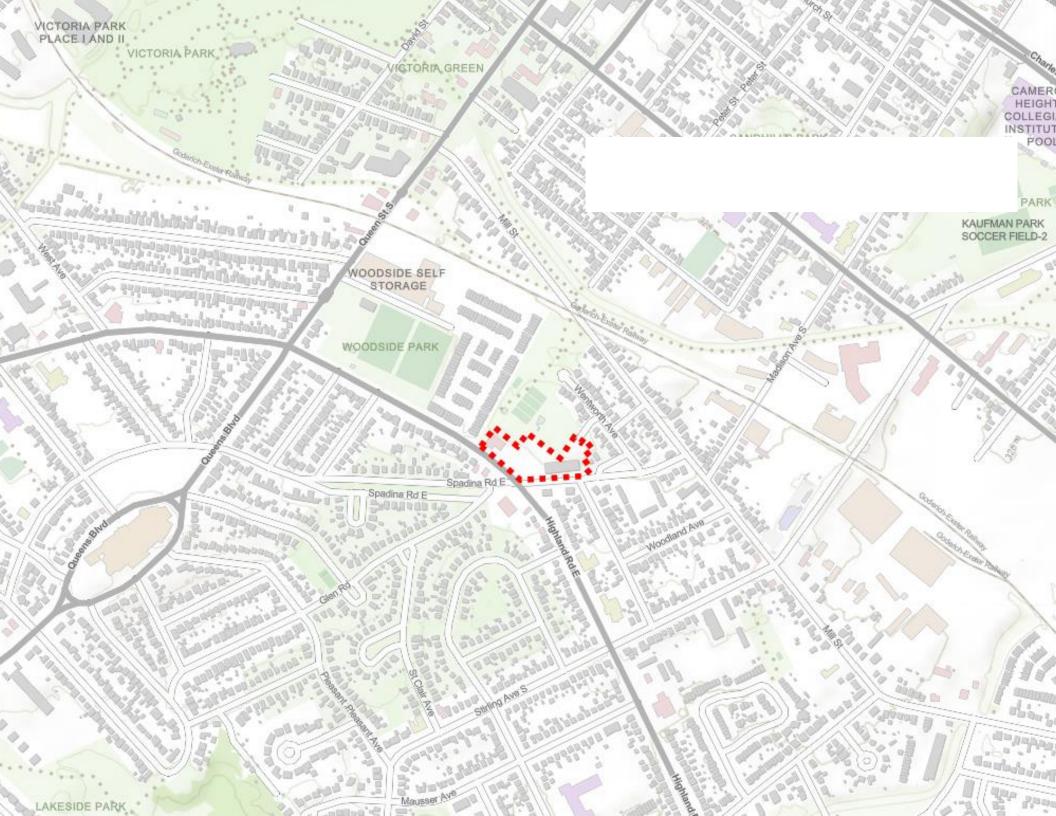
The subject lands are municipally addressed as 130 & 140 Highland Road East and 270 Spadina Road East are located in the City of Kitchener and Region of Waterloo. The lands have an area of 0.92 hectares with frontage onto Highland Road East and Spadina Road East.

The subject lands are located in the Mill Courtland Woodside Park neighbourhood and are surrounded by a mix of land uses including commercial uses immediately south of the site, parkland uses directly north of the site, and residential uses along Highland Road East and Spadina Road East.

The subject lands are also well served by existing Grand River Transit (GRT) bus routes. Four GRT bus routes exist within 500 metres of the subject lands (Route 16, Route 1, Route 2, and iXpress Route 2004) including iXpress Route 204 providing connections throughout the City and Region to key locations, including Grand River Hospital, St. Mary's General Hospital, Conestoga College, and to the broader Region via connecting bus routes and the ION Light Rail Transit (LRT) at multiple stations.

Sidewalks are provided on both sides of the streets along Highland Road East and Spadina Road East. In terms of cycling infrastructure, the City of Kitchener Cycling and Trails Master Plan proposes a separated bicycle lane along Highland Road East through to Hoffman Street in the south and Winstow Drive to Spadina Road East in the east providing connections to the greater active transportation network. Cycling and pedestrian connections are proximate the site through Highland Courts Park with connections to the Iron Horse Trail which is a Primary Multi-Use Pathway/Connection that connects Downtown Kitchener to Uptown Waterloo are also present near the site.

The subject lands are located in close proximity to several commercial uses along Highland Road East. These uses are within walking distance (less than 100 metres) and serve day to day needs of the neighbourhood and include a bakery, several convenience stores, personal services, and a gas station. In terms of institutional uses, the subject lands are located within walking distance (less than 750 metres) from St. Bernadette Catholic School and St. Mary's General Hospital (less than 800 metres). Recreational uses (Woodside Park, Highland Courts Park, Lorne Park, Glendale Park, and access to the Iron Horse Trans Canada Trail) are located within a 5 minute walking distance of the subject lands.



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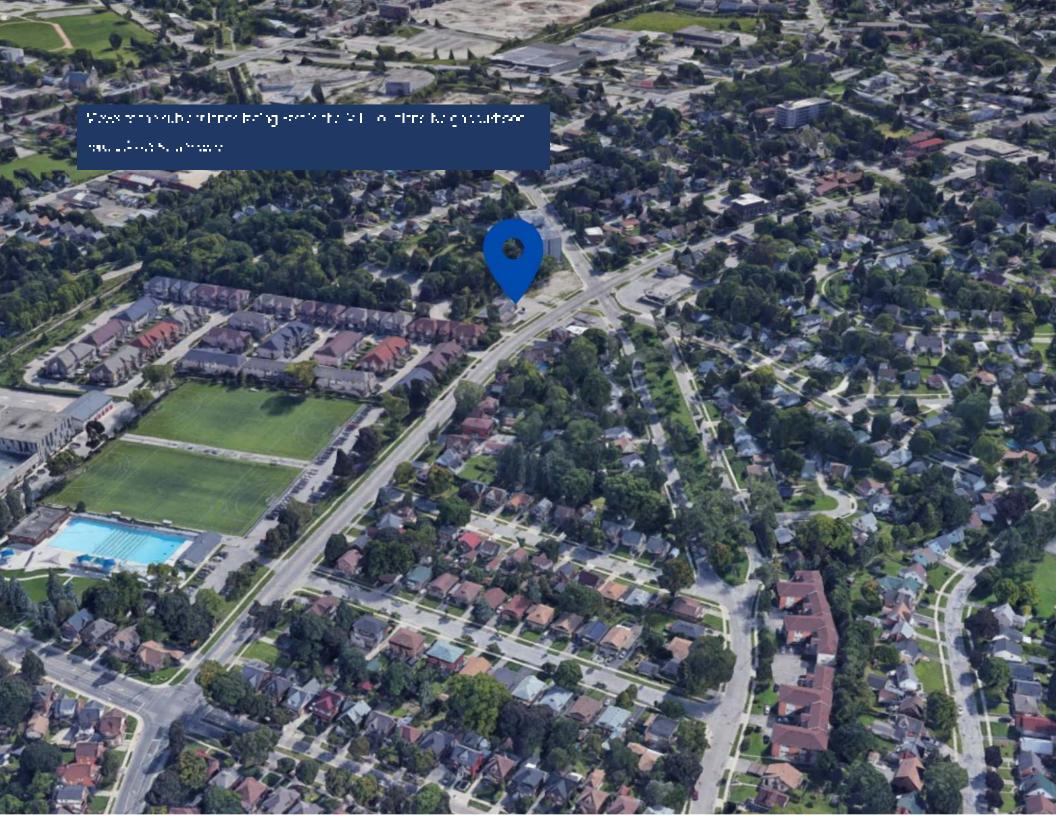
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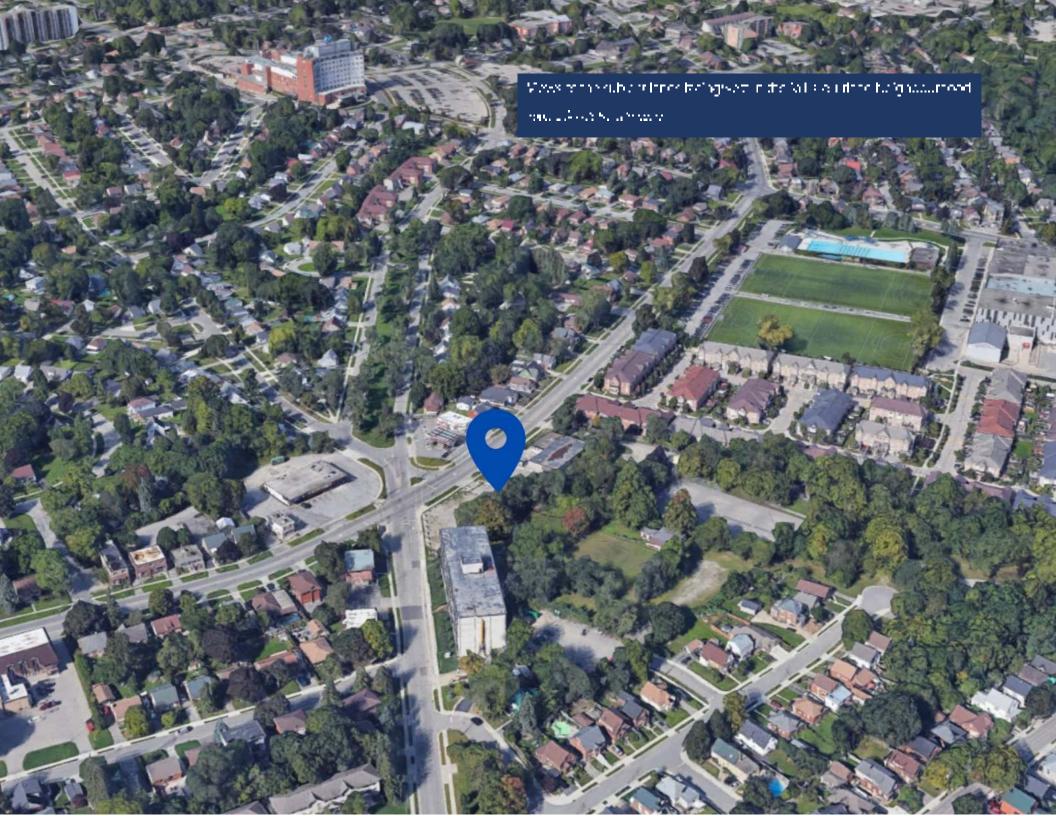


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Section 2

2.1 SITE DESIGN

The development proposal includes a residential infill redevelopment of the subject lands that will provide a compact built form, complement existing uses, and enhance the public realm along Highland Street East and Spadina Road East.

The proposed Phase III of the redevelopment includes a seventeen (17)-storey rental apartment building consisting of a 5-storey well-defined podium with a 10-storey tower. Phase III proposes a mixture of surface, underground and structured parking that provides for a total of 118 parking spaces (including 13 visitor spaces and 3 barrier free spaces at grade in the surface lot at the rear of the proposed building) internal to the site as well as two bike storage rooms (Type A) that provide indoor parking for 91 bicycles.

The proposed development will provide the Mill Courtland Woodside Park neighbourhood with 210 additional residential units including a mix of one bedroom, and two bedroom units as well as 1 and 2 bedroom units with optional dens ranging in size from 41 sq. metres to 85 sq. metres for a site total of 403 units. The 5 storey podium contains 4 Live-work units at the ground and first storey levels to provide a mix of uses (commercial and residential) that will help activate the street frontage along Highland Road East. Vehicular access to the structured parking area is off of Highland Road East. Access to the surface level parking is off of the laneway. Multiple pedestrian accesses are proposed along Highland Road East, including the primary entry to the principal lobby area. Access to the entryway is planned as barrier free.

The proposed building for Phase III has been oriented with frontage onto Highland Road East to define the street edge and reinforce a human scale by providing direct connections to the existing public realm, streetscape and active transportation network. The existing surrounding uses have been considered in the design of the proposed development.

The proposed development has been designed to provide frequent pedestrian connections to the public realm through building entrances,

parking, proposed walkways and connections. Barrier free sidewalks have been provided leading directly from the public realm and parking areas to the principle building entrances. Building entrances are planned to be highly visible and well lit with pedestrian scaled lighting.

The proposed Phase III development includes a range of residential unit types with amenity areas and landscaped features throughout. A common outdoor amenity space is provided above grade above the structured parking at the northeast corner of the site. Shared access will be provided from the adjacent Spadina Phase 2 outdoor amenity space to the proposed development, creating a well integrated amenity. Individual private balconies will be provided for each unit with many units facing onto the interior courtyard. The development design is intended to provide an attractive area with open spaces for a range of recreational uses.

2.2 BUILT FORM, MASSING & ARTICULATION

The massing of the proposed Phase III building is broken up using a number of techniques including changes in building materials/colours; projections; recessions; and varying window sizes. A 5-storey well-defined podium that steps up to a 10-storey tower has been designed along the Highland Road East frontage.

The massing of the building has been designed to create a comfortable and engaging pedestrian environment, which is further enhanced through the provision of landscape and streetscape improvements.

The use of building materials, defined pedestrian entries and building orientation will assist in creating a human scale of development. The building design demonstrates a contemporary architectural expression and will be constructed of high quality materials.

The proposed Phase III development has been designed with consideration to the existing built form context, particularly other low-rise and mid-rise both existing and planned within the area. The building tower is stepped back from the western façade of the building to ensure an appropriate transition from adjacent townhouse dwellings and to minimize shadowing impacts. Overall, the proposed development will assist in the continued intensification and development of a neighbourhood node through the addition of a residential building within walking distance to amenities within the area.

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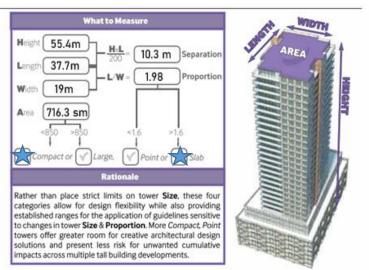
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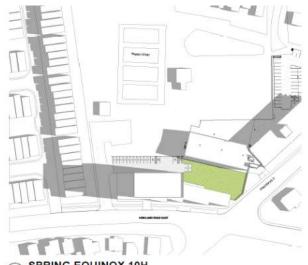
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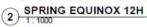
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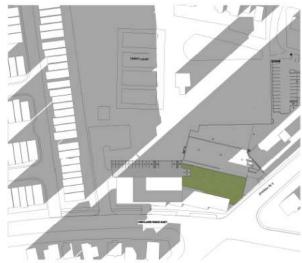










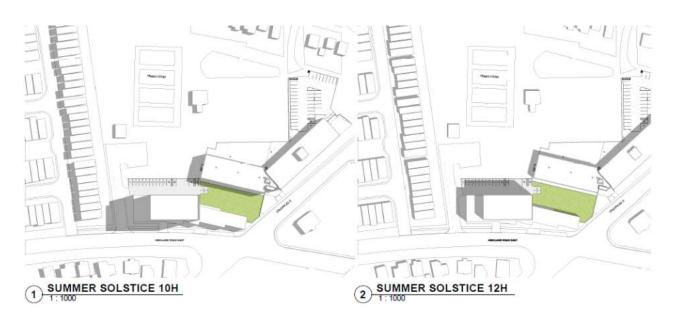


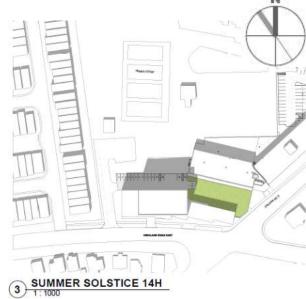
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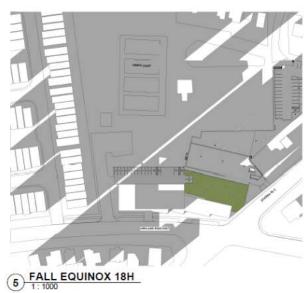




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Section 5 Conclusions

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