

January 16, 2020

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Dear Mr. Bruce Hall:

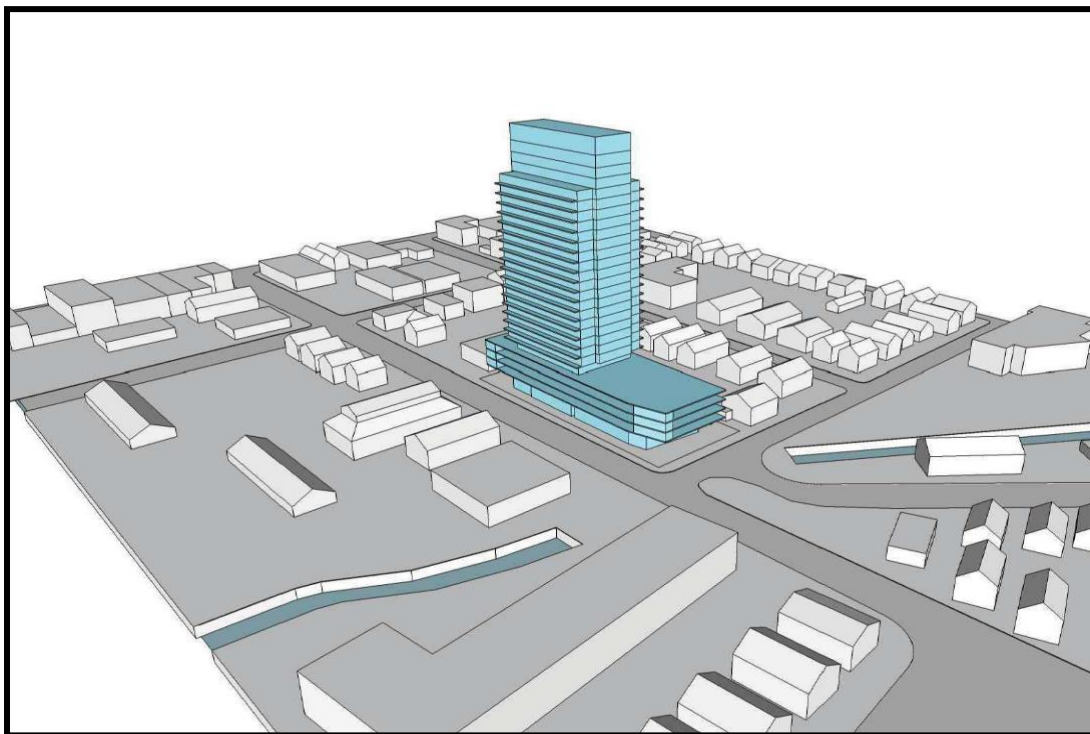
**Re: Heritage Review of Revised Designs – 36 & 42 Erb Street East & 39 Dupont Street East, City of Waterloo. ARA Project #2019-0456.**

This letter summarizes Archaeological Research Associates Ltd. (ARA) review of the revised designs for the development at 36 and 42 Erb Street East and 39 Dupont Street East in the City of Waterloo. In 2018, ARA completed a Heritage Impact Assessment for the proposed development. In this letter, the revised design for 36 and 42 Erb Street East and 39 Dupont Street East in the City of Waterloo has been examined for potential impacts to identified heritage attributes in the area. This letter suggests mitigation strategies related to the proposed design of the development to enhance its compatibility with the heritage attributes of 39 Dupont Street East and the character of the surrounding neighbourhood.

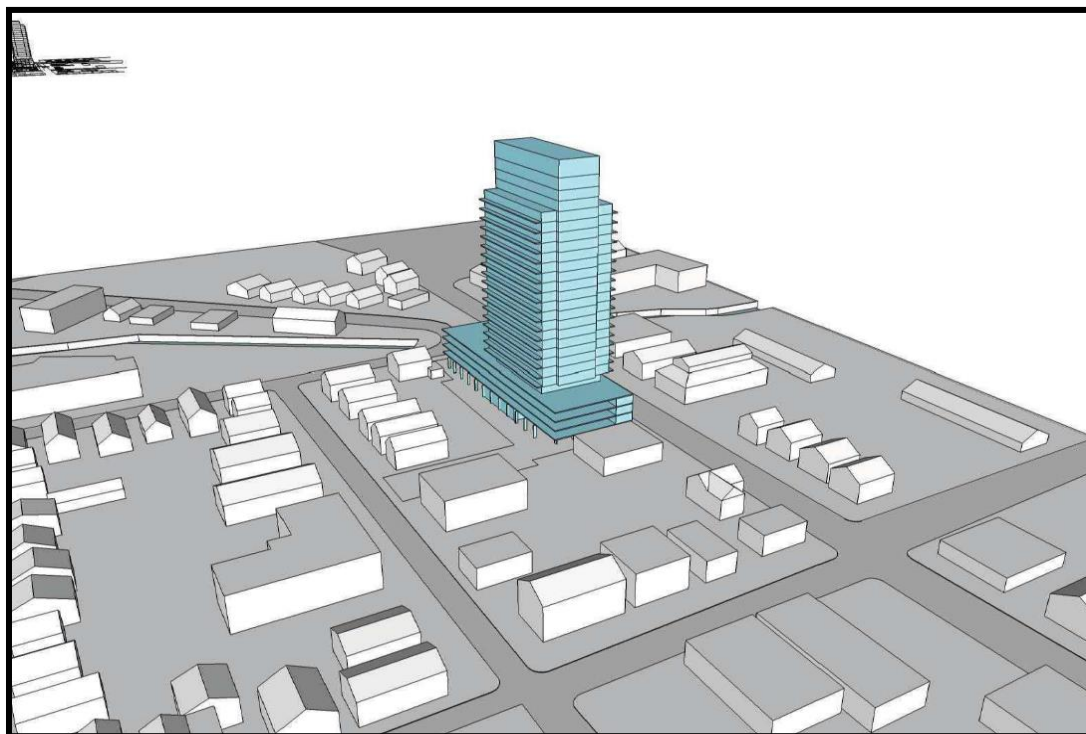
The review was conducted in accordance with legislation and guidelines including: the *Ontario Heritage Act* (R.S.O. 1990); the *Provincial Policy Statement* (2014); Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010); the former Ministry of Culture's *Ontario Heritage Tool Kit Series* (2006), as well as the City of Waterloo's *Heritage Impact Assessment Terms of Reference*.

## 1.0 BACKGROUND

The proposed development, as depicted in 2018, consisted of the construction of a high-density 24-storey building located on the north side of Erb Street East with at-grade commercial space comprised of a four-storey podium and a 20-storey residential tower above (see Figure 1 and Figure 2). The proposed development involves removal of the extant buildings at 36 and 42 Erb Street East. The dwelling at 39 Dupont Street East will be retained.



**Figure 1: 2018 Design - Aerial View from Southeast**  
(RAW October 13, 2017)



**Figure 2: 2018 Design - Aerial View from Northwest**  
(RAW October 13, 2017)

## 1.1 Cultural Heritage Value or Interest of 39 Dupont Street East

The proposed development site contains three properties: 36 and 42 Erb Street East and 39 Dupont Street East. In the Heritage Impact Assessment (HIA) completed by ARA in 2018, the three properties were evaluated against *Ontario Heritage Act* O. Reg. 9/06 to determine if they possessed cultural heritage value or interest (CHVI). 39 Dupont Street East was found to possess CHVI. This property includes a Berlin Vernacular style dwelling that is visually linked to its surroundings and supports the dominant historic residential character of Dupont Street East.

Heritage Attributes of 39 Dupont Street East identified in the HIA were as follows:

- One-and-a-half-storey Berlin Vernacular house including:
  - Rubblestone foundation;
  - Rectangular plan;
  - Gable roof with brackets and wide eaves on original house;
  - Verandah that runs the length of the façade including wood posts, decorative bargeboard, cornice with dentils and decorative cresting;
  - Rectangular window openings with brick voussoirs and simple sills on the façade;
  - Rectangular entranceway on the façade with transom and sidelight windows;
  - East and west elevation with rectangular window openings, brick voussoirs and simple sills;
  - South elevation with two one-and-a-half-storey window openings, brick voussoirs and simple sills; and,
  - Brick chimney.

## 1.2 Neighbourhood

The buildings located to the north of the proposed development on Dupont Street East are one-and-a-half and two-storey residential and adaptively reused residential buildings including two yellow brick buildings with decorative trim located at 41 and 51 Dupont Street East. 51 Dupont Street East is listed on the City of Waterloo's Municipal Heritage Register. Dupont Street East also includes an Edwardian building at 43 Dupont Street East and a wood-sided Queen Anne influenced building at 47 Dupont Street East. The properties to the south, across Erb Street East, include a two-storey commercial building at 45 Erb Street East, a listed Edwardian style two-storey building at 41 Erb Street East, and a listed yellow brick building with a coach house at 37 Erb Street East that was once home to a prominent doctor.

## 1.3 ARA's 2018 Heritage Impact Assessment

ARA's 2018 HIA recommended several mitigation options to address potential adverse effects resulting from the tower construction. Urban design guidance refers to street wall articulation that creates building façades with visual interest while maintaining the pedestrian scale. Varying and articulating building massing and façades can contribute to a fine-grained, pedestrian-scale environment at the street level while avoiding uninterrupted blank walls. The HIA concluded that the proposed tower should be designed with a focus to its visual context in a manner sympathetic to the surrounding area (2018:59). The HIA also recommended that the design follow the City of Waterloo's *Urban Design Manual* section on tall buildings (Section 3.1.4) as well as draw from and reflect the proportions and materials of the surrounding neighbourhood in the street wall/podium. Further mitigative guidance suggested that design characteristics be incorporated such as window and door openings as well as differing wall materials to provide horizontal and vertical visual relief into the building's podium (2018:54).

Applicable policies from the City of Waterloo's *Urban Design Manual* section on tall buildings (Section 3.1.4) includes Policies 7-9, 12, 13 and 15, which state:

7. Emphasize horizontal articulation through setback terracing, cornices, banding elements and fenestration proportions;
8. Emphasize base/podium section with façade step-back creating a human scale dimension and transitions in massing;
9. Design taller building massing and height to step down toward adjacent low rise building which may be through prominent cornice incorporation for a physical transition between buildings;
12. Building design to create a strong relationship to the street with entrances and canopies proportional to the building scale. Canopies to extend to property line to emphasize entrance and encourage an outdoor amenity area;
13. A base designed to relate to human scale dimensions and the incorporation of similar materials to those in the neighbourhood; and
15. Large windows provided to reduce bulk, to create interest at street and a valance elevation which will provide maximum visual exposure to views – encourage spandrels and window openings.

#### 1.4 Municipal Heritage Committee meeting – 2018

At the City of Waterloo Municipal Heritage Committee (MHC) meeting held on December 20, 2018, ARA staff and Bruce Hall from the Planning Partnership presented the findings of the HIA. The presentation included renderings of the proposed design. The MHC and staff approved the report; however, there were discussions concerning the interface between the rear of the proposed tower and the rear yards of the buildings on Dupont Street East, notably the property at 39 Dupont Street East. The following motion was passed:

**Recommendation:** That the Municipal Heritage Committee support the recommendations in the HIA for 36 & 42 Erb Street East and 39 Dupont Street East, with particular emphasis on the following mitigative measures:

- That the tower be carefully designed to meet the guidelines in the City of Waterloo Urban Design Manual section of tall buildings (Section 3.1.4), which outlines design policies for buildings that complement and do not detract from the surrounding low-density residential neighbourhood. Specifically, the street wall (i.e. the four storey podium) should be designed to avoid long monotonous façades and reflect the proportion and materials found in the surrounding neighbourhood (City of Waterloo Municipal Heritage Committee Meeting Minutes December 20, 2018).

## 2.0 DESIGN REVIEW

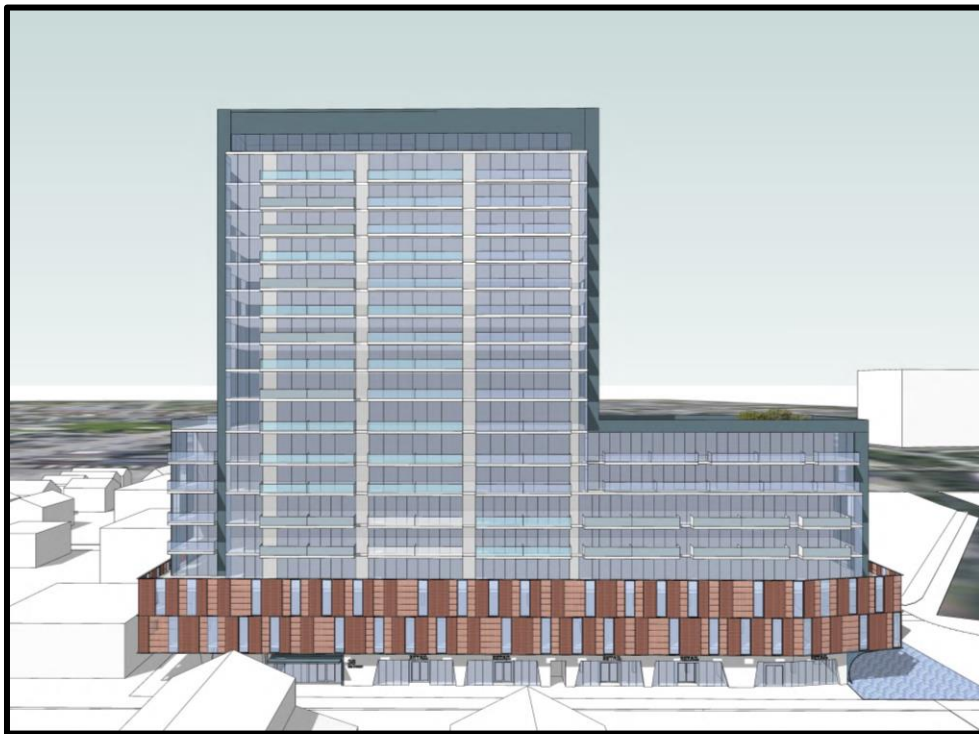
The sections that follow present ARA's comments on the revised drawings.

### 2.1 2019 Revised Design and Comments

In December 2019, ARA received drawings of the proposed building that had been revised since the completion of ARA's 2018 HIA. The new design represented an improvement over the 2018 design in terms of contextual compatibility and an improved interface with the neighbourhood.

The massing was adjusted by reducing the overall height to a 19-storey building comprised of at-grade commercial space, a lower three-storey podium (was previously four-storey) and a 16-storey residential tower.

The three-storey podium has been designed to break-up the massing of the building and reflect the architectural character of the surrounding neighbourhood. The Planning Partnership requested that RAW Architects address the views to and appearance of the building - primarily, the podium - from Dupont Street East and the podium's interface with the rear yards of the buildings on Dupont Street East. Additionally, it was suggested that this interface might be improved through a greater recognition of the character and scale of the Dupont Street East context and the relationship between the adjacent buildings and the new tower through "compatible building or architectural treatments, elements, rhythm, cadence, materials, colours or style" (Planning Partnership pers. comm. 2019). While these suggestions were primarily to address the design of the podium at the rear of the building, RAW Architects refined the design of the entire podium. The drawings included below in Figure 3 and Figure 4, reflect the above discussion.



**Figure 3: 2019 Design - Building Façade (Fronting Erb Street East)  
(RAW December, 2019)**



**Figure 4: North Elevation (View from Dupont Street East)  
(RAW December, 2019)**

Following a review of the revised design, ARA noted that the newly conceived podium and tower are now better integrated with the character and scale of the Dupont Street East context. Although, on December 18, 2019, ARA provided some suggestions for further enhancement including modifications to the podium's colour pallet to better reflect the neighbourhood as the brown used was in too great a contrast to the buff brick houses on Dupont Street East. It was also suggested that the square arches on the ground floor of the podium base could be designed more gently to pull from the surroundings. The buildings on Dupont Street East include fine design elements and primarily feature segmental arches on the windows, delicate brackets and decorative bargeboard on the porches.

## **2.2 2020 Revised Design and Comments**

On January 9, 2020, ARA received newly revised designs from the Planning Partnership. In the latest version of the drawings, the colour palette of the podium was further revised to better reflect the buff brick commonly found in the surrounding neighbourhood. The conceptual landscaping along Erb Street East, in particular at the corner of Pepler Street and Erb Street East, and in the rear yards on Dupont Street East is displayed, providing further context to the development. The Planning Partnership indicated that they are focusing on illustrating "in a more holistic way the positive relationship of the development with the 39 Dupont building, particularly with the revised materiality of the podium" (Planning Partnership pers comm. 2020). The updated revised drawings are included below in Figure 5-Figure 7.



**Figure 5: 2020 Design - View from the Southeast – Façade  
(RAW January 2020)**



**Figure 6: 2020 Design - Detailed View from the Southeast – Façade  
(RAW January 2020)**



**Figure 7: 2020 Design - View from the Northwest – North Elevation  
(RAW January 2020)**

### **3.0 SUMMARY ANALYSIS**

The City's guidelines, heritage conservation best practices, and recommendations outlined in ARA's 2018 HIA provides high-level direction to the development's design. Upon review of the January 2020 revised design drawings for the tower and podium, it is in ARA's opinion that the revised 2020 design appropriately implements mitigating measures including revised massing, design and materials to reduce the impact of unsympathetic property alterations as outlined in this guidance.

The step-back of the base/podium creates human scale dimensions that relate to the adjacent low density buildings such as those at 39, 41, 43, 47 and 51 Dupont Street East. The podium design also includes large windows and blocking of materials that reduce the appearance of bulk and avoids a long, monotonous blank portions on the façade. The revised colour palate of the podium now better reflects the character of the surrounding neighbourhood.

### **4.0 NEXT STEPS**

If possible, the design of the podium's columns could be reconsidered to reflect the more delicate proportions of architectural elements observed on Dupont Street East.

ARA also suggests that it would be beneficial to prepare sketch-ups to include the colours of the surrounding buildings and/or super-impose the new tower on a current image of the streetscape to assist in conveying the vision and compatibility of the new development within the neighbourhood. It may also help to include the existing vegetation in the graphics as the transition between the buildings in the current concept drawings are stark.

These suggestions could be implemented through more detailed design at the site plan stage.



## 5.0 BIBLIOGRAPHY AND REFERENCES

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Planning Partnership

2019 Personal Communication Via Email.

2020 Personal Communication Via Email.