

May 14, 2018

The City of Waterloo
Planning & Development
100 Regina St. South
Waterloo, ON N2J 4A8

Attention: **Wendy Fisher**, Development Planner

Re: **70 King St. – Uptown Post Lands**
70 King St. N. Waterloo, ON
Our Project No.: **1740-1**

Dear Ms. Fisher

The development of the former Canada Post site at 70 King St. N in Waterloo seeks to establish itself as a distinctive landmark building. Bridgeport Road East is the arterial road that leads to King Street North and Uptown Waterloo. The significance of the intersection at Bridgeport Rd. and King St. has long been undervalued as the prime opportunity for a symbolic gateway to Uptown Waterloo. Ideally placed, this project will marry both form and substance with iconic architecture and creative programming. The project is already earmarked to house LAUNCH, a creative platform to develop children's skills in the STEAM fields.

Podium Height and Architecture:

The podium height is governed by several factors. These include required floor to floor heights for the given occupancies and the need to coordinate the floors with the corresponding parking levels. The floor to floor heights were set to attract top tier office and service sector tenants such as LAUNCH. This meant designing for Class A office space and current community and assembly space requirements. These spaces generally require floor to floor heights of not less than 4.5m, while ground floor retail can demand in excess of 5.0m. The floor to floor dimensions for the proposed development have been set at 6.8m for the ground floor (restaurant/retail/LAUNCH), 4.4m and 5.5m for the upper podium floors (community/assembly/LAUNCH).

The podium architecture consists of a striking faceted glass ribbon. This provides the opportunity to create a variety of street level experiences. The glass ribbon wraps the podium like a veil from King St. to Regina St. It undulates, leaning in and out over the sidewalk and rising up and down. Periodically the glass ribbon touches the ground plane resulting in the façade moving forward to interact with the street. This compression is balanced with release when the ribbon pulls up from the ground plane,

creating larger street level depth, inviting visitors and passers-by alike to move beneath the ribbon into sheltered space with access to active retail areas.

- Floor to floor heights require minimums for proposed occupancies
- Floor to floor heights are required by potential top-tier tenants
- Floor levels need to correspond with parking levels
- Glass ribbon goes beyond visual interest, to activate ground plane and create dynamic spaces around the perimeter of the site.

Tower Height:

The design of the King St. tower in relation to the Regina St. has gone through many iterations to determine the most effective relationship between height and proportion. The King St. tower is 7 storeys and rises 23.4m above the podium while the Regina St. tower is 18 storeys and rises 56.4m above the podium. The design achieves an appropriate visual balance between the two towers and at the same time minimizes the height and visual impact on King St. The massing and tower height of the King St. tower have been pushed back towards Regina St. as much as possible without creating a visual imbalance between the two towers.

The undulating façade of the podium limits the visibility of the tower from the east side of King St. The tower will only be partially visible from the west side of King street. The visual focus will be on the pedestrian level podium.

- Tower heights have been resolved to achieve balanced proportion while keeping most height toward Regina
- Glass ribbon will limit tower visibility and draw eye to pedestrian level

Tower Separation and Setbacks:

The tower separation is entirely driven by the functional requirements of the parking podium. The geometry and ramping requirements for the parking podium dictate the size of the parking structure and the placement of the tower cores. The Regina St. tower has been placed as close as possible to Regina St. without affecting parking circulation and parking spaces. The King St. tower core has been placed as far away from King St. and as close to the parking structure as possible without affecting parking spaces and ramping.

This results in a tower setback from Regina that varies between 8.83m and 10.13m and 6-7.81m tower setback from King. The resultant separation between the towers is between 14.7 and 18.3m. A smaller separation between the towers would begin to create undesirable views and overlooks between the towers units. Making the separation larger would push the tower cores towards Regina and King resulting in smaller setbacks from the podium's edge. The current tower configuration strikes a balance

between competing interests for tower setbacks and separation, and the functional and spatial requirements for the parking structure, retail and assembly uses.

- Tower cores dictated by geometry of parking structure
- Tower separation balances placement of cores, setbacks from property, and liveability of suites with overlook

Regina Lay-by:

The development proposes a total of 321 units of which the majority, 239 units will be located in the Regina St. Tower. With the entry to the Regina St. tower on Regina we are anticipating a moderate amount of activity at this entry. In an effort to facilitate alternative means of transportation such as taxi, uber and ride sharing, a lay-by has been proposed which will accommodate a minimum of two cars for drop off and pick up. No lay-by has been proposed for the smaller residential tower and commercial development on King.

- Lay-by proposed on least busy of the three bordering streets
- Lay-by anticipates greater future use of burgeoning field of alternative travel options
- Lay-by reduces impact of development on passing traffic

Should you have any questions, concerns or should you require additional information with respect to the enclosed, please do not hesitate to contact our office.

With kind regards,

MARTINSIMMONS ARCHITECTS INC.



Jason Martin, Partner,
B.Arch, OAA, MRAIC, **LEED®** Green Associate