

10.0 SUMMARY AND CONCLUSIONS

The former Canadian Barrel Company property on Erb Street at Father David Bauer Drive, known locally as the Canbar property, has been acquired by Auburn Developments Inc. (Auburn). A new urban neighbourhood known as The BarrelYards is being proposed by Auburn on the 12.7 acre property.

The proposed development plan for The BarrelYards carries on the intention of the 1998 planning approvals providing for a new mixed use neighbourhood of townhouses, apartments, hotel and office space. The new development program requires some refinement of the current Official Plan policies and Zoning By-law regulations in order to address the conditions that have changed since 1998 and the proposed comprehensive development solution.

The BarrelYards development is similar to that proposed in 1998 and generally maintains the urban design principles established at that time. The development will be mixed use in orientation with office and hotel buildings proposed along Erb Street and apartments, townhouses and live/work space located over the balance of the site.

The development program for The BarrelYards is listed as follows, with approximate quantities which will be subject to further refinement at time of development:

- Apartments – 750 units
- Townhouses – 12 units
- Live/work space – 10 units
- Hotel – 120 - 150 suites
- Office space – 75,000 sq.ft.
- Retail/service – 15,000 sq.ft.

The BarrelYards continues the urban character of the Uptown with minimal building set-backs to the street and a scale similar to other buildings in the Uptown. The building orientation to the street and the streetscape treatment create a strong pedestrian realm.

A demonstration model of the proposed development has been created to illustrate its components. Various views and plans of the site are included in this section to illustrate its design elements.

The public realm is comprised of a series of small open spaces and rich streetscapes throughout. Street edges will have trees, sidewalks, street furniture and gateway features at key intersections with Erb Street and Father David Bauer Drive.

The City of Waterloo has introduced new policies and zoning regulations for high density residential development. These policies promote intensification and good urban design; however, they do not currently apply to The BarrelYards property. Amending the current Official Plan policies and Zoning By-law regulations for The BarrelYards site provides the opportunity to apply contemporary standards to the development.

The original development approvals for the Canbar site were given in 1998, some seven years ago. In addition to the change of ownership and the desire to develop the property as a single entity, there have been a number of economic, planning policy and development conditions which have changed and lend support for a more intensive development of the former Canbar site.

Current planning policy and directions are promoting intensification in Waterloo Region and in Uptown Waterloo. The BarrelYards site is located within a designated Primary Node, Primary Re-urbanization Area and Urban Growth Centre, warranting further intensification and the development of a vibrant new urban neighbourhood.

The BarrelYards development proposal is consistent with the previous urban design framework created for the site as enunciated in the Urban Design Guidelines, Canbar lands, prepared by Northgrave Architect Inc. in October 1998. There is deviation from the Northgrave urban design framework with respect to street alignment and ownership, view corridors and building heights.

The extension of Menno Street, though in private ownership, will be designed so that it functions and appears like a public street. It will have sidewalks, on street parking and street trees just as a public street, and it will be accessible to pedestrians who wish to travel through the site. The private street will require a reduced "right of way" and provide for a more efficient use of land.

The view corridors proposed along Menno Street and Euclid Avenue have not been maintained in the same manner as in the Northgrave Design Guidelines. The Menno Street view is, in the context of the City, not a significant view. Maintaining this view in the manner proposed in the Northgrave Design Guidelines has significant implications on the location of the proposed condominium apartment buildings at the west end of the site. The proposed view along Menno Street in the post development condition has a building terminating the view and creating a more urban view corridor appropriate for a centre city location.

The BarrelYards is part of Uptown, the largest and most important node of activity in the City of Waterloo. Building heights greater than those adopted in 1998 are warranted provided that buildings are well designed so as to minimize the visual effect of the height and to provide visual interest in the skyline. The planning regime for the adjacent Seagram Property provides for building heights of up to 12 storeys. There are other buildings around the Uptown area of this scale as are buildings in the vicinity of Father David Bauer Drive and Westmount Road. Waterpark Place, an apartment condominium development on the east side of Uptown, has buildings in the order of 20 storeys. The proposed building heights are appropriate and assist in achieving the City and Regional intensification objectives.

A series of Demonstration Plans have been prepared to illustrate the general development concept for The BarrelYards. The development principles and guidelines have been based on these plans. The Demonstration Plans will be refined into specific building proposals while remaining consistent with to the principles enunciated in the conceptual planning and design guidelines.

The Traffic Impact Study has concluded that The BarrelYards development is appropriate and may proceed subject to some road improvements adjacent to the site. These road improvements include:

- A signal at the intersection of Erb Street West and Menno Street;
- A northbound left-turn lane with 15 metres of storage is warranted at the first entrance north of Erb Street West on Father David Bauer Drive; and
- A separate southbound right-turn lane exiting the site opposite Euclid Avenue on Erb Street West.

The Official Plan policies applying to The BarrelYards site will require some minor adjustment to provide for the new development. Notwithstanding the proposed changes, the policy intent and framework will remain similar to that created in 1998 but will incorporate new residential categories adopted through OPA No. 54.

The Official Plan designations proposed are the Office Commercial continuing along Erb Street; the central/western edge designated Medium High Density Residential and the east/northern area designated High Density Residential.

Since the enactment Zoning By-law No. 98-147, the City has completely revised its zoning regulations for apartment developments. These new regulations should apply to this site. Further, the original block plan will not be implemented given the proposed BarrelYards concept and single ownership. These changes suggest a repeal of By-law No. 98-147 and a new zoning framework established based on the new "MR" zoning regulations.

The BarrelYards is an exciting new urban neighbourhood in the heart of Waterloo. This brownfields redevelopment project will provide new residential, office, hotel and service space, adding to the vibrancy of Uptown Waterloo.