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November 22, 2011  
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Mayor Brenda Halloran and Members of Council  
City of Waterloo  
100 Regina Street South  
Waterloo, ON

Your Worship and Members of Council,

**Subject: Northdale Land Use and Community Improvement Plan Study  
Vision and Principles**

Please find attached our “Northdale Land Use & Community Improvement Plan Study: Vision and Principles” Report, dated November 2011, for Council's consideration at the November 28, 2011 meeting. Outlined below is our recommendation for Council approval:

We recommend that:

- 1. Council endorse the vision statement and principles outlined in Section 4.0 of the “Northdale Land Use & Community Improvement Plan Study: Vision and Principles” Report, dated November 2011, and authorize the consulting team to proceed with subsequent phases of the work program, to support the preparation of the Land Use Plan and Community Improvement Plan for Northdale.**

The vision and principles will provide the basis for establishing the land use planning framework, urban design options and the community improvement plan to guide future growth and development within Northdale.

Yours very truly

**MMM GROUP LIMITED**



Chris Tyrrell, MCIP, RPP  
Manager, Planning & Environmental Design  
Partner

# Northdale Land Use & Community Improvement Plan Study

## Vision and Principles

November 2011

# Vision and Principles

## *Northdale Land Use and Community Improvement Plan Study*

*MMM Group of Companies, in association with RCI Consulting and Sweeny Sterling Finlayson & Co*

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## 1.0 Recommendation to Council

We recommend that:

1. Council endorse the vision statement and principles, as outlined in Section 4.0 of the Northdale Land Use & Community Improvement Plan Study: Vision and Principles Report dated November 2011, and authorize the consulting team to proceed with subsequent phases of the work program, to support the preparation of the Land Use Plan and Community Improvement Plan for Northdale.

## 2.0 Introduction

### 2.1 Study Purpose

The purpose of the Northdale Land Use and Community Improvement Plan Study is to develop:

- a vision for Northdale;
- a land use plan (including potential amendments to the City's Official Plan and Zoning By-law);
- a Community Improvement Plan; and
- Urban Design/Built Form Guidelines.

These documents and potentially amendments to the City's Official Plan and Zoning By-law will establish a planning framework to guide future development and land use change within Northdale.

MMM Group Limited in association with RCI Consulting Inc. and Sweeny Sterling Finlayson &Co. (&Co), were retained by the City in July 2011 to undertake the study. It is anticipated that the Final Report, including the land use plan, Community Improvement Plan, and Urban Design Guidelines will be presented to Council in June 2012 with a recommendation for Council adoption.

The purpose of this Report is to update Council on the status of the Northdale Land Use and Community Improvement Plan Study and seek Council endorsement of the Study vision and principles and authorize the consulting team to proceed with subsequent phases of the work program, to support of the preparation of the Land Use Plan and Community Improvement Plan for Northdale. The presentation to Council provides further details with respect to the Study Purpose, Process, Consultation Summary and the recommended vision and principles for Northdale.

### 3.0 Process and Rationale

The vision statement and principles were developed through an extensive consultation program which included a visioning workshop with the Northdale Special Project Committee (NSPC) on September 21, 2011 and the Public Open House and Visioning Workshop on October 5, 2011, and review and consideration of additional comments received through the comment forms and the on-line survey. A summary of the visioning workshops and comments received are available on the City's Northdale Project website: [www.waterloo.ca/northdale](http://www.waterloo.ca/northdale).

The vision statement and principles were prepared based on the key themes that were identified through the visioning workshops, particularly the responses to the following question: *What do you want Northdale to look like in 20 years?* The responses to this question were categorized into a number of key themes which emerged and have been used to form the basis for the preparation of the vision statement and principles. The following is a summary of the key themes identified.

- **Mixed Use / Diverse** – Northdale should accommodate a diverse range and mix of residential and community uses (i.e., commercial, retail, employment, institutional uses etc.). The neighbourhood should also accommodate a diverse mix of demographics, ranging from student housing, to housing for families and seniors. The neighbourhood is predominately comprised of students and a greater demographic mix is desired to support a broader range of community uses.
- **University Services / Housing** – Northdale should accommodate uses and services which support the universities and include opportunities for student housing in various built forms, and institutional and related uses. Northdale may accommodate additional university development and amenities and should appeal to students, families and professionals who wish to reside in the neighbourhood.
- **Green Space / Open Space** – Veterans Green park is the only neighbourhood park in the community and Northdale should be improved with new and/or expanded open spaces, parks, walkways and trails.
- **Location / Accessibility** – The Northdale neighbourhood is located in proximity to the Universities, Uptown and major employers and provides an opportunity to better integrate these uses with the rest of the City and make better utilization of its location and existing and planned improvements in transit facilities, by accommodating more intensive development.
- **Development Potential** – The neighbourhood has undergone significant transformation and a clear vision is required to guide future growth and development which reflects opportunities for intensification, infill and redevelopment.
- **Sense of Community / Identity** – Northdale should have an improved sense of community where people wish to live, work and play. The community should accommodate more public gathering places, vibrant streets, increased pedestrian activity and be an attractive destination.

- **Urban / Building Design** – Northdale should provide high quality urban design through more cohesive and integrated land use patterns and streetscaping. Higher quality building architecture and more durable building construction is desirable. Northdale should be a model community showcasing a world-class community and landmark buildings.
- **Commercial / Recreation Needs** – Northdale should provide for a variety of uses that encompass various community commercial uses and recreational amenities, which cater to a broader demographic and provide for residents’ daily needs.
- **Partnerships** – Partnerships with the Universities, the City, landowners and businesses are required to improve the economy and create employment opportunities, accommodate student housing, and achieve community redevelopment objectives.
- **Community Services / Safety** – The image for Northdale should be improved as a safe community, which is supported through community/social infrastructure, improved walkways and pedestrian connections, and through improved law enforcement.
- **Heritage** – The Veterans’ Green park memorial and housing complex should be preserved and/or better integrated within the community.
- **Building / Property Standards** – Northdale should have better building/construction standards and provide safe and affordable housing opportunities. Properties and buildings should be better maintained.

### 3.1 Northdale Special Project Committee Comments

Following the visioning workshop with the NSPC, the consulting team met with the NSPC on October 19, 2011 to present the draft vision statement and principles. The NSPC met on October 26, 2011 to discuss the draft vision statement and principles and provided comments to the consulting team. Based on the NSPC’s comments, the draft vision statement and principles have been revised to reflect and address these comments. The NSPC comments on the draft vision statement and principles are outlined in their meeting minutes of October 26, 2011 (see Appendix A).

At the time of preparing this Report there was a high level of concurrence and support from the NSPC for the proposed vision statement and principles, which are being presented to Council for endorsement. There are a couple of outstanding matters which we are currently working through with the NSPC, which relate to:

- a) The use of the term “reurbanization” in the vision statement;
- b) The vision outlook to the year 2029 and potential to “move up” the timeline; and
- c) The use of the term “heritage resources” in principle 5 and clarification that it does not include single family dwellings in Northdale.

These matters are further discussed below, however, at this time, given the NSPC’s broad support for the proposed vision statement and principles, it is our recommendation that Council endorse the proposed vision statement and principles.

#### a) **Reurbanization**

While there was not complete consensus among the NSPC, there were some comments related to the use of the term “reurbanized” in the vision statement. Some members of the committee felt the term reurbanized should be replaced with “intensified”, and/or the meaning of the term should be further clarified. Others felt that the term reurbanized was quite appropriate.

We support the use of the term reurbanized in the vision statement. In our view the term reurbanized does imply intensification, however, it also implies more than just increasing the density of development within the neighbourhood. Northdale is currently undergoing intensification (i.e., conversion of dwellings etc.), we feel the term reurbanized is more appropriate as it implies that the area will undergo intensification but in a manner which is more holistic, and will create a more liveable environment (i.e., address the relationship between adjacent uses, the street, open space areas etc.).

While we do not recommend including a definition for reurbanized in the vision statement, we propose to clarify the meaning of the term within the reports which describe the vision statement and principles. In defining what 'reurbanized' means, we draw its meaning from the work that was done by the Reurbanization Working Group (RWG) in their presentation dated September 26, 2011, which defined reurbanization as:

*"A form of development activity which directs a greater share of future population and employment growth (# of people, dwelling units, or jobs) toward the built-up urban areas of the community, particularly the downtowns and along transit routes. The four types of reurbanization activity include:*

- *Infill: new development on formerly vacant land*
- *Intensification: an expansion in the use of an existing structure or structures that serves to increase the density on a site*
- *Adaptive Reuse: a change in the use of a structure, typically from commercial/industrial to residential, that results in greater density*
- *Redevelopment: the change or conversion of an area or structure which results in significantly higher density"*

#### **b) *Timeframe to 2029***

Some of the NSPC members provided comments with respect to the vision statement being prefaced with "By 2029,...", and whether the vision could be achieved sooner. The vision statement is intended to provide a succinct statement of how Northdale will look at some point in the future. The year 2029 was identified as the year is consistent with the City's new Official Plan planning horizon, and the Northdale Land Use study is anticipated to result in an amendment to the City's Official Plan to provide more detailed land use policies to guide the future development of Northdale.

We recommend that the vision statement to the year 2029 be maintained as it is consistent with the City's planning horizon and policy directions in the new Official Plan, and does represent a realistic timeframe to achieving the vision for Northdale. A neighbourhood of this scale will redevelop and evolve over time, and the planning framework and implementation policies that arise from this study should be reviewed in concert with the City's Official Plan policies at the time of the 5-year review of the Official Plan. Furthermore, there are many factors outside the City's control that may influence the timing in achieving the overall vision for Northdale (i.e., economy and market considerations, potential infrastructure improvements, etc.).

With respect to the Community Improvement Plan (CIP), the associated incentive programs are typically implemented for a period of 10 years, however, a CIP clause may be included which allows Council to extend the programs without amendment to the CIP. Furthermore, the CIP is only one of the planning tools to be used to help achieve the vision, and the improvements generated by the CIP will continue to help the neighbourhood achieve the vision long after the CIP is implemented.

#### **c) *Heritage Resources (Principle 5: Memorable)***

Further clarification was requested from the NSPC as to what constitutes the "community's heritage resources", and whether this includes single family dwellings.

At this stage in the study, the principle of heritage conservation and/or recognition of heritage resources has been identified as an important component when considering potential land use and urban design options for Northdale. The principle is intended to provide some flexibility in determining what community heritage resources may be conserved as we move forward in undertaking further background investigations and in identifying future land use options.

Community heritage resources could encompass built heritage resources such as significant/unique housing, and potentially the conservation and/or adaptive reuse of significant heritage buildings which may warrant conservation. At this stage, some of the buildings associated with the Veterans Green housing complex have been identified as having potential opportunity for preservation and/or adaptive reuse of certain buildings. Furthermore, where buildings are not warranted for conservation, there may be opportunities to recognize their significant cultural/built heritage attributes through other means (i.e., through community identity, parks and open spaces, signage etc.).

Further study and additional consultation is required to determine how this principle will be implemented through the development of land use and urban design options for Northdale.

## 4.0 Vision and Principles

The following vision statement and principles for Northdale are recommended for Council endorsement. The vision statement and principles will provide the basis for establishing the land use planning framework, urban design options and the community improvement plan policies and programs to guide future growth and development within Northdale.

### *Vision:*

**“By 2029, Northdale is revitalized and reurbanized into a diverse, vibrant and sustainable neighbourhood, integrated with educational, residential, commercial, cultural, heritage and recreational functions, and improved open space, pedestrian, cycling and transit networks.”**

The over-arching vision for Northdale is further supported by the following principles:

### *Principles:*

Northdale will be:

- 1. Integrated** Northdale is ideally situated within proximity to the Universities, Uptown, and major employers and will be integrated within the urban fabric of the City and surrounding community through improved transportation, cycling and pedestrian networks.
- 2. Diverse** Northdale will be a diverse, vibrant, mixed use and urban neighbourhood where residents live, work, learn and play. It will be comprised of a variety of housing types and tenures which provides affordable housing and accommodates a diverse demographic including students, families and professionals, and supportive commercial, employment, institutional and community services.
- 3. Identifiable** Northdale will have a unique, renowned identity as a place in which residents, students and professionals are inspired by their environment and the energy and creativity of Waterloo's world-class Universities and employers.

4. **Supported** Northdale will be an important opportunity for public and private investment and redevelopment as the neighbourhood evolves and urbanizes, and supported through appropriate infrastructure and services.
5. **Memorable** Northdale will celebrate its cultural and built heritage resources through conservation, adaptive reuse and/or through contextual redevelopment which recognizes the community's heritage resources, including the Veterans' Green Park and housing, and retention of mature trees.
6. **Interactive** Northdale will be enhanced through a network of additional parks, open spaces, walkways and improved streetscaping which provides for recreational, passive and community gathering spaces, which complement the Veterans Green Park.
7. **Durable** Northdale will be a sustainable and environmentally progressive neighbourhood, and provide an exemplary level of quality architecture, urban design, public realm and open spaces that are robust and durable.
8. **Safe** Northdale will be a safe neighbourhood which incorporates crime prevention through environmental design practices, and provides for street-related, ground floor animation areas, and building heights and setbacks which encourage 'eyes on the street', and through building designs and support services which enhance safety.
9. **Flexible** Northdale will evolve and transition over time, as such the planning framework, regulations, buildings and land uses will be adaptive to changing market conditions, transportation, and housing needs.
10. **Collaborative** Partnerships will be enhanced and forged between the City, Universities, developers, residents and landowners to facilitate synergies to further the redevelopment objectives and enhance the community.

## 5.0 Conclusion and Next Steps

At the time of preparing this Report there was a high level of concurrence and support from the NSPC members for the proposed vision statement and principles, which are being presented to Council for endorsement. As indicated, there are a couple of outstanding matters which we are currently working through with the NSPC, however, at this time, given the NSPC's broad concurrence with the proposed vision statement and principles, it is our recommendation to Council to endorse the proposed vision statement and principles outlined herein. The vision and principles will provide the basis for establishing the land use planning framework, urban design options and the community improvement plan policies and programs to guide future growth and development within Northdale.

The land use and urban design options will be presented at a second public open house in January 2011, to consult on potential options for Northdale. The recommended options will then be presented at a third Public Open House anticipated in March 2012. It is anticipated that the Final Report will be presented to Council in May/June 2012 with a recommendation for Council adoption.

## Appendix A

**Northdale Special Project Committee (NSPC)  
Minutes**

**Wednesday, October 26, 2011**

Waterloo City Hall, Erb Room, 3<sup>rd</sup> Floor,  
6:30 p.m.

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**Present:**

**Committee:** Christine Carmody (CC), Tanya Chrisitidis (TCh), Natalie Cockburn (NC), Anne Crowe (AC), Councillor Jeff Henry (JH), Sean Madden (SM), Peter Maxwell (PM), David McMurray (DM), Chris Peace (CP), Chris Read (CR), Dietmar Sommerfeld (DS), Arini Wiryomartono (AW)

**Regrets:** Philippe Elsworthy (PE), John Ioannou (JI)

**Staff:** Tanja Curic (TC), Scott Nevin (SN)

**Observers:** Bob Balfour, Paul Ellingham, Jim and Ruth Facey, George and Stephanie Hunsberger, Mabel Merkley, John Logozny, Larry Palubeski

**Minutes prepared by:** TC

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**1. Approval of Agenda**

The revised October 26 agenda was approved.

*Moved by CC, Seconded by DM.*

*"That the Committee approve the October 26 agenda."*

*Carried Unanimously*

**2. Approval of Previous Minutes and Review of Action Items**

The October 19th meeting minutes were approved. CP noted there were no action items.

*Moved by SM, Seconded by TCh.*

*"That the Committee approve the meeting minutes of October 19, 2011."*

*Carried Unanimously*

**3. Miscellaneous**

*NSPC Vacancies*

NSPC member Michael Connolly passed away on Sunday, he will be greatly missed and the Committee's thoughts are with his family at this difficult time. The NSPC observed 1 minute of silence. A card was then circulated and will be forwarded to his family. With this passing and the resignation of Patrick Germann, there are two vacancies on the NSPC. The NSPC engaged in a discussion about these vacancies and the composition of the NSPC.

*Moved by DM, Seconded by DS.*

*"That Council fill the Veterans' Green position on the Committee in the most expedient manner possible."*

*Carried Unanimously*

*Moved by DM, Seconded by AC.*

*"That Council fill the member at large position on the Committee in the most expedient manner possible."*

*Carried Unanimously*

**Action item:**

- ***TC to forward the above to the City Clerk's office for forwarding to Council during their committee considerations.***

**4. Delegations**

Mr. Bob Balfour, K-W Veterans' Green Association, in commenting on the draft vision and principles, noted that they were strongly against the use of the term "University Commons" in the vision because it implies it is only for the universities. Their suggestion is to call it the "Northdale Commons" to indicate it is open to everyone. He also expressed concern with the study purpose slide in the presentation and the use of the word "stakeholders" as this signifies to them ownership; it should be much broader as not everyone providing comments is a stakeholder.

Mr. George Hunsberger addressed the committee and noted his disappointment that the consultant was not at the meeting. He provided the committee comments on the draft vision and principles on behalf of the Northdale Albert Residents' Coalition (comments are attached).

**5. Northdale Study**

A facilitated roundtable exercise was undertaken with the NSPC, each committee member was requested to identify their top 3 responses to the following questions:

- i) what do you like about the vision and principles; what are the essential elements that you feel it is imperative that remain and Council approve?;
- ii) what elements can't you live with, what elements do you think are entirely unacceptable? Out of respect for the visioning process that has been undertaken with the community, you should be prepared to fully justify your comments about matters that you feel are unacceptable; and
- iii) are there any subtleties that the consultant should be made aware of e.g. sensitive word choice, or are there any subtle things that might not be reflected exactly as they should be reflected?

There was discussion regarding the questions in particular surrounding Question ii above as the committee interpreted it quite literally. As a result, the committee's responses generally fell into 2 categories a) what they really liked about the

vision/principles and b) changes they would like to see made to the vision/principles (including requests for clarification).

Please see attached for the responses as they were recorded on the flipcharts. NSPC member PE was unable to attend the meeting however he sent in his comments which were circulated to the committee (they are attached).

The NSPC members had a number of similar concerns/requested changes. They discussed and voted on the following changes they would like to see made to the draft vision/principles:

*Moved by AC, Seconded by DM.*

*"That the word "learn" be added to Principle 1" as in Northdale will be a diverse neighbourhood...where residents live, work, learn and play.*

*Carried Unanimously*

*Moved by AC, Seconded by AW.*

*"That the word "residents" be added to Principle 10" as in landowners and residents.*

*Carried Unanimously*

*Moved by AC, Seconded by CC.*

*"That Veterans' Green housing be added to Principle 5" as in Veterans' Green Park and Housing.*

*Carried Unanimously*

*Moved by NC, Seconded by AC.*

*"That there be greater clarification regarding "diversity" and "affordability" in Principle 2 and greater emphasis on affordability" as in the two are connected i.e. affordability is tied to diversity of people and housing types.*

*Carried*  
*(DM, CP, PM opposed)*

*Moved by DM, Seconded by CC.*

*"That "University Commons" be removed from the vision."*

*Carried Unanimously*

*Moved by AC, Seconded by DM.*

*"That the vision be changed to, "By 2029, Northdale is revitalized and reurbanized into a diverse, vibrant and sustainable neighbourhood, integrated with educational, residential, commercial, cultural, heritage and recreational functions, and improved open space, pedestrian, cycling and transit networks."*

*Carried Unanimously*

*Moved by CR, Seconded by AW.*

*"That in Principle 8 "safe" also reflect internal design and support."*

Carried  
(DS opposed)

The Committee discussed proposed changes at length such as those pertaining to the use of the word "University Commons" in the vision and the Committee engaged in a lengthy discussion about whether or not to add the word "intensification" to the vision. Some members wanted "intensification" to be included in addition to reurbanization to make it clear that there would be intensification as they felt the word was unclear, further, many members of the public are unfamiliar with it. One suggestion was made for a definition of reurbanization to be included. In contract, a number of other committee members noted that intensification is a component/aspect of reurbanization consequently it is not necessary. Furthermore, they did not feel the word should be included because they did not feel all out intensification was appropriate for all of Northdale. The NSPC would like to inform the consultant that this was a big and challenging issue for them and one which they struggled with. The decision was made to direct this back to the consultant to determine this.

### ***Moving Forward***

As discussed at the previous NSPC meeting, the NSPC comments from the discussion will be forwarded to the consultant for their review and consideration. The consultant will provide a response back to the NSPC with a revised vision and principles. If there are still major disconnects then the NSPC will call another meeting.

### ***Action item:***

- ***TC to forward the Committee's minutes and comments to the consultant.***

### **7. Next Meeting**

To be scheduled as appropriate.

### **8. Adjournment**

MEETING ADJOURNED AT 9:40 P.M.

*Motion to adjourn by AC, Seconded by NC.*

**Northdale Special Project Committee Meeting (October 26, 2011)**

**DRAFT VISION/PRINCIPLES ROUNDTABLE SUMMARY**

The following is a summary of comments as recorded on the flip charts:

<b>Question 1: What do you like about the vision and principles?</b>
Principle 8: Safe “eyes-on-street” (Jane Jacobs)
Principle 1: Integrated because connectivity Principle 6: Interactive - Open Space Principle 9: Flexible - thinking about future
-Universities/education role and how prominent it is -how broad it is - there’s flexibility -photo used for Principle 10
- overall vision, but needs work - principles - how in depth they are
-is really positive -Principle 1: Integrated - focus on location and looking at surrounding area and keeping accessible -Principle 6: Interactive
-Principles 1-8 and 10
-Principle 3: Identifiable - inspired by environment -Principle 2: Diverse - mixed-use -Principle 9: Flexible
-Principle 8: Safe - eyes on street (currently dark) -Principle 7: Durable - quality of urban design -Principle 4: Supported - opportunity for public and private investment
-loves principles - captured consultation input and is positive
-loves principles - captured consultation input and is positive
-vision is bang on except for “University commons” -Principle 2: Diverse - affordability -Principle 8: Safe -Principle 7: Durable - quality
-likes positive tone -Principle 1: Integrated - transit -Principle 2: Diverse - commercial uses -Principle 6: Interactive - parks/ streetscaping
<b>Question 2: What modifications do you think should be made to the vision/principles?</b>
-define reurbanization
-“University Commons” – too dominant, needs discussion

<p>-explain diversity and how it is going to be integrated in principles (Principal 6) -why? –so can accommodate diversity of people</p>
<p>-would like “intensified” in vision between revitalized and reurbanized -why? –because heard at both NSPC and public workshops -feels reurbanized is a vague term -wants something more specific to provide greater clarity to vision</p>
<p>-“intensified” is key to include in vision -why?- because of what was heard -2029 is far off –should use a sooner date</p>
<p>-add “intensified” to the vision because of what heard -is not clear diversity is speaking about people -Principle 2: Diverse - add study to live, work and play, more complete</p>
<p>-Principle 2 : Diverse - prefers learn over study, broader</p>
<p>-concern regarding role of <u>affordability</u> -why? - reality - needs to be affordable -wants a stronger role or own principle for affordability -don’t just imply it</p>
<p>-intensification added -diversity, affordability are interrelated -need to accommodate everyone</p>
<p>-none</p>
<p>-reurbanized not defined clearly so aware that intensification included Principle 8: Safe - not just about CPTED -current housing has too many people -way interiors are designed is a huge safety factor -inside buildings (# people/unit) and support on-site make impact</p>
<p>-vision-needs work including: -1) “more complete”- too vague and unnecessary -2 + 3) “University Commons” –misinterpretation -delete term and replace with key synergies (educational, residential, commercial, cultural, heritage, and recreation) -4) intensification- is it in it or understood as part of reurbanization -proposed revised vision</p>
<p>-Principle 10: Collaborative - “landowners” (landlords vs. landowners) -add “residents” because they have different interests and values</p>
<p>-“flexibility” - not clear what means -“University Commons” - take out -Principle 5: Memorable –Veterans’ Green Park, add Housing because of Veterans’ Green Association comments</p>
<p>-word “is” in vision–implies will be done by 2029, takes time -make softer e.g. will move towards or has moved towards...</p>
<p>-Principal 7: Durable –use word cohesive/consistent urban and architectural design , should be connected -vision –recognition of intensification but not all across the board -Principal 10: Collaborative –like “residents” to be added</p>

-likes proposed revised vision
-Principle 4: Supported - what is meant by “services”? –need clarification -Principle 5: Memorable – clarify, does “community’s heritage resources” include housing? -Principal 6: Interactive – passive and community gathering spaces-should be inclusive of built form structure (peoples housing on-site) - there’s communities inside buildings -use of photos - first one emotes more than intended i.e. suggests land use pattern
-need support in housing -distinguishing affordability – should have stronger presence -also mentioning diversity of resident types -diversity and affordability are interrelated
-likes above comments -likes expanding Principle 8: Safe to include inside buildings and on-site support
<b>Other Comments</b>
-NSPC meeting summary slide, question 2-should include zoning inequality, uncertainty, and intensification of edges but not interiors
-NSPC meeting summary slide, question 3-diverse meaning people but not dwellings -location and development potential is important
-the heritage component i.e. is it only referring to Veterans’ Green Park and Housing or something else?

NARC Presentation Wed Oct 26, 2011  
(NARC ... Northdale Albert Residents' Coalition)

History

During the period of the Student Accommodation Study (SAS) ... informal mtgs of Northdale permanent residents ... to 1) get info from the city: 2) to advise city of current conditions in N-dale: and 3) to protect our investment in our homes  
Sugarbush Association already existed but had distinctly different problems.  
SAS document distinguished "Northdale" by the label of "the Albert/Hickory area".  
SAS report also stated that in time, not all intensification would take place on "nodes and corridors", and that the Albert/Hickory area was the most likely next intensification step.

2006 ... ARC (Albert Residents' Coalition) formed and requested land use study  
Assisted by our then-Councillor Mark Whaley, and Planner Dan Currie (author of SAS and HD studies)

Why? The hoped for outcomes of the SAS were not being realized (egs: 1) 50/50 neighbourhoods: 2) proactive, zero tolerance enforcement of bylaws  
No city support for key recommendations of Neighborhood Preservation and Stabilization

2007... At suggestion of a city staffer, ARC became NARC, to be more inclusive  
NARC defined as all homeowner residents in Columbia, Hazel, University, Lester box  
The State, Fir, Hickory area not included because they were promised their own study.

Notes: Coalition, not Association, because ... associations have different requirements  
... eg: all residents in an area must be invited

The Coalition just gradually became suspicious of the 2 elephants in the room, plus their spinoffs, and the political favoring they seem to receive

NARC today

Permanent, homeowner residents within the Columbia, Lester, University, Hazel area  
Former resident owners who also wish to are allowed to stay involved  
Ever-diminishing numbers

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*"NARC" Feedback for consultants (Wed Oct 26/2011)*

**This Report is, quite simply, the most exciting thing to happen for the homeowners of Northdale in the past few decades. We applaud the consultants for their work !!!**

*What do you like about the Vision:*

Vibrant, sustainable, revitalized, reurbanized.

Veteran's Green vision of Mike Connolly.

The vision omits the word "intensification" – we feel this term should be included in the Vision. The benefits of scale that derive from intensification (\$\$ costs of policing, sewers, street lights, sidewalks, street cleaning, snow plowing, etc) will be huge !!!!

What do you like about the principles?  
For the most part we support them entirely.

**Major Concerns re: Draft Vision**

2) At all our tables, **diversity** did not refer to housing types, but demographics. People sought a broad spectrum of the population interacting and living in Northdale.

**Affordability**: students somehow thought that single family homes should be topnotch yet cheap. Clearly, these are not compatible. Anyone who has owned a house knows how much it costs to maintain houses. If single family houses are to exist in Northdale, they have to also be licensed for an appropriate number of people to make them cost effective as quality housing.

3) We believe **everyone should be inspired** by it, not just students and professionals, and not just people in Waterloo – this neighbourhood should be an inspiration to cities everywhere. Why can't we inspire low-income people, seniors, blue collar workers, etc.?

7. Durable – we love it!

8. Safe is an imperative short-term goal.

9. Flexible – **Transitioning over time is a concern.** People who live in Northdale, for the most part, don't have 20 years to hold onto their house to find out if someone values them.

\*\*\*Also, flexibility to adapt to changing housing needs might mean that once the universities saturate the market with all their housing for grad students, staff, undergrads, foreign students, etc. there is no demand for the single family housing stock, once again devaluing houses and leaving them for cheap pickings...for example, by WLU for their campus expansion.

Development should be done equally on campus and in the private sector – in the residential commons and outside of it. This is the only way to rebalance demographics. It is the only way for the taxpayers of Waterloo to have revenue generated equal to what they will be losing with the university's tax breaks for development.

**What we Cannot Live With: "The absence of the term intensification."**

NARC supports the "Greening of Waterloo" by density increases across the area. Current licensing of only 3 people in large homes on large lots is not environmentally sustainable

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(the eco-footprint is simply not green). SR zoned single family homes just do not conform to vision goals. (eg: 2 people living on a third of an acre of land ???)

We don't understand and disagree with the current policy of staff forcing incredible densities on specific streets when they know there will be capacity and opportunity to build community within Northdale.

c) Subtleties – lack of the term intensification is a concern.

**Imperative Council Retain:**

Sustainable and environmentally progressive

Re-development: But add **intensification** (this alone solves so many area problems).

Diverse Demographic

Mixed Use

Safe, green, pedestrian friendly, and durable

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Philippe Elsworthy

Comments for Northdale Vision and Principles discussion October 26, 2011

At the last meeting the nature of the visuals was raised. Chris Tyrell stated they are "conceptual". I looked at the visuals carefully, and in my opinion they are misleading, as I don't think Northdale will look like the images presented, although I hope I'm wrong.

I agree with the Vision statement.

Principles:

1. Integrated: I like the improved transportation, cycling and pedestrian networks.
  2. Diverse: I think this is really important.
  3. Identifiable: OK but awkward. What about "Northdale will be renowned as a creative and inspiring environment"?
  4. Supported: OK
  5. Memorable: essential!
  6. Interactive: great. (I like the canal in the photo)
  7. Durable: I like the exemplary level of quality architecture, urban design, public realm and open spaces.
  8. Safe: good.
  9. Flexible: good but not clear. I don't understand how the planning framework ( the Planning Act?) and regulations can evolve or be flexible, but I agree that buildings and land uses could be designed to be flexible.
  10. Collaborative: OK.
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I hope these comments are sufficient and clear. Feel free to contact me if I need to explain myself further.