



UrbanSolutions



CAMBRIDGE MILL

HOTEL & RESIDENCES



PEARLE

HOSPITALITY



ANCASTER MILL



CAMBRIDGE MILL



ELORA MILL

Spencer's
AT THE WATERFRONT

The Pearle
HOTEL & SPA



 WHISTLE BEAR
GOLF CLUB

EARTH TO TABLE
BREAD BAR
good ingredients matter.



Subject Lands



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Subject Lands



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Subject Lands



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Neighbourhood Context

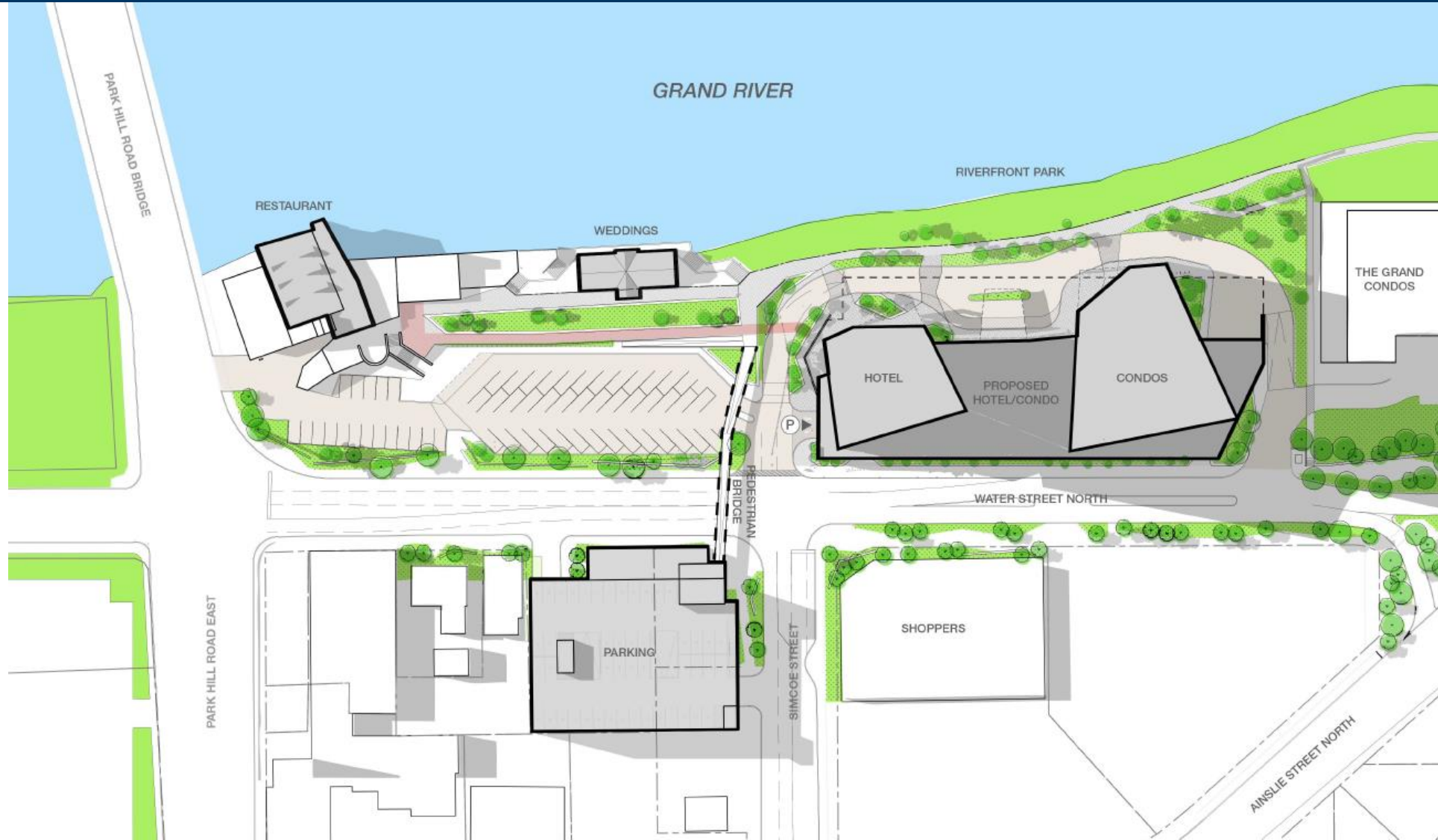




Phase 2



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Proposed Development



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37 Storey

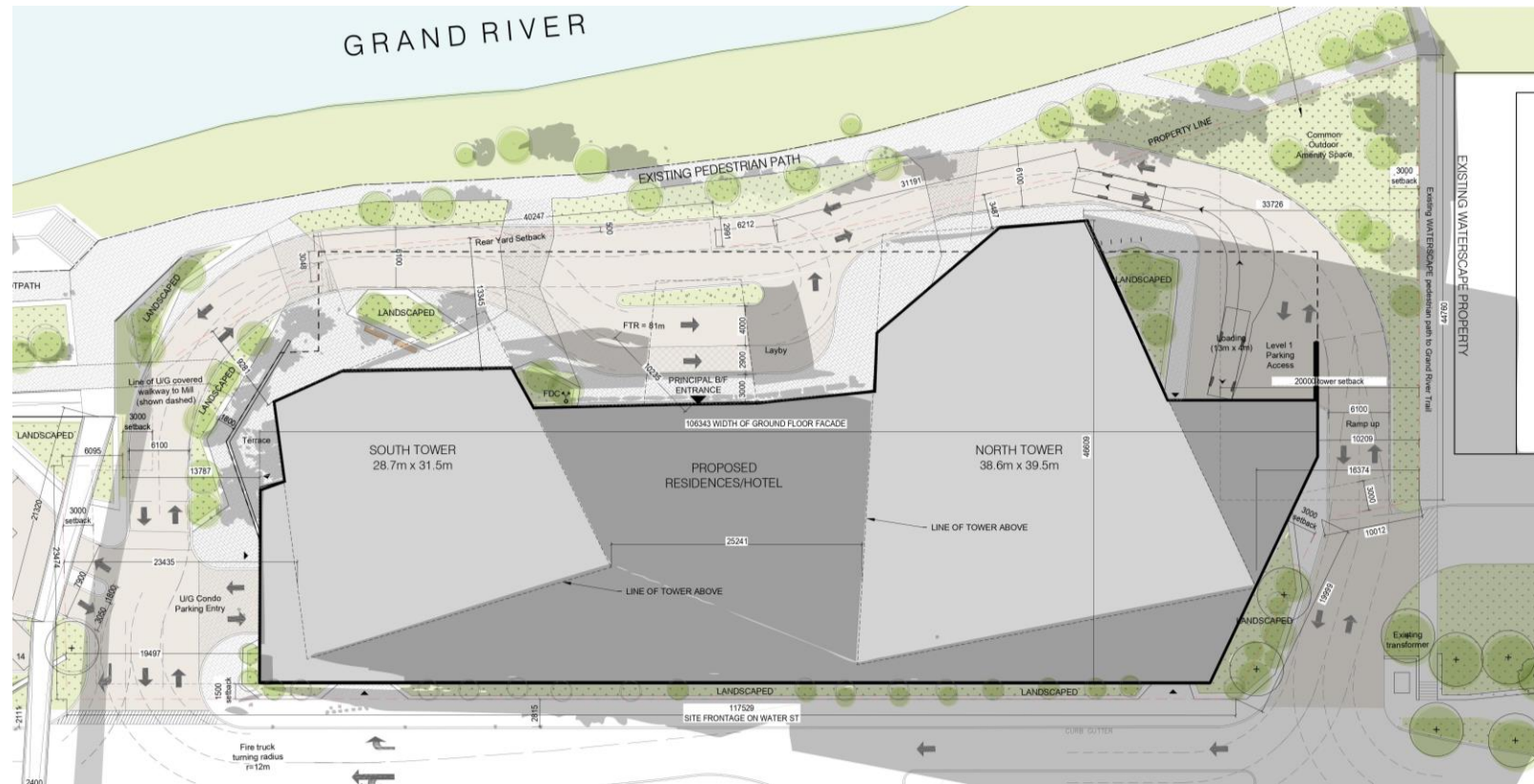
- 253 unit condominium building

28 Storey

- 146 unit hotel building

Connected by a base podium and underground parking.

Commercial and amenity areas are provided in shard podium.





Proposed Development



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Proposed Development



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Official Plan



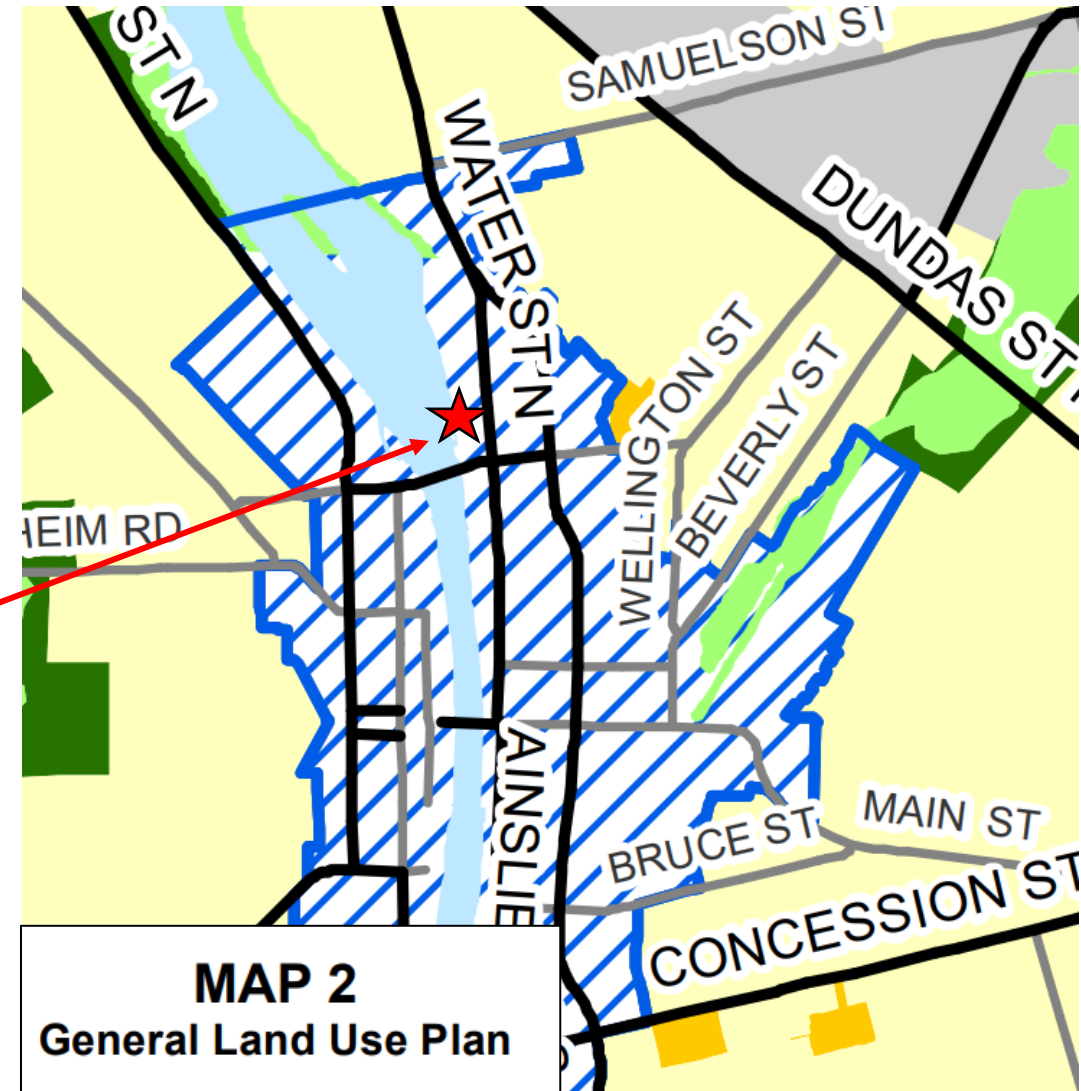
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1. Community Core Areas



Galt City Centre; Preston Towne Centre; Hespeler Village
(See Maps 3, 4 and 5)

Subject Lands





Official Plan



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Legend

Roads - Ownership

Region of Waterloo

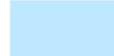
City of Cambridge



Urban Growth Centre

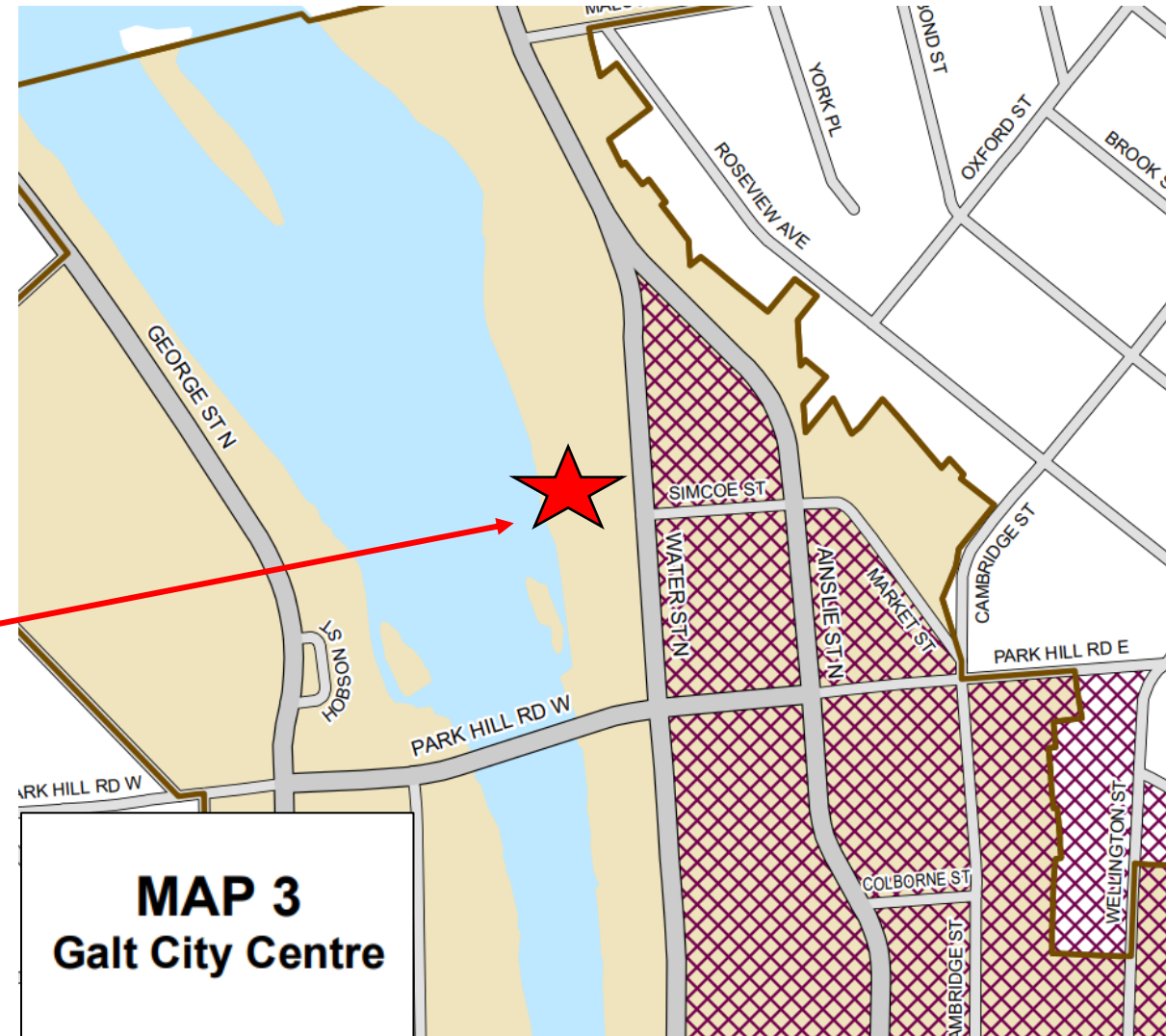


Community Core Area



Rivers and Lakes

Subject Lands



MAP 3
Galt City Centre



Zoning By-law



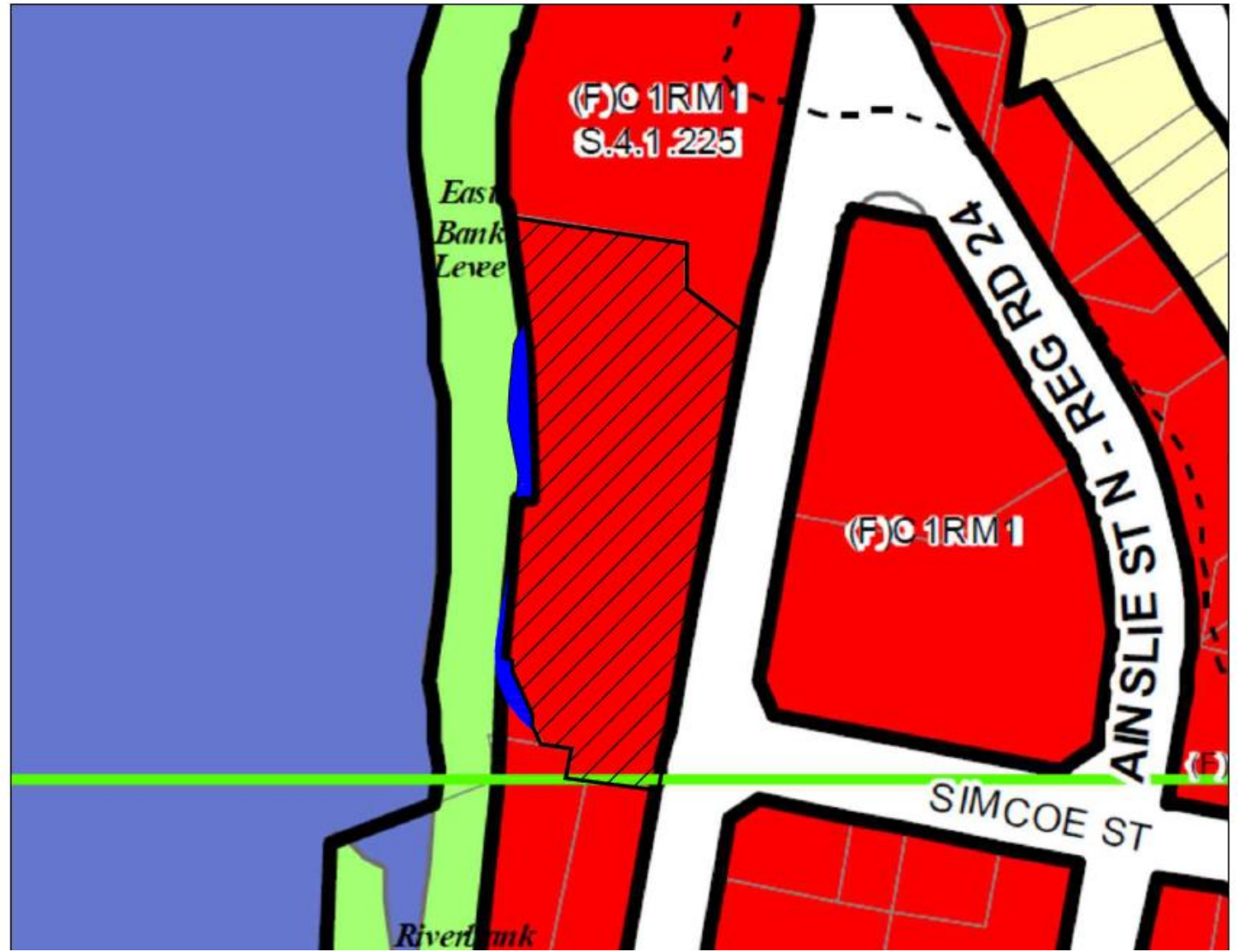
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Block 1 - Lands to be rezoned from H (F) C1 RM1 S.4.1.294 (Commercial Use Class One and Residential Use Class One) Zone to H (F) C1 RM1 S.4.1____(Commercial Use Class One and Residential Use Class One), Zone, Modified.



Block 2 - Lands to be rezoned from OS1 (Open Space One) Zone to OS1 S.4.1____(Open Space One), Zone, Modified.





Supporting Studies



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- Planning Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law
- Architectural Package
- Sun/Shadow Study
- Urban Design Brief
- Viewshed Study
- Archaeology Assessment
- Functional Servicing Report
- Stormwater Management Report
- Grading & Servicing Plan
- Traffic Impact Study
- Hydrogeological Report
- Noise & Vibration Study
- Pedestrian Wind Assessment



Engagement Chronology



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Date	Engagement
May 12, 2021	Neighbouring Condo Residents
May 18, 2021	Downtown Cambridge BIA
July 7, 2021	Chamber of Commerce
September 8, 2021	Economic Development Advisory Committee
September 16, 2021	Cambridge Municipal Heritage Advisory Committee
October 19, 2021	Planning Committee



Galt Core Area Height Guideline Study



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- Located in north-eastern area of Guideline Boundary
- Proposed to have no maximum permitted height

SUBJECT LANDS



Figure i:
Aerial view identifying Study Area boundaries
Source: Google Earth





Community Benefits



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250 NEW RESIDENTIAL UNITS AND
150 NEW HOTEL SUITES IN THE
CAMBRIDGE DOWNTOWN CORE
INCLUDING ATTAINABLE HOUSING



20,000 SQUARE FEET OF NEW
WATERFRONT RETAIL, DINING, AND
A DESTINATION SPA

REVITALIZATION OF UNDERUTILIZED
SPACES INCLUDING ENHANCING THE
GATEWAY INTO GALT AND
IMPROVEMENTS TO THE WATERFRONT
TRAIL WITH NEW PUBLIC ACCESS



BROWNFIELD REVITALIZATION



IMPROVEMENTS TO EXISTING
ROAD AND PARKING
INFRASTRUCTURE



Community Benefits



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ESTIMATED ANNUAL PROPERTY
TAXES TO BE OVER 4 MILLION

EMPLOYMENT GROWTH
250 SHORT-TERM
CONSTRUCTION JOBS
300 LONG-TERM LOCAL POSITIONS



ADDITIONAL PEOPLE LIVING,
WORKING, AND PLAYING IN THE
DOWNTOWN CORE

INCREASING TOURISM, HOUSING,
AND RETAIL TO HELP SUPPORT THE
FUTURE ION ROUTE





Thank you



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