

# 201 Water St. South & 66 Highman Ave

City of Cambridge

May 28, 2024

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Application for Official Plan Amendment and Zoning By-law Amendment - OR08/23

For SG Real Estate Developments LP II

*Prepared by:*

**NPG**  **PLANNING  
SOLUTIONS**

# Description of Subject Lands

## Two Separate Parcels:

ADDRESS	BUILDINGS & STRUCTURES
201 Water Street South	2-storey stone residence – heritage building; existing agricultural building
66 Highman Avenue	Single detached dwelling

- **Irregularly shaped parcel**
- **Frontage:** 169.36 metres (Water Street South); 14.8 metres (Highman Avenue)
- **Area:** 1.54 hectares





## 2 Public Meetings and 1 Neighbourhood Meeting

### Key Issues that we heard

- Affordable Housing
- Views from rear yards on Highman Avenue
- Emergency access from Highman Avenue
- Landscaping and tree planting – Highman Avenue properties
- Parking on Highman Avenue
- Potential construction impacts on existing homes on Highman Avenue
- Balcony locations

# Public Consultation Process – Our Actions



- The middle 9-storey tower has been removed, leaving a 6-storey podium between the towers
- The other 2 towers have been modified to 15 storeys each
- Distance between the two towers has increased from 18.55 metres to approximately 47 metres

VIEW FROM WATER STREET SOUTH

Artist's Impression  
Subject to change.

# Public Consultation Process – Our Actions



VIEW FROM 66 HIGHMAN AVENUE (WINTER)

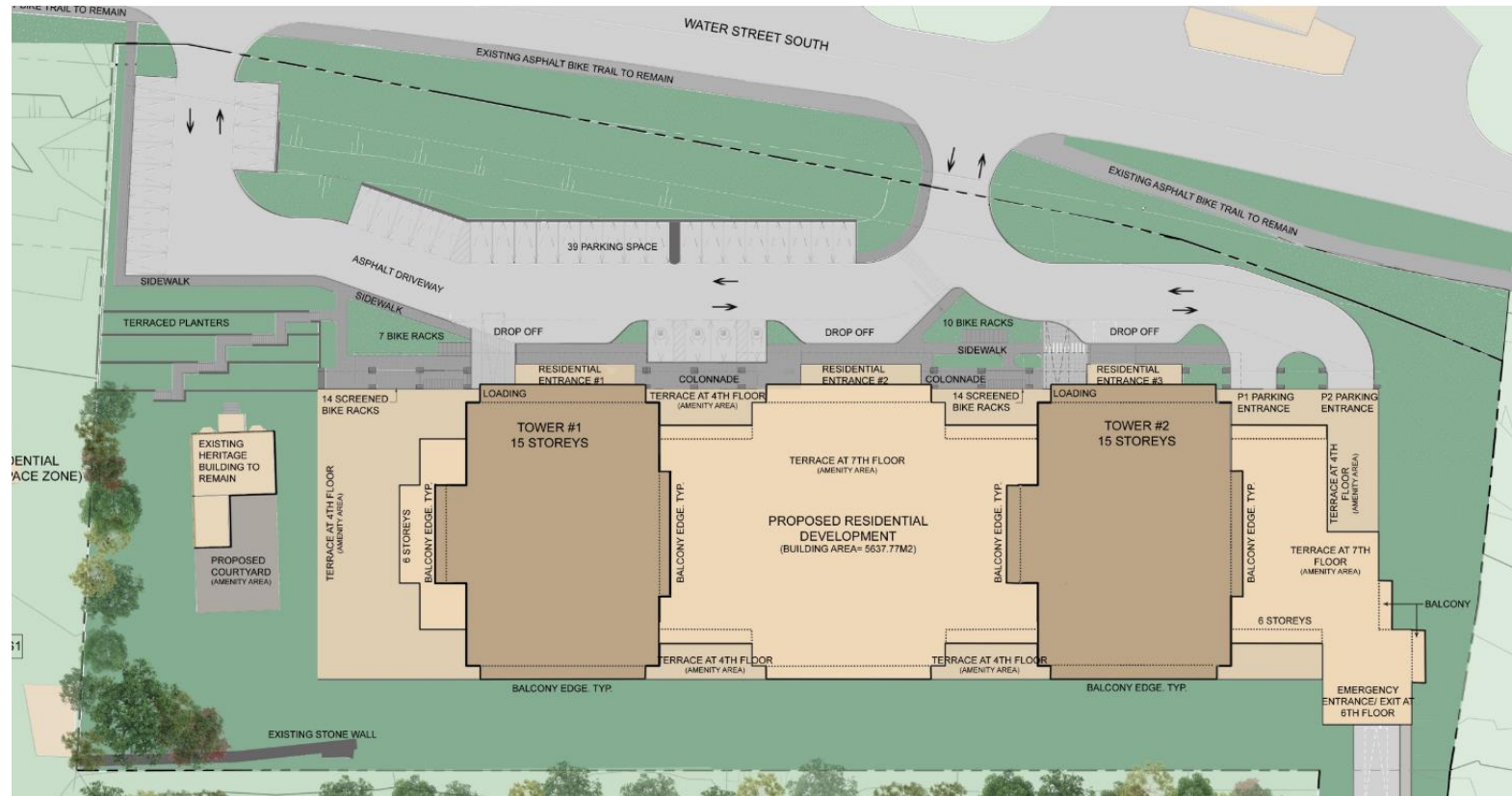
Artist's Impression  
Trees may not reflect  
actual conditions.

- Access from Highman Avenue is solely an **emergency access**:
  - No access for private vehicles to building
  - One way exit for residents to leave in case of emergency
  - No buildings permitted on 66 Highman Avenue property

# Public Consultation Process – Our Actions



- Stone residence at 201 Water Street South will be designated under Part IV of the *Ontario Heritage Act*



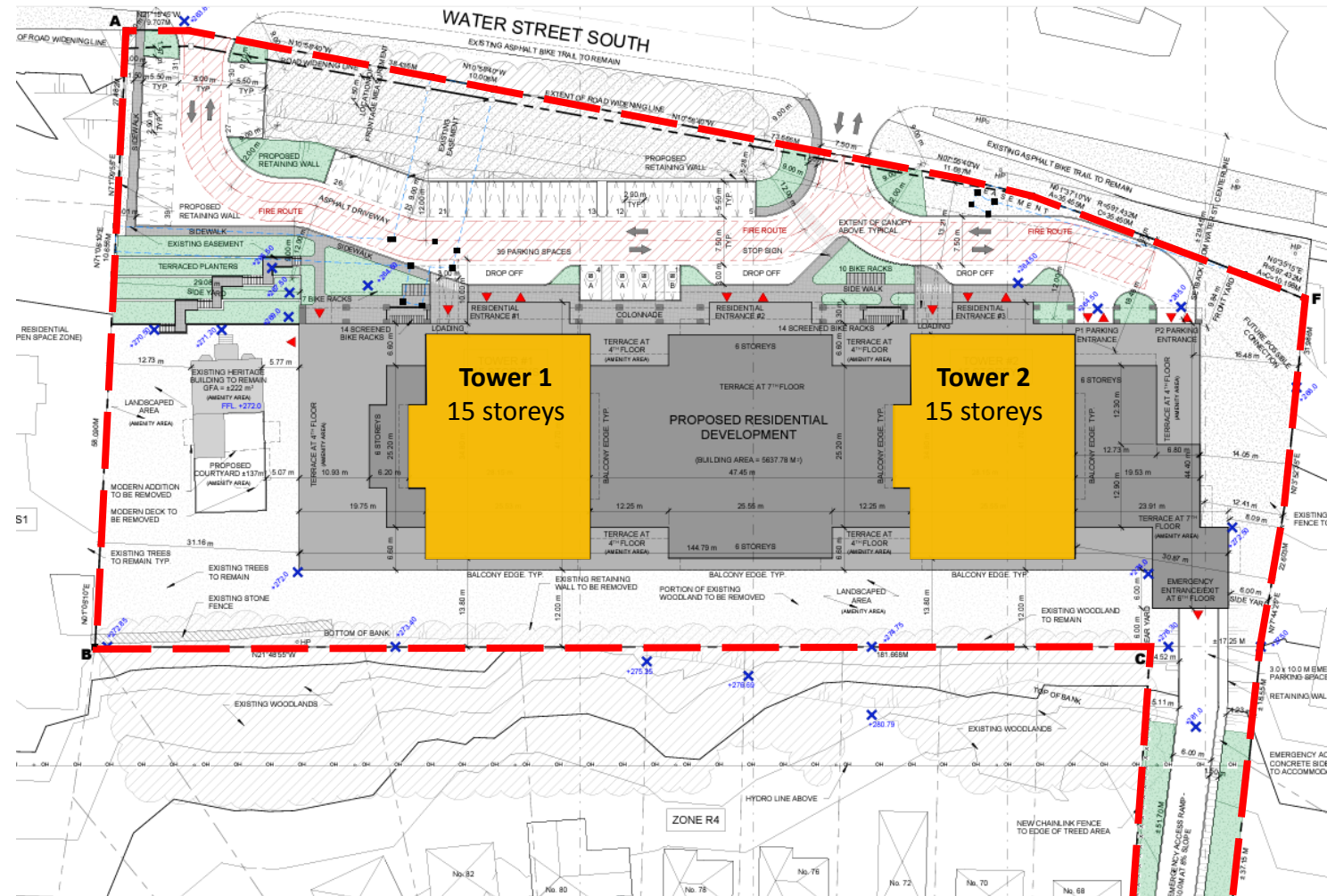
# Public Consultation Process – Our New Commitments



- **Affordable Housing:**
  - 20 units will achieve Waterloo Region's affordable home ownership threshold
- **Stone Building:**
  - Support designation of the existing stone residence under the *Ontario Heritage Act*
- **Construction:**
  - Pre and post construction monitoring of adjacent homes on Highman Avenue
- **Environmental Stewardship:**
  - Relocation of Regionally identified Species consistent with direction from City/Region with monitoring
- **Highman Avenue Access:**
  - Emergency Vehicle Access / resident exit only with no buildings permitted on 66 Highman Avenue
- **Balconies:**
  - Screening materials will be used on east side of buildings for privacy to Highman Avenue rear yards
- **Parking on Highman Avenue:**
  - No vehicle access to Highman Avenue from development
  - Sufficient parking, including visitors, provided onsite
- **Landscaping:**
  - Landscaping plans to address tree planting

# REVISED Development Proposal

- Two (2) residential towers atop of a unified 3 storey podium
- 330 units
- Density of 219 units per hectare
- Two (2) vehicular accesses proposed on Water Street South
- One (1) emergency vehicle access via 66 Highman Avenue
- 416 vehicle parking spaces provided for residents and visitors, which meets the City's Zoning By-law requirement, plus 117 bicycle spaces





# Staff Recommendation Report - Support



- Consistent with the Provincial Policy Statement, conform with the policies of the Provincial Growth Plan 2020, the Waterloo Region OP, the City OP
- Provides an increased range of housing choices including affordable housing
- Provides new housing in proximity to existing and planned transit and active transportation options making it suitable for development
- Makes efficient use of existing services and infrastructure