

To: **COUNCIL**

Meeting Date: **10/19/21**

Subject: **Recommendation Report: Official Plan Amendment and Zoning By-law Amendment, 130 Water Street North and parts of 0 Park Hill Road West, Cambridge Developments Inc. & Grand River Conservation Authority**

Submitted By: **Lisa Prime, Chief Planner**

Prepared By: **J. Matthew Blevins, MCIP, RPP, Acting Manager of Development Planning**

Report No.: **21-286(CD)**

File No.: **OR05/21**

Recommendations

THAT Report 21-286(CD) be received;

AND THAT Cambridge Council adopts Official Plan Amendment No. 48 with a site-specific policy to increase the maximum permitted density and height on 130 Water Street North to 10.09 Floor Space Index and 37 storeys;

AND THAT Cambridge Council approves the proposed zoning by-law amendment to further amend the site-specific zoning for 130 Water Street North (H)(F) C1RM1 S.4.1.294 (site-specific provisions approved in 2015 to permit a 12-storey development with 114 residential units and 90 hotel suites) to permit a 37-storey and 28-storey development containing 253 residential units and 146 hotel suites.

AND THAT Cambridge Council approves the proposed zoning by-law amendment to rezone parts of 0 Park Hill Road West from OS1 (Open Space) to OS1 S4.1.418 with site specific provisions to permit a driveway and any site servicing.

AND THAT Cambridge Council is satisfied that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required;

AND THAT Council approve transfers to the applicable Development Charge Reserve Funds to fund the permitted core area exemptions, as per the City's Development Charges Bylaw 19-094;

AND FURTHER THAT the By-law(s) attached to this report be passed.

Executive Summary

Purpose

- To permit the redevelopment of the lands with 253 condominium residential units in a 37-storey building, 146 hotel suites in a 28-storey building, and 995 square metres (10,710 square feet) of service commercial space in a two-storey podium connecting the two buildings.
- Site specific Official Plan and Zoning By-law amendments are required to permit increased density and height and to further amend the site-specific zone for 130 Water Street North (H)(F) C1RM1 S.4.1.294.
- Site specific Zoning By-law amendment is required to permit a driveway and site servicing for the proposed development on parts of 0 Park Hill Road to rezone parts of 0 Park Hill Road West from OS1 (Open Space) to OS1 S4.1.418.

Key Findings

- The proposed infill development provides opportunities for more compact, efficient, use of lands and existing municipal services
- Proximity of the proposed mixed-use development to existing and proposed public transit helps to support the creation of complete communities. The proximity to transit, pedestrian and cycling infrastructure supports the proposed reduction in parking. The provision of an associated parking structure also provides additional parking for other commercial uses in the Galt Core
- Commercial uses support the existing Galt core community as well as the future residents of the proposed development and the hotel will help to support tourism and business within Galt and Cambridge in general. The resulting increase in activity in the Galt core will also serve to benefit the existing heritage resources and bring attention to the historic character of the Galt heritage district
- Increasing the population density of the Galt core will help create a vibrant community and the introduction of additional commercial uses provides additional employment opportunities making Cambridge a destination of choice to live, work and play.

Financial Implications

- The property is located within the Galt Core Area and, as such, application fees for site plan and building permit(s) are waived and the property is exempt from City and Regional Development Charges

- The exempted development charges are funded from the City's operating budget and are payable at building permit. The DCs as of October 19, 2021 are calculated at \$4,261,450. Compared to the annual budget of \$1,350,000, this will create a potential deficit in the City's 2021 financial position.
- Tax Implication: Municipal Property Assessment Corporation assessed value for vacant lands = \$1,163,000 (Based on the total area of the vacant land)
 - A preliminary estimate was calculated to determine the taxation revenue change from the current generated revenue to the taxation revenue generated from 253 condominium units, 146 hotel suites and 995 square metres of service commercial floor area.
 - Based on the assessed value of the land, the current taxation revenue is \$13,796
 - Once the development of the property is complete, pending approval from Council, taxation revenue will potentially be \$1,417,307
- Please note, this calculation is based on the income approach to value with a new Multi-Residential, hotel and service commercial tax rates of 0.01186, 0.02895 & 0.01186 using the 2021 rate

Background

Proposal:

In 2015, a zoning by-law amendment was approved for 130 Water Street North to permit the development of a 12-storey condominium and hotel building with 114 condominium residential units and 90 hotel suites. The proposed development was not constructed.

With the current applications, the applicant is now proposing to develop the property with two high-rise buildings consisting of 253 residential units in a 37-storey building and 146 hotel suites in a 28-storey building. Condominium amenity space is proposed for the residential units.

The proposal also includes 995 square metres (10,710 square feet) of service commercial space for restaurant and spa uses within a two-storey podium connecting the residential and hotel buildings.

The residential units are proposed to be condominium ownership, which will require a future application for draft Plan of Condominium if these applications are approved. Of

the total 253 residential units, the applicant is proposing 99 one bedroom units and 154 two bedroom units.

The applicant has indicated that no affordable units are proposed.

The proposed development would also use parts of the lands from the adjacent property, 0 Park Hill Road West, to develop portions of the driveway and the site servicing.

There are 264 parking spaces proposed to be located in two underground levels and the first level of the podium, whereas 413 parking spaces are required for the proposed development. The applicant has requested permission to provide the required parking off-site. Staff are recommending a site specific parking reduction to address this instead. The subject property is in close proximity to the proposed southern terminus of the LRT and has access to existing public transit as well as pedestrian and cycling infrastructure which supports the reduction in parking. The developer is proposing a standalone parking structure at the corner of Water Street and Simcoe Street which will provide additional parking for the proposed development as well as access to public parking for visitors to the Galt core.

A copy of the most recent site plan and elevation drawings can be found in Appendix No. 1.

The applicant is requesting site specific Official Plan and Zoning By-law Amendments to permit the proposed hotel and condominium development.

For 130 Water Street North, the applicant is requesting a site-specific Official Plan amendment to:

1. Increase the maximum permitted Floor Space Index (FSI) from 2.0 to 10.09; and
2. Increase the maximum permitted height from 8 storeys to 37 storeys.

Site specific zoning provisions are required to:

1. Increase the maximum permitted density from 250 Units Per Hectare (UPH) to 404 UPH;
2. Increase the maximum permitted height from 54 metres (177 ft) to 143 metres (469 ft) for the 37-storey tower, 112 metres (367 ft) for the 28-storey tower, and 11 metres (36 ft) for the 2-storey podium;
3. Decrease the required number of parking from 413 spaces to 264 spaces;
4. Decrease the minimum front yard setback from 4.5 metres (14.8 ft) to 1.5 metres (4.9 ft);
5. Decrease the minimum required landscaped open space from 30% to 26%; and

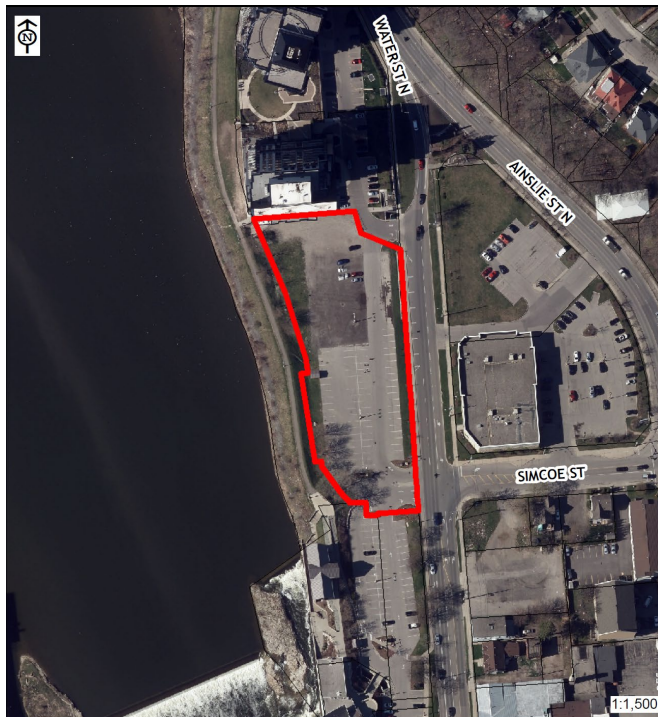
6. Decrease the minimum required number of loading spaces from 2 to 1 space.

For parts of 0 Park Hill Road West, the applicant is requesting a site-specific Zoning By-law amendment to permit a driveway and any site servicing.

Location:

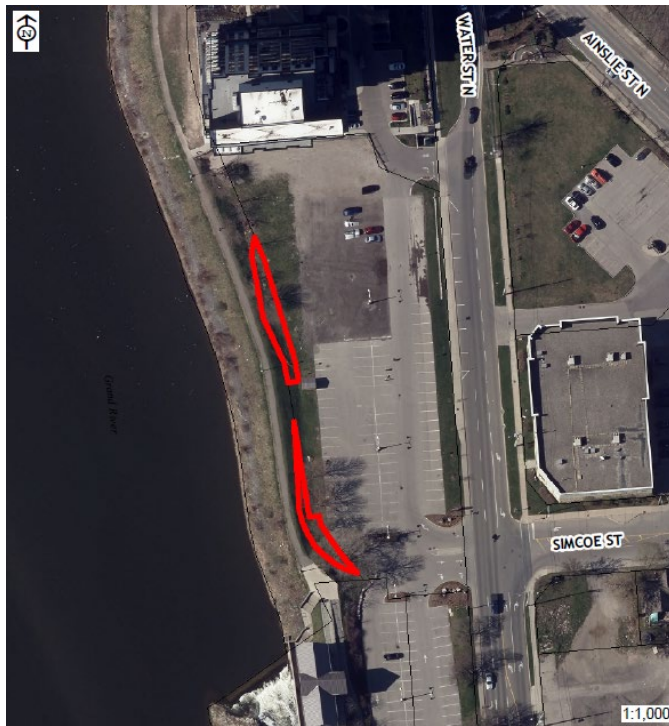
The subject property is municipally known as 130 Water Street North and is located northwest of the Water Street North and Simcoe Street intersection, and east of the Grand River. This property is legally described as Part of Lots 12 to 14 on Plan D9 and Parts 1 to 13 on 58R16178, in the City of Cambridge, Regional Municipality of Waterloo.

130 Water Street North (outlined in red below):



The proposed development is also located on parts of the adjacent property west of the subject property, municipally addressed as 0 Park Hill Road West. This property is legally described as Part of Lots 2 & 3, Galt Concession 11; Part of Lots 10 and 14 on Plan D-9; and Parts 31 to 33 on 58R16178, and is owned by the Grand River Conservation Authority (GRCA). The GRCA has given authorization to the applicant to submit a Zoning By-law Amendment application on their land.

Parts of 0 Park Hill Road West under application (outlined in red below):



Existing/Surrounding Land Uses:

Abutting the property to the north is developed with the Waterscape residential condominium towers, which are 11 and 12 storeys in height. The Cambridge Mill restaurant and a parking lot are located to the south. East of the property and across Water Street North is a Shoppers Drug Mart store. West of the property is an open space area with a pedestrian trail and the Grand River. The surrounding neighbourhood has a mix of commercial and residential uses.

Property:

130 Water Street North is a wide irregular shaped lot and is approximately 0.63 hectares (1.55 acres) in size. The property is currently used as a parking lot for the Cambridge Mill restaurant. The restaurant is required to have 205 parking spaces, 58 of which will be provided on a surface parking lot on the properties between 130 Water Street North and the Cambridge Mill restaurant. Should the subject applications be approved and the subject property developed, the Cambridge Mill restaurant will need to find another location to provide 147 parking spaces or seek a Zoning By-law Amendment.

Statutory Public Meeting:

In accordance with the Planning Act, the City held a public meeting in order to formally consider the requested Official Plan and Zoning By-law Amendments and receive public and Councillors' comments. There were a number of oral submissions made at the public meeting on June 29th, 2021 opposed to, and in favour of the proposed development. Written submissions were also received. Comments were generally

raised regarding height, traffic, parking, safety of construction, impacts to tourism, sewage capacity, lack of affordable units, impacts to wildlife, existing site contamination, and impacts to heritage,

The excerpts from the public meeting minutes are in Appendix No. 5 below.

The public comments received are addressed in Appendix No. 7 below.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #1 - Community Wellbeing

Objective 1.4 Promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods.

The applicant proposes to construct a mixed-use development including a residential condominium development and hotel with share amenity space and service commercial uses (spa and restaurant/bar). The proposed development will help to re-invigorate the Galt Core providing additional patrons for the commercial uses in the Galt Core. The proposed development has access to public transit and is in close proximity to commercial amenities and schools.

Comments

The proposed infill development represents an efficient use of existing municipal water and sanitary sewer services as well as providing more affordable options for market rate housing. The proposed residential development supports the intensification objectives of the provincial growth plan and, in conjunction with the hotel and commercial components, supports the creation of a complete community.

Considerations for the review of this application include, but are not limited to, the following:

- City's Official Plan policies regarding:
 - residential compatibility;
 - location criteria for multi-unit residential;
 - urban design policies;
 - cultural heritage
 - Natural heritage & environmental management; and,
 - Open space systems

- Proposed site specific zoning regulations
- Transportation
- Land use compatibility with surrounding residential uses
- Parkland
- Natural Environment

The proposed development was presented to the Economic Development Advisory Committee (EDAC), Municipal Heritage Committee (MHAC) and the Galt Business Improvement Area (BIA) for information and comment. EDAC has provided a letter to Clerks recommending that Council support the proposed development and associated applications. MHAC discussed the proposed development with a focus on what impacts there may be to existing heritage resources in the Galt Core and are generally supportive of the proposed development. A representative from the Galt BIA delegated at the public meeting in support of the proposed development.

Please see Appendix 6 below

The Provincial Growth Plan and Cambridge Official Plan provide policy guidance to direct the majority of growth and intensification to the Urban Growth Centre (UGC) and core areas where applicable. The property is located just outside of the UGC but is still within the Galt Core and represents an opportunity for infill development.

The subject property is outside of the proposed boundary for the Galt heritage district. The heritage district study is being completed in conjunction with the Galt height guideline study, the Galt secondary plan and the new comprehensive zoning by-law and all of these studies are being undertaken with information on proposed development within the Galt Core. The draft height guidelines are scheduled to be presented to Council on October 19th as well and the subject property has been identified as an opportunity for a significant increase in height. The UGC has height restrictions in place that were intended to protect the heritage district along Main Street. One of the reasons for coordinating the studies in the Galt Core is to ensure that the intent for the existing protections is retained. The increase in activity in the Galt core that would be provided by the proposed development would also serve to increase visibility for the existing and proposed heritage districts in the Galt core.

Having height restrictions in the Urban Growth Centre presents challenges for accommodating growth and infill opportunities like this and the Gaslight development, while outside of the UGC, provide opportunities to protect the

existing heritage resources while accommodating growth in the City.

The addition of a development of this scale will also support the extension of the LRT through to the Galt core. Access to public transit, pedestrian and cycling infrastructure will assist in supporting the LRT as well as working towards reducing car traffic through the Galt core as well as the Hespeler Road corridor. The expansion of transit services helps to provide justification for intensification and additional density and the increase in density is generally required to provide the ridership necessary to support the expanded system so the development and infrastructure improvements support each other.

The access to alternative modes of transportation will also help to reduce reliance on private automobiles which in turn reduces parking demand as well as instances of single occupancy vehicles driving on the streets.

Existing Policy/By-Law

City of Cambridge Official Plan (2012)

The 2012 City of Cambridge Official Plan (OP) designates the subject property as 'Galt City Centre Community Core Area' outside the 'Urban Growth Centre' but within a 'Regeneration Area' and the 'Floodplain Special Policy Area'.

Development within the Galt City Centre Community Core Area are encouraged to have higher density and mix of land uses. Galt City Centre areas outside the Urban Growth Centre allow a Floor Space Index (FSI - the area of all buildings divided by the area of the lot) of 0.5 to 2.0 and a maximum height of 5 storeys.

The City of Cambridge Official Plan indicates that the City will promote compatible higher density development in locations which meet the criteria for multi-unit residential development outlined in Section 8.4.3 of the OP and the compatibility criteria in Section 8.4.2 of the OP.

A Regeneration Area is where a transition of use is anticipated during the planning horizon of the Official Plan through Secondary Plan studies and subsequent Official Plan amendments. In Regeneration Areas where no Secondary Plans are yet in effect, an FSI of 0.5 to 2.0 and a maximum height of 8 storeys is permitted.

To permit the proposed development, the site-specific Official Plan Amendment is requested by the applicant to increase the maximum permitted FSI to 10.09 and maximum permitted height to 37 storeys on the subject site.

Staff are also completing a height guideline study for the Galt Core to propose appropriate heights for the Galt Core. The intent of this study is to help protect the

historic Galt Core while also allowing for increased height, and therefore density, in the core area. The property is outside of the Urban Growth Centre but the core areas of Cambridge are intended to accommodate the majority of new development within the city with access to amenities, transit and services.

Density in the cores is calculated using Floor Space Index (FSI) which is a ration of gross floor area to lot area. The proposed development includes residential units in the form of condominium apartments but also includes hotel suites. The proposed increase in density would not have the same impact as a strictly residential development with the same density.

City of Cambridge Zoning By-law No. 150-85, as amended

The subject property is currently zoned (H)(F) C1RM1 S.4.1.294. C1RM1 is a compound zone of C1 (Commercial) and RM1 (Multiple Residential). Compound zones allow any permitted use exclusively or in combination from all the zones in the compound zone symbol. S.4.1.294 is a site-specific exception to the Zoning By-law that was approved in 2015 to permit the development of a 12-storey hotel and residential apartment building. The 'H' Holding provision on the property was also applied by the S.4.1.294 site-specific by-law, which will not be lifted by Council passing a by-law in future until the applicant submits a Record of Site Condition and letter of acknowledgement. The 'F' symbol indicates the land is in the Floodplain Management Special Policy Area, which will require the buildings to be designed with flood protection features.

The site-specific provisions from the **2015** Zoning By-law Amendment are as follows:

- Maximum permitted height is 42 m to the deck line of the roof and 54 m to the top of the roof;
- A minimum 2 loading spaces is required.
- No landscaping strip is required where abutting an OS1 Zone.
- The minimum required rear yard setback shall be 0.5 m.
- The minimum required southerly interior side yard setback is 3.0 m.
- The minimum required northerly interior side yard setback is 3.0 m.
- The minimum required northerly interior side yard setback for a portion of a building in excess of 2 storeys is 20 m.
- A 1.5 m front yard landscaping strip is required.

- The removal of the (H) holding provision is conditional upon the applicant providing a Record of Site condition acknowledged by the Ministry of the Environment to the City of Cambridge.

Site specific provisions are proposed to:

- Increase maximum permitted density from 250 Units Per Hectare (UPH) to 404 UPH;
- Increase maximum permitted height from 54 metres (177 ft) to 143 metres (469 ft) for the 37-storey tower, 112 metres (367 ft) for the 28-storey tower, and 11 metres (36 ft) for the 2-storey podium;
- Decrease the required number of parking from 413 spaces to 264 spaces;
- Decrease the minimum front yard setback from 4.5 metres (14.8 ft) to 2 metres (6.5 ft);
- Decrease the minimum required landscaped open space from 30% to 26%; and
- Decrease the minimum required number of loading spaces from 2 to 1 space.

Portions of the driveway and site servicing of the proposed development are located on 0 Park Hill Road West, the adjacent property west of the subject property. 0 Park Hill Road West is zoned OS1 (Open Space), which does not allow the development of a driveway and site servicing. To permit the proposed development, the applicant is requesting a site-specific provision to permit a driveway and any site servicing on the lands zoned OS1.

Staff recommend that the existing site-specific zoning be further amended to accommodate the requested changes to the proposed development. Only two of the previous site-specific provisions are being impacted further by these applications, the maximum permitted height is being further increased and the already reduced loading spaces are being further reduced from 2 loading spaces to 1. The additional site-specific provisions are to accommodate the requested built form and the proposed off-site parking to be provided in a parking structure on the east side of Water Street South.

Financial Impact

- The property is located within the Galt Core Area and, as such, application fees for site plan and building permit(s) are waived and the property is exempt from City and Regional Development Charges
 - The exempted development charges are funded from the City's operating budget and are payable at building permit. The DCs as of October 19, 2021 are calculated at \$4,261,450. The City's operating budget includes

\$1,350,000 for annual waiving of development charges based on average historical actual exemptions. The shortfall of \$2,911,450 will impact the City's 2021 financial position.

- Tax Implication: Municipal Property Assessment Corporation assessed value for vacant lands = \$ 1,163,000 (Based on the total area of the vacant land)
 - A preliminary estimate was calculated to determine the taxation revenue change from the current generated revenue to the taxation revenue generated from 253 condominium units, 146 hotel suites and 995 square metres of service commercial floor area.
 - Based on the assessed value of the land, the current taxation revenue is \$ 13,796
 - Once the development of the property is complete, pending approval from Council, taxation revenue will potentially be \$ 1,417,307
 - Please note, this calculation is based on the income approach to value with a new Multi-Residential, hotel and service commercial tax rates of 0.01186, 0.02895 & 0.01186 using the 2021 rate

Public Input

The statutory public meeting required under the Planning Act was held on June 29th, 2021.

Official notification was provided in the Cambridge Times on June 3rd, 2021. In addition, notice was provided to all assessed property owners within a 120 m (393.7 ft.) radius of the site and others on the mailing list who have requested notification of meetings relating to these files.

Excerpts of the public meeting minutes are included in Appendix No. 5 below.

The applications were also taken to the Economic Development Advisory Committee (EDAC), Municipal Heritage Advisory Committee (MHAC) and the Galt Business Improvement Area (BIA) for information. The applications were taken to the committees to give them an opportunity to comment on the proposed development assist Council in making their decision. A recommendation letter from EDAC has been included in Appendix No. 6 below and the Chair of MHAC will be delegating to Council to provide formal comments on behalf of the committee.

The proposal was presented to the BIA on May 18th and a representative of the BIA delegated in favour to Council at the public meeting on June 29th, 2021.

Internal/External Consultation

The applications and supporting studies were circulated to the department and agencies listed on Appendix No. 5.

Staff has received comments from the applicable City departments and outside agencies in regards to the proposed Official Plan & Zoning By-law Amendments. The staff comments have been addressed by the applicant and will be implemented through the site plan control and condominium processes.

Conclusion

The applicant proposes to construct a mixed-use infill development consisting of a 37 storey condo tower with 253 units (mix of 1 and 2 bedroom units), a 28 storey tower with 146 hotel suites connected by a two storey podium with 429 square metres (4,618 square feet) of service commercial space consisting of a spa and bar/restaurant with underground parking. The development is working towards intensification of an underutilized core area property and helping to work towards intensification through infill development and a complete community.

The proposed development is consistent with the Provincial Policy Statement, conforms to the Provincial Growth Plan, Region of Waterloo and City of Cambridge Official Plans and represents good planning. Accordingly, staff recommend approval of the official plan and zoning by-law amendments.

Signature

Division Approval



Name: Lisa Prime
Title: Chief Planner

Reviewed by the CFO

Reviewed by Legal Services

Departmental Approval



Name: Hardy Bromberg
Title: Deputy City Manager, Community Development

City Manager Approval



Name: David Calder

Title: City Manager

Attachments

- Appendix No.1 – Concept Site Plan & Elevations
- Appendix No. 2 – Current Zoning Map
- Appendix No. 3 – Current Official Plan Designation
- Appendix No. 4 – Internal/External Comments Received & List of Supporting Studies
- Appendix No. 5 – Excerpt of Public Meeting Minutes
- Appendix No. 6 – Public Comments Received
- Appendix No. 7 – Response to Public Comments Received
- Appendix No. 8 – Proposed Official Plan Amendment
- Appendix No. 9 – Proposed Zoning By-law Amendment

View of the northwest elevation from the Grand River:



View of the east elevation:



View of the southwest elevation and the building entrance:

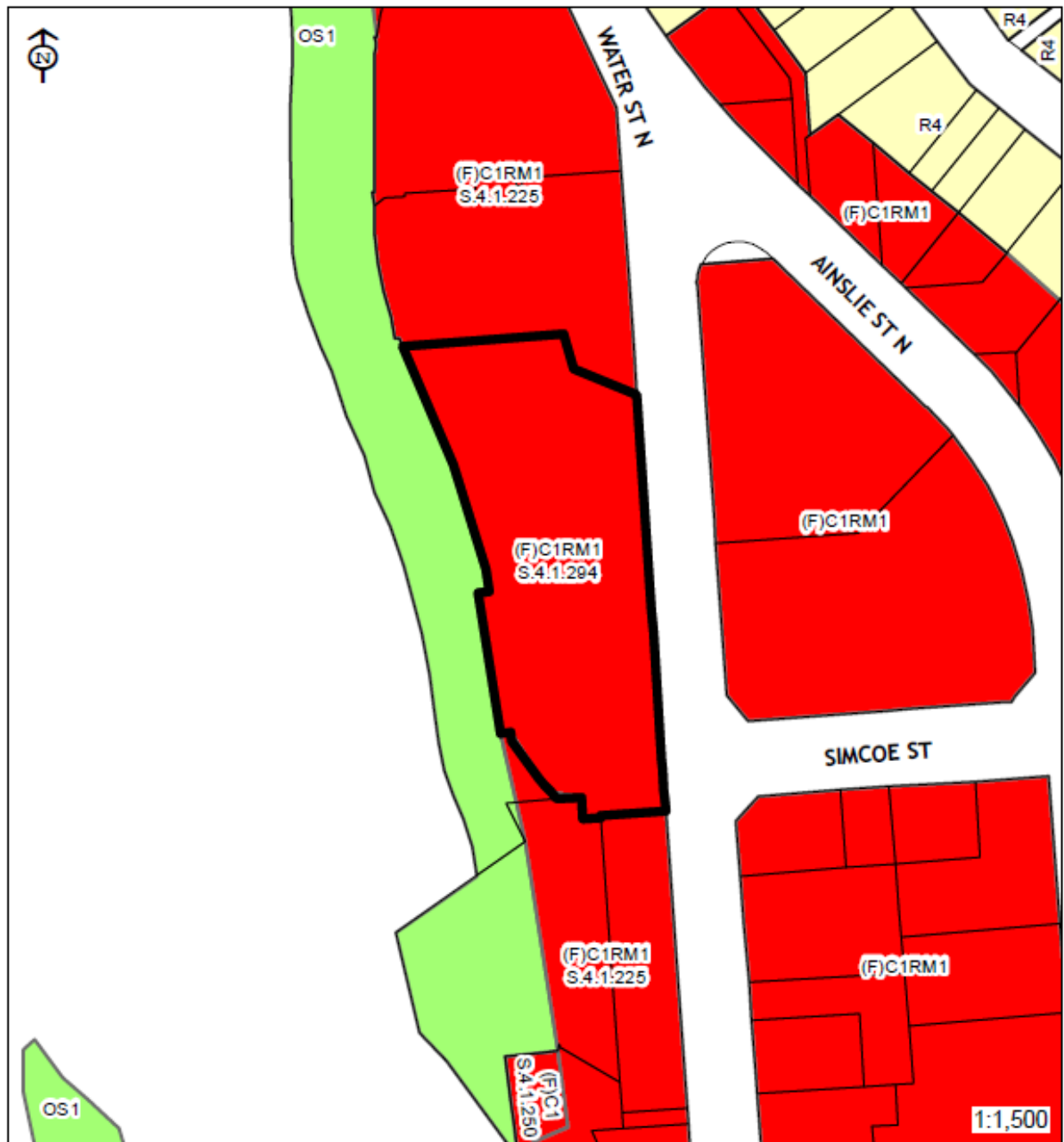


View of the southeast elevation and the proposed parking garage with pedestrian overpass:



Appendix No. 2

Current Zoning Map - 130 Water Street North



**This is Schedule A attached to and forming part of
By-law**

Lands affected by the by-law **Zoning Classification** **LOW DENSITY RESIDENTIAL**
OPEN SPACE **COMMERCIAL**



Wednesday, April 14, 2021 11:06:21 AM

Current Zoning Map – Portions of 0 Park Hill Road West Proposed for Zoning By-law Amendment



This is Schedule A attached to and forming part of
By-law



Lands affected by the by-law

Zoning Classification

OPEN SPACE



COMMERCIAL

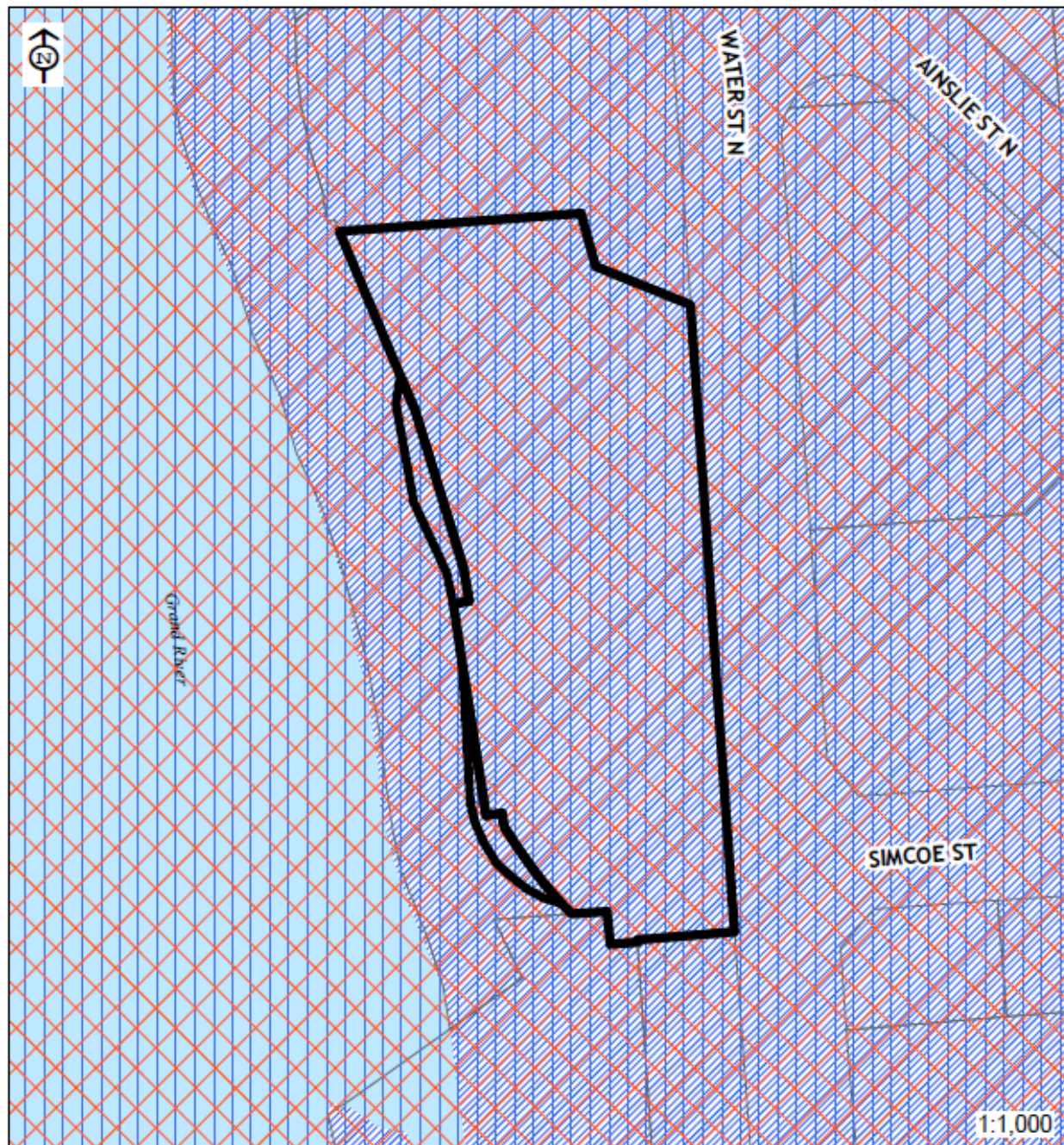


Technology Services
City of Chatham

Monday, May 17, 2021 2:05:08 PM

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Current Official Plan Designation



**Extract from Map 2 of the
City of Cambridge Official Plan**



SITE	Land Use
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Galt City Centre; Preston Towne Centre; Hespeler Village



Regeneration Area



GRCA Floodplain - Special Policy Area



Tuesday, May 18, 2010 8:18:47 AM

bioRxiv preprint doi: <https://doi.org/10.1101/2021.05.20.442144>; this version posted May 20, 2021. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

Appendix No. 4

Internal/External Comments Received & List of Supporting Studies

This application has been circulated to the departments and agencies listed below. Their comments have been reviewed by staff and the applicant and have been addressed through the proposed amendments and the remaining items will be implemented through site plan control and the draft plan of condominium.

- Regional Municipality of Waterloo –
- Energy + (Hydro) –
- Public, Catholic & French School Boards –
- City of Cambridge Engineering and Transportation Services Division –
- City of Cambridge Parks, Recreation and Culture Division –
- City of Cambridge Fire Department –
- City of Cambridge Building Services Division –
- City of Cambridge Accessibility Coordinator –
- Grand River Conservation Authority –

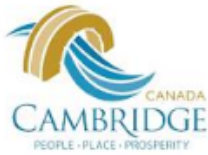
List of Supporting Studies/Documents

- Planning Justification Report
- Planning Justification Addendum
- Site Plan
- Site Context Plan
- Urban Design Brief
- Massing Model
- East-West Section
- Elevations with Materials
- Floorplates
- Viewshed Study
- Shadow Study
- Pedestrian Wind Assessment
- Noise and Vibration Study
- Archeological Stage 1 Report
- Archeological Stage 1 Confirmation Letter
- Notice of Source Water Protection
- Traffic Impact Assessment

- Easement Graphic
- Existing Conditions Plan
- Conceptual Grading Plan
- Conceptual Servicing Plan
- Functional Servicing Report
- Hydrogeologic Characterization and Preliminary Dewatering Assessment Report
- Finished Floor Elevation
- Contaminated Site Screening Form
- GRCA Confirmation Letter

Appendix No. 5

Excerpt of Public Meeting Minutes



MINUTES

Corporation of the City of Cambridge

Special Council Meeting - Statutory Public Meeting

Date:	June 29, 2021, 10:00 a.m. (Statutory Public Meeting) and
Location:	reconvening at 5:00 p.m. (Special Council) Virtual Meeting
Council Members in Attendance:	Mayor McGarry, Councillor Reid - Ward 1, Councillor Devine - Ward 2, Councillor Mann - Ward 3, Councillor Liggett - Ward 4, Councillor Wolf - Ward 5, Councillor Adshade - Ward 6, Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8,
Staff Members in Attendance:	Dave Bush - Deputy City Manager - Corporate Services, Hardy Bromberg, Deputy City Manager - Community Development, Yogesh Shah, Deputy City Manager - Infrastructure Services, Sheryl Ayres - Chief Financial Officer, Lisa Shields – City Solicitor, Olu Ojikutu – Chief Risk Officer, Matthew Blevins – Manager of Development Planning, Mohammad Mamun – Chief Information Officer, Kevin De Leebeeck – Director of Engineering, Paul Kan – Manager of Realty Services, Mary Kennedy – Project Management Office Analyst, Danielle Manton - City Clerk, Jennifer Shaw - Deputy City Clerk, Briar Allison - Council and Committee Coordinator, and Greg Elgie – Business Systems Analyst

1. Meeting Called to Order

The meeting of the Council of the Corporation of the City of Cambridge is held virtually via Microsoft Zoom and live streamed to the City of Cambridge website. Deputy Mayor Mann welcomes everyone present and calls the meeting to order at 10:01 a.m.

2. Indigenous Territory Acknowledgement

3. Disclosure of Pecuniary Interest

None.

4. Public Meeting Notice

5. Public Meeting

- 5.1 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority

Motion: 21-089

Moved by Councillor Liggett

Seconded by Councillor Ermeta

THAT report 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority be received;

AND THAT the application OR05/21 for 130 Water Street North & 0 Park Hill Road West be referred back to staff for a subsequent report and staff recommendation.

In Favour (8): Mayor McGarry, Councillor Reid, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Councillor Devine

Carried (8 to 0)

- 5.1.1 Staff Presentation- Matthew Blevins, Manager of Development Planning
- 5.1.2 Consultant Presentation - Representatives from The Cambridge Mill (**Aaron Ciancone, President/CEO**), The Planning Partnership (**Michael Ormston-Holloway, Principle Landscape Architect**), Martin Simmons Architects (**Patrick Simmons, Principle Architect**), and Urban Solutions (**Matt Johnston, Principle Planner**)
- 5.1.3 Delegations
- 5.1.3.1 Dan Clements

- 5.1.3.2 Darren Drouillard, Chair, Cambridge Chamber of Commerce
- 5.1.3.3 Scott Higgins, President, HIP Developments
- 5.1.3.4 Manuel Goncalves
- 5.1.3.5 Michael Bean
- 5.1.3.6 Brian Kennedy, Executive Director, Downtown Cambridge BIA
- 5.1.3.7 Rob Watts on behalf of Robin Thomas
- 5.1.3.8 Douglas Craig, Foxrun Community Group
- 5.1.3.9 Jen Clarke, Concerned Citizens of Cambridge
- 5.1.3.10 Cory Hambleton, Concerned Citizens of Cambridge
- 5.1.3.11 Yuri Langlois
- 5.1.3.12 Karen Scott Booth, Architectural Conservancy Ontario
- 5.1.3.13 Lorri Detta
- 5.1.3.14 John Wright**
- 5.1.3.15 Cliff Rego**
- 5.1.3.16 Alex Kastner on behalf of Rick Haldenby**

At this time, 2:30 p.m., Councillor Devine left the meeting.

6. Note: At this time, Council reconvened at 5:00 p.m. with Mayor McGarry in the Chair.

7. Delegations

- 7.1 Muhammad Faisal Islam re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate
- 7.2 Tamara Hetherington re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate
- 7.3 Tom Hetherington re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate
- 7.4 Jason and Ranya Bailey re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate

Appendix No. 6

Public Comments Received

> City of Cambridge – Community Develo

> -----Original Message-----

> From: N. Bendus [REDACTED]

> Sent: Tuesday, July 20, 2021 9:22 AM

> To: E_mayor <mayor@cambridge.ca>

> Subject: [External] Mill production

>

> Dear mayor Katherine

> I am concerned about the mill project on water street We do not need a huge building like that blocking our river scape I pass by that area every day since I live in west Galt The traffic going down the hill is very busy now What will happen with more buildings there Also the size of the building is ruining our city The condo on grand street is ugly and ruined the look of our lovely hamilton theatre I am so sorry you allowed this to happen I thought you would be a good mayor for our city that is why I voted for you I know the tax money is the big deal and important to you I chose to live in Cambridge Do not make us a mini Toronto Please stop this project One more thing when will you remove those terrible speed sick's on Dunbar road The buses must hate them I am surprised someone hasn't hit them yet Please help our city mayor Katherine One concerned citizen of my city Thanks Nancy bendus

>

>

> Sent from my iPad - Nancy Bendus

From: [Wendy Chen](#)
To: [REDACTED]
Cc: "Council@cambridge.ca"; [E. mayor](#); [Matthew Blevins](#); [Hardy Bromberg](#); [Danielle Manton](#)
Subject: RE: [External] Re:130 Water St. N. Proposal
Date: Wednesday, June 9, 2021 1:55:00 PM

Good afternoon Ms. Thorman,

Thank you for your engagement on this development proposal. Your comments will be included and considered in a future recommendation report to Council.

The review of this application by City and Agency staff will provide information and a recommendation to Council to assist them in making their decision. Council will also take into account comments from the public submitted in writing and/or made at the public meeting.

The public meeting for this proposed development is scheduled for June 29th. If you would like to speak at the meeting to express your opinions, you can fill out the delegation request form through the following link <https://forms.cambridge.ca/Delegation-Request-Form> and Clerks will get you registered to speak.

If you would like to be added to the mailing list to be notified of future meetings and additional engagement opportunities regarding this proposed development, please let me know.

Regards,

Wendy Chen, Junior Planner - Policy
City of Cambridge – Community Development Department
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, ON, N1R 5W8
(519) 623-1340 ext. 4540
chenw@cambridge.ca

-----Original Message-----

From: [REDACTED]
Sent: Monday, May 24, 2021 7:22 PM
To: Council <Council@cambridge.ca>
Subject: [External] Re:130 Water St. N. Proposal

I sincerely hope council will take a firm stance in rejecting this project as proposed because so much of it is contrary to the official plan. While development is welcome in our community, to allow this to go forward with such a blatant disregard for existing height limitations makes a mockery of what citizens in this city were expecting. Additionally, I note that none of these many floors are considered “affordable housing “ so sorely needed, yet they will put a strain on existing sewage capacity as well, which could make the difference of another project that might include affordability from proceeding.

This council has very recently proclaimed that they value heritage in this city, but if allowed to move forward as proposed, this project tells a very different story. We only need to look a little further downstream to see how drastically our skyline has changed with a building considerably shorter than the Water St. Proposal. Please, send it back for serious revision.

Carol Thorman

Importance: High

Sorry, spelled your email incorrectly.

From: Mary Shum [REDACTED]
Sent: June 16, 2021 12:26 PM
To: 'liggetj@cambridge.ca' <liggetj@cambridge.ca>
Subject: Proposed Downtown River Edge Developments-GALT
Importance: High

Hello Jan,

I am concerned and want to understand how the city can desire or want large scale residential building along the Grand River.

The river is for we citizens, so why allow towering glass menageries to block people from the one most beautiful thing that Galt has?

Surely there are other places to build other than directly along the river. As with the new complex off Grand Ave, the first 5 stories are blank concrete of parking garage.

Learn from Toronto, as Lake Ontario is no longer in view because of condos, and the City now regrets it, and would have preferred what Chicago has done, preserve the waterfront for THE PEOPLE. The new condo owners enjoy the view now, not others.

Please rethink allowing building along the river edge, keep it a pleasant open walk and have buildings go father away.

My second comment is regarding Dundas Street by the Gore Mutual. The stone retaining wall is exceptional stonework, so thank you for preserving and having it reworked after road construction to look as was, original.

Please share my comments with Council at your next meeting.

Sincerely,

Mary

Mary Shum
[REDACTED]

From: [REDACTED]
To: [Matthew Blevins](#); [Jan Liggett](#)
Cc: [E. mayor](#); [Wendy Chen](#); [Hardy Bromberg](#); [Danielle Manton](#)
Subject: [External] RE: [External] RE: [External] follow up on: Cambridge Mill decision to make another tall building at river front devalues our city skyline
Date: Monday, June 7, 2021 9:24:35 AM

Good morning,

We have started with a petition to highlight the environmental, social, traffic, business and health issues of the Mill's proposal for 37 floors & 28 floors buildings, at south of 150 Water Street and north of their restaurants. Their View study and Shadow study pictures say thousand words that why such highrises don't fit to this part of our city.

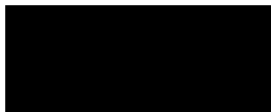
I was communicating with Cambridge Mills developer and suggested them to build a 5 star boutique hotel in this section of Galt with beautiful garden for their weddings and ceremonies, and invest to build their highrises along Hespeler road that all infrastructures are ready for highrise complexes (10 or 20 highrises with 37 floors or higher) where we have wide roads, empty lots, abandoned car dealerships and etc.

I like to see developments in our Cambridge to bring more people to city and make revenue for businesses and the city, but an architect can tell you the zoning of Cambridge Mills proposal is totally off and wrong. Even the photoshopped pictures of that development is manipulative and not to scale. They are making that condo apartments to sell to public and harvest their profit but that will leave Galt historic downtown, and river front with all negative impacts and consequences.

Mayor and city counselors are obligated to preserve the tourist attraction of the historic town and river front for all people who want to immigrate from metropolitan areas to live in Cambridge, or those who visit Galt on their free time. I was outside yesterday to collect signatures for our petition and found many people traveled from Toronto, Burlington, Hamilton, Brantford, Waterloo, Kitchener and Cambridge to our Galt to enjoy their view. If businesses were not closed by Ontario government we would have seen more people and all businesses benefited from that crowd.

Please save and preserve our only tourist attraction of Galt and don't sell out our town to big pocketed investors to privatizing our skyline for quick profit. There are better locations along Hespeler road for highrise complexes.

Thank you,
Alireza Allahverdi



Sent from my Galaxy

----- Original message -----

From: [REDACTED]
To: [Wendy Chen](#); [Jan Liggett](#); [E. mayor](#); [Matthew Blevins](#); [Hardy Bromberg](#); [Danielle Manton](#)
Cc: [Jen Clarke](#); [robin thomas](#); [VALERIE HILL](#); [Cory Hambleton](#); [Connie Cody](#); [REDACTED]
Subject: [External] RE: [External] Cambridge Mill Development
Date: Sunday, June 27, 2021 12:40:45 PM

Good morning all,

I am writing this here since I cannot participate in June 29th @10am meeting, but I just must inform you that I am certain their study to build highrise in that parking lot has big flaw construction-wise due to the proximity of water... We live in a highrise [REDACTED] that its foundation is above the water level. On the other hand Mill's land is already at the same level of water. Being that close to river make the foundation extremely weak and water leaks through concrete causing the building safety, and will cause the building collapse similar to what happened in Miami beach a few days ago. This is different than being accused of hypocrisy while I am living myself in a 12 story building next to this 37 floors + 28 floors highrises proposl. I doubt they can even build there a 2 or 3 story building with their parking above the ground.

It wasn't allowed any new highrise building to be built in that spot for a very technical reason that was studied by the city before. Pearl Hospitality corp. hasn't even look at this major issue, and only spent money to lobby for this project instead of sending professional engineers to look at the area.

I am sure other neighbors who will talk in that meeting worked hard on tons of other subjects regarding the environmental disasters of highrises around the lake that is made by water dam on Grand River, and they will also talk about how any highrises around Galt downtown devalues our historic Galt skyline.

Please do not take these subjects lightly before you decide to approve anything in and around Galt downtown.

Thank you and best regards,
Alireza Allahverdi

[REDACTED]

From: Cory Hambleton [REDACTED]
Sent: Saturday, June 19, 2021 11:40 AM
To: Jan Liggett <liggettj@cambridge.ca>; E_mayor <mayor@cambridge.ca>; Matthew Blevins <BlevinsM@cambridge.ca>; Wendy Chen <chenw@cambridge.ca>; Hardy Bromberg <BrombergH@cambridge.ca>; Danielle Manton <mantond@cambridge.ca>; Connie Cody [REDACTED]
Cc: alireza.allahverdi [REDACTED]; Jen Clarke [REDACTED]; robin thomas [REDACTED]; Jonathan Piasecki [REDACTED]; VALERIE HILL [REDACTED]
Subject: [External] Cambridge Mill Development

Good morning to all,

I am a resident living at [REDACTED] and having moved here to get away from highrises in Toronto; was shocked to see the Gaslight Development go up as high and ugly as it has. The Architect involved I am told is very disappointed with the design.

Also, many residents here just moved in at [REDACTED] and we all knew eventually something would be built within keeping with the height of the buildings already here. The monstrous size alone of a 37 floor condo and 27 floor hotel doesn't fit in well in this area. These highrises belong in Hespeler. This alone is taking the precious historic look out of Cambridge for money and greed of Investors. We all know the city has to grow but at what cost.

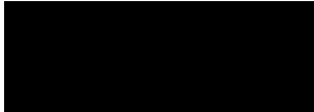
The City should be trying to preserve what little is left of the beauty still here. The elderly here are terrified of driving now so just getting out of our complex to Water St N is a nightmare with speeding cars down the hill or trying to make a left hand turn.

I'm surprised not many of you care about the effect these buildings will have on residents. We will be staring at walls with no privacy or greenspace in between these buildings. It's heartbreaking to think what will happen to the wildlife. Little alone everything else including the amount of increased traffic at all hours. The congestion, noise, and pollution will ruin what little is left. The building will create so much damage to such a beautiful place.

We will be ready for the meeting which we are told is for June 29th at 10:00 am.

Regards,

Ms. Cory Hambleton



-----Original Message-----

From: Beverley Fox [REDACTED]
Sent: Sunday, April 25, 2021 10:02 PM
To: E_mayor <mayor@cambridge.ca>
Subject: [External] Cambridge Mill development

Hi Kathryn

I know you are off on medical leave, and I assume your emails are being forwarded to acting mayor.

There is a community understanding that Cambridge Mill is developing a 37 storey condo and 28 storey hotel in their parking lot.

I strongly contest the allowance of the broken 12 storey city mandated building restriction when the gaslight project was confirmed. Cranes loom and the sunlight is going away from the downtown now at only 10 storeys (3 being parking only).

Now I hear that in a very restricted zone the Mill will be building even higher! I will shout in disagreement. I work at 715 Coronation. It's 10min max drive but during busy times it takes 25-30 min. Now with this huge development at a bottleneck it will be crazy. Add the traffic from gaslight and Blenheim work will mean bridge traffic will be unbearable.

The towers at the river will look horrendous and out of design of quaint Galt. This is not urban development for residents but for tourism! It doesn't match their vision in scale vs Elora hotel. We are not Toronto!

My husband has been in Galt 59y, our family 27y. We have time for retirement but this will push us out in taxes and traffic. Why? What has the Mill done to enhance downtown? Nothing.

Beverley Fox, BA, RN, BScN, CCNC(C)
Clinical Research Coordinator, Budget & Regulatory Manager Vizel Cardiac Research
715 Coronation Blvd, Suites 1 & 2
Cambridge, ON, N1R 7R1



June 25, 2021

Mayor, City Councillors

City of Cambridge

Re: 130 Water St. N & O Park Hill Road West

Regrettably I am unable to participate in the public meeting to be held on June 29, 2021 because of a prior commitment. I would like to express my shock and dismay at the requests the proponent is now making – especially after all the concessions they gained from their proposal in 2015.

First you grant them permission to exceed the height limit from 21 m. To 54 m. Instead of being content with that, their corporate greed brings them back to the trough to request a further increase to 143m.

To take a step back to 2015, I recall standing before you and protesting the first height increase – the by law was passed to prevent such excessive heights that would change the look & feel of our downtown area. At that time, Council felt compelled to oblige since the adjoining properties had set a precedent. Council at that time assured me – and the taxpayers of Cambridge, that the height by-law would ensure that no further sky-scrapers would blight our sky-lines. I urge you to give no more to this property than what you gave them in 2015. Any further concessions and you might as well toss away the by-laws.

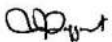
I also note your previous generosity in granting the proponent a decrease in the number of loading spaces from 6 to 2 in 2015 and now they want a further reduction to 1. So with the mammoth increase of condos, where are all these people supposed to load and unload the household goods, especially when that one lonely loading space is overrun by the comings and goings of food, beverage and other supplies for their grossly expanding business activities.

And then there is the traffic – at an already busy intersection handling traffic over 1 one of only 3 bridges connecting the east to west of the City. The Parkhill bridge already experiences gridlock – especially in winter with the slippery road slopes adding another level of congestion. And this is before all the additional traffic of the new developments on the west side start to fold in. Add the magnitude of this proposal and the request for a driveway entrance off of Parkhill Road and a complete breakdown of movement from east to west and north/south is inevitable. There just isn't the infrastructure to handle the traffic flow.

I urge Council to reign in the excessive development of this proposal. If you allow this, then what follows next? By all means develop but please don't permit us to become a city of sky-scrapers.

The proponent came forward with a proposal in 2015 – and they were granted considerable concessions. This proposal is just preposterous and excessively greedy and I urge you to turn it down in its entirety.

Respectfully,



Margaret Taggart



From: Kim Palazzo [REDACTED]

Date: 2021-05-05 2:56 p.m. (GMT-05:00)

To: E_mayor <mayor@cambridge.ca>, Jan Liggett <liggettj@cambridge.ca>, Donna Reid <ReidD@cambridge.ca>, Mike Devine <devinem@cambridge.ca>, Mike Mann <mannm@cambridge.ca>, Pam Wolf <wolfp@cambridge.ca>, Shannon Adshade <adshades@cambridge.ca>, Scott Hamilton <hamiltons@cambridge.ca>, Nicholas Ermeta <ErmetaN@cambridge.ca>

Subject: [External] Proposal for 130 Water St N

Good Day Mayor McGarry and City Councillors,

I am writing to you on behalf of my husband and myself. We are owners/residents of a condo unit at 150 Water St. N and have lived here since retiring from Toronto in 2015. In that year, we wrote to you with our concerns about the proposed building for the property of 130 Water St. N involving Pearle Hospitality (The Cambridge Mill). Today I am writing to you, once again, with even greater concerns regarding their new building proposals for that site.

Here's a little of our history to put things into perspective for you. My husband and I retired teachers from Toronto, where we had

lived our entire lives prior to 2015. We chose Cambridge, and Galt specifically at that time, because of the allure of a small town feel with loads of amenities and natural resources. We have an absolutely beautiful SW corner unit with views from every window of the Grand River and downtown Galt. We have immersed ourselves into "Galt living"...hiking our beautiful trails; rowing, canoeing, and kayaking the Grand; shopping and dining in Galt and Cambridge; volunteering with Idea Exchange; frequent patrons of the Hamilton Family theatre...just to give some examples.

In 2015, when we discovered that Pearle Hospitality had proposed a condo/hotel to be basically built in The Mill parking lot, we were shocked to say the least. We also discovered that the land beneath it had coal tar, which greatly concerned us from a health perspective when it needed to be removed. After questioning various sources, including the Ministry of the Environment, we felt that it would be done safely. We also came to terms with a 12 story building being built on that site. Not an ideal situation, but wouldn't be the end of the world for us. Our view of the river and landscape would not be affected. It would, however, impact traffic in our area and block out the river views from other residents in our condo. The renderings, at least, looked as if the building would fit into the "look and feel" of Galt.

Fast forward to 2021! We received a letter from our management property with the purpose of informing us that there would be a virtual meeting on May 12th with The Cambridge Mill owners to learn more about their proposal and to have a Q & A opportunity. All good so far, until we see the sign posted on the far corner of their property, closest to our driveway, which had a rendering of the "new" proposal alongside an website and a public meeting date.

Upon going to the website, we were beyond SHOCKED! Not one, but TWO buildings, a 37 floor condo and a 28 floor hotel. The design, of course, being absolutely nothing like the one proposed in 2015 and not resembling anything that would fit the look or feel of Galt! These buildings looking more like they belong on the waterfront in Toronto! Not at all why we moved from Toronto to Galt.

We now have, even beyond the health concerns of the safe removal of the coal tar, many many concerns regarding this proposal. Massively increased traffic (considering the addition of the two Gaslight buildings), building height and design, environmental and nature's impact, construction noise and duration...just to name a few of our concerns. We will voice these concerns at the May 12th meeting with them, but will also follow up with your council prior to and at the public meeting (which on their sign indicates May 25th, but your website says June 22nd). Can this date

be clarified and can larger signs be posted with the correct date for this public meeting? Will this public meeting also be advertised in our local paper?

We would be more than interested to hear your views on this proposal.

Very Concerned Cambridge Citizens,
Kim & Mike Palazzo

Sent from my iPhone

From: [GORDON LEMON](#)
To: [Karin Stieg-Drobig](#)
Cc: [Matthew Blevins](#); [Wendy Chen](#); [Pam Wolf](#); [Kathryn McGarry](#)
Subject: [External] Re: 130 Water St. N. - Notice of Complete Application and Public Meeting
Date: Wednesday, June 30, 2021 4:37:55 PM

That was a good education session yesterday. I was only able to stay for part of it and then I scanned the recording. I agree that it is important to see locals involved and the support of many who are the most effected. It will be interesting to see what staff has to say in the fullness of time. But some thoughts.

It was odd to hear that the development is "not turning its back on the city." But, in fact, of course, it is; the front is to the river and the back is to the city.

I was pleased to hear that all members of the community will be able to walk the grounds and enjoy the river. It will be important to confirm with the developer that those walkers will include owners of the condos, diners at the restaurants and locals including our neighbors from the Bridges. Our community is sadly divided on that issue and it would be good to have the developers be clear on their expectations of who can walk where.

It is hopeful to know that the developers will be encouraging the use of bikes. Do remind them that three out of four ways from the development include large hills.

It is exciting to think that this development will bring "hundreds" of people to the Galt core to do all sorts of exciting things. Where they will park along with all of these new residents will be an equally exciting proposition.

The developers hoped that people would slow down going past our new entrance way to Galt. The Cambridge West development has brought welcomed speed bumps to Blenheim Road. New businesses will bring slow traffic to Main Street. The development to the south on Water will slow things down as well. I hope those hundreds of people will be in a leisurely mood.

But I agree that something needs to improve the downtown and this seems to be a potentially important step.

Good luck with this.

G

On Sunday, June 6, 2021, 01:44:17 p.m. EDT, GORDON LEMON [REDACTED] wrote:

Thank you for sending me that information. While I have yet to see the presentation, this is a dismaying proposal from a variety of viewpoints.

I am a member of the Cambridge Rowing Club. One of the other members of the club sent me the mock up of the project overlooking the river. I assumed that this was a joke picture. Sadly, it appears not.

Given the foolishness of the plan, I presume that the developer thinks that Cambridge staff and council can be fooled. Please don't be.

Start with information to be obtained. I went to the user unfriendly Cambridge website. I plugged Water Street Development into the search window. I got 3,271 results starting with Downtown cameras. With such a development as this, I would suggest a separate tab on the website to go directly to it.

If one wants to obtain notifications, it is recommended to write to the city. Write? No one writes. If one

were cynical about city process, one would think that the city is proposing that method to have an easier time denying knowledge of complaints when written notices failed to arrive in the mail. I don't suggest that that is what the city is planning but why leave that open to complaint?

You will remember the crowded evening meetings dealing with the Cambridge West development. Those sessions led to significant changes in the plan. But now, for something more significant, you propose day time meetings that have an uncertain date. I cleared my professional calendar for the 22nd, now you want to change to the 29th with no certainty of that date. That does not build public confidence in the transparency of this process. There should be a fixed date and it should be in the evening.

But then to the development.

The scale is obscene. I know, the developer will no doubt reduce the height to be a good citizen but that will already be built into the plan. It will still be too high.

The Gaslight condo walls now loom in the southern sky as one drives south on George; this will be far worse. Having made one mistake, you should not make a second and worse one.

Paradigm now returns to the city for the traffic study. Please remember their presentation with respect to the Cambridge West development. That study was redone and it was found that the development would have much greater impact on traffic than originally suggested. I presume you will have little faith in this present study.

This development will effectively block the view of the river for that stretch of the street. This is what Toronto is now dealing with. The developer and those who can afford to live here should not have the sole benefit of that view.

And most obscenely, the fortunate few who can live in this development will share the drug store island with the homeless shelter. No doubt you will soon have complaints from both sides when the homeless simply want to have a free walk along the river to enjoy the view and the owners will be offended.

If I can make the public meeting - whenever it is - I hope to make a further presentation but since I don't know when it will be, I trust that you will take these thoughts into your deliberations.

<Notice of Complete Application - 130 Water St. N -June 29, 2021 Public Meeting.pdf>

On Jun 4, 2021, at 10:24 AM, Karin Stieg-Drobig <StiegDrobigK@cambridge.ca> wrote:

Good Morning,

Please find attached the Notice of Complete Application for 130 Water St. North for the June 29, 2021 Public Meeting.

Kind Regards,

Karin Stieg-Drobig
ASR Policy Planning
Community Development
City of Cambridge
50 Dickson St.
Cambridge, ON N1R 8S1
519-623-1340 ext. 4816

From: [Cory Hambleton](#)
To: [Jan Liggett](#); [E. mayor](#); [Matthew Blevins](#); [Wendy Chen](#); [Hardy Bromberg](#); [Danielle Manton](#); [Connie Cody](#)
Cc: [alireza.allahverdi](#); [Jen Clarke](#); [robin thomas](#); [Jonathan Piasecki](#); [VALERIE HILL](#)
Subject: [External] Cambridge Mill Development
Date: Saturday, June 19, 2021 11:40:22 AM

Good morning to all,

I am a resident living at [REDACTED] and having moved here to get away from highrises in Toronto; was shocked to see the Gaslight Development go up as high and ugly as it has. The Architect involved I am told is very disappointed with the design.

Also, many residents here just moved in at [REDACTED] and we all knew eventually something would be built within keeping with the height of the buildings already here. The monstrous size alone of a 37 floor condo and 27 floor hotel doesn't fit in well in this area. These highrises belong in Hespeler. This alone is taking the precious historic look out of Cambridge for money and greed of Investors. We all know the city has to grow but at what cost.

The City should be trying to preserve what little is left of the beauty still here. The elderly here are terrified of driving now so just getting out of our complex to Water St N is a nightmare with speeding cars down the hill or trying to make a left hand turn.

I'm surprised not many of you care about the effect these buildings will have on residents. We will be staring at walls with no privacy or greenspace in between these buildings. It's heartbreaking to think what will happen to the wildlife. Little alone everything else including the amount of increased traffic at all hours. The congestion, noise, and pollution will ruin what little is left. The building will create so much damage to such a beautiful place.

We will be ready for the meeting which we are told is for June 29th at 10:00 am.

Regards,

Ms. Cory Hambleton
[REDACTED]

From: [Matthew Blevins](#)
To: [Dave Moffat](#)
Cc: [Wendy Chen](#)
Subject: RE: [External] hello
Date: Tuesday, June 1, 2021 10:49:15 AM

Good morning Dave,

Thank you for your comments, they will be included in a future recommendation report to Council.

Please let us know if you would like to be included on the mailing list to be advised of any upcoming meetings.

Thank you,
Matt

J. Matthew Blevins, MCIP, RPP
Senior Planner - Reurbanization
City of Cambridge
(519) 623-1340 ext. 4317
BlevinsM@Cambridge.ca

From: Dave Moffat [REDACTED]
Sent: Sunday, May 30, 2021 8:24 AM
To: Matthew Blevins <BlevinsM@cambridge.ca>
Subject: [External] hello

Re:Ward # 4 File ORO5/21 Dear Mr Blevins There will no doubt be many detractors to the above mentioned project. I would like to be on record that this would be a great asset to Cambridge. A catalyst to encourage other development and Cambridge is fortunate to have people with a great track record willing to invest in our Community . I do hope minority groups do not spoil it for the people of Cambridge Thankyou Dave Moffat cc D Calder @Cambridge.ca

 Virus-free. www.avast.com

From: alireza.allahverdi
To: [Matthew Blevins](#); [Wendy Chen](#)
Cc: [E. mayor](#); [Jan Liggett](#)
Subject: [External] RE: FW: [External] Cambridge Mill decision to make another tall building at river front devalues our city skyline
Date: Wednesday, May 26, 2021 9:23:19 AM

Good morning Mr. Blevins,

Thank you for your reply to my email and the invitation for me to speak on next public meeting on June 22nd regarding the Mills proposal. I am a better writer than speaker, and I was thinking about it for a few days to see how to explain my issues with densifying the city of Galt and build more highrise buildings in and around historic downtown and at river front. Then I decided to write and share my concern for any of your report to council.

I live in Galt since 2007 and I have seen its beautiful landscape and historic buildings since then. I saw how the old buildings renovated and brought attractions and attentions that our city deserved. Our Galt is in many Canadian and American movies and tv series. Now people from Toronto, Hamilton, Mississauga, Brampton, even Kitchener are attracted to live in Galt & investors invested heavily in small businesses around city core. Hasstown cleaned up the mess from past a decade ago and built two beautiful highrises to give the Galt the best of northerly view without blocking anyones view to the river & the historic features of Galt. It also presented to resident of that building the best of city and river views. It did not block anyones sight and didn't privatize the river front. That is why people are attracted to this part of city, leave dense cities and bring their family to live in our town, to a calm and peaceful historic town to avoid hectics of very populated areas. However, the more highrises in Galt means a permanent changes to the natural beauty of our city. Gaslight highrises have changed the south view of the city forever. From my balcony the historic church and part of historic city is now disappeared under the shadow of a giant black tall building which is not finished yet, and green landscapes on top of the hills are disappeared forever. These views are privetized to a few resident of that building's top floors. Galt has two precious features to shine. Historic downtown (of course if the old buildings are renovated or rebuilt to their original architecture) and the river front.

More highrises including the Mills condo hotel means more blocking views, and more current resident will leave the city because our town will lose its beautiful, peaceful identities. More populated city attract more new homeless and junkies , more criminals and more of many bad events. The good example of how horribly things can go south is the city of Hamilton. They had more natural lanscapes than ours, the lake, the falls, the hills, the rivers and they decided to build highrises around them to attract more population and collect more property taxes for the city. and believe me: right now no one wants to move to that city and those in that city will run away if they find a chance. They totally ruined Hamilton for its own citizens.

I understand Waterloo region policy is to expand cities horizontally and vertically, but Kitchener, Watetloo, Hespeler do not have what we have as skyline in Galt & Preston in Cambridge.

I have no options but to beg you to stop building highrises in Galt downtown and beside Grand River. As suggested, Cambridge Mill can build a most beautiful flower park for their weddings and ceremonies, and build their highrise building somewhere else, but not in Galt. They may build their hotel , excluding the condo section to replace any of those old, non

historic buildings in Preston, or replacing the junkies shelter in Galt. I heard 112 years old Rey Electric building is not available to be purchased by Cambridge Mill anymore for their hotel location.

Best Regards,
Alireza Allahverdi
[REDACTED]

----- Original message -----

From: Matthew Blevins <BlevinsM@cambridge.ca>

Date: 2021-05-23 11:44 p.m. (GMT-05:00)

To: [REDACTED], Wendy Chen <chenw@cambridge.ca>

Cc: E_mayor <mayor@cambridge.ca>, Jan Liggett <liggettj@cambridge.ca>

Subject: FW: [External] Cambridge Mill decision to make another tall building at river front devalues our city skyline

Good evening Alireza,

Thank you for your e-mail. Your comments will be addressed in a future staff recommendation report to Council. The public meeting for this proposed development is scheduled for June 22nd and will be live streamed on the City's YouTube channel. You can contact our clerks department if you would like to register to speak at the meeting or there will be an opportunity for people to call in to the meeting to express their opinions.

If you would like to be added to the mailing list for these applications so that you can receive notice of future meetings please let Wendy and I know and with your permission we can add your e-mail and/or your physical mailing address to the mailing list (whichever you prefer).

Thank you,

matt

J. Matthew Blevins, MCIP, RPP

Senior Planner - Reurbanization

City of Cambridge

(519) 623-1340 ext. 4317

BlevinsM@Cambridge.ca

From: alireza.allahverdi [REDACTED]
Sent: Tuesday, May 18, 2021 8:40 AM
To: E_mayor <mayor@cambridge.ca>
Cc: Melissa Sirio [REDACTED]
Subject: [External] Cambridge Mill decision to make another tall building at river front devalues our city skyline

Good morning,

My name is Alireza Allahverdi and I am a resident of [REDACTED] since December 2015. We just found the Cambridge Mill owners from Ancaster made a very bad decision to build a tower building right to our face. If city let them build a tall building in front of another modern building in that corner it becomes so crowded and change the river tourist attraction and novelty of our city forever. I contacted them with suggestion to reconsider the location and refurbish or rebuild where the other tall ugly old buildings are cross the road at Water & Park hill intersection. Please don't let them build tall building, and don't let them build in that small pie shape piece of land to block the river sight and the city sight forever for Cambridge residents. Their building won't replace the beauty of our city skyline. Gas light project didn't help and this one won't either, even makes it worst. That land could be flower park for the good of the city and not the place for another gigantic & tall concrete building.

I appreciate your reconsideration to change this very destructive decision.

Thank you,

Alireza Allahverdi
[REDACTED]

From: Jan Liggett

Sent: Tuesday, June 22, 2021 1:42 PM

To: Shawn Nielsen [REDACTED]; E_mayor <mayor@cambridge.ca>

Cc: Donna Reid <ReidD@cambridge.ca>; Mike Devine <devinem@cambridge.ca>; Mike Mann <mannm@cambridge.ca>; Pam Wolf <wolfp@cambridge.ca>; Shannon Adshade <adshades@cambridge.ca>; Scott Hamilton <hamiltons@cambridge.ca>; Nicholas Ermeta <ErmetaN@cambridge.ca>; Kathy Padgett <PadgettK@cambridge.ca>

Subject: RE: [External] Cambridge Mill condo proposal

Kathy could you please respond to Shawn's query?

Shawn, Kathy is our environmental planner.

Jan

Jan Liggett

Councillor Ward 4

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Shawn Nielsen [REDACTED]

Date: 2021-06-22 12:53 p.m. (GMT-05:00)

To: E_mayor <mayor@cambridge.ca>

Cc: Aaron.Ciancone@cambridge.ca [REDACTED] Donna Reid <ReidD@cambridge.ca>, Mike Devine <devinem@cambridge.ca>, Mike Mann <mannm@cambridge.ca>, Jan Liggett <liggettj@cambridge.ca>, Pam Wolf <wolfp@cambridge.ca>, Shannon Adshade <adshades@cambridge.ca>, Scott Hamilton <hamiltons@cambridge.ca>, Nicholas Ermeta <ErmetaN@cambridge.ca>

Subject: [External] Cambridge Mill condo proposal

Good afternoon. This is a quick email. I wanted to bring to your attention something that has not been addressed within this proposed condo development - Light pollution and it's impact

on species such as birds and aquatic life.

At this point there is decades of data, research and science to show the negative impacts of light pollution. These condos, based on the imagery presented, are lit up like Christmas trees. This will pose dangers for night time travel of bird species (light and the height of them) and disrupt aquatic life within the river.

Light pollution is an environmental pollution with far reaching negative impacts. This needs to be properly addressed and mitigated within any design. I am not seeing any evidence this has been addressed within the environmental impacts this development poses.

What are we going to do to address this properly?

Feel free to contact me for further discussion and ideas.

Quick links (many more available):

International Darksky Association: <https://www.darksky.org/light-pollution/wildlife/>

Fatal Light Awareness Program Canada (FLAP): <https://flap.org/>

Dr. Martyna Syposz - PhD Oxford University - light pollution webinar:
<https://www.youtube.com/watch?v=iYZGpdSEAlA>

National Geographic, light pollution: https://www.youtube.com/watch?v=V_A78zDBwYE

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Best,

Shawn Nielsen



From: Steve Bendo

Sent: June 5, 2021 9:50 PM

To: planning@cambridge.ca

Cc: wolfp@cambridge.ca; Blevins@Cambridge.ca

Subject: 130 Water St North & 0 Parkhill Rd W By-law amendment

Hello planning staff.

I am reviewing the zoning and bylaw amendment for the proposed development of residential towers at 130 Water Street and I have a few questions for clarification.

Upon review of the published By-law amendment application, there is mention of the 'Regeneration Area' under the official plan amendment. When I review documents related to this on the City website (attached pdf), in particular the Developers financial incentives, I have some questions. Can you please provide comment 7 days prior to the public meeting, which has been rescheduled for June 29th.

1. Item A4 – Does this development fall under the DC exemption?
2. Item B4 – Please provide the RSC for the site and the anticipated costs that the City will be required to pay for the environmental remediation prior to the public meeting. If an RSC has not been finalized please provide the anticipated date of approval from the MECP. If it is only in the Phase 1 or 2 ESA process please provide that document, and also if a Risk Assessment is required or conducted please provide the document or clarification on the status of the site.
3. Item B5 – Is the City anticipating waiving all of the fees noted that are associated with this development, and what is the financial implication.
4. Item B6 – Is the City anticipating waiving all of the development charges that are directly related to infrastructure and greenspace allocations for this development, and what is the financial implication.
5. Item C1 – Is the City anticipating waiving all of these fees, or will this project fall under Item C2. What percentage of the units are required to be affordable housing to meet this exemption? What is the anticipated value of waived fees.
6. Item C3 – Is the City anticipating providing a tax increment grant for the development of affordable housing, and what are the financial implications to the City.
7. What percentage of a development such as this is required to be affordable housing to ensure that our community is comprised of all socioeconomic groups, new immigrants and young folks that add vibrancy and culture to our community? As a community we have to cater to all of these groups, not just the \$600K+ condo folks that gentrify and dilute diversified communities.

Understanding that the City is also looking at the approval of this development and has not yet

granted approval, the financial numbers that effect the tax payers of the community and the values that we as a City are considering waiving for the developer should be available prior to the public meeting to allow a fair and equitable discussion on the future of the proposed development. In order to properly comment on this By-law amendment this is critical information for the community to be aware of in order to understand what the developer may be entitled to, along with the long list of significant additional exemptions they are asking for.

Steve Bendo, OALA, CSLA
Senior Landscape Architect, Partner

Tel: (519) 807-7603

Email: [REDACTED]

89 Aberdeen Road South
Cambridge ON N1S 2X8



From: [robin thomas](#)
To: [Wendy Chen](#)
Subject: [External] Re: [External] Re 0 Parhill Rd proposal
Date: Tuesday, June 22, 2021 9:03:30 AM

Nothing says welcome to historic Galt like an ugly parking garage and two ugly scyscrapers : (((Builders don't care what they destroy as long as they have deep pockets and make loads of money! The architect sits the business association and makes a profit on each floor of those proposed skyscrapers seems like a conflict of interest to me morally! Wow if this passes I'll be moving out of Cambridge it's just too much ... the noise and pollution traffic congestion this monstrosity will cause is absolutely horrendous all because builders can pay off the city to get their way!

On Tue, Jun 22, 2021 at 8:59 AM Wendy Chen <chenw@cambridge.ca> wrote:

Hello Robin,

0 Park Hill Road West is the property abutting [130 Water St N](#) to the west. The proposed Cambridge Mill hotel/condo development also includes two small portions of the 0 Park Hill Road West land. Those two small portions of land are shown in the thick black outlines in the picture below. These two portions are proposed to be rezoned to permit the developer to build a part of the driveway and site servicing for the hotel/condo development. There is no additional building proposed on 0 Park Hill Road West. I hope this answers your inquiry.

From: [Wendy Chen](#)
To: [REDACTED]
Cc: [Matthew Blevins](#)
Subject: RE: [External] Re 130 proposal
Date: Wednesday, June 9, 2021 1:43:00 PM

Good afternoon Robin,

Thank you for your engagement on this development proposal. Your comments will be included and considered in a future recommendation report to Council.

The review of this application by City and Agency staff will provide information and a recommendation to Council to assist them in making their decision. Council will also take into account comments from the public submitted in writing and/or made at the public meeting.

The public meeting for this proposed development is scheduled for June 29th. If you would like to speak at the meeting to express your opinions, you can fill out the delegation request form through the following link <https://forms.cambridge.ca/Delegation-Request-Form> and Clerks will get you registered to speak.

If you would like to be added to the mailing list to be notified of future meetings and additional engagement opportunities regarding this proposed development, please let me know.

Regards,

Wendy Chen, Junior Planner - Policy
City of Cambridge – Community Development Department
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, ON, N1R 5W8
(519) 623-1340 ext. 4540
chenw@cambridge.ca

-----Original Message-----

From: Robin Thomas [REDACTED]
Sent: Tuesday, June 8, 2021 11:21 AM
To: Matthew Blevins <BlevinsM@cambridge.ca>
Subject: [External] Re 130 proposal

My name is Robin Thomas and I oppose the buildings being brought forth for consideration to council! 37 floors and 28 floors will cause water issues raise our taxes and cause traffic congestion. The ground was contaminated and is further like to see a study that before any construction starts that it is cleaned up. I for on do not want that dust in my condo next door for health reasons.

We are considered downtown not outskirts and as such these buildings will not fit a heritage or environmental designations. We do not want big city Toronto feel beside us! Many are moving away from Big cities to get a quieter lifestyle! The noise pollution alone for that many stories and venue will be horrific to our peace and security. Refrigeration trucks deliveries all will be done beside our residents at the end. This is appalling! You have a chance to keep Galt heritage! The Mill restaurant had to stay in line with an old world feel when they purchased and now they are trying for a very modern look! A drawing is a drawing these building will be huge and an eye sore on the waterfront and will displace nature and animals that utilize that trail and waterfront.

These buildings are suited on Hespler Road where there is enough roadways to accommodate all the traffic it will cause. Our area is simply not equipped and I don't want our water contaminated in the building process. These buildings simply don't fit in at all.

My tax dollars have already gone up substantially and I can't afford another increase to pad the pockets of greedy builders. Where are the green spaces to support all the residents? There is not a park big enough to accommodate that many people!

Please do the right thing here and say no to this proposal at this location.

Robin Thomas



Sent from my iPhone



**Corporate Enterprise Department
Economic Development Division**
The City of Cambridge
50 Dickson Street, PO Box 669
Cambridge, ON N1R 5W8

September 17, 2021

City of Cambridge
Attn: Danielle Manton, City Clerk
50 Dickson Street, PO Box 669
Cambridge, ON N1R 5W8

**Re: Recommendation from the Economic Development Advisory Committee
(EDAC), Wednesday, September 8, 2021**

Dear Ms. Manton

Please be advised that at the meeting held on Wednesday September 8, 2021 the Economic Development Advisory Committee (EDAC) put forward a motion for the following recommendation to Council:

**THAT the Economic Development Advisory Committee (EDAC)
recognizes the importance of the proposed development for
the City of Cambridge by Pearle Developments and fully
supports the proposal presented to EDAC on September, 8,
2021 for Water Street North;**

**AND THAT the Economic Development Advisory Committee
respectfully recommends that Cambridge Council support the
associated development applications to facilitate said project.**

Moved by: Paul Brown
Seconded by: Greg Wood

Yours truly,

Paul Brown
Chair, Economic Development Advisory Committee (EDAC)

Appendix No. 7

Response to Public Comments Received

A number of oral and written submissions were made both in support and opposition to the proposed development. The themes of the comments can generally be summarised as follows: Height, traffic, parking, safety of construction, impacts to tourism, sewage capacity, lack of affordable units, impacts to wildlife, existing site contamination, and impacts to heritage.

- Height

Comments were received objecting to the height of the proposed development with many comments indicating that the proposed height would impact the small town feel of Galt and that the proposed height should be located along Hespeler Road. A study is underway recommending new height restrictions for the Galt Core Area and the draft guidelines identify the subject lands as a property appropriate for a development of increased height. The core area is intended to accommodate increased height and density and the proposed tower design provides for a less impactful design than a shorter building that would accommodate a similar density.

- Traffic

The applicant has submitted a Transportation Impact Study (TIS) which has been reviewed by City and Region staff. The TIS indicates improvements, where necessary, to the existing infrastructure to support the proposed development. The property is in close proximity to the proposed LRT line as well as connections to existing bus routes. In addition, the property has access to existing trail and cycling infrastructure to facilitate alternative transportation options.

- Parking

The requested reduction in parking is to accommodate parking that is being provided off-site not to accommodate an overall reduction in parking. As a combined hotel and condominium development not all of the units will require parking all of the time and there is the ability for the condominium units to be sold without a parking space if the purchaser does not have a vehicle. Access to pedestrian, cycling and transit infrastructure as well as ride share programmes also allows for alternatives to vehicle ownership which reduces the overall parking demand allowing for additional space in the associated parking structure for visitors to the Galt Core area driving in to patronize the local businesses.

- safety of construction

A comment was submitted questioning the safety of the proposed building based on the water table and the ability to construct proper foundations for the building. If approved, the development will be subject to building permit pursuant to the Ontario Building Code Act which will ensure that the construction meets the code requirements including the safety structural capacity of the footings and foundations.

- impacts to tourism

several comments indicate that the proposed development will impact the 'small town' feel of the Galt Core and that this will impact potential tourism to Galt and/or Cambridge. The proposed development includes a hotel and spa that may increase tourism to the Galt Core. Support has been given by both the BIA and the Economic Development Advisory Committee.

- sewage capacity

A sanitary capacity analysis was submitted with the applications and reviewed by Development Engineering. Capacity for the development has been allocated within the city's sewer model and the specific connections will be reviewed and approved through the site plan control process if these applications are approved.

- lack of affordable units

The applicant has not proposed any affordable units in the development but apartment buildings are considered to be a more affordable form of housing than single detached dwellings. Mixed use developments also allow for the commercial component to offset costs to allow for reduction in rates for the residential units. The applicant also has the ability to partner with a housing provider within the Region to provide units within the building to be used for affordable housing. The applicant can also make a voluntary contribution to the affordable housing reserve fund to assist in the creation of new affordable units within the City.

- impacts to wildlife

Several comments were received indicating that the proposed construction may impact wildlife on the property. The subject property is currently used as a surface parking lot and the portion of the development proposed to be located within the Open Space Zone is servicing and a driveway. The property is surrounded by existing residential and commercial development. The pre-consultation process did not indicate the requirement for an Environmental Impact Statement (EIS). The majority of the property is an existing paved parking lot with an existing, public, trail along the river. The open space portions of the site are unlikely to have lasting impacts on the OS lands.

- existing site contamination; and,
The proposed zoning amendment still contains an (H) holding provision which requires the submission of a Record of Site Condition (RSC) as well as an acknowledgement letter from the Province before development can occur on the property.
- impacts to heritage
The property is not listed or designated and is not directly abutting a listed or designated heritage property but the applications were presented to the Municipal Heritage Advisory Committee (MHAC) at their meeting of September 16th for information and comment. The MHAC was generally supportive of the proposed development.

Appendix No. 8

Proposed Draft Official Plan Amendment



BY-LAW 21-XXX

OF THE

CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of
Cambridge to adopt Amendment No. 48 to the
City of Cambridge Official Plan (2012), as amended
(130 Water St. N & O Park Hill)

WHEREAS sections 17 and 22 of the *Planning Act* R.S.O. 1990 c. P. 13, as amended empower the City of Cambridge to adopt an Official Plan and make amendments thereto;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. That Amendment No. 48 to the City of Cambridge Official Plan (2012) applies to land legally described as Part of Lots 12 to 14 on Plan D9 and Parts 1 to 13 on 58R16178, City of Cambridge and Regional Municipality of Waterloo.
2. The Amendment No. 48 to the City of Cambridge Official Plan (2012) as amended, consisting of the text and attached map, is hereby adopted.
3. That the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 48 to the City of Cambridge Official Plan (2012), as amended.
4. That this By-law shall come into full force and effect upon the final passing thereof.

Read a First, Second and Third Time

PASSED AND ENACTED this 19th day of October 2021.

Mayor

Clerk

Purpose and Effect of Official Plan Amendment No. 48

City File No. OR05/21 – 130 Water Street North

The Purpose and Effect of this Official Plan Amendment No. 48 to the City of Cambridge Official Plan (2012), as amended, is to increase the maximum permitted density in the Galt City Centre to 10.09 FSI for the lands municipally known as 130 Water Street North, City of Cambridge and Regional Municipality of Waterloo.

Amendment No. 48 to the City of Cambridge Official Plan

1. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding Figure 85 as shown on Schedule 'A' attached hereto;
2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 85 as shown on Schedule 'A' attached hereto;
3. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

8.10.85

1. Notwithstanding policy 2.8.3.3 in this plan, the land designated as Galt City Centre on Map 2 of this Plan, located at 130 Water Street South and more particularly shown on Figure 85 shall permit a maximum residential density of 10.09 FSI;

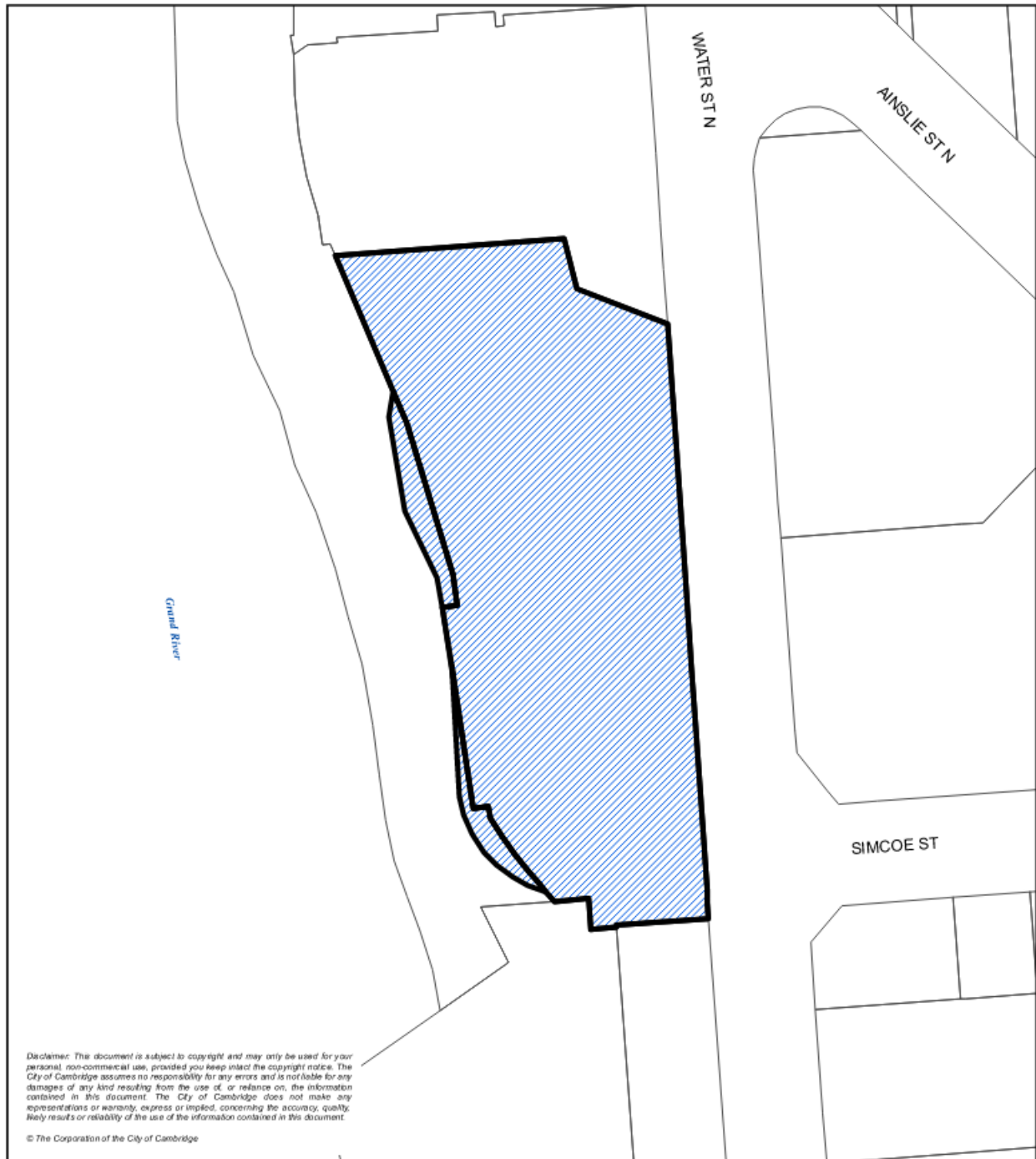




Figure 85
**130 Water St N &
 0 Park Hill Rd E**



Legend

-  Galt City Centre; Preston Towne Centre; Hespeler Village
-  Subject Lands

Policy September 18, 2021 4.17/2019
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Appendix No. 9

Proposed Zoning By-law Amendment

Purpose and Effect of By-law No. 21-XXX

130 Water Street North

The Purpose of this By-law is to further amend the site-specific zoning classification on the properties located at 130 Water Street North and 0 Park Hill Road (F)C1RM1 S.4.1.294 and from OS1 to OS1 S.4.1.418 with the following site-specific provisions:

- increased maximum density of 404 Units Per Hectare;
- increased maximum building height of 143 m (469 ft.) for the 37 storey tower, 112 m (367 ft) for the 28 storey tower and 11 m (36 ft.) for the 2 storey podium;
- reduced parking to 246 spaces;
- reduced front yard setback from 4.5 m (14.8 ft) to 2 m (6.5 ft.);
- reduced landscaped open space from 30% to 26%;
- reduced number of loading spaces from 2 to 1; and,
- permission for a driveway and servicing to be located within an Open Space zone.

The Effect of the By-law will permit the development of the property with a mixed use building with 37 storey condo building, 28 storey Hotel tower and 2 storey podium with commercial uses.



BY-LAW 21-XXX
OF THE
CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of
Cambridge to amend Zoning By-law No. 150-85, as
Amended with respect to land municipally known as
130 Water Street N & 0 Park Hill Road

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 24(2) and 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this By-law;

AND WHEREAS the Council of the City of Cambridge has deemed it advisable to amend Zoning By-law No. 150-85, as amended, and therefore implement Official Plan Amendment No. 48 to the City of Cambridge Official Plan (2012), as amended,

AND WHEREAS this By-law conforms to the City of Cambridge Official Plan, as amended;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding the Amendment was presented at the public meeting held June 29th, 2021, and that further public meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

- 1) THAT this by-law shall apply to the lands described as Part of Lots 12, 13 & 14, Plan D9 being parts 1 to 14 Plan 58R-16178 in the City of Cambridge, Regional Municipality of Waterloo and is shown on Schedule 'A' attached hereto and forming part of this by-law; and,
- 2) THAT Schedule 'A' to By-law No. 150-85, as amended, is hereby further amended by changing the zoning classification of the lands shown outlined in heavy black in the attached Schedule 'A' to this by-law from OS1 to OS1 S.4.1.418

- 3) THAT the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by replacing the following subsection to 4.1 thereof:

“4.1.294 – 130 Water Street North:

1. Notwithstanding 2.3.1, 2.4.1.4, 3.3.1.2, and in addition to the regulations prescribed in Section 3.1.2.6 of the City of Cambridge Zoning By-law No. 150-85, the following regulations shall apply to the property in the (F)C1RM1 zone to which reference “S.4.1.294 is made on Schedule A and located at 130 Water Street North:
 - a. Maximum permitted density of 404 Units Per Hectare
 - b. Increased maximum building height of 143 m for the 37 storey tower, 112 m for the 28 storey tower and 11 m for the 2 storey podium
 - c. Reduced minimum parking of 246 spaces
 - d. Minimum front yard setback of 2m
 - e. Reduced minimum landscape open space of 26%
 - f. Reduced minimum required loading space of 1”

- 4) THAT the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsection to 4.1 thereof:

“4.1.418 – 0 Park Hill Road:

2. Notwithstanding 3.5.1 of the City of Cambridge Zoning By-law No. 150-85, the following regulations shall apply to the property in the OS1 zone to which reference “S.4.1.418 is made on Schedule A and located at 130 Water Street North:

Driveway and servicing for a hotel and multiple residential dwelling shall be a permitted use”

- 5) THAT the Holding (H) provision may be lifted once the applicant has:

- a) Submitted an acknowledgement letter from the MOECP for a Record of Site Condition to Residential Standards on the subject property and,
- b) Submitted a revised Stationary Noise Study to the satisfaction of the Region of Waterloo;

- 6) THAT this By-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 48 coming into effect pursuant to Subsection 24(2) of the *Planning Act*, R.S.O., 1990, c. P. 13, as amended.

Read a First, Second and Third Time

PASSED AND ENACTED this 19th day of October 2021.

Mayor

Clerk



**This is Schedule A attached to and forming part of
By-law**



Lands affected by the by-law

Zoning Classification

OPEN SPACE



COMMERCIAL



© ICORP ITSD/022_01 GIS Information Products/MapServer/6.12.0/MapServer/2021.mxd - nathan
Printed: September 21, 2021 4:35:13 PM