



201-217 Hespeler Road OR01/22

May 31, 2022 Special Council Meeting

Purpose of Meeting

- Formally introduce proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.
- Notice was provided in the Cambridge Times.
- Interested parties are encouraged to contact me for further information and future notification.

201-217 Hespeler Road (OR01/22)
Committee Phone Number: 519-623-1340 x4799
greener@cambridge.ca



Changes to the proposal may change between the public meeting and recommendation to Council.

Anyone interested in staying informed are required to request to be on the mailing list for this application

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- Located south of Can-Am Parkway, north of Munch Avenue on the east side of Hespeler Road
- The subject lands were previously used as a car dealership and parking lot.
- Property is designated “Built-up Area” in the Official Plan
- Property is located in a Hespeler Rd and Can-Am Parkway Community Node
- 217 Hespeler Rd currently zoned C4 Commercial and 201 Hespeler Rd as C4 with site provision s.4.1.37.

Proposal

- A mixed use development consisting of two (2) towers with a shared podium
- Maximum heights of 13 and 17 storeys
- Total of 321 rental units
- Approximately 600 sq.m of commercial floor space at grade
- 407 covered parking spaces, 20 outdoor spaces at grade
- 100 indoor bicycle stalls, 23 outdoor stalls
- Common amenity area atop the podium and private balcony per unit
- Site specific provisions are being requested to permit an increase in density, reduced commercial parking, reduced landscaping and reduced setbacks from Hespeler Road.

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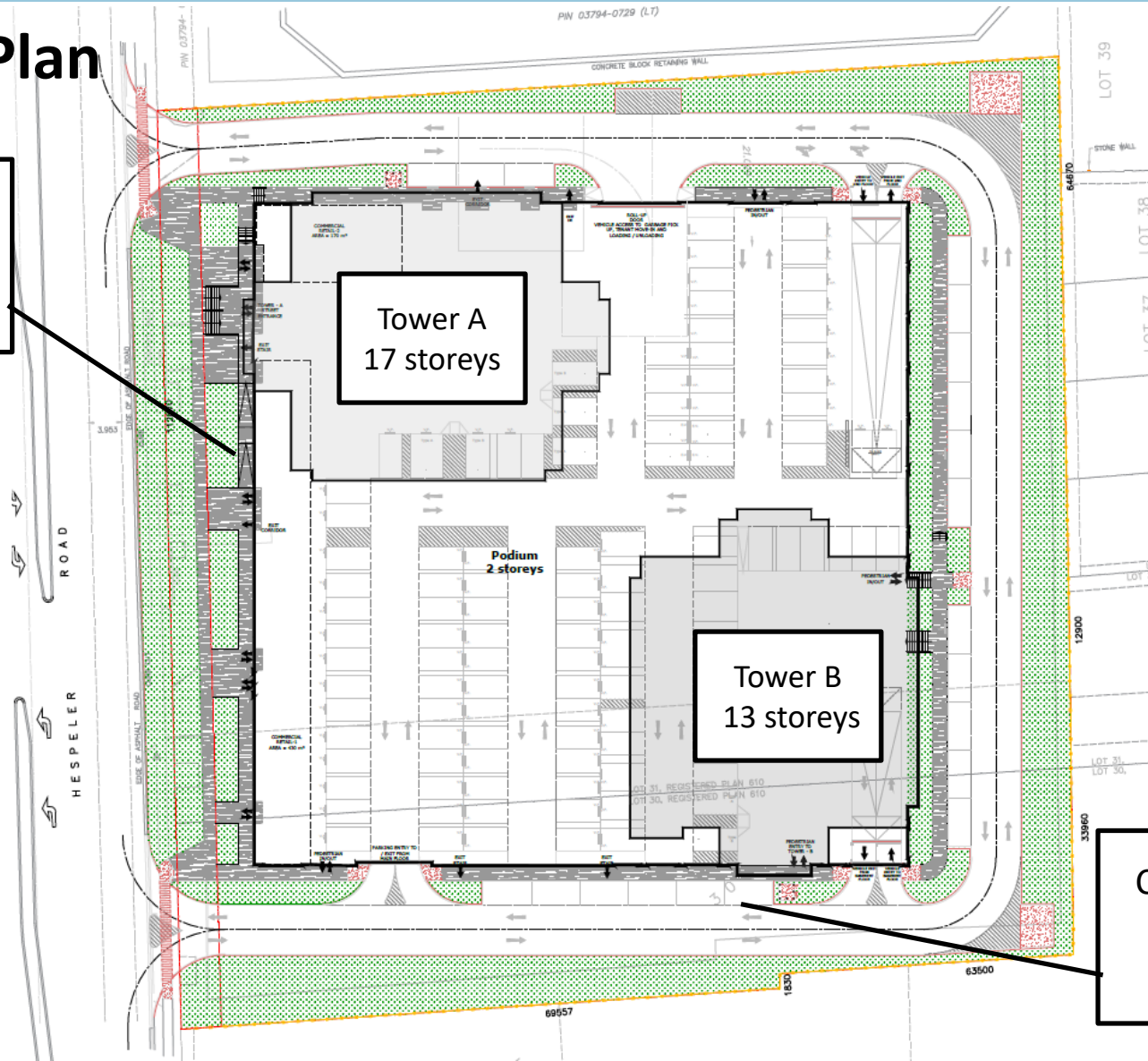
Official Plan and Zoning By-law Amendments

Provision	Required	Proposed
Maximum Density	250 units per hectare 2.0 Floor Space Index	270 units per hectare 3.69 Floor Space Index
Maximum Height	12 Storeys	Tower A: 13 storeys Tower B: 17 storeys
Minimum Parking	2.5 spaces/100 sq.m of GFA (15 parking spaces)	0.785 spaces/100 sq.m of GFA (5 parking spaces)
Front Yard Setback	RM1: 4.5m C4: 15m	RM1: 4.5m C4: 4.5m
Landscaped Open Space	30%	25%

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Concept Plan

Front yard
setback to
commercial
4.5 m



Commercial
surface
parking

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View looking northeast from Hespeler Road



Hespeler Road

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View looking southwest from Can-Amera Parkway

PRELIMINARY MASSING
NORTHEAST VIEW



Considerations:

- Consistency with the policies of the Provincial Policy statement (2020)
- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law No. 150-85
- General alignment with the draft Hespeler Road Corridor Secondary Plans
- General alignment with draft Major Transit Station Area policies
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed Official Plan designation for increased residential density and building height;
- Appropriateness of the proposed site-specific zoning request associated with the proposed development; and,
- Record of Site Condition
- Comments received from members of Council, public, City staff and agency circulation

- THAT report 22-031-CD be received;
- AND THAT application OR01/22 for 201-217 Hespeler Road be referred back to staff for a subsequent report and staff recommendation.

CONTACT INFORMATION

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