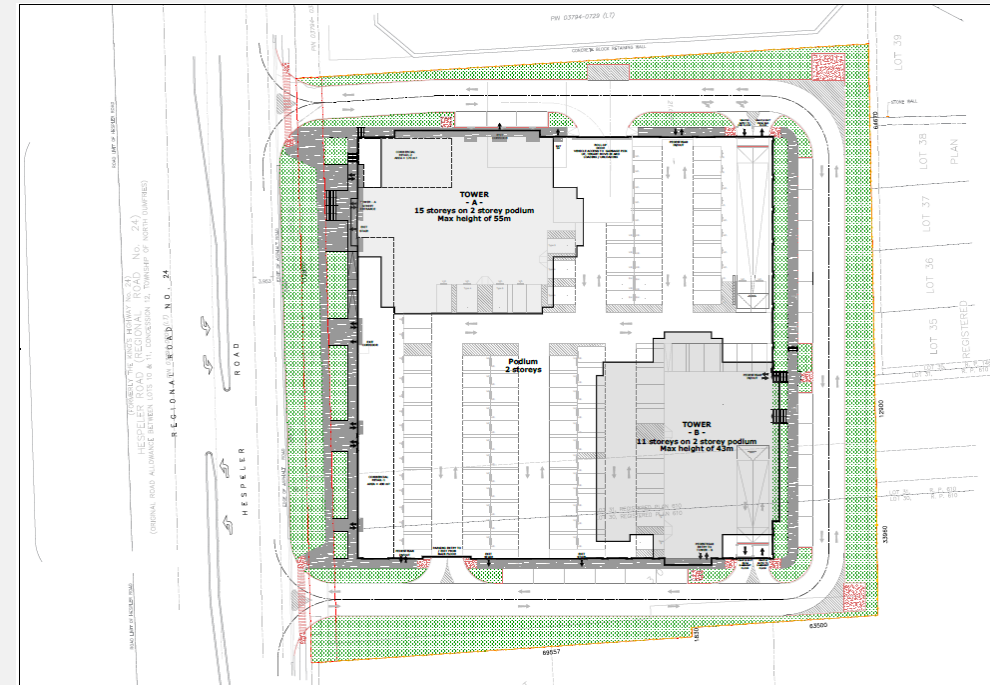


PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

**217 Hespeler Road
Cambridge , Ontario
Mixed Use Redevelopment**

ABOUT US

- ▶ MHBC Planning has been delivering a full range of planning services to the public and private sector since 1973.
- ▶ Owner operated, and has 20 partners with a full complement of Associates, Planners, Landscape Architects, Cultural Heritage Experts, Agricultural Experts, Urban Designers and Technical Support Staff.
- ▶ ▶ Our team is committed to providing the highest level of service to our clients



Subject Property

201-217 Hespeler Road Cambridge



Proposed Mixed Use Development

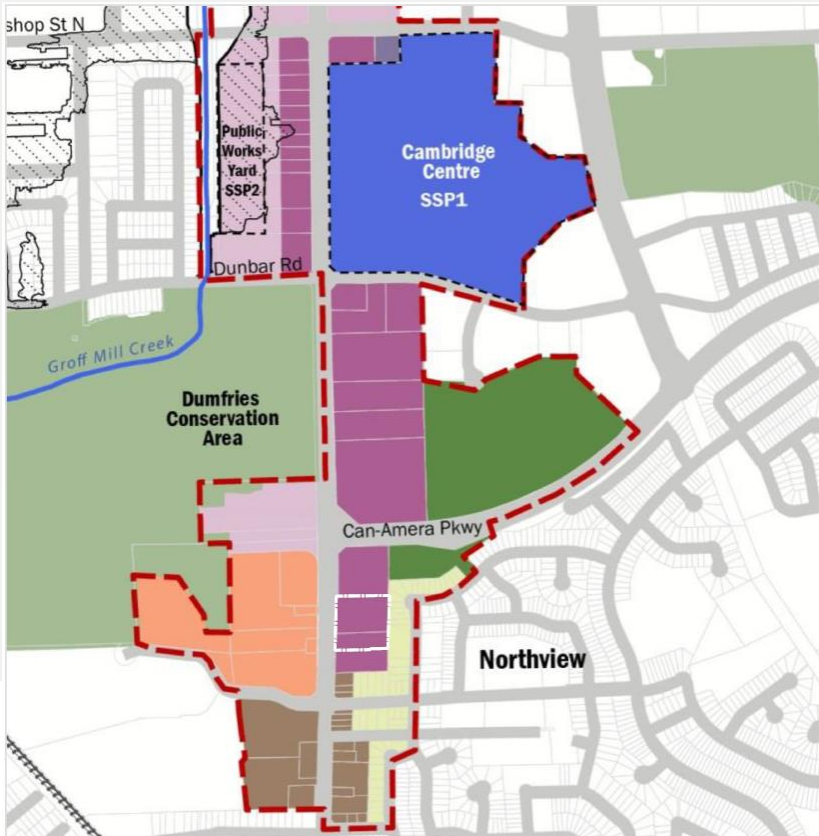
- Two towers on a 2 storey podium base;
- One tower is 13 storeys (43 m);
- Second Tower is 17 storeys (55 m);
- Two Ground floor commercial units (600m²) facing Hespeler Road;
- 321 total units;
- 407 structured parking stalls; 36 Tandem stalls; 11 Barrier Free stalls plus 21 BF van spaces;
- 20 surface parking spaces;
- 100 bicycle stalls provided plus 23 short term Bicycle stalls at grade;



Planning applications

OPA

- Increase in Floor Space Index of 3.69 from 2.0
- Increase in Maximum Density of 267units/ha rather than 250 units/ha
- Maximum building height of 17 storeys (55m including rooftop mechanicals) from 12 storeys

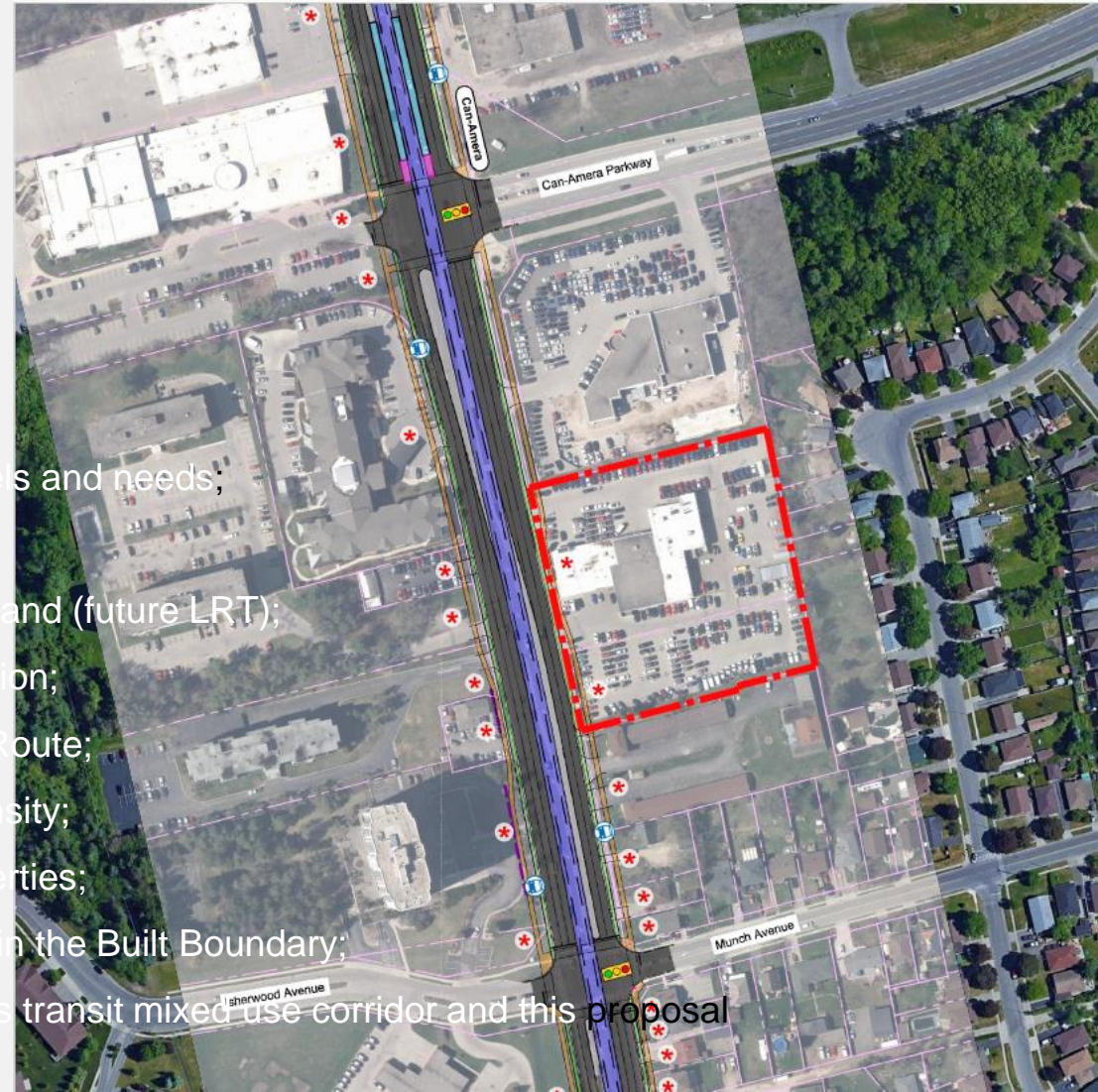


ZBA

- Increase in Floor Space Index of 3.69 from 2.0
- Increase in Maximum Density of 267units/ha rather than 250 units/ha
- Maximum building height of 17 storeys (55m including rooftop mechanicals) from 12 storeys
- Permit a reduction in landscaping from 30% to 25 %
- Permit a reduction in total parking for the subject lands from 432 spaces to 407 spaces.

Merits of the Application

- The project will provide 321 affordable rental housing units including:
 - 140 1 bedroom;
 - 84 1 Bedroom plus den;
 - 91 2 Bedroom;
 - 6 3 Bedroom; and,
 - Includes 36 Barrier Free units
- High quality of design with on-site amenities and landscaping
- Higher Density that will provide a range of housing options for differing income levels and needs;
- 600 m2 of at grade commercial use along Hespeler Road;
- Located on a High Density Mixed Use Corridor along transit route with bus service and (future LRT);
- Within walking distance of commercial uses and trails, parks and active transportation;
- Located in a Regeneration Area which is intended to intensify along planned LRT Route;
- Located in a Major Transit Station Area (MTSA) which also supports increased density;
- Within a Regeneration area which encourages intensification of underutilized properties;
- Contributes to the Region's annual target of achieving 45 % of re-urbanization within the Built Boundary;
- The proposed Secondary Plan proposes a maximum height of 20 storeys along this transit mixed use corridor and this proposal is consistent with this direction
- Conforms to the PPS and the Growth Plan and the ROP



Third Floor Amenity Area

- 667 m² Indoor Social Room for 270 Persons (7180 sq.ft)
- 216m² Children's Outdoor Play Area (2325 sq. ft.)
- 1000 m² of Outdoor Open Green Space (10764 sq. ft)
- Outdoor Patio with BBQ's , Gazebos and Sitting Areas with high quality finishes and landscaping;



Sun shadow

- RWDI's analysis focused on surrounding residential buildings and nearby roadways where pedestrians may travel.
- Shadowing was simulated between 10:00 am and 4:00 pm for March 21st (Spring/Fall), June 21st (summer) and December 21st (winter) in two-hour increments.
- The new shadows cast by the proposed development (are shown in blue)
- During the spring/fall, new shadowing occurred on the retirement facility to the northwest, over a small area and did not persist past 10:00 am.
- Similarly, the Honda dealership to the north also experiences some shadowing during the midday and afternoon hours, while the residential buildings to the east experience some new shadowing during the late afternoon hours.
- During the summer months, the high solar elevations result in limited new shadowing aside from the hours shortly after sunrise and shortly before sun set.
- In winter, the low sun angles create long shadows, limiting the amount of new shadowing caused by the proposed project. The Honda dealership to the north will experience new shadowing for much of the day. Some new shadowing is predicted on the residences to the northeast, though for a relatively short duration.
- The surrounding roadways were cast with new shadows on Hespeler Road during the morning hours for the summer, winter and spring/fall.
- New shadows were also predicted on the Can-Am Parkway during the last hours of the day in winter.



Image 3: Shadow Plots for March 21st - 10:00 am



Image 6: Shadow Plots for June 21st - 10:00 am

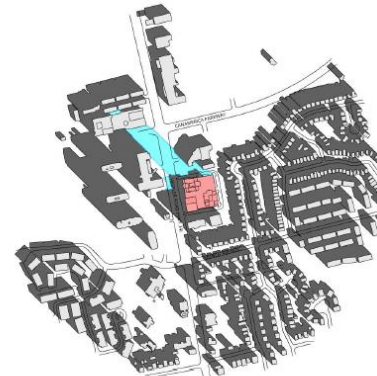


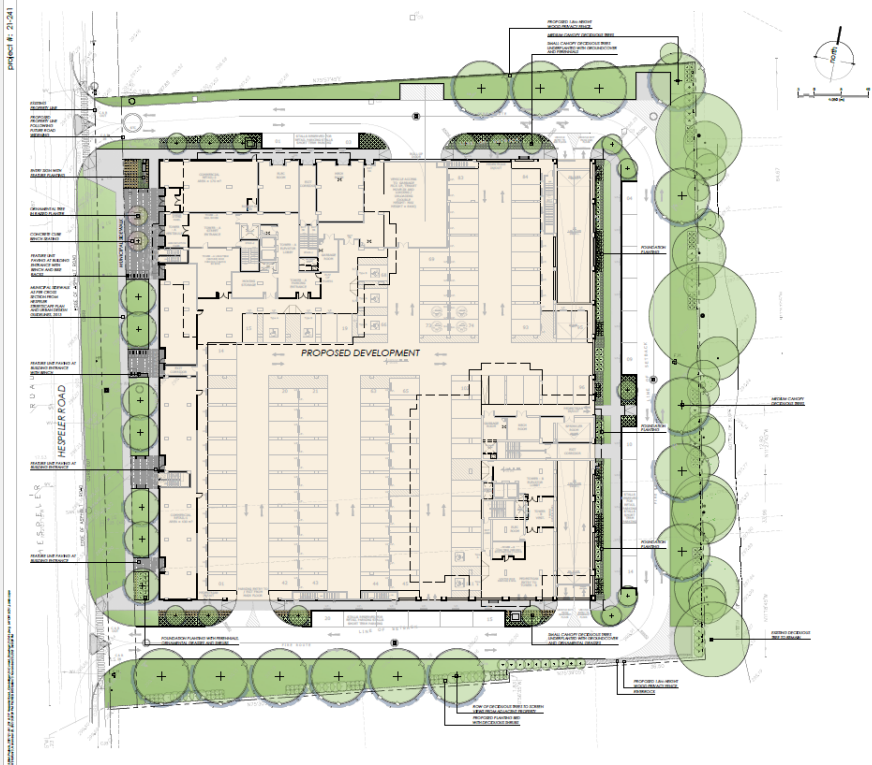
Image 10: Shadow Plots for December 21st - 10:00 am

Noise

- The proposed development is feasible and is not anticipated to result in land use compatibility issues with respect to noise emissions from the nearby commercial/industrial facilities. Sound level criteria for future;
- Road traffic can be achieved with appropriate noise mitigation in the form of upgraded building envelope components and acoustic barriers.
- Air conditioning systems will be required to allow windows to remain closed, and warning clauses must be used for all residential dwellings.



Conclusions



In conclusion:

- The site provides a variety of affordable rental housing options
- Site will have a high quality of design, on site amenities and landscaping
- The site is proposed at a density that will support transit usage and that is contemplated in the new Secondary Plan
- The site supports active transportation and is proximate commercial and recreational amenities and trails
- The site has limited adverse shadow impacts and will mitigate any traffic noise on site
- The site conforms to the ROP, the Growth Plan and the PPS