



Statutory Public Meeting
Proposed Multiple Residential Development
149 Ainslie Street North
June 28, 2022

PRIMARY PROJECT TEAM

Owner

149 Ainslie Street North Limited Partnership

Architectural and Engineering

Reinders & Law

Planning Urban Design & Heritage

MHBC Planning

Technical Reports including Planning, Servicing, Archaeology, and Noise have been prepared in support of the Official Plan and Zoning By-law Amendment Applications

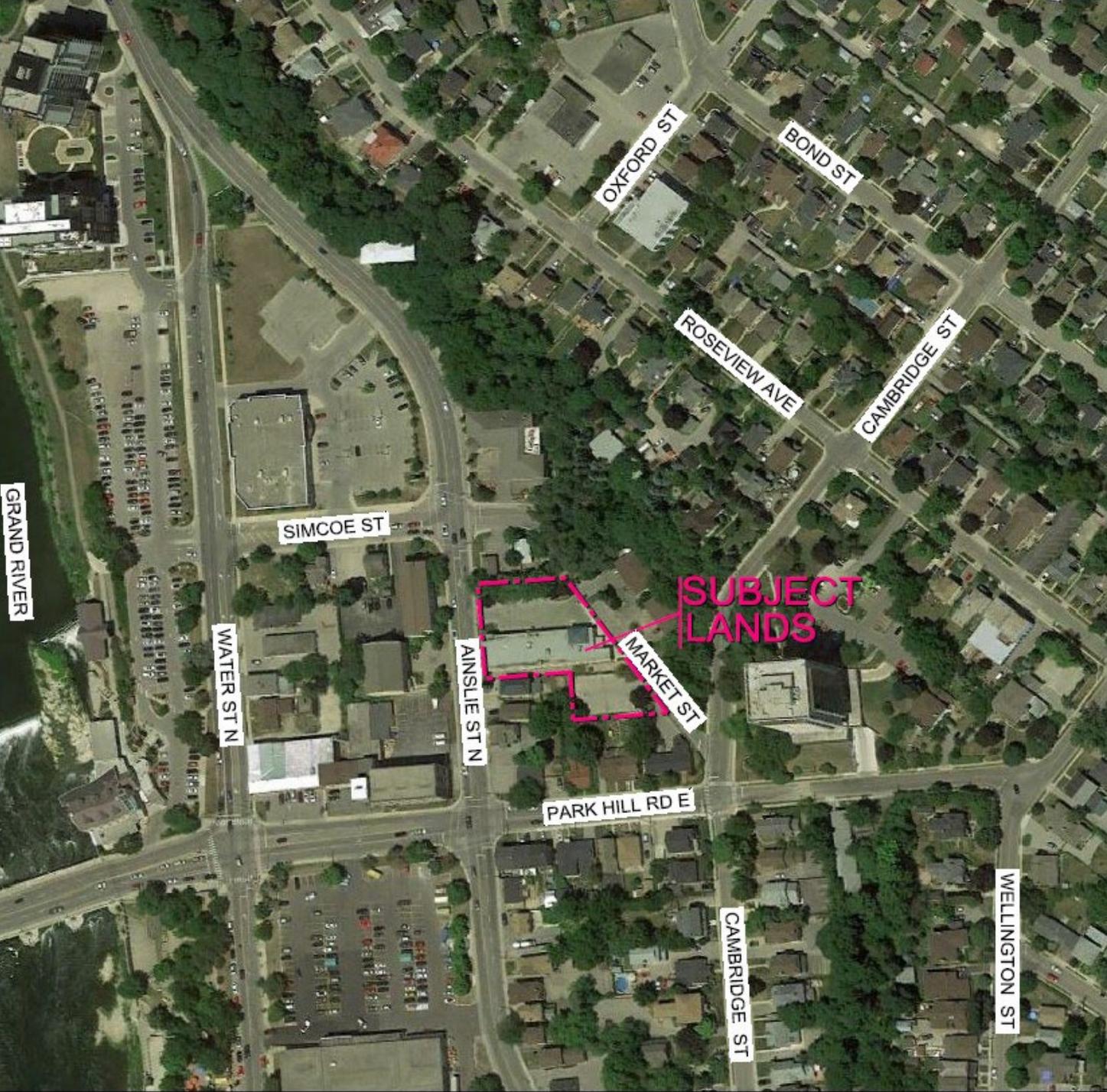


LOCATION

149 Ainslie Street North

Within close proximity of key services and amenities including:

- Future LRT & existing transit
- Active Transportation/Trails
- Galt Core Area
- Grocery/Convenience Stores
- Soper Park/Dickson Park

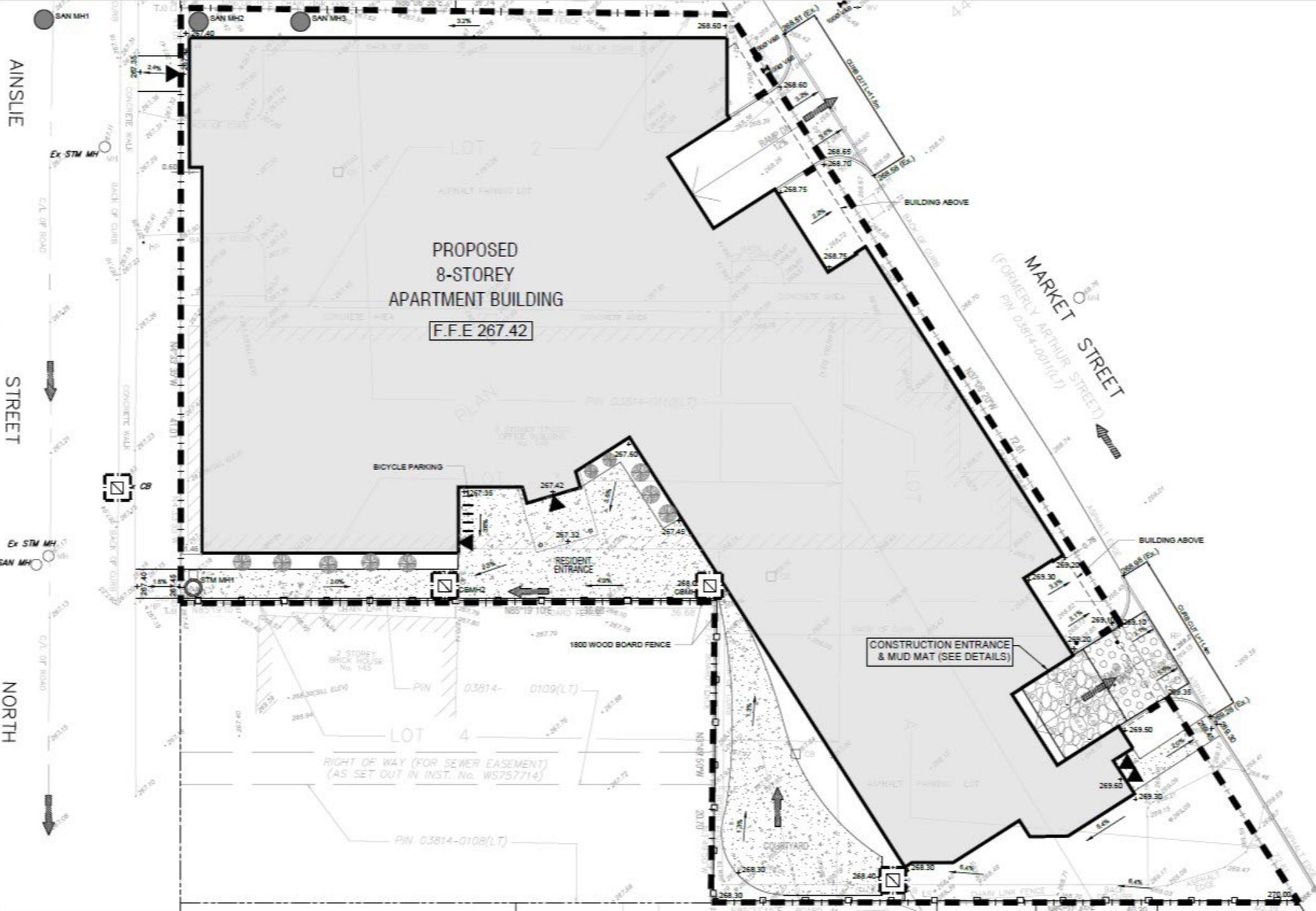


DEVELOPMENT PROPOSAL

149 Ainslie Street North



- 104 one & two bedroom multiple residential dwelling units
- Integrated interior parking facility accessed from Market Street
- Enhanced landscape features including pedestrian promenade from Ainslie Street
- Amenity space including balconies rooftop terraces and outdoor amenity
- Lockers, interior vehicular parking & bicycle storage



PRELIMINARY SITE PLAN CONCEPT & RENDERINGS





Market ST

Ainslie St N

Market ST





BENEFITS OF PROPOSAL

Current Use of Property	Proposed Use of Property
2 – storey vacant Commercial Office	8 – storey multiple residential building with 104 residential units
2 Surface Parking Lots	Structured integrated parking
Underutilized	Infill of an underutilized parcel of land in the Urban Growth Centre that will: <ol style="list-style-type: none">1) Be located within an Urban Growth Centre, specifically Galt City Centre, a Regeneration Area and within a proposed Major Transit Station Area;2) Introduces more housing options to the area;3) Supports the social, health & well-being of current and future residents.

PURPOSE OF OFFICIAL PLAN AMENDMENT APPLICATION

The site is proposed to be redeveloped as a multiple residential building comprised of 104 residential units with integrated parking on first 2 floors

EXISTING OP DESIGNATION:

Urban Growth Centre: which permits residential dwelling units to a maximum height of 8 storeys and a maximum FSI of 2.5



PROPOSED OP DESIGNATION :

Urban Growth Centre – 8-storey building with maximum FSI of 5.0

PURPOSE OF ZONING BYLAW AMENDMENT APPLICATION

The site is proposed to be redeveloped as a multiple residential building comprised of 104 residential units with integrated parking on first 2 floors, rooftop amenity & balconies

EXISTING ZONE:

Zone (F)C1RM1: which permits multiple residential development to 8 storeys



PROPOSED ZONE:

Zone (F)C1RM1: with site specific regulations to implement development proposal

** Proposed zoning regulations will more closely align with City's new zoning Bylaw (draft)*

POLICY CONFORMITY

Provincial Policy Statement

- Represents efficient use of land and results in the infill of underutilized land within an urban area
- Introduces multiple residential dwellings within a settlement area
- Utilizes existing infrastructure (transportation, servicing) and will provide a connected sidewalk
- Located near community facilities and within Urban Growth Centre (Galt Core)

Growth Plan for the Greater Golden Horseshoe

- Located in the Built Up area of the Region (within future MTSA)
- Assists the Region in achieving their intensification target
- Contributes a range and mix of housing options

POLICY CONFORMITY

Region of Waterloo Official Plan

- Designated as *urban Growth Centre* and within *the Built Up Area* and *Major Transit Station Area (MTSA)*
- Supports the regions planned community structure by developing within the built up area where 45% of residential growth is targeted.
- *MTSA's* intended to have a built form that is pedestrian friendly and accommodates a **minimum** density of 160 persons and jobs/hectare
- Represents appropriate land use within Galt City Centre that will assist in supporting existing and proposed transit objectives particularly Stage 2 LRT

POLICY CONFORMITY

City of Cambridge Official Plan

- Designated as *Urban Growth Centre, Galt City Centre, Regeneration Area & Galt City Centre Floodplain Special Policy Area* which permits residential, commercial and institutional development
- Proposal will assist in meeting the City's growth objectives within Galt City Centre
- Proposal maintains current height permissions
- Will assist in meeting targets for higher density development in *Regeneration Areas*
- Provision of integrated parking facility on first two stories with residential units above will address Flood-proofing considerations

IN CONCLUSION

- The proposed Official Plan and Zoning Bylaw amendments are consistent with the Provincial policy framework and conforms with Regional and City of Cambridge Official Plans.
- The proposed multiple residential use is **permitted** by the Official Plan and Zoning By-law, no use is being added that is not already permitted and no additional height is being requested. The amendment is seeking to allow increased density (FSI)
- The proposed zoning meets minimum parking standards.
- The zoning by-law amendment will result in the highest and best use of the land, adding multiple residential dwellings to Galt City Centre and within a Major Transit Station Area for Stage 2 LRT



THANK YOU