

# 193 Water Street South & 62 Highman Avenue

## Special Meeting of Council

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**IBI GROUP**

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193 Water Street South & 62 Highman Avenue, Cambridge ON  
September 27, 2022



## Subject Lands & Surrounding Context

LJM Developments  
193 Water Street South & 62 Highman Avenue,  
Cambridge

Sept. 27, 2022

# Development Application Series of Events

| Event   | Date               |
|---|--------------------|
| First OPA/ZBLA Submission                         | May 5, 2021        |
| Application Deemed Complete                       | May 27, 2021       |
| Neighbourhood Information Meeting                 | June 28, 2021      |
| Public Meeting                                    | August 10, 2021    |
| Second OPA/ZBLA Submission                        | November 12, 2021  |
| Internal meeting between applicant and City staff | December 15, 2021  |
| Neighbourhood Information Meeting                 | February 2, 2022   |
| Special Council Meeting                           | September 27, 2022 |

## Development Application Series of Events

## Preliminary Studies:

- Three-season Environmental Impact Study, prepared by Colville Consulting Inc.
- Arborist Report, prepared by Urban Forest Innovations Inc.
- Functional Servicing Report, prepared by Meritech Engineering
- Stage 1 & 2 Archaeological Assessment, prepared by AMICK Consultants Ltd.
- Hydraulic Modelling Analysis, prepared by MTE Consultants Inc.

### Supporting Studies – Land Feasibility

# Additional Supporting Studies:

- Cultural Heritage Impact Assessment, prepared by ARA Ltd.
- Landscape Plan, prepared by adesso design inc.
- Environmental Noise Impact Study, prepared by GHD Group
- Planning Justification Report, prepared by IBI Group
- Shadow Study, prepared by RAW Design
- Urban Design Brief, prepared by IBI Group
- Transportation Impact Study, prepared by Paradigm Transportation Solutions
- Pedestrian Wind Assessment, prepared by RWDI
- Tree Preservation Plan, prepared by Urban Forest Innovations Inc.

## Supporting Studies



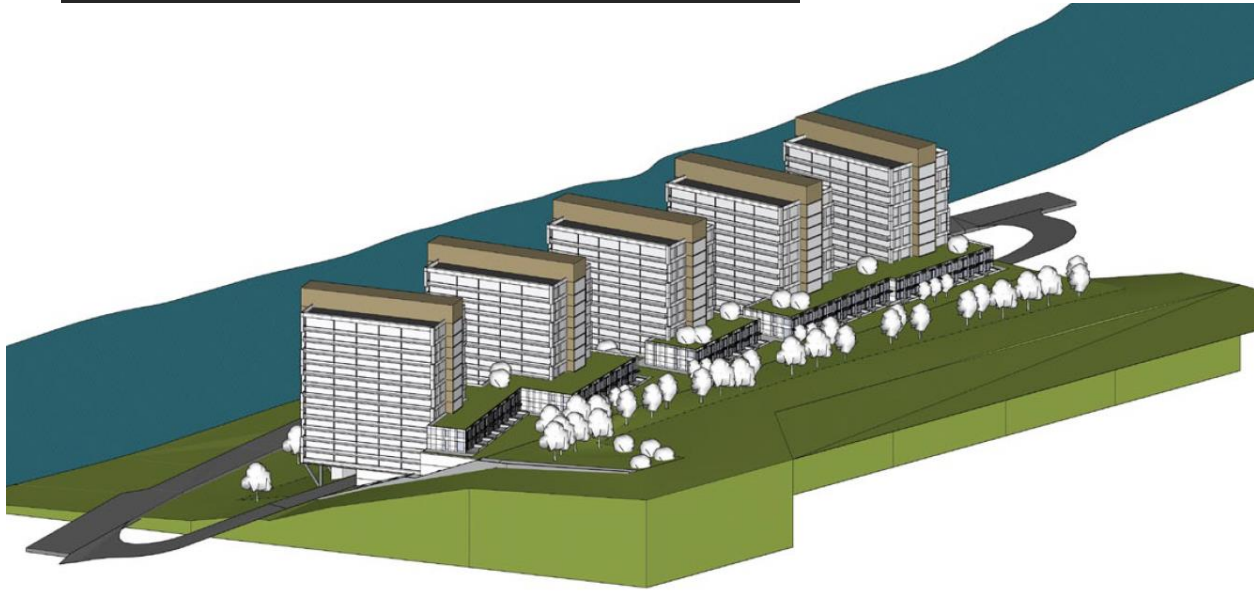


## Original Development Proposal



## Water Street South Perspective





## Highman Avenue Perspective



# Public Planning Concerns

- Lack of environmental preservation
- Deficient parking
- Lack of affordable housing
- Parkette on Highman Avenue is undesirable
- Potential adverse heritage impact
- Too tall
- Too dense

## Public Concerns

# Revised Development Proposal for Approval

- 107 existing trees will be preserved abutting homes on Highman Ave., in addition to a robust tree replacement plan
- An additional 96 parking spaces are shown on the development plan
- 50 affordable housing units have been provided (10 units per building)
- Parkette on Highman Ave. has redesigned to include a pedestrian connection that also acts as an emergency access during flooding events on Water Street
- No encroachments on heritage property - Access over 183 Water Street South has been relocated onto the subject lands
- New AODA compliant pedestrian connection to Water Street South

## Development Revisions



# Why High Density?

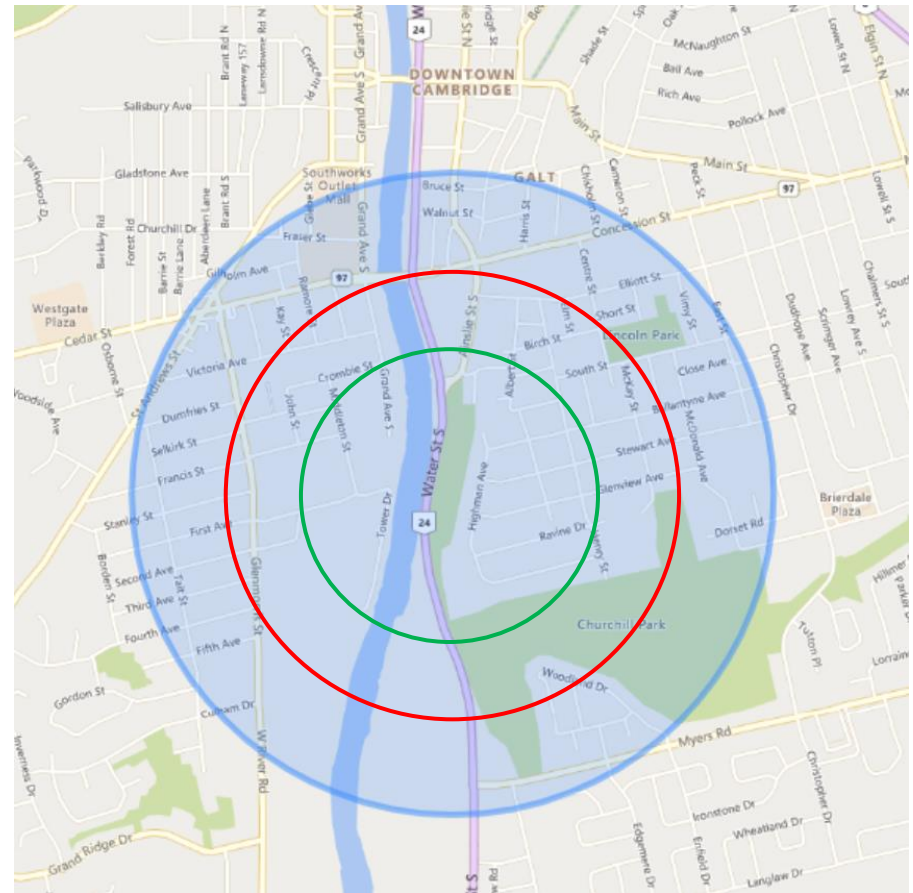
- Located along an Arterial Corridor
- Convenient access to public transit and the active transportation network (i.e. municipal sidewalk and Cambridge-Paris Rail Trail)
- Proximity to Urban Growth Centre, Downtown Galt, Ainsle Terminal, and complimentary land uses
- More efficient and affordable building type
- Periphery of residential neighbourhood
- Access to existing municipal infrastructure and public service facilities

## Proposed Development – High Density



# Active Transportation Best Practices:

- 400 m is typically considered a walkable distance (green)
- 800 m is considered a walkable distance to a LRT stop in Waterloo Region (red)
- 2-5 km is considered a comfortable cycling distance
- Radius shown is 1km (blue)

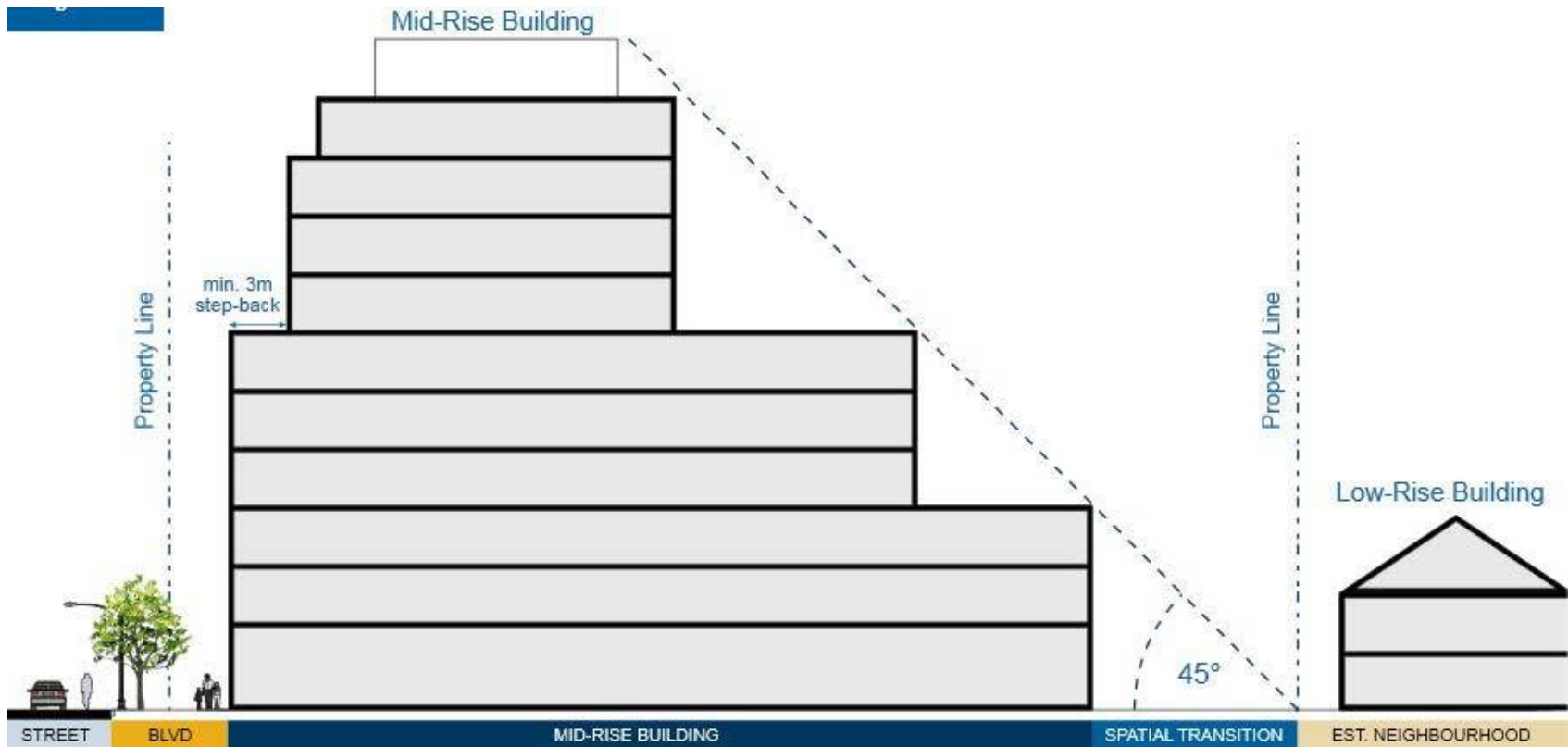


## Connectivity Map – 1 Kilometre Radius



## Connectivity Map – Surrounding Land Uses

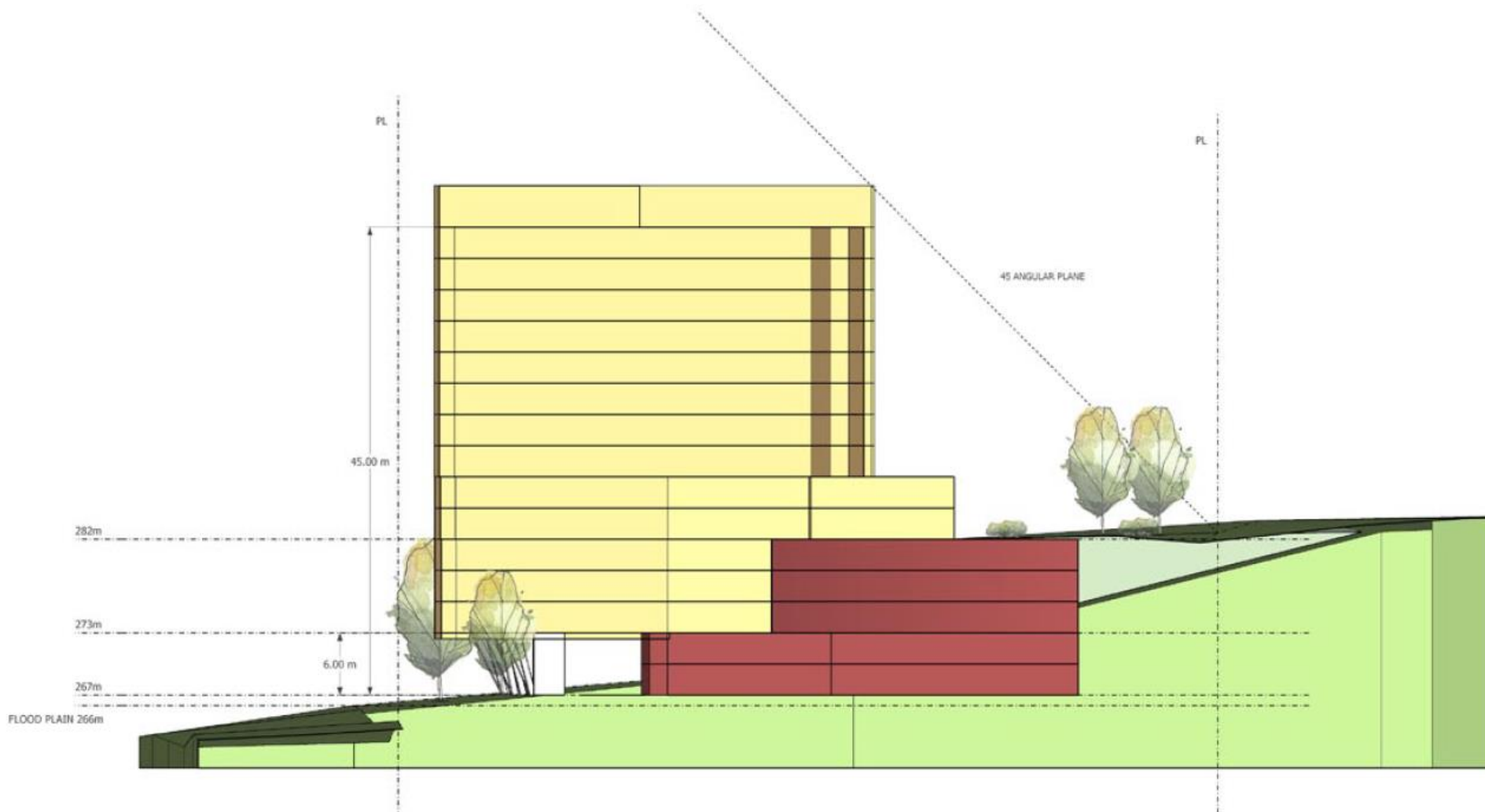




## Cross Section Example – Angular Plane

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Cross Section – Proposed 45 Degree Angular Plane from Highman



# Low Density Residential Interface

- Perpendicular building orientation
- No balconies along east side of buildings
- 17 metre rear yard setback to townhomes
- 36 metre rear yard setback to apartments
- Proposed vegetative screening
- Maximizing existing topography to reduce overlook



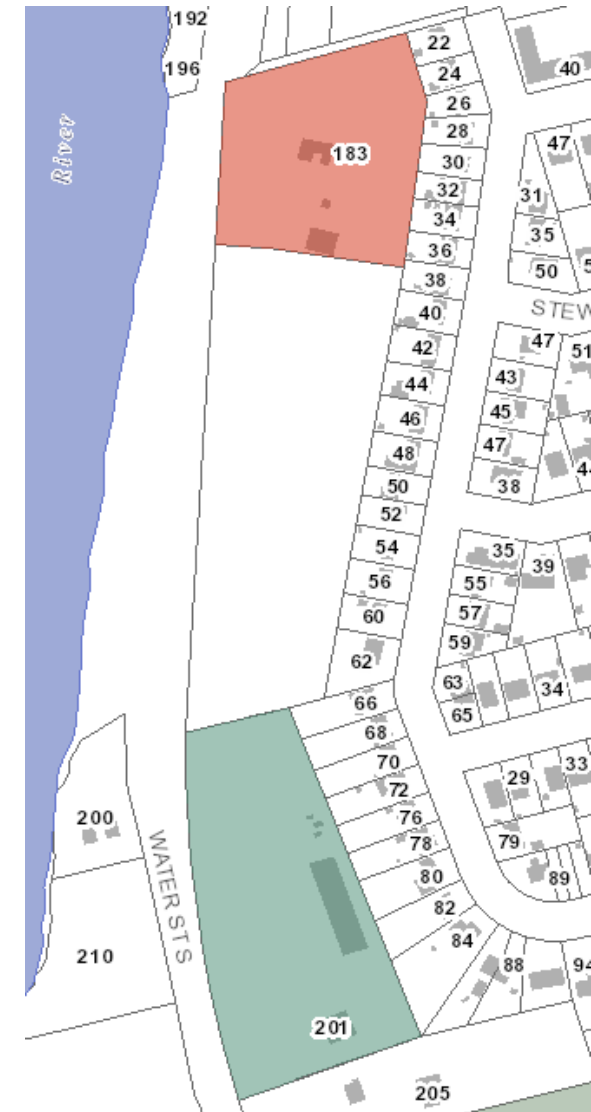
## Low Density Residential Interface

# Environmental Impact Study confirmed:

- No endangered species or their habitat on the property
- No habitat of Threatened or Special Concern species on the property
- No evaluated wetlands on or adjacent to the property
- The existing treed area does not satisfy the criteria to be considered Woodland, as defined by the Ministry of Natural Resources and Forestry
- Removal of 552 trees, of which less than half are By-law regulated trees, and 33 are in poor condition
  - Tree Replacement Plan proposed of 2:1 for By-law regulated trees (i.e. on-site, public parks, etc.)
  - Mitigation measures are recommended

## Heritage Advisory Committee recommendations:

- 183 Water Street South is Designated (orange) as a result of architectural value
- 201 Water Street South is Listed (green)
- During Site Plan Approval, building design and 3D renderings will be brought back to the Committee for consideration
- Recommended Mitigation measures can be addressed at the Site Plan Approval Stage



### Cultural Heritage Impact Study

## Conclusions

- Makes efficient use of the subject lands by intensifying the Built-up Area;
- Is viable from a technical perspective (i.e. environmental, servicing, transportation, etc.);
- Supports public transit and active transportation;
- Creates high quality design along a high-profile Arterial Corridor;
- Offers a mix and range of housing options, including affordable;
- Is compatible with the adjacent land uses; and,
- Is well-supported by existing municipal infrastructure and public service facilities.
- Development will be subject to Site Plan Approval

## Conclusions & Next Step



Thank you! Questions? Comments?

