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SERVICE



Meeting Date: 07/21/2022

Report #: 22-020(MHAC)

To: Cambridge Municipal Heritage Advisory Committee

Report Date: 07/08/2022

Report Author: Laura Waldie, CAHP, Senior Planner-Heritage and
Chelsey Tyers, BES, MCIP, RPP, Cultural Heritage Specialist (WSP)

Department: Development and Infrastructure

Division: Planning

Report Title: Revised Heritage Impact Assessment for 255 King Street
West

File No: SP22/22, R01.01.118, D01.04.01

Ward No: Ward 1

RECOMMENDATIONS

THAT Report 22-020(MHAC) Revised Heritage Impact Assessment for 255 King Street West, be received;

AND THAT the findings of the Cultural Heritage Impact Assessment for 255 King Street West prepared by McCallum Sather revised June 30, 2022 be accepted;

AND THAT a condition be added to the Site Plan approval for 255 King Street West Requiring a Commemorative Plaque or Sign to the satisfaction of the Chief Planner;

AND FURTHER THAT that a condition be added to the Site Plan approval for 255 King Street West requiring a Zone of Influence Study be completed and implemented to the satisfaction of the Chief Planner to address vibration concerns for adjacent listed and designated heritage properties.

SUMMARY

- An Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) application was submitted for the subject property in 2021.
- The subject property is neither listed nor designated on the Heritage Properties Register, however, it is adjacent to six listed and designated properties.
- Due to the adjacent listed and designated properties on the Heritage Properties Register, a Heritage Impact Assessment was required to accompany the OPA and ZBA applications.



Figure 1: 255 King Street West, Cambridge

BACKGROUND

The subject property is the site of the former Kress Hotel which was one of several hotels that were constructed in Preston to draw visitors to the mineral spring baths which were believed to provide many health benefits in the Victorian and Edwardian eras (Figure 1). The popularity of the baths began to decline by the 1930s and other uses were found for the hotels such as housing training soldiers in the 1940s and long-term care nursing housing by the 1950s. By the 1970s, the Kress Hotel held a less than

reputable presence in Preston as it became a bar with adult entertainment and had low cost overnight or short-term lease accommodations. The building was also not well maintained and was eventually condemned and demolished in the 1980s. The site has been vacant since this time. The Kress Hotel site is not listed on the City's Heritage Register and has never been listed.

ANALYSIS

Strategic Alignment:

PLACE: To take care of, celebrate and share the great features in Cambridge that we love and mean the most to us.

Goal #3 - Arts, Culture, Heritage and Architecture

Objective 3.2 Conserve and make positive contributions to our heritage districts and buildings throughout the community.

The proposed development aligns with the strategic plan and supports the objective to make positive contributions to our heritage properties throughout the community.

Existing Policy/By-Law:

City of Cambridge Official Plan (2018)

4.10 Cultural Heritage Impact Assessment

1. A Cultural Heritage Impact Assessment shall be required for a development proposal or Community Plan that includes or is adjacent to a designated property or cultural heritage landscape, or that includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register. The potential impacts could be direct, such as demolishing or altering a structure on a designated property, or indirect such as changes to the streetscape of lands adjacent to a cultural heritage resource. A Cultural Heritage Impact Assessment may include the following elements:

- a) identification and evaluation of the cultural heritage resource;
- b) graphic and written inventory of the cultural heritage resource;
- c) assessment of the proposal's impact on the cultural heritage resource;
- d) means to mitigate impacts, in accordance with the cultural heritage resources priorities established in Policy 4.2.1 of this Plan;
- e) alternatives to the proposal; and
- f) identification of and justification for the preferred option.

Financial Impact:

The property owners are responsible for any financial impacts and costs of the project if approved by Council.

Public Input:

The Municipal Heritage Advisory Committee (MHAC) meetings are open to the public.

Internal/External Consultation:

The Senior Planner-Heritage liaised with the Senior Planner-Development on this project.

Comments/Analysis:

The subject property located at 255 King Street West is not designated or listed on the City's Heritage Register, nor is it considered to be a significant cultural heritage resource. However, it is located adjacent to six listed or designated properties on the City's Heritage Register. The adjacent properties include:

- 101 King Street West
- 149 King Street West
- 153 Fountain Street North
- 155 Fountain Street North
- 163 Fountain Street North
- 169 Fountain Street North

255 King Street West is currently subject to ongoing Official Plan and Zoning By-law Amendment applications to permit the proposed residential and commercial uses. A Heritage Impact Assessment (HIA) was prepared for the first design iteration which included a total of 600 residential units within three 17-storey towers. MHAC reviewed the HIA at their meeting in June 2022 where they did not accept the HIA. MHAC requested that the HIA be updated to explore alternative design options in accordance with the City of Cambridge's Detailed Guidelines for the Preparation of Cultural Heritage Impact Assessments.

An addendum to the HIA was submitted on June 30, 2022 to address the updated development design proposal (dated June 2022), the sun shadow analysis, and the three alternative design options (**Attachment 1**). The development concept has been revised to include a 14-storey tower, a 15-storey tower and a 16-storey tower for a total of 580 residential units.

The revised development concept was evaluated for negative impacts to the adjacent listed and designated heritage properties in the HIA addendum. While the HIA Addendum found no negative impacts resulted from the proposed development concept, the HIA Addendum lacks consideration for potential vibration impacts. Given the close proximity of the proposed surface parking lot and towers to 153, 155, 163 and 169 Fountain Street North, indirect impacts are possible as a result of vibrations caused by construction.

The HIA addendum explores three alternative options for the development:

1. Three towers including heights of 15-storeys (Building A), 18-storeys (Building B) and 17-storeys (Building C) for a total of 579 residential units.
2. Three towers including heights of 14-storeys (Building A), 16-storeys (Building B) and 15-storeys (Building C).
3. Do Nothing.

The HIA Addendum concluded Option 2, which is also the proposed development concept, is the preferred heritage conservation option as its reduced heights offer a more sensitive buffer to the existing neighbouring properties, the skewed building massing provides for an angular landscape buffer between vehicular traffic and the sidewalk, there are more opportunities for pedestrian connections, and a commemorative signage or plaque is proposed on the site to provide interpretation of the site and area history.

The HIA (May 2021) as updated by the HIA Addendum (June 2022) satisfies the City of Cambridge's Detailed Guidelines for the Preparation of Cultural Heritage Impact Assessments. As such, it is recommended that MHAC accept the HIA as updated by the HIA Addendum for 255 King Street West.

The concerns about indirect impacts as a result of construction vibration can be addressed through a condition requiring a Zone of Influence (ZOI) Study. A ZOI Study will identify buildings which may require vibration monitoring during the construction phase for which monitoring strategies can be tailored accordingly. Additionally, the commemorative signage or plaque should be required as a condition of Site Plan approval.

SIGNATURE

Prepared by:



Laura Waldie, CAHP
Senior Planner – Heritage



**Chelsey Tyers, BES, MCIP, RPP
Cultural Heritage Specialist (WSP)**

Departmental Approval:



**Joan Jylanne, MCIP, RPP
Manager of Policy Planning**

ATTACHMENTS

1. Heritage Impact Assessment Addendum prepared by McCallum Sather dated June 30, 2022



View of the proposed development - Design Report, June 2022, EDGE Architects Ltd.

Multi-Residential Development

255 King Street West, Cambridge, Ontario

Heritage Impact Assessment - Addendum

Prepared for: Paul Weigel – 255 King St W Inc.

June 30, 2022

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June 30, 2022

Paul Weigel
pweigel@northcorp.ca

cc: Laura Waldie MA, CAHP
Senior Planner – Heritage, City of Cambridge
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**Re: Heritage Impacts Assessment Addendum
Official Plan and Zoning By-Law Amendment Applications
255 King Street W, Cambridge, ON**

1. Purpose

We are pleased to submit the information below to satisfy the requirement for the considered design alternatives for the subject site. This addendum will include the more developed design proposal (dated June 2022) and provide an assessment of any potential impacts due to the proposed development on 255 King Street W, the site of the previously existing Kress Hotel. This study would form part of a future Official Plan and Zoning B-Law Amendment Application which would be reviewed by Staff Heritage staff and ultimately the Council.

2. Background

McCallumSather was retained by North Development Corp. in 2021 to complete a Cultural Heritage Impact Assessment report for a proposed multi-residential development at the subject site. This CHIA report (See Appendix A – CHIA Report May 2021) evaluated the proposed design to determine any possible impacts to any identified heritage attributes on site and adjacent heritage properties. The proposal included three towers (Building A – 15 Storeys, Building B – 18 Storeys and Building C – 17 Storeys) for a total of 579 residential units with both underground and surface parking (total 690 spaces). City Staff Laura Waldie submitted this 2021 CHIA report to the Municipal Heritage Advisory Committee for their review. As part of the comments provided, it was requested that alternatives to the design proposal should be provided to explore the possibilities of the subject site.

This addendum to the CHIA report will include the requested alternatives and present a further developed design proposal. Per the current proposal (dated June 2022), the owner is proposing three towers (Building A – 14 Storeys, Building B – 16 Storeys and Building C – 15 Storeys) for a total of 580 residential units with both underground and surface parking (total 652 spaces) on site. Retail and parking are proposed on grade with residential units and parking up to the 3rd floor. All floors above in all the towers have residential units of different types.

This study is an update to the May 2021 CHIA Report and will describe this proposed development on site and how it maintains appropriate physical relationships and visual settings that contribute to the contextual significance of corner of Fountain Street and King Street.

3. Description of Proposed Development

This part of the addendum describes the proposed development at the subject site, and its conceptual design. This description is based on the June 30, 2022 Design Report prepared by EDGE Architects Ltd. (See Appendix B).

The owner is proposing construction of three towers (Building A – 14 Storeys, Building B – 16 Storeys and Building C – 15 Storeys) for a total of 580 residential units with both underground and surface parking (total 652 spaces) on site. The new lot development is designed to front on King St. W and Fountain Street North. It will have a strong presence at the intersection of King Street and Fountain Street (See Figure 1, Figure 2 & Figure 3).



Figure 1: Site Plan for the proposed development, June 2022, EDGE Architects Ltd. (See appendix B). Annotated by mCs to show the location of the proposed commemorative design feature.



Figure 2: View of the proposed podium along King Street looking East
Design Report, June 2022, EDGE Architects Ltd. (See appendix B)



Figure 3: View of the proposed development along King Street looking West.
Design Report, June 2022, EDGE Architects Ltd. (See appendix B)

Verandahs and use of brick at the podium level takes inspiration from the previously existing Kress Hotel and Preston Springs Hotel.

4. Impact Assessment

There are no negative impacts to the adjacent heritage resources at 101 King Street West, 149 King Street West, 153 Fountain Street North, 155 Fountain Street North, 163 Fountain Street North, 169 Fountain Street North and 237 Fountain Street North. The following is an assessment of the potential direct or indirect adverse impacts to adjacent heritage resources resulting from the proposed development, based on those identified in Ontario Heritage Tool Kit, Info Sheet #5.

4.1 Assessment of Impacts

Destruction of any, or part of any significant heritage attributes of features

No Negative Impact

There are no impacts. The subject site is currently vacant. No-onsite heritage resources exist. The proposed development does not propose alteration or demolition of any existing adjacent heritage resources.

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

No Negative Impact

There are no impacts. The proposed development is limited to within the property limits. In addition, none of the adjacent properties have heritage attributes which extend beyond their respective property limits. For more information on existing adjacent heritage resources please refer to section 2.2 *Identification and Description of Adjacent Cultural Heritage* – Appendix A CHIA report May 2021.

Shadows created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.

Minimal Impact

A shadow impact study has been completed by EDGE Architects and demonstrates the extent of which the new proposed buildings cast shadow onto the adjacent heritage properties. There are no shadows cast onto the adjacent heritage at 101 & 149 King St W at any point in time. Shadows are cast onto the adjacent heritage at 153, 155, 163, 169 and 237 Fountain St N during the Spring Equinox at 10am; during the Summer Solstice at 10am; and during the Winter Solstice at 10am. The impact to surrounding buildings is therefore minimal as shadows do not exceed 2 hours (Appendix B).

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

No Negative Impact

There are no impacts currently. Because the proposed developed is situated toward the western boundary of the site, away from Fountain Street North, the contextual integrity of the adjacent properties remains intact, particularly those which are noted to be “part of a grouping of heritage buildings historically linked to the Speed River and the Cambridge Mills area”.

Direct or indirect obstruction of significant views or vistas with, from, or of built and natural features.

No Negative Impact

There are no impacts. The visual connection of the adjacent heritage resources as they address the street, Fountain Street North and King Street West, will be maintained since the proposed buildings are set back from street along Fountain Street. There are no protected views from or to any of the adjacent properties

that have been identified in their respective designation by-laws that would need to be maintained. Views towards the Speed River and surrounding area will still exist between the proposed towers.

A change in land use where the change in use affects the property's cultural heritage value.

No Negative Impact

There are no impacts. The site is currently vacant and enjoys a prominent corner location at the northeast corner of Fountain St and King St W. The property will be transitioning from a commercial use to a residential use. The proposed buildings will function to intensify the site's use through the provision of amenity and residential units. This is in context with the existing mixed-use developments.

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resources.

No Impact

There are no impacts based on documentation available at this time. Good grading practices should be used to ensure that water continues to be managed properly on site. The site forms a bowl like shape with borders formed by the existing driveway and both King St W and Fountain St N at a height above the low point of the current grade. There are no anticipated changes in grade that would negatively impact the adjacent buildings due to the landscape buffers proposed at the rear of the adjacent buildings.

4.2 Results of Impact Assessment

The preceding assessment has determined that the proposed development will not result in significant direct and indirect impacts to the adjacent heritage resources.

5. Mitigation Strategies

The following design principles and mitigation strategies will be utilized to guide the development towards a contextual and sensitive response to this significant location:

5.1 Setting and Layout

The proposed development is situated at the northeast corner of King St. and Fountain St. S, establishing a continuous street wall that lines the internal street perimeter (perpendicular to King Street W) of the site. This layout ensures a deep setback from Fountain Street and the proposed surface parking layout provides buffer from the existing adjacent houses fronting onto Fountain Street (Figure 1). This helps in maintaining appropriate physical relationships and visual settings that contribute to the historic setting of the area. In history the site was a vibrant area that was a mix of retail, hotel, residential and community amenity. The new design re-introduces retail, residential and public spaces which compliments the historic use of the site.

5.2 Scale, form & massing

The proposed building is setback from the property line along Fountain Street which maintains the historic continuity of the sidewalk, while allowing for landscape buffers, greater pedestrian access and circulation. The massing and scale of the podium along King Street is in alignment with the original building footprint. The proposed podium provides a satisfactory scale and massing as related to the historic built form along King Street. The first three storeys of Building C along King Street will be designed as a colonnaded verandah that will ensure a pedestrian scale is maintained by imitating the scale and style of the verandahs seen on the historic Preston Springs and Kress Hotels (See Figure 1, Figure 2 & Figure 3).

5.3 Proportional rhythms

The façade design of the proposed development takes cues from the architectural vocabulary of the historic façade of the former Kress Hotel by recognizing the proportional rhythms in massing and fenestration along the street that helps strengthen contextual relationships. The variety of fenestration, scales and rhythms both horizontal and vertically are well developed and meaningfully re-interpret the original design intent however in a new design context. Distinct vertical and horizontal bays can be observed on the proposed podium façade fronting onto King Street. Colonnaded verandahs of a similar style and scale to those seen on the historic hotels will be situated around the building perimeter at significant moments including main entrances. (See Figure 2 & Figure 3).

5.4 Façade Design

The proposed elevation design for each building takes direct inspiration from the historically significant hotels that once stood at this prominent intersection. Both the Kress Hotel and Preston Springs Hotel had a colonnaded verandah across each of their main entrances. The verandah as a design element was significant in each instance because it not only represented an entrance into each building, it also contributed to each building's notable street presence while providing a covered outdoor space for hotel patrons and the wider community to gather (See Figure 4 & Figure 5).



Figure 4: Kress Hotel from King Street West, with the Preston Spring Hotel in the distance, c.1910
Source: Toronto Public Library, Digital Archive



Figure 5: Preston Springs Hotel, c.1926
Source: Denton & Gifford Photo, Kitchener, Ontario

The proposed King Street West elevation takes cues from the historic facades and mimic this important design element using modern materials and construction technologies. The verandahs will be designed to give each building a distinguished presence that is consistent with the historical significance and unique sense of place of the Cambridge Mills area (See Figure 2 & Figure 3).

5.5 Commemorative Design Feature

The proposed development incorporates a commemorative design feature in the form of signage/plaque located along King Street West near the entrance to the site. This education intervention will describe the history of the site to the occupants of the proposed development and future users at the subject site. (See Figure 1, annotated by mCs to show the location of the proposed commemorative design feature)

6. Considered Alternatives to proposal

Alternatives to the proposed design were considered to explore the possibilities of the site. The following table provides a comparison of these options and identification of and justification for the preferred option in response to the policy stated on Page 4 of the City of Cambridge's HIA Terms of Reference:

| OPTION | PROPOSAL (ADVANTAGES/DISADVANTAGES) | FEASIBILITY |
|---|--|--|
| #1 3 Proposed Buildings Building A – 15 Storeys Building B – 18 Storeys Building C – 17 Storeys Total Units proposed: 579 Total Parking spaces proposed: 690 Total Bicycle Parking proposed: 205 See Appendix B – Drawing 1.5 to refer to Site Plan for this option and comparison with option #2. | <p>The proposed development is located closer to the neighbouring properties along Fountain Street and has more impacts to these properties.</p> <p>The proposed massing is more impactful to the views and site lines from the surrounding neighbourhood towards the river views.</p> <p>This proposal presents more on-surface parking and insufficient pedestrian connections between the proposed buildings.</p> | <p>This option is not as sensitive to the adjacent heritage resources in terms of site layout, buffers, location of the proposed towers and the proposed on-surface parking and pedestrian circulation, as a result this is not the preferred option and is not recommended by this study.</p> |
| #2 3 Proposed Buildings Building A – 14 Storeys Building B – 16 Storeys Building C – 15 Storeys Total Units proposed: 580 Total Parking spaces proposed: 652 Total Bicycle Parking proposed: 339 See Figure 1 of this letter to refer to Site Plan for this option. | <p>This option offers a more sensitive buffer to the existing neighbouring properties along Fountain Street. This also allows for a more efficient management of the intensive grade change between the existing adjacent properties and the proposed development.</p> <p>The proposed skewed building massing along King St. provides an angular landscape buffer between the vehicular traffic and the pedestrians and the future occupants.</p> <p>The lobby and the amenity spaces are located closer to the primary</p> | <p>This option is the most preferred option as it is the most optimal solution for the subject site. Re-introduction of retail, public amenity and residential functions that have been proposed are vital to the historic success of the area.</p> <p>No negative impacts to adjacent cultural heritage resources were found.</p> |

| | | |
|---|---|---|
| | <p>pedestrian gateway entrance to the development. There are opportunities to connect the proposed buildings on site via pedestrian promenades which was missing in the first design option.</p> <p>The height of the proposed towers is lower than what was proposed in option#1.</p> <p>Commemorative design feature in the form of a signage or plaque is proposed on site to educate the future users and community about the site's history and use.</p> | |
| <p>#3</p> <p>Do Nothing Approach</p> | <p>This option will lead to reduction in economic and commercial viability of the property. Furthermore, this option does not provide opportunities for added housing, amenities for communities and streetscape activation.</p> | <p>This option does not make use of an underutilized site which is located at a significant intersection and is thus not recommended by this study.</p> |

7. Conclusion

The proposed development is a meaningful intervention that establishes a new landmark building for the community at this prominent historic intersection of King and Fountain Street. The proposal takes cues from the historic landmark heritage building that previously existed on site the historic Kress Hotel as well as the previously existing Preston Springs Hotel neighboring the subject site. The design elements are expressed through the following interventions:

- Brick as a cladding material will be used in the podium along King Street West and parts of the exterior envelope;
- The podium facade is layered, follows historic rhythm and proportions by mimicking the verandah design along King Street West;
- The connection to nature and how the hotel was designed to hug the steep terrain of the ravine at the rear, is shown in the shape and angle of the building in plan;
- Its connection to the street and the public realm is maintained through the building alignment along King St. and the introduction of the central pedestrian laneway behind the adjacent heritage resources &
- Re-introduction of retail, public amenity functions that made that were vital to the historic success of the area.

The proposal provides a development that makes efficient use of an underutilized land resource, promotes density, and takes direct inspiration from the historically significant hotels that once stood at this prominent intersection. It is thus supported and recommended by this study.

Sincerely,

Drew Hauser

Director of Design & Business Development
Hons. Vis. Arts, B.Arch., OAA, FRAIC, AIA, CAHP

Kanika Kaushal

Heritage Specialist
B.Arch., M.Arch., Intern Architect, MRAIC, APT, CAHP Intern

8. Appendices:

Appendix A: Cultural Heritage Impact Assessment Report, May 2021, mcCallumSather Architects

Appendix B: Design Report, 255 King Street West Multi-Res Development, June 2022, EDGE Architects



APPENDIX A

Heritage Impact Assessment

255 King St. W
Cambridge, ON

May 2021

mcCallumSather

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executive summary

This heritage impact study evaluates the impact of the proposed development on the lands known as 255 King Street West, Cambridge, on the adjacent cultural heritage resources as the subject property is vacant and does not contain on-site cultural heritage. There are 7 properties containing heritage resources located adjacent to the parcel of land where a development is proposed which are described in section 2.2. The proposed development includes three residential towers connected with an above ground parking structure.

Mitigation measures and a summary of recommendations for the protection and conservation of the adjacent heritage resources are included in section 3.4. Mitigation measures include among others, including a visual connection through horizontal datums and vertical rhythms of facade elements and their composition and proportions may be explored to create a connection and harmony with the existing context.

1.1 purpose

This Heritage Impact Assessment has been prepared in accordance with the guidelines for the Province of Ontario for Heritage Impact Assessments in the *Ontario Heritage Toolkit*, the City of Cambridge “Detailed Guidelines for the Preparation of Cultural Heritage Impact Assessments under Policy 4.10 of the City of Cambridge Official Plan, endorsed by Cambridge Council on May 2, 2012 and with Regional approval on November 21, 2012, and the Region of Waterloo “Implementation Guidelines for Conserving Regionally Significant Cultural Heritage Resources” under Policy 3.G.14 of the Region of Waterloo Official Plan, endorsed by ROP policies 3.G.18 and 3.G.19.

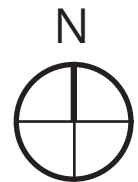
The proposed development will require the approval of an Official Plan Amendment, Zoning By-law Amendment application, Site Plan and Condominium applications. The purpose of this heritage impact assessment report is to review and identify impacts from the proposed development to 7 properties containing heritage resources located adjacent to the parcel of land where a development is proposed. These properties are: 101 King Street West (Designated under Part IV of the Ontario Heritage Act), 149 King Street West (Designated under Part IV of the Ontario Heritage Act), 153 Fountain Street North (Listed on Municipal Heritage Register), 155 Fountain Street North (Designated under Part IV of the Ontario Heritage Act), 163 Fountain Street North (Listed on Municipal Heritage Register), 169 Fountain Street North (Listed on Municipal Heritage Register) and 237 Fountain Street North (Listed on Municipal Heritage Register). The Heritage Impact Assessment will identify and evaluate built heritage resources, assess the proposal’s impact, identify means to mitigate impacts, discuss alternatives to the proposal if needed, and identify and justify the preferred option if required.

1.2 contact information

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site location - city of cambridge (preston)

2.1 description of property



The property municipally known as 255 King Street West (Preston) is an irregular shaped lot bounded by King Street West to the South, Fountain Street North to the West and the CN railway line to the East. The parcel intersects with the properties at 153, 155, 163, 169, 223, 237 and 255 Fountain Street North to the West; the property at 237 King Street W, Kressview Springs Condominiums, to the North; and the properties at 157, 149 and 101 King Street West to the South. The parcel of land proposed to be developed is devoid of structures, and is comprised of an existing driveway, accessed from King Street West, which connects to the Kressview Springs Condominium, a large low grassy area which slopes up steeply towards Fountain Street North and slightly up towards King Street West. This open area has scattered mature trees and smaller planted areas, as well as several light posts that once formed part of a minimally landscaped rear yard for the former property of the Kress Hotel, which is no longer standing. The parcel to be developed will be accessed through the existing driveway that currently connects the property to King Street West as well as a new proposed lane which will connect the property to Fountain Street North at Jacob Street.

HISTORICAL CONTEXT - PRESTON

In the early 1800's, a group of German speaking Mennonites from Pennsylvania arrived to the area and settled on land acquired from the Six Nations. One of the first settlers was John Erb who acquired a large plot of land, most notably was the area at the intersection of the Grand and Speed Rivers. Shortly after his arrival, he established a sawmill and just a year later a grist mill on the site currently occupied by P+H Milling Group. Although the original mill is no longer standing, the lands themselves are designated under Part IV of the Ontario Heritage Act due to its status as the "oldest continuously operating industrial site in the

region". It is around the sites of John Erb's mills that the settlement of Cambridge Mills, later known as Preston, began to develop.

After John Erb's death in 1832, his lands were divided and sold off, attracting many tradesmen, artisans and craftsmen who saw a lack of their skillsets in the area. In addition, "Preston's location on the Great Road into the interior of the province made it a natural stop for travellers" hence its many hotels, taverns and businesses.

Another big draw to the area were the town's abundant mineral springs, which were accidentally discovered by Peter Erb, one of John Erb's sons, in 1837. At first just used to power small machinery for the industries and businesses, word spread quickly about the many benefits of the springs, said to heal many ailments. Eager to capitalize on this opportunity, Preston saw the opening of three major hotels, first the North American, later known as the Kress Hotel which formerly sat on the subject property, then later the Del Monte, later known as the Preston Springs, and lastly the Sulphur Springs. These hotels and the baths they houses brought in wealthy clientele from all over the North America leading to a population boom and rapid business growth.

The last boom which brought the town back from its declining population was the introduction of the electric railway system which were established in 1894. Despite an initial hesitation from the local government, the railway connected Preston to Galt marking the beginning of a steady growth all the way through the mid 1900's. The later 1960's and 70's saw the amalgamation of Preston with Galt and Hespeler, making up the City of Cambridge as we know it today.



Fire Insurance Plan, 1910



Garfield Schmidt's aerial view c.1948, showing the intersection at King St. and Fountain St. (North American/ Kress Hotel on the right) (Waterloo Historical Society)



Mineral springs on the grounds of the Kress Hotel, c.1905 (Toronto Public Library, Digital Archive)

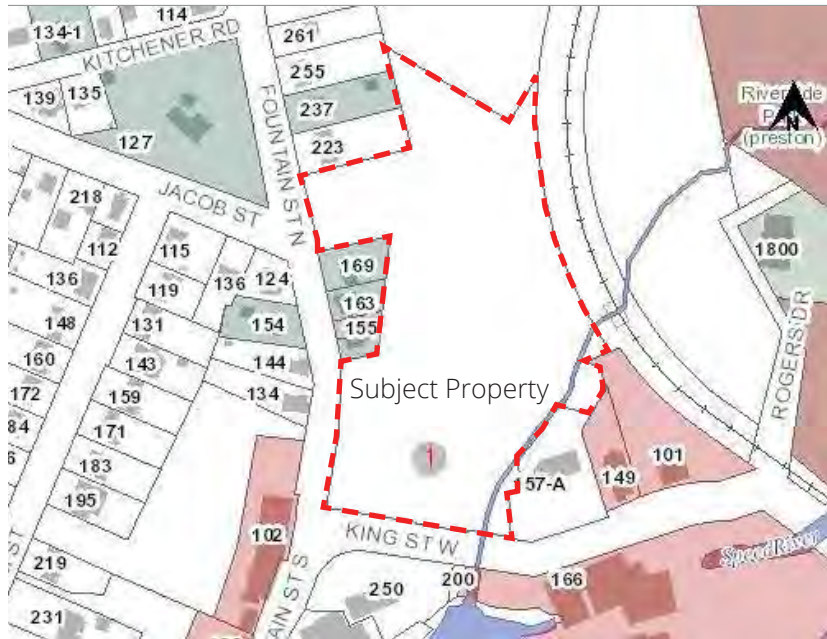


Town of Preston from Del Monte Hill, c.1905 (Toronto Public Library, Digital Archive)



Kress Hotel from King Street West, with the Preston Spring Hotel in the distance, c.1910 (Toronto Public Library, Digital Archive)

2.2 identification & description of adjacent cultural heritage



Map taken from City of Cambridge GeoHub

- Designated Property
- Listed Property

The subject property is located adjacent to the following properties included in the City's Register of Property of Cultural Heritage Value or Interest:

- 101 King Street West - Designated Part IV, Ontario Heritage Act
- 149 King Street West - Designated Part IV, Ontario Heritage Act
- 153 Fountain Street North - Listed, Municipal Heritage Register
- 155 Fountain Street North - Designated Part IV, Ontario Heritage Act
- 163 Fountain Street North - Listed, Municipal Heritage Register
- 169 Fountain Street North - Listed, Municipal Heritage Register
- 237 Fountain Street North - Listed, Municipal Heritage Register

The intent of this section is to provide a written and visual description of each property. An Assessment of the compatibility of the proposed design in relation to the adjacent cultural heritage resources will be detailed in section 3. See Appendix 1 for site visit photos of the adjacent resources from the subject property.



101 KING STREET WEST - JOSEPH ERB HOUSE / CPR

The property municipally known as 101 King Street West is designated under Part IV of the Ontario Heritage Act, By-Law No. 166-12. The subject building was designated because of its cultural heritage significance.

Description of Property:

The two storey former residence is located on the north side of King Street West in the area often referred to as the Cambridge Mills area of Cambridge.

Statement of Cultural Heritage Value or Interest:

The two storey Georgian building located at 101 King Street West was constructed in 1850 as a residence for Joseph Erb, son of the founder of the first mill in Preston, John Erb. The building is rectangular in plan with three bays facing King Street. It has architectural value as the earliest known brick building in the Cambridge Mills Area. A large red brick extension was constructed at the rear of the building in the mid 1800's and the roof was extended to cover this addition. Originally clad with yellow brick, the building has subsequently been painted several times.

The 1850 structure has a cut limestone foundation, and the later addition has fieldstone foundations. Alternating limestone quoins flank the primary facade, while the rear quoins have been removed to accommodate the addition. The building at 101 King Street West has associative value as the former residence of Joseph Erb, son of John Erb. Following John Erb's death in 1832, Joseph Erb assumed operations of the mill and ownership of the family's property holdings. Joseph began to subdivide these lands into what would become the Village of Preston. The subject building was later associated with the Preston and Berlin Street Railway Company as the auxiliary power plant.

The former residence has contextual value as it is part of a grouping of heritage resource historically linked to the Speed River and the industrial uses of the mill.

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows and other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick and glazing and related building techniques.

To ensure the cultural heritage value of this property is conserved, certain heritage attributes which contribute to its value have been specifically identified and include:

- Alternating limestone quoins flanking the primary façade
- Georgian style of architecture
- Two storey regular plan with three bays
- The front door ensemble
- Recognition as Joseph Erb's house
- Part of a grouping of heritage buildings historically linked to the Speed River and the Cambridge Mills Area (contextual value)
- Two windows on the main elevation with decorative woodwork on the vertical
- Front wood door with transom
- Two tall chimneys



149 KING STREET WEST

The property municipally known as 149 King Street West is designated under Part IV of the Ontario Heritage Act, By-Law No. 168-12. The subject building was designated because of its cultural heritage significance.

Description of Property:

The two storey residence is located on the north side of King Street West in the area often referred to as the Cambridge Mills.

Statement of Cultural Heritage Value or Interest:

The brick two storey building has architectural value as a well executed example of the Italianate style having an asymmetrical facade and paired round headed windows. At the roofline it has decorative wood cornice brackets and an elaborately detailed vergeboard. The entrance has a paneled door and transom light and is recessed under a single storey porch. A bracketed one storey bay window dominates the principal facade. This Italianate style of architecture was popular from the 1840's to the 1880's.

The property has contextual value as it adds to the existing heritage character of the area through proximity to the Joseph Erb House at 101 King Street West and the mill complex at 140 King Street West.

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows and other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick and glazing and related building techniques.

To ensure the cultural heritage value of this property is conserved, certain heritage attributes which contribute to its value have been specifically identified and include:

- Asymmetrical façade
- Paired, round head window on the principal façade
- Bracketed one storey bay windows on the south and west facades
- Decorative wood cornice brackets and vergeboard



155 FOUNTAIN STREET NORTH

The property municipally known as 155 FOUNTAIN STREET NORTH is designated under Part IV of the Ontario Heritage Act, By-Law No. 165-12. The subject building was designated because of its cultural heritage significance.

Description of Property:

The two storey semi-detached residence is located on the east side of Fountain Street North adjacent to the area often referred to as the Cambridge Mills area of Cambridge. The property is slightly north of the intersection at King and Fountain Street, an intersection historically significant within Cambridge Mills and later Preston. The subject property adds to the historical character of the streetscape.

Statement of Cultural Heritage Value or Interest:

The subject building is a two storey Georgian building constructed in the late 1860's and is rectangular in plan with two bays facing Fountain Street.

The subject building was built into the hill with the backyard slopes steeply down the Speed River Valley. The surrounding neighbourhood is an eclectic mix of stone, wood sheather and brick homes all of differing styles.

The residence has been significantly altered through the addition of aluminum soffit and fascia, replacement windows and the construction of a presure treated porch at the rear.

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows and other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick and glazing and related building techniques.

To ensure the cultural heritage value of this property is conserved, certain heritage attributes which contribute to its value have been specifically identified and include:

- The rubblestone foundation
- Brick walls
- Georgian style of architecture
- Two-storey rectangular plan with three bays
- Part of a grouping of heritage buildings historically linked to the Speed River and the Cambridge Mills Area



153 FOUNTAIN STREET NORTH

The property municipally known as 153 Fountain Street North is listed in the Municipal Heritage Register of Cultural Heritage Value and/or interest.

This two-storey yellow brick semi-detached residence, south half, perched on the brow of a hill overlooking the Speed River valley was probably constructed in the late 1880s. It is constructed in the Victorian era Italianate style of architecture which was popular in the late 19th century (Blumenson). In town or semi housing typology, it is common that the plans and facades are arranged symmetrically to each other in this style. This style may feature variations in roof line, the shallow hipped roof and its simple rectangular shape, with decorative segmentally arched window and door heads, and decorative brickwork.



163 FOUNTAIN STREET NORTH

The property municipally known as 163 Fountain Street North is listed in the Municipal Heritage Register of Cultural Heritage Value and/or interest.

This yellow brick, two-storey residence is a good example of the Victorian Gothic Revival style is believed to have been constructed around 1880. It features an L-shaped plan, high pitched gable roof, and high pitched gable dormer (Blumenson). It has a single storey bay window on the main elevation with segmentally arched windows. There is a small perch on the main elevation. The front door features a transom over it. Bricks are used to create radiating voussoirs above all the doors and windows. There is also a round window found on one of the walls. (Landmarks Article, 1993)



169 FOUNTAIN STREET NORTH

The property municipally known as 169 Fountain Street North is listed in the Municipal Heritage Register of Cultural Heritage Value and/or interest.

This granite and limestone rubblestone 1.5 storey residence is a good example of the Georgian vernacular style of architecture. The stone portion is almost square in shape and features a symmetrical facade with simple rectangular windows. It has a small board and batten addition on the side with an angled roof where the current front door is located. The construction date of this home is unknown but believed to be around the same period as the surrounding properties on Fountain Street North.



237 FOUNTAIN STREET NORTH - Jack Harris House

The property municipally known as 237 Fountain Street North is listed in the Municipal Heritage Register of Cultural Heritage Value and/or interest.

This modest carpenter Gothic Revival style cottage, with vertical board and batten two storey residence was constructed in 1875 for Preston resident Jack Harris. Harris worked as the station agent at the Doon Railway Station and was a well-known member of the community. This building, unlike other on the street, has a main facade which faces South rather than onto Fountain Street North. It features a gable roof with a high pitched gabled central dormer with a window with an arched window, in line with the front door below.



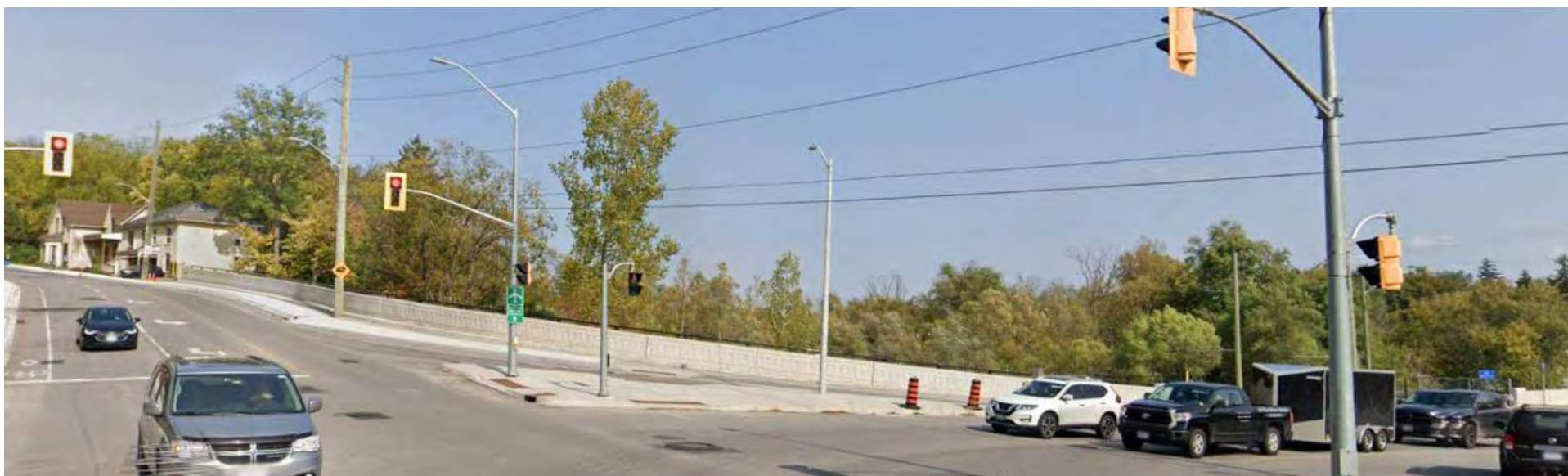
127 Jacob Street, opposite the site. This property is listed on the Municipal Heritage Register of Cultural Heritage Value and/or interest.



View of 154 Fountain Street North, opposite the site. This property is listed on the Municipal Heritage Register of Cultural Heritage Value and/or interest.



166 (140) King Street West, opposite the site. This property is designated under Part IV of the Ontario Heritage Act due to its historical and continued use as an industrial facility.



View toward site from Fountain Street South (Google Streetview)



View toward site from King Street West (Google Streetview)



View toward site from Riverside Park/ Rogers Dr (Google Streetview)



View of nearby Riverside dam at King Street West bridge (Google Streetview)

3.1 design principles

Considering the cultural heritage context and character of the surrounding area to the proposed development, the following design principles are appropriate to implement in the development towards a contextual and sensitive response to this location:

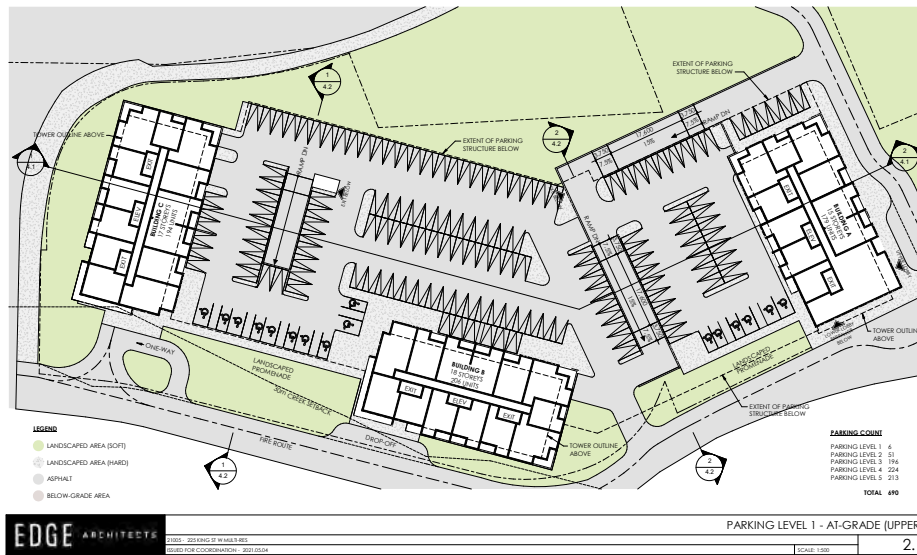
- New buildings are designed to be contemporary as per Conservation Principle 7 - Legibility. We would recommend that any new work be distinguishable from original fabric and be distinct yet compatible with its context.
- Maintain appropriate physical relationships and visual settings that contribute to the cultural heritage context.
- The design should reflect the historic character of the area by recognizing proportional rhythms in siting, massing and traditional materials along the street to strengthen contextual relationships.
- Transition height between adjacent building through scale and massing through the thoughtful design of the podium.
- Set back towers from main streets to minimize visual and shadow impacts.
- New buildings are designed to be contemporary as per Conservation Principle 7 - Legibility. We would recommend that any new work be distinguishable from original fabric and be distinct yet compatible with its context.

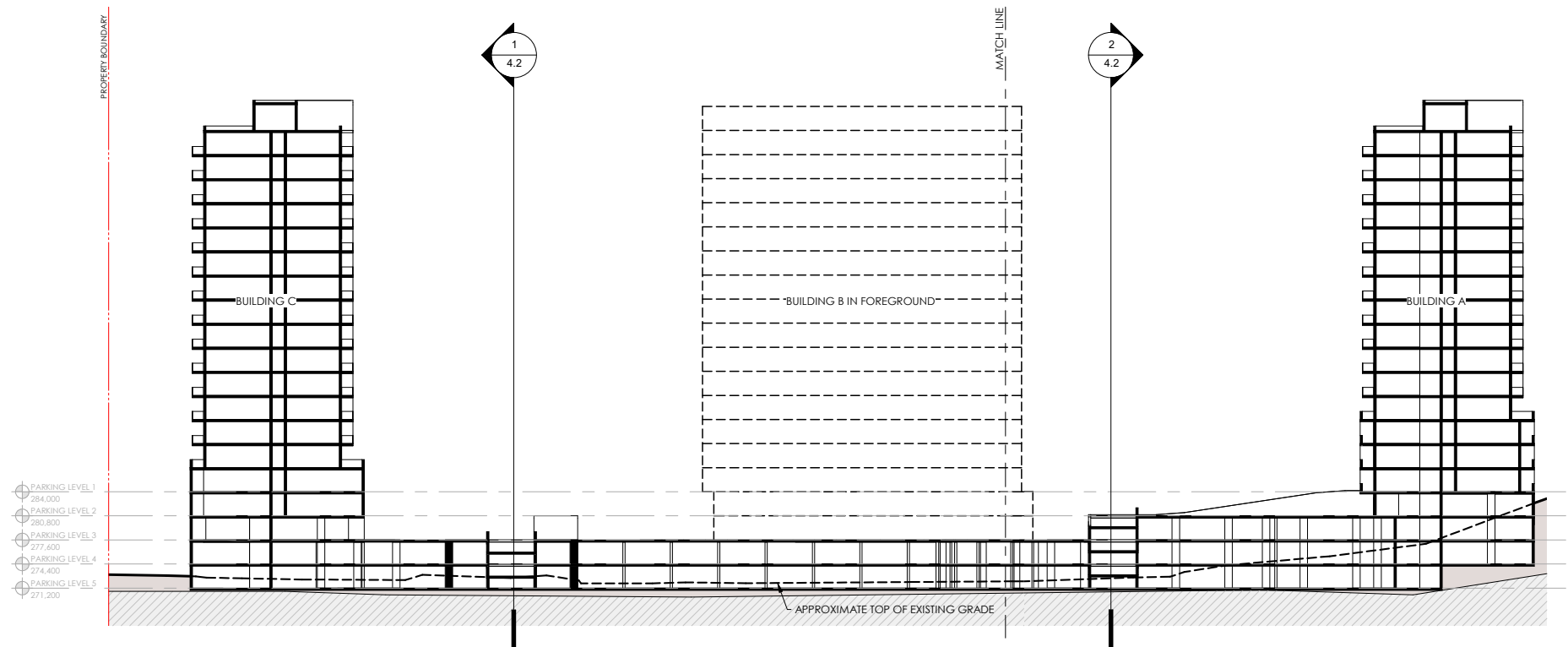
3.2 proposed site development

This 2.4 hectare irregular shaped site is proposed to be developed for high density residential, three 17 storey towers, for a total of 900 residential units with both underground and surface parking. The preliminary site plan (see image to the left) illustrates the proposed location of the development on the site.

As stated earlier in this report, the proposed design is located adjacent to seven recognized, designated or listed, heritage resources. From observation on site, there are no remaining built features located on the subject property, as noted in the cultural heritage section of the pre-consultation comments provided by the City.

The proposed design forms a shallow v-shape footprint which sits towards the western boundary of the property, with buildings A & B oriented parallel to the existing driveway, which will be maintained. Building C fronts King Street West, but is still oriented parallel to the driveway, and is moderately set back from the street. The parking structure, which is a combination of both below and above grade parking, occupies the largest footprint and connects the three towers. Consistent with the design principles outlined in the previous section, the proposal maintains an appropriate physical relationship with its heritage context in its siting by providing an adequate distance from the adjacent heritage resources to the towers. A detailed review of impacts is found in the following sections of the report.





1
4.1 SITE SECTION
SCALE: 1 : 500

2
4.1 SITE SECTION
SCALE: 1 : 500

LEGEND

- APPROXIMATE LOCATION OF BEDROCK
- APPROXIMATE LOCATION OF EXISTING GRADE

EDGE ARCHITECTS

21005 - 225 KING ST W MULTI-RES
ISSUED FOR COORDINATION - 2021.05.04

SITE SECTION

SCALE: 1:500

4.1



EDGE ARCHITECTS 2205 - 225 KING ST W, M4B1A1-0A5
DESIGNED FOR COORDINATION - 2017-05-04 **VIEW FROM FOUNTAIN STREET**
 SCALE 5.5



EDGE ARCHITECTS 2205 - 225 KING ST W, M4B1A1-0A5
DESIGNED FOR COORDINATION - 2017-05-04 **AERIAL VIEW FROM KING STREET**
 SCALE 5.3



EDGE ARCHITECTS 2205 - 225 KING ST W, M4B1A1-0A5
DESIGNED FOR COORDINATION - 2017-05-04 **VIEW FROM EXISTING DRIVEWAY**
 SCALE 5.4



EDGE ARCHITECTS 2205 - 225 KING ST W, M4B1A1-0A5
DESIGNED FOR COORDINATION - 2017-05-04 **VIGNETTE - LANDSCAPED PROMENADE BETWEEN BUILDINGS B & C**
 SCALE 5.2



EDGE ARCHITECTS

21005 - 225 KING ST W MULTI-RES
ISSUED FOR COORDINATION - 2021.05.04

INSPIRATION - LANDSCAPE

SCALE:

1.2



EDGE ARCHITECTS

21005 - 225 KING ST W MULTI-RES
ISSUED FOR COORDINATION - 2021.05.04

INSPIRATION - BUILDING

SCALE:

1.3

3.3 description & assessment of impact

General

There are no negative impacts to the adjacent heritage resources at 101 King Street West, 149 King Street West, 153 Fountain Street North, 155 Fountain Street North, 163 Fountain Street North, 169 Fountain Street North and 237 Fountain Street North. We have reviewed the potential impacts with respect to the proposal following best practices as per categories below:

Potential Impacts to Adjacent Heritage Resources

Impact of Destruction - No Negative Impact

There are no impacts. The proposed development is limited to within the property limits. In addition, none of the adjacent properties have heritage attributes which extend beyond their respective property limits.

Impact of Proposed Alterations - No Negative Impact

There are no impacts. The proposed development is limited to within the property limits. In addition, none of the adjacent properties have heritage attributes which extend beyond their respective property limits.

Shadow Impacts - Some Impact (See Appendix 3)

A shadow impact study has been completed by Edge Architects and demonstrates the extent of which the new proposed buildings cast shadow onto the adjacent heritage properties. There are no shadows cast onto the adjacent heritage at 101 & 149 King St W at any point in time. Shadows are cast onto the adjacent heritage at 153, 155, 163, 169 and 237 Fountain St N during the Spring Equinox at 10am and 12pm; during the Summer Solstice at 10am; and during the Winter Solstice at 10am and 12pm. In addition, the proposal casts shadows across Fountain St N at 10am onto two listed heritage properties, which are opposite but not adjacent to the site, at 154 Fountain St N and 127 Jacob St.

Isolation Impacts - No Negative Impact

There are no impacts at this time. Because the proposed developed is situated toward the western boundary of the site, away from Fountain Street North, the contextual integrity of the adjacent properties remains intact, particularly those which are noted to be “part of a grouping of hertiage buildings historically linked to the Speed River and the Cambridge Mills area”.

Visual Impacts - No Negative Impact

There are no impacts. The visual connection of the adjacent heritage resouces as they address the street, Fountain Street North and King Street West, will be maintained since the proposed buildings are set back from street. There are no protected views from or to any of the adjacent properties that have been identified in their respective designation by-laws that would be need to be maintained. Views towards the Speed River and surrounding area will still exist between the proposed towers.

Change in Use Impacts - No Negative Impact

There are no impacts. The proposed development is limited to within the property limits. In addition, none of the adjacent properties have heritage attributes which extend beyond their respective property limits.

Land Alterations Impact - No Impact

There are no impacts based on documentation available at this time. Good grading practices should be used in order to ensure that water continues to be managed properly on site. The site forms a bowl like shape with borders formed by the existing driveway and both King St W and Fountain St N at a height above the low point of the current grade.

3.4 means to mitigate impacts - policy 4.2.1. of the official plan

The City of Cambridge Official Plan policy 4.2.1 titled “Mitigate Negative Impact”, outlines priorities for Cultural Heritage Resources in its subsection 4.2. This policy is included below, each subsection followed by a response providing an evaluation for the property at 255 King Street West.

4.2 Priorities for Cultural Heritage Resources

1. When development is proposed, the City will encourage the conservation of cultural heritage resources in the following order of preference:

a) incorporation of cultural heritage resources and their surrounding context into development applications in a manner which does not conflict with the cultural heritage resource;

Response: The proposed development is limited to within the property limits and the proposed new structures are well set back from the adjacent cultural heritage resources.

b) promotion of the use of scale and design which blends harmoniously with existing cultural heritage resources when development occurs; and

Response: The design should consider features that connect visually at a pedestrian level and for pedestrian comfort, such as distinction in massing and scale of a podium level, and contemplate an integrated landscape design strategy that makes connections and enhances the pedestrian experience along the historical adjacent context. The towers,

especially Building C, should consider a podium that incorporates a traditional material palette.

c) preservation and adaptive re-use of buildings of cultural heritage significance for compatible residential intensification and/or for other appropriate and compatible uses is encouraged.

Response: The identified heritage resources are limited to adjacent properties therefore there will be direct impact to any cultural heritage significance.

In conclusion, the policy's mitigation requirements have been satisfactorily met and no negative impacts are identified as a result of the review against this policy.

3.5 alternatives to proposal

The proposed alteration should be distinct yet complementary to its surrounding 19th century building fabric. Consistent with the design principles outlined in the previous section, the proposal maintains an appropriate physical relationship with the its heritage context in its siting, providing an adequate distance from the adjacent heritage resources to the towers.

The composition, style and material selection for the proposed design and tower podiums may be selected from a traditional material palette, interpreted in a contemporary manner and composition, so as to relate to the more immediate adjacent context. The proposal will incorporate a thoughtful landscaping strategy to enhance and extend the pedestrian experience both along the streetfront and within the site itself.

3.6 recommendations & identification of the preferred option

The adjacent cultural heritage resources have been reviewed and analyzed for potential impact from the proposed development. The proposed design forms a shallow v-shape footprint which sits towards the western boundary of the property, with buildings A & B oriented parallel to the existing driveway, which will be maintained. Building C fronts King Street West, but is still oriented parallel to the driveway, and is moderately set back from the street. The parking structure, which is a combination of both below and above grade parking, occupies the largest footprint and connects the three towers. The siting of the proposal is respectful to its surroundings and provides a sufficient distance between the proposed towers and the adjacent resources. Given that the subject site is located adjacent to clusters of buildings that contribute to a historic built fabric, design strategies should address how the development addresses the street, in particular the portion of the site fronting King Street West.

Our recommendations for further refinement of the proposed design with regards to addressing the surrounding character are as follows:

- It is recommended that all the proposed drawings show the adjacent cultural heritage resources, including basic massing in 3D views.
- It is recommended that the height of the podium show a deference to the scale of the adjacent resources and provided a transition in height from the neighbouring buildings to the towers, especially in the case of Building C.
- That the horizontal datum lines and levels of the surrounding historic character have a visual continuity and connection to those of the podium facade and composition (rhythm and proportion of bays).

- That the materials for the podium include a traditional material palette selection of brick, stone and wood so as to compliment the adjacent cultural resources and the historic streetscape.
- That the design of Building C, fronting King Street West, establish a strong pedestrian oriented relationship to the street. Potential strategies could include, but are not limited to; locating the building parallel to King Street; extending the podium to be more compatible with the setback of the historic streetscape; locating an identifiable and visible front entrance off King Street; incorporating covered walkways and creating a “Main Street” character through a combination of hard and soft landscaping.
- Signage may be installed outside of the building fronting King Street West as part of an educational component of the site’s history.

In conclusion, the proposed development there are no significant impacts to any of the adjacent cultural heritage resources.

references

Government of Ontario. 2006b. Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act. Electronic Document: http://www.elaws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm

Government of Ontario. 2006. Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005.

City of Cambridge, Official Plan. <https://www.cambridge.ca/en/learn-about/resources/Official-Plan/Cambridge-2018-Official-Plan-Consolidation-AODA-2018-09-25.pdf>

Region of Waterloo, Official Plan. https://www.regionofwaterloo.ca/en/doing-business/Regional_Official_Plan.aspx#

Region of Waterloo, Regional Implementation Guidelines for Conserving Regionally Significant Cultural Heritage Resources. https://www.regionofwaterloo.ca/en/exploring-the-region/resources/Documents/Final_Implementation_Guideline_for_CHL_Conservation-access.pdf

City of Cambridge, Local History, History of the Town of Preston. <https://www.cambridge.ca/en/learn-about/Local-History.aspx#>

Cambridge Times, Landmarks. <https://ideaexchange.org/life/cambridge-landmarks>

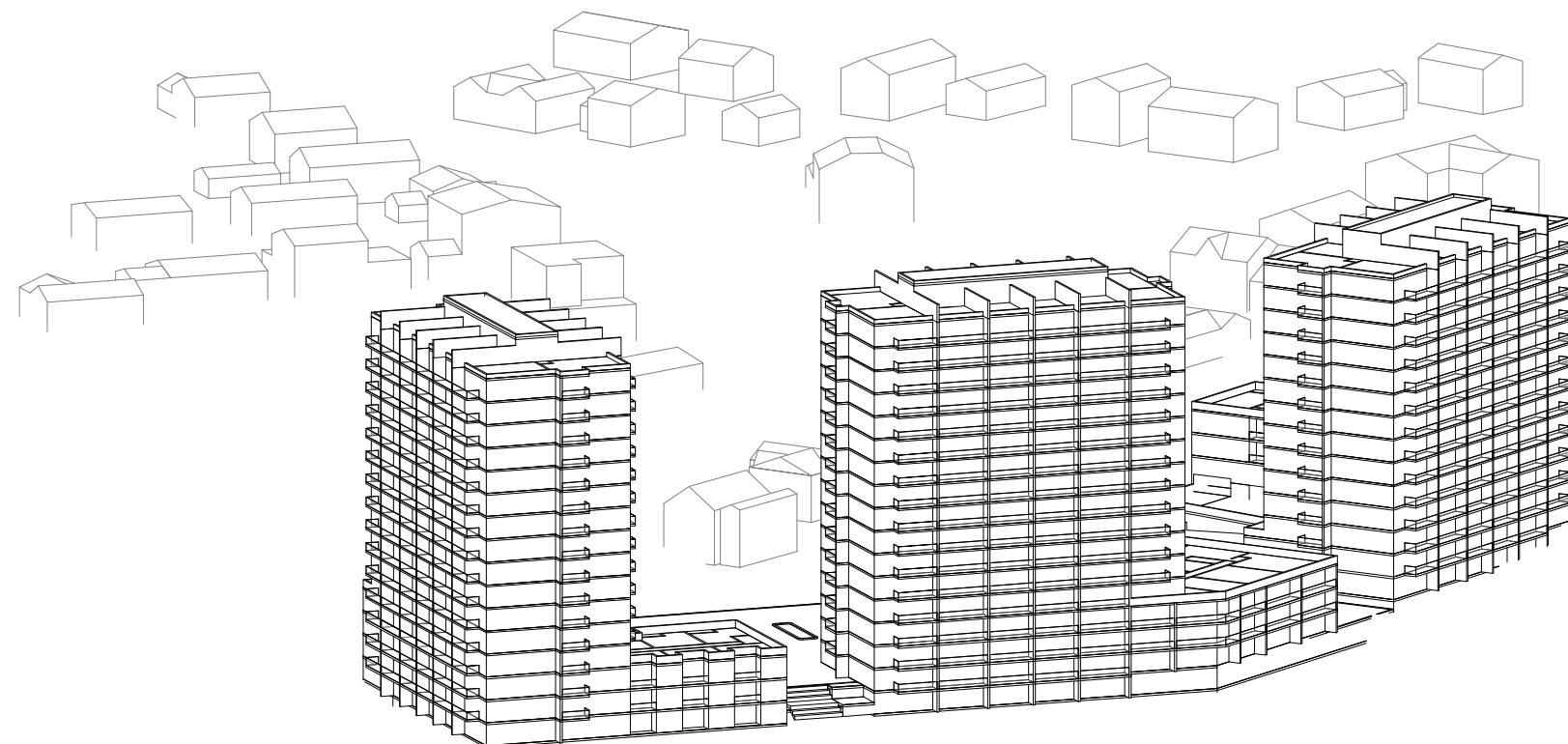
City of Cambridge, GeoHub. <https://geohub.cambridge.ca/>

Toronto Public Library, Digital Archivs. <https://www.torontopubliclibrary.ca/digital-archive/>

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www.edgeltd.ca



DESIGN REPORT

21005 - 255 KING STREET WEST MULTI-RES DEVELOPMENT - 2022.06.30



SITE CONTEXT / VIEW FROM KING STREET WEST



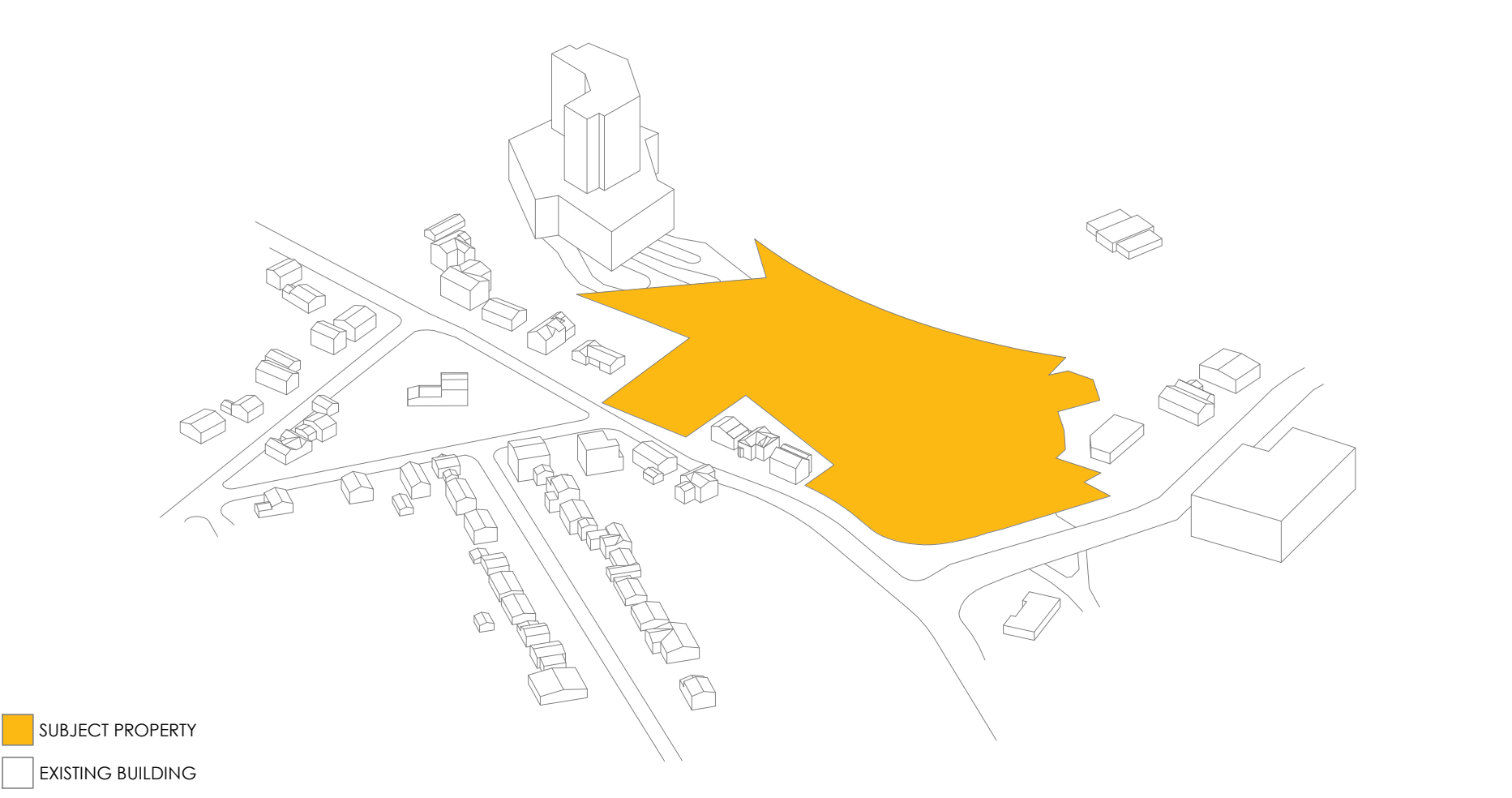
SITE CONTEXT / VIEW FROM FOUNTAIN STREET



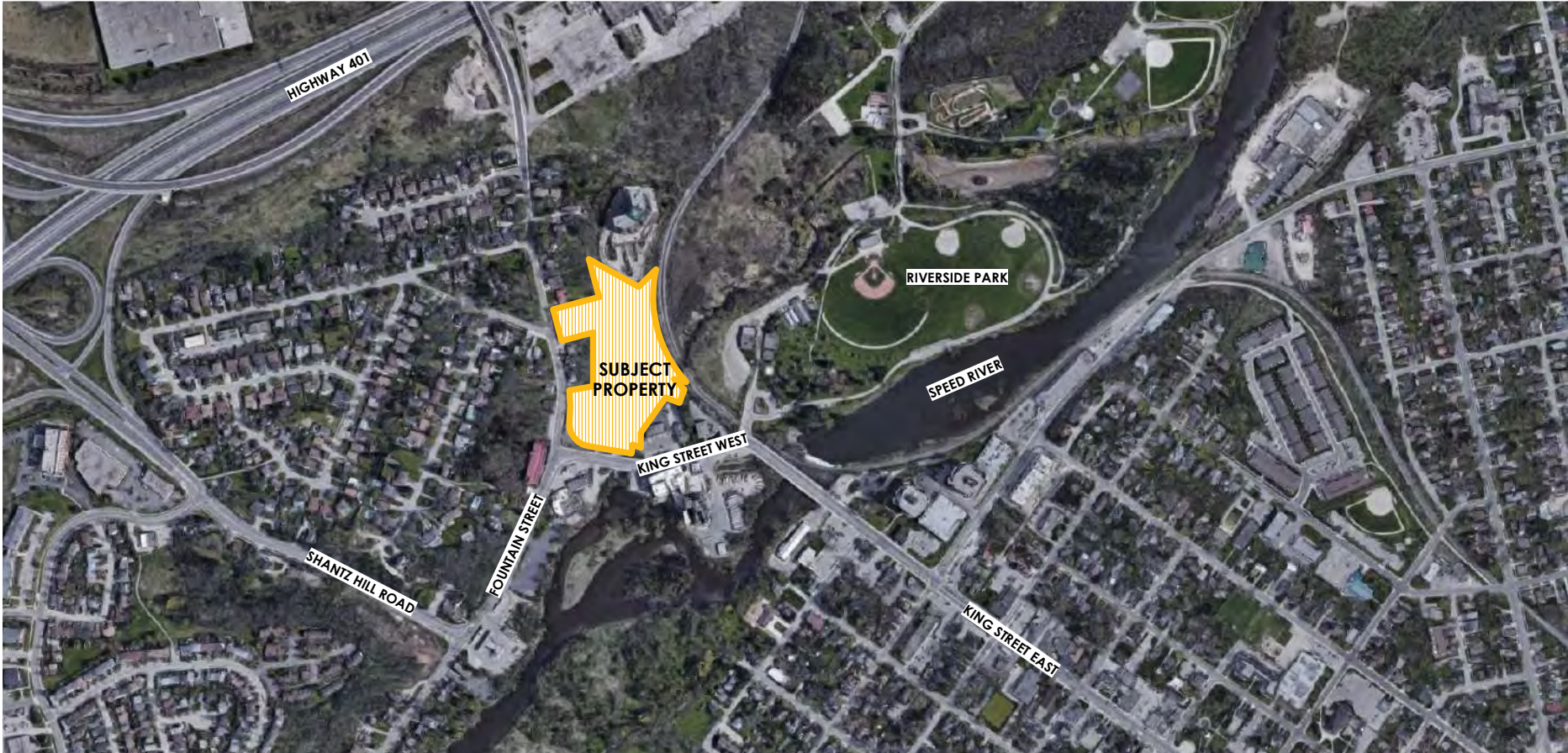
SITE CONTEXT / VIEW FROM FOUNTAIN STREET @ KING STREET WEST



SITE CONTEXT / VIEW FROM EXISTING DRIVEWAY



SITE CONTEXT / EXISTING MASSING



SITE CONTEXT / AERIAL VIEW

PROJECT NO.
21005

PROJECT NAME
255 KING STREET WEST
MULTI-RES DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

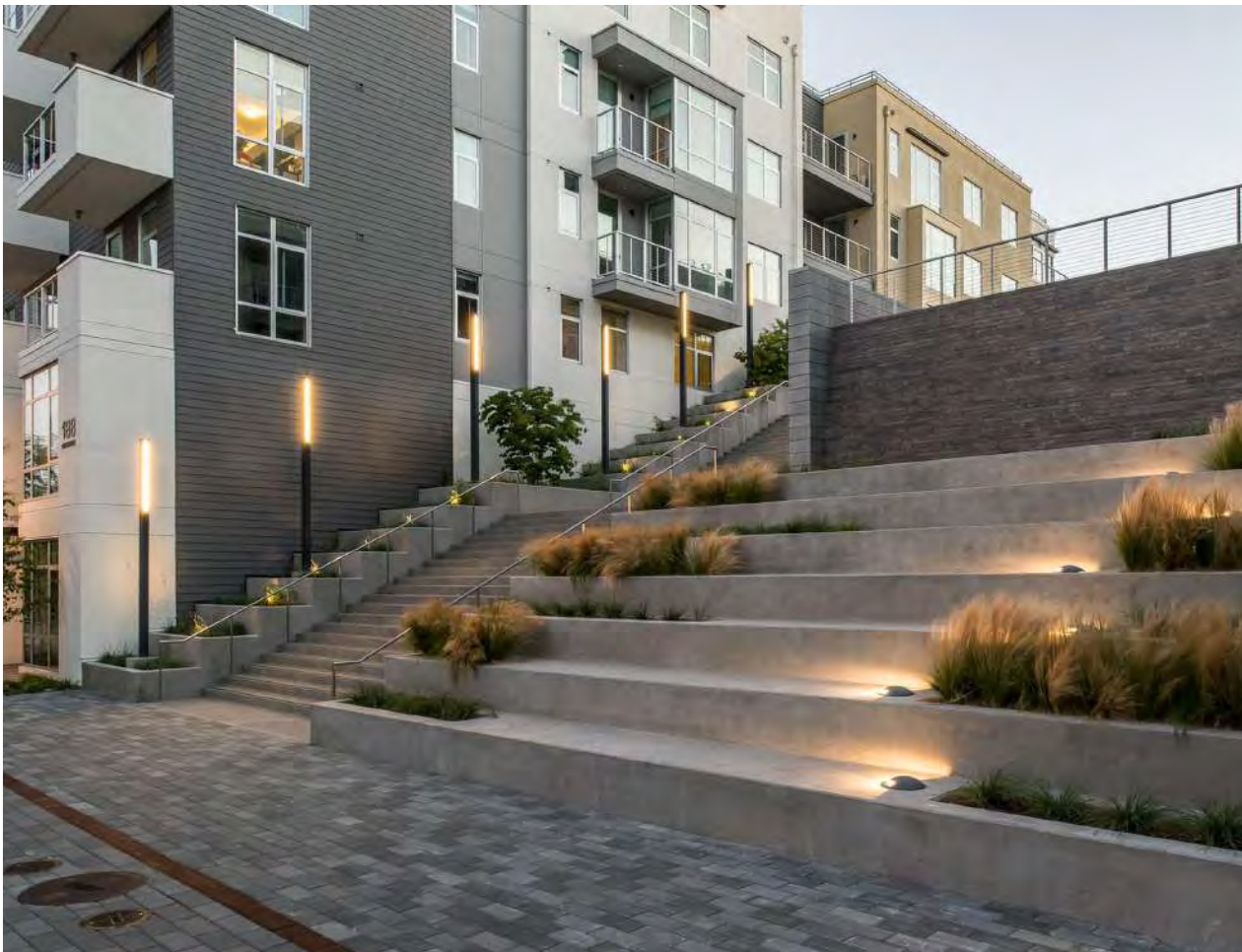
DRAWING TITLE
SITE CONTEXT

SCALE
N.T.S.

ISSUED FOR
OPA/ ZBA

DATE
2022.06.30

1.1



PROJECT NO.

21005

PROJECT NAME

255 KING
STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

REFERENCE
IMAGES

SCALE

N.T.S.

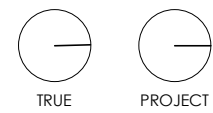
ISSUED FOR

OPA/ ZBA

DATE

2022.06.30

1.2



PROJECT NO.

21005

PROJECT NAME

255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

SITE PLAN

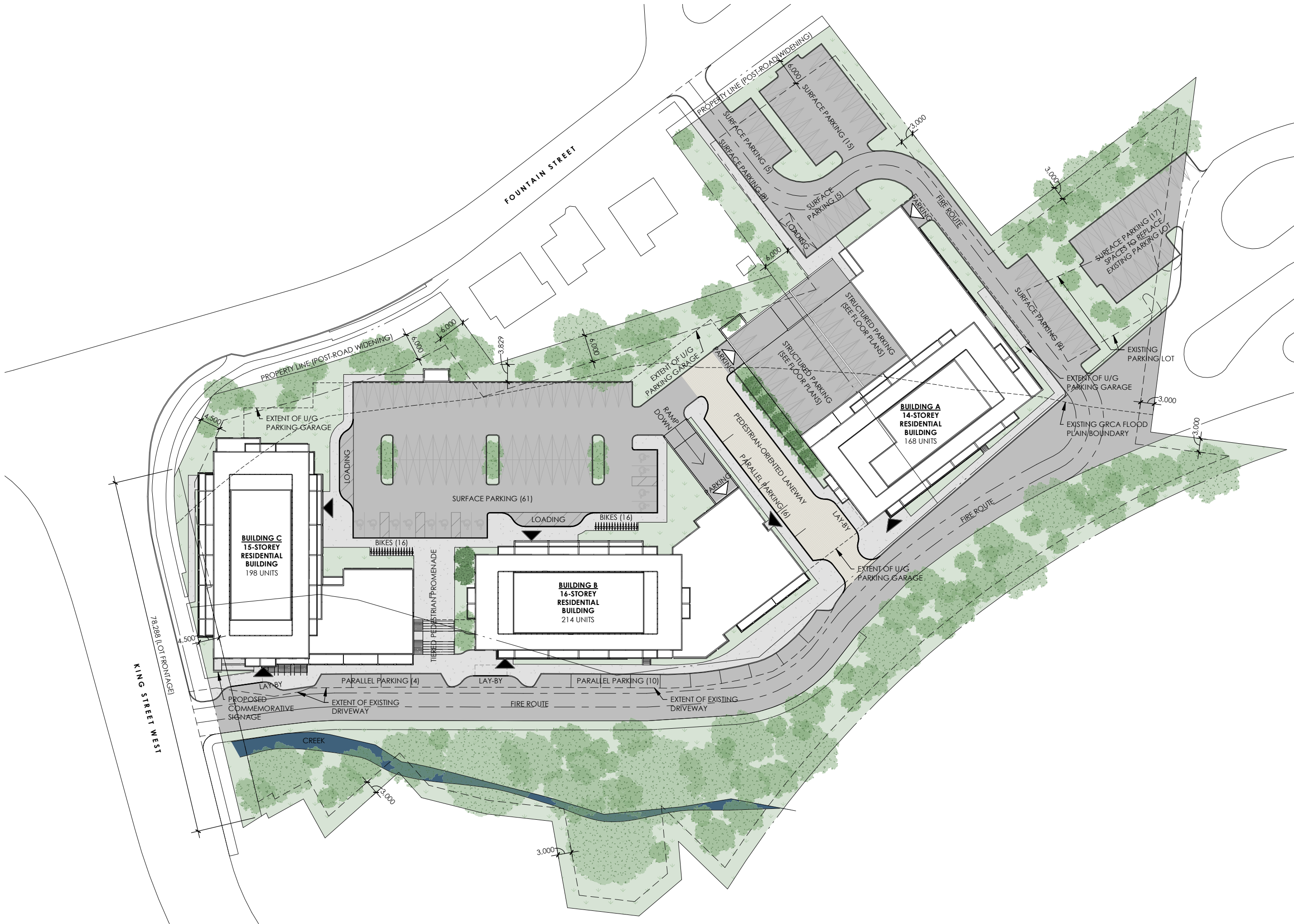
SCALE 1 : 750

ISSUED FOR

OPA/ ZBA

DATE 2022.06.30

1.3



| SITE DATA | | | |
|--|-----------------------------------|-------------|------------|
| ADDRESS | | ZONING | |
| 255 KING STREET WEST CAMBRIDGE, ONTARIO | | C1RM2/ RM3 | |
| SITE AREAS | | METRIC | IMPERIAL |
| GROSS SITE AREA | | 2.415 ha | 5.97 acres |
| REGIONAL ROAD WIDENING | | 0.031 ha | 0.08 acres |
| NET SITE AREA | | 2.384 ha | 5.89 acres |
| | | 23,836.6 sm | 256,575 sf |
| | | | |
| BUILDING FOOTPRINT AT GRADE | | 5,393.5 sm | 58,055 sf |
| | | | |
| ASPHALT AREA | | 7,238.7 sm | 77,917 sf |
| CONCRETE AREA | | 1,779.8 sm | 19,158 sf |
| TOTAL IMPERVIOUS AREA | | 14,412 sm | 155,129 sf |
| LANDSCAPED AREA | | 9,424.6 sm | 101,445 sf |
| TOTAL PERMEABLE AREA | | 9,424.6 sm | 101,445 sf |
| | | | |
| LANDSCAPED AREA | REQ'D (C1RM2) | REQ'D (RM3) | PROPOSED |
| MIN. LANDSCAPED OPEN SPACE | - | 30% | 39.5% |
| | | | |
| SETBACKS | REQ'D (C1RM2) | REQ'D (RM3) | PROPOSED |
| FRONT YARD | MAX. 4.5m | MAX. 4.5m | 2.2m |
| EXTERIOR SIDE YARD | - | 6.0m | 5.0m |
| INTERIOR SIDE YARD | - | 3.0m | 24.8m |
| REAR YARD | - | 3.0m | 11.4m |
| | | | |
| ZONE REQUIREMENTS | REQ'D (C1RM2) | REQ'D (RM3) | PROPOSED |
| MIN. LOT FRONTAGE | - | 30.0m | 78.3m |
| MAX. BLDG HEIGHT | 5 STOREYS WITHIN 30.0m OF KING ST | | 16 STOREYS |
| MIN. GFA/ UNIT (1-BED) | - | 50.0 sm | TBD |
| MIN. GFA/ UNIT (2-BED) | - | 60.0 sm | TBD |
| MIN. AMENITY/ UNIT (1-BED) | - | 20.0 sm | TBD |
| MIN. AMENITY/ UNIT (2-BED) | - | 30.0 sm | TBD |
| | | | |
| DENSITY | REQUIRED (PER s.4.1.125) | | PROPOSED |
| UNITS | MAX. 313 UNITS | | 580 |
| | | | |
| FLOOR SPACE RATIO | | | 2.15 |

| PARKING DATA | | | |
|--|----------|------------|----------|
| PARKING | REQUIRED | PROPOSED | |
| STANDARD PARKING SPACES (1.0/UNIT) | 580 | 652 | |
| VISITOR PARKING SPACES (1.0/ 4 UNITS) | 42 | - | |
| TOTAL | 622 | 652 | |
| BARRIER-FREE PARKING SPACES (TYPE A) | 8 | 9 | |
| BARRIER-FREE PARKING SPACES (TYPE B) | 8 | 9 | |
| PROPOSED PARKING SPACES/ RESIDENTIAL UNITS | | 1.12 | |
| PROPOSED PARKING DISTRIBUTION | | | |
| LEVEL -2 STRUCTURED | | 215 SPACES | |
| LEVEL -1 STRUCTURED | | 222 SPACES | |
| LEVEL 1 SURFACE | | 81 SPACES | |
| LEVEL 1 STRUCTURED | | 54 SPACES | |
| LEVEL 2 STRUCTURED | | 38 SPACES | |
| LEVEL 3 SURFACE | | 42 SPACES | |
| TOTAL STRUCTURED | | 529 SPACES | |
| TOTAL SURFACE | | 123 SPACES | |
| TOTAL | | 652 SPACES | |
| BICYCLE PARKING | | | |
| | REQUIRED | PROPOSED | |
| LONG-TERM SPACES (0.3/UNIT) | 174 | 307 | |
| SHORT-TERM SPACES (0.05/UNIT) | 29 | 32 | |
| TOTAL | 203 | 339 | |
| PROPOSED UNIT DATA | | | |
| SUITE TYPE | QUANTITY | QUANTITY % | BEDROOMS |
| BUILDING A | | | |
| 1 BEDROOM | 112 | 67% | 112 |
| 1 BEDROOM + DEN | 8 | 5% | 8 |
| 2 BEDROOM | 48 | 29% | 96 |
| TOTAL | 168 | 100% | 216 |
| BUILDING B | | | |
| 1 BEDROOM | 126 | 59% | 126 |
| 1 BEDROOM + DEN | 22 | 10% | 22 |
| 2 BEDROOM | 66 | 31% | 132 |
| TOTAL | 214 | 100% | 280 |
| BUILDING C | | | |
| 1 BEDROOM | 130 | 66% | 130 |
| 1 BEDROOM + DEN | 11 | 6% | 11 |
| 2 BEDROOM | 57 | 29% | 114 |
| TOTAL | 198 | 100% | 255 |
| TOTAL (BUILDINGS A, B & C) | 580 | 100% | 751 |

| PROPOSED BUILDING DATA | | |
|----------------------------|-------------|------------|
| GROSS FLOOR AREAS | METRIC | IMPERIAL |
| BUILDING A | | |
| LEVEL 1 | 2,442.2 sm | 26,288 sf |
| LEVEL 2 | 1,542.6 sm | 16,604 sf |
| LEVEL 3 | 1,392.6 sm | 14,990 sf |
| LEVEL 4 | 1,489.4 sm | 16,032 sf |
| LEVEL 5 | 1,489.4 sm | 16,032 sf |
| TYP. TOWER (x9) | 950.9 sm | 10,235 sf |
| MECH. PENTHOUSE | 174.9 sm | 1,883 sf |
| TOTAL (BUILDING A) | 17,089.2 sm | 183,946 sf |
| BUILDING B | | |
| LEVEL -1 | 588.2 sm | 6,331 sf |
| LEVEL 1 | 1,541.5 sm | 16,593 sf |
| LEVEL 2 | 1,541.5 sm | 16,593 sf |
| LEVEL 3 | 1,541.5 sm | 16,593 sf |
| TYP. TOWER (x13) | 950.9 sm | 10,235 sf |
| MECH. PENTHOUSE | 174.9 sm | 1,883 sf |
| TOTAL (BUILDING B) | 17,749.3 sm | 191,052 sf |
| BUILDING C | | |
| LEVEL -1 | 857.5 sm | 9,230 sf |
| LEVEL 1 | 1,409.8 sm | 15,175 sf |
| LEVEL 2 | 1,409.8 sm | 15,175 sf |
| LEVEL 3 | 1,028.3 sm | 11,069 sf |
| TYP. TOWER (x12) | 950.9 sm | 10,235 sf |
| MECH. PENTHOUSE | 174.9 sm | 1,883 sf |
| TOTAL (BUILDING C) | 16,291.1 sm | 175,356 sf |
| TOTAL (BUILDINGS A, B & C) | | |
| | 51,129.6 sm | 550,354 sf |
| BELOW-GRADE FLOOR AREAS | | |
| | METRIC | IMPERIAL |
| LEVEL -2 | 9,172.8 sm | 98,735 sf |
| LEVEL -1 | 8,634.9 sm | 92,945 sf |
| TOTAL | 17,807.7 sm | 191,680 sf |



PROJECT NO.
21005

PROJECT NAME
255 KING STREET WEST
MULTI-RES DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

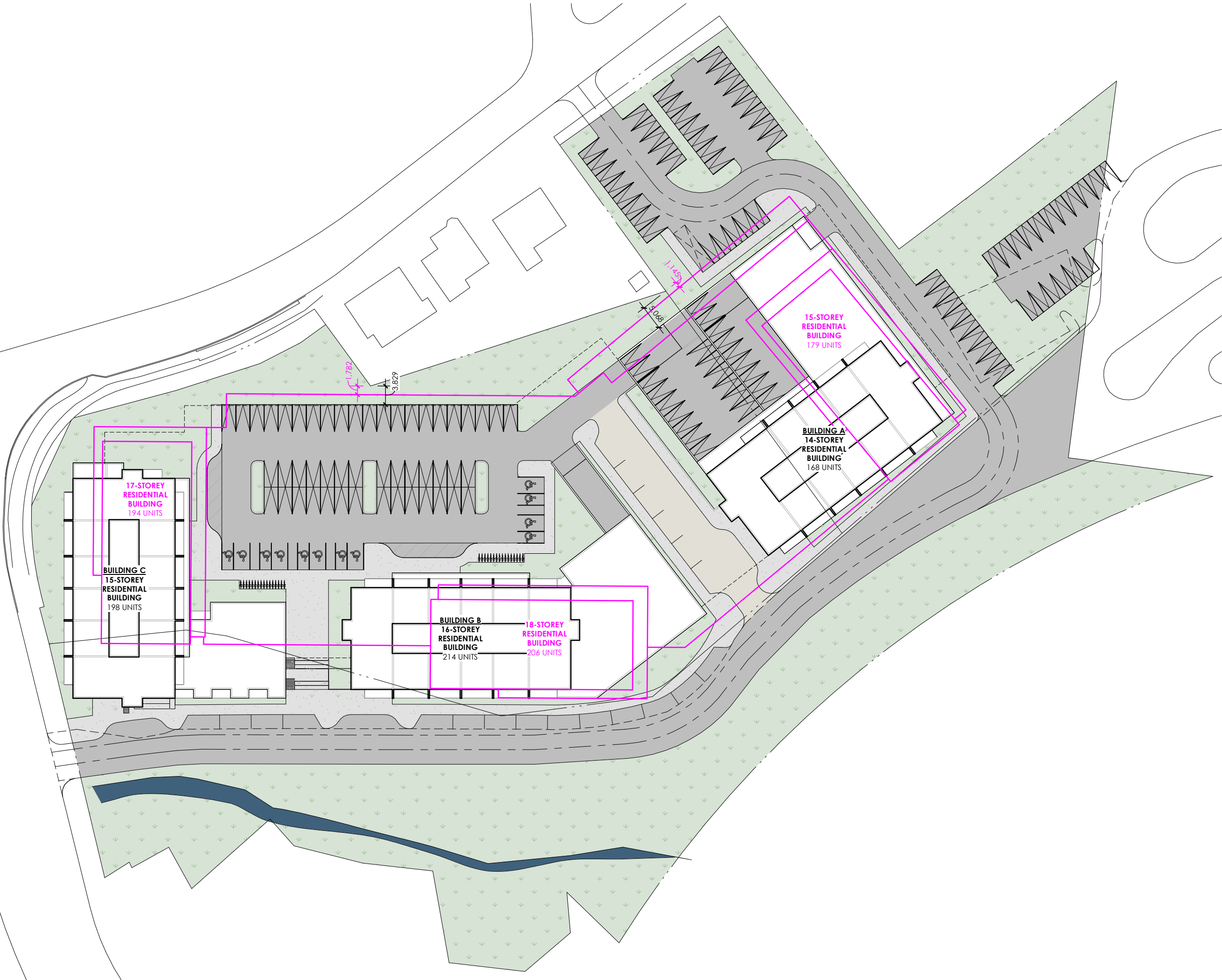
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STATISTICS

SCALE N.T.S.

ISSUED FOR
OPA/ ZBA

DATE 2022.06.30

1.4



| LEGEND |
|-------------------|
| PREVIOUS PROPOSAL |
| CURRENT PROPOSAL |

PROJECT NO.
21005

PROJECT NAME
255 KING STREET WEST
MULTI-RES DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

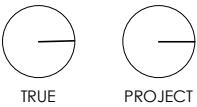
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COMPARISON

SCALE
N.T.S.

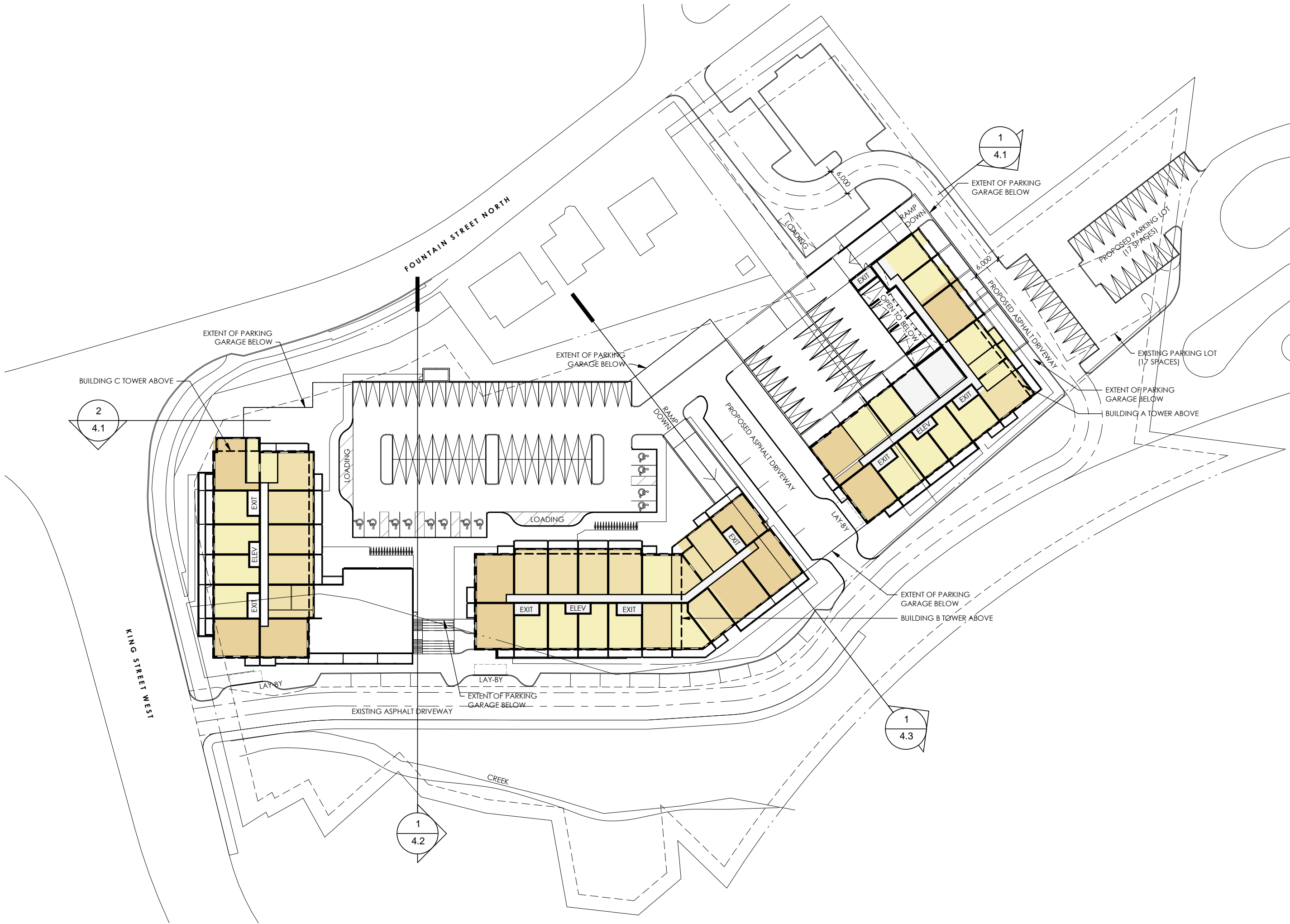
ISSUED FOR
OPA/ ZBA

DATE
2022.06.30

1.5



| LEGEND | |
|------------------|--|
| COMMON AREAS | |
| SERVICE/ PARKING | |
| 1 BEDROOM | |
| 1 BEDROOM + DEN | |
| 2 BEDROOM | |
| AMENITY | |
| RETAIL | |



PROJECT NO.
21005

PROJECT NAME
255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

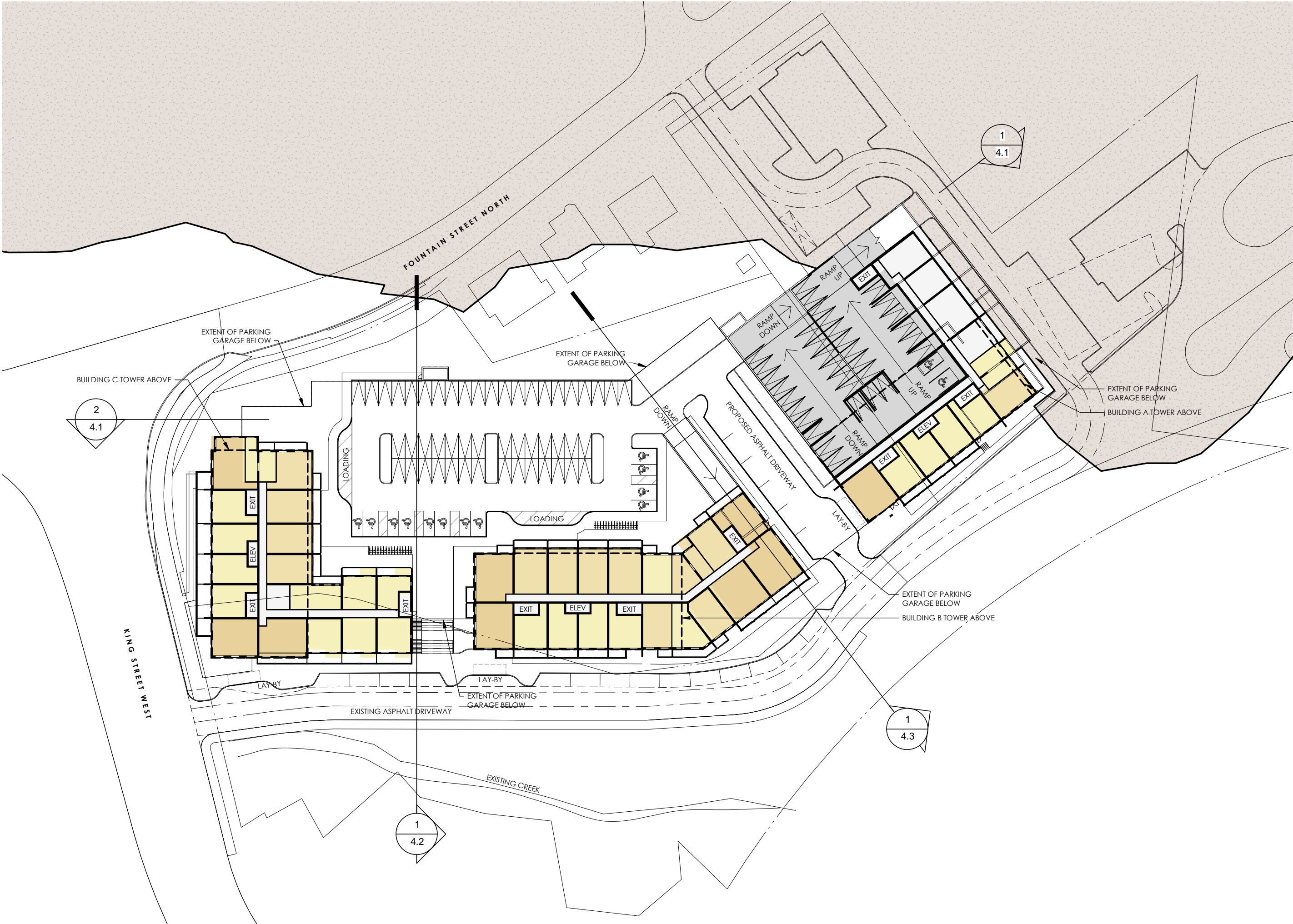
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LEVEL 3
OVERALL PLAN

SCALE As indicated

ISSUED FOR
OPA/ ZBA

DATE 2022.06.30

2.1



| LEGEND | |
|------------------|--|
| COMMON AREAS | |
| SERVICE/ PARKING | |
| 1 BEDROOM | |
| 1 BEDROOM + DEN | |
| 2 BEDROOM | |
| AMENITY | |
| RETAIL | |

PROJECT NO.
21005

PROJECT NAME
255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

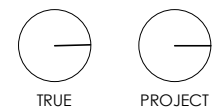
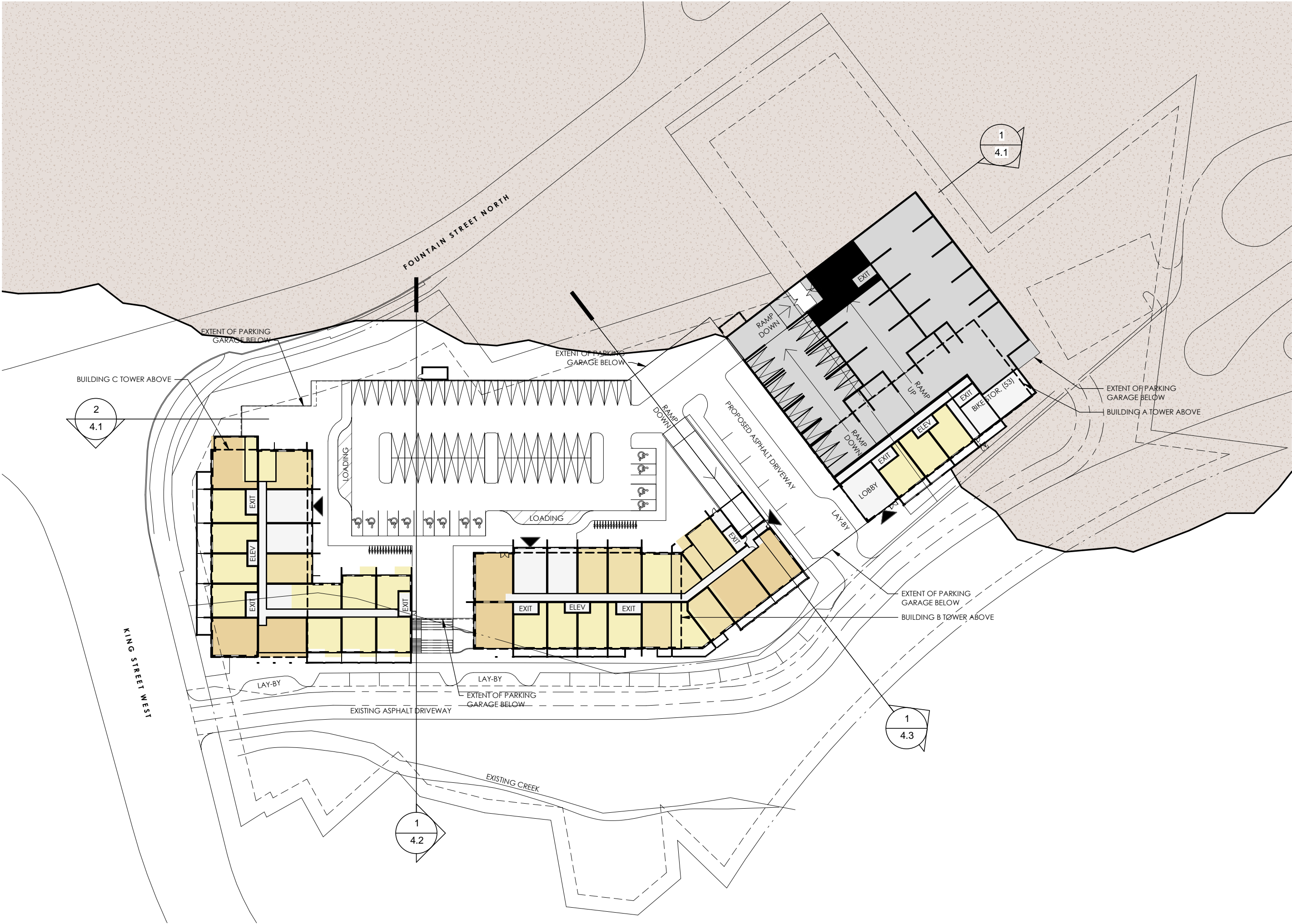
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LEVEL 2
OVERALL PLAN

SCALE As indicated

ISSUED FOR
OPA/ ZBA

DATE 2022.06.30

2.2



| LEGEND | |
|------------------|--|
| COMMON AREAS | |
| SERVICE/ PARKING | |
| 1 BEDROOM | |
| 1 BEDROOM + DEN | |
| 2 BEDROOM | |
| AMENITY | |
| RETAIL | |

PROJECT NO.
21005

PROJECT NAME
255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

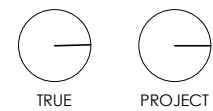
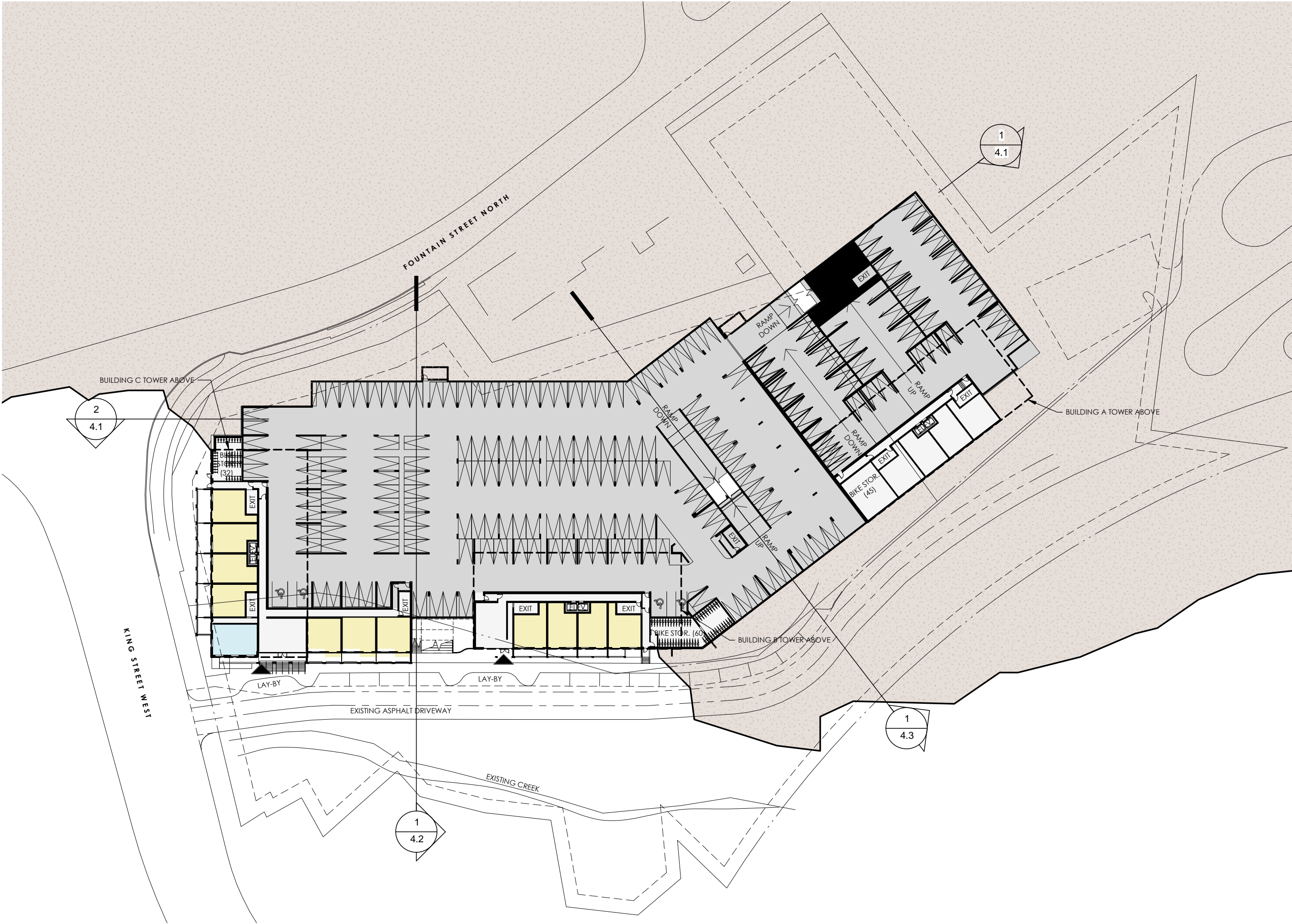
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LEVEL 1
OVERALL PLAN

SCALE As indicated

ISSUED FOR
OPA/ ZBA

DATE 2022.06.30

2.3



| LEGEND | |
|------------------|--|
| COMMON AREAS | |
| SERVICE/ PARKING | |
| 1 BEDROOM | |
| 1 BEDROOM + DEN | |
| 2 BEDROOM | |
| AMENITY | |
| RETAIL | |

PROJECT NO.
21005

PROJECT NAME
255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

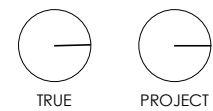
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LEVEL -1
OVERALL PLAN

SCALE As indicated

ISSUED FOR
OPA/ ZBA

DATE 2022.06.30

2.4



| LEGEND |
|------------------|
| COMMON AREAS |
| SERVICE/ PARKING |
| 1 BEDROOM |
| 1 BEDROOM + DEN |
| 2 BEDROOM |
| AMENITY |
| RETAIL |

PROJECT NO.
21005

PROJECT NAME
255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

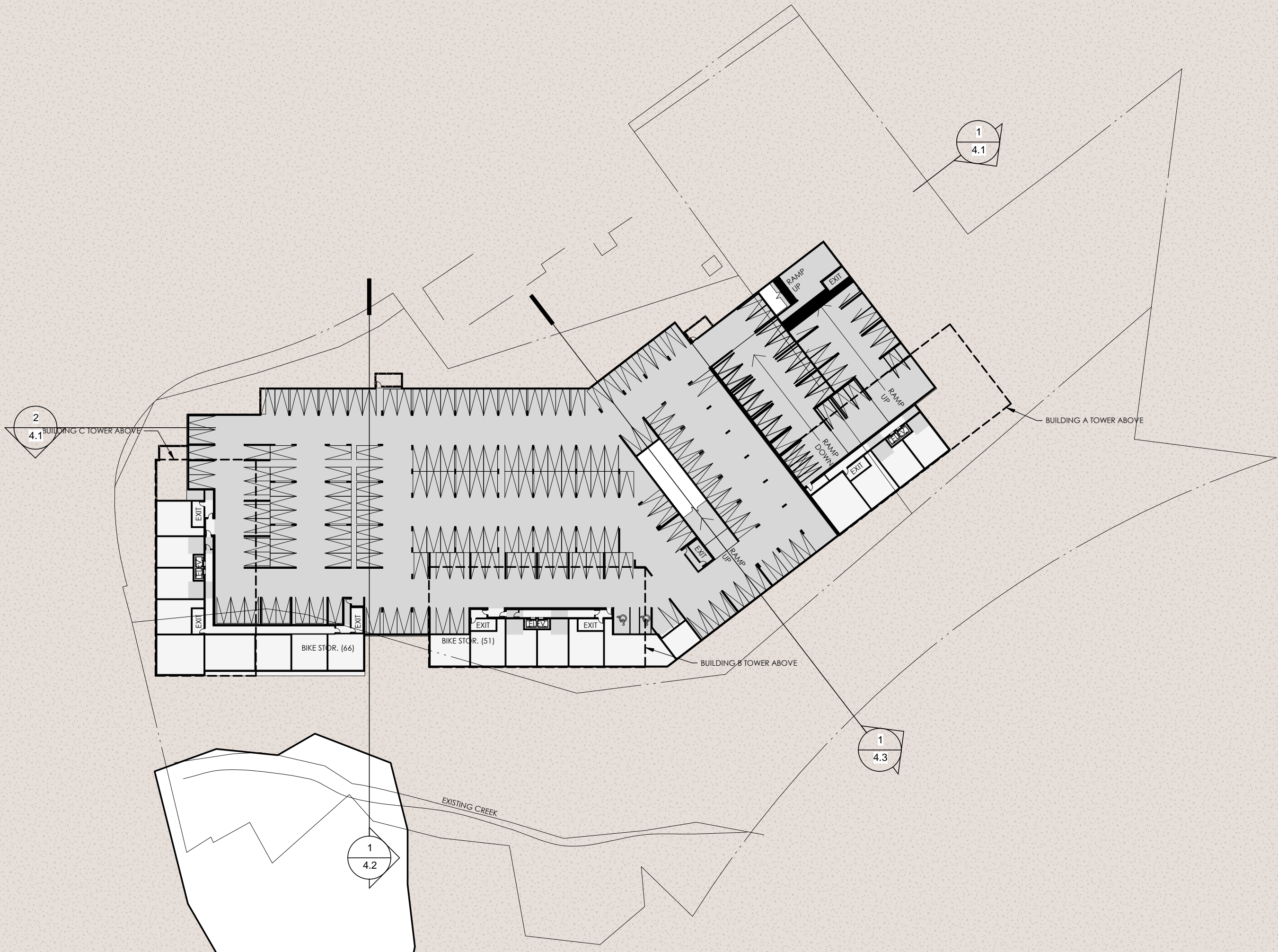
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LEVEL -2
OVERALL PLAN

SCALE As indicated

ISSUED FOR
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DATE 2022.06.30

2.5





PROJECT NO.

21005

PROJECT NAME

255 KING
STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

SITE ELEVATION

SCALE 1:600

ISSUED FOR

OPA/ ZBA

DATE 2022.06.30

3.1

MATERIAL PALETTE

PRECAST CONCRETE PANELS



GLAZED CLADDING SYSTEM

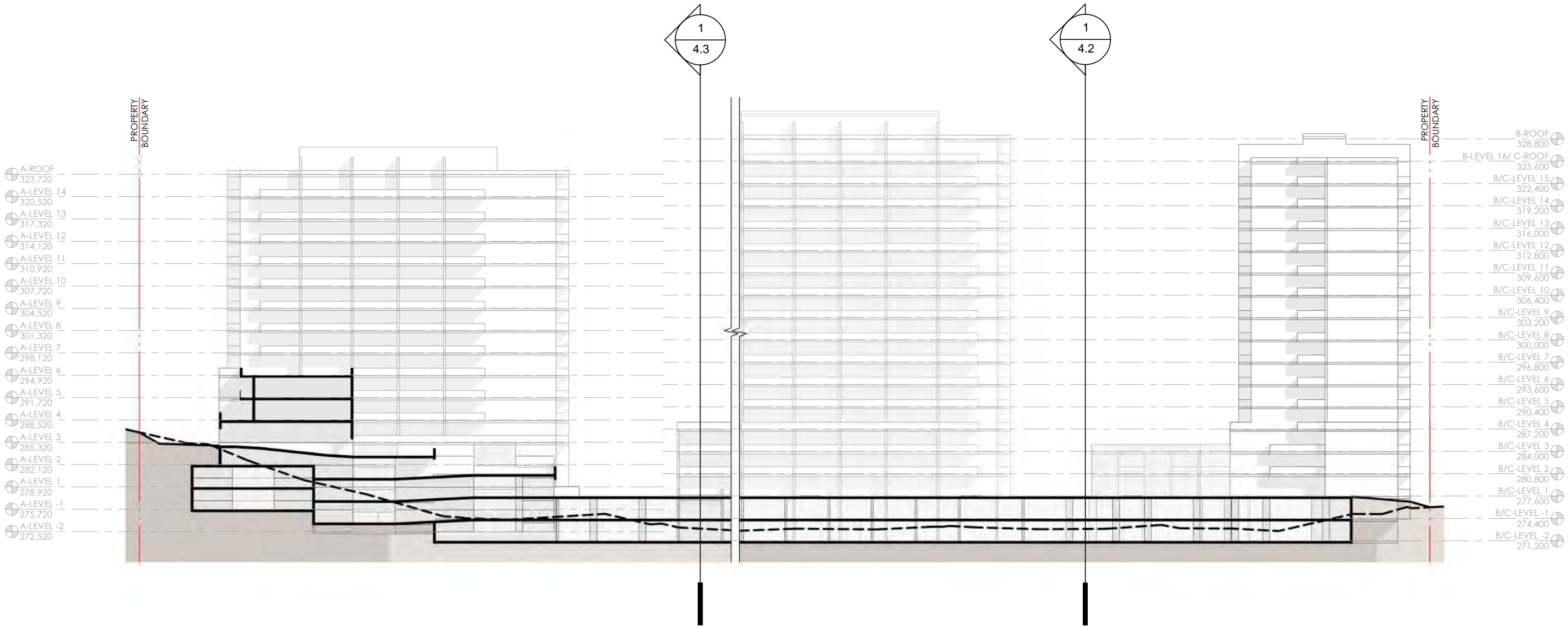


GLAZED BALCONY RAILINGS



PRECAST CONCRETE PANEL WITH BRICK FORMLINER





LEGEND

EXISTING GRADE

PROPOSED GRADE

PROJECT NO.

21005

PROJECT NAME

255 KING STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

SITE SECTION

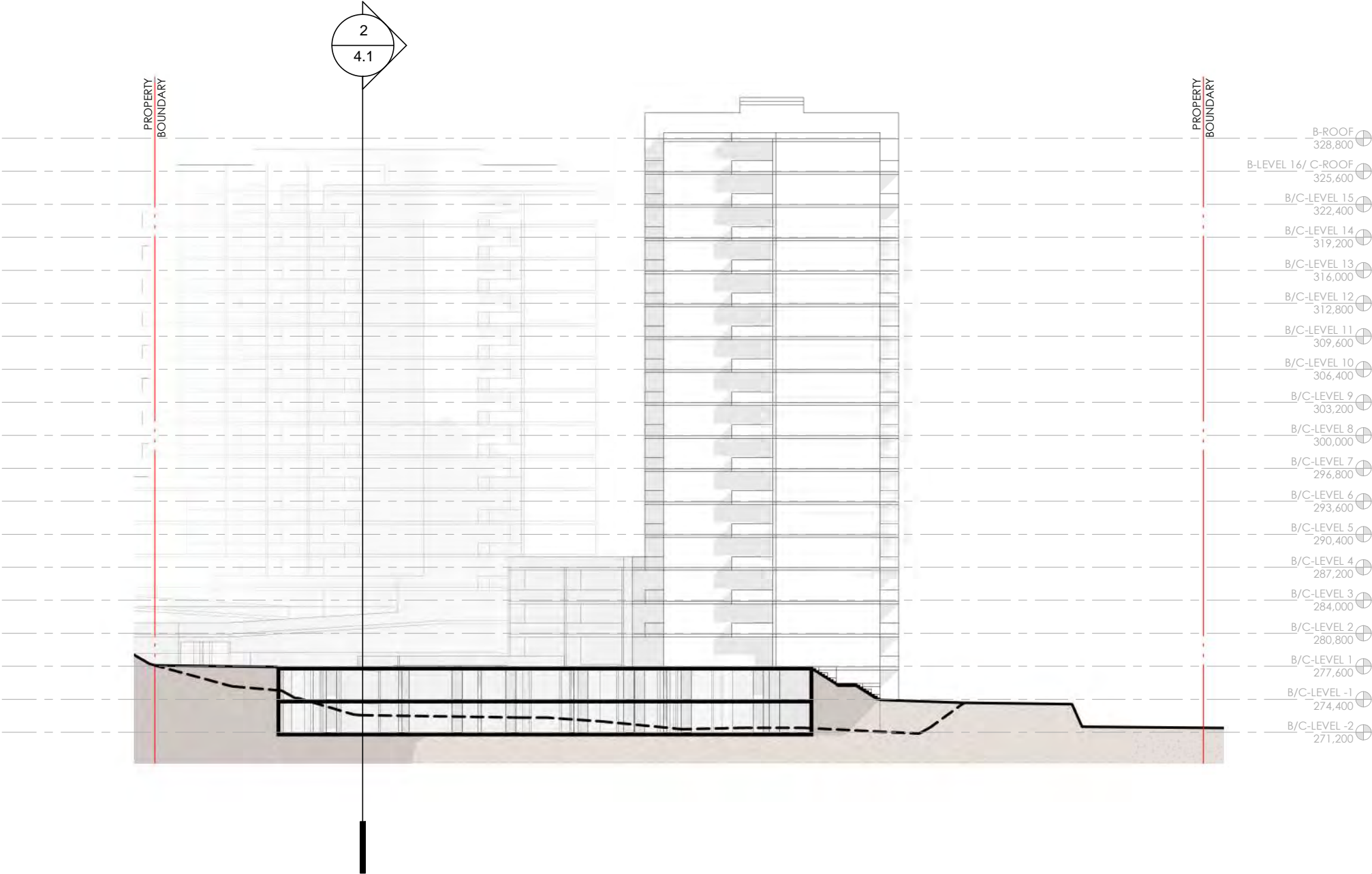
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ISSUED FOR

OPA/ ZBA

DATE 2022.06.30

4.1



LEGEND

EXISTING GRADE

PROPOSED GRADE

PROJECT NO.
21005

PROJECT NAME
255 KING STREET WEST
MULTI-RES
DEVELOPMENT

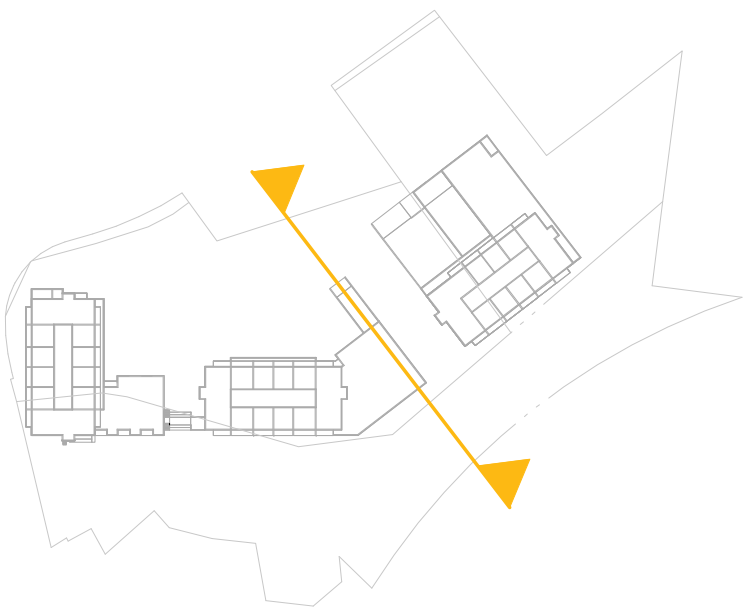
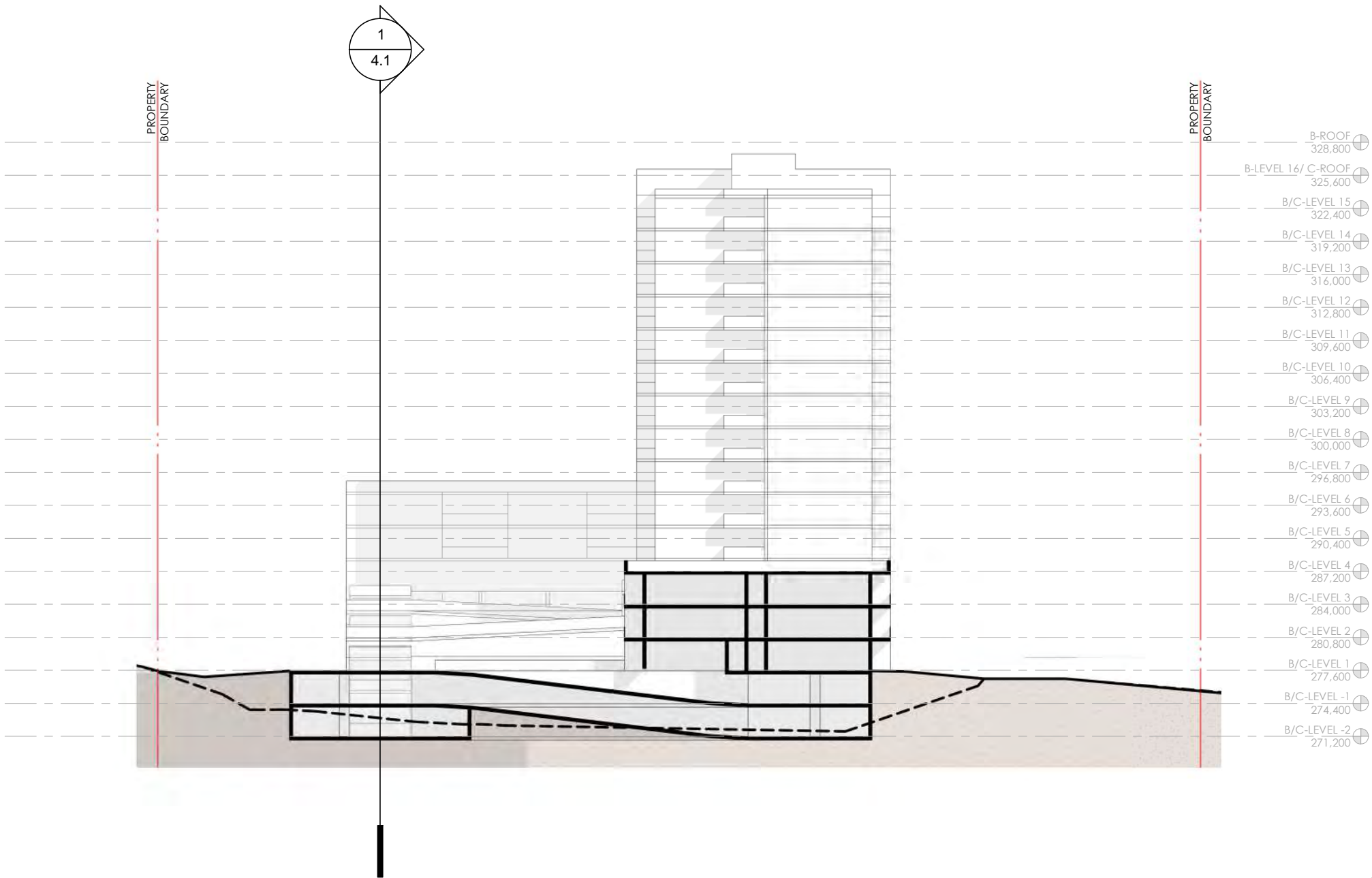
255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE
SITE SECTION

SCALE
1:500

ISSUED FOR
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DATE
2022.06.30



LEGEND

- EXISTING GRADE
- PROPOSED GRADE

PROJECT NO.
21005

PROJECT NAME
255 KING STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE
SITE SECTION

SCALE 1:500
ISSUED FOR
OPA/ ZBA

DATE 2022.06.30



PROJECT NO.

21005

PROJECT NAME

255 KING
STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

PERSPECTIVE
VIEWS

SCALE N.T.S.

ISSUED FOR

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DATE 2022.06.30

PAGE 5.2



PAGE 5.3



PAGE 5.4



5.1



PROJECT NO.
21005

PROJECT NAME
255 KING STREET WEST
MULTI-RES DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE
PERSPECTIVE
VIEWS

SCALE
N.T.S.

ISSUED FOR
OPA/ ZBA

DATE
2022.06.30

5.2





PROJECT NO.

21005

PROJECT NAME

255 KING
STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

PERSPECTIVE
VIEWS

SCALE

N.T.S.

ISSUED FOR

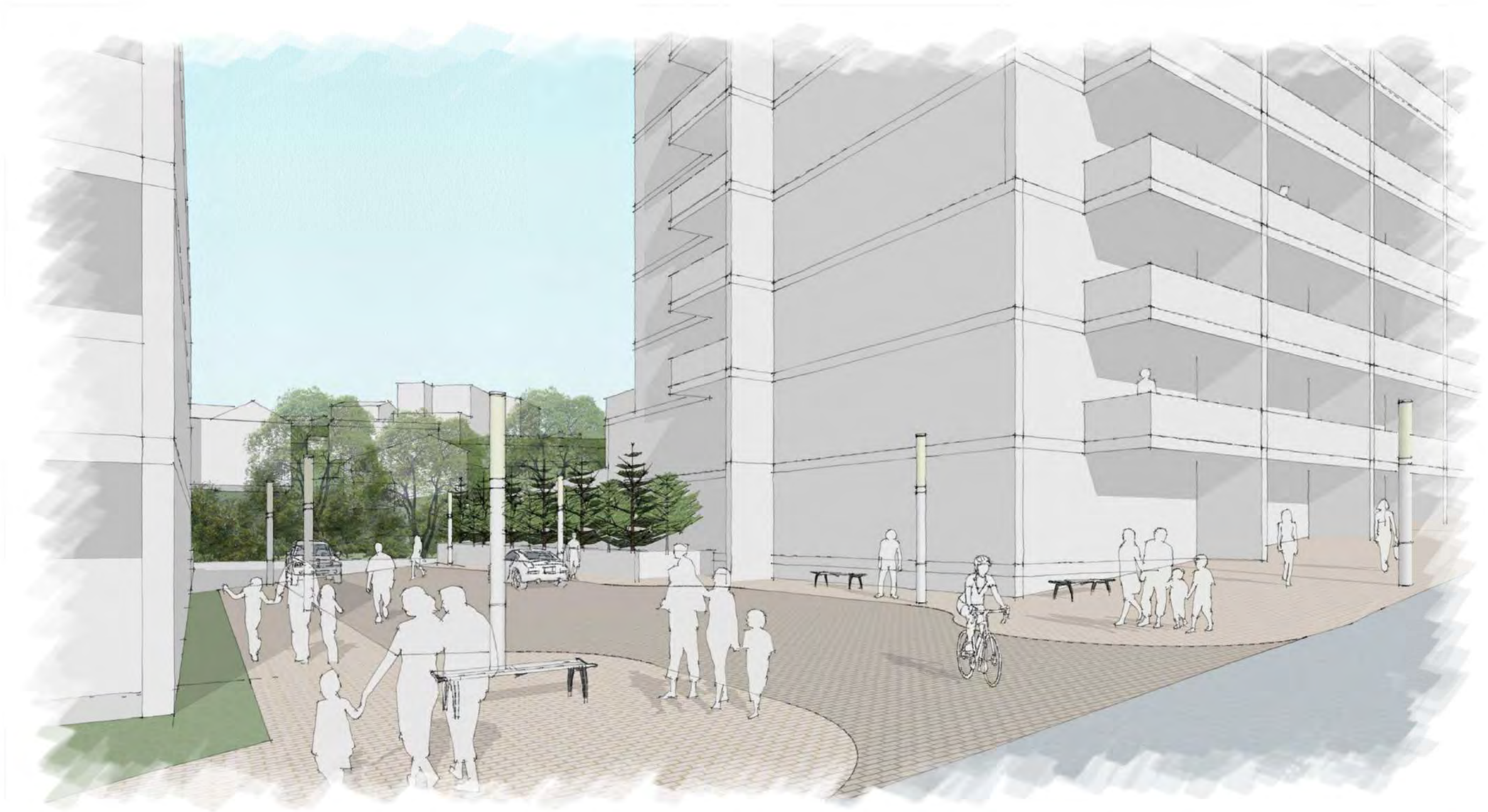
OPA/ ZBA

DATE

2022.06.30

5.3





PROJECT NO.

21005

PROJECT NAME

255 KING
STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

PERSPECTIVE
VIEWS

SCALE N.T.S.

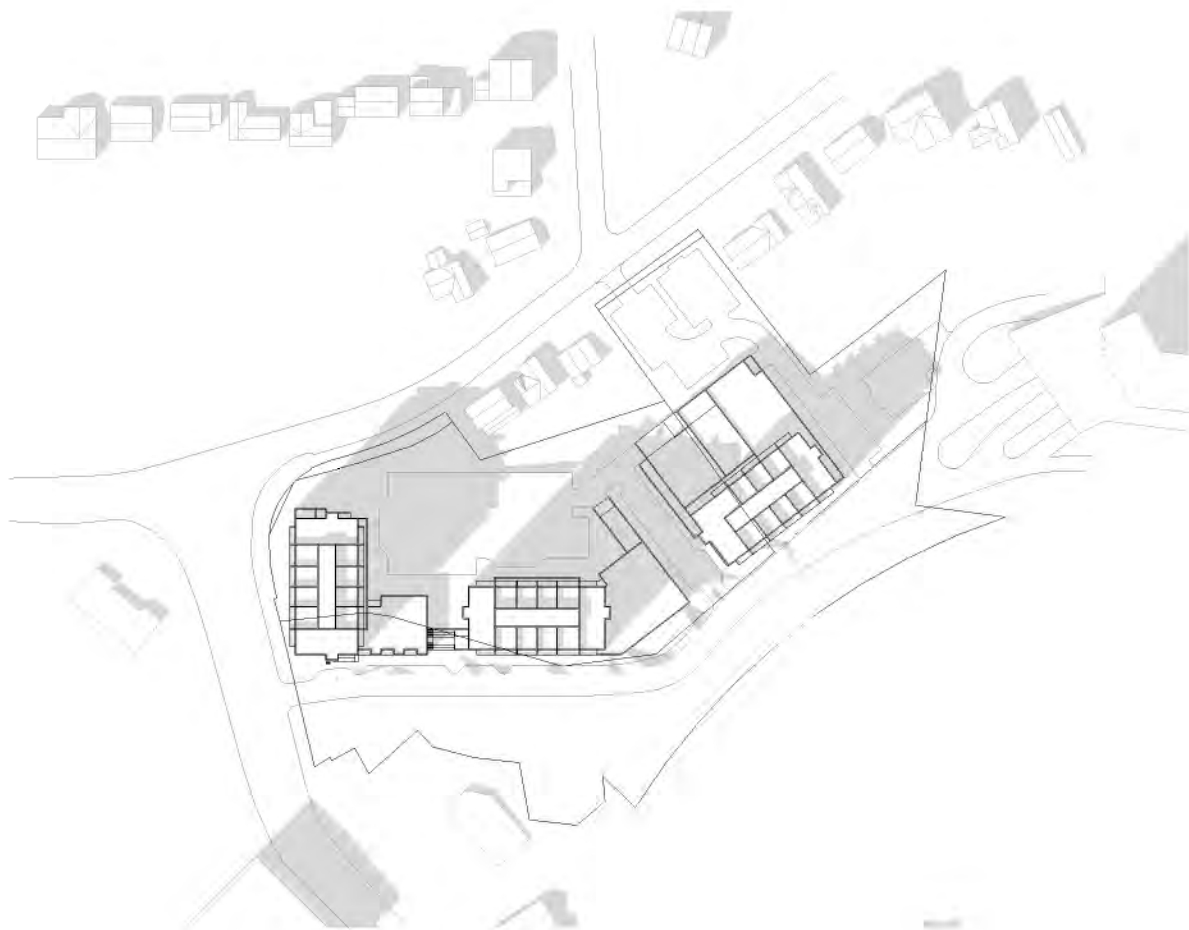
ISSUED FOR

OPA/ ZBA

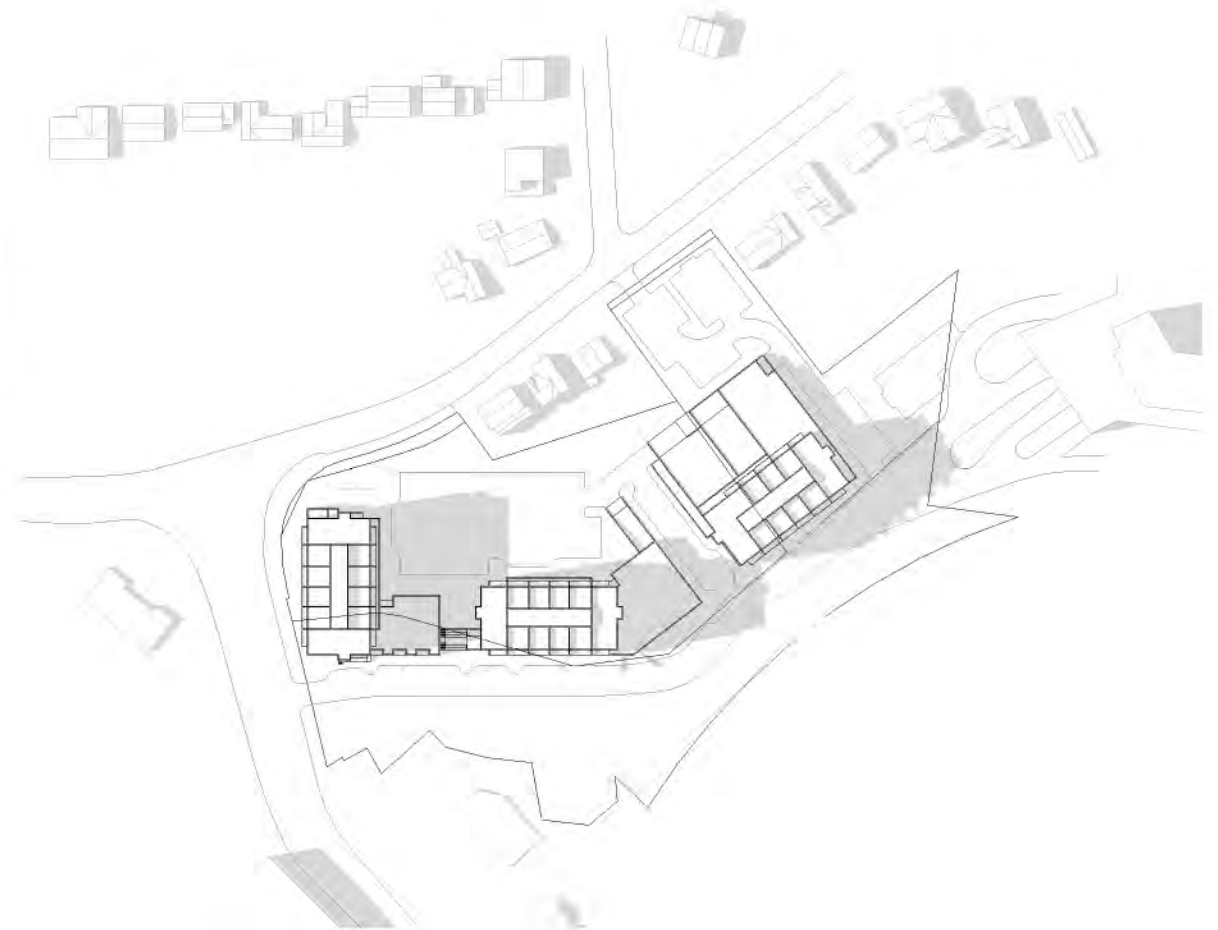
DATE 2022.06.30

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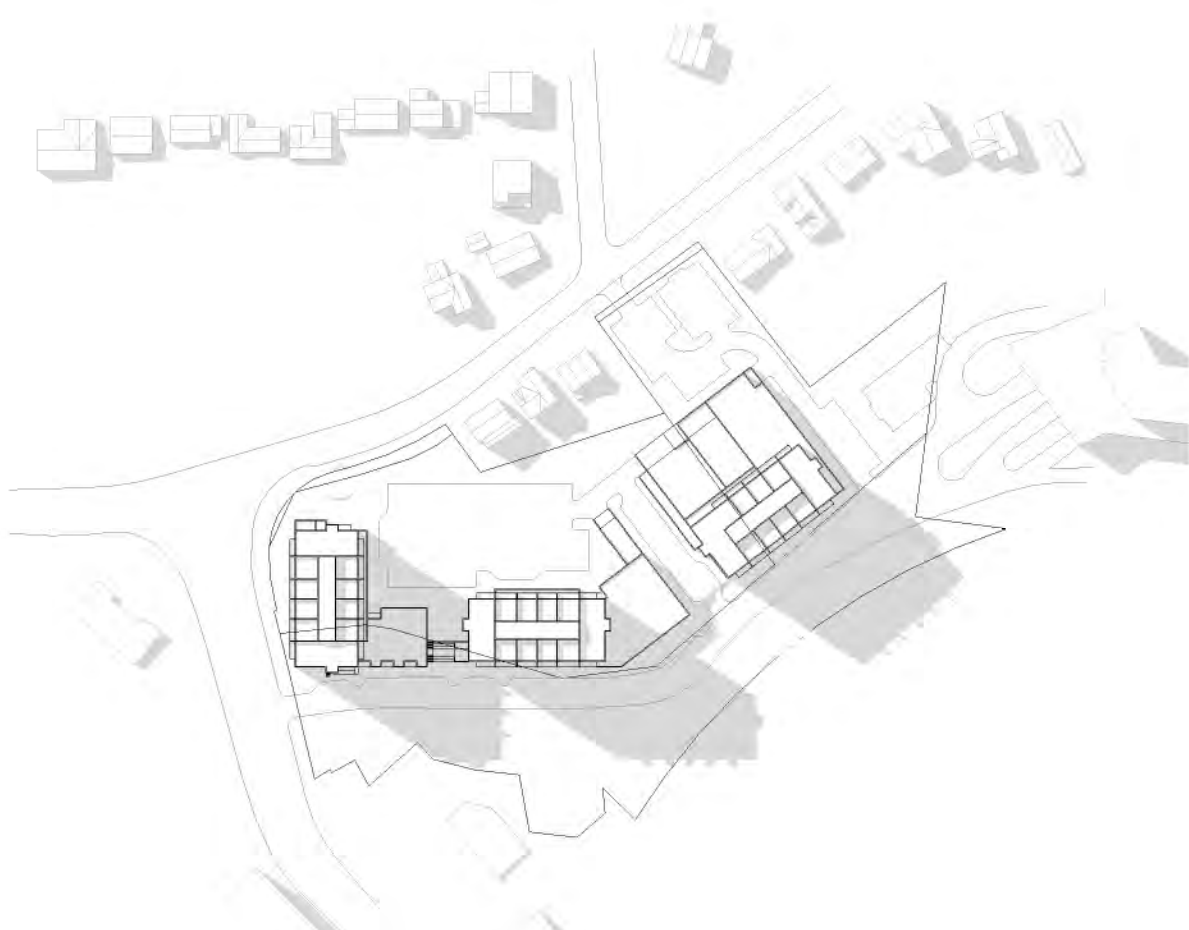




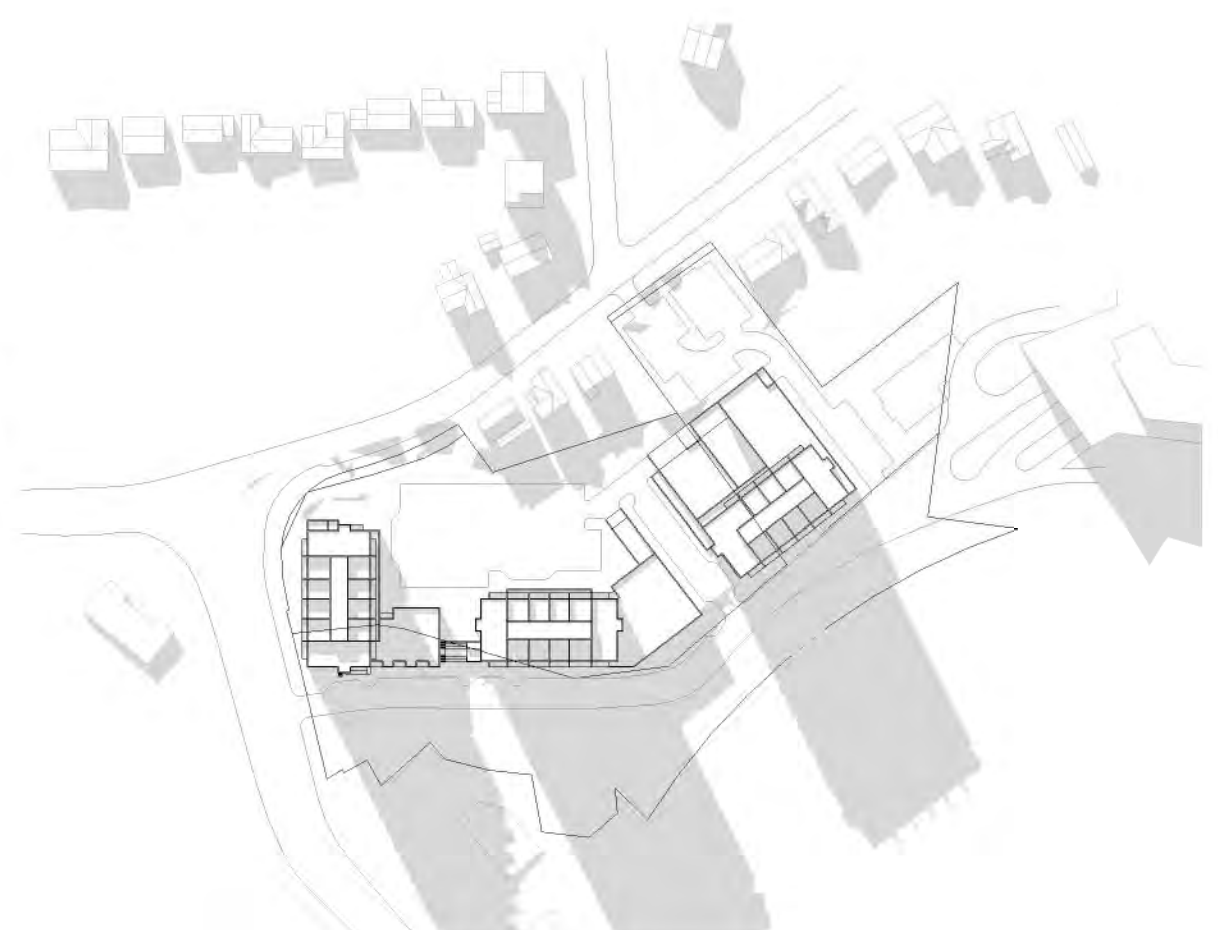
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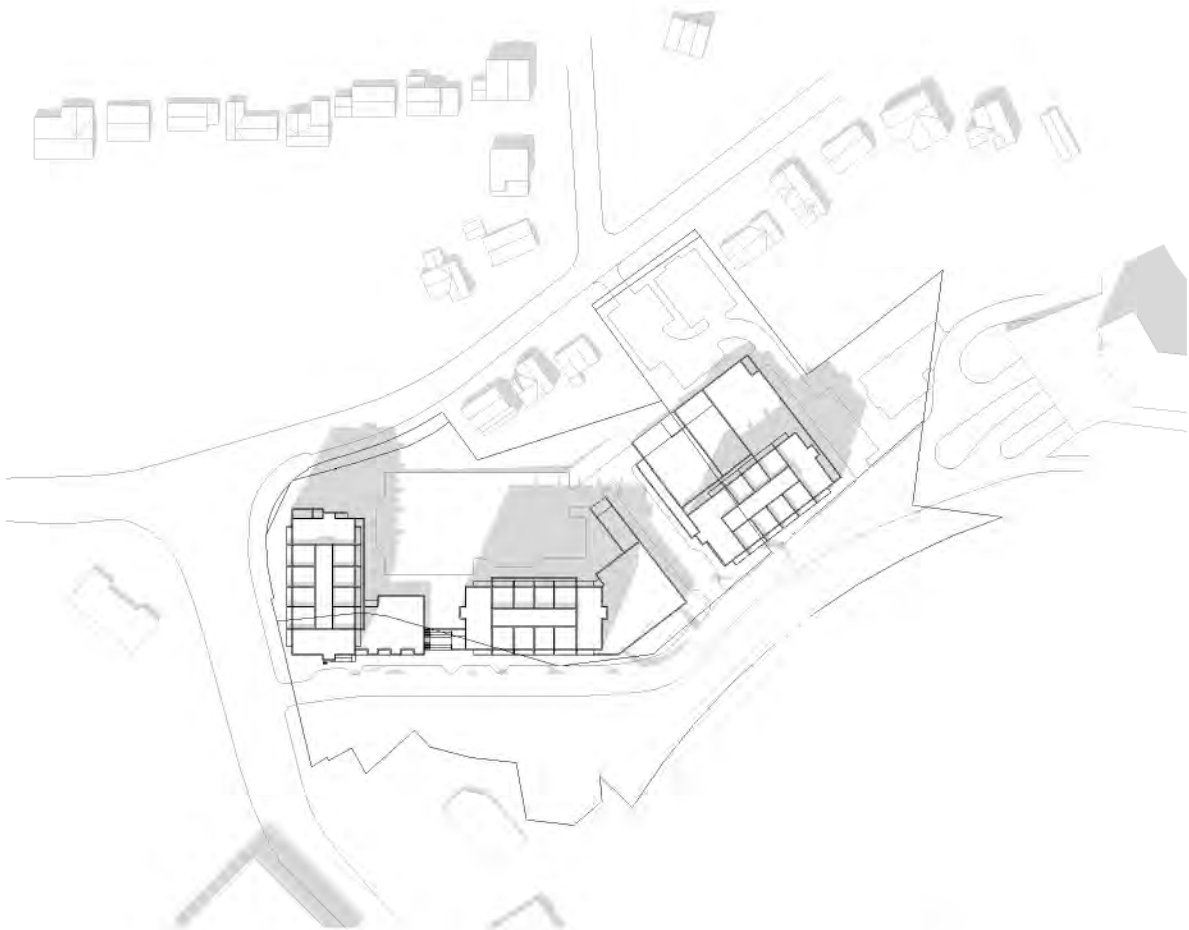
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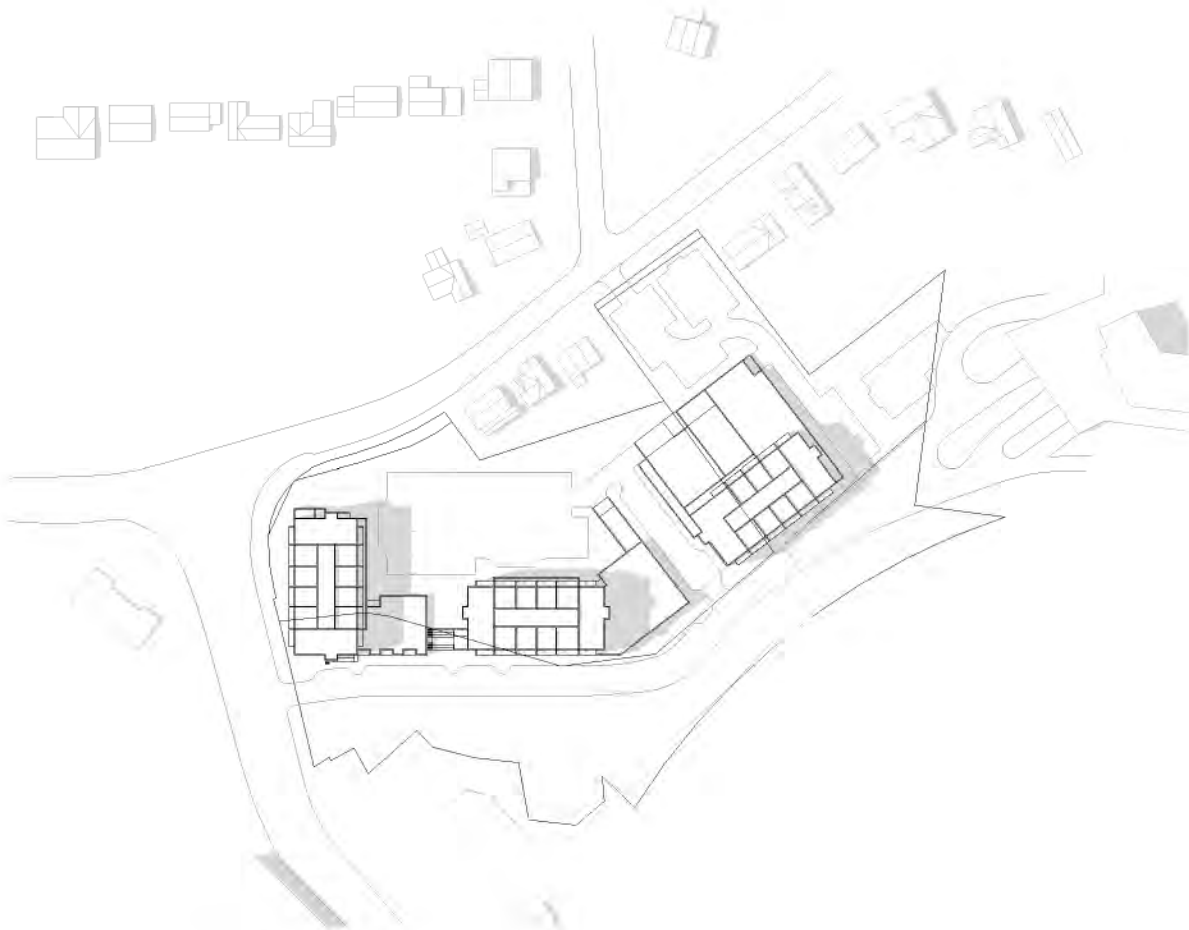
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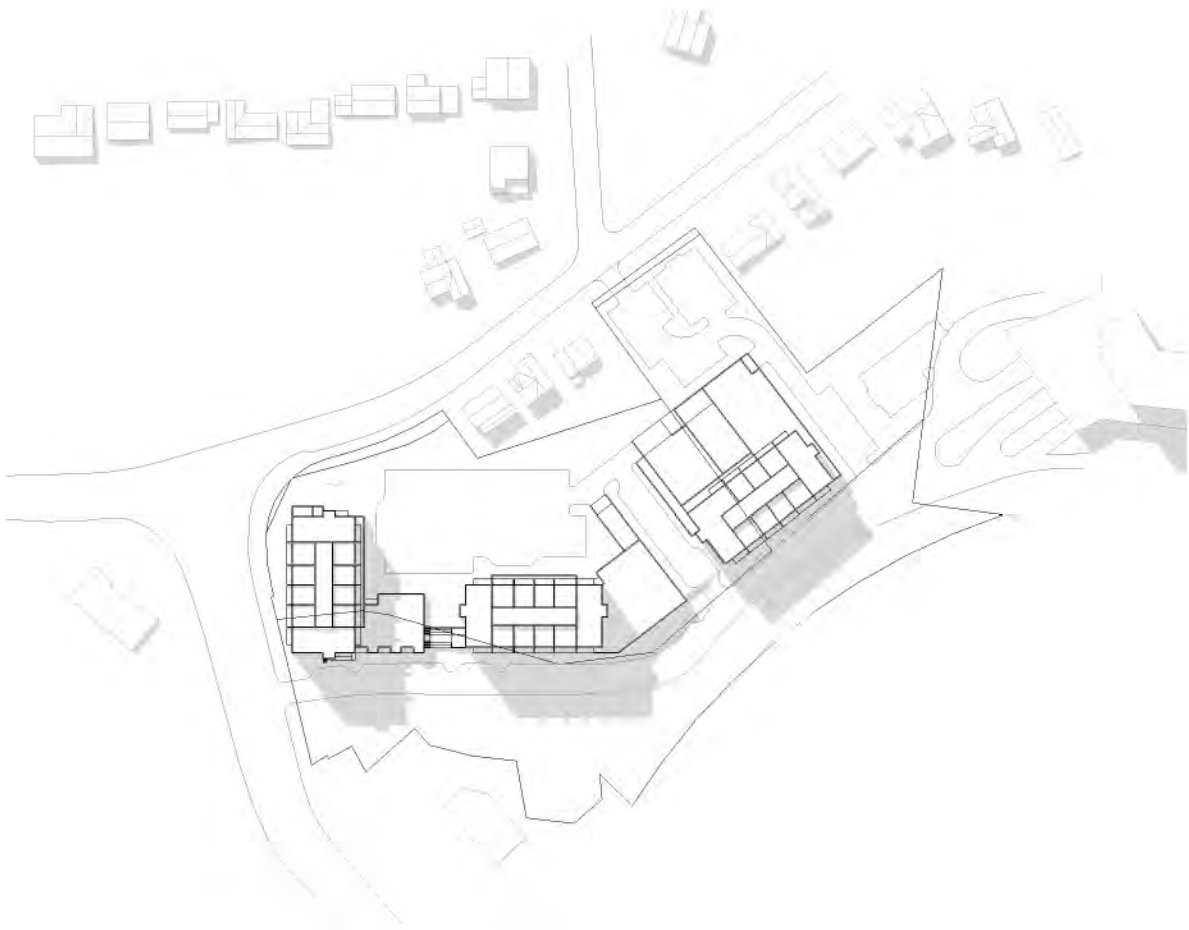
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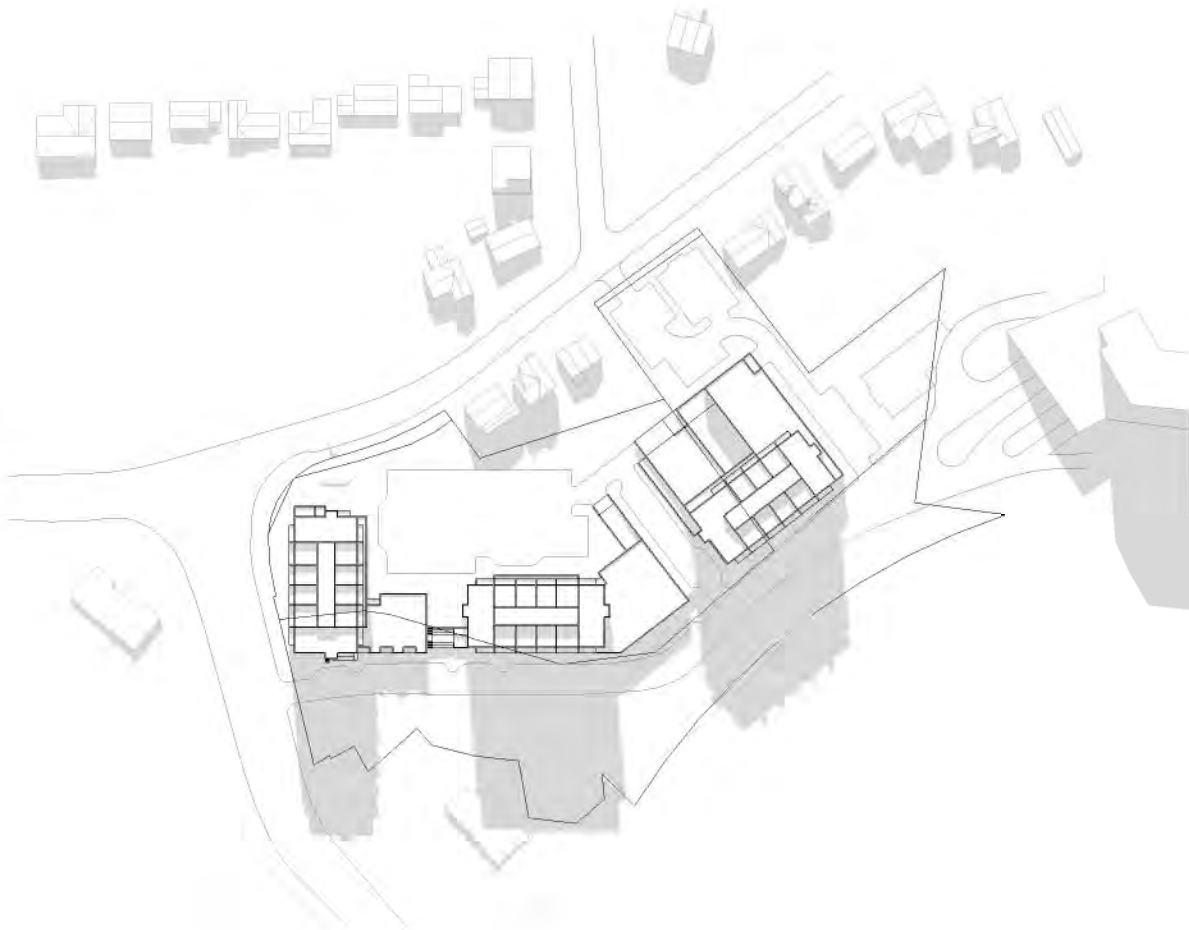
SUMMER SOLSTICE - 10:00 AM



SUMMER SOLSTICE - 12:00 PM



SUMMER SOLSTICE - 2:00 PM



SUMMER SOLSTICE - 4:00 PM

PROJECT NO.

21005

PROJECT NAME

255 KING
STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

SHADOW
STUDY -
SUMMER
SOLSTICE (JUN
21)

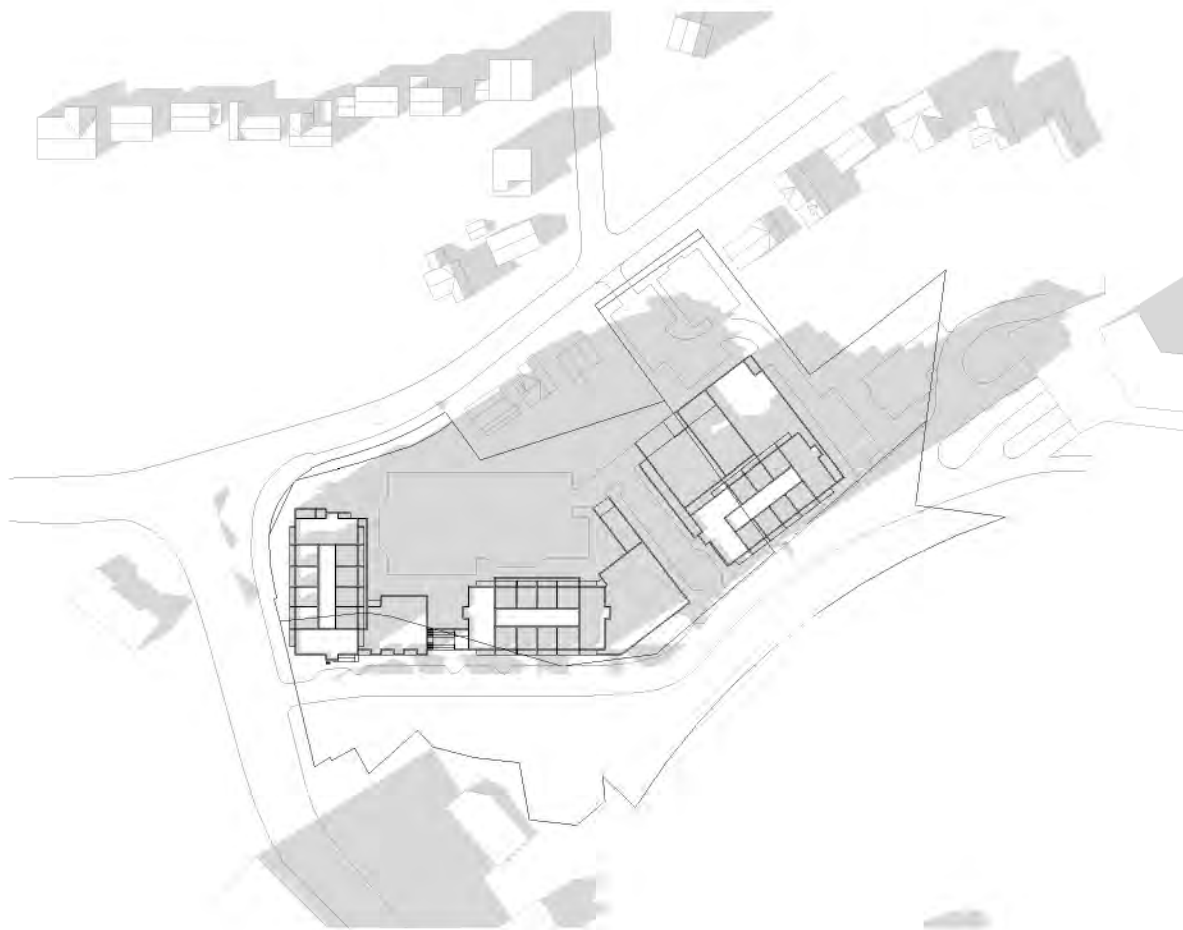
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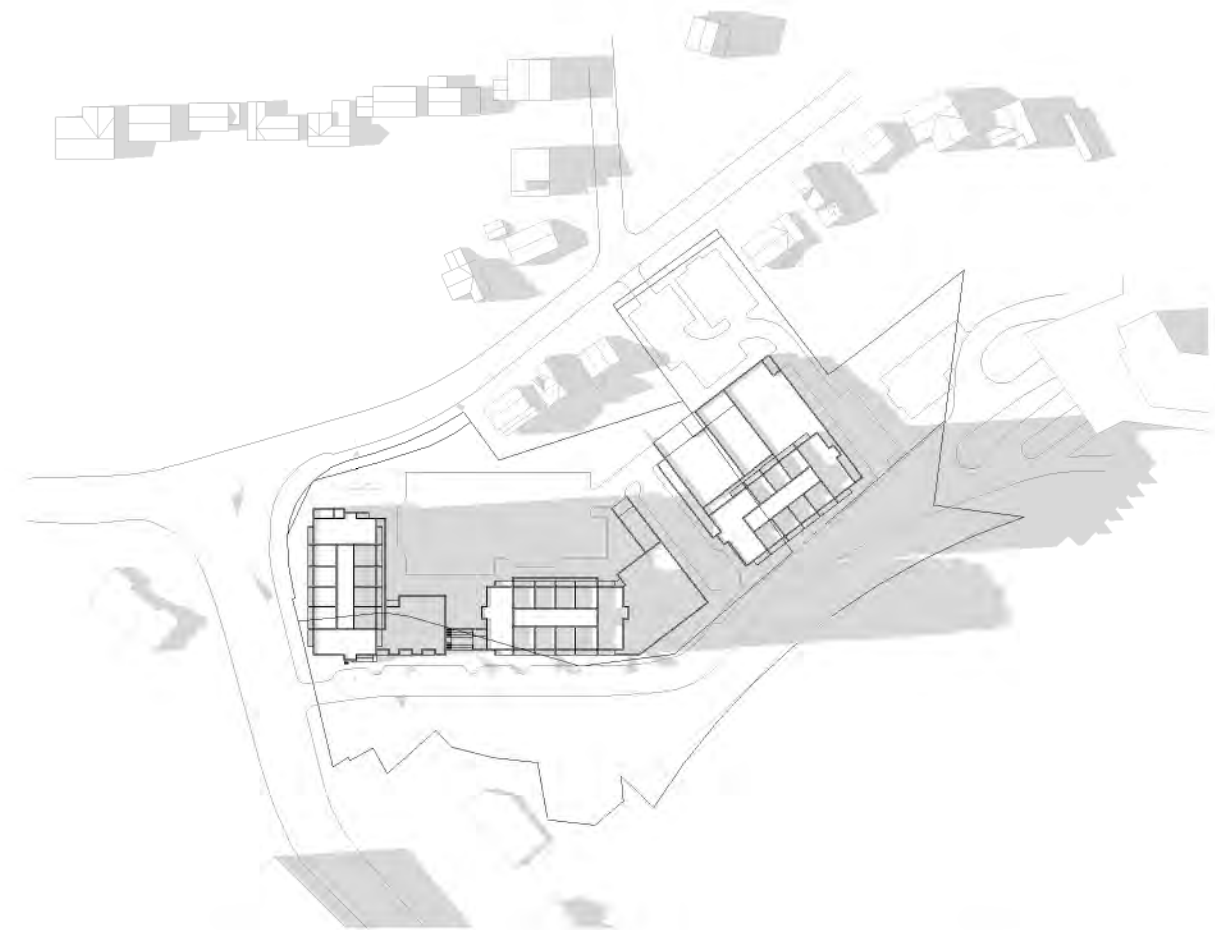
OPA/ ZBA

DATE

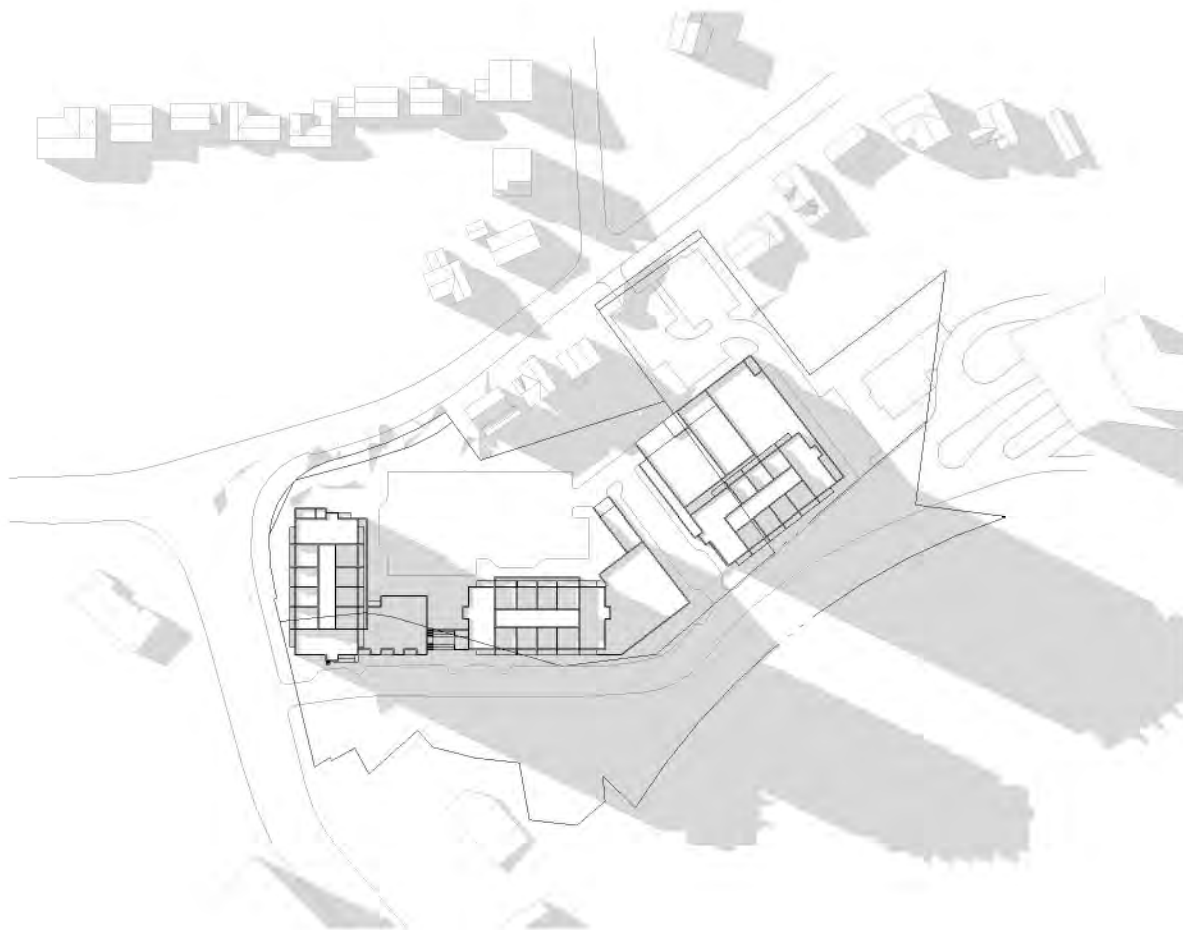
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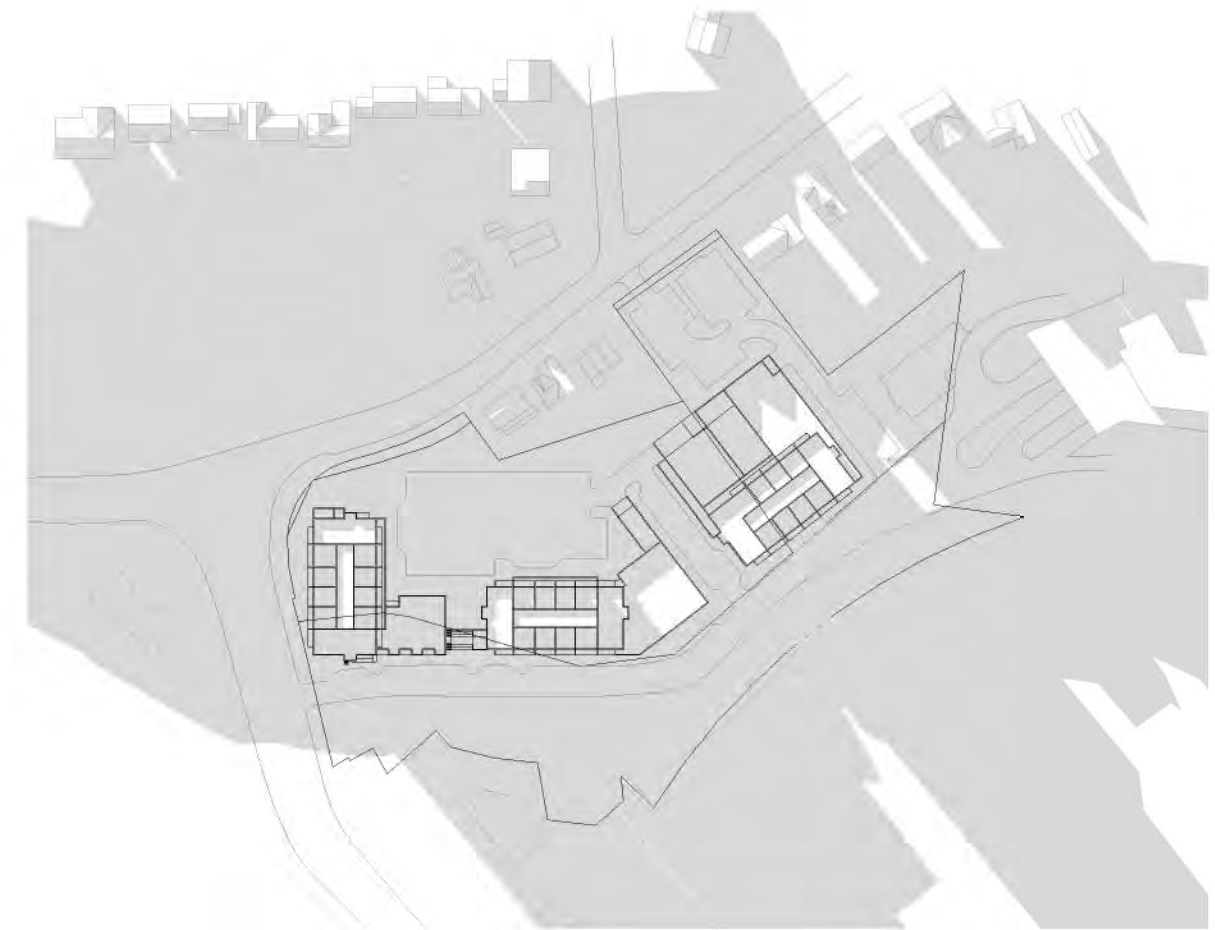
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WINTER SOLSTICE - 12:00 PM



WINTER SOLSTICE - 2:00 PM



WINTER SOLSTICE - 4:00 PM

PROJECT NO.

21005

PROJECT NAME

255 KING
STREET WEST
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

SHADOW
STUDY - WINTER
SOLSTICE (DEC
21)

SCALE 1 : 2500

ISSUED FOR

OPA/ ZBA

DATE 2022.06.30

6.3



PROJECT NO.

21005

PROJECT NAME

255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

RENDERS

SCALE

ISSUED FOR

OPA/ ZBA

DATE

2022.06.30

7.1



PROJECT NO.

21005

PROJECT NAME

255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

RENDERS

SCALE

ISSUED FOR

OPA/ ZBA

DATE

2022.06.30

7.2



PROJECT NO.

21005

PROJECT NAME

255 KING ST W
MULTI-RES
DEVELOPMENT

255 KING STREET WEST
CAMBRIDGE, ONTARIO

DRAWING TITLE

RENDERS

SCALE

ISSUED FOR

OPA/ ZBA

DATE

2022.06.30

7.3