



September 20, 2022

City of Cambridge Council
City of Cambridge, City Hall
50 Dickson Street
Cambridge, ON, N1R 5W8

Dear Council members, city staff and neighbours,

RE: 581-595 Langs Drive, Official Plan Amendment and Zoning By-law Amendment

The redevelopment of 581-595 Lang's Drive in Cambridge is proposing 136 new units to be owned and operated by The Region (Waterloo Region Housing). This property has 38 existing units and the project is anticipated to generate 98 net new units.

As a Waterloo Region Housing project, this redevelopment project forms part of the Waterloo Region Housing Master Plan (WRHMP) and contributes towards the Region's Building Better Futures (BBF) housing goals.

BBF is the Region's plan to accelerate the development of affordable housing across the region with the goal to provide 2,500 new affordable homes by 2026. The successful implementation of this framework will require a multi-faceted approach to housing delivery through revitalization of existing Waterloo Region Housing (WRH) sites, strategic development of publicly-owned surplus lands, and innovation and partnership projects. The BBF Framework calls for at least 600 units from WRH which represents 25% of the total BBF housing goal.

The plan to revitalize select WRH sites was approved by Regional Council in 2019 under the WRHMP. Langs Drive was one of the properties recommended for redevelopment. This is a neighbourhood experiencing a long wait list for community housing and currently has community partnerships that could be expanded on. The WRH Housing Plan was updated in 2021 based on this update, the Langs project represents about 15% of the WRHMP housing goal.

The proposed development is a 7-storey apartment building which steps down to 5 storeys. The new units will include 1 to 5 bedrooms with a housing focus to provide more multi-bedroom units. Sixty-seven units (49%) will be 1-bedroom, 69 units (51%) will be multi-bedroom units. All the units are considered affordable and will include a mix of rent-geared-to-income, below average market (approximately 80% CMHC average market rent) and low-end market rents. All units will be targeted to low to moderate income households.

Document Number: 4181464

Document Name: Letter re: Langs Drive OPA/ZBA Application (Meeting date: Sept 27)
2022-09-19

There are several amenities designed for the building that will foster community building. As a unique feature, a Youth Community Centre will occupy a space on the ground floor and offer educational and community based services to tenants and the broader neighbourhood. Additionally there are meeting spaces and a corridor on the ground floor that can serve as additional spaces for tenants to gather for activities. Outside the building a large landscaped space will contain a playground and other activities for tenants of the building to enjoy.

Another housing initiative the Region is undertaking is the Transform Waterloo Region (Transform WR) Climate Action Strategy and Implementation. As a building strategy, Transform WR provides direction to design new buildings as net-zero carbon, or to enable the transition to net-zero-carbon. New WRH buildings, including the Langs Drive development will be designed and built to this standard.

A comprehensive tenant relocation strategy and engagement process has been implemented. To date 72% of tenants have been relocated and it is anticipated that all tenants will be relocated by Spring, 2023. All tenants who have been relocated to other WRH properties will have the option to move back into the new building into appropriate sized units.

An important priority of the WRH Master Plan is community engagement; Regional staff have engaged tenants and neighbours throughout the design and planning of the project. Community forums are a key engagement tool for providing updates on design and construction timelines and an opportunity to receive meaningful feedback to answer questions. The consultation process also included the Smart Waterloo Region Innovation Lab (SWRIL) with a number of recommendations proposed in this project. The following engagement sessions have taken place:

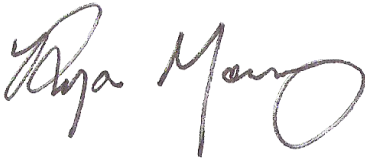
Date	Engagement Audience	Purpose of Engagement
November 15 and 17, 2021	Tenants	Four virtual meetings were held to walk through the tenant relocation strategy
Late November/Early December, 2021	Tenants	One-to-one meetings were held between WRH staff and tenants to develop individual relocation plans
June 1, 2022	Tenants	A virtual information session was held for tenants which showcased the plans for the outdoor and indoor amenity spaces and asked for feedback
July 20, 2022	Youth in the community	Smart Waterloo Region Innovation Lab (SWRIL) hosted a Youth Input Consultation for the Children & Youth residents in the Langs community. The Youth had the opportunity to weigh in on the design of the playground-recreational area on the site
On-going	Planning Act circulation	Community consultation as required by the Ontario Planning Act

On behalf of the Region and project team, we kindly thank you for your consideration with this application for a combined Official Plan and Zoning By-Law Amendment as submitted and led by IBI Group.

Document Number: 4181464

Document Name: Letter re: Langs Drive OPA/ZBA Application (Meeting date: Sept 27)
2022-09-19

Thank you, and Sincerely,

A handwritten signature in dark ink, appearing to read "Ryan Mounsey". The signature is fluid and cursive, with the first name "Ryan" and last name "Mounsey" clearly distinguishable.

Ryan O. Mounsey, BES.MUDS.MCIP.RPP
Manager of Affordable Housing Development
Region of Waterloo

Building Better Futures: www.regionofwaterloo.ca/en/living-here/affordable-housing-plan.aspx

cc.

Brad Pick, Project Manager, Facilities - Large Capital (RofW)

Jeffrey Schumacher, Supervisor Affordable Housing and Development (RofW)

Tristan Wilkin, Principal Planner, Housing & Development

Amy Osika, Manager, Client Services & Waterloo Region Housing

Ryan Pettipiere, Director, Housing Services

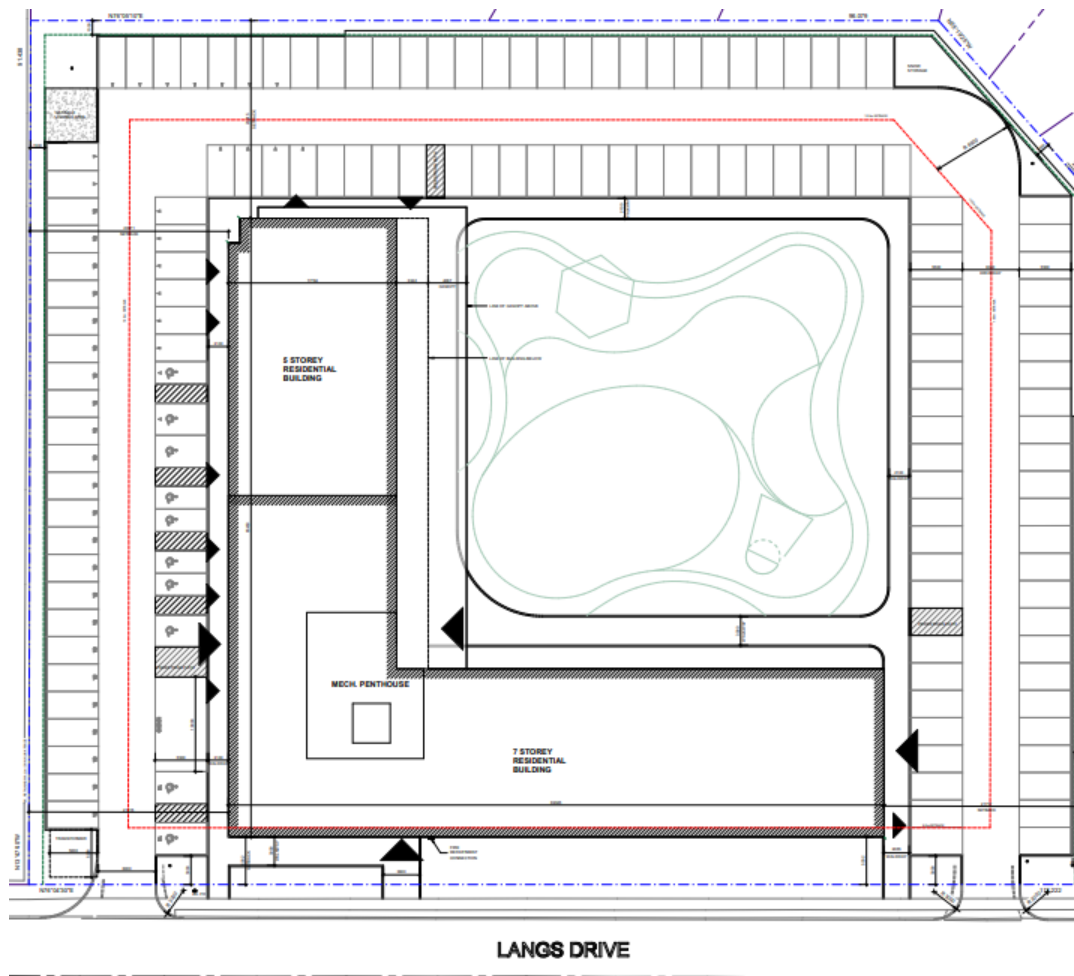
Douglas W. Stewart, Associate – Manager, Urban & Regional Planning, IBI Group

Danielle Kotewicz, IBI Group

Document Number: 4181464

Document Name: Letter re: Langs Drive OPA/ZBA Application (Meeting date: Sept 27)
2022-09-19

Proposed Site Plan



Document Number: 4181464

Document Name: Letter re: Langs Drive OPA/ZBA Application (Meeting date: Sept 27)
2022-09-19

LANGS DRIVE

Document Name: Letter re: Langs Drive OPA/ZBA Application (Meeting date: Sept 27)
2022-09-19