

581-595 Langs Drive, Cambridge

Langs Community Housing Redevelopment

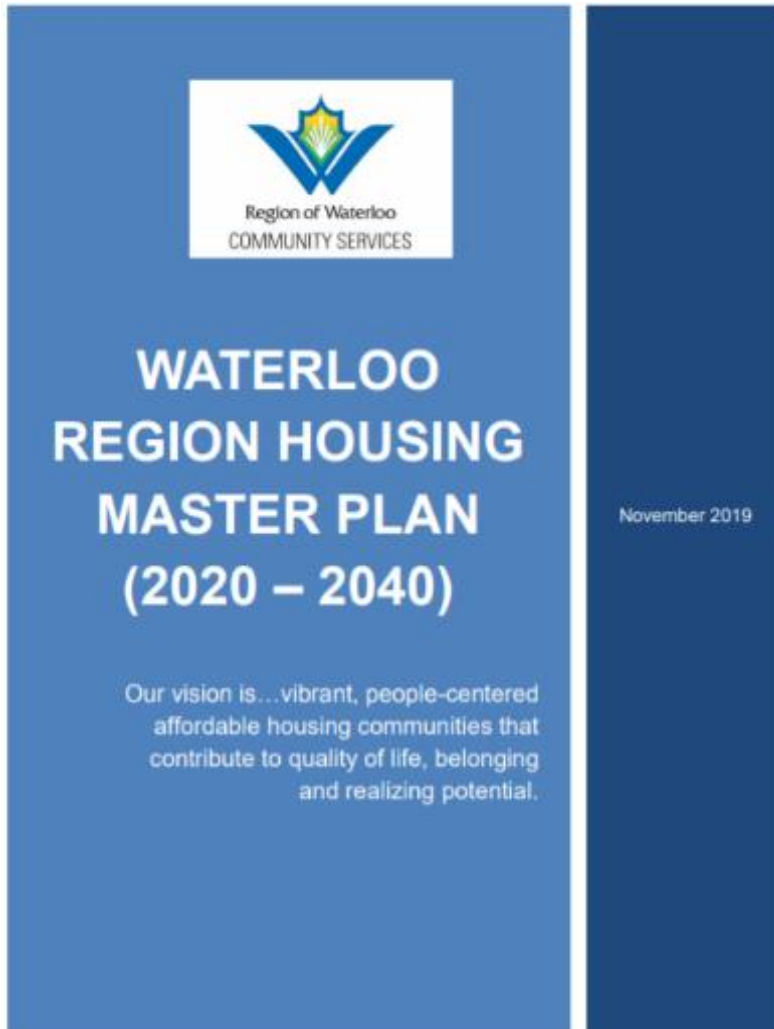


IBI GROUP

Regional Municipality of Waterloo
Public Meeting – OPA/ZBA (OR07/22)
September 27, 2022



- Building Better Futures is a commitment by Regional Council, made in 2021, to create 2,500 new affordable homes in 5 years
- The Region is working alongside provincial, federal, municipal, non-profit and private sector partners to identify vacant surplus lands for affordable housing
- Regional property to establish multi-income housing developments is among innovative solutions to creating affordable housing, and a range-and-mix of housing throughout the Region.
- Promoting a range-and-mix of housing in neighbourhoods across the Region enriches the vibrancy and diversity of neighbourhoods, supports climate action through intensification and promotes more affordable living options for residents.



- Approved by Council in November 2019 to create more affordable housing
- Maps out plan to create at least 600 new WRH units
- Another goal to create complete communities
- New units to be created within the current 65 WRH community sites
- All sites were evaluated
- Langs was one of 5 properties identified for redevelopment
- 2021 Master Plan update approved

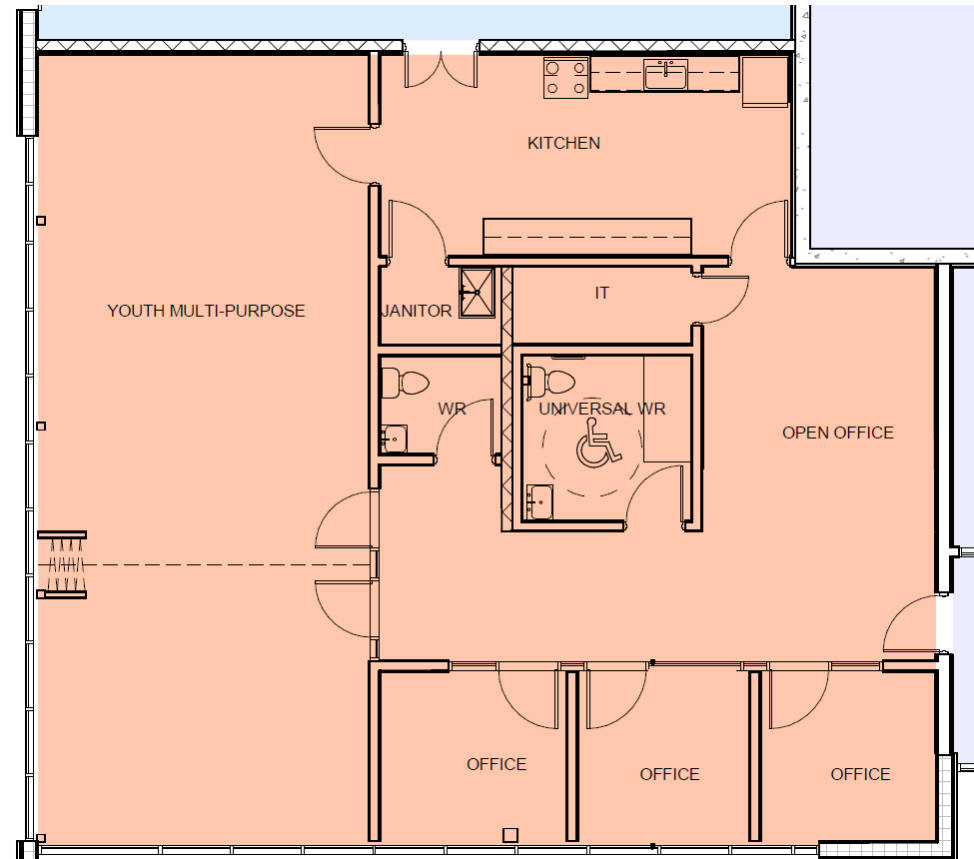
Langs Drive Redevelopment

- Current waitlist for this community is long
- Region has a community partner at Langs that serves tenants
- Direct proximity to transit
- New building will provide a range of unit sizes (1 to 5 bedrooms) and add additional amenity space that does not exist on the site today
- 136 units (98 net new homes)
- Tenant relocation plan underway during construction .
- All units affordable.



Langs Drive Redevelopment

- Home to Youth Community Centre
- Enhanced community engagement with Smart Waterloo Region Innovation Lab with enhanced amenity space
- >50% units are multi-bedroom
- A net-zero carbon building

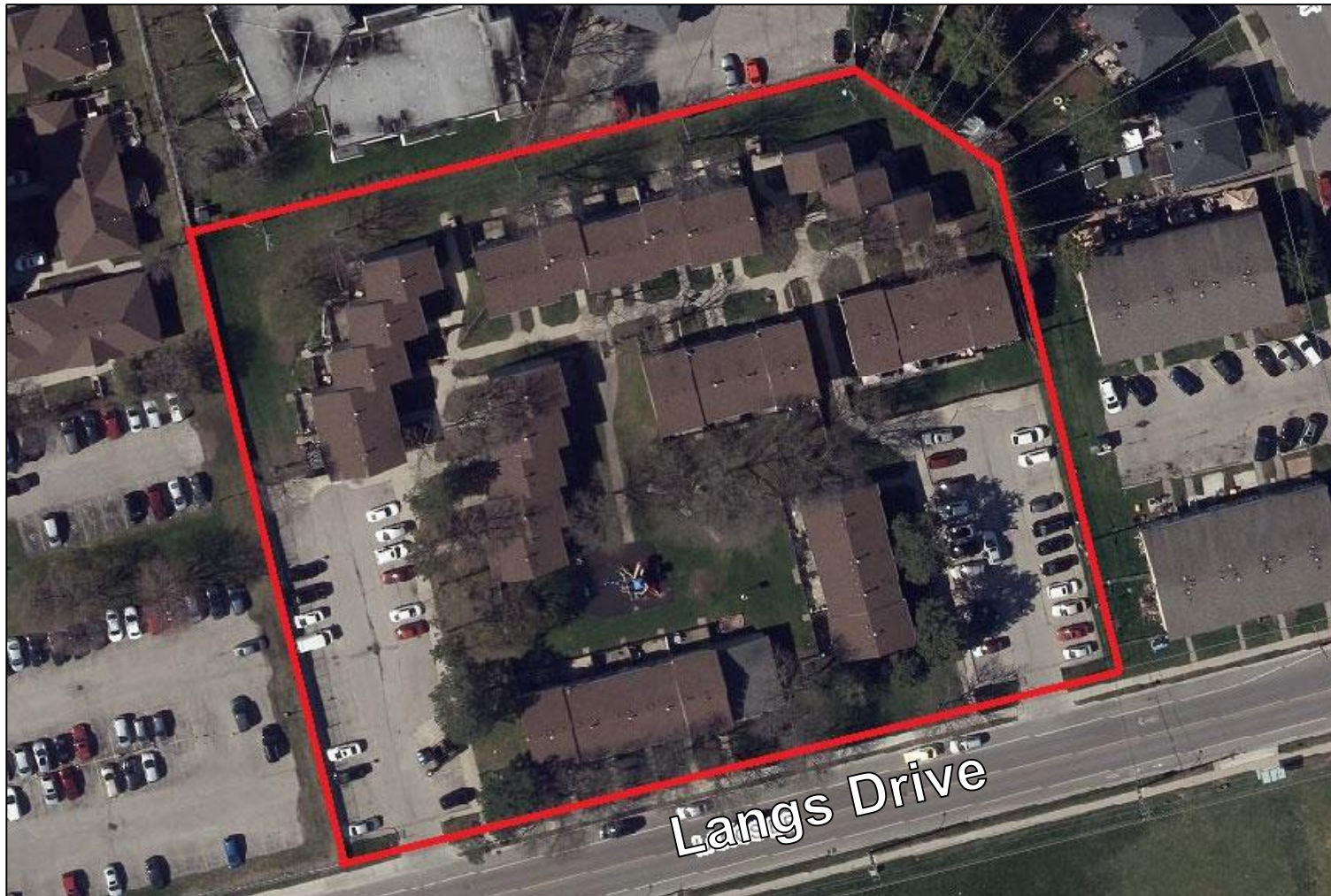


Proposal Details

- Mixed-Use Development
- 136 affordable housing units
- Ground floor Youth Community Centre
- 7-storeys (fronting Langs Drive)
- Requesting Official Plan Amendment for 'High Density Residential' designation
- Requesting Zoning By-law Amendment for 'N1RM3' Zone with Site-Specific Exceptions



Aerial Image of the Subject Lands



Streetview of the Subject Lands facing North (April 2021)

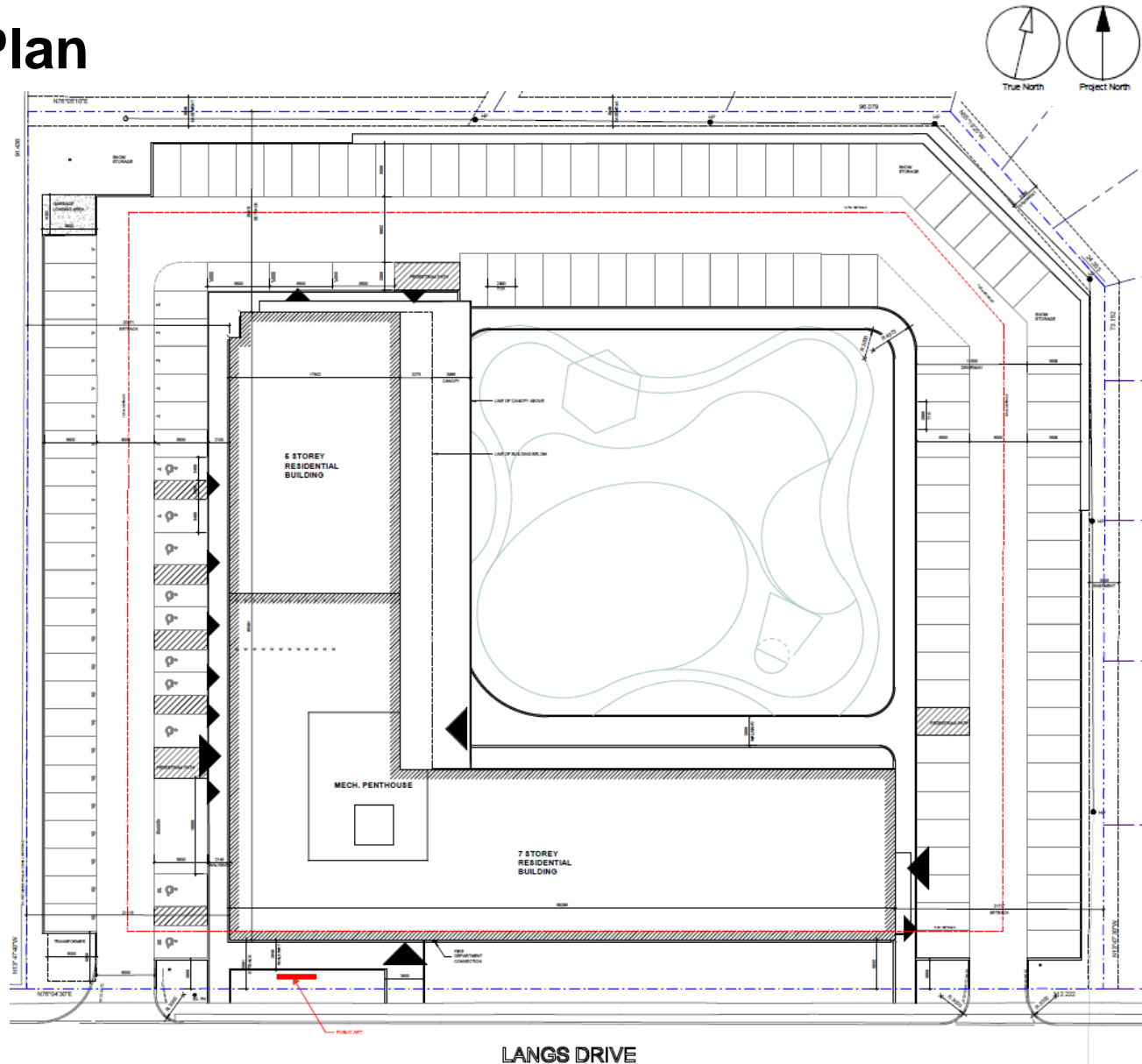


Streetview of the Subject Lands facing North-West (April 2021)



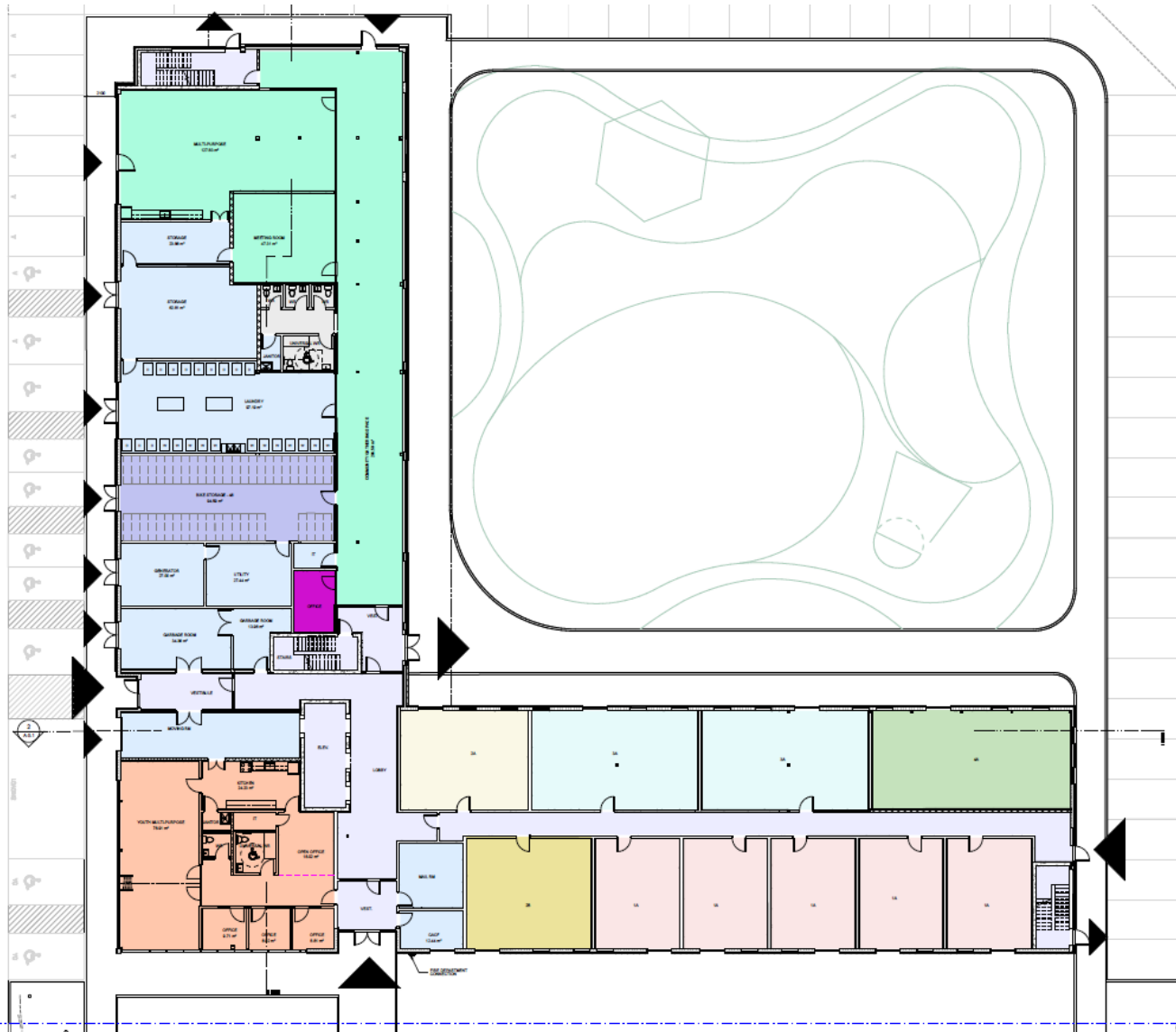
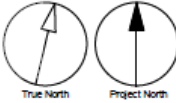
Proposed Site Plan

- 7 Storey “L” shaped Mixed-Use Building
- Youth Community Centre
- Central outdoor amenity space
- Multi-purpose room and community gathering space
- 131 parking spaces (+3 drop-off spaces)
- 60 bicycle parking spaces



LANGS DRIVE

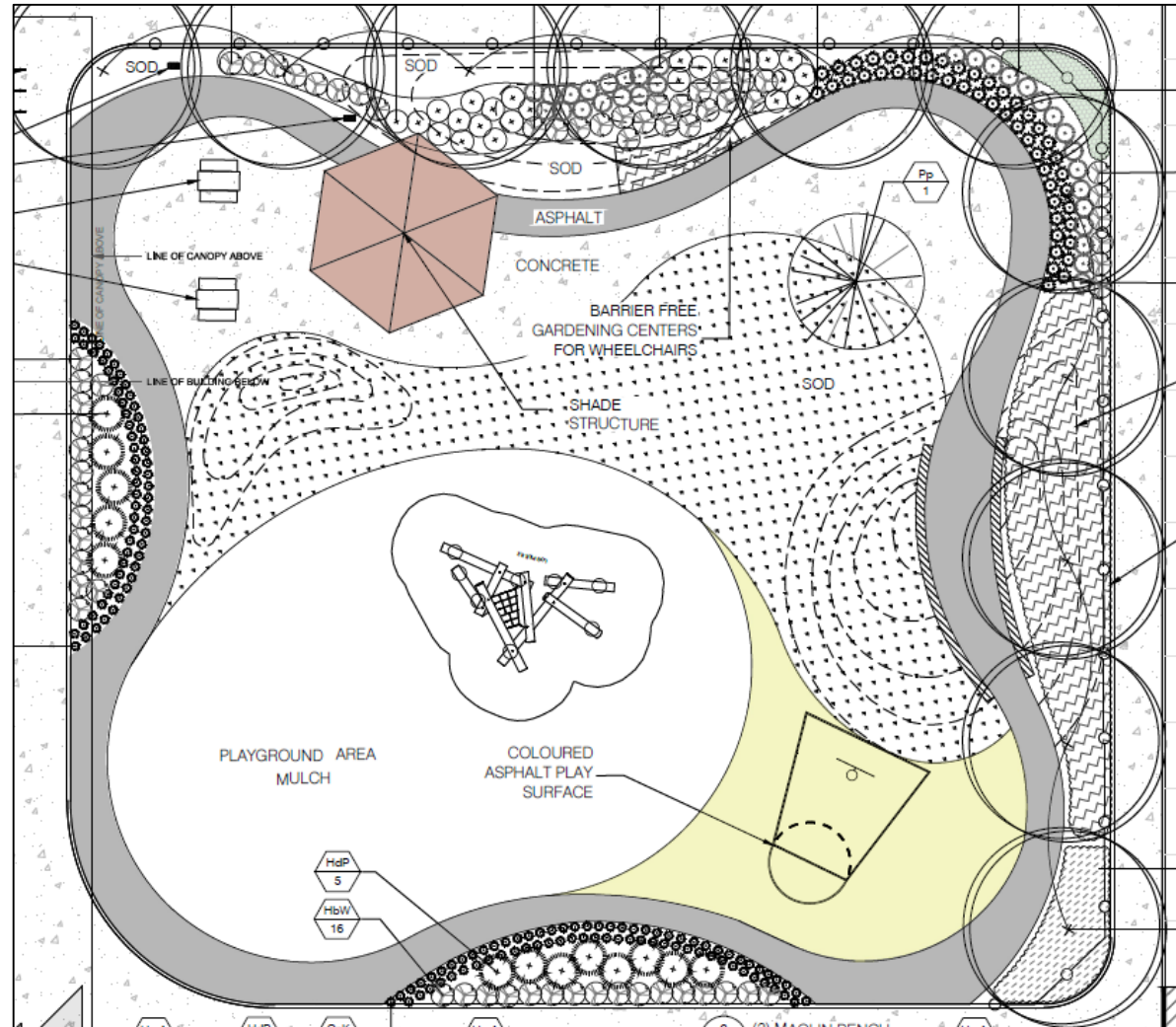
Proposed Ground Floor



1A	YOUTH CENTER
1B	CIRCULATION
2A	SERVICE
2B	LAUNDRY
2C	OFFICE
3A	WASHROOM
3B	COMMUNITY USE
4A	
4B	
5B	

Proposed Outdoor Amenity Space

- Playground area
- Basketball net
- Gazebo / outdoor structure
- Seating areas
- Extensive landscaping



3D Rendering – Facing North



3D Rendering – Facing North-West



3D Rendering – Community Gathering Space



Policy Review and Planning Rationale

- Follows Provincial policy direction for more affordable housing
- Implements the Region's Housing Master Plan to create more affordable housing units
- Existing 38 affordable townhouse units replaced with 136 affordable 'apartment-style' units
- Proposed development provides for efficient use of underutilized lands and existing infrastructure
- Creates a community oriented development that provides a Youth Community Centre, community gathering areas, and meeting rooms

Parking

- Total of 131 parking spaces (plus 3 drop-off spaces)
- Proposed parking rate of 0.85 spaces/dwelling (required is 1.25 spaces/dwelling)
- A Transportation Impact Study and Parking Study was not requested by Staff
- Based on Region's existing affordable housing projects, parking utilization averages at 37.6% (see next slide for table)
- 60 bicycle parking spaces provided on-site
- Located directly on transit route (#56), within walking/cycling distance of two additional GRT bus routes

Existing Parking Utilization Rates

Provider	Address	Year Completed	Units	Total Parking Spaces Provided	Parking Spaces Used by Tenants	Parking Space Use per Unit
Heartwood Place	26 Ainslie St. S., Cambridge	2010	66	34	14	21.2%
Cambridge Kiwanis	365 Linden Dr., Kitchener	2014	24	24	10	41.7%
Heartwood Place	1103-1109 King St E., Cambridge	2017	20	28	7	35.0%
Home Concept	175 Hespeler Rd., Cambridge	2018	34	19	10	29.4%
KW Habilitation	108 Sydney St. S., Kitchener	2018	22	17	4	18.2%
MennoHomes	7 Memorial Drive, Elmira	2018	25	33	18	72.0%
Maxwell	184 Erb St. E., Waterloo	2018	28	26	7	25.0%
KHI	430 Connaught Street, Kitchener	2018	16	19	6	37.5%
25 Linnwood	25 Linnwood Ave., Cambridge	2020	31	27	21	67.7%
Bridgeport at Lancaster	544 Bridgeport Road, Kitchener	2021	48	57	22	45.8%
Maxwell - Guelph	18 Guelph Street, Kitchener	2021	13	9	4	30.8%
Total			327	293	123	37.6%

Summary and Next Steps

- Opportunity to provide affordable housing and increased density on underutilized lands
- Supported by Provincial and municipal policy framework
- Development is supportive of public transit and within walking / cycling distance of goods and services
- Staff review and recommendation on Official Plan and Zoning By-law Amendment
- Council Decision on Official Plan and Zoning By-law Amendment
- Site Plan Application submission

Questions?

Unit Breakdown

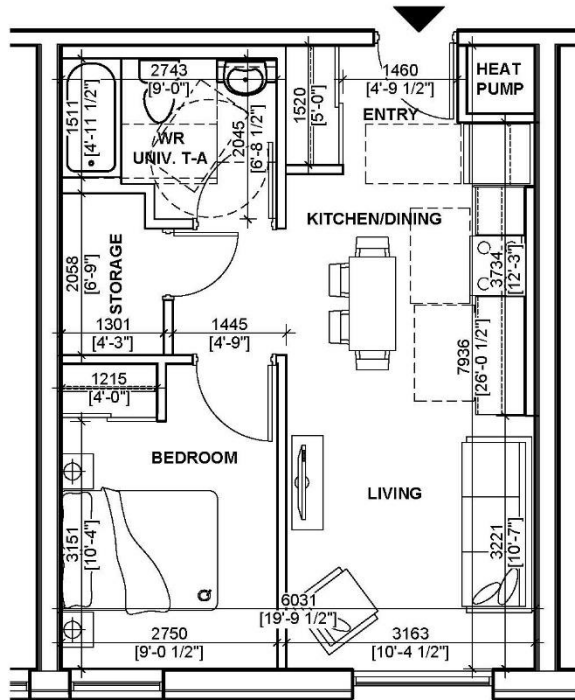
UNIT TYPE	UNIT AREA		GROUND FLOOR	2-5th FLOOR	6-7th FLOOR	TOTAL UNIT		OBC BF UNIT*			CMHC ACCESSIBLE UNIT			CMHC UNIVERSAL DESIGN		
	m²	ft²						Y/N	# OF UNIT	%	Y/N	# OF UNIT	%	Y/N	# OF UNIT	%
1A	54	609	5	36	12	53	67	N			N			Y		
1B*	58	626	0	12	2	14		Y	14	20.9%	Y	14		-	53	
2A	73	790	1	12	6	19	28	N			N			Y		
2B*	79	856	1	4	2	7		Y			Y			-		
2C	74	797	0	0	2	2		N	7	25.0%	N	7		Y	21	
3A	94	1009	2	12	4	18		N			N			Y		
3B*	100	1082	0	4	2	6	24	Y	6	25.0%	Y	6		-	18	
4A	118	1275	1	4	2	7	13	N			N			Y		
4B*	113	1217	0	4	2	6		Y	6	46.1%	Y	1**		Y	12	
5B*	131	1414	0	4	0	4	4	Y	4	100%	Y	1**		Y	3	
			10	92	34											
TOTAL						136 UNITS			37	27.2%		29	21.3%		107	78.7%

* CMHC ASSESSIBLE UNITS

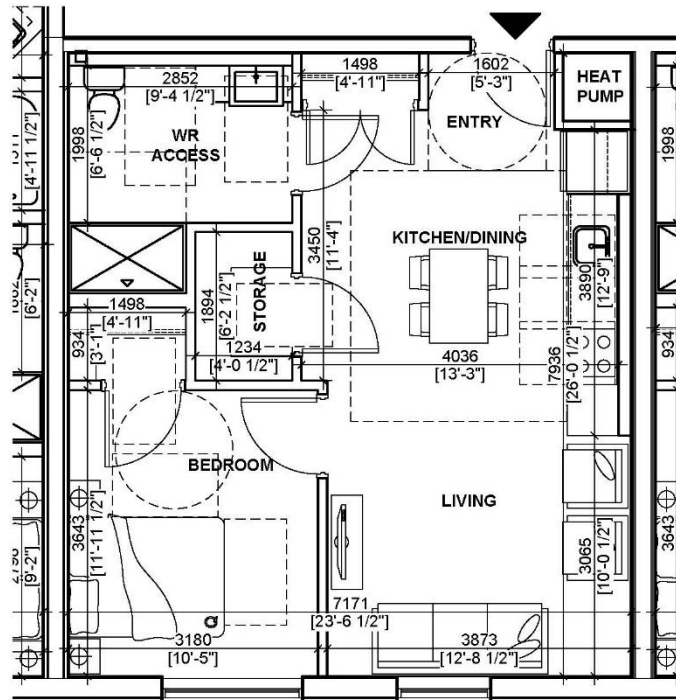
** 1 UNIT IN THIS TYPE IS CMHC ASSESSIBLE UNIT

CMHC - UNIT LAYOUTS

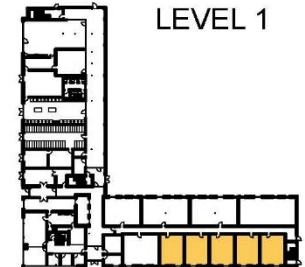
1 BEDROOM



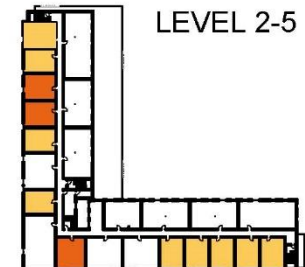
UNIT TYPE 1A
CMHC UNIVERSAL



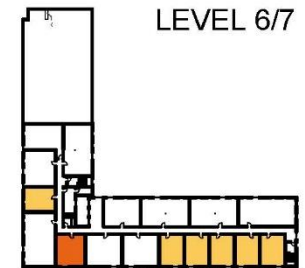
UNIT TYPE 1B
CMHC ACCESSIBLE



LEVEL 1



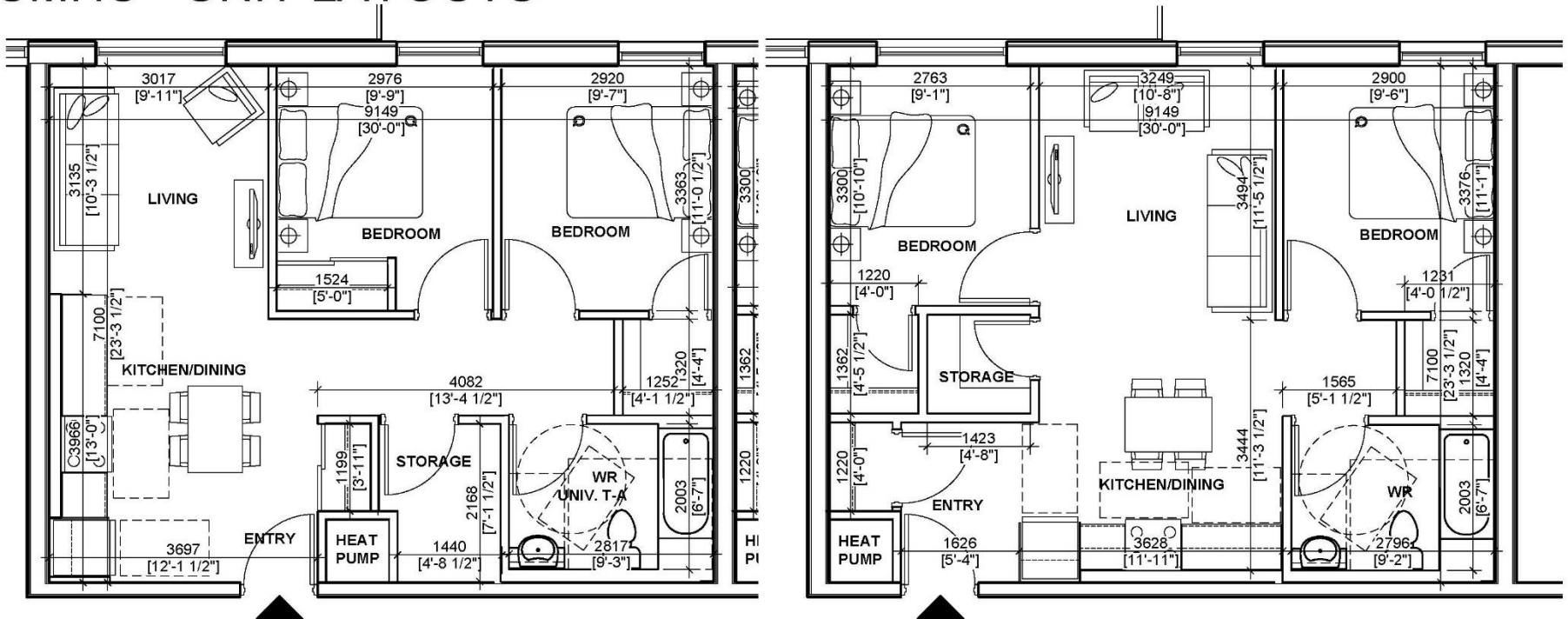
LEVEL 2-5



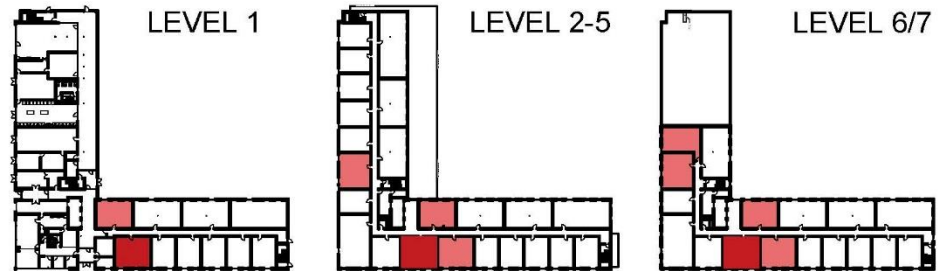
LEVEL 6/7

CMHC - UNIT LAYOUTS

2 BEDROOM

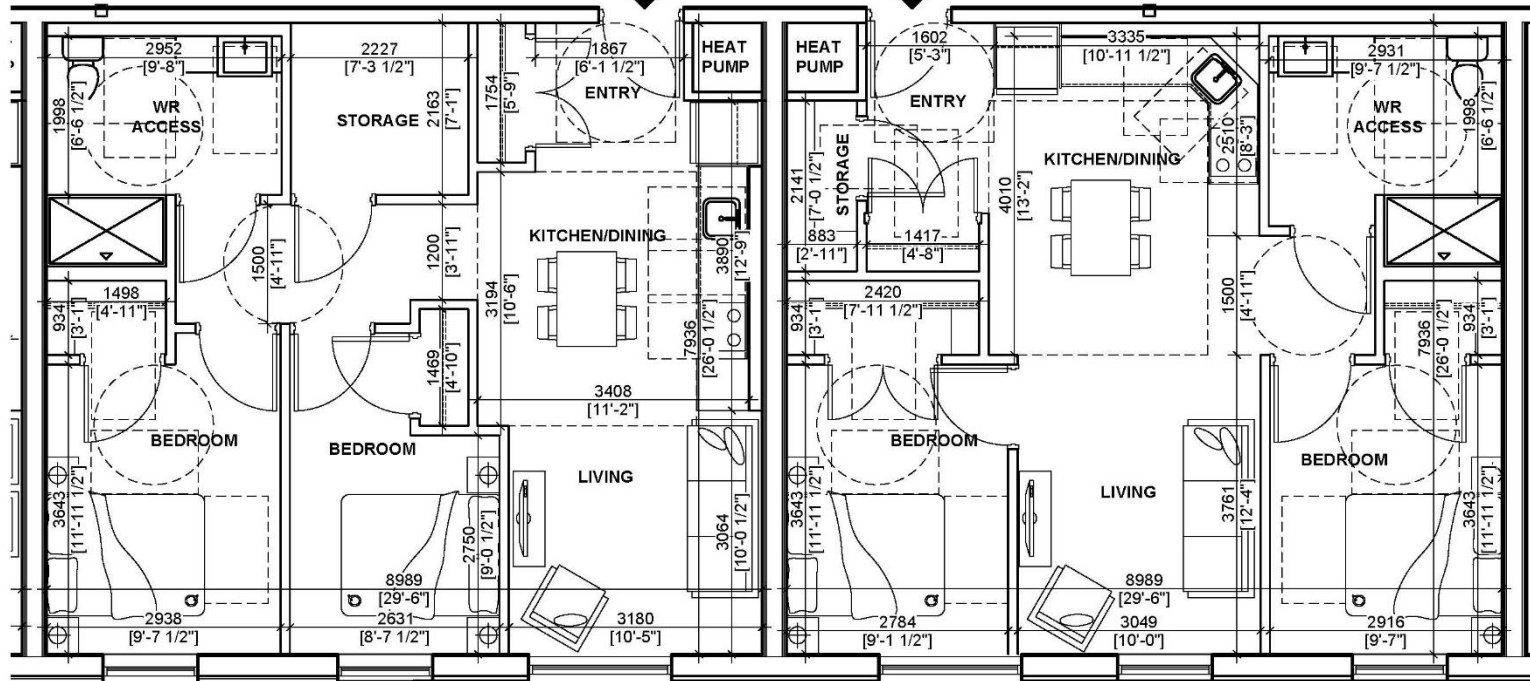


UNIT TYPE 2A OPTIONS
UNIVERSAL LAYOUT

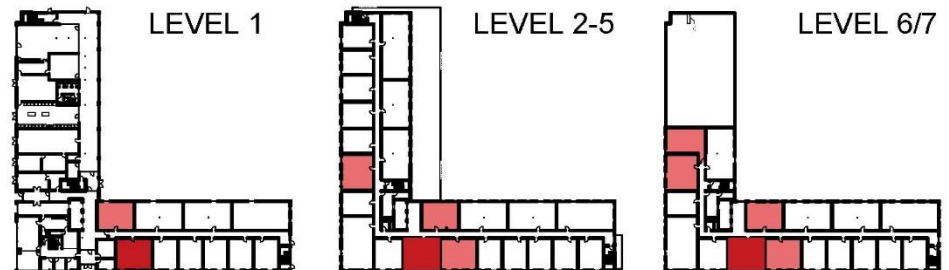


CMHC - UNIT LAYOUTS

2 BEDROOM

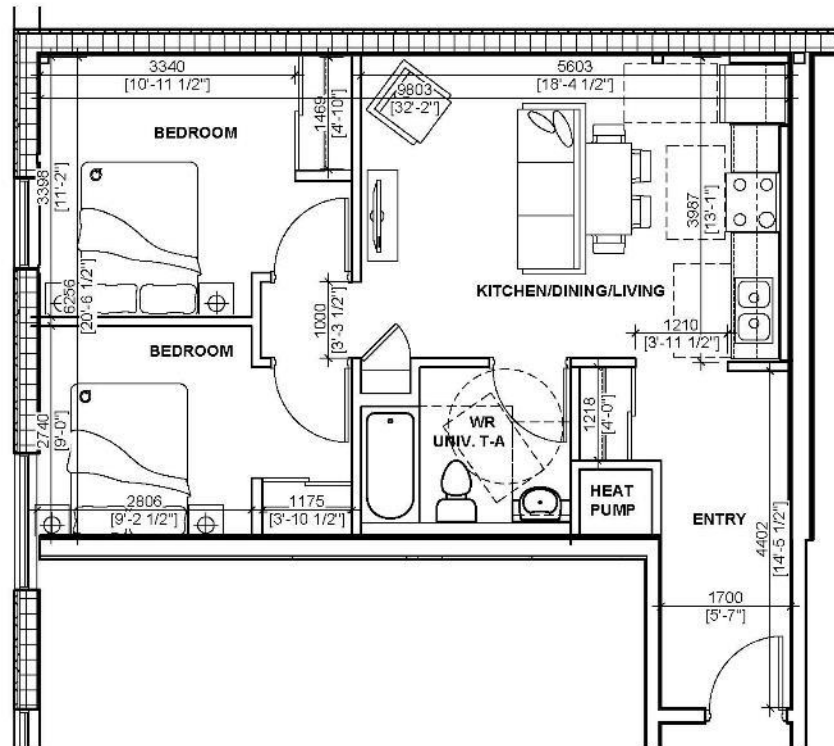


UNIT TYPE 2B OPTIONS
ACCESSIBLE LAYOUT

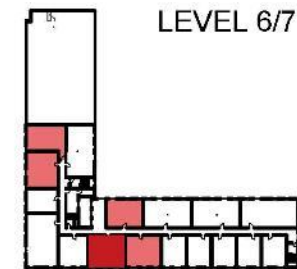


CMHC - UNIT LAYOUTS

2 BEDROOM



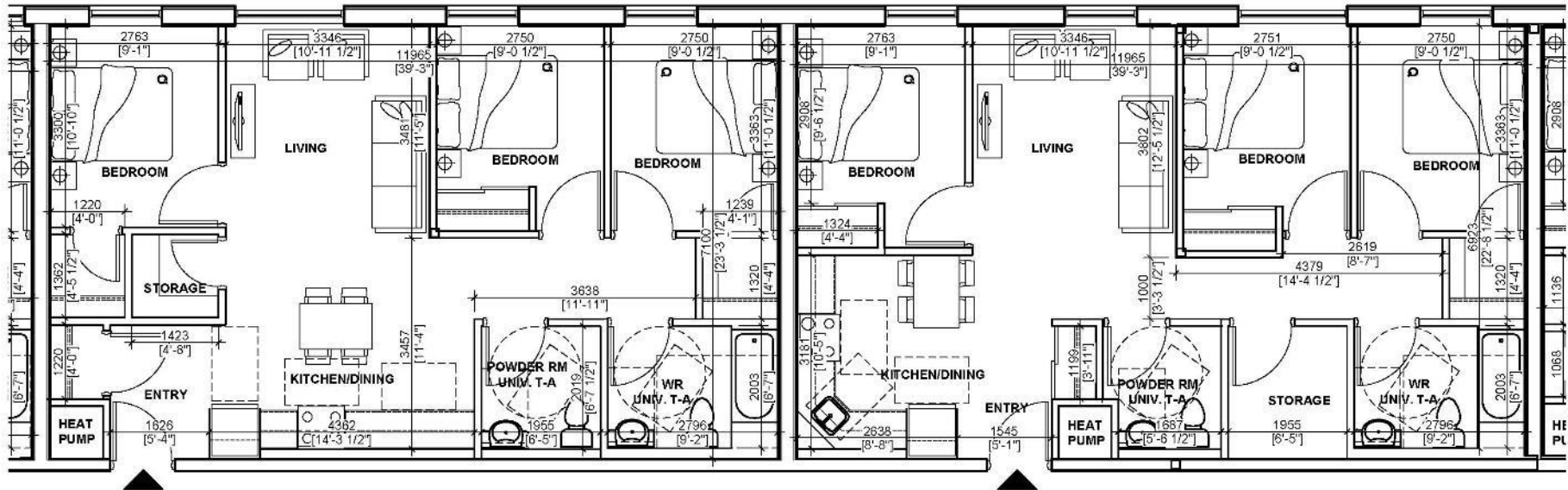
UNIT TYPE 2C
UNIVERSAL LAYOUT



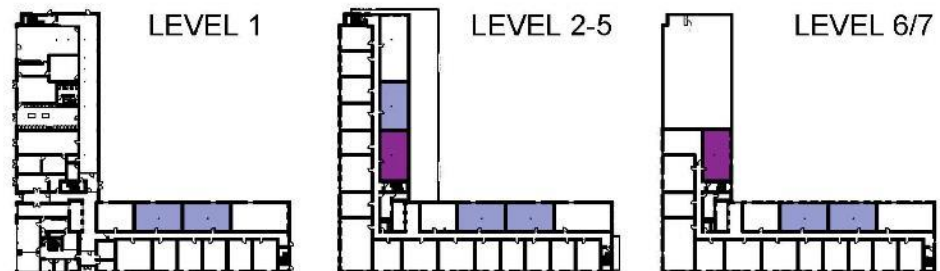
LEVEL 6/7

CMHC - UNIT LAYOUTS

3 BEDROOM

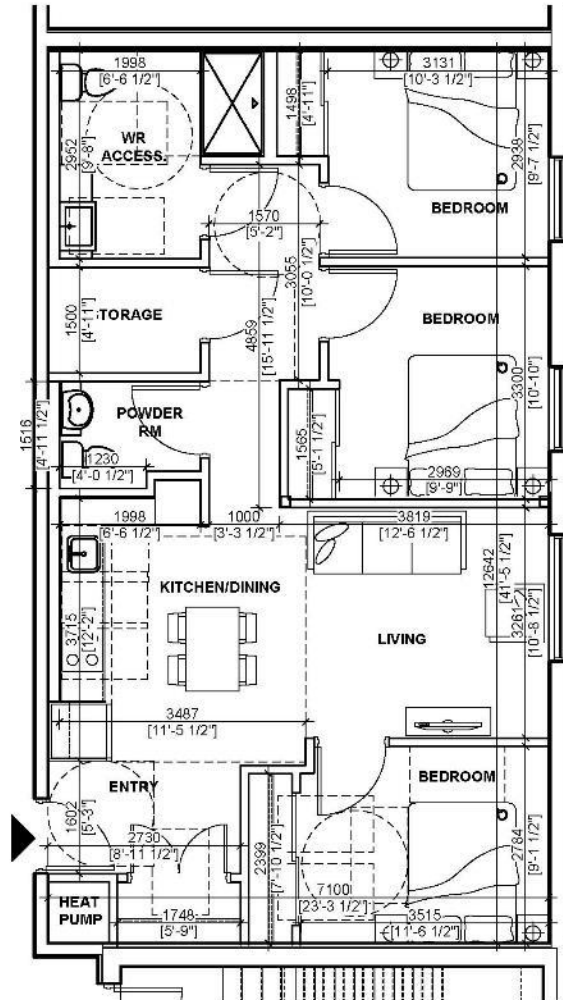


UNIT TYPE 3A OPTIONS
UNIVERSAL LAYOUT

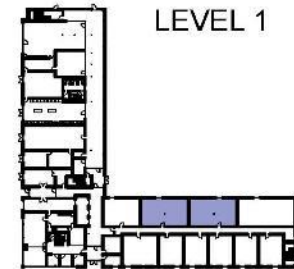


CMHC - UNIT LAYOUTS

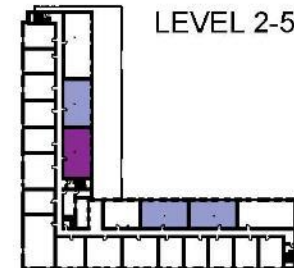
3 BEDROOM



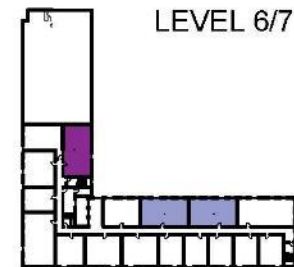
3B



LEVEL 1



LEVEL 2-5

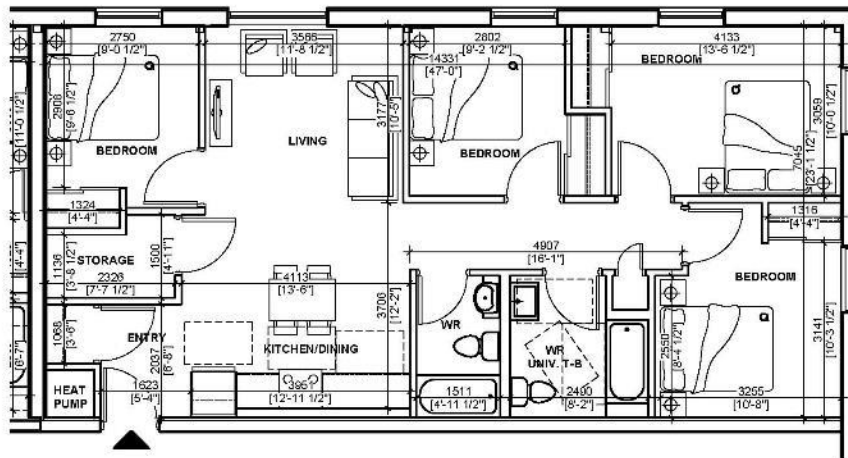
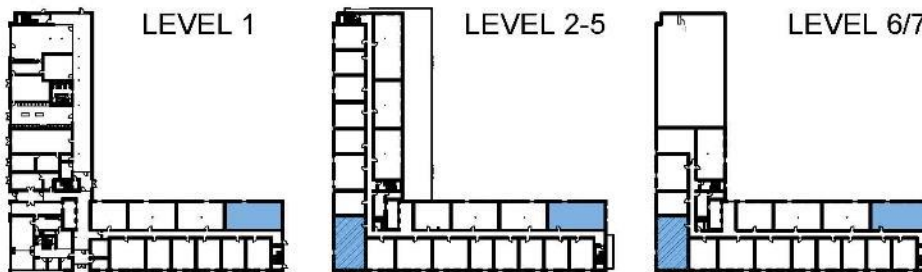


LEVEL 6/7

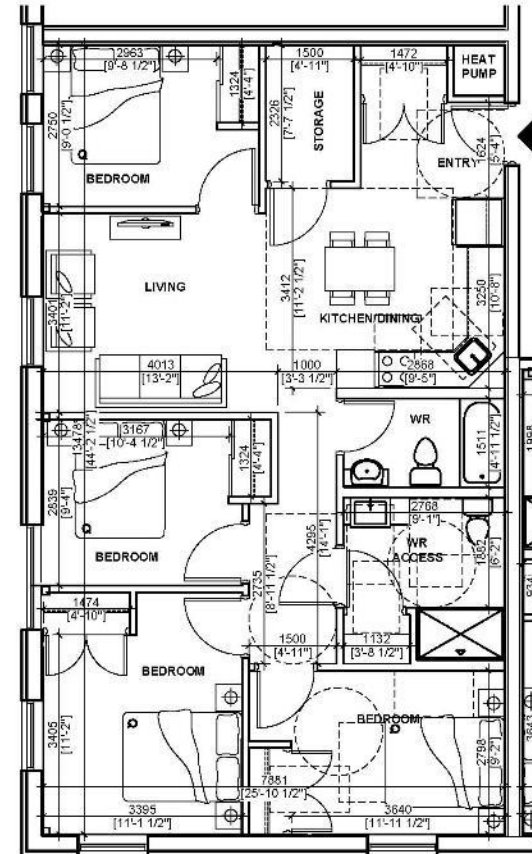
UNIT TYPE 3B
ACCESSIBLE LAYOUT

CMHC - UNIT LAYOUTS

4 BEDROOM



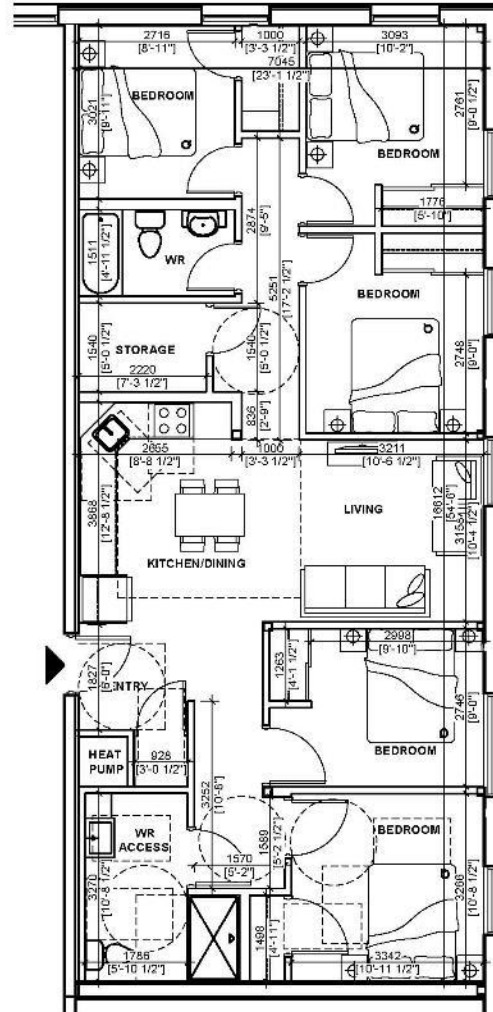
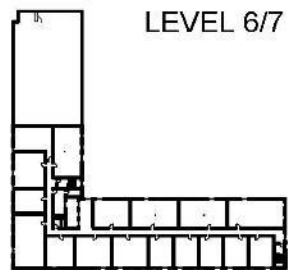
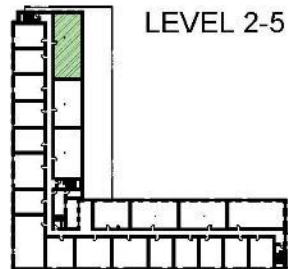
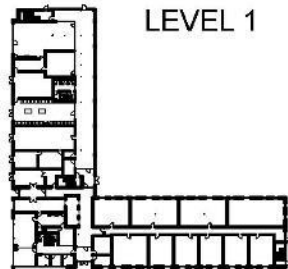
UNIT TYPE 4A PROPOSED
CMHC UNIVERSAL DESIGN



UNIT TYPE 4B
ACCESSIBLE DESIGN

CMHC - UNIT LAYOUTS

5 BEDROOM



UNIT TYPE 5B PROPOSED
CMHC ACCESSIBLE