

506-510, 516 Hespeler Road & 1000 Langs Drive

Public Meeting | Tuesday September 27, 2022

Subject Lands

- ▶ Predominantly vacant 4.5 ha. (11.4 ac.) land
- ▶ Frontages onto Hespeler Rd & Langs Dr.
- ▶ Two existing commercial establishments (Swiss Chalet, Pickle Barrel)
- ▶ Groff Mill Creek to the west
- ▶ Floodplain overlay modified
- ▶ Adjacent to future Stage 2 ION Light Rail Transit system route



Existing Conditions

Looking south from Langs Drive



Looking southwest from Hespeler Road



Looking west from Hespeler Road right-of-way

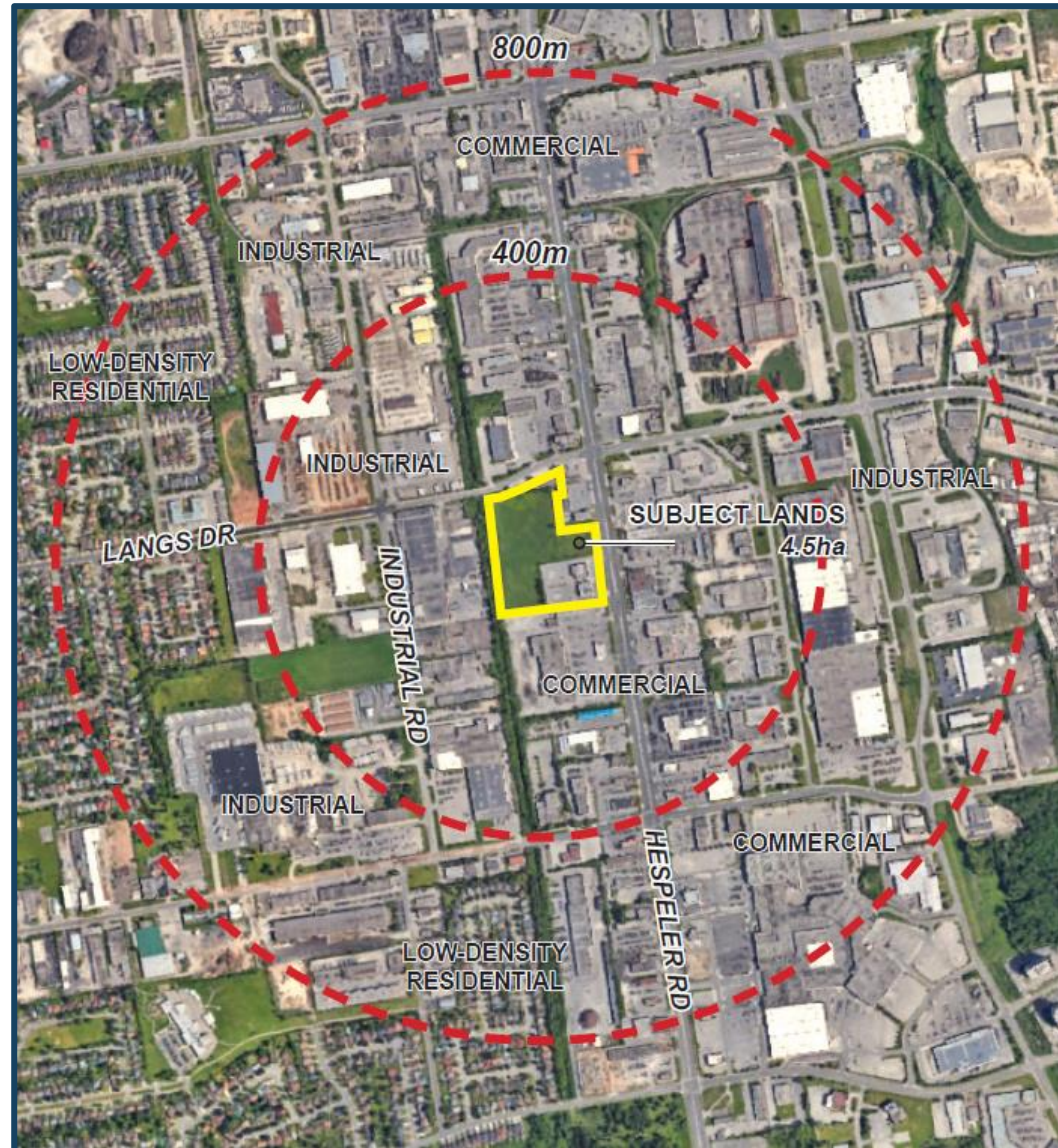


Looking northwest from Hespeler Road right-of-way



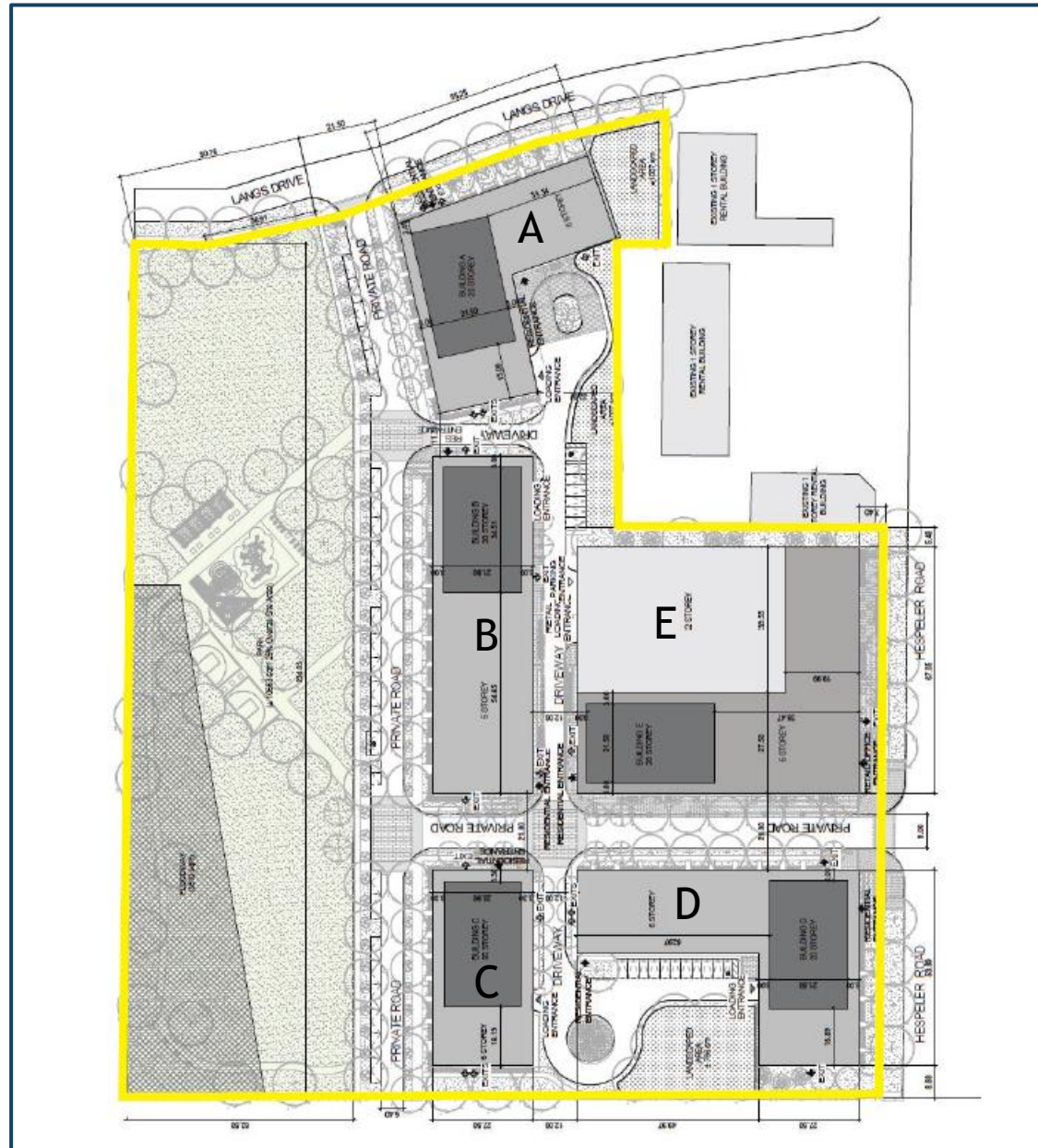
Surrounding Context

- ▶ Surrounded by predominantly commercial and industrial uses
- ▶ Proximate to extensive range of amenities, employment opportunities, and public services and facilities
- ▶ Access to existing and future planned public transit



Proposed Development

- ▶ Five, 20-storey residential and mixed-use buildings
- ▶ 1,366 residential units including one, two, and three bedroom variations
- ▶ Proposed supermarket and office/retail space
- ▶ U/G parking
- ▶ Large public park + open space areas
- ▶ New private roads
- ▶ Two phases of development



Proposed Development

Rendering of proposed public park, looking towards Hespeler Road



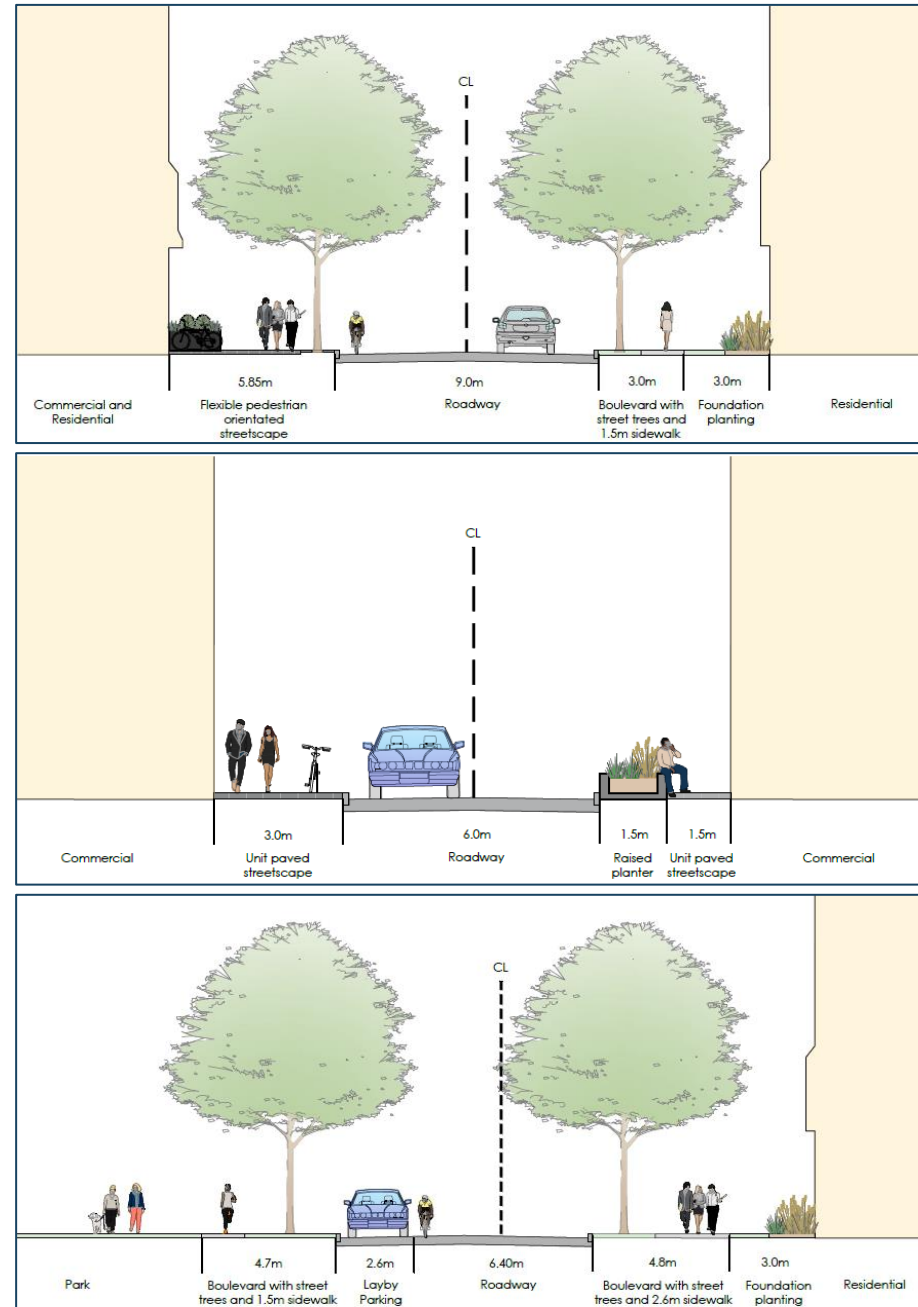
Proposed Development

Rendering of proposed development, looking towards Hespeler Road & Langs Drive intersection



Private Road Cross-Sections

- ▶ Urban streets designed to:
 - ▶ Protect the safety of residents and the general public
 - ▶ Apply the principles of universal design in all public spaces
 - ▶ Create an attractive public realm + tree planting
 - ▶ Park spaces adjacent to park



Proposed Amendments

- ▶ OPA
 - ▶ Currently designated “*Hespeler Road Mixed Use Corridor*” in the City of Cambridge Official Plan.
 - ▶ Proposed to be redesignated to a site-specific “*Mixed Use High Density (MUHD)*” designation to generally align with the Draft Hespeler Road Secondary Plan policies.
- ▶ ZBA
 - ▶ Currently zoned “*Commercial (C4)*” in the City of Cambridge Zoning By-law.
 - ▶ Proposed to be rezoned to a site-specific “*Hespeler Road Mixed Use / High Density (HR-MU/HD)*” zone to implement the policies of the May Draft Hespeler Road Secondary Plan.

Technical Studies

The following technical reports were provided in support of the proposal:

- ▶ Environmental Noise Assessment.
- ▶ Pedestrian Wind Assessment.
- ▶ Hydrogeological Study.
- ▶ Functional Servicing & Stormwater Management Report.
- ▶ Market Analysis.
- ▶ Shadow Impact Study.
- ▶ Transportation Impact Study.

Key Considerations

- ▶ The proposed development is supported by all levels of current provincial, regional and city land use planning policies, which encourages efficient and cost-effective residential/mixed use development in locations such as the subject lands, in the form and density being proposed.
- ▶ Addition of 1,366 residential units and commercial/office spaces that will provide enhanced housing and employment options for this part of Cambridge.
- ▶ Site is proximate to public services and amenities, as well as existing and future public transit opportunities.
- ▶ The proposed built-form and intensity is compatible with surrounding land uses.
- ▶ Proposal is supported by a range of technical studies.
- ▶ The vacant/undeveloped nature of lands would allow for timely delivery of proposal.
- ▶ In our professional opinion the proposed development is appropriate and desirable for the subject lands, and represents sound land use planning principles.

Thank you!

Questions?