



506-516 Hespeler Rd & 1000
Langs Dr
OR06/22

September 27, 2022 Special Council Meeting

Purpose of Meeting

- Formally introduce proposed Planning Application to Council and the public.
- Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification.
- Notice was provided in the Cambridge Times.
- Interested parties are encouraged to contact me for further information and future notification.

506-516 Hespeler Rd & 1000 Langs Dr (OR06/22)
Committee Phone Number: 519-623-1340 x4799
greener@cambridge.ca



Changes to the proposal may occur between the public meeting and recommendation to Council.

Anyone interested in staying informed must request to be on the mailing list for this application

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- South of Langs Drive, West of Hespeler Road
- 506-510 Hespeler Rd is occupied by two restaurants with shared surface parking
- The remaining of the property is vacant
- The Groff Mill Creek flows adjacent to the property with portions being located within the floodplain and flood fringe
- The subject lands are designated Mixed-Use Corridor and Open Space System in the Official Plan and zoned C4 Commercial
- The subject lands are in a proposed Major Transit Station Area (MTSA) and located along an existing transit corridor

Proposal

- The applicant is proposing a mixed use development consisting of the following:
 - Five (5) high rise buildings to a maximum building height of 20 storeys
 - Maximum of 1,366 residential dwelling units, including one, two and three-bedroom units
 - Approximately 9,200 sq.m of office and commercial floor space located at grade and within podiums
 - Private internal road network and underground parking
 - Public Park of approximately 10,663 sq.m (1 hectare)
- Tenure and provision of affordable housing has not yet been determined

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Proposed Official Plan Amendment:

	Official Plan, 2012 (current)	Draft Hespeler Road Corridor Secondary Plan	Proposed
Designation	Hespeler Road Mixed Use Corridor	Mixed Use High Density	Site Specific Policy
Maximum Density	Floor Space index (FSI) of 2.0	300 units per hectare	FSI 3.1 330 units per hectare
Maximum Height	12 storeys	20 storeys	20 storeys



SITE

Land Use



Hespeler Road Mixed-Use Corridor



Business Industrial



Natural Open Space System

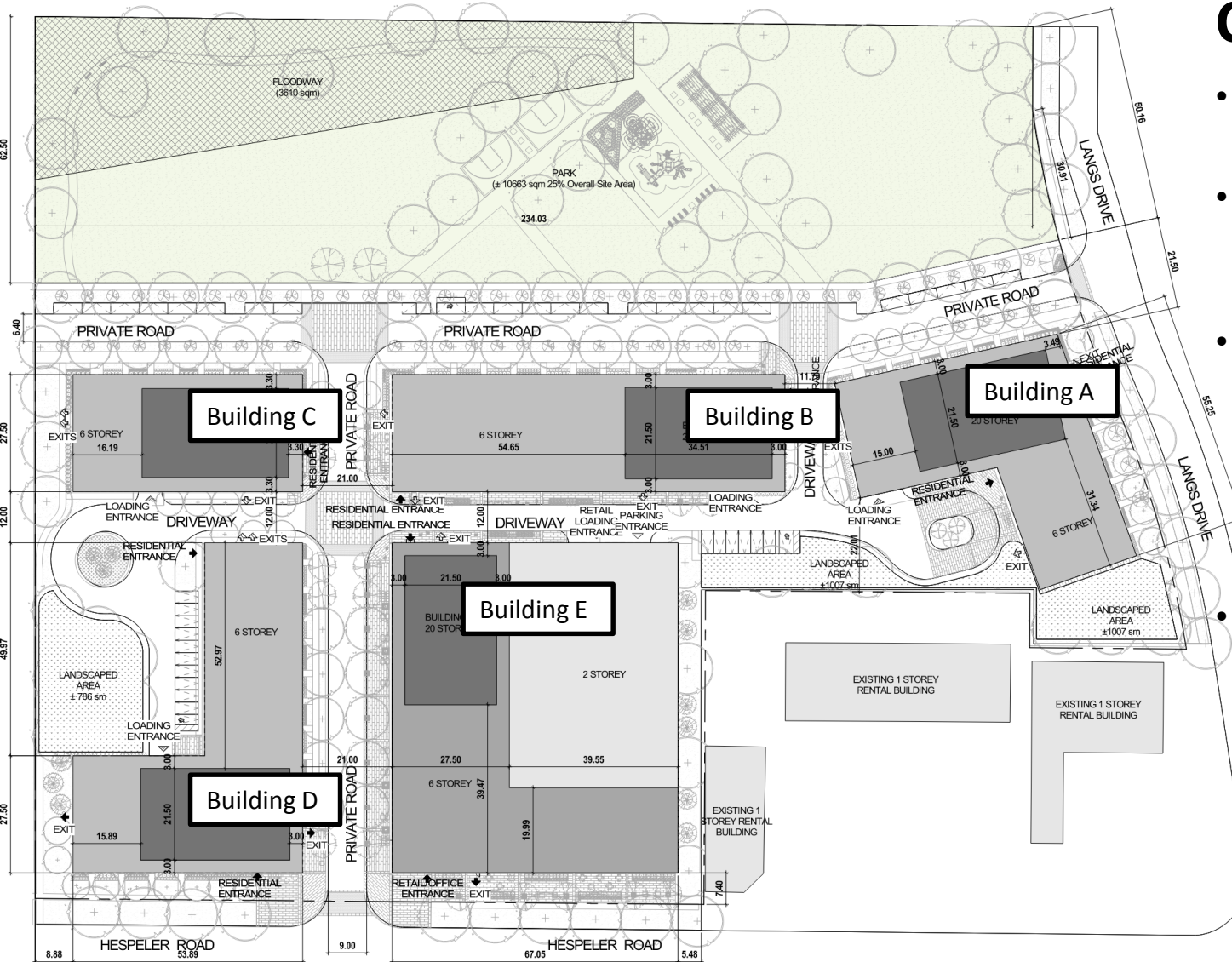
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Proposed Zoning By-law Amendment:

Development Standard	Zoning By-law 150-85 (RM1)	Draft Zoning By-law (HR- MU/HD)	Proposed
Maximum Density	250 units per hectare	300 units per hectare	330 units per hectare
Minimum Parking (Residential – includes visitor parking)	1.25 spaces per unit (1,708 spaces)	1.25 spaces per unit (1,708 spaces)	1.22 spaces per unit (1,660 spaces) (-48 spaces)
Minimum Front Yard Setback (C4 Commercial)	15 m	0 m	6 m
Minimum interior side yard (Residential)	3 m for the first 2 storeys plus 1.5 m for each additional storey to a maximum of 12 m	0 m	8.9 m
Maximum building height	N/A	12 Storeys (38 m)	20 Storeys (72.85 m)
Minimum Amenity Area	20 sq.m per one bedroom unit 30 sq.m per two+ bedroom units (does not specify indoor/outdoor)	15 sq.m per unit (outdoor amenity area)	15 sq.m per unit (outdoor amenity area)

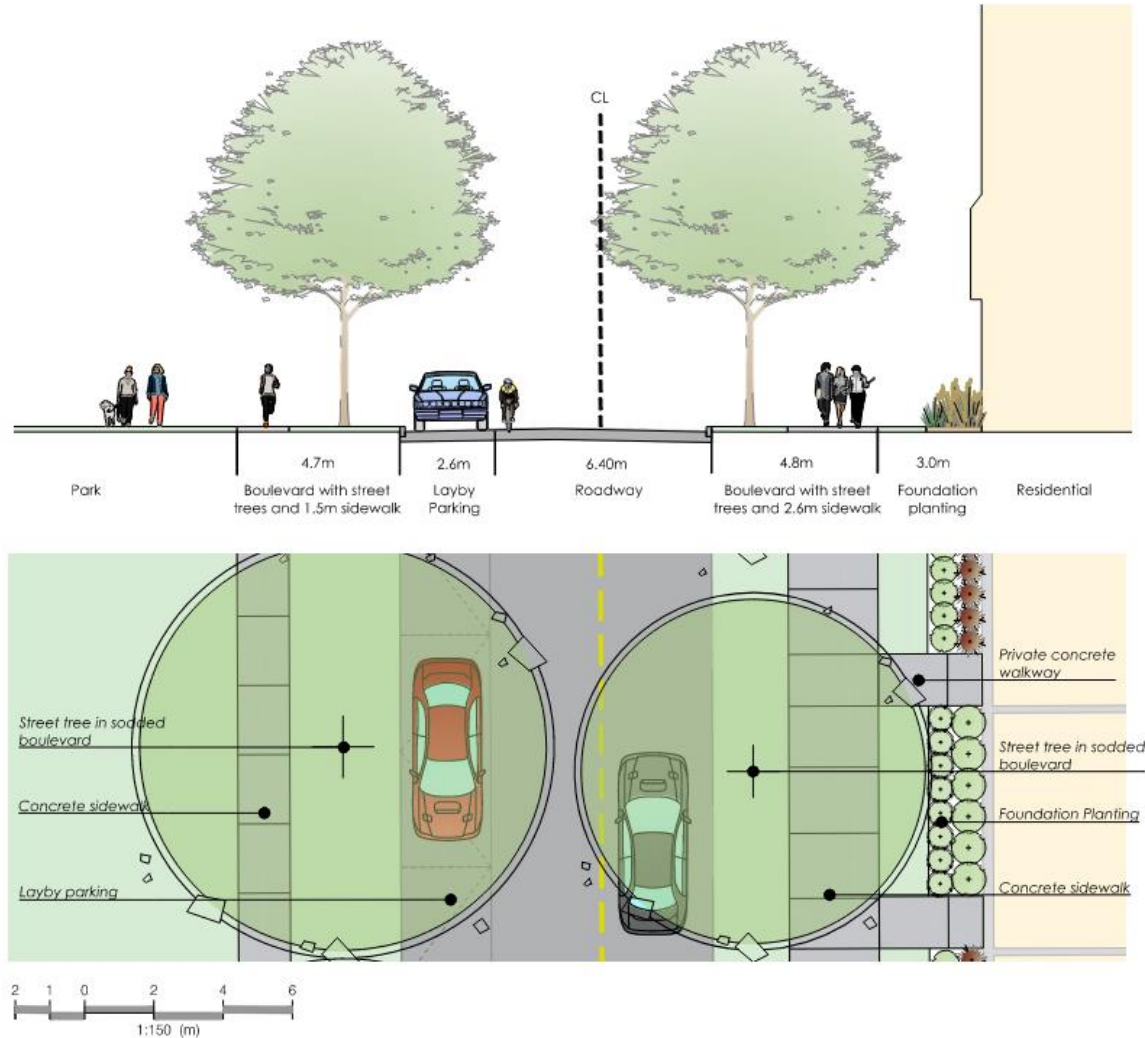
Concept Plan

- Buildings A, C and D are residential
- Building B proposes commercial at grade along the internal road
- Building E contemplates a large scale retail use (such as grocery) at grade with office space located within the podium
- Building D is the location of the existing restaurants to be demolished at a future phase



Private Road Cross Section

Key Map



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Conceptual Rendering looking Northeast



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Conceptual Rendering looking east towards Hespeler Road from proposed park



Considerations:

- Consistency with the policies of the Provincial Policy statement (2020)
- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law No. 150-85
- General conformity with the Draft Hespeler Road Corridor Secondary Plan
- Land use compatibility with surrounding existing development
- Appropriateness of the proposed increased residential density and building height
- Urban Design and Streetscape Cross Sections
- Transportation Impacts and Transit
- Servicing and Stormwater management
- Provision of affordable housing
- Comments received from members of Council, public, City staff and agency circulation

Recommendation:

- THAT Report 22-114-CD Public Meeting – 506, 510 and 516 Hespeler Road and 1000 Langs Drive – OPA and ZBA – Legion Heights Hespeler Inc. be received;
- AND THAT application OR06/22 for 506,510 and 516 Hespeler Road and 1000 Langs Drive be referred back to staff for a subsequent report and staff recommendation.

CONTACT INFORMATION

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