

193 Water Street South & 62 Highman Avenue

Special Meeting of Council



IBI GROUP

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193 Water Street South & 62 Highman Avenue, Cambridge ON
September 27, 2022



Subject Lands & Surrounding Context

Development Application Series of Events

Event	Date
First OPA/ZBLA Submission	May 5, 2021
Application Deemed Complete	May 27, 2021
Neighbourhood Information Meeting	June 28, 2021
Public Meeting	August 10, 2021
Second OPA/ZBLA Submission	November 12, 2021
Internal meeting between applicant and City staff	December 15, 2021
Neighbourhood Information Meeting	February 2, 2022
Special Council Meeting	September 27, 2022

Development Application Series of Events

LJM Developments

193 Water Street South & 62 Highman Avenue,
Cambridge

Sept. 27, 2022

Preliminary Studies:

- Three-season Environmental Impact Study, prepared by Colville Consulting Inc.
- Arborist Report, prepared by Urban Forest Innovations Inc.
- Functional Servicing Report, prepared by Meritech Engineering
- Stage 1 & 2 Archaeological Assessment, prepared by AMICK Consultants Ltd.
- Hydraulic Modelling Analysis, prepared by MTE Consultants Inc.

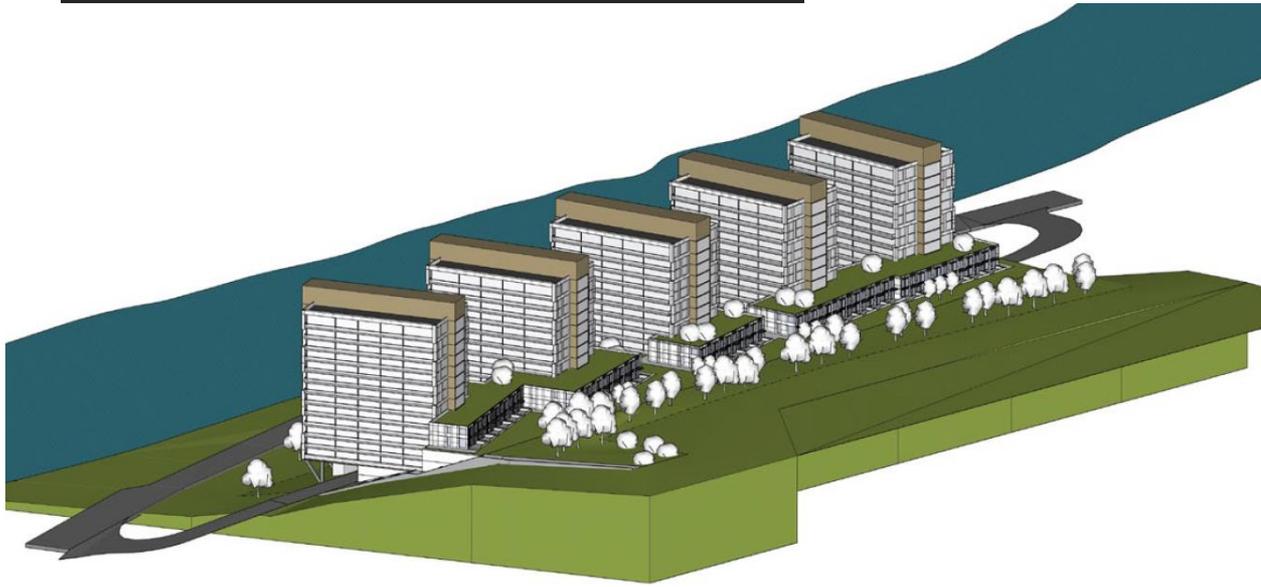
Additional Supporting Studies:

- Cultural Heritage Impact Assessment, prepared by ARA Ltd.
- Landscape Plan, prepared by adesso design inc.
- Environmental Noise Impact Study, prepared by GHD Group
- Planning Justification Report, prepared by IBI Group
- Shadow Study, prepared by RAW Design
- Urban Design Brief, prepared by IBI Group
- Transportation Impact Study, prepared by Paradigm Transportation Solutions
- Pedestrian Wind Assessment, prepared by RWDI
- Tree Preservation Plan, prepared by Urban Forest Innovations Inc.

Supporting Studies



Water Street South Perspective



Highman Avenue Perspective

Public Planning Concerns

- Lack of environmental preservation
- Deficient parking
- Lack of affordable housing
- Parkette on Highman Avenue is undesirable
- Potential adverse heritage impact
- Too tall
- Too dense

Public Concerns

Revised Development Proposal for Approval

- 107 existing trees will be preserved abutting homes on Highman Ave., in addition to a robust tree replacement plan
- An additional 96 parking spaces are shown on the development plan
- 50 affordable housing units have been provided (10 units per building)
- Parkette on Highman Ave. has redesigned to include a pedestrian connection that also acts as an emergency access during flooding events on Water Street
- No encroachments on heritage property - Access over 183 Water Street South has been relocated onto the subject lands
- New AODA compliant pedestrian connection to Water Street South

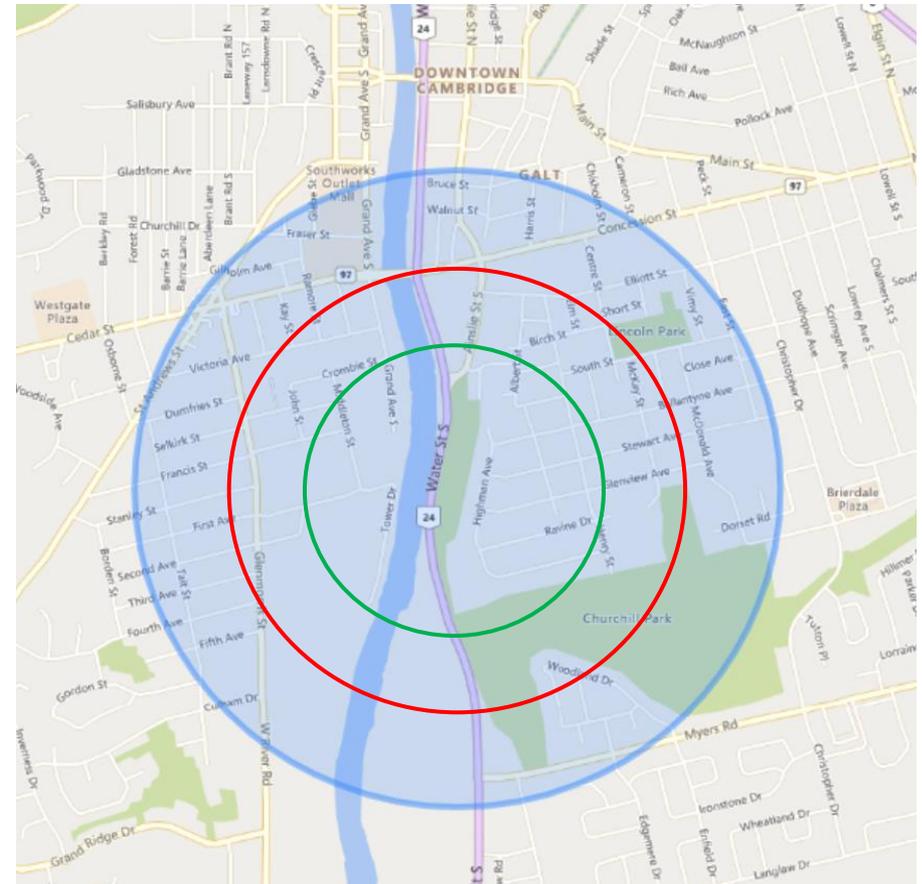
Development Revisions

Why High Density?

- Located along an Arterial Corridor
- Convenient access to public transit and the active transportation network (i.e. municipal sidewalk and Cambridge-Paris Rail Trail)
- Proximity to Urban Growth Centre, Downtown Galt, Ainsle Terminal, and complimentary land uses
- More efficient and affordable building type
- Periphery of residential neighbourhood
- Access to existing municipal infrastructure and public service facilities

Active Transportation Best Practices:

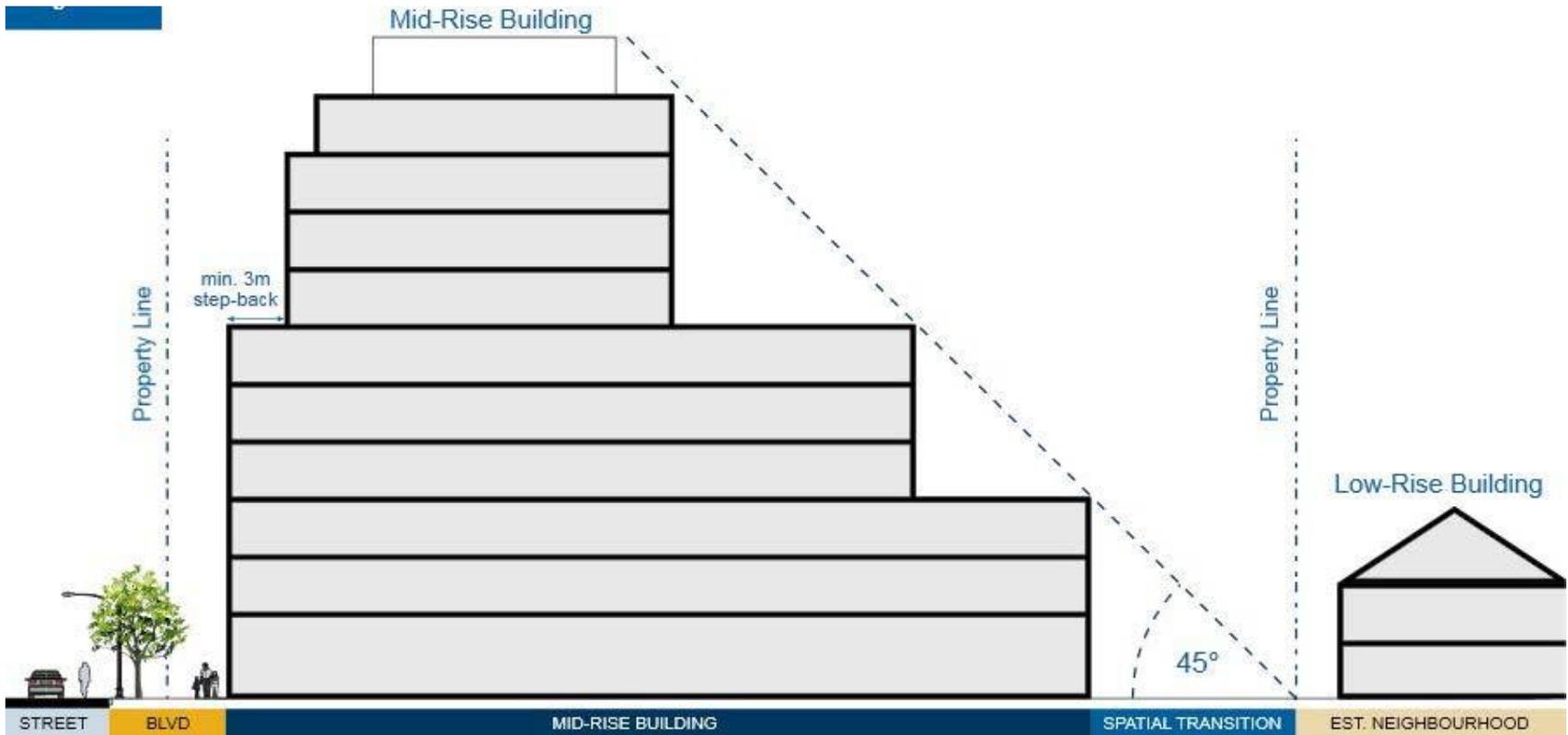
- 400 m is typically considered a walkable distance (green)
- 800 m is considered a walkable distance to a LRT stop in Waterloo Region (red)
- 2-5 km is considered a comfortable cycling distance
- Radius shown is 1km (blue)



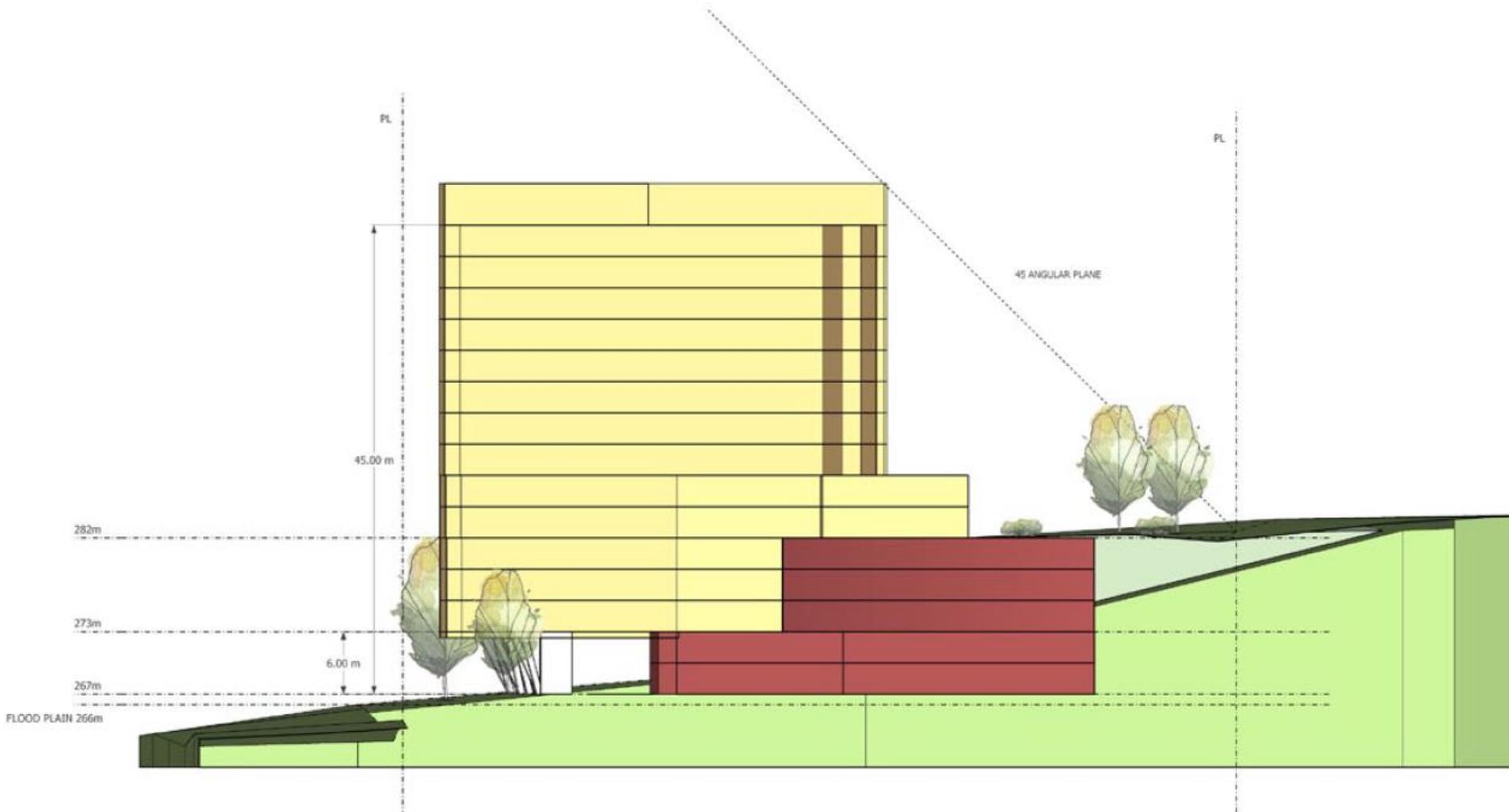
Connectivity Map – 1 Kilometre Radius



Connectivity Map – Surrounding Land Uses



Cross Section Example – Angular Plane



Cross Section – Proposed 45 Degree Angular Plane from Highman

Low Density Residential Interface

- Perpendicular building orientation
- No balconies along east side of buildings
- 17 metre rear yard setback to townhomes
- 36 metre rear yard setback to apartments
- Proposed vegetative screening
- Maximizing existing topography to reduce overlook



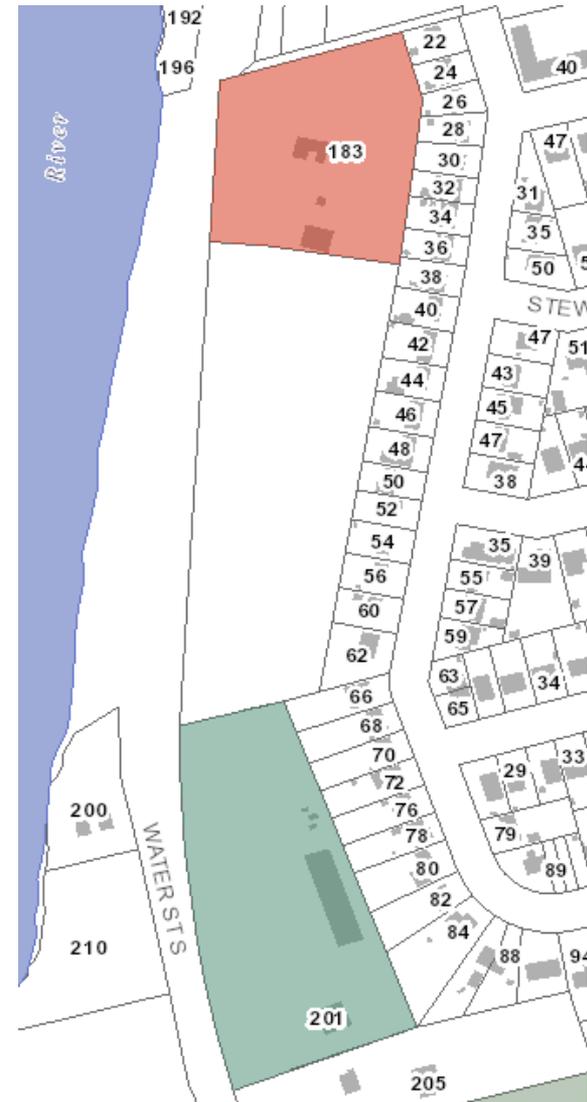
Low Density Residential Interface

Environmental Impact Study confirmed:

- No endangered species or their habitat on the property
- No habitat of Threatened or Special Concern species on the property
- No evaluated wetlands on or adjacent to the property
- The existing treed area does not satisfy the criteria to be considered Woodland, as defined by the Ministry of Natural Resources and Forestry
- Removal of 552 trees, of which less than half are By-law regulated trees, and 33 are in poor condition
 - Tree Replacement Plan proposed of 2:1 for By-law regulated trees (i.e. on-site, public parks, etc.)
 - Mitigation measures are recommended

Heritage Advisory Committee recommendations:

- 183 Water Street South is Designated (orange) as a result of architectural value
- 201 Water Street South is Listed (green)
- During Site Plan Approval, building design and 3D renderings will be brought back to the Committee for consideration
- Recommended Mitigation measures can be addressed at the Site Plan Approval Stage



Cultural Heritage Impact Study

Conclusions

- Makes efficient use of the subject lands by intensifying the Built-up Area;
- Is viable from a technical perspective (i.e. environmental, servicing, transportation, etc.);
- Supports public transit and active transportation;
- Creates high quality design along a high-profile Arterial Corridor;
- Offers a mix and range of housing options, including affordable;
- Is compatible with the adjacent land uses; and,
- Is well-supported by existing municipal infrastructure and public service facilities.
- Development will be subject to Site Plan Approval

Conclusions & Next Step

Thank you! Questions? Comments?

