

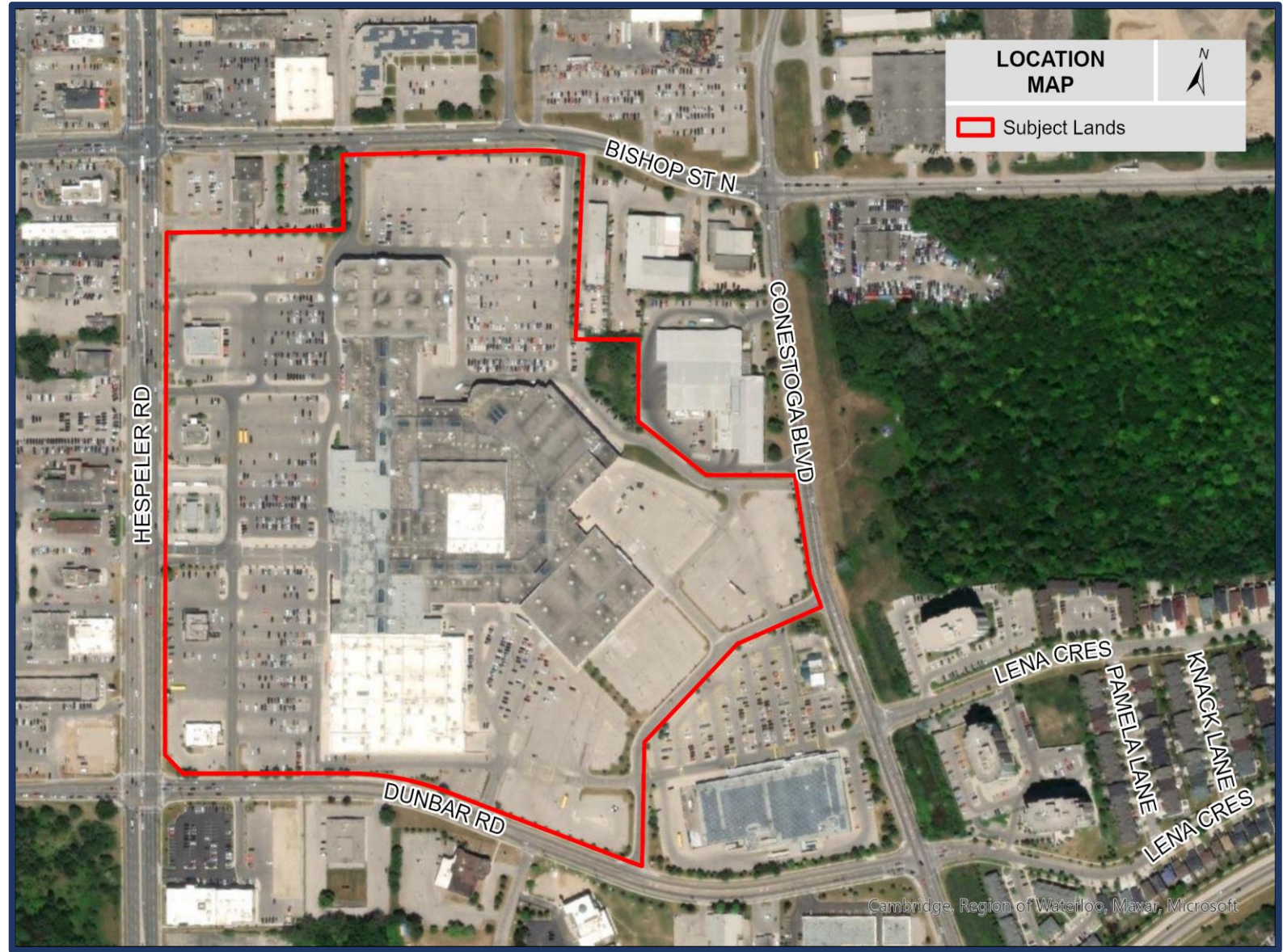
# PLANNING AND DEVELOPMENT COMMITTEE



**355 AND 395 HESPELER ROAD, CAMBRIDGE**  
**AUGUST 29, 2023**  
Oz Kemal, BES, MCIP, RPP - Partner

# SITE LOCATION

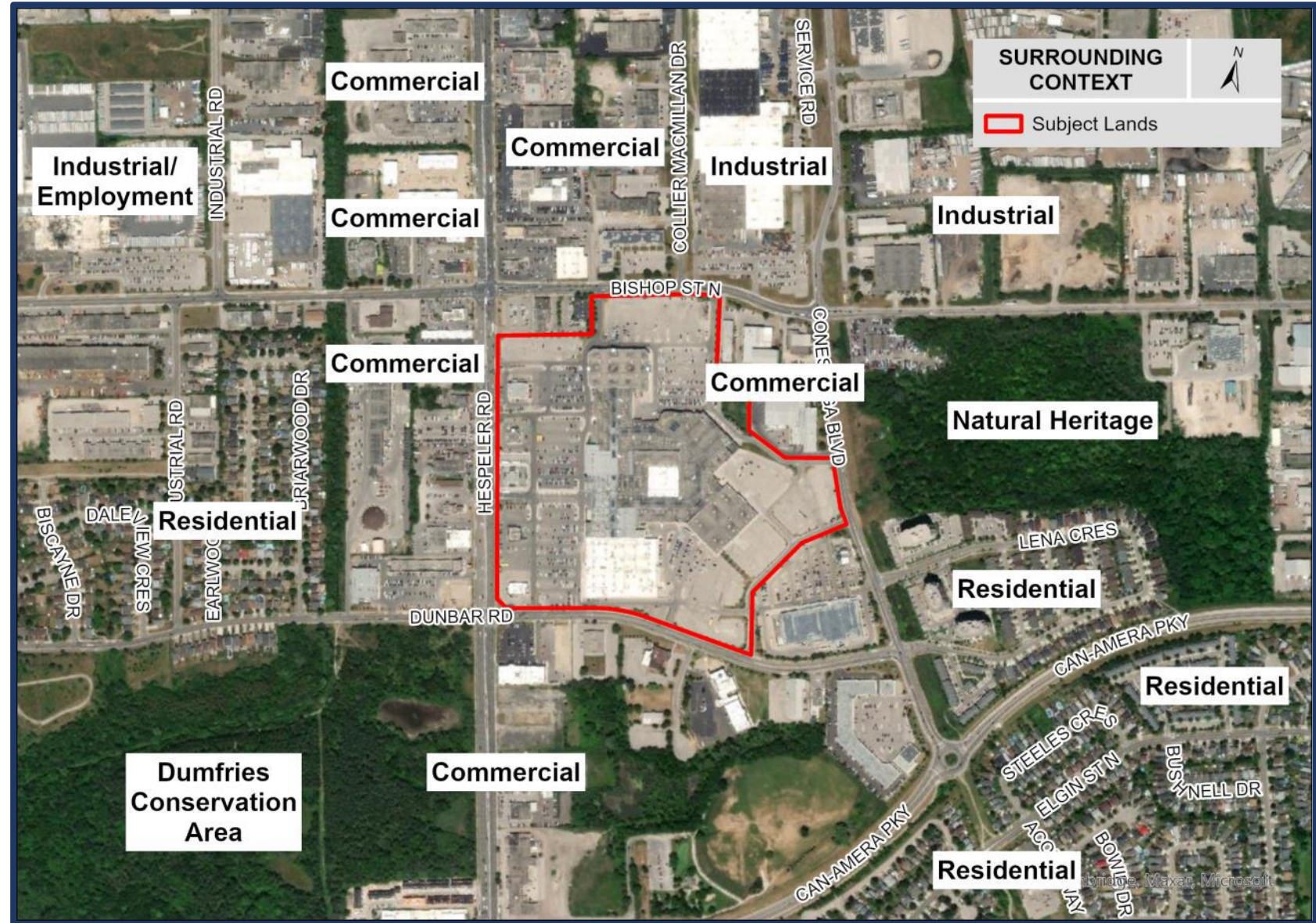
- 355 and 395 Hespeler Road
- Located east of Hespeler Road and south of Bishop Street North
- Total site area of 22ha (54 acres)
- Frontages along Hespeler Road, Bishop Street North, Conestoga Boulevard and Dunbar Road
- Site is currently occupied by a Regional Shopping Centre (Cambridge Centre)



# AREA CONTEXT

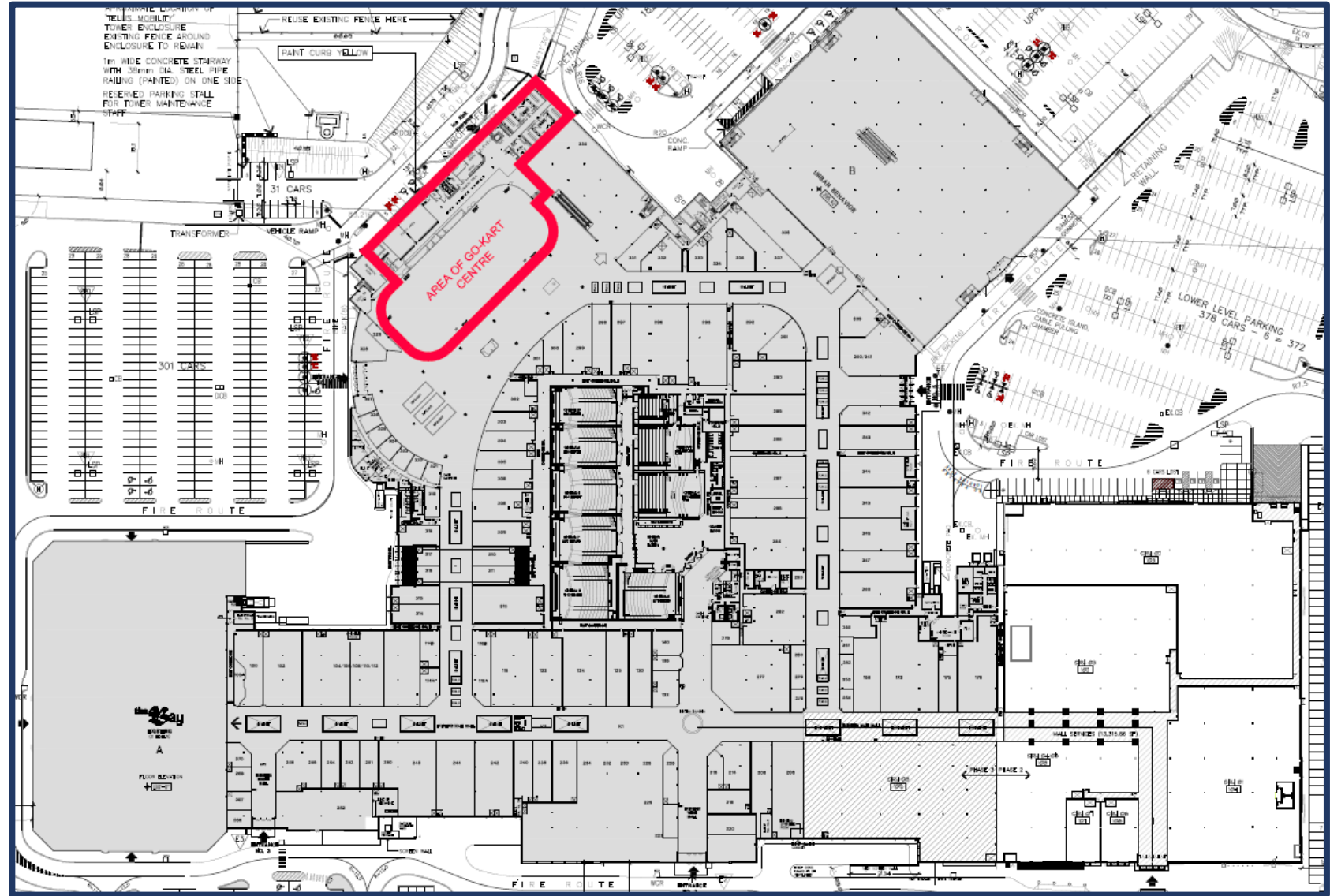
## Surrounding Land Uses

- **North:** Commercial retail and automobile-retail uses
- **East:** Industrial uses, natural heritage woodlots, and high-density residential apartments
- **South:** Medical clinics and pharmacy in strip-mall format; institutional and retail commercial uses
- **West:** Retail commercial uses that include food outlets and automobile-related uses



# PROPOSAL OVERVIEW

- New-use of an electric go-kart facility proposed
- Adaptive re-use of ice-staking rink within the shopping centre
- No requirement for reconstruction or expansion of existing building
- Ensures the entertainment function is maintained
- Go Kart Area – 2,750 sq m (29,600 sq ft)



# PROPOSED ZONING BY-LAW AMENDMENT

## AMENDMENTS:

- Amend list of permitted uses by adding: "Any other Commercial Recreational Establishment Use as described in 3.3.2.3"
  - **Additional Use Added:** Electric go-karting facility

## RATIONALE:

- The Cambridge Centre has always focused a portion of the centre to have an entertainment function.
- The proposed Electric Go-Karting Facility will be replacing the existing Ice Rink.
- To allow for flexibility and to ensure the entertainment function of the Cambridge Centre, the proposal seeks to permit the Commercial Recreation Establishment uses identified in section 3.3.2.3 of the Zoning By-law as well as the Electric Go-Karting use.

# THANK YOU

For more information on the proposed development, please contact:

**Oz Kemal**

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