

# PLANNING AND DEVELOPMENT COMMITTEE



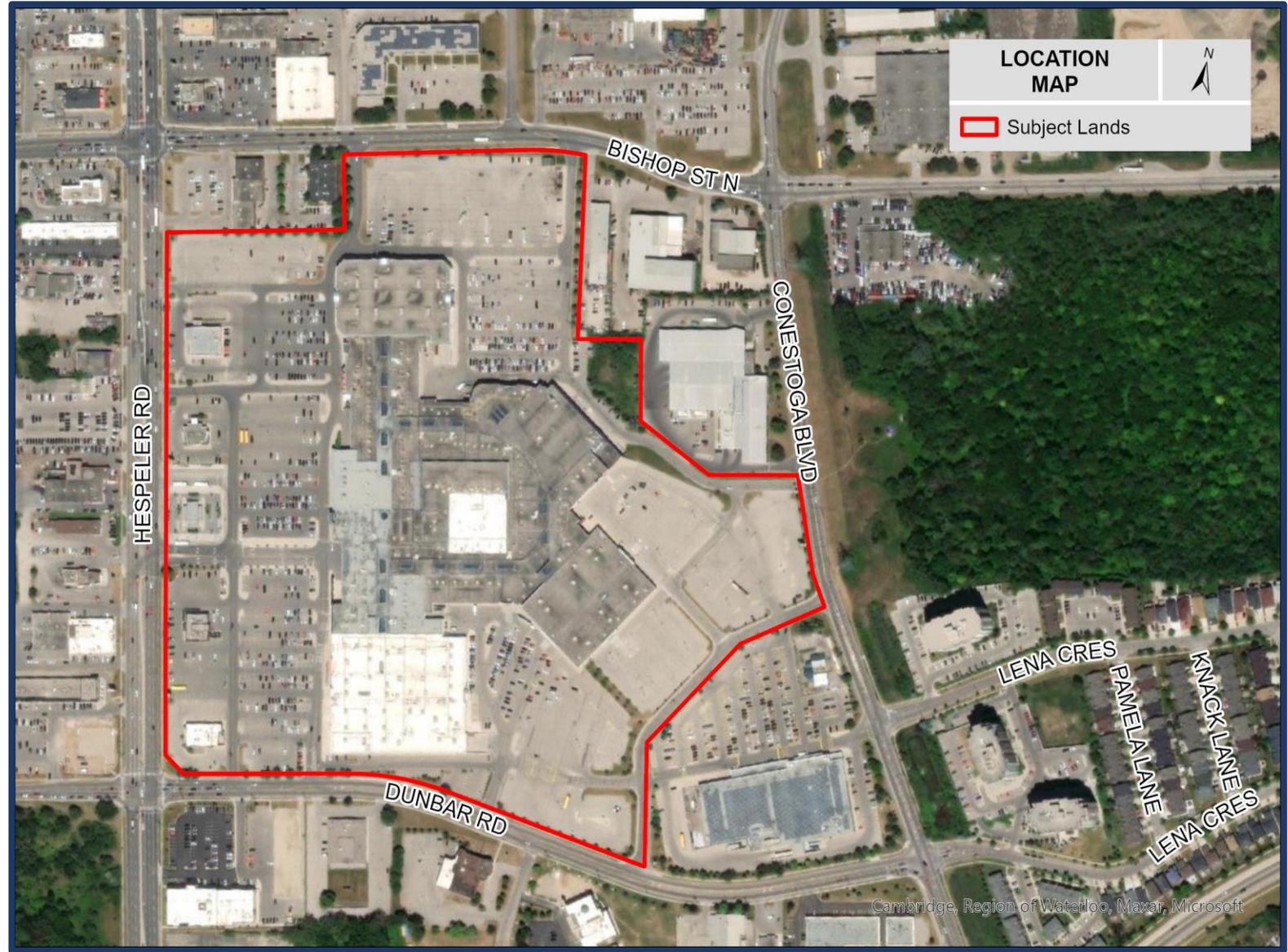
355 AND 395 HESPELER ROAD, CAMBRIDGE

September 26, 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

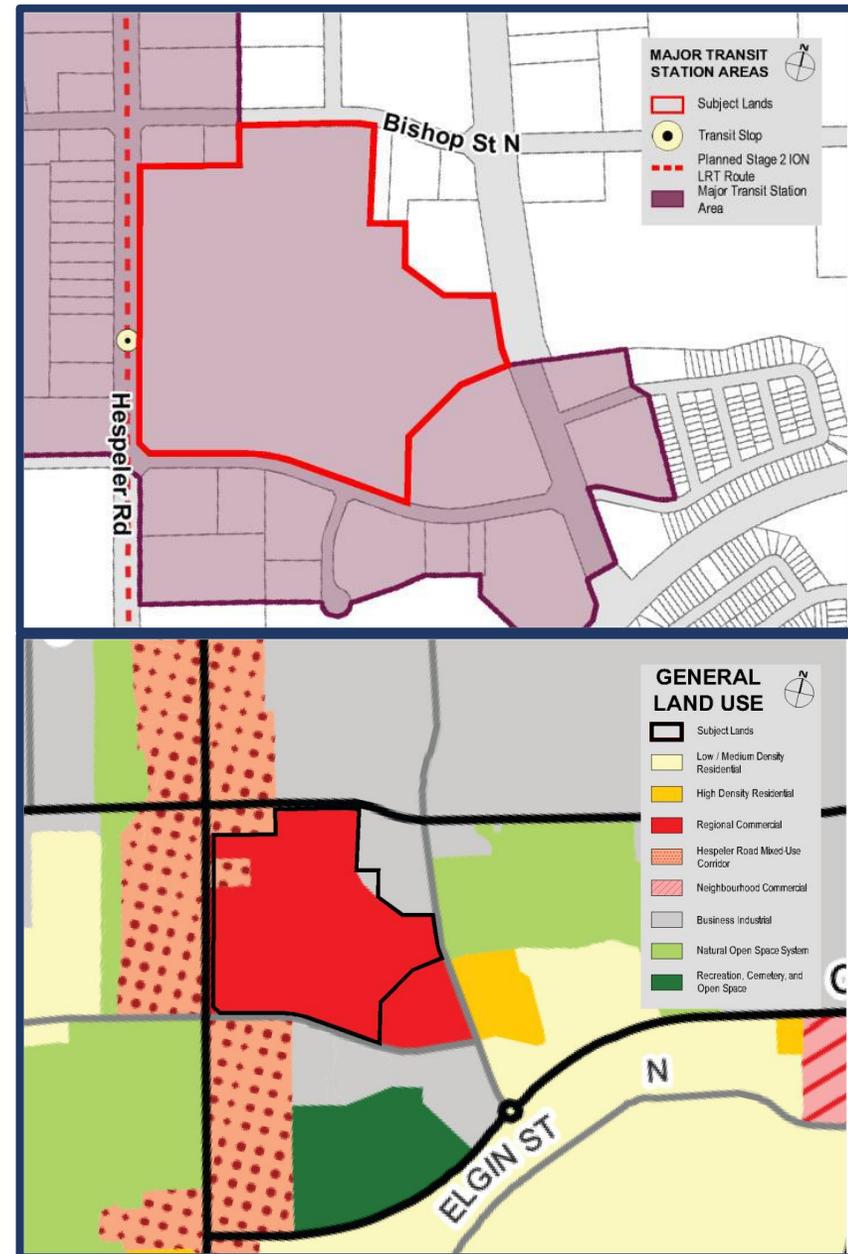
## Surrounding Land Uses

- **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



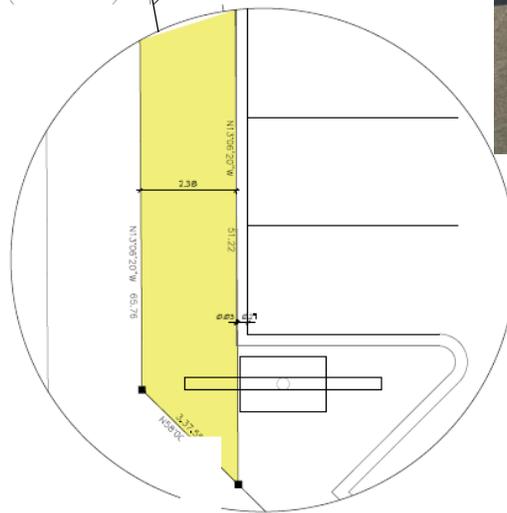
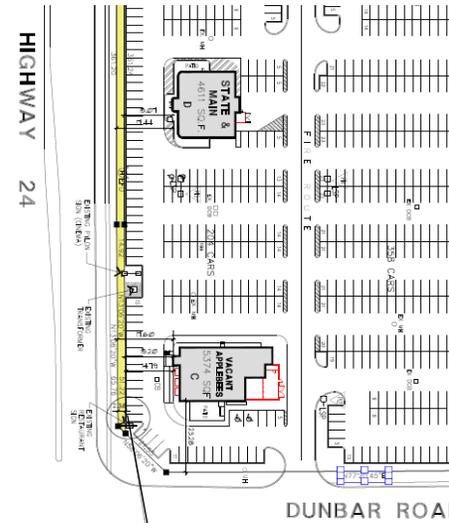
# POLICY OVERVIEW

- 1) Waterloo Region Official Plan designations
  - Urban Area and Regional Intensification Corridor (Hespeler Road)
  - within Regional & Area Municipal Boundaries
- 2) City of Cambridge Official Plan
  - Regional Commercial and Hespeler Road Mixed use Corridor
- 3) City of Cambridge Zoning By-law zone category
  - Regional Shopping Centre (CS1) with a site-specific provisions S.4.1.1.



# PROPOSAL OVERVIEW - CONTINUED

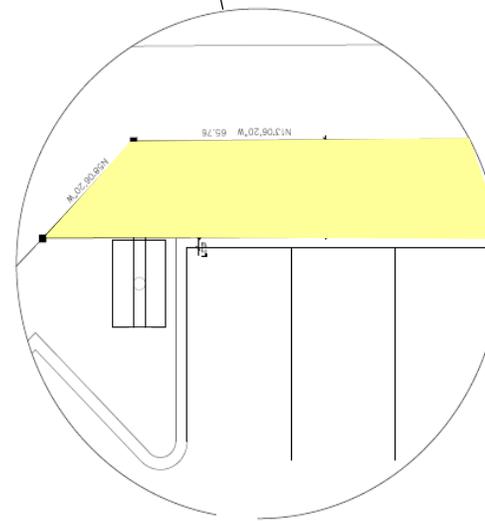
- **Zone: Regional Shopping Centre (CS1)** with site-specific **S.4.1.1**
- Region requires dedication of lands along the perimeter per Official Plan
- Hespeler Road Right of Way (45 m)
  - +/-2.25 m along Hespeler Road
- Amendment required to maintain existing parking spaces and to ensure no issues with future re-development.



Hespeler Road – Streetview

# PROPOSAL OVERVIEW - CONTINUED

- **Zone: Regional Shopping Centre (CS1)** with site-specific **S.4.1.1**— does not specifically list an electric go kart facility as a permitted use.
- Region requires dedication of lands along the perimeter per Official Plan
- Bishop Street Right of Way (38 m)
  - +/-2.50 m along Bishop Street
- Amendment required to maintain existing parking spaces and to ensure no issues with future re-development.



Bishop Street – Streetview

# PROPOSED ZONING BY-LAW AMENDMENT

## AMENDMENTS:

- Landscaped Strip width of zero metres (0.0 metre buffer width) to recognize what would become an existing condition.
- Parking setback from Lot Line of zero metres (0.0 metre setback to all parking spaces) to recognize what would become an existing condition.

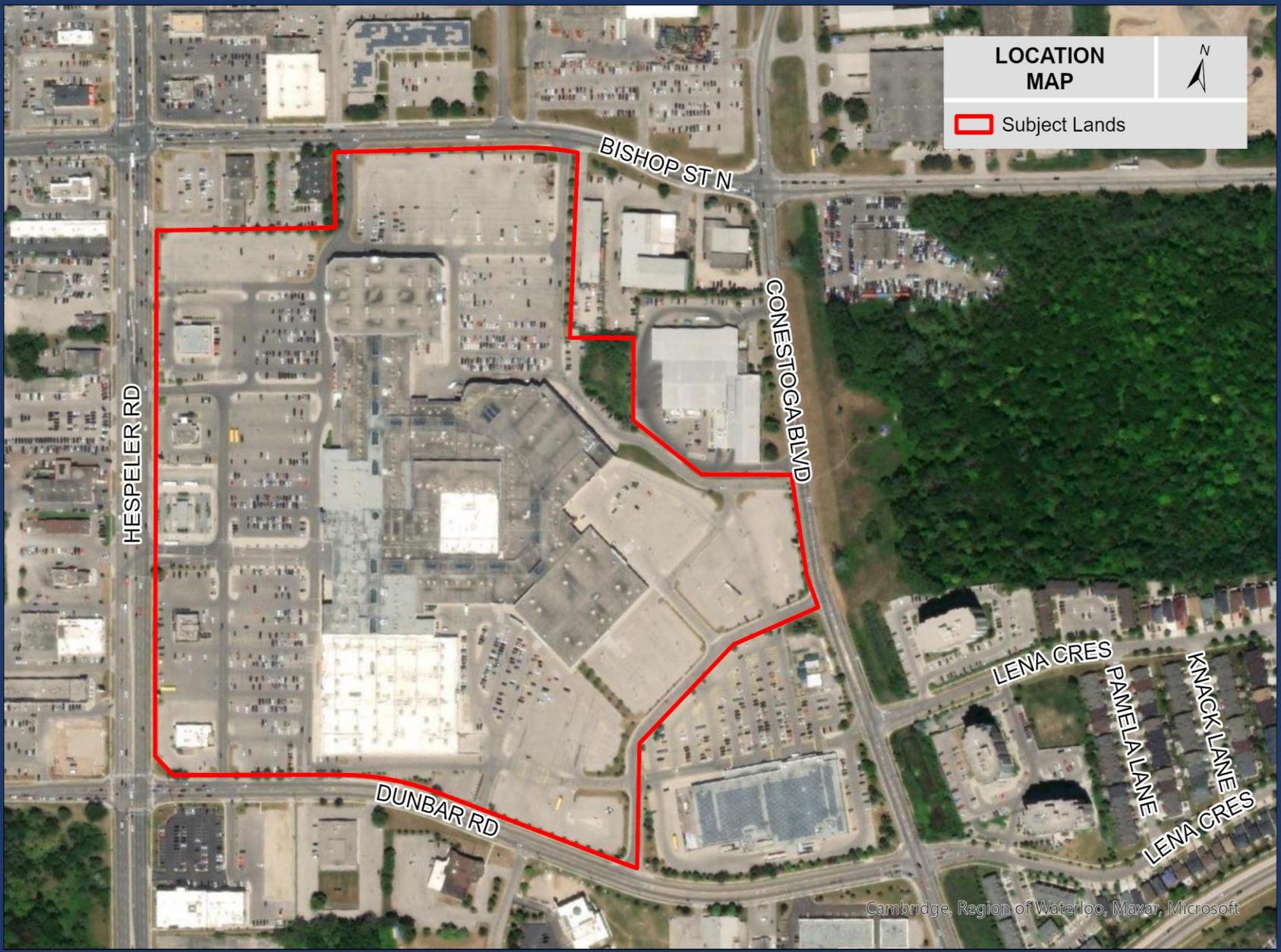
## RATIONALE:

- A dedication for road widening is required by the Region of Waterloo along the perimeter of the Subject Lands along Hespeler Road and Bishop Street North.
- The proposed reductions to the landscaping strip and parking area setback are required to maintain the existing conditions following the dedication of the road widening.
- The proposed amendments will ensure the viability of the Cambridge Centre to continue and ensure parking requirements for lease agreement can be maintained.

# THANK YOU

For more information on the proposed development, please contact:

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Cambridge, Region of Waterloo, Maxar, Microsoft