

PLANNING AND DEVELOPMENT COMMITTEE



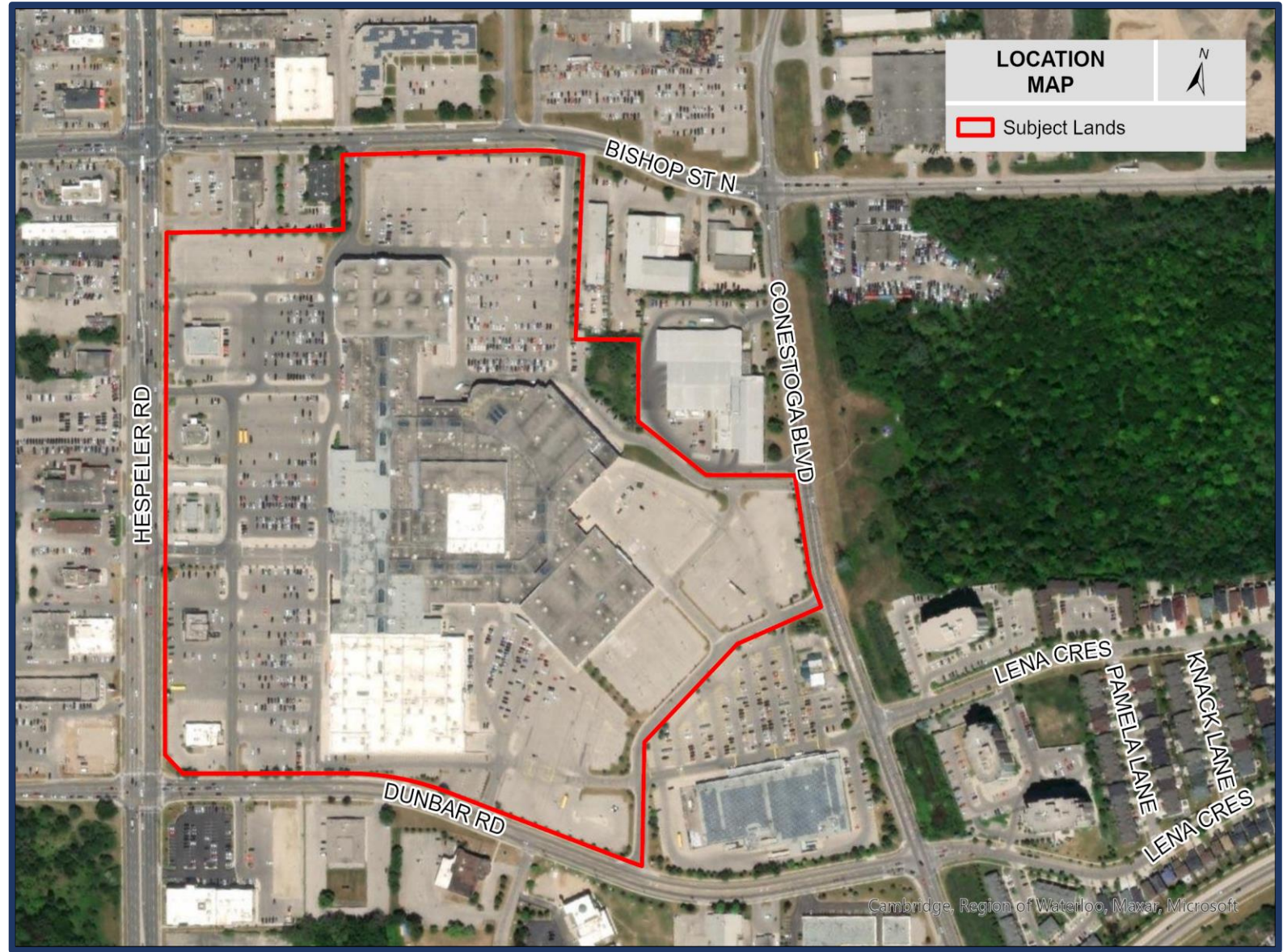
355 AND 395 HESPELER ROAD, CAMBRIDGE

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

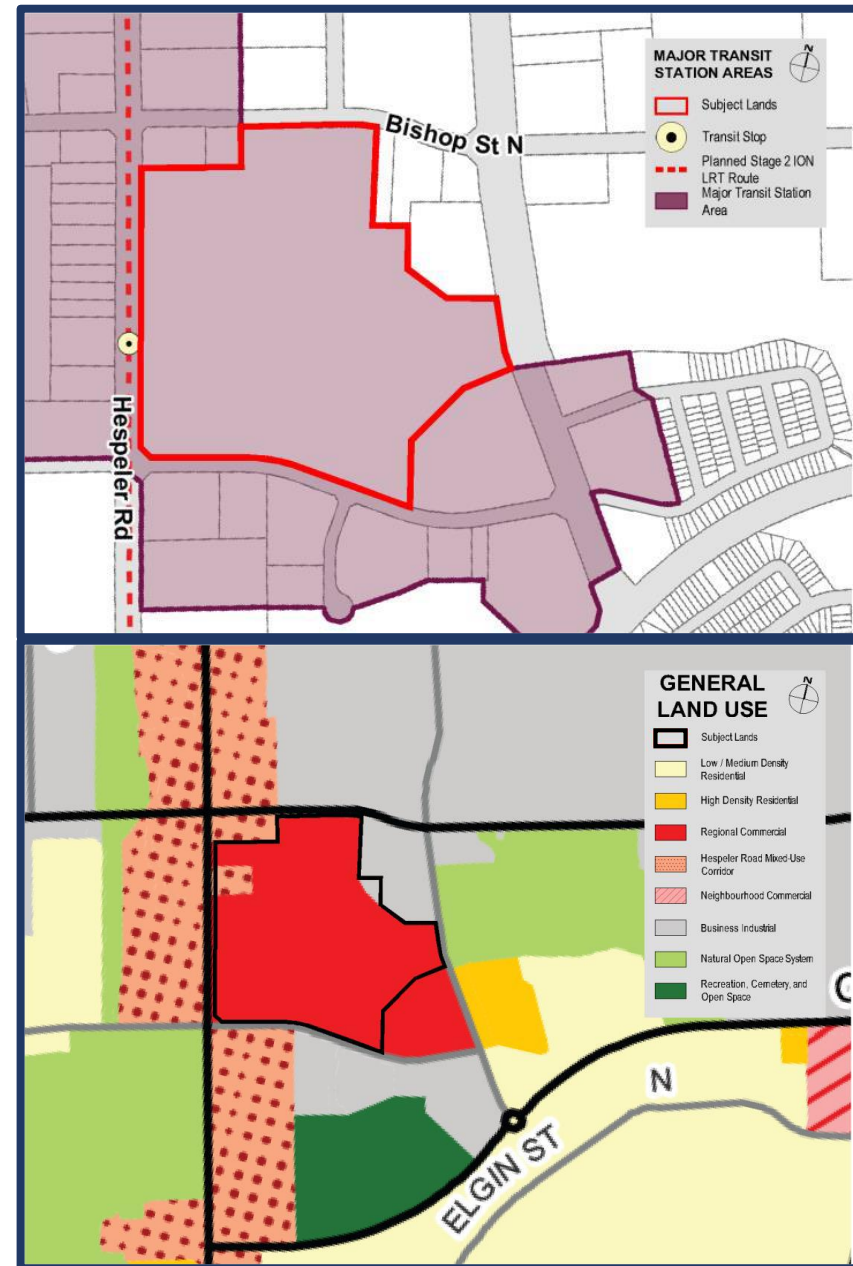
Surrounding Land Uses

- **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



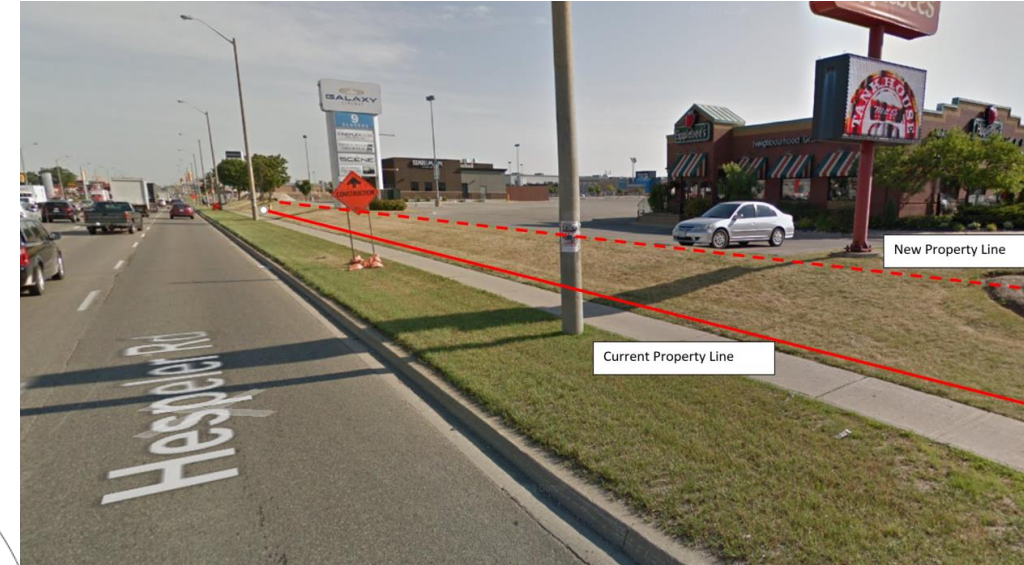
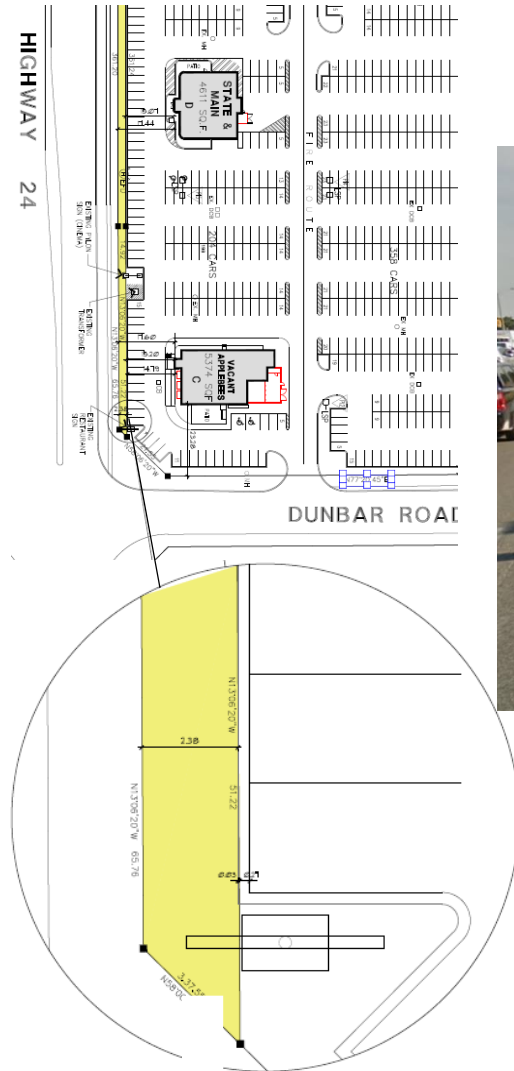
POLICY OVERVIEW

- 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

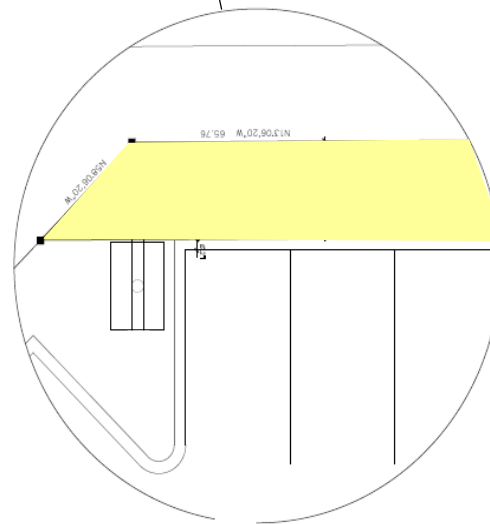
- **Zone: Regional Shopping Centre (CS1)** with site-specific **S.4.1.1**
- Region requires dedication of lands along the perimeter per Official Plan
- Hespeler Road Right of Way (45 m)
 - +/-2.25 m along Hespeler Road
- Amendment required to maintain existing parking spaces and to ensure no issues with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