



Blacks Point Development

410 Queen Street West

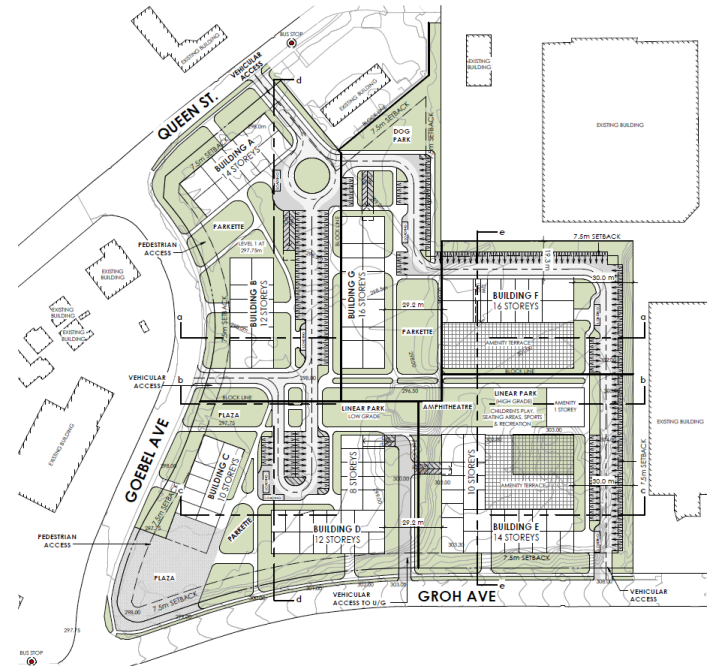
Official Plan Amendment and Zoning By-law Amendment

December 2023



# SUMMARY OF PROPOSAL

- Proposed mixed use development containing residential, commercial, and office uses
  - Maximum of 1,300 residential units
  - Maximum 16 storeys
- Pedestrian connections throughout and indoor and outdoor amenity space
- Internal public space and main street with commercial at pedestrian level.
- Landscaping and amenity areas significantly increase greenspace from existing condition
- Parking and TDM measures (Bike parking, care share, electric stations)



# EVOLUTION OF PROPOSAL

- Proposal has been modified from original request as follows:

- Reduction in building heights to 16 storey maximum (from 30 storey maximum)
- Reduction in maximum permitted density to 275 units/ha (from 425 units/ha)
- Reduction in maximum number of units to 1,300 units (from 2,000 units)
- Increase in parking requirements to 1.1 spaces per unit (from 0.85 per unit)
- Increase in areas for greenspace and amenity in site design
- Design details for future buildings – such as stepbacks
- Establishment of a minimum commercial area
- Provision for future transit considerations
- Provision for neighbourhood traffic study and improvements

Current Proposal



Previous Proposal



# OVERVIEW OF OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

- Site specific Official Plan Policy to:
  - Permit high density residential uses,
  - Establish maximum height
  - Incorporate transit planning
  - Policy for parkland planning
  - Road widening
- Mixed high density residential and commercial zone (RM3 CS4) to implement the proposed mixed use development.
- Site specific regulations:
  - Maximum permitted density and units
  - Maximum permitted height
  - Yard setbacks
  - Building stepbacks
  - Parking requirements
  - Holding provision associated with traffic improvements and future transit planning

Note: There is a clerical matter to be modified in the Zoning By-law, which has been discussed with City staff.



# DESIGN – CONCEPT RENDERING



December 2023

410 QUEEN STREET WEST, CAMBRIDGE



# DESIGN VISION & PRINCIPLES

## VISION

A high quality, vibrant mixed-use redevelopment that: introduces a public realm and gateway presence.

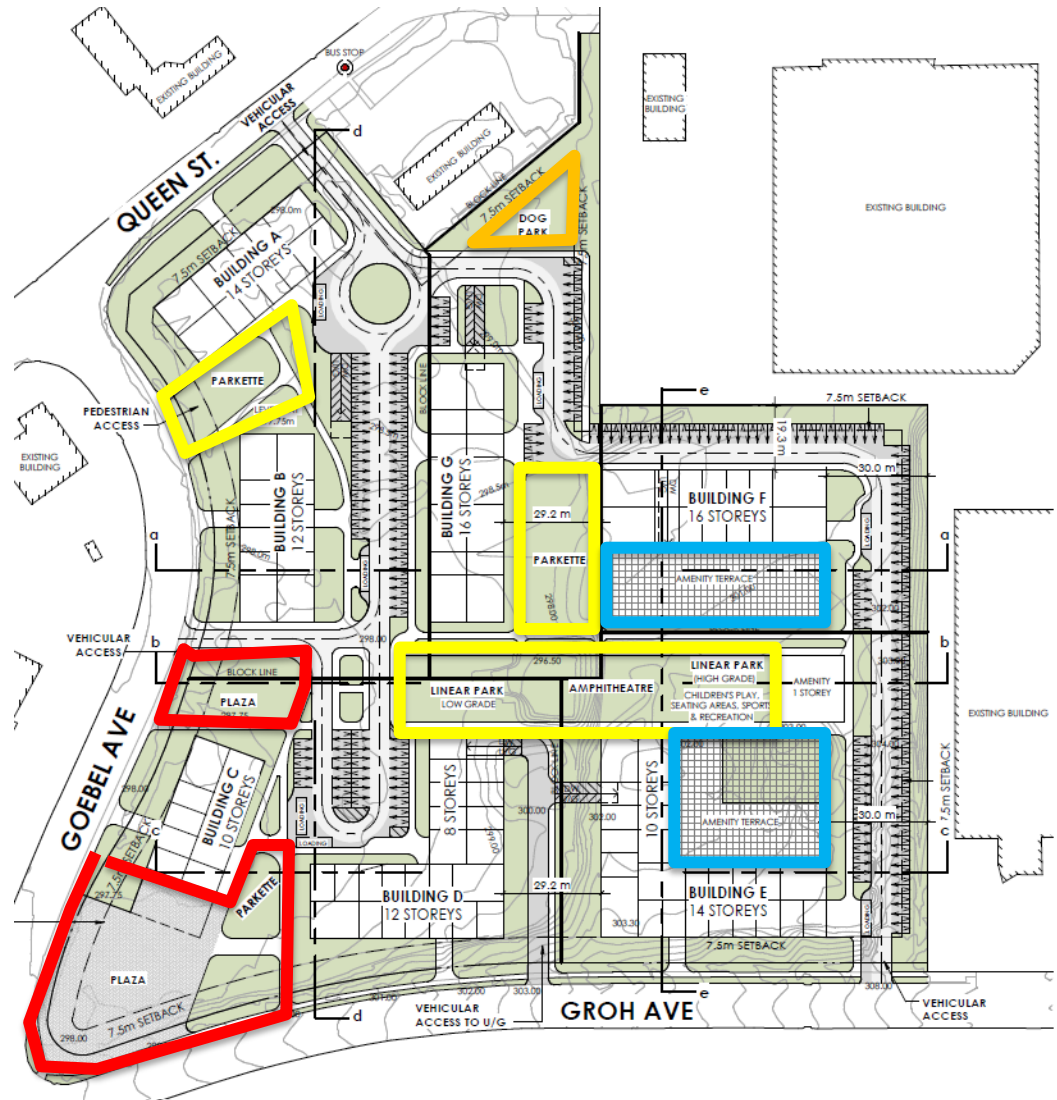
## PRINCIPLES

- 1) Community identity and place-making through mix of public spaces
- 2) Community and pedestrian connectivity
- 3) Integration of land uses and greenspaces
- 4) Unique gateway presence through attractive built form and architectural elements



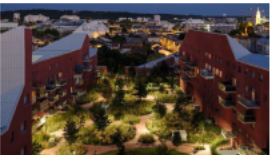
# INTEGRATION OF PARK AND AMENITY SPACES

- Gateway Plaza
- Linear Park
- Parkette
- Public Plazas
- Rooftop Terraces



# DESIGN ELEMENTS

PARKETTE



SHARED STREET

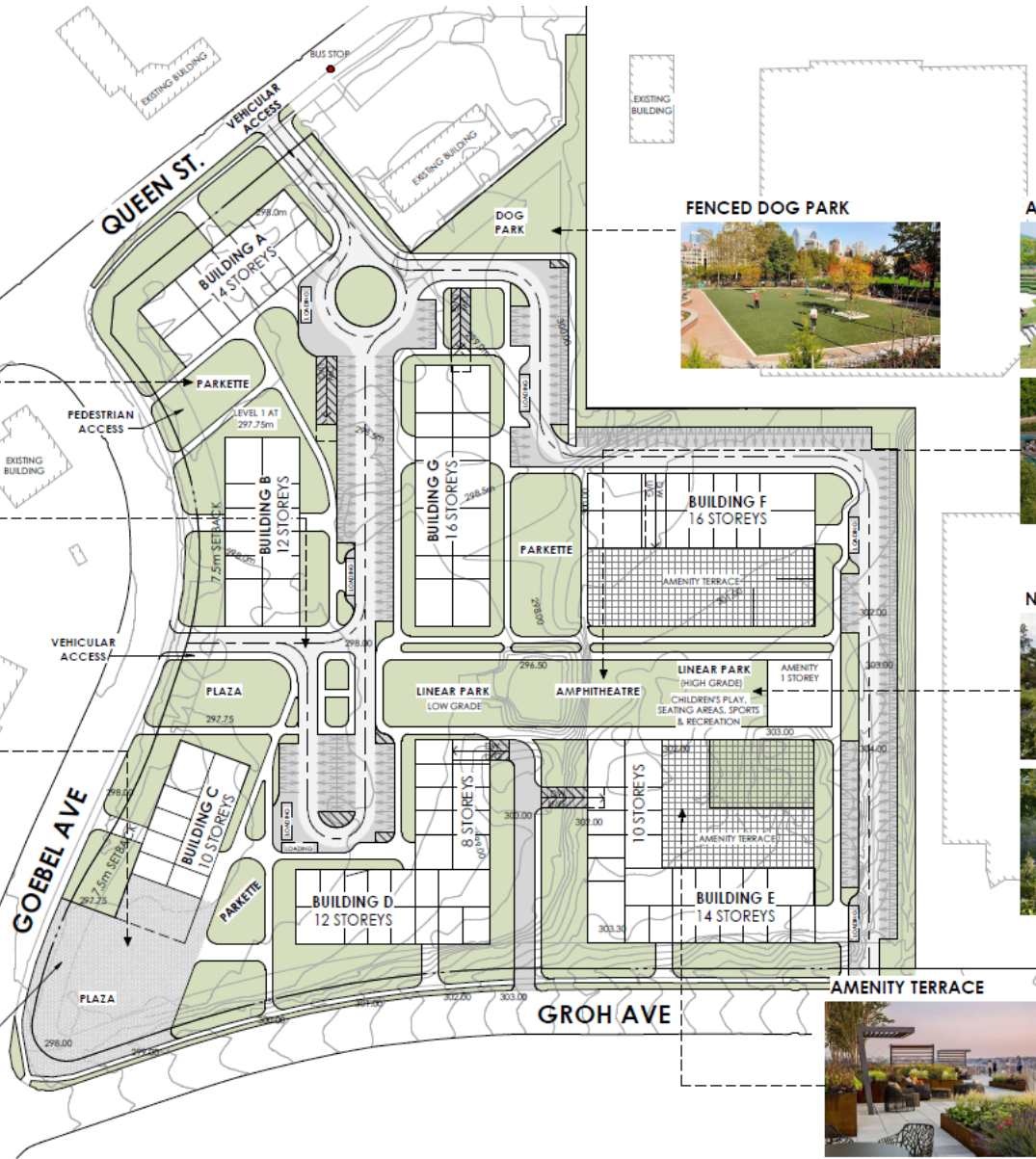


MULTI-STOREY COVERED SPACE + PLAZA



PEDESTRIAN ACCESS

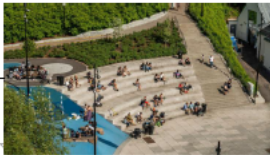
BUS STOP



FENCED DOG PARK



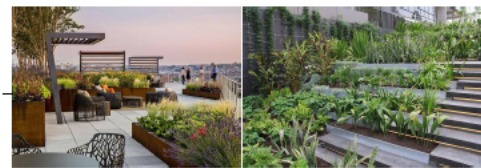
AMPHITHEATRE



NATURALIZED LINEAR PARK

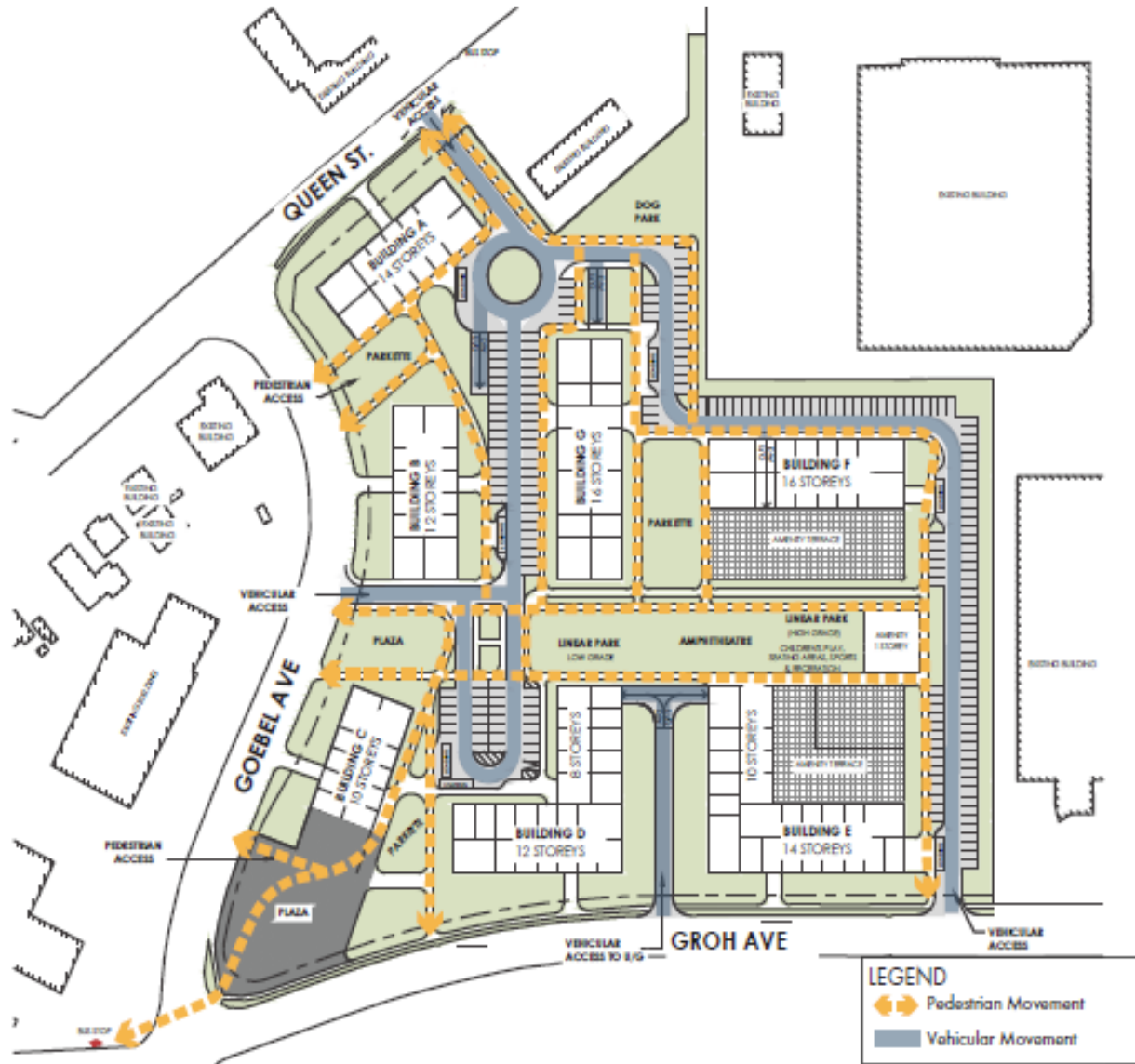


AMENITY TERRACE

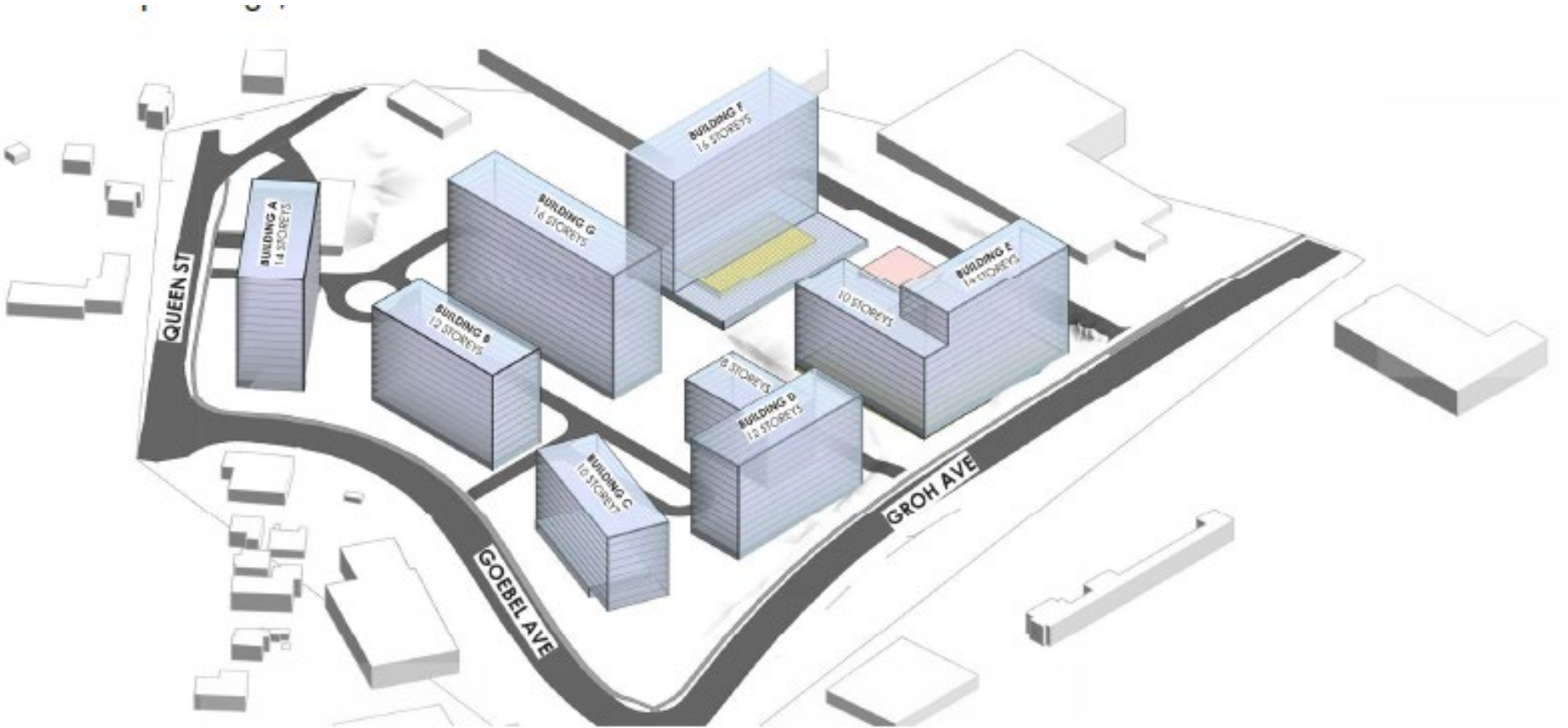




# CONNECTIVITY



# CONCEPTUAL MASSING



Preliminary Concept – Massing and Height subject to change based on approved zoning



# TECHNICAL REPORTS

- Functional Servicing and Stormwater Management Report
- Geotechnical Study
- Planning Justification Report
- Urban Design Brief
- Road and Stationary Noise Study
- Shadow Study
- Wind Study
- Traffic Impact Study

All reports have been reviewed and approved. Implementation recommendations addressed through the Zoning By-law or future Site Plan Approval.



# STATIONARY NOISE STUDY

- All buildings meet the site specific noise limits
- Mitigation measures are recommended, including:
  - ventilation requirements (AC for all units)
  - noise warning clauses for every building
  - special building components (i.e., brick and window upgrades) for Building A.

There are several buildings near the site. JJAЕ has identified several potential stationary noise sources including:

- Medium HVAC Units
- Small HVAC Units
- Representative Chiller
- Representative MUA
- 4 Fan HVAC
- CTC (Bay Doors dumping Material into Container)

A summary of the noise sources used in our modelling is provided in Attachment D. JJAЕ modelled the noise impact from all significant noise sources to the Site. The results are summarized in the table below and illustrated on Figure 1.

Buildings	Worst Case Daytime Sound Level (dBA)	Daytime Noise Limit (dBA)	Worst Case Nighttime Sound Level (dBA)	Nighttime Noise Limit (dBA)	Limits met
Building #A	49	55	45	55	Yes
Building #B	44	55	40	55	Yes
Building #C	48	55	44	55	Yes
Building #D	48	55	44	55	Yes
Building #E	49	55	46	55	Yes
Building #F	55	55	50	55	Yes
Building #G	52	55	48	55	Yes
OLA #1	45	50			Yes
OLA #2	49	50			Yes
OLA #3	46	50			Yes
OLA #4	38	50			Yes
OLA #5	43	50			Yes
OLA #6	38	50			Yes
OLA #7	45	50			Yes
OLA #8	46	50			Yes

From the table above it can be seen that all buildings meet the Site-Specific noise limits.





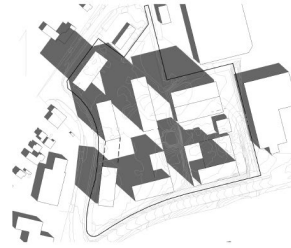
# SHADOW ANALYSIS



DECEMBER 21 10AM



DECEMBER 21 12PM



MARCH 21 10AM



MARCH 21 12PM



DECEMBER 21 2PM



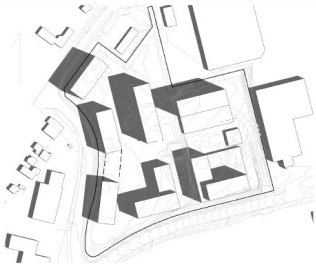
DECEMBER 21 4PM



MARCH 21 2PM



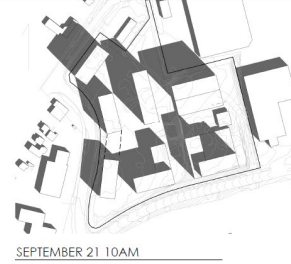
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JUNE 21 10AM



JUNE 21 12PM



SEPTEMBER 21 10AM



SEPTEMBER 21 12PM



JUNE 21 2PM



JUNE 21 4PM



SEPTEMBER 21 2PM



SEPTEMBER 21 4PM

# PEDESTRIAN WIND ASSESSMENT



## WIND CATEGORIES

- Sitting / Standing
- Strolling
- Walking
- Uncomfortable
- Potential Safety Exceedance





# CONCLUSION AND REQUEST

- Policy direction of the Province, Region and City has been addressed
- Proposal supports housing objectives and redevelopment of brownfield lands within a Community Node.
- Technical studies have been reviewed and supported by City and agencies
- Public comments have been considered and thoroughly addressed in the City staff report
- Details of design and development will be addressed through a future Site Plan Review

We request that you  
support the staff  
recommendation to  
approve the Official Plan  
Amendment and  
Zoning By-law  
Amendment.

