

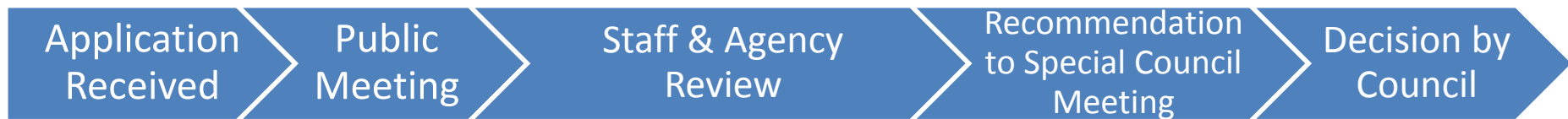


130 Water St. N & 0 Park Hill Rd.  
W

OR05/21

October 19, 2021 Special Council Meeting

130 Water St. N & 0 Park Hill Rd. W  
Committee Phone Number: 519-623-1340 x4799  
blevinsm@cambridge.ca



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- Northwest of the Water St. N & Simcoe St. intersection, east of the Grand River

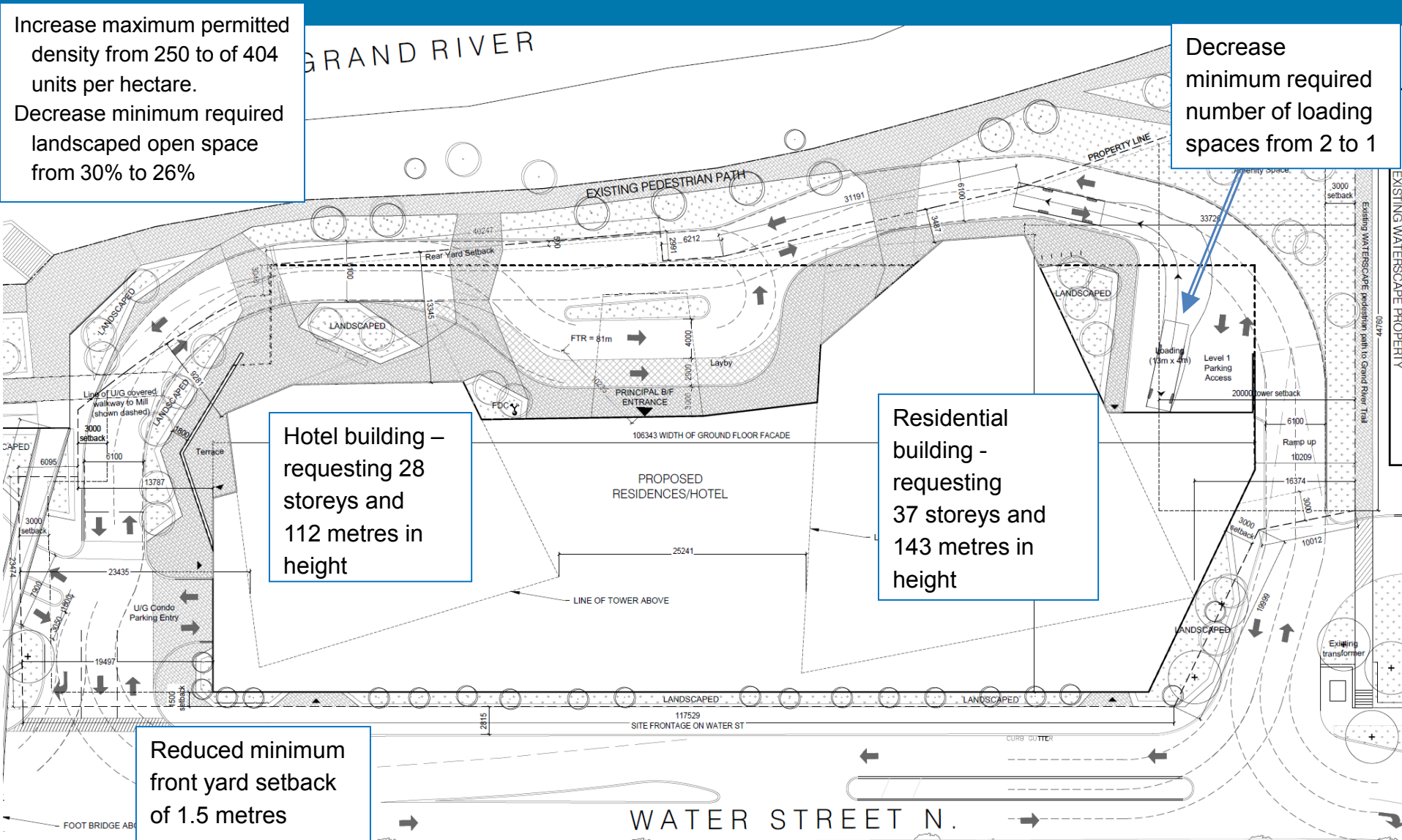


# Proposal

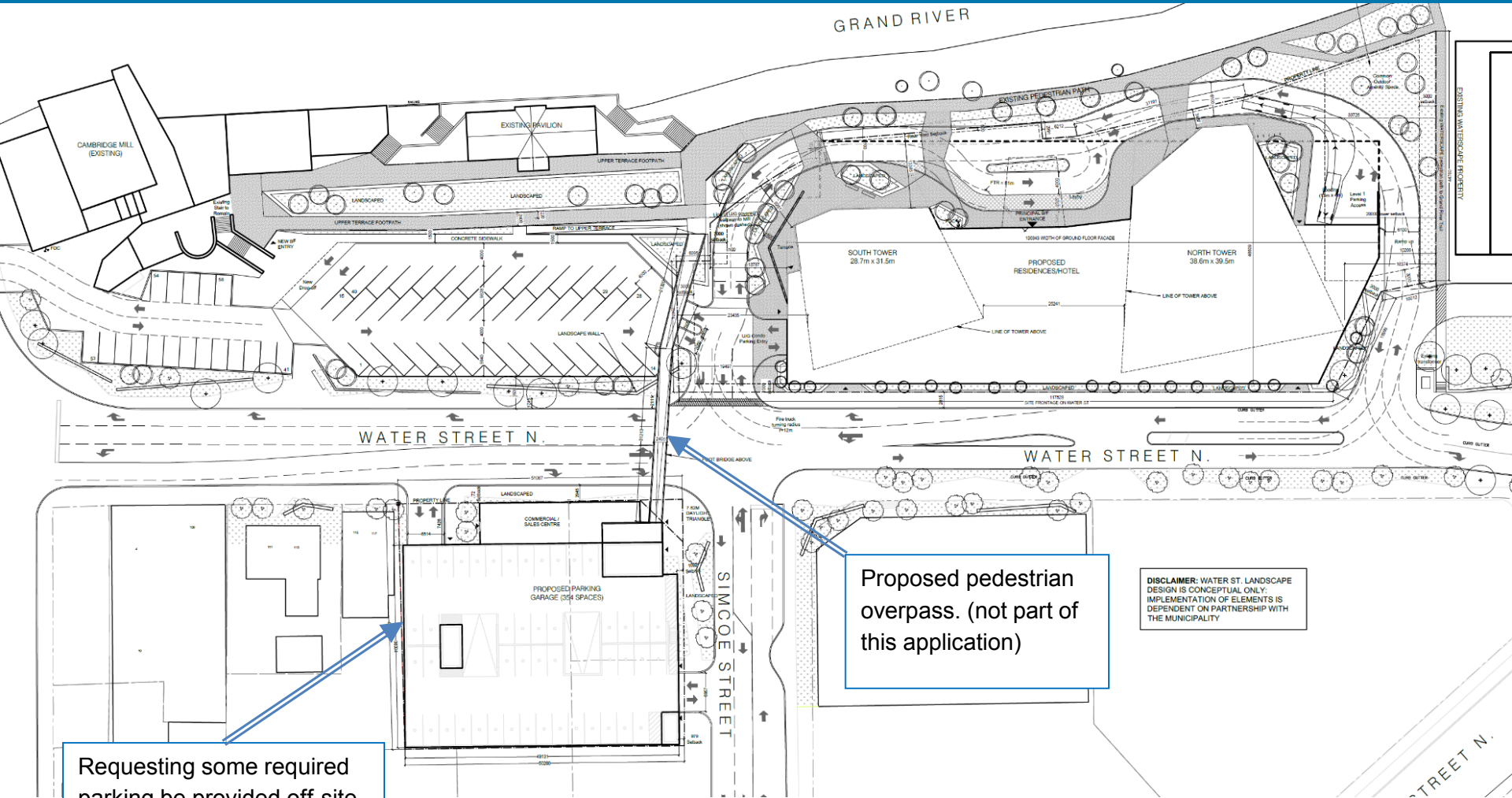
- The applicant is proposing to develop combined condominium & hotel with 253 residential units in 37 storey tower & 146 Hotel suites in 28 storey building.
- Proposal also includes 429 m<sup>2</sup> (4,618 sq. ft.) food service space & 566 m<sup>2</sup> (6,092 sq. ft.) service commercial space within 2 storey podium connecting the two towers.



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Proposed pedestrian overpass. (not part of this application)

DISCLAIMER: WATER ST. LANDSCAPE DESIGN IS CONCEPTUAL ONLY. IMPLEMENTATION OF ELEMENTS IS DEPENDENT ON PARTNERSHIP WITH THE MUNICIPALITY

Requesting some required parking be provided off-site in proposed garage at 7 Simcoe and 119-129 Water Street North

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Parking	Parking Rate	Required Parking	Proposed Parking
Residential <sup>1</sup> : 253 units	1 per unit	253 spaces	253 spaces on-site
Spa (Service Commercial) <sup>2</sup> : 566m <sup>2</sup>	1.875 per 100m <sup>2</sup>	11 spaces	11 spaces on-site
Hotel <sup>2</sup> : 146 Suites	0.75 per suite	110 spaces	110 spaces off-site in parking garage
Restaurant/bar (Food Service) <sup>2</sup> : 429m <sup>2</sup>	9 per 100m <sup>2</sup>	39 spaces	39 spaces off-site in parking garage
Total		413 spaces	413 spaces  264 on-site and 149 off-site in parking garage <sup>3</sup>

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Concept rendering from Water St. N towards the river



## Considerations:

- Land use compatibility with the surrounding existing development and permitted uses
- Impacts of the proposed increase in height and density
- Appropriateness of the proposed site specific amendments
- Traffic, Servicing, Viewshed & Urban Design
- Proposed number and location of parking facilities
- Potential impacts from the floodplain
- Affordable housing
- Record of Site Condition and cleanup of brownfield site
- Comments received from Council, the public and agency circulation

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THAT Report 21-286(CD) be received;

AND THAT Cambridge Council adopts Official Plan Amendment No. 48 with a site-specific policy to increase the maximum permitted density and height on 130 Water Street North to 10.09 Floor Space Index and 37 storeys;

AND THAT Cambridge Council approves the proposed zoning by-law amendment to further amend the site-specific zoning for 130 Water Street North (H)(F) C1RM1 S.4.1.294 (site-specific provisions approved in 2015 to permit a 12-storey development with 114 residential units and 90 hotel suites) to permit a 37-storey and 28-storey development containing 253 residential units and 146 hotel suites.

AND THAT Cambridge Council approves the proposed zoning by-law amendment to rezone parts of 0 Park Hill Road West from OS1 (Open Space) to OS1 S4.1.418 with site specific provisions to permit a driveway and any site servicing.

AND THAT Cambridge Council is satisfied that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required;

AND FURTHER THAT the By-law(s) attached to this report be passed.

# CONTACT INFORMATION

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