



**CUSHMAN &
WAKEFIELD**
Waterloo Region

DEVELOPMENT
OPPORTUNITY



**TEAM
ANDERSON**

149

Ainslie Street North,
Cambridge, ON



THE OPPORTUNITY

Site Concept plans available for a 104-unit, 105,000 sf of gross floor area “gfa”, eight storey building comprised of 6 storeys of residential on top of a 2 storey above ground parkade.

Development credits for approximately +/- \$4MM are applied to the property.

Lot Size:	.72 acres
Concept Height:	8 Storey
Potential Unit Yield:	104 Units
Estimated Gross Floor Area:	105,000 sq.ft.
Proposed Parking:	2 storey above ground parkade

149 Ainslie St N



Location

The site is located within the block bounded by Market Street S to the east and Ainslie Street to the north. The site has frontage on Ainslie Street as well as Market Street.

The lands are within 500 +/- meters off the main commercial district of Downtown Galt including the Ainslie Street Transit terminal which is linked to the broader public transit network in Waterloo Region.

Site Plan

LOTS 2 & 3
REGISTERED PLAN 67R-1134
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION BASED ON
SURVEY PERFORMED BY J.D. BARNES LIMITED, DATED 28th of
FEBRUARY, 2022.

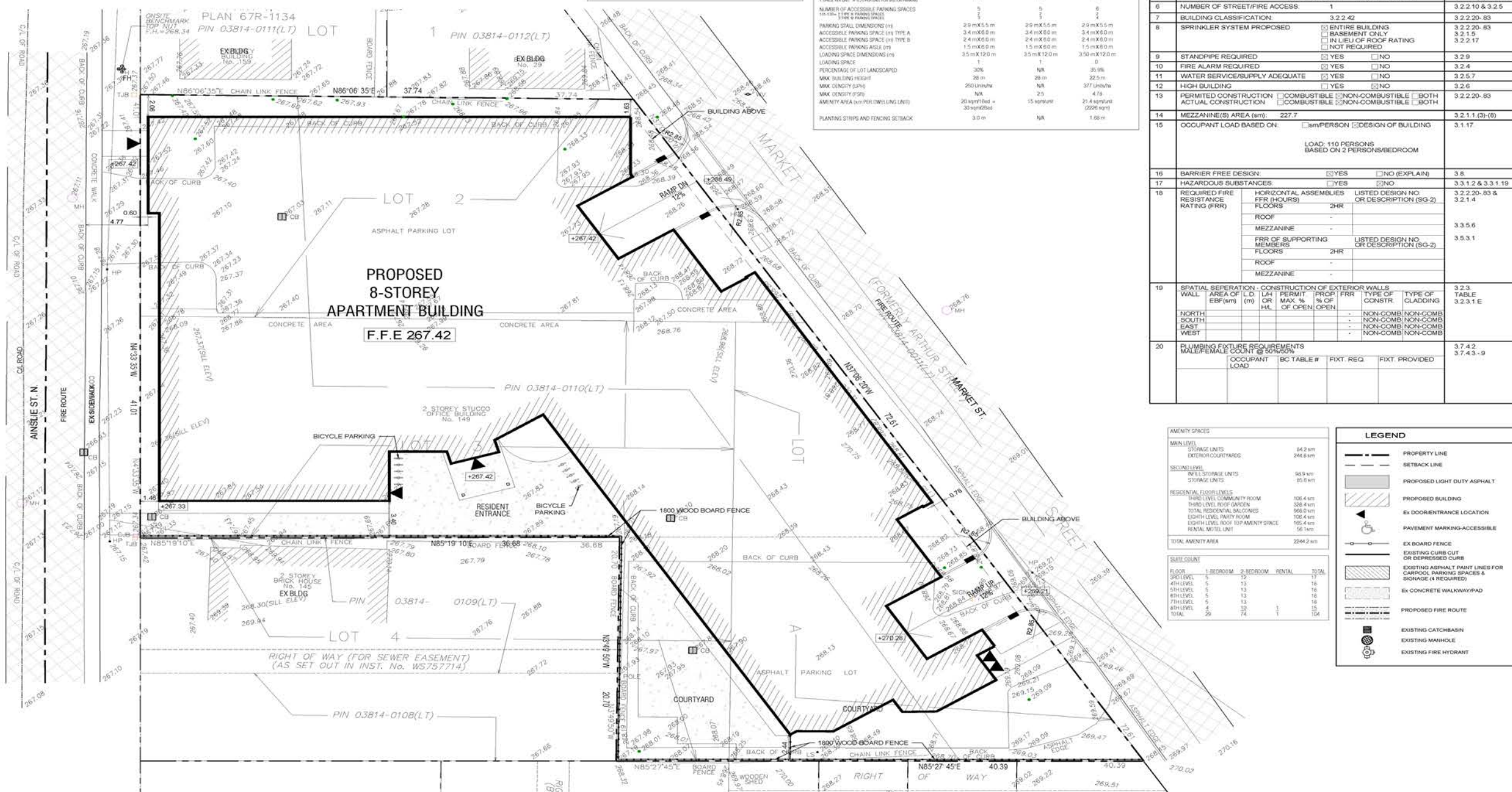
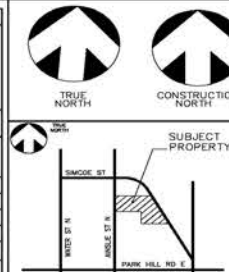
NOTE:
THIS DRAWING IS FULLY COORDINATED WITH
LANDSCAPE DRAWING.

OWNER	APPLICANT
	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH MILTON, ON L9T 2T1 P (905)457-1618 F (905)457-8852

SITE STATISTICS	
SITE AREA	2758 sq. 2757 sqm
BUILDING AREA	1968.5m ²
BUILDING GROSS FLOOR AREA	9772.5m ²
MAIN LEVEL	= 339.6m ²
SECOND LEVEL	= 323.5m ²
THIRD LEVEL	= 148.0m ²
FOURTH LEVEL	= 1567.4m ²
FIFTH LEVEL	= 1567.4m ²
SIXTH LEVEL	= 1567.4m ²
SEVENTH LEVEL	= 1567.4m ²
EIGHTH LEVEL	= 1378.9m ²
TOTAL	= 9772.5m ²
SITE COVERAGE	
BUILDING COVERAGE	= 2,059.4m ² 74.7%
PARKING ACCESS AREA	= 9.2m ² 0.4%
LANDSCAPED AREA	= 689.2m ² 25.0%
TOTAL	= 2,757.8m ² 100.0%

ZONING STATISTICS			
ITEM	EXISTING ZONING BYLAW REQUIREMENTS	NEW DRAFT ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	(U) CTRM	(F) CMLU	N/A
LOT AREA (m ²)	N/A	N/A	2,757.8
LOT WIDTH (m)	30 m	30 m	43.3 m
GROUND FLOOR AREA (m ²)	N/A	N/A	1,969
GROSS FLOOR AREA (m ²)	N/A	N/A	9,772.5
LOT COVERAGE (max)	75%	75%	74.7%
FRONT YD (min)	4.5	0 m	0 m
REAR YD (min)	0	0	1.07 m
NORTH SIDE YD (min)	4.5	0	1.68 m
SOUTH SIDE YD (min)	4.5	0	1.25 m
NUMBER OF PARKING SPACES	130	130	104
NUMBER OF ACCESSIBLE PARKING SPACES (150 CM x 2.13 M PARKING SPACE)	5	5	0
TRAILING DIMENSIONS (m)	2.9 m x 5.5 m	2.9 m x 5.5 m	2.9 m x 5.5 m
ACCESSIBLE PARKING SPACE (m) TYPE A	3.4 m x 6.0 m	3.4 m x 6.0 m	3.4 m x 6.0 m
ACCESSIBLE PARKING SPACE (m) TYPE B	2.4 m x 6.0 m	2.4 m x 6.0 m	2.4 m x 6.0 m
ACCESSIBLE PARKING SPACE (m)	1.5 m x 6.0 m	1.5 m x 6.0 m	1.5 m x 6.0 m
LOADING SPACE DIMENSIONS (m)	3.5 m x 5.0 m	3.5 m x 5.0 m	3.5 m x 5.0 m
LOADING SPACE	1	1	0
PERCENTAGE OF LOT LANDSCAPED	30%	N/A	35.9%
MAX BUILDING HEIGHT	28 m	28 m	22.5 m
MAX DENSITY (SPR)	250 units/ha	N/A	377 units/ha
MAX DENSITY (FSR)	N/A	25	4.76
AMENITY AREA (m ² /PER FLOORING UNIT)	20 sqm/bed + 30 sqm/bed	15 sqm/bed	21.4 sqm/bed (2296 sqm)
PLANTING STRIPS AND FENCING SETBACK	3.0 m	N/A	1.66 m

OBC Matrix		
FIRM NAME:	REINDERS + LAW	
NAME OF PROJECT:	NEW APARTMENT BUILDING	
LOCATION:	149 AINSLIE ST. N. CAMBRIDGE, ON	
ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 3	OBC REFERENCE PART 3
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> TENANT FIT OUT <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION	1.1.2 [A]
2	MAJOR OCCUPANCY(S): C	3.1.2.1 (1)
3	BUILDING AREA (sqm) EXISTING: 0 NEW: 2088.8 TOTAL: 2088.8	1.4.1.2 [A]
4	GROSS AREA (sqm) EXISTING: 0 NEW: 9345.8 TOTAL: 9345.8	1.4.1.2 [A]
5	NUMBER OF STORIES ABOVE GRADE: 8 BELOW GRADE: 0	1.4.1.2 [A] & 3.2.1.1
6	NUMBER OF STREET/FIRE ACCESS: 1	3.2.2.10 & 3.2.5
7	BUILDING CLASSIFICATION: 3.2.2.42	3.2.2.20-83
8	SPRINKLER SYSTEM PROPOSED: <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED	3.2.2.20-83 3.2.1.9 3.2.2.17
9	STANDPIPE REQUIRED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9
10	FIRE ALARM REQUIRED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4
11	WATER SERVICES/SUPPLY ADEQUATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7
12	HIGH BUILDING: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6
13	PERMITTED CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH ACTUAL CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.2.20-83
14	MEZZANINE(S) AREA (m ²): 227.7	3.2.1.1 (2)-(8)
15	OCCUPANT LOAD BASED ON: <input type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING	3.1.17
LOAD: 110 PERSONS BASED ON 2 PERSONS/BEDROOM		
16	BARRIER FREE DESIGN: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)	3.8
17	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 & 3.3.1.19
18	REQUIRED FIRE RESISTANCE RATING (FRR)	3.2.2.20-83 & 3.2.1.4
HORIZONTAL ASSEMBLIES LISTED DESIGN NO OR DESCRIPTION (SG-2)		
ROOF	-	3.3.5.6
MEZZANINE	-	
FRR OF SUPPORTING MEMBERS LISTED DESIGN NO OR DESCRIPTION (SG-2)		3.5.3.1
FLOORS	2HR	
ROOF	-	
MEZZANINE	-	
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3 TABLE 3.2.3.1 E
WALL AREA OF (L.D. LA) PERMIT PROP OR MAX % OF HL OF OPEN OPEN		
NORTH	-	NON-COMB NON-COMB
SOUTH	-	NON-COMB NON-COMB
EAST	-	NON-COMB NON-COMB
WEST	-	NON-COMB NON-COMB
20	PLUMBING FIXTURE REQUIREMENTS MALE/FEMALE COUNT @ 50% 50%	3.7.4.2 3.7.4.3-9
OCCUPANT LOAD		
BC TABLE #	FIXT. REQ.	FIXT. PROVIDED



AMENITY SPACES	
MAIN LEVEL	
STORAGE UNITS	84.2 m ²
EXTERIOR COURTYARDS	244.6 m ²
SECOND LEVEL	
BIKE STORAGE UNITS	86.9 m ²
STORAGE UNITS	95.6 m ²
RESIDENTIAL FLOOR LEVELS	
THIRD LEVEL ROOF GARDEN	106.4 m ²
TOTAL RESIDENTIAL BALCONIES	328.4 m ²
EIGHTH LEVEL PARTY ROOM	106.4 m ²
EIGHTH LEVEL ROOF TOP AMENITY SPACE	165.4 m ²
RENTAL MIXEL UNIT	59 m ²
TOTAL AMENITY AREA	2294.2 m ²

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED BUILDING
	EX DOOR ENTRANCE LOCATION
	PAVEMENT MARKING-ACCESSIBLE
	EX BOARD FENCE
	EXISTING CURB CUT OR DEPRESSED CURB
	EXISTING ASPHALT PAINT LINES FOR RAMP, PARKING SPACES & SIGNAGE (IF REQUIRED)
	EX CONCRETE WALKWAY/PAD
	PROPOSED FIRE ROUTE
	EXISTING CATCHBASIN
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT

GENERAL NOTE:
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Drawn: SH
Designed: GDR
Reviewed: KR
Date: 2022-03-02
Scale: 1:150
Project: 149 AINSLIE STREET N. CAMBRIDGE, ON

REINDERS + LAW
ARCHITECTURE, ENGINEERING

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WWW.REINDERS.LAW

Drawing no. SP1 0

Renderings



Floor Plans

**LOTS 2 & 3
REGISTERED PLAN 678-1134
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO**

OWNER: [Redacted]
APPLICANT: REINHOLD & ASSOC.
22, 25 & 27E ST. SW
7 2K3C2T-020

SITE STATISTICS - NEW CONCEPT

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	TOTAL SITE AREA	10,000	100%
2	PROPOSED BUILDING FOOTPRINT	2,500	25%
3	PARKING SPACES	1,000	10%
4	LANDSCAPING	500	5%
5	UTILITIES	200	2%
6	DRIVEWAYS	100	1%
7	STAIRWAYS	50	0.5%
8	WALKWAYS	100	1%
9	SCREENING WALLS	50	0.5%
10	OTHER	100	1%

**PROPOSED 8-STORY APARTMENT BUILDING
F.F.E 267.42**

LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- EXISTING PARKING SPACES
- PROPOSED PARKING SPACES
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAYS
- EXISTING WALKWAYS
- PROPOSED WALKWAYS
- EXISTING SCREENING WALLS
- PROPOSED SCREENING WALLS
- EXISTING UTILITIES
- PROPOSED UTILITIES

KEY PLAN N.T.S.

REINHOLD & ASSOC.
149 ANGLE STREET N.
CAMBRIDGE, ON
DATE: 2022-03-02
SCALE: 1:150
SIT. PLAN

KEY PLAN N.T.S.

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DATE: 2022-03-02
SCALE: 1:150
FLOOR PLAN PLAN LEVEL

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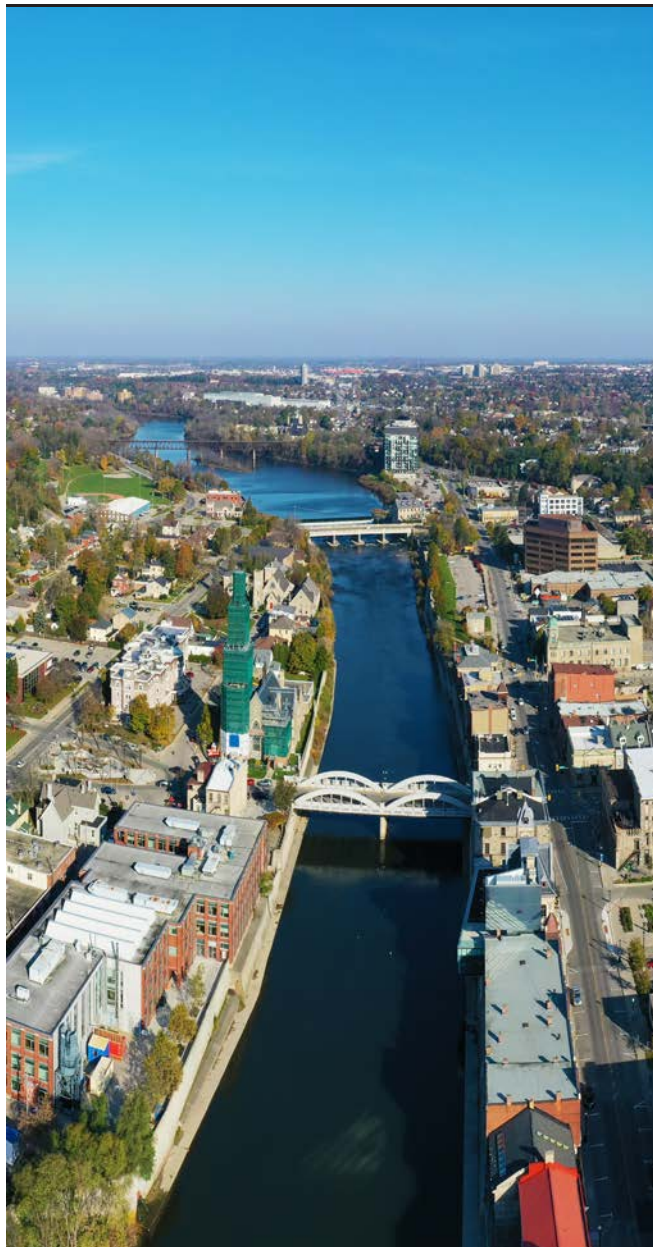
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The Neighbourhood

Galt is the largest of the three towns that amalgamated to form the City of Cambridge. The neighbourhood comprises both banks of the Grand River and stretches south to Ainslie/Concession and up the hill to Dundas in the east. Galt is a highly walkable community, with most people living within a 15-minute stroll of downtown.

“A Rare Opportunity To Develop An Exclusive Residence In One Of Ontario’s Most Thriving Cities.”

Demographics

Cambridge is one of the fastest growing and strongest economic areas in Canada. Over the past ten years, on average, \$356.5 million has been invested annually in building construction, with about one third towards the new residential sector. Cambridge's thriving business climate is why many businesses are choosing to locate and expand here. This section provides details on the community and many reasons why the City of Cambridge is your location for success.

Growing Population

- 2021 year end population is at 138,479
- An estimated 51,270 households in 2021
- Cambridge is part of the Region of Waterloo, with a 2031 year end population estimate of over 640,000

Advantageous Location

- Right on Highway 401 for ready access to markets and major metropolitan areas
- Within 50 to 130 kms. (30 to 80 miles) of Toronto including the border crossings of Niagara Falls/ Buffalo
- Within 50 minutes of Toronto’s international airport Nestled along the Grand River, a Canadian Heritage River

Enviably Lifestyle

- Excellent schools, a number of recreational facilities and neighborhood associations, and 4 public library branches.
- More than 100 parks covering more than 365 hectares and 14 golf courses within driving distance.
- Numerous organized sporting and leisure activities and a wide variety of cultural events.
- 7 ice surfaces, 2 private arenas, 5 indoor and 4 outdoor pools, 1 indoor and 15 outdoor soccer fields.
- Over 70 km of trails, with over half along the banks of the Grand and Speed Rivers.



- 1** The downtown core has a mix of merchants providing a wide range of goods and services .
- 2** The area is constantly growing through new high density developments.
- 3** Design at Riverside is a world renowned institution of architecture design, and constitutes the Faculty of Architecture of The University of Waterloo.

- 4** Commuters to Brantford and points south reach their destination in minutes via Hwy 24. Heading north via Hespeler Road, it’s a 10-minute jaunt to the 401.
- 5** GO and Greyhound buses in addition to Grand River Transit for public transportation.

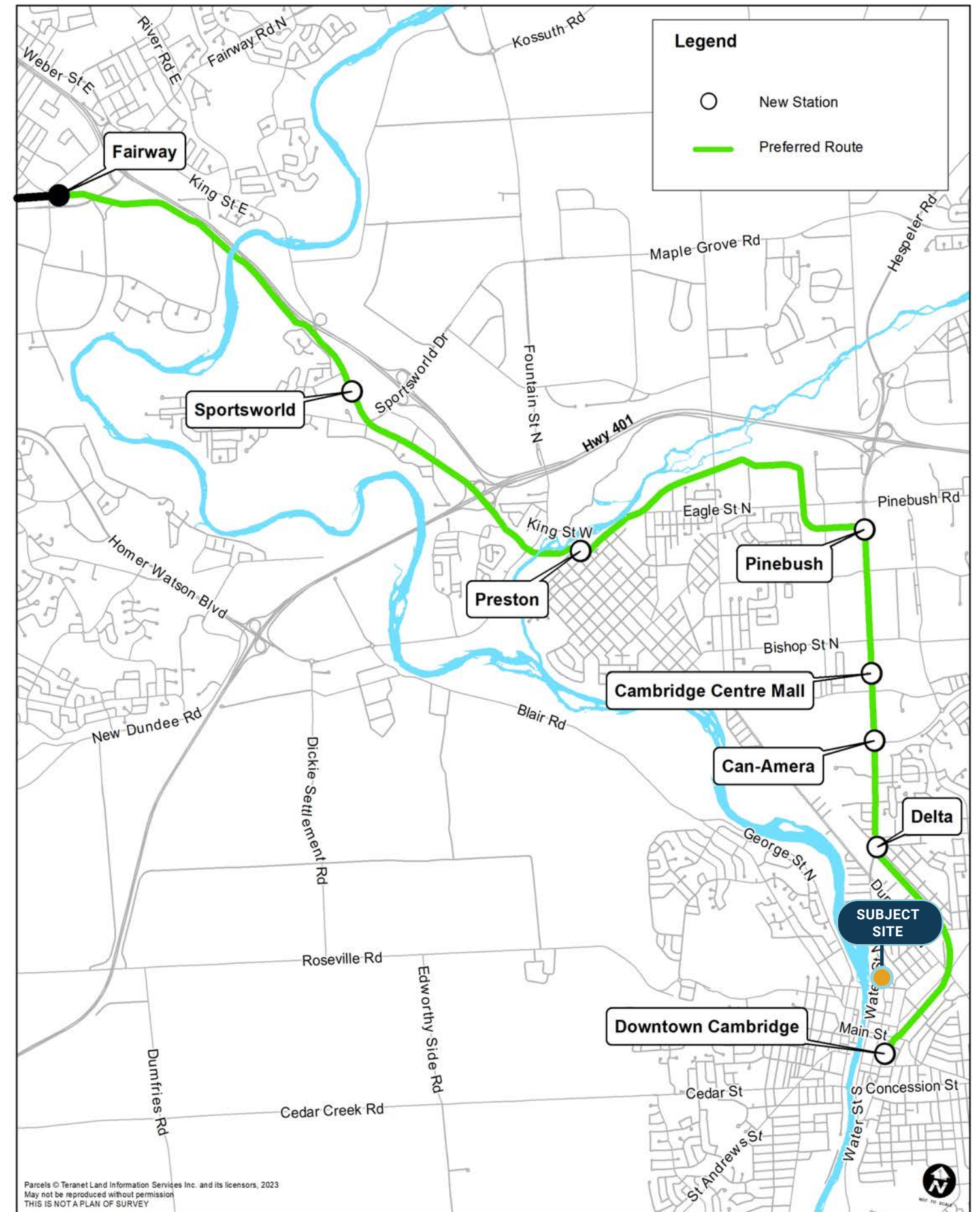
Stage 2 ION: LRT from Kitchener to Cambridge

The Region of Waterloo Council approved Light Rail Transit “LRT” from Waterloo to Cambridge in two stages.

The Region of Waterloo is proposing to extend the ION LRT system an additional 18 km from Fairway station in Kitchener to Downtown Cambridge with eight new stations, creating a continuous LRT service across the Region’s three urban centres. Regional Council endorsed the Preferred Route in June 2019 and the preliminary design in April 2020.

Stage 1 ION (launched in June 2019) includes LRT from Waterloo to Kitchener. Stage 1 ION also includes ION bus service between Kitchener and Cambridge, a service that was launched in September 2015, as the first step in implementing Stage 2 ION.

Stage 2 ION will extend LRT from Kitchener to downtown Cambridge, replacing the ION bus service constructed in Stage 1. This will create a continuous LRT system across the Region’s three urban centres: Waterloo, Kitchener and Cambridge.



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Stage 2 ION Route



TEAM ANDERSON

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With over 50 years combined experience, our team will provide custom tailored industrial, commercial and investment real estate solutions. We understand our client's needs and treat those needs with the highest regard.

When it comes to our clients, we will outwork any other agent in pursuing the best outcome.

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