



3.76 ACRES Residential Development

For
Sale

201 Water Street South & 66 Highman Avenue
Cambridge, ON



**CUSHMAN &
WAKEFIELD**
Waterloo Region

Property Overview

The subject site is located on the east side of Water Street South (Ontario Highway 24) approximately 520 metres south of Ainslie Street South, just north of Churchill Park, east of the Grand River, and west of Highman Avenue. The site has an area of approximately 14,621.3 square metres (1.46 hectares) with approximately 187 metres of frontage along Water Street South.

The subject site is legally described as: Part of Subdivision Lot 2, Concession 10 East of the Grand River, former Geographic Township of North Dumfries; Part 1 on Reference Plan 67R-2799; Part 5 on Plan 58-12020, Save and Except Part 6 On Reference Plan 58R-17858; Subject to Easement No. WR777964; City of Cambridge.

The subject site is located within the Kinbridge neighbourhood of the City and is part of the Christopher-Champlain community. This area can generally be described as a mixed-use area in transition, with existing low-rise residential uses, forthcoming mid- to high-rise residential uses, community parks, residential amenities, and a water course known as Moffat's Creek which runs through Churchill Park to the south and into the Grand River.

The Grand River is located just west of the subject site, approximately 61-metres away but is not adjacent or contiguous to it. The Grand River and its major tributaries were designated as Canadian Heritage Rivers in 1994.

The proposed residential development at 201 Water Street South and 66 Highman Avenue consists of three residential towers situated atop a unified 3 storey podium. Two of the towers are 13 storeys and one tower is 9 storeys in height. A total of 330 residential units will be developed with 416 parking spaces for residents and visitors and 117 bicycle spaces also for residents and visitors. The proposed development has two (2) accesses from Water Street South and an emergency access from Highman Avenue. The existing stone residence on the Subject Lands is proposed to be retained and used as an amenity area for the residents of the proposed development. Additionally, there are common terraces proposed on the fourth and seventh floor of the development.



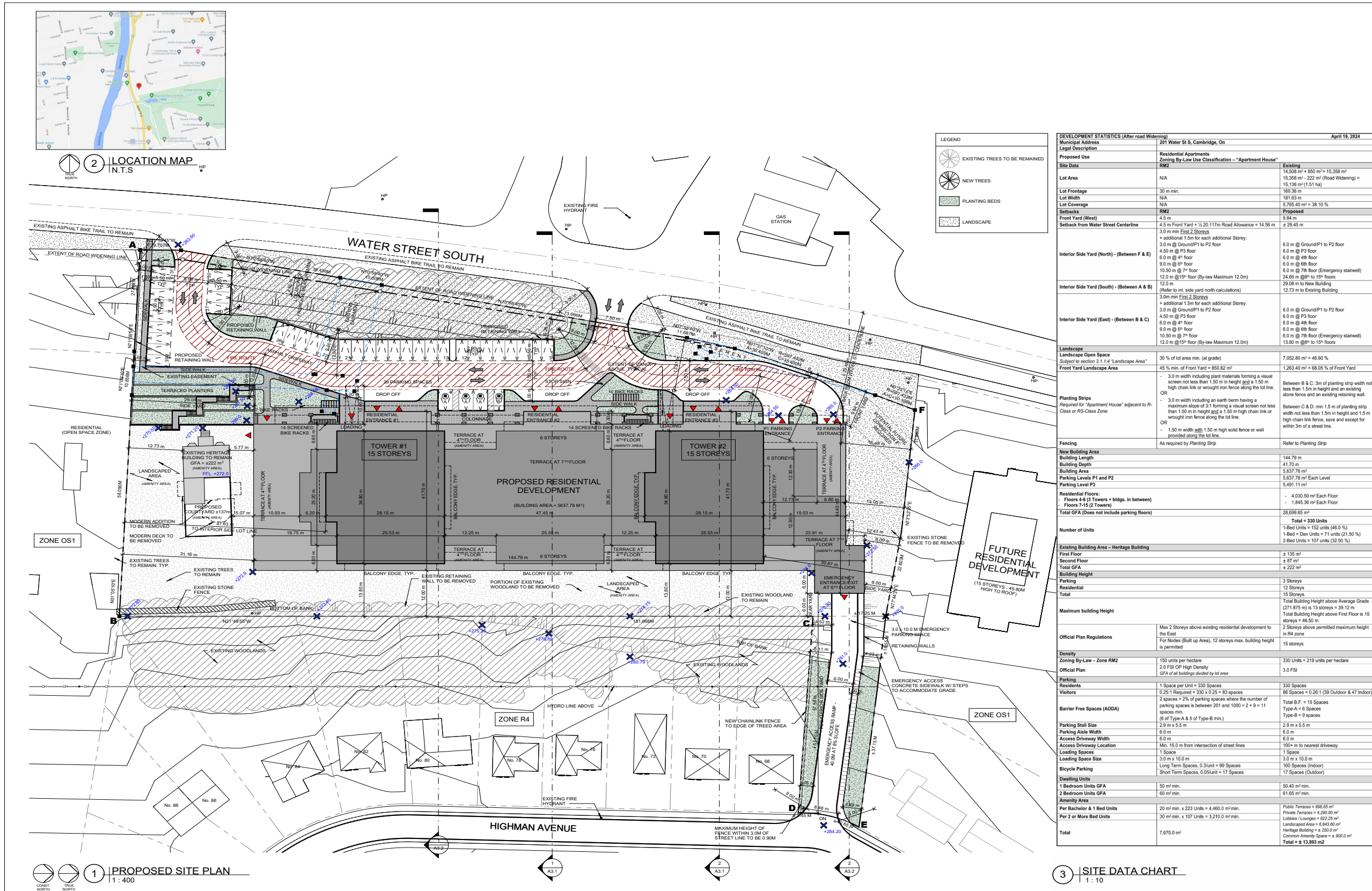
Three Residential Towers Situated Atop A Unified 3 Storey Podium

Property Details

Legal Description:	Part of Subdivision Lot 2, Concession 10 East of the Grand River, former Geographic Township of North Dumfries; Part 1 on Reference Plan 67R-2799; Part 5 on Plan 58-12020, Save and Except Part 6 On Reference Plan 58R-17858; Subject to Easement No. WR777964; City of Cambridge.
Size:	1.55 Hectares (3.76 Acres)
Zoning:	Draft Plan Approved High Density Residential
Units:	330* For a Total GFA of 299,092 SF
Parking:	416 Spaces
Bicycle Spaces:	117



Site Plan



DEVELOPMENT STATISTICS (After road widening)		April 19, 2024
Municipal Address	201 Water St S, Cambridge, On	
Legal Description	Residential Apartments	
Proposed Use	Zoning By-Law Use Classification - "Apartment House"	
Site Data	RM2	Existing
Lot Area	N/A	14,508 m ² + 850 m ² = 15,358 m ²
Lot Frontage	30 m min.	15,358 m ² - 222 m (Road Widening) = 15,136 m ² (1.51 ha)
Lot Width	N/A	169.36 m
Lot Coverage	N/A	191.63 m
Setbacks	RM2	5,765.00 m ² = 38.10 %
Front Yard (West)	4.5 m	Proposed
Setback from Water Street Centerline	4.5 m Front Yard + 1/2 20.117m Road Allowance = 14.56 m	9.84 m
Interior Side Yard (North) - (Between F & E)	3.0 m min. Existing 2 Storeys + additional 1.5m for each additional Storey: 3.0 m @ Ground/P1 to P2 floor	6.0 m @ Ground/P1 to P2 floor
Interior Side Yard (South) - (Between A & B)	3.0 m min. Existing 2 Storeys + additional 1.5m for each additional Storey: 3.0 m @ Ground/P1 to P2 floor	6.0 m @ P3 floor 6.0 m @ 4th floor 6.0 m @ 6th floor 6.0 m @ 7th floor (Emergency stairwell)
Interior Side Yard (East) - (Between B & C)	3.0 m min. Existing 2 Storeys + additional 1.5m for each additional Storey: 3.0 m @ Ground/P1 to P2 floor	6.0 m @ Ground/P1 to P2 floor 6.0 m @ P3 floor 6.0 m @ 4th floor 6.0 m @ 6th floor 6.0 m @ 7th floor (Emergency stairwell)
Landscape	3.0 m min. Existing 2 Storeys + additional 1.5m for each additional Storey: 3.0 m @ Ground/P1 to P2 floor	12.0 m @ 15th floor (By-law Maximum 12.0m)
Landscape Open Space	30 % of lot area min. (at grade)	7,052.80 m ² = 46.00 %
Front Yard Landscape Area	45 % min. of Front Yard = 850.82 m ²	1,263.40 m ² = 68.05 % of Front Yard
Planting Strips	3.0 m width including plant materials forming a visual screen not less than 1.50 m in height and a 1.50 m high chain link or wrought iron fence along the lot line.	Between B & C: 3m of planting strip width not less than 1.5m in height and an existing stone fence and an existing retaining wall.
Fencing	As required by Planting Strip	Refer to Planting Strip
New Building Area	Building Length	144.79 m
Building Depth	Building Area	41.70 m ²
Parking Levels P1 and P2	Parking Levels P1 and P2	5,637.79 m ² Each Level
Parking Level P3	Parking Level P3	5,491.11 m ²
Residential Floors:	Floors 4-6 (3 Towers + bldgs. in between)	4,030.50 m ² Each Floor
Floors 1-15 (2 Towers)	Floors 1-15 (2 Towers)	1,845.36 m ² Each Floor
Total GFA (Does not include parking floors)	Total GFA (Does not include parking floors)	28,699.65 m ²
Number of Units	Total = 330 Units	1-Bed Units = 152 units (46.0 %) 1-Bed + Den Units = 71 units (21.50 %) 2-Bed Units = 107 units (32.50 %)
Existing Building Area - Heritage Building	First Floor	± 135 m ²
Second Floor	Second Floor	± 81 m ²
Total GFA	Total GFA	± 222 m ²
Building Height	Residential	3 Storeys
Total	Total	15 Storeys
Maximum building Height	Total Building Height above Average Grade (271.875 m) is 13 storeys = 39.12 m	Total Building Height above First Floor is 15 storeys = 46.50 m
Official Plan Regulations	Max 2 Storeys above existing residential development to the East	2 Storeys above permitted maximum height in RA zone
Density	150 units per hectare	330 Units = 219 units per hectare
Official Plan	2.0 FSI OP High Density	3.0 FSI
Parking	1 Space per Unit = 330 Spaces	330 Spaces
Residents	0.25:1 Required = 330 x 0.25 = 83 spaces	86 Spaces = 0.26:1 (39 Outdoor & 47 Indoor)
Barrier Free Spaces (AODA)	2 spaces + 2% of parking spaces where the number of parking spaces is between 201 and 1000 = 2 x 9 = 18 spaces min. (6 of Type A & 5 of Type-B min.)	Total B.F. = 15 Spaces Type A = 6 Spaces Type B = 9 Spaces
Parking Stall Size	2.9 m x 5.5 m	2.9 m x 5.5 m
Parking Aisle Width	6.0 m	6.0 m
Access Driveway Width	6.0 m	6.0 m
Access Driveway Location	Min. 15.0 m from intersection of street lines	100+ m to nearest driveway
Loading Spaces	1 Space	1 Space
Bicycle Parking	3.0 m x 10.0 m	3.0 m x 10.0 m
Dwelling Units	Long Term Spaces: 0.3/unit = 99 Spaces	100 Spaces (Indoor)
1 Bedroom Units GFA	Short Term Spaces: 0.05/unit = 17 Spaces	17 Spaces (Outdoor)
2 Bedroom Units GFA	50 m ² min.	50.40 m ² min.
Amenity Area	60 m ² min.	61.65 m ² min.
Per Bachelor & 1 Bed Units	20 m ² min. x 223 Units = 4,460.0 m ² min.	Public Terraces = 656.65 m ² Private Terraces = 4,290.50 m ²
Per 2 or More Bed Units	30 m ² min. x 107 Units = 3,210.0 m ² min.	Lobbies / Lounges = 822.25 m ² Landscaped Area = 6,843.00 m ² Heritage Building = ± 250.0 m ² Common Amenity Spaces = ± 900.0 m ²
Total	7,670.0 m ²	Total = ± 13,893 m ²

NOT FOR CONSTRUCTION



NOTE: THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

DDMMYYYY	REVISION
01/10/2023	ISSUED FOR GFA & ZBA
21/03/2024	RE-ISSUED FOR GFA & ZBA
24/04/2024	RE-ISSUED FOR GFA & ZBA
29/04/2024	RE-ISSUED FOR GFA & ZBA

DRAWN BY: KA/EM
SCALE: As indicated
PRINT DATE: 2024-04-29 2:38:46 PM

201 WATER STREET S. PROPOSED RESIDENTIAL DEVELOPMENT
201 Water Street South
(and 66 Highman Ave)
Cambridge, ON

PROPOSED SITE PLAN & SITE DATA CHART

A1.0

Surrounding Land Use

The presence of diverse land uses in the surrounding area of the Subject Lands. Within a 400-metre radius, there is a mix of land uses, including high density and low density residential, commercial, industrial, recreational, and heritage uses. The subsequent sub-sections discuss the surrounding context within 400 metres of the Subject Lands.

The Subject Lands are bordered to the east by a low-density residential area primarily made up of single-story detached homes. This established community features a mature tree canopy. To the south, there is more low-density residential development as well as Churchill Park, which offers nature trails, an accessible children's playground, ball diamonds, soccer fields, picnic areas, a splash pad, and the Duncan McIntosh Arena.

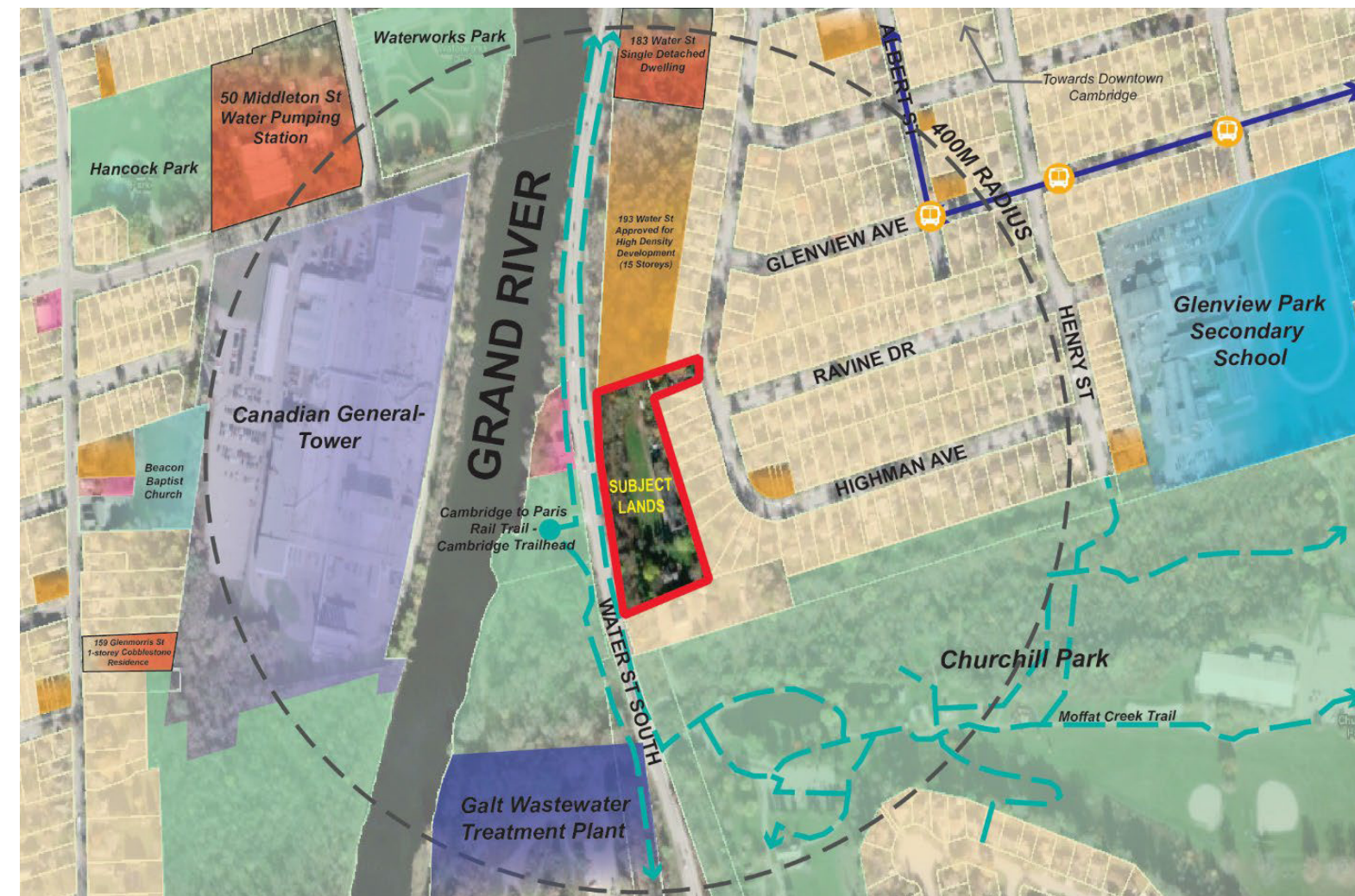
To the immediate north of the Subject Lands, a residential development comprising five 15-storey towers has recently been approved at 193 Water Street South.

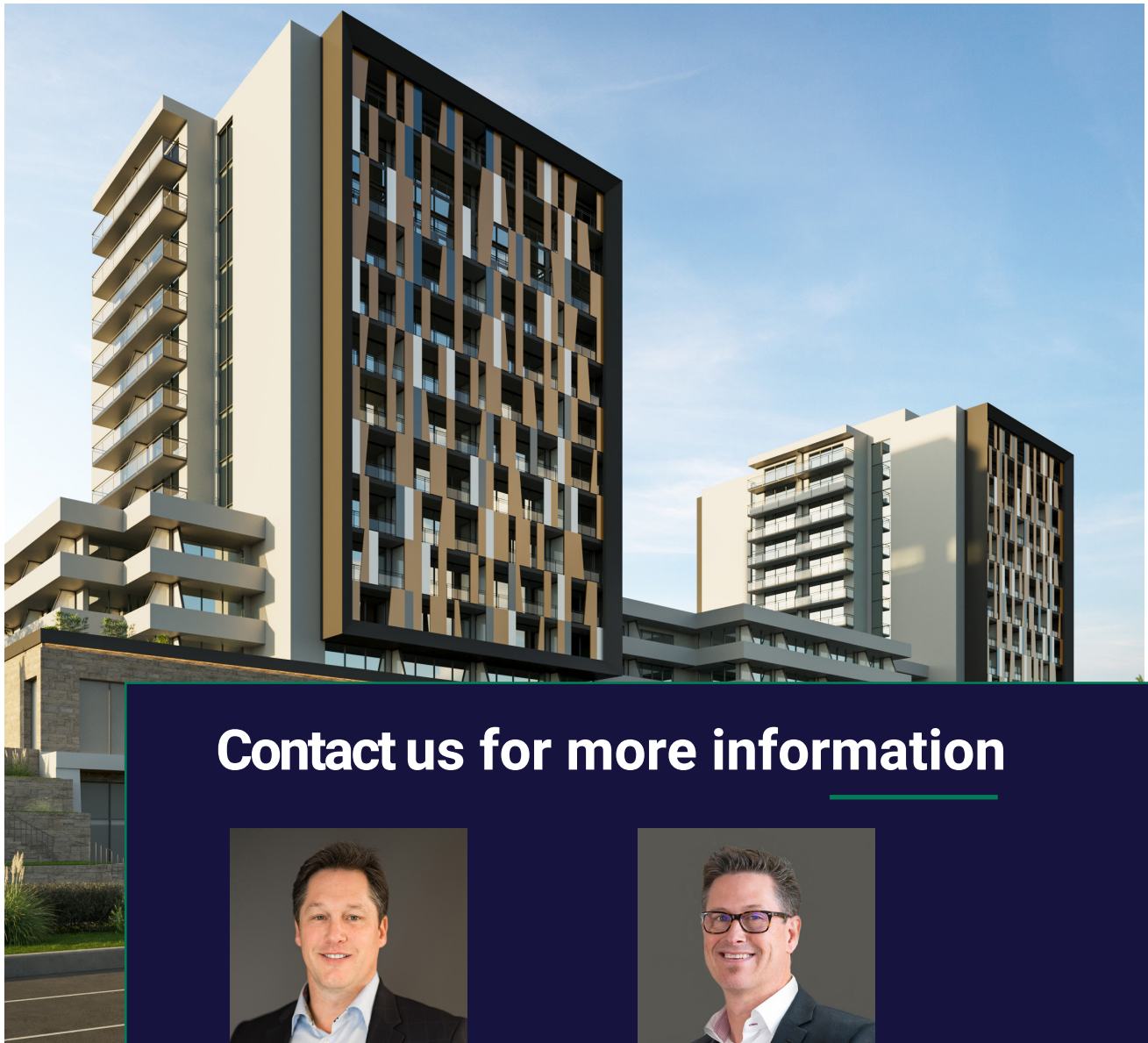
Further north, beyond the 400-meter radius from the Subject Lands, lies the urban growth centre of Downtown Galt.

To the west and southwest, across Water Street South, there are recreational, public utility, and commercial properties, including the trailhead for the Cambridge to Paris Rail Trail, the Galt Wastewater Treatment Plant, and a gas station. Further west is the Grand River, with industrial and recreational lands on the opposite bank.

The Subject Lands are conveniently located within walking distance of Churchill Park, and just outside the 400-meter radius is Glenview Park Secondary School.

Map





Contact us for more information



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