

MEETING NORMS

- This meeting and question period will be recorded.

- If you have questions regarding the Region's privacy policies:
  - Telephone: Service First Call Center 519-575-4400
  - Direct questions to: Manager-Information, Access & Privacy

- The Q & A function is enabled but only visible to the meeting hosts throughout the presentation. Please feel free to type questions throughout the meeting and we will bring those forward for comment at the end of the session.

- All questions posed during this meeting will be posted to the EngageWR page for this project, with response.

Region of Waterloo

Building better futures:

2,500 homes in 5 years

COMMUNITY INFORMATION SESSION
MAY 25, 2023
30 LAURIS AVENUE, CAMBRIDGE

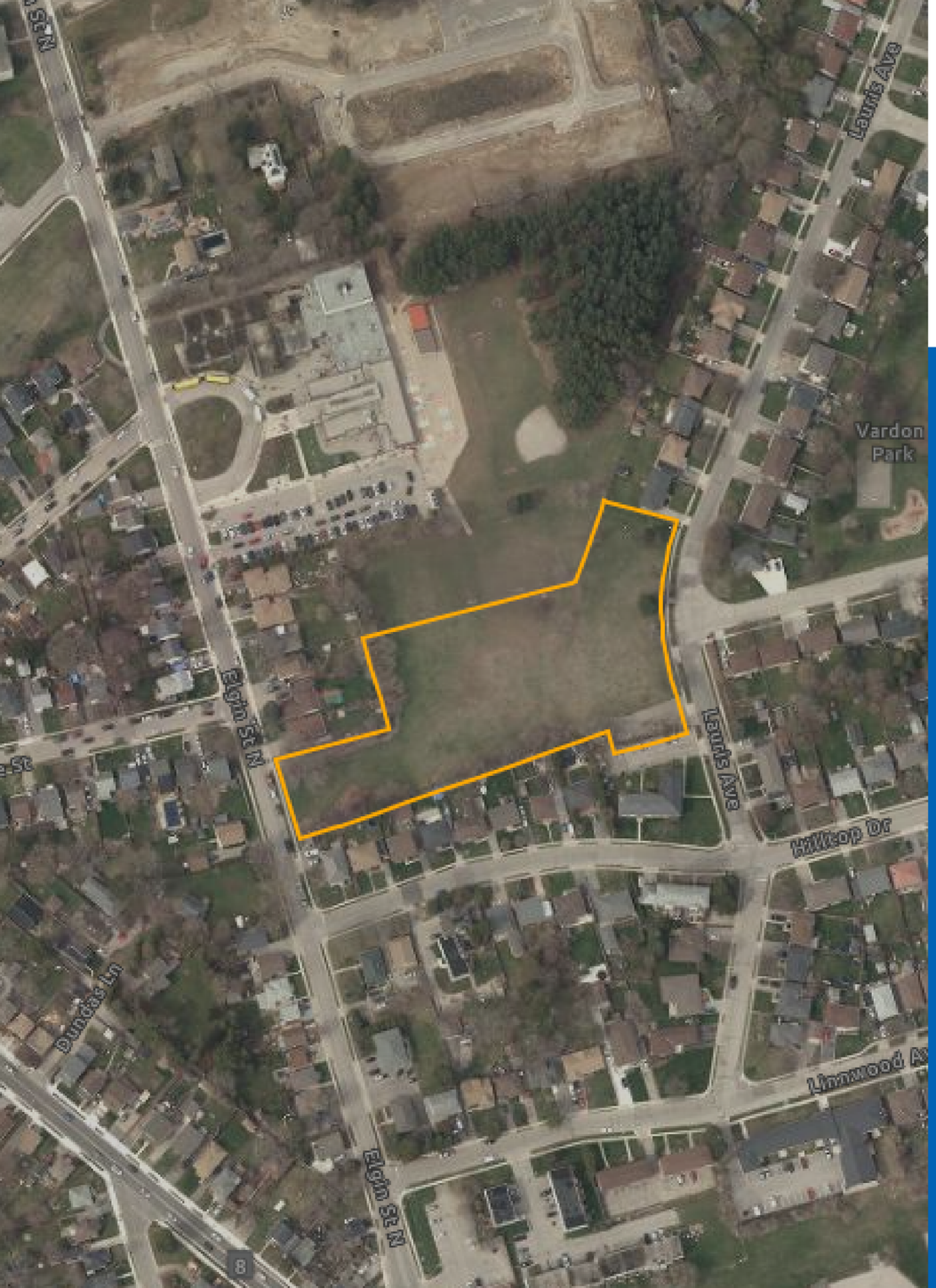


SEVERANCES



LAND ACKNOWLEDGEMENT

The Region of Waterloo is situated on the land traditionally used by the Haudenosaunee, Anishnaabe, and Neutral Peoples. We acknowledge the enduring presence and deep traditional knowledge, contributions and philosophies of the Indigenous People with whom we share this land today.



INFORMATION SESSION AGENDA

- Introductions
- Building Better Futures Initiative
- Defining Affordable Housing
- Community Profile
- Planning Context & Site Profile
- Questions



INTRODUCTIONS

- Regional Councillor Jim Erb, Region of Waterloo

- Sarah Millar, Land Portfolio Manager, Region of Waterloo
- Tristan Wilkin, Principal Planner, Region of Waterloo
- Ashley Graham, Senior Development Planner, Region of Waterloo



BUILDING BETTER FUTURES INITIATIVE

2,500 HOMES IN FIVE YEARS (2021-2026)

Mission Statement: Create a sustainable, strategic pipeline of affordable housing projects to create a tenfold increase in the number of affordable homes we develop each year.

- Accelerate the development of Affordable Housing throughout the Region
- Focus on publicly owned land and partnerships
- Optimize public land use for public benefit through analysis, design, community consultation and partnership

WHAT IS AFFORDABLE HOUSING?



- Broadly defined using the cost of Housing as a percentage of Household income.
- CMHC defines Affordable Housing when the household is spending no more than 30% of their pre-tax income on housing.
- Request For Proposal (RFP) criteria for this property will require submissions meet the CMHC definition for its Co-Investment fund, being 80% of Median Market Rent.

Rental 1 Bedroom Units (Source: CMHC)	Current Rent (avg $) Oct 2022	Qualifying Income ($)
Median Market Rent (MMR)	$1,211	$48,450
80% MMR	$969	$38,750
Rental 1 Bedroom Unit (Source: Zumper)	$1,850 - $1,900	$74,000 - $76,000

30 LAURIS AVENUE, CAMBRIDGE

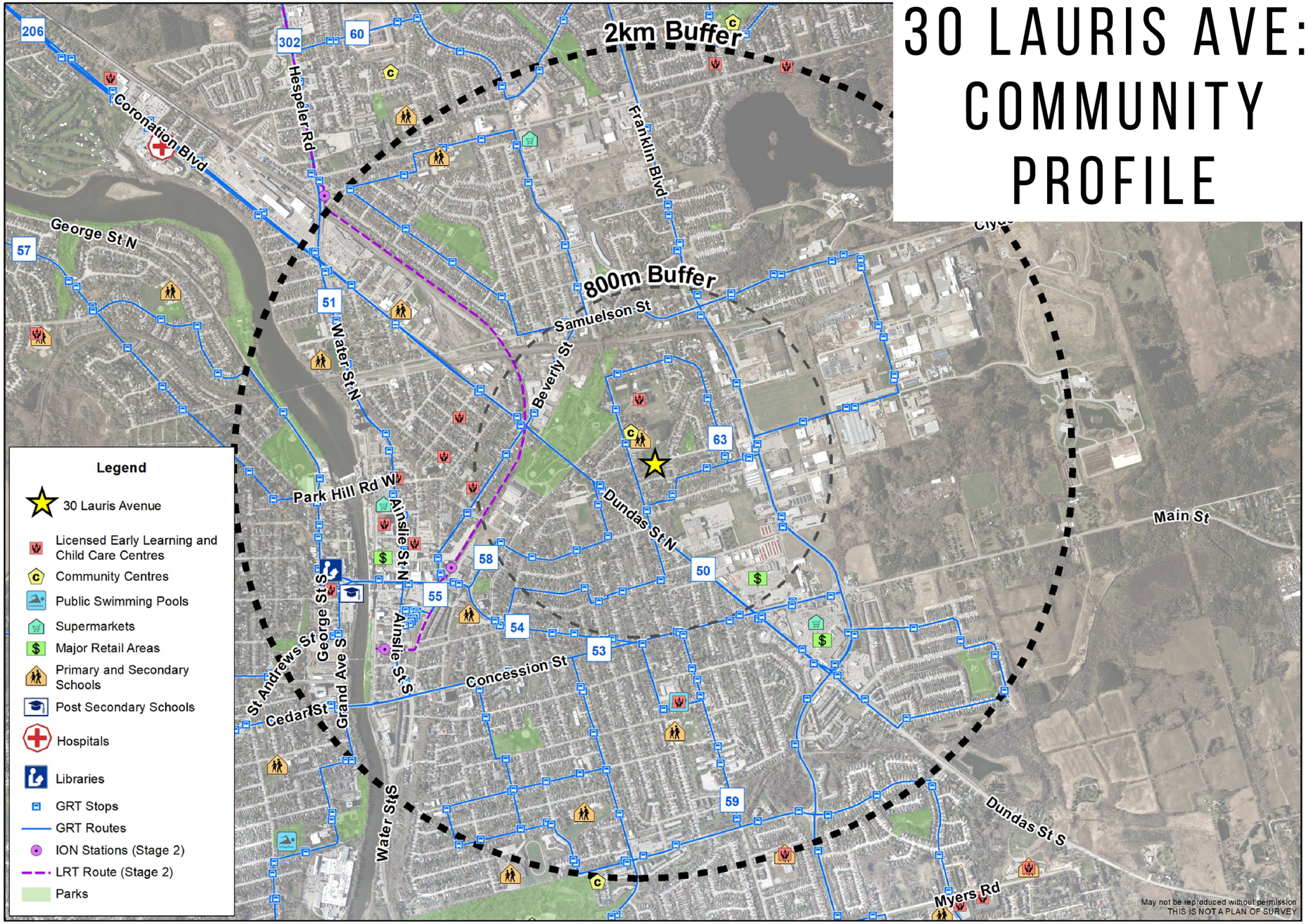


Dundas St N

Franklin Blvd

30 LAURIS AVE: COMMUNITY PROFILE

Transit	200 m
Parks	Vardon Park 100 m Soper Park 950 m
Childcare	The Oaks Early Learning Childcare (800 m) Montessori School of Cambridge (1.7 km)
Schools	Moffat Creek Public School JK - 8 (3.5 km) St Anne Catholic School JK - 8 (150 m) Glenview Park Secondary School 9 - 12 (2.8 km)
Major Retail	Highland Shopping Centre (1.3 km)
Grocery Stores	Freshco (1.2 km) Zehrs (1.7 km) Food Basics (2.1 km)
Library	Idea Exchange - Old Post Office (2.1 km)
Hospital	Cambridge Memorial (3.6 km)



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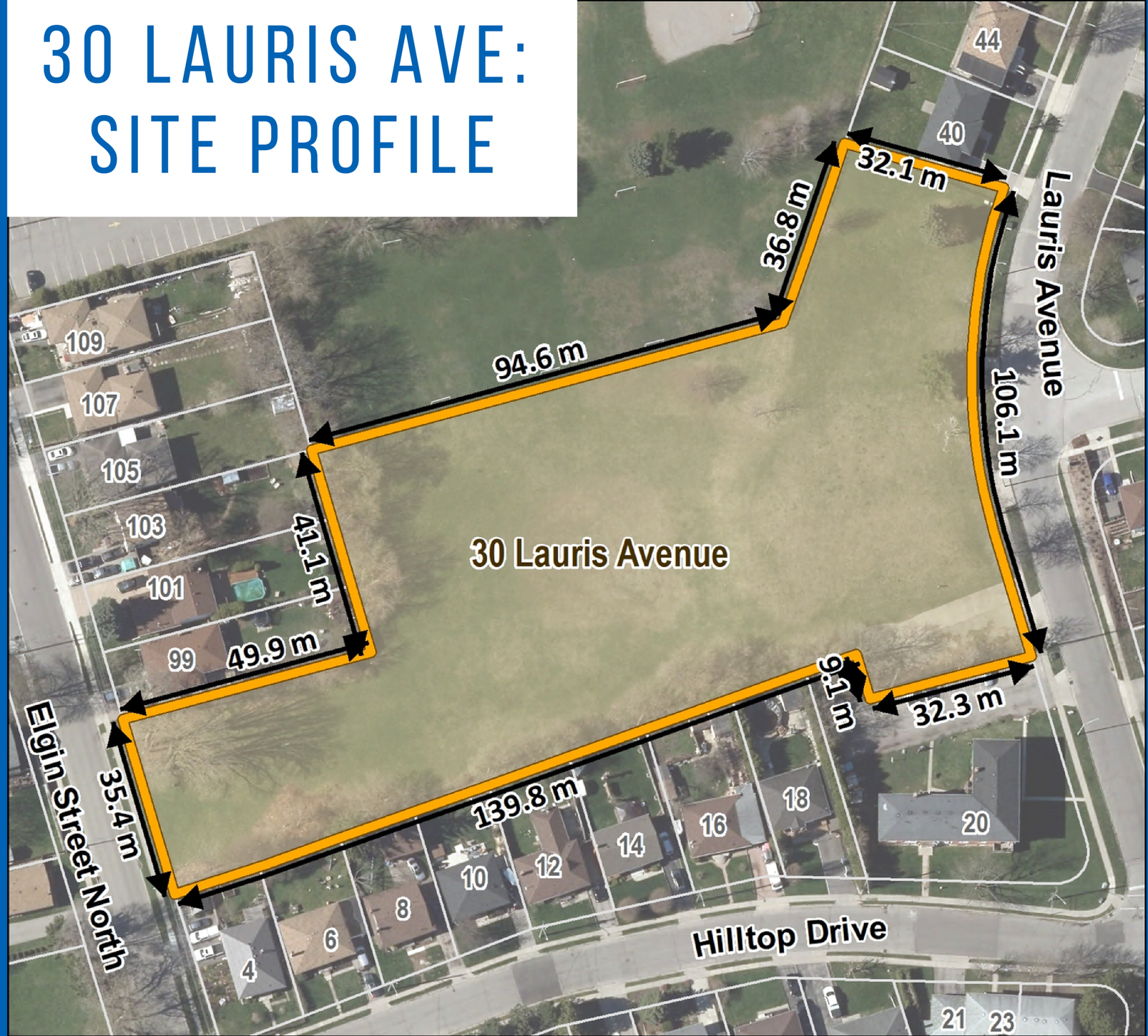
Regional Lands: Community Profile – Points of Interest
30 Lauris Avenue, Cambridge

0 100 200 400 600
Metres

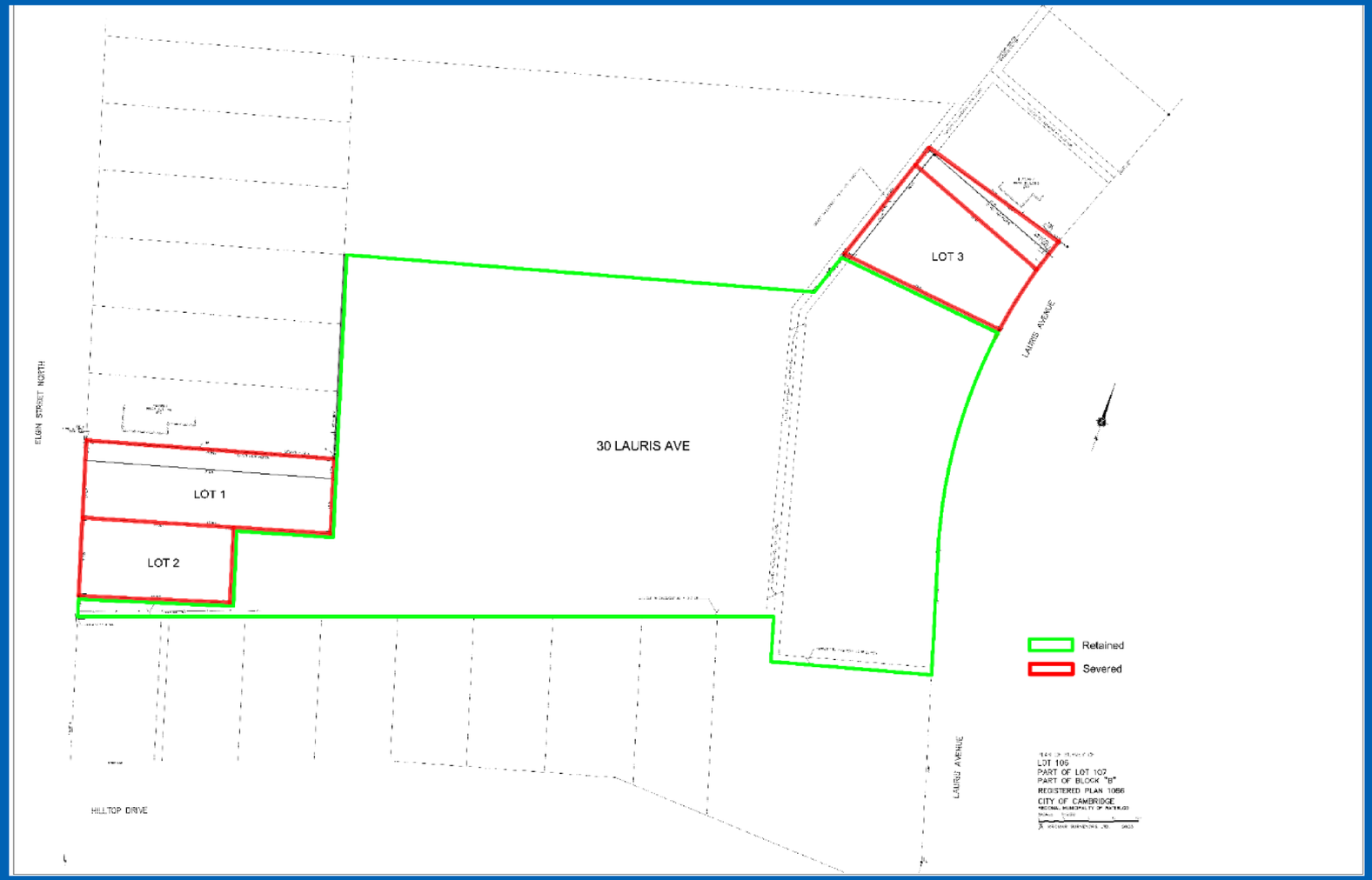
30 LAURIS AVE: SITE PROFILE

Location	North-east of intersection of Dundas St N and Elgin St N, on west side of Lauris Ave and east of Elgin St N
Lot Size	1.13 ha / 2.81 ac (Irregular)
Road Frontage	Lauris Ave (106.1 m / 348.1 ft) Elgin St N (35.4 m / 116.1 ft)
Previous Regional Use	Vacant
Physical Attributes	Large parcel; Grade change across property with fall from east to west; adjacent to existing school site; walkway access to remain
Water/Sewer Connections	Yes
Road Widening Required	No
Status of Environmental Site Assessment	Complete, no contamination found, Record of Site Condition (RSC) filed



30 LAURIS AVE:
PROPOSED LOT SEVERANCES

Proposed Lot	Lot Stats (Approximate)
Lot 1	15.5 m by 49.9 m 760.5 m2 Stormwater easement along northern property boundary
Lot 2	15.71 m by 30.39 m 468.6 m2
Lot 3	22.91 m by 34.63 m 610.1 m2



30 LAURIS AVE:
POTENTIAL DEVELOPMENT PROFILE

Built Form Options Anticipated	Low-rise apartment
Potential Building Scale	Approx. 3-4 storeys
Estimated Total Unit Count Range	+100 units (depending on development form)
Development Type	Mixed market and affordable residential development; Rental or Ownership tenure potential
% of Affordable Units	Minimum 30% total unit yield Target 40%+ of total unit yield
Restrictions/ Encumbrances	Servicing easements exist on subject land











Severance Applications Timeline (Approximate)

The Road to Development

2023

April

1

Severance Applications for Three (3) Single Dwelling Lots

May

2

Community Information Sessions

Committee of Adjustment Hearing

June

3

City of Cambridge Committee of Adjustment Final Decision Regarding Severance Applications

July/ August

4

Single Family Lots Listed on For Sale

Sept/Oct

5

Recommendation Report to Regional Council Regarding Sale

Proceeds from Sale Support Development of Affordable Units on Retained Lands

QUESTIONS?

How will the feedback from tonight's information session be used?

1. All questions raised tonight will be posted, with responses, to the EngageWR project page.
2. All feedback will be reviewed by Regional staff in the preparation of RFP design considerations.

Will there be opportunities for community engagement in the future?

1. The Region will lead an additional community engagement session with the successful development proponent after the RFP is awarded.
2. RFP Submissions will need to outline opportunities for community outreach and ongoing information sharing through the site plan and development process.

This is an Important Opportunity to bring new, and needed, mixed income housing to the market quickly.

THANK YOU!

Sarah Millar, MCIP RPP Land Portfolio Manager
smillar@regionofwaterloo.ca
regionalland@regionofwaterloo.ca

Stay informed on project updates!
www.engagewr.ca/lauris

