

MEETING NORMS

- This meeting and question period will be recorded.
- If you have questions regarding the Region's privacy policies:
  - Telephone: Service First Contact Centre 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
JULY 19, 2023
30 LAURIS AVENUE, CAMBRIDGE

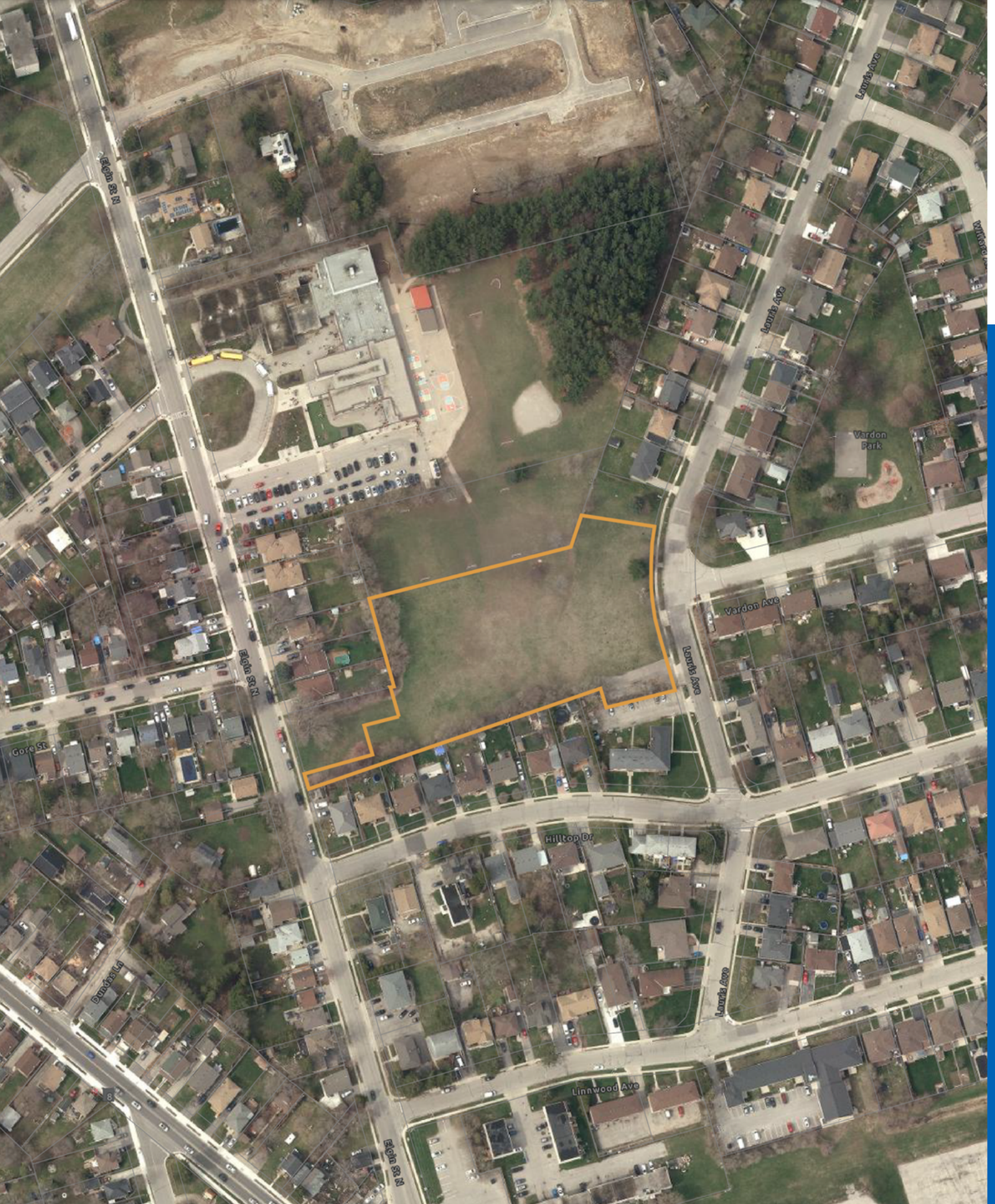


OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND REQUEST FOR PROPOSAL



LAND ACKNOWLEDGEMENT

The Region of Waterloo is situated on the land traditionally cared for 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
- Request for Proposal
- Project Timeline
- Questions



MEET THE TEAM

- Michael Campos, Planner, City of Cambridge
- 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

Site and Surrounding Area

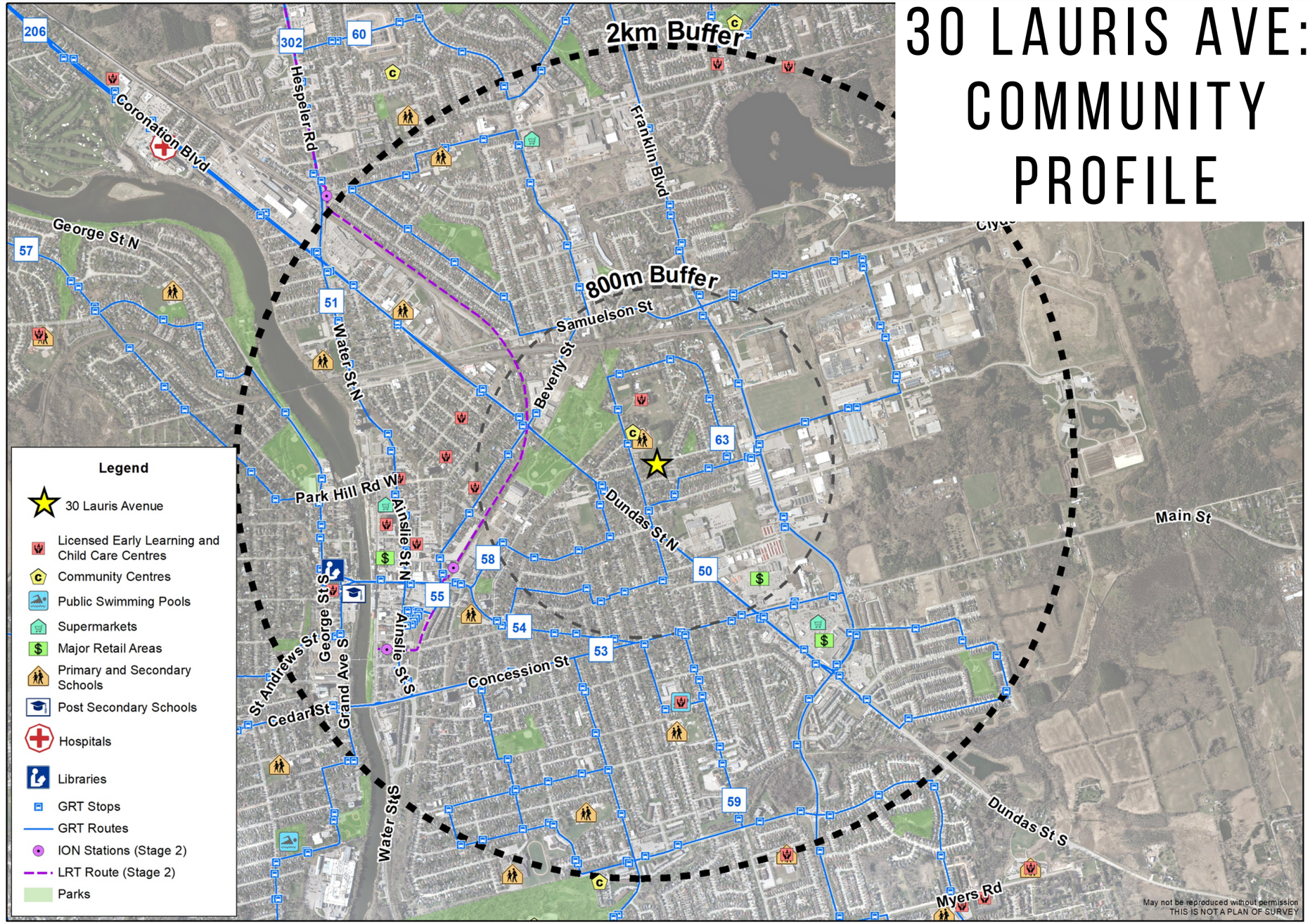
Dundas St N



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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Kitchener, Ontario N2G 4J3
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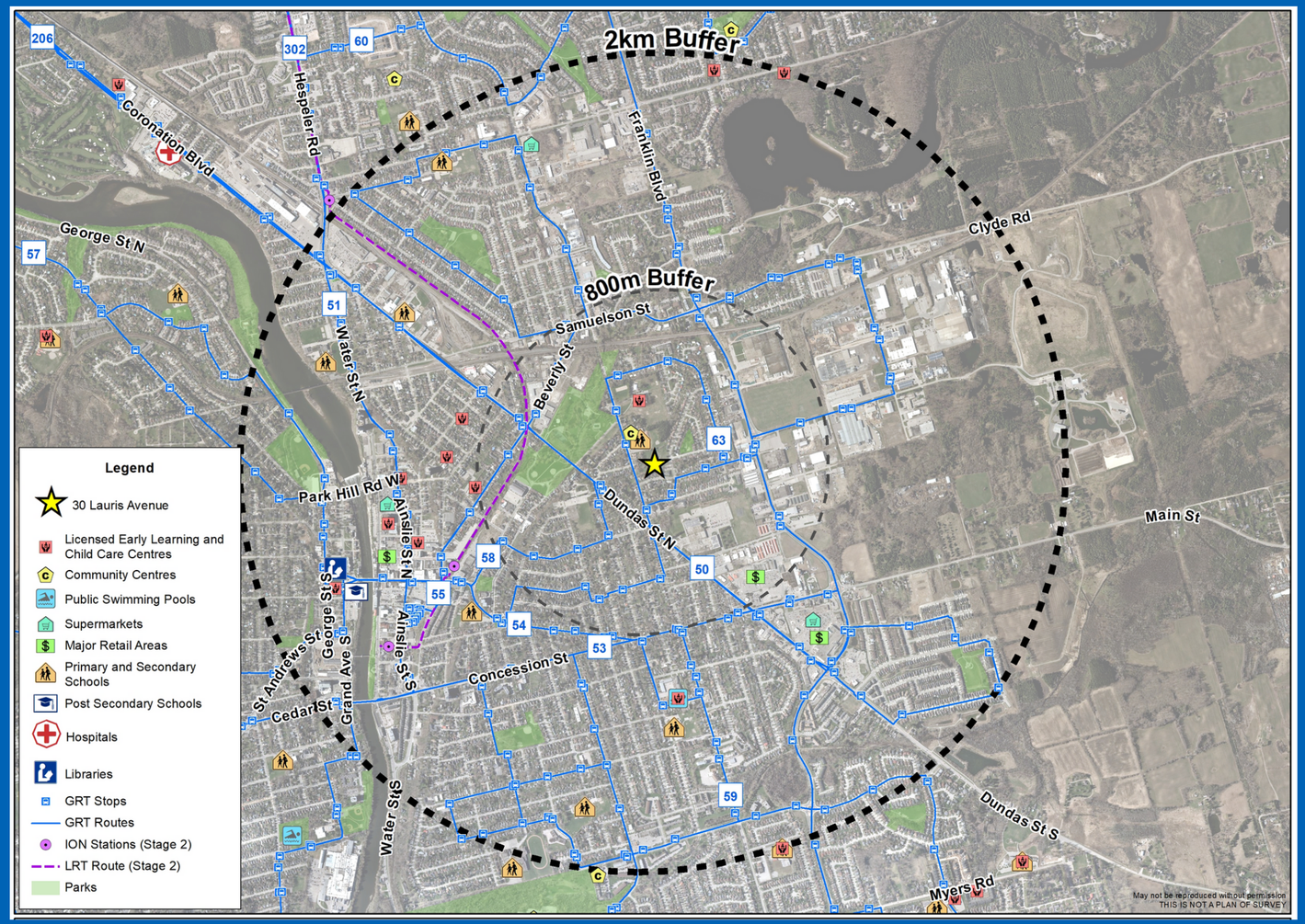
Regional Lands: Community Profile – Points of Interest
30 Lauris Avenue, Cambridge

0 100 200 400 600
Metres

TELL US ABOUT YOUR LOCAL COMMUNITY FEATURES

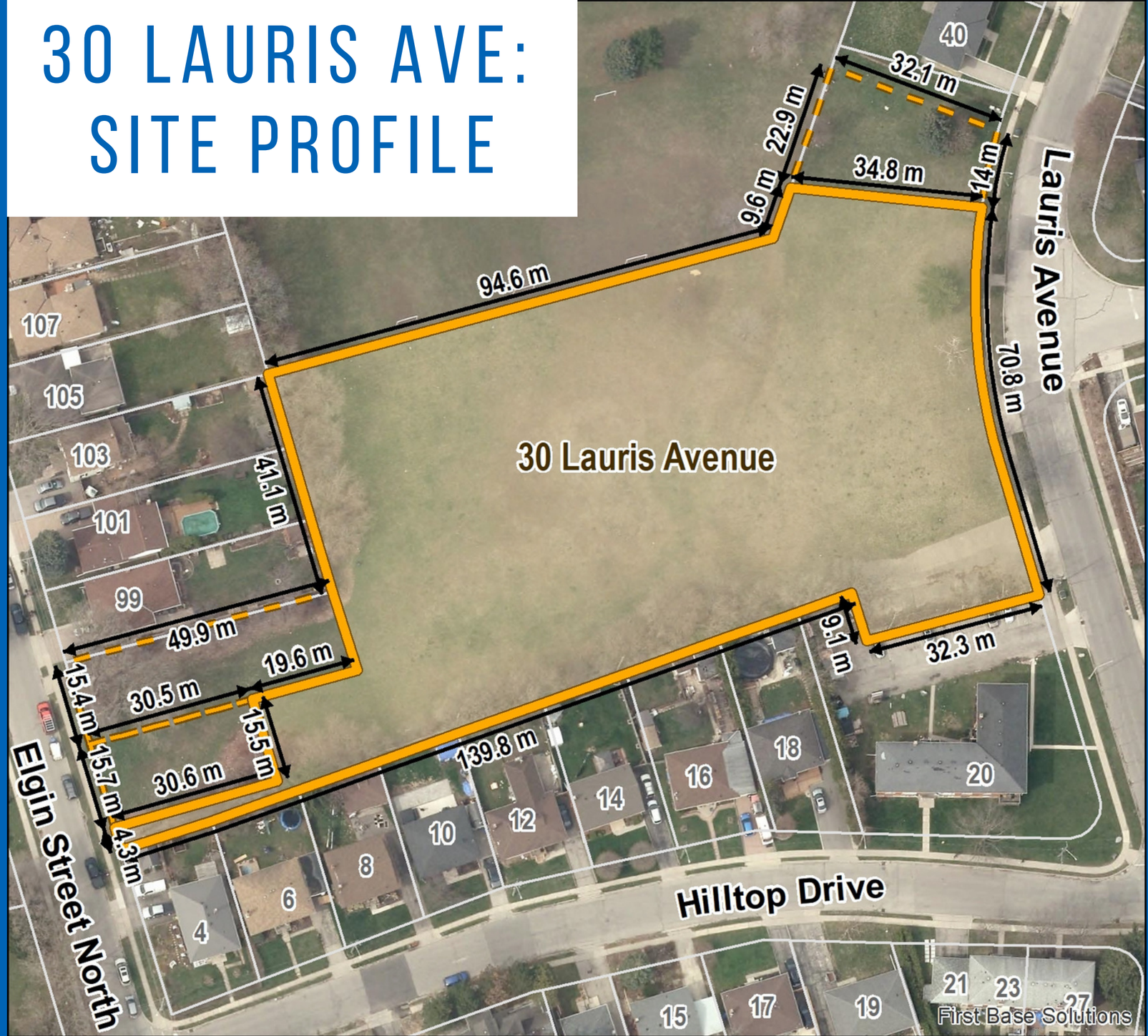
What do you like in your neighbourhood?

What is missing from your neighbourhood?



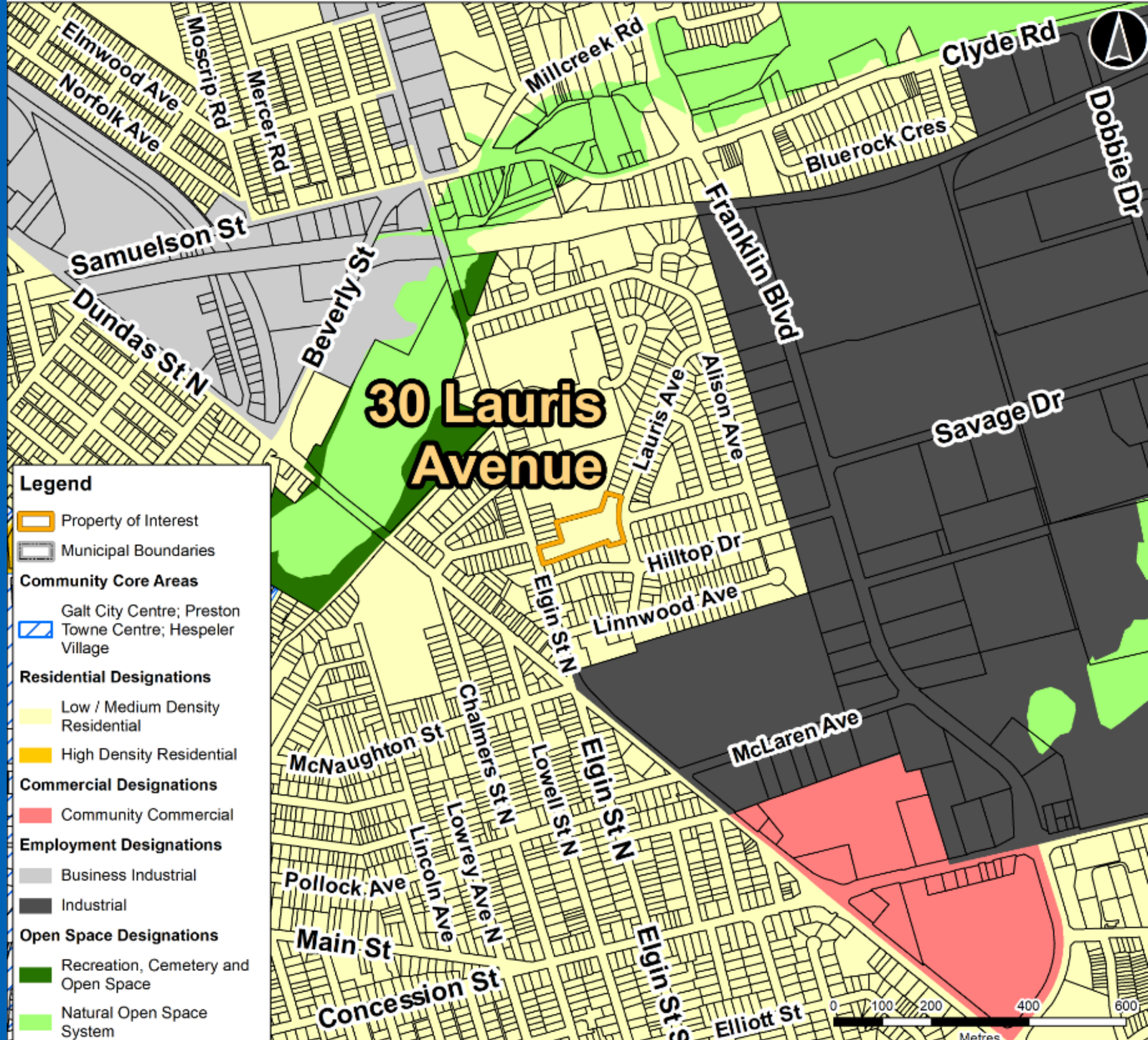
30 LAURIS AVE: SITE PROFILE

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	0.93 ha / 2.3 ac
Road Frontage	Lauris Ave (77.59 m / 255 ft) Elgin St N (3.898 m / 12.8 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



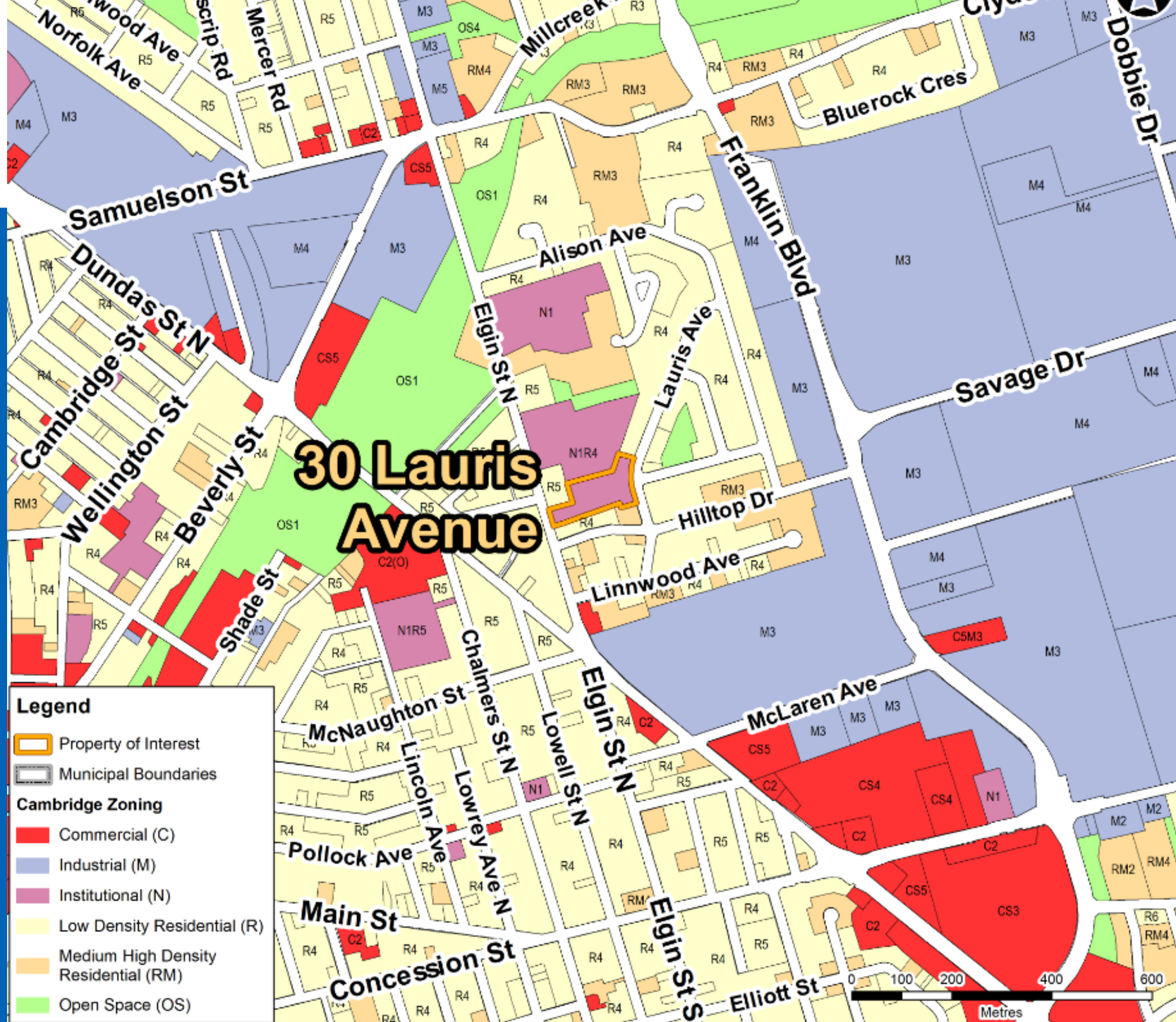
30 LAURIS AVE: CITY OF CAMBRIDGE OFFICIAL PLAN

Regional Official Plan (2015, ROPA6 approved 2023)	• Delineated Built-Up Area • WPSA-5 (Source Water Protection Area)
City of Cambridge Official Plan (2018)	• Built-Up Area • Low / Medium Density Residential
Key Policies	• Maximum residential density 40 units per hectare • Built form - single detached, townhomes and/or walk-up apartments
Pending Official Plan Amendment	• Maintain Low / Medium Density designation with site specific provisions • Assess opportunity for increased density on property • Building typology to include apartments



30 LAURIS AVE: CITY OF CAMBRIDGE ZONING BY-LAW

Zoning By-Law (150-85)	• N1/R4 Institutional and Residential
Uses Permitted	• Institutional • Detached One Family Dwelling • Residential Special Care Facility
Key Provisions	• One parking space per dwelling, 0.25 parking spaces per dwelling for visitors • Minimum front yard setback 6 m • Minimum interior side yard 1.2 m
Pending Zoning By-law Amendment	• Maintain N1 zone • Amend R4 zone to RM3 - to permit low-rise apartment form • Increase density permissions • Align site-specific parking rates with supporting studies • Align some minimum unit sizes with Waterloo Region Community Housing standards



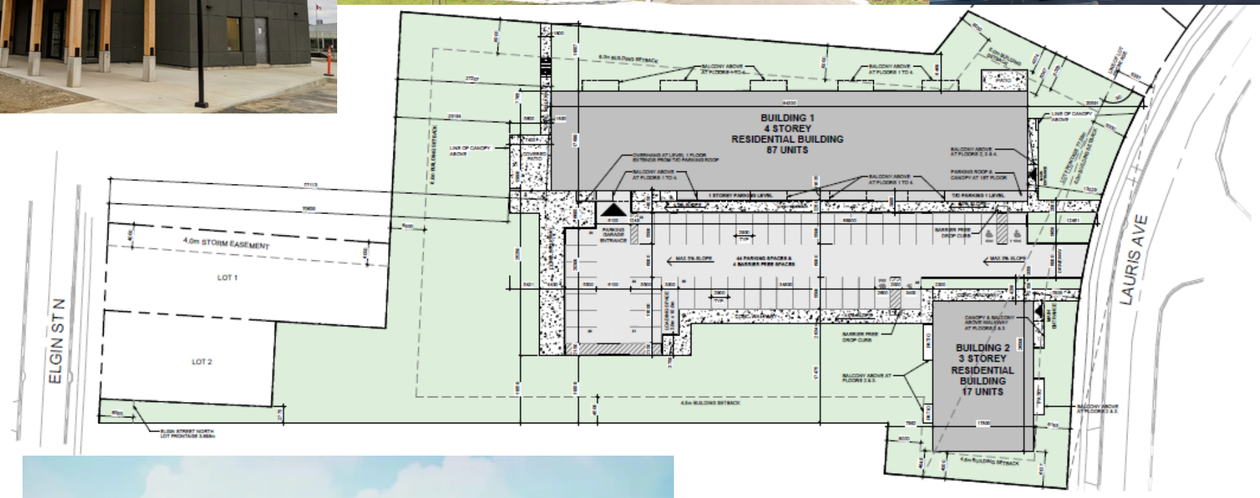
30 LAURIS AVENUE:
POTENTIAL DEVELOPMENT PROFILE

Built Form Options Anticipated	Low-rise apartment
Potential Building Scale	Approx. 3-4 storeys
Estimated Total Unit Count	Approx. 104 units (depending on built form) Will contain a mix of unit sizes (studio, 1, 2 and 3 bedroom)
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













RFP PROCESS: EVALUATION CRITERIA

Weighted evaluation criteria are a critical part of the process.

Baseline criteria for each submission will include elements such as (but not limited to):

- Number of affordable units (minimum 30%)
- Term of affordability (minimum 40 years)
- Depth of affordability (minimum 80% Median Market Rent)
- Tenure (Rental/Ownership)
- Providing family size unit
- Clear and extensive maintenance program
- Design considerations, including site functionality, building materiality, amenity provided
- Financial statements
- Applicant development experience
- Applicant operational experience or partner identified for rental/affordable component
- Ability to meet CMHC Accessible Design requirements
- Demonstrated sustainable development approach (opportunities to achieve net zero operational carbon, solar, wind, geothermal)
- Community outreach and information plan included in submission

Official Plan and Zoning By-law Amendment Applications and Request for Proposal Timelines (Approximate)

The Road to Development

Timeline is subject to approval of requested Official Plan and Zoning By-law Amendments

2023

May

1 Complete

Filing of Official Plan/Zoning Amendment Applications

July

2 **We Are Here**

OPA/ZBL Community Information Sessions

August

3 August 8, 2023

Statutory Public Information Meeting for Official Plan/Zoning Amendment Applications

September

4 Est. late Sept / 23

Recommendation Report to City Council

December

5 Fall 2023

Regional Staff Prepare RFP Package and Land Lease Documents

Official Plan and Zoning By-law Amendment Applications and Request for Proposal Timelines (Approximate)

The Road to Development

Timeline is subject to approval of requested Official Plan and Zoning By-law Amendments

2024

Winter 2024

6

Launch RFP to Industry (private and non-profit sector) (6-8 weeks)

Spring 2024

7

Formal Evaluation of Bids & Award to Selected Developer

Late Fall 2024

8

Site Plan Submission to City

Application / Design Review by City Staff

Spring 2025

9

Additional Community Info Session(s) (co-led by Region & Developer)

Site Plan Approval by City

2025

Fall 2025

10

Site Plan Agreement & Building Permit Issuance

Winter 2025

11

Construction Underway

THANK YOU!

Ashley Graham, Senior Development Planner Regional Land Portfolio
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Stay informed on project updates!
www.engagewr.ca/lauris

