



# 201 WATER STREET SOUTH & 66 HIGHMAN AVENUE CAMBRIDGE, ON

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## RESIDENTIAL DEVELOPMENT

\*Artist's Impression  
Subject To Change

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# EXECUTIVE SUMMARY

Royal LePage Commercial & REC Commercial are pleased to offer a residential development opportunity located at 201 Water Street South and 66 Highman Avenue, in the City of Cambridge. The subject land consists of approximately 1.55 hectares (3.76 acres) of land. The development consists of two 13-storey towers and one 9-storey tower. A total of 330 units are proposed, consisting of 1-bedroom units, 1 bedroom + den units and 2-bedroom units, for a total GFA of 299,092 SF.

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## THE PROPERTY

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.

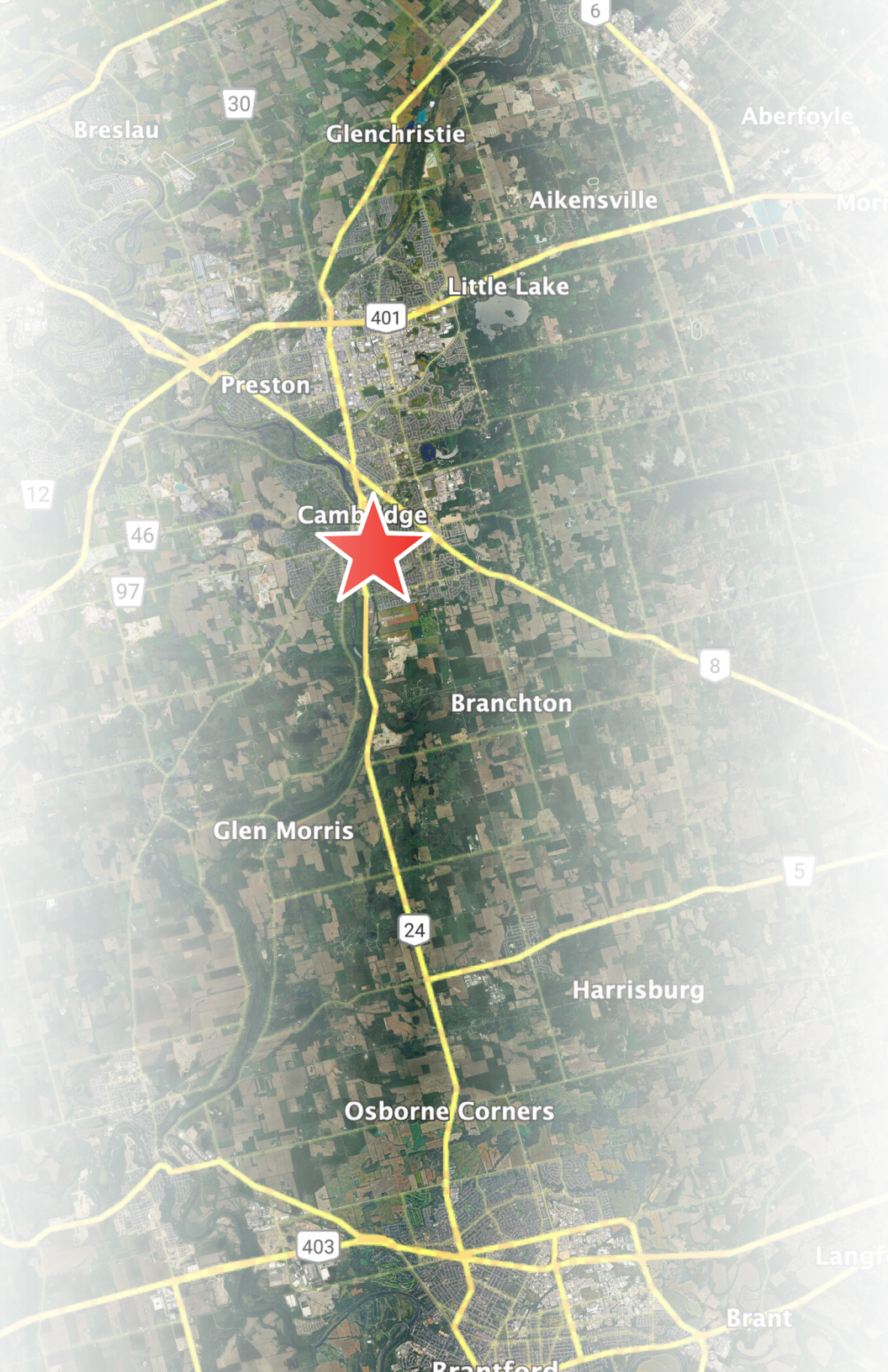
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## OVERVIEW

<b>Address</b>	201 Water Street South & 66 Highman Avenue
<b>Asking Price</b>	Unpriced
<b>Size</b>	1.55 Hectares (3.76 Acres)
<b>Zoning</b>	Draft Plan Approved High Density Residential
<b>Units</b>	330* For a Total GFA of 299,092 SF
<b>Parking</b>	416 Spots

\*Proposed





## TRANSPORTATION

Residents of Cambridge enjoy excellent access to convenient transportation infrastructure. They can either get around using their own cars or using public transportation. Both road and rail link Cambridge to its neighbouring communities.

Cambridge has easy access to highways 8, 24 and 401. Highway 8 is the main connection to Hamilton, Kitchener and Waterloo. Highway 24 travels north to south through Cambridge. Finally, Highway 401 travels east to west and it connects Cambridge to the GTA.

Cambridge also offers excellent public transportation options. Grand River Transit provides bus service throughout Cambridge. This includes an express bus service that links the city to Kitchener. Light rail service links Waterloo and Kitchener. Additionally, Go Transit provides bus service to the city. GO buses link Cambridge to Milton, Guelph, and Kitchener. Commuters can catch GO trains at these destinations.

## CAMBRIDGE DEVELOPMENT

Cambridge's suburbs exploded in the years after the Second World War. Between the years 1961 and 1980, developers built more than 12,000 homes in the city. This growth caused the towns of Galt, Preston, and Hespeler to become less independent. During the 1970s, the town of councils of these three communities chose to amalgamate into one city. The citizens voted to name the new city Cambridge. Cambridge grew into a thriving modern city. The historical communities retained some aspects of their former selves, but the city developed into a cohesive unit. At the same time, Cambridge's neighbours, Kitchener and Waterloo, also grew rapidly. Today, Cambridge is part of the Region of Waterloo. This region is home to more than 600,000 people, a bustling economy, and an exciting local culture. What's more, it is highly connected to the GTA, Guelph, Hamilton, and Brantford.

# DEVELOPMENT OVERVIEW



Low Density Residential

Commercial

Medium-High Density Residential

## DEVELOPMENT OVERVIEW

The following table shows the immediate surroundings of the Subject Lands from nearest to furthest from the Subject Lands.

Location	Description
North	▪ Approved High-Density Residential Development Consisting Of Three Towers and 991 Dwelling Units
	▪ 201 Water Street South   Planning Justification Repo
	▪ Designated Heritage Property at 183 Water Street South
	▪ Downtown Galt Including Low, Medium, & High-Density Residential & Commercial Uses
East	▪ Low-Density Residential Subdivision
	▪ Secondary School And Elementary Schools
South	▪ Low-Density Residential
	▪ Open Space and Naturalized Areas
	▪ Galt Wastewater Treatment Plant
West	▪ Trail Network Access (Cambridge To Paris Rail Trail)
	▪ Gas Station
	▪ Grand River
	▪ Canadian General-Tower Industrial Plant (West Side Of Grand River)
	▪ Other Residential Uses





## DEVELOPMENT OVERVIEW

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 accesses from Water Street South and an emergency access via 66 Highman Avenue. The towers are separated from each other by approximately 18.6 metres.

The Proposed Development will be serviced by four points of vehicle ingress and egress. Two (2) of the entry points will be located on Water Street South, providing direct access to the surface parking lot located in the front yard. An additional access point is proposed to be coordinated with the development at 193 Water Street South to the north through a mutual access agreement. Emergency access will be provided through the property known as 66 Highman Avenue which is located at the northeast corner of the Subject Lands. The Proposed Development will provide a road widening of 3.0 metres for Water Street South effectively reducing the area of the Subject Lands to 1.51 ha (3.74 ac).

Further details of the Proposed Development are provided in the table below:

Conceptual Design	Proposed Development	
<b>Total Number of Dwelling Units</b>	330	
<b>Residential Units</b>	<b>1 Bedroom</b>	152
	<b>1 Bedroom + Den</b>	71
	<b>2 Bedroom</b>	107
<b>Total Gross Floor Area (does not include parking floors)</b>	27,786.51 square metres	
<b>Density</b>	218.02 units per hectare or 219 uph	
<b>FSI (Floor space index)*</b>	2.96 or approximately 3	
<b>Lot Frontage</b>	169.36 metres	
<b>Lot Areas</b>	1.51 hectares or 3.74 acres	
<b>Vehicle Parking</b>	416	
<b>Bicycle Parking</b>	Long term spaces: 100 (~0.3 spaces/unit) Short term spaces: 17 (0.05 spaces/unit)	

# LOCATION OVERVIEW

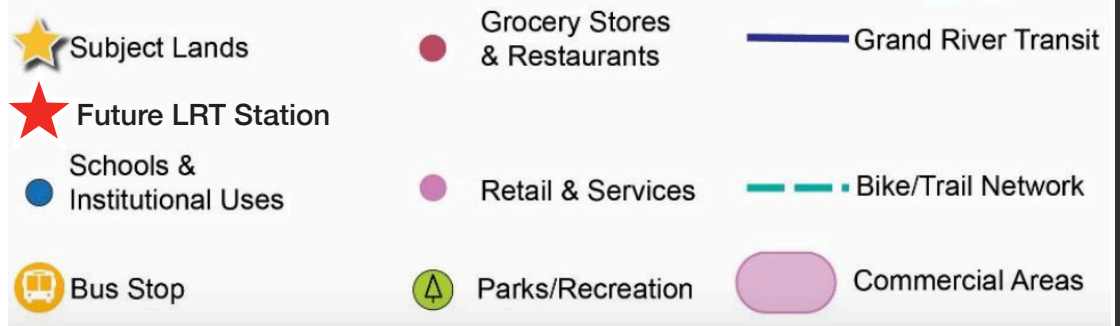
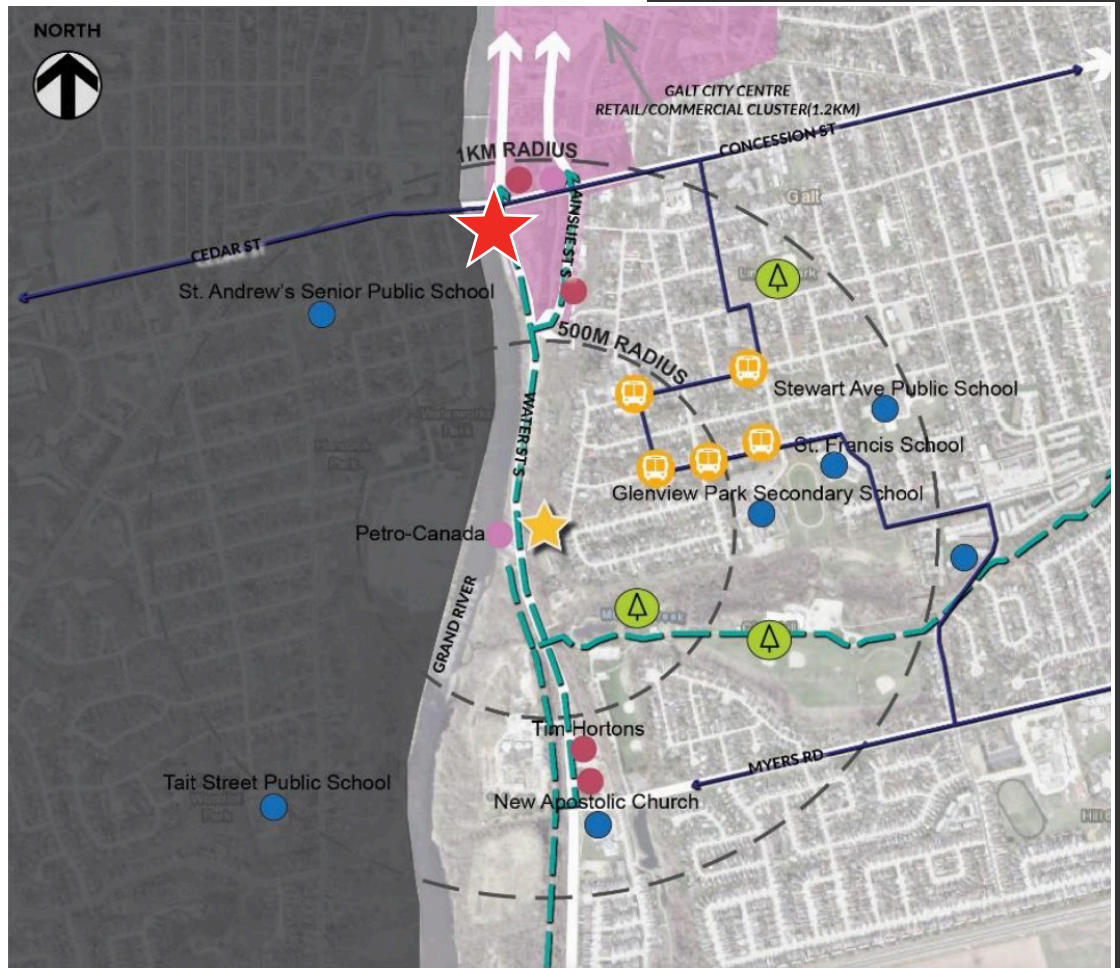
## CAMBRIDGE, ON

The City of Cambridge, strategically positioned in Ontario, Canada, is rapidly emerging as a prime destination for real estate investment. With its unique blend of economic stability, diverse housing options, cultural vibrancy and picturesque landscapes, Cambridge offers a compelling case for why investing in real estate in this city is a smart choice.

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 booklet provides details on the community and many reasons why the City of Cambridge is your location for success.

## LOCATION HIGHLIGHTS

- Future LRT station minutes from location
- Family friendly Churchill Park within walking distance, including amenities
- 3 Schools within walking distance



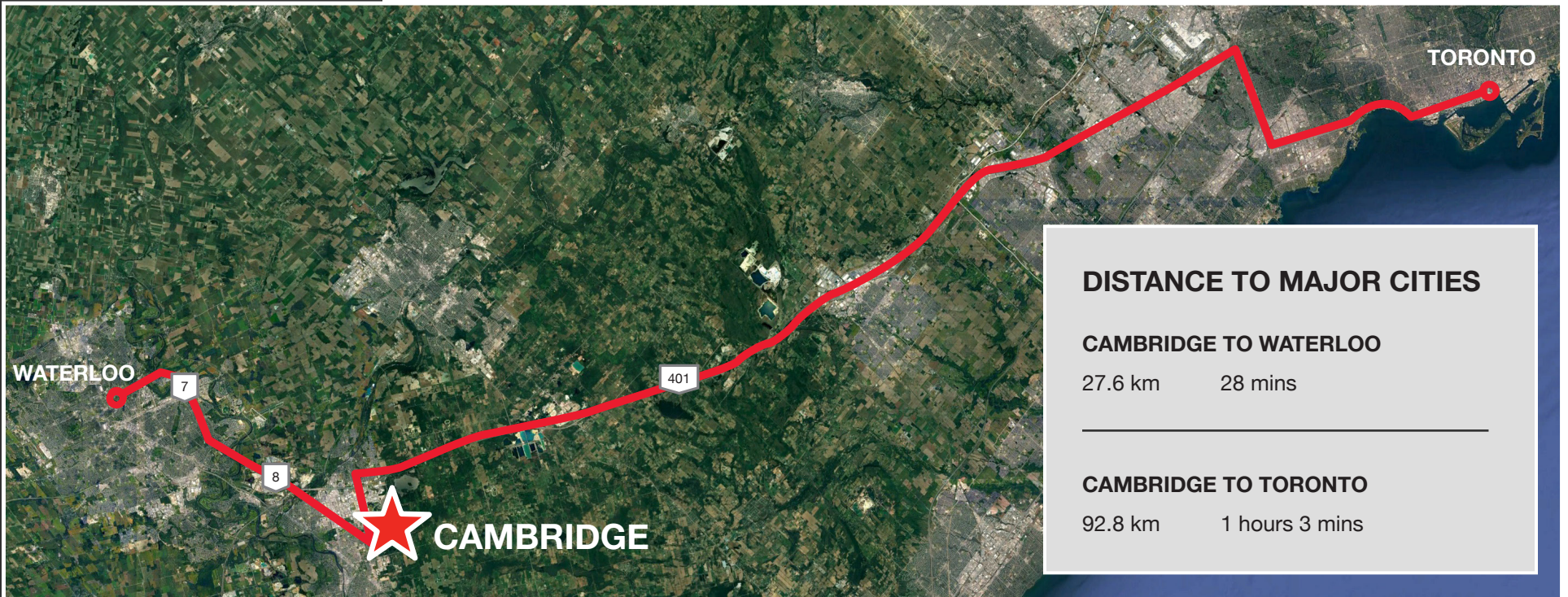


## GATEWAY TO GREATER OPPORTUNITIES

Cambridge, Ontario is positioned as a strategic gateway for those seeking a blend of economic growth and high-quality living. Nestled between major urban centers like Toronto and Waterloo, Cambridge offers a gateway to the tech corridor, creates a perfect environment for innovation and business growth. Additionally, the city's diverse housing options, cultural vibrancy, and picturesque landscapes make it a gateway to an enriched quality of life. From lakeside living to an array of cultural experiences, Cambridge offers the best for residents, businesses, and investors alike.

## ECONOMY

Cambridge benefits from its proximity to the Toronto-Waterloo Region Tech Corridor, a thriving economic hub. The city's economy is diversified, with sectors like manufacturing, technology and healthcare contributing to its resilience. For real estate investors, this economic stability offers a level of confidence in the potential for long-term growth and demand.

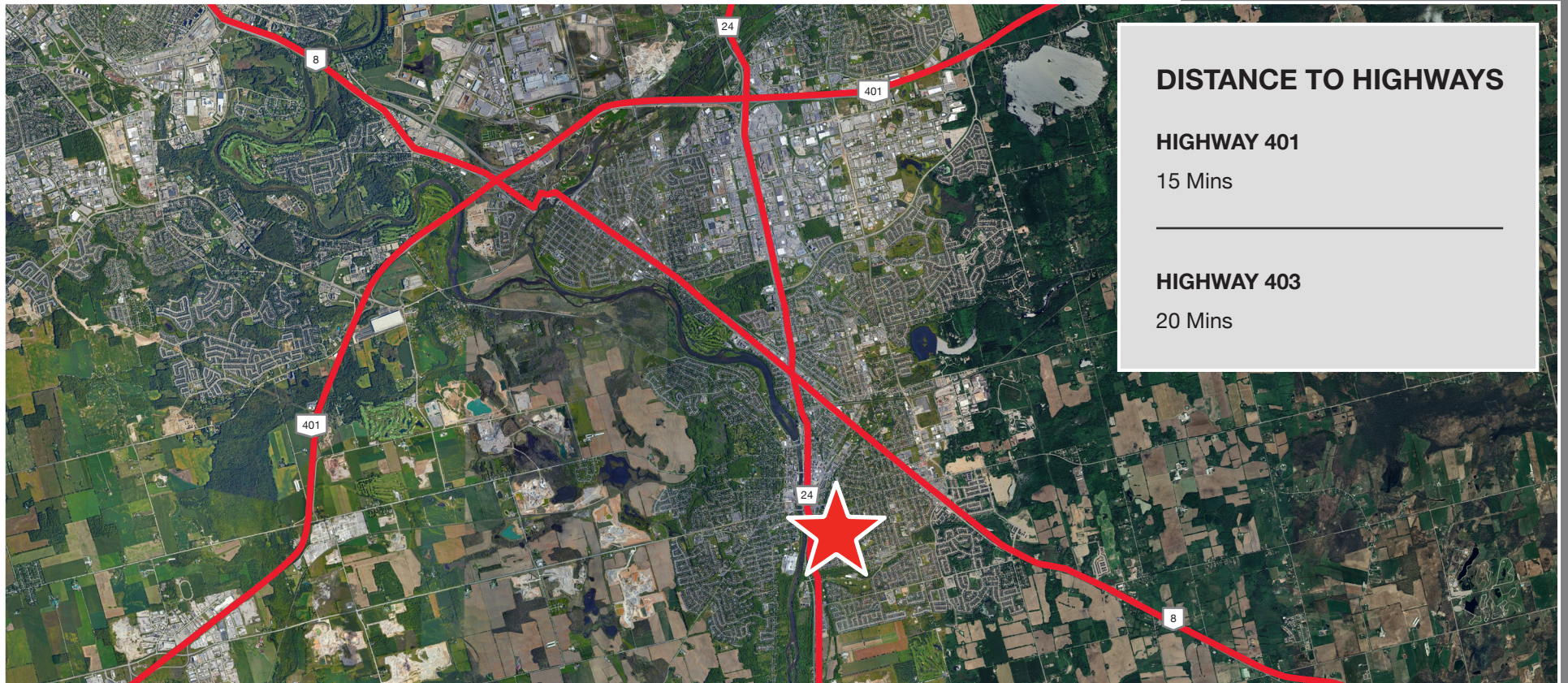


# LOCATION OVERVIEW

## HIGHWAYS

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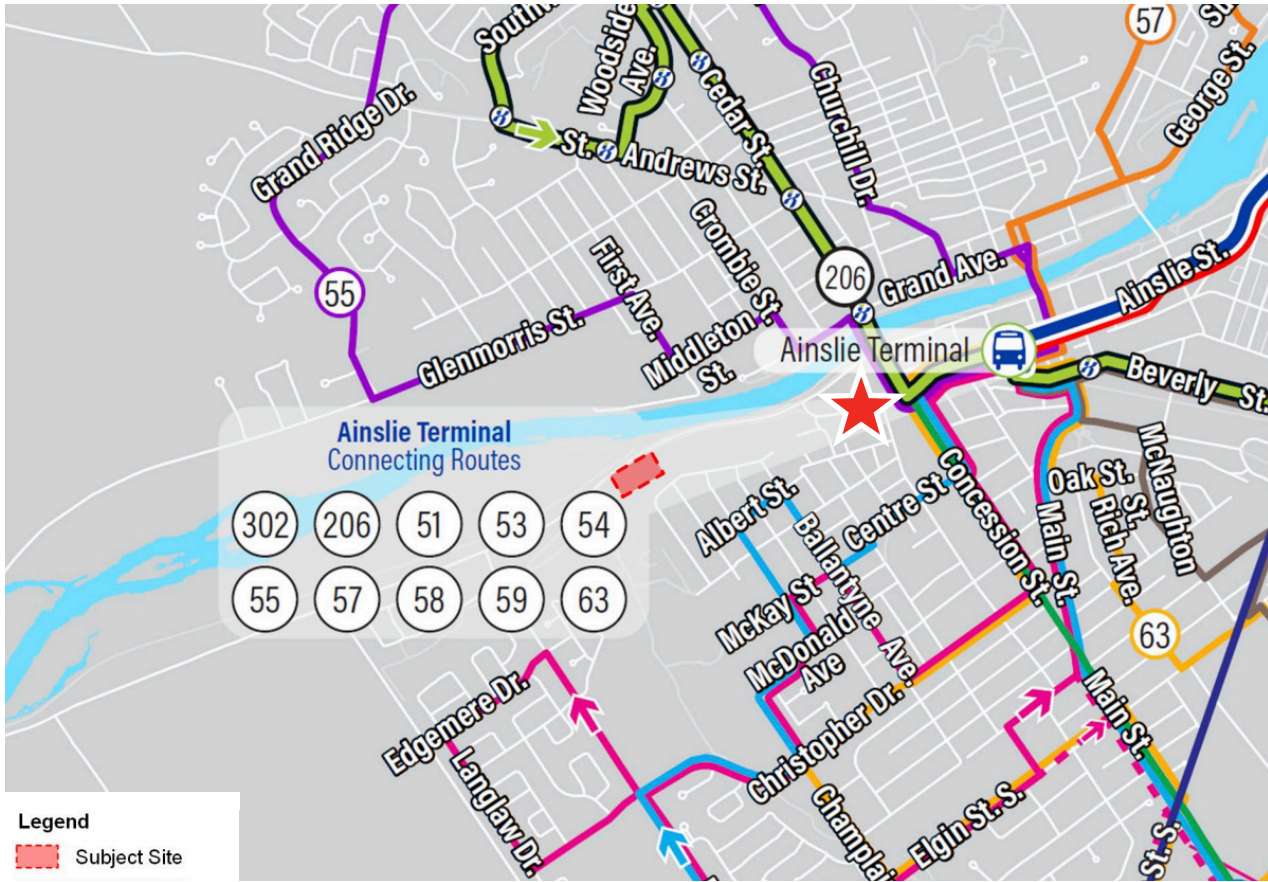
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# TRANSIT

Currently, there is no transit service along Water Street South in the vicinity of the subject site. The nearest bus stop is located on Albert Street approximately one kilometre from the subject site. However, it is noted that a new pedestrian connection is proposed for the adjacent development at 193 Water Street South which will connect the proposed development to Highman Avenue. This proposed pedestrian connection will reduce the walking distance to the nearest stop on Albert Street from one kilometre to approximately 500 meters. The nearest bus stop on Albert Street services Route 54 (Lisbon Pines) which connects to Ainslie Terminal that provides access to nine other connecting routes as shown in following map.



**Legend**  
▭ Subject Site  
★ Future LRT Station



# MARKET OVERVIEW

## DEMOGRAPHICS

### POPULATION

140,850

Current  
Population

+6.6%

Population Growth  
Since 2016

176,000

Predicted  
Population by 2031

39.5

Average Age

51,500

Total Households

+4,640

Household Increase  
Since 2011

### LOCATION



Less than 1 Hour To  
Pearson Airport



On Highway 401  
With Access to  
Major Cities



Within 50 to 130 Km  
of Toronto & Buffalo



Ideal For Just-In-  
Time Manufacturing



Commuting Distance  
to Major Cities



Nestled Along the  
Grand River





## DEMOGRAPHICS

### STRONG ECONOMIC GROWTH

\$47.6M

New Non-Residential  
Construction

\$60.4M

New Residential  
Construction

8.5%

Unemployment Rate  
(CKW)

### SECURE LABOR FORCE

87,468

City of Cambridge

338,600

Region of Waterloo

### AWARD WINNING CITY



One of Ontario's Top Locations for  
Real Estate Investors



One of the Top Cities for  
Foreign Direct Investment

# MARKET OVERVIEW

## DEMOGRAPHICS

### 3 BUSINESS IMPROVEMENT AREAS (BIAs)

An association of local businesses that develop and carry out programs to improve, beautify and market their area.



Downtown  
Cambridge



Preston  
Towne Centre



Hespeler  
Village

### BUSINESS OVERVIEW

11,467

Business Tenancies

515

Manufacturing Businesses

### KEY INDUSTRIES



Aerospace



Automotive



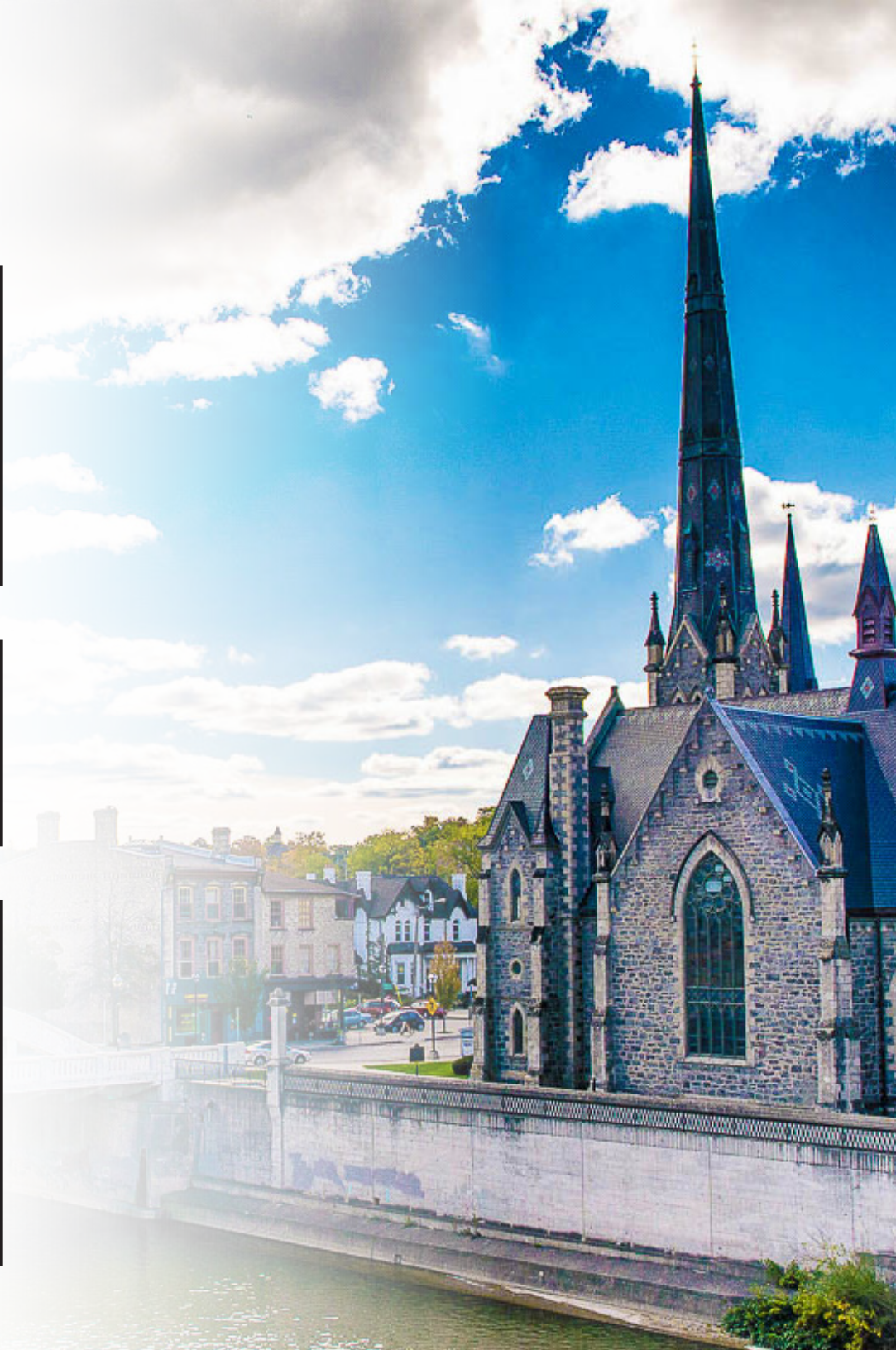
Filming



Advanced Manufacturing



Food Processing





## DEMOGRAPHICS

### INCOME

Income Characteristics	Cambridge	Waterloo Region	Ontario
<b>Family Income In 2010 of Economic Families</b>	35,335	140,045	3,528,375
<b>Median Family Income (\$)</b>	81,184	83,928	80,987
<b>Average Family Income (\$)</b>	92,389	99,379	100,152
<b>Average Family Size</b>	3.2	3.1	3.1
<b>Couple-Only Economic Families</b>	10,950	48,215	1,197,250
<b>Median Family Income (\$)</b>	68,344	74,136	71,670
<b>Average Family Income (\$)</b>	79,905	89,335	89,678
<b>Average Family Size</b>	2	2	2
<b>Couple-With-Children Economic Families</b>	17,835	68,715	1,689,175
<b>Median Family Income (\$)</b>	101,683	103,866	101,715
<b>Average Family Income (\$)</b>	112,951	119,113	121,285
<b>Average Family Size</b>	4	4	4
<b>Lone-Parent Economic Families</b>	5,555	19,175	520,715
<b>Median Family Income (\$)</b>	43,910	47,237	4,7237
<b>Average Family Income (\$)</b>	51,851	56,897	58,622
<b>Average Family Size</b>	2.7	2.7	2.7



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