

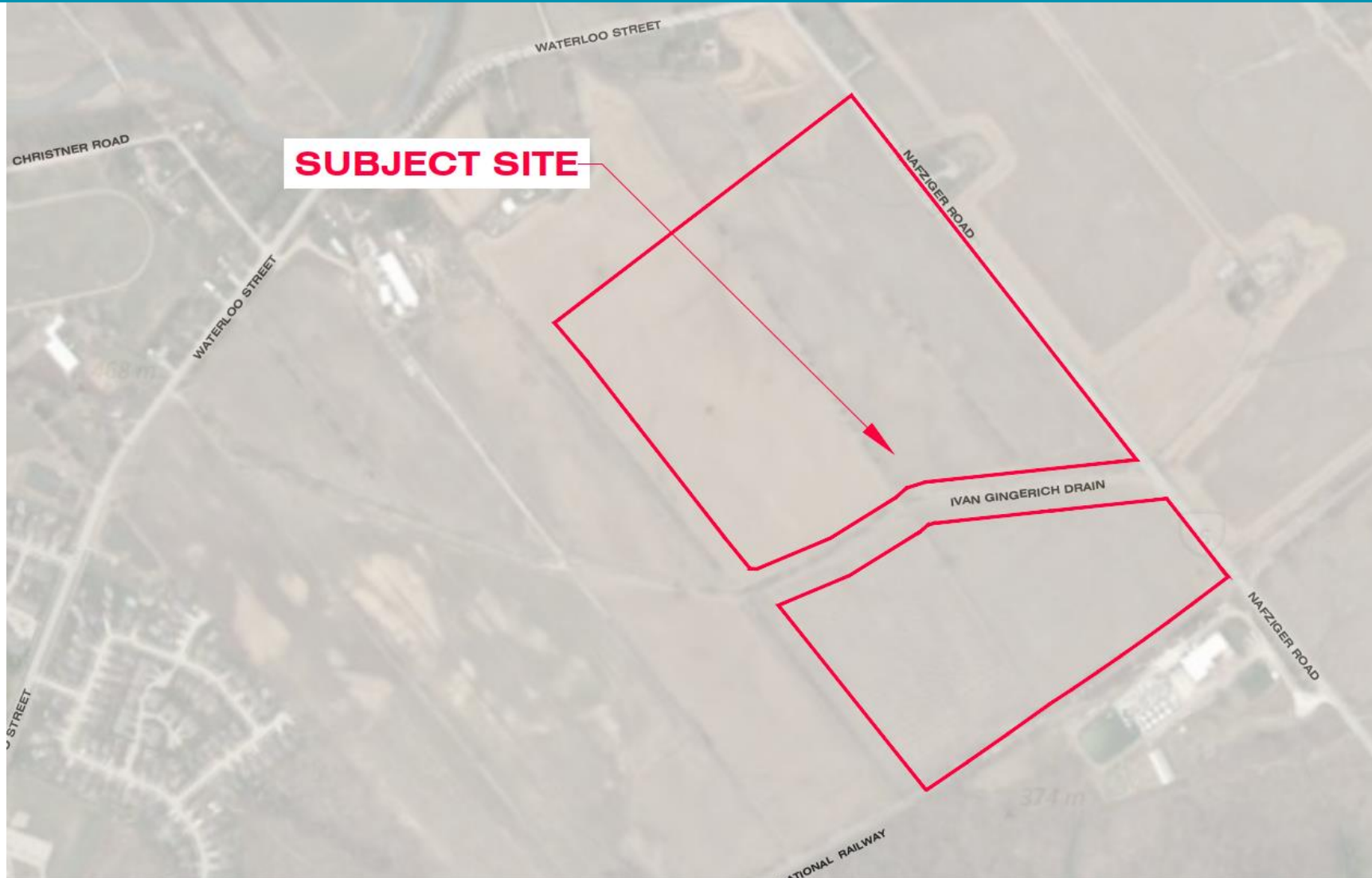
# 1265 & 1299 Waterloo Street

Cachet Developments (NH) Inc. Proposed Development

April 7, 2025

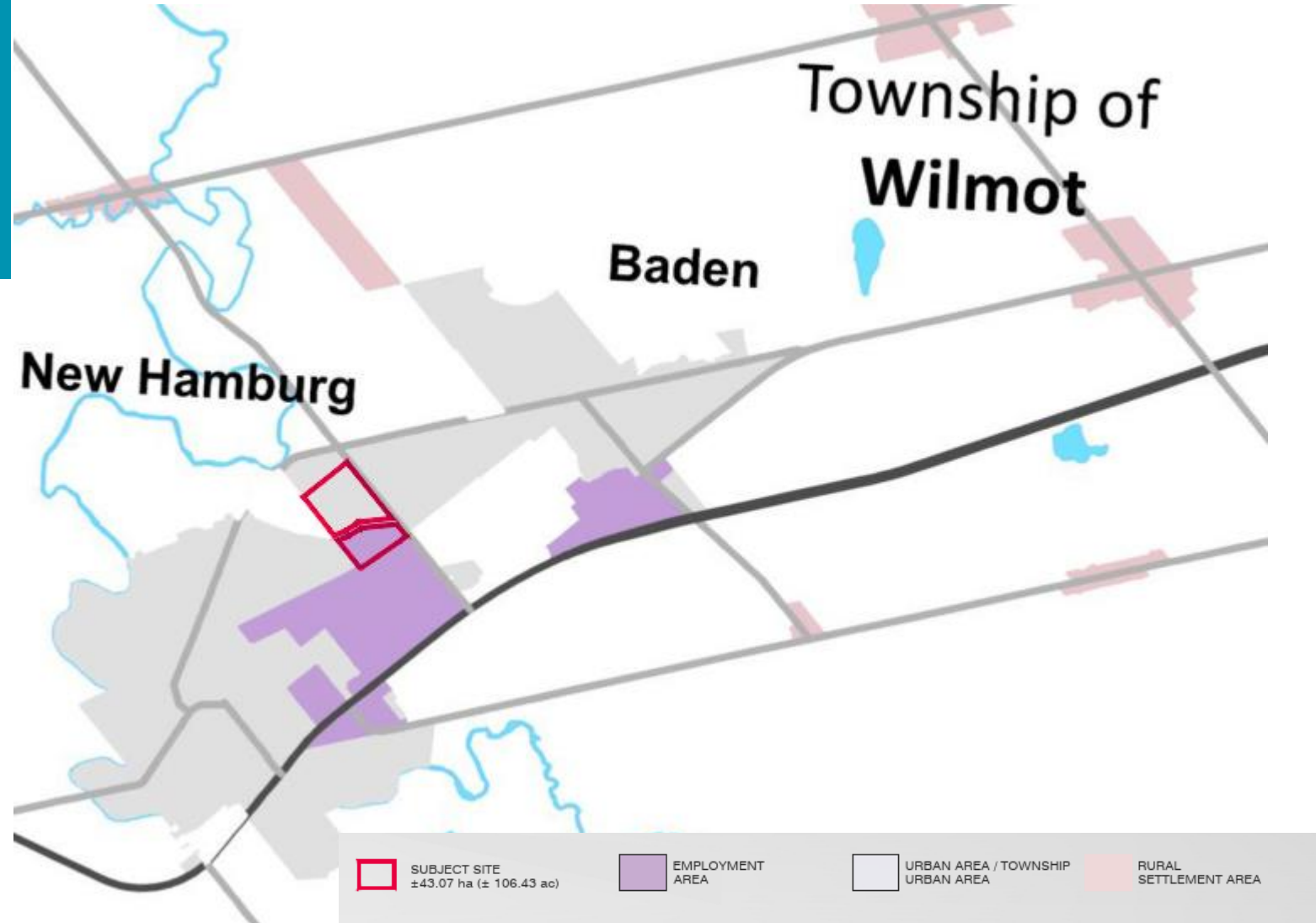


# Subject Lands



# Land Use History

- Currently used for agriculture, no buildings on-site
- Within the Countryside Line
- Through Regional Council's adoption of ROPA 6 in Aug 2022, lands were identified as Township Urban Area and Employment Area
- Entirety of the Cachet landholdings were included through the Minister's decision on ROPA 6 (April 2023)
- The proposal aims to bring the Township's OP and Zoning By-law into conformity with the ROP





# Overview of Proposal

## Residential Uses (28.4 ha)

- 212 single detached
- 405 townhomes
- 60 multi-res

## Employment Uses (14.66 ha)

- 3 blocks, mix of light industrial uses and compatible commercial uses

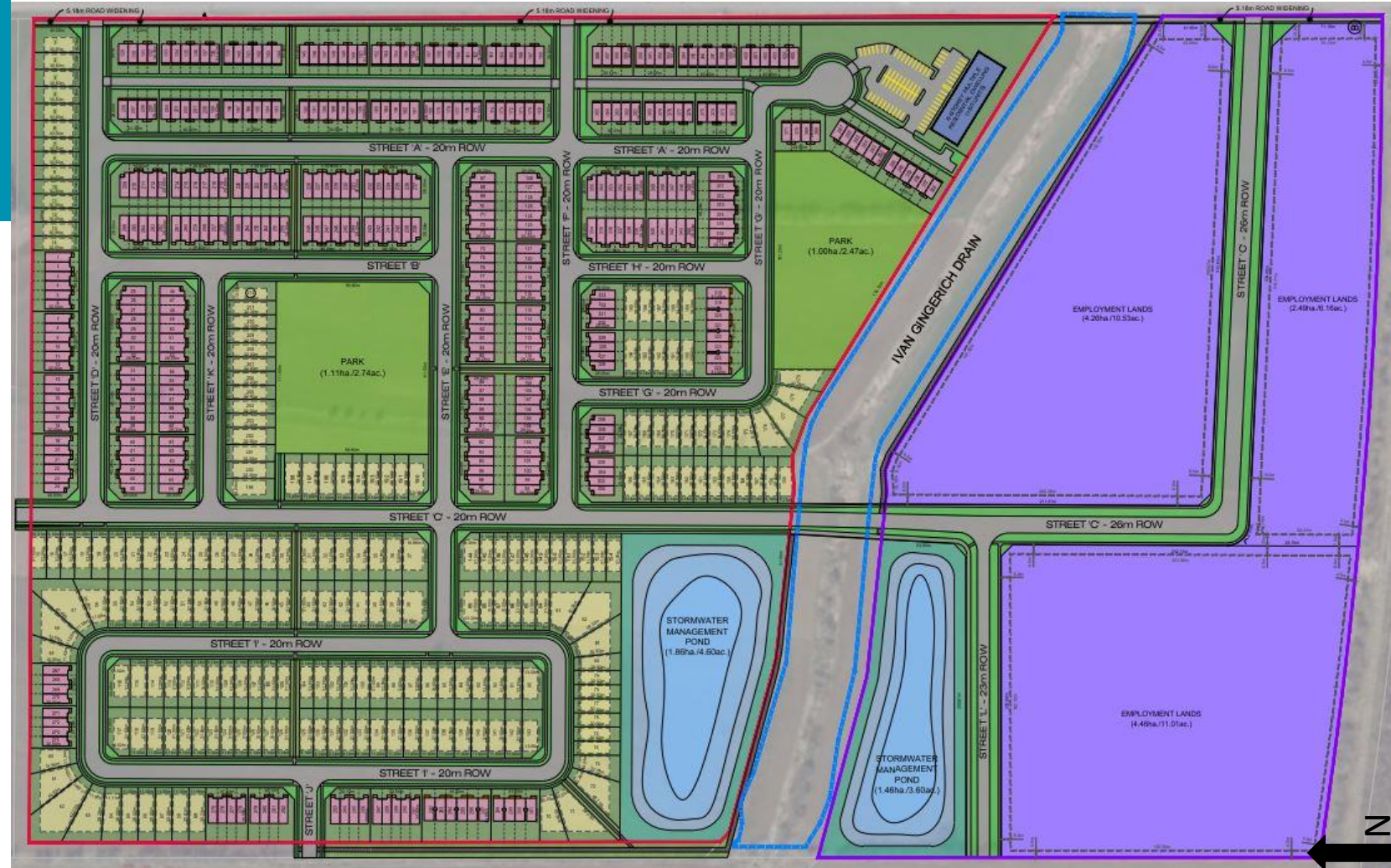
## Parkland (2.16 ha)

## Infrastructure

- Servicing, transportation, trail connectivity

Logical extension of New Hamburg Urban Area

Contributes to complete community objectives







## Community Context



# Work Completed to Date

- Pre-consultation in March 2023 [*complete*]
- Application submitted & deemed complete April 5, 2024 [*complete*]
- Actively working with the Township and local service providers on partnership opportunities in support of affordable housing project(s) [*on-going*]
  - Currently in discussions with LYNC regarding support of the Mill Development!
- Proactively collaborating with GRCA about improvements for the Ivan Gingerich Drain corridor [*on-going*]
- Regional and Township comments received and revised application resubmitted November 18, 2024 [*complete*]
- Drafts of all required submission documents are *complete*, including:
  - Functional Servicing and Stormwater Management Report, Phase I/II ESA, Environmental Impact Study, Arborist Report and Tree Inventory & Protection Plan, Transportation Impact Assessment, Truck Turning Analysis, Land Use Compatibility and Transportation Noise Assessment, Hydraulic Analysis, Flood Hazard Analysis, Erosion Threshold Assessment, Preliminary Hydrogeological Investigation, Geotechnical Study, Planning Justification Report, Stage 1 & 2 Archaeological Assessment, and Stage 3 Archaeological Assessment

# Single Detached Residential Development Renderings



Cachet Developments (NH) Inc. Proposed Development





# Traditional Townhome Rendering





# Rear-Lane Townhome Rendering (Front)





# Rear-Lane Townhome Rendering (Back)





# Multi-Use Block Rendering



- Multiple residential buildings or medium density buildings (i.e. back-to-back townhomes and/or live-work townhomes)
- Opportunity to accommodate a range of complementary neighbourhood commercial uses
- Further detailed design of this block will be refined at later stages

# Key Benefits

- In close proximity to schools, Wilmot Recreation Complex, and planned residential development (Wilmot Woods)
- Well connected to existing transportation network, as well as a planned multi-use trail network
- Contributes to needed housing supply
  - Working in partnership with LYNC to support local affordable housing
  - Cachet program offers discounted mortgage rate, flexibility in payments, price protection, etc.
- Contributes to local economic development opportunities
  - Proposed light industrial and compatible commercial uses presents flexibility for economic development team
  - Potential for food store or comparable commercial uses to provide local amenity
- Aligned with Township's long-term vision for balanced growth between Baden & New Hamburg





Thank you