

Prestige' business park moves closer to fruition



Growing business community

The phased concept plan for the new Creekside Corporate Campus is outlined above, including a new access road connecting with Maple Grove Road.

Cambridge Times

By [Bill Jackson](#)

CAMBRIDGE – City council has granted necessary zoning changes and draft plan approval to make way for a “prestige” business park on farmland along the northwest outskirts of the city.

Pitched as “the largest mixed-use office campus within fast-growing Waterloo Region,” the development has been designed to accommodate large data centres “in the middle of Canada’s Technology Triangle.”

Plans for the 31-hectare Creekside Corporate Campus, northwest of Maple Grove Road and east of Highway 8, will harness the expertise of many existing businesses in the region that are “front and centre” in the data and IT fields, a Toronto-area developer says.

“We’re really working the cloud computing and data centre prospects initially because it’s a growth market and Waterloo (Region) companies, quite frankly, have competitive advantages – Cambridge obviously included,” stated Mark Kindrachuk, president of Intermarket Real Estate Group.

Kindrachuk said some companies have told him they’ll double their manpower once the data centres are built.

It would be fallacy to think there are no jobs associated with such uses, he noted. Enterprise groups and banks require lots of well-paid IT staff.

Data centres will draw IT companies for management services for companies who want to outsource IT, he said.

The number of jobs created will depend on the types of users and Kindrachuk said there are many possibilities that could take shape as he works through plans of subdivision and consults with potential tenants and operators.

“The other key thing is, the Cambridge location is ideally positioned for disaster recovery for the Greater Toronto Area,” Kindrachuk noted.

“It’s within 100 kilometres, which is the speed of light for the latency of fibre, and it’s off the Toronto Hydro grid of the GTA, which is really overtaxed. So it’s a great opportunity for financial services and other corporations to have their very important data close by, but far enough away.”

Plans for the business park include a hydro transformer and trigeneration facility on part of the property.

A new road recently approved by regional council will run through the regional operations centre to the east and intersect with Maple Grove Road.

Kindrachuk hopes to see shovels in the ground this fall, or early next spring.

The business park could later be expanded to include motor vehicle sales and other uses to the north, but first must establish a second access point for vehicular traffic.

“Phase 1A can accommodate limited car trips until second access is constructed,” according to a presentation by city senior planner Yvette Rybensky.

The developer is currently in discussions with Canadian Pacific to provide an access point at the westerly point of the site near the rail line at King Street (Highway 8).

A holding provision has been incorporated into the amending zoning bylaw to accommodate the extension of the access road as part of phased development.

“This is the first step for the first phase,” said Dan Currie, an MHBC planning consultant on behalf of the developer.

The Creekside Corporate Campus is the first development to be undertaken to initiate development of the area known as the East Side Lands (due to its location on the East side of the Region of Waterloo) for employment uses.