

Ms. Jacqueline Hannemann, BES, MCIP, RPP  
Senior Planner - Development  
City of Cambridge  
Community Development Planning Division  
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Date: May 9, 2024

Our Ref: 122926

Subject: Proposed Combined Official Plan and Zoning By-law Amendment  
Application Part of 1045 and 1085 Main Street

Dear Ms. Jacqueline Hannemann,

**GREENGATE VILLAGE LIMITED  
PROPOSED COMBINED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION  
PART OF 1045, & PART OF 1085 MAIN STREET, CITY OF CAMBRIDGE, BEING BLOCK 8 WITHIN  
APPROVED DRAFT PLAN OF SUBDIVISION 30T-20104**

On behalf of our clients, Greengate Village Limited, please accept this letter and the following digital documents and submitted to the city's application portal in response to the Pre-Consultation Meeting Comments you previously provided (dated February 25, 2024, application D35/23) as part of the formal submission of the above noted applications on the subject properties.

Please find the following digital items uploaded via the City Portal, as required per the comments:

- Combined Official Plan (Minor) and Zoning By-law Amendment Application
- Agent Authorization Form
- Planning Justification Report, including massing model
- Red-lined Draft Plan 30T-20104
- Proposed Site Plan for Block 8 (SP1)
- Proposed underground parking level (SP-P1)
- Functional Servicing and Stormwater Management Report (FSR) for the Draft Plan of Subdivision, prepared by Stantec April 2020
- Sanitary Demand Update as Addendum to the FSR, April 2020
- Water Distribution System Analysis as Addendum to FSR, April 2020

Please note, the Application Fee will be paid under a separate cover by the property owner.

**Background**

As part of the Approval of Draft Plan 30T-20104, Official Plan Amendment 64 and Zoning By-law Amendment RM3 S.4.4.441(5); Block 8 was approved for development of an Apartment Building with 132 units, over 14 storeys. The Floor Space Index (FSI) was permitted at 2.2 and Block density of 150 units per hectare. As part of the Approvals process, City of Cambridge Mayor Liggett and, as concurred by other city councilors, suggested that consideration be given by the developers/applicant to increase the number of units proposed within Block 8

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given its location on Main Street and that this Block is well separated from existing built low rise residential development.

Careful considerations have been made and as a result an Apartment building with 191 units is now proposed. The revised Site Plan in this case with the now proposed 191 units proposes 239 parking spaces located both within surface and underground parking areas which meets the city’s requirement of 1.25 spaces per unit We also note that the proposed area of Landscaped Open Space and Amenity Areas in the revised Site Plan remain more than adequate to meet the zoning requirements with the increased number of units and larger building. These details and a full zoning chart are included on the Site Plan.

**Required Applications**

In order to provide the 59 additional units, the approved building had to be increased in size. A combined increase of 15 metres in length (from 48.5 metres to 63.5 metres) and an additional 2 storeys (from 14 storeys to 16 storeys) was needed. The FSI would become 2.7; and density of the Block would become 220 units per hectare.

The Official Plan 64 permitted a maximum height of 14 storeys and an FSI of 2.2; the zoning RM3 S.4.1.441(5) also permitted a maximum height of 14 storeys, and a density of 150 units per hectare.

The Approved Draft Plan of Subdivision 30T-20104 stated Block 8 had 132 units, with a total number of units over the subdivision of 210; whereas the additional 59 units resulted in 191 within Block 8 for a total of 269 units across the subdivision. A separate application for a Modification to the Previously Approved Draft Plan of Subdivision will be submitted under a separate cover to the Region of Waterloo as they are the approval authority for Draft Plan of Subdivisions. A copy of this submission to the Region will be provided to you.

The following table shows the required amendments:

Planning Document	Requirement	Existing	Proposed
Official Plan 64	Max. Height (storeys)	14	16
Official Plan 64	Max. Floor Space Index	2.2	2.7
RM3 S.4.1.441(5)	Max. Height (storeys)	14	16
RM3 S.4.1.441(5)	Max. Density (units per hectare)	150	220
Draft Plan 30T-20104	Block 8 Units	132	191
Draft Plan 30T-20104	Total Units	210	269

**Conclusion**

Full details of the Draft Plan, Block 8, and the surrounding area; and justifications of the applications are detailed in the enclosed Planning Justification Report.

We hope that you will find this application complete and look forward to processing it in a timely manner.

Should you require anything further, please do not hesitate to contact us.

Sincerely,

Ms. Jaqueline Hannemann  
City of Cambridge  
May 9, 2024

Arcadis Professional Services (Canada) Inc.

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Attach:  
cc: Al Allendorf, Greengate Village Inc.