



SHAPING GREAT COMMUNITIES

November 2<sup>nd</sup>, 2021

File No. 20218

City of Cambridge  
Community Development Department  
3<sup>rd</sup> Floor  
50 Dickson Street, PO Box 669  
Cambridge, ON  
N1R 5W8

Attn: Lisa Prime – Chief Planner

Dear Ms. Prime:

**Re: 140 Old Mill Rd Limited Partnership  
c/o Broccolini Real Estate Group  
Formal Site Plan Application SP 17/21  
0, 128, 134, 140 & 228 Old Mill Road**

GSP Group Inc. is the planning consultant to 140 Old Mill Rd Limited Partnership, the Owner of 0, 128, 134, 140 & 228 Old Mill Road (the “Site”). We are pleased to submit the attached Formal Site Plan Application for a “Warehouse Distribution Centre/Logistics Operation/Fulfillment Centre”, that was the subject of a Minister’s Zoning Order approved August 27<sup>th</sup>, 2021 (Ontario Regulation 600/21).

The proposed development of the fulfillment centre is very similar to the design presented to City Council in April 2021 and in the Public Consultation Session held on May 6, 2021. Specifically, the highlights of the Proposed Development are as follows:

- A single building having an overall Gross Floor Area of 123,592 sq.m. (1,330,356 sq.ft.) comprised of Warehouse (96,996 sq.m. / 1,044,048 sq.ft.), Mezzanine (23,232 sq.m. / 250,067 sq.ft.) and Office (3,367 sq.m. / 36,241 sq.ft.);
- Increased Office nearly double the size presented to the City in Spring 2021, located on the north façade of the building;
- Maximum building height of 15 metres (50 ft.);
- 790 parking spaces for automobiles;
- 396 parking spaces for transport trailers;
- 116 loading docks on the west and south facades of the building;
- In and Out-bound access for all transport trucks on Old Mill Road only;

**PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE**

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- In and Out-bound access for employees on Fountain Street and Dickie Settlement Road (Right In & Out only);
- Extensive landscaping along Fountain Street and Dickie Settlement Road; and
- Underground infiltration galleries to provide clean water flow to the groundwater, that ultimately supplies water to the watercourses and the Provincially Significant Wetland to be conveyed to the City of Cambridge.

This facility will employ 700 employees. The overall traffic volume for this project will be:

- 130 transport trucks per day (in and out-bound equating to 260 trips); and
- 1,400 automobile trips per day.

Previously, there was discussion with the Region of Waterloo and the City of Cambridge about a proposed roundabout at the intersection of Dickie Settlement and Old Mill Roads, including the possibility of limiting access to Old Mill Road east of Dickie for emergency vehicles only. More recently, the Owner has decided to proceed with a stop-bar intersection only and is proposed to work with the City to eliminate traffic using Old Mill Road in the village of Blair. The Owner may pursue an actuated signalized intersection with the Region of Waterloo at some time in the future and will include the City in those discussions.

The Site Plan Pre-Consultation Meeting was held on January 19, 2021. Accordingly, I am pleased to provide the following plans, drawings and reports in accordance with the Site Plan Application checklist that begins on Page 10 of the Pre-Consultation Record:

- Cheques for the Site Plan Application fees have been submitted directly to the City of Cambridge as follows:
  - Payable to the City of Cambridge for \$13,460.00 (Complex Site Plan Application);
  - Payable to the Grand River Conservation Authority for \$430.00 (Site Plan Review fee);
  - Payable to the Region of Waterloo for \$805.00 (Site Plan Review fee);
  - Payable to the Region of Waterloo for \$500.00 for Traffic Impact Study review; and
  - Payable to the City of Cambridge for \$200.00 for Traffic Impact Study review;
- Site Plan Application duly signed by the Owner and GSP Group as Agent;
- Ware Malcolm, Project Architect, Architectural Drawing Set, including Site Plans, Building Elevations, Floor Plans, Cross-Sections, Monument Signage and Fire Route Plan;
- MTE Consultants, Project Civil Engineer and Surveyor, Survey and Engineering Design including Survey, Existing Conditions and Removals Plan, Site Grading, Site Servicing, Truck Maneuvering Plans, Offsite Works Plans, Erosion and Sedimentation Control Plans, Details and Notes;
- H&J, Project Electrical Consultant, Lighting Photometrics and Cut Sheet Plans/Drawings; and

- GSP Group, Project Landscape Architects, detailed Landscape Design and Details (being provided under separate cover).

And the following supporting Technical Reports:

- Natural Resource Solutions Inc., Project Ecologist, Scoped Environmental Impact Study (being submitted under separate cover);
- Paradigm Transportation Solutions Limited, Project Transportation Consultant, Traffic Impact Study, including Arcady and Synchro files (being submitted under separate cover);
- WSP, Project Heritage Consultants, Scoped Heritage Impact Assessment (being submitted under separate cover);
- GHD Consultants, Project Acoustical Engineers, Land Use Compatibility Study;
- MTE Consultants, Stormwater Management Report;
- Archaeologix Inc., Former Project Archaeologists, Stage 1 & 2 Archaeological Assessment for Gateman Milloy Subdivision, 140 Old Mill Road and Ministry of Culture Clearance Letter;
- Detritus Consultants, Project Archaeologists, Stage 1 & 2 Archaeological Assessment Report for 128 & 134 Old Mill Road;
- Detritus Consultants, Project Archaeologists, Stage 1 & 2 and Stage 3 Archaeological Assessment Report for 228 Old Mill Road;
- Ministry of Heritage, Sport, Tourism and Culture Industries Clearance Letter for Stage 1-2 Archaeological Assessment for 128 & 134 Old Mill Road;
- Ministry of Culture Clearance Letter for 140 Old Mill Road Archaeological Assessment;
- Detritus Consultants, Stage 1 & 2 Archaeological Assessment for 228 Old Mill Road;
- Detritus Consultants, Stage 3 Archaeological Assessment for 228 Old Mill Road; and
- Excel spreadsheet of City of Cambridge Letter of Credit cost estimate for Site Works and Landscaping.

Please note that the Detailed Landscape Design, a Scoped Environmental Impact Study, Traffic Impact Study and Scoped Heritage Impact Assessment are being submitted under separate cover later this week. As well, the Project Team is preparing some perspectives of the Proposed Development from various vantage points. These will be submitted to you under separate cover as well and be principally used in the presentation to City Council of the Traffic Impact Study and Cambridge Heritage Committee of the Heritage Impact Study in the coming weeks.

We respectfully request that this application be accepted and circulated for the review agencies and departments as soon as possible to ensure that the expedited timeline for this important project is attained.

In the meantime if you have any questions, please do not hesitate to contact me. We look forward to working with your Team.

Sincerely,  
**GSP Group Inc.**

A handwritten signature in black ink, appearing to read "Chris Pidgeon". The signature is fluid and cursive, with the first name "Chris" written in a larger, more prominent script than the last name "Pidgeon".

Chris Pidgeon, MCIP, RPP  
President/Principal Planner

c.c. Shawn Bardell, Delis Lus, James Beach, Ben Wilson – Broccolini Real Estate Group

Enclosures