



**IBI GROUP**  
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May 20, 2020

Mr. Mathew Blevins, Development Planner  
Development Planning Section  
City of Cambridge  
50 Dickson St., 3rd Floor  
PO Box 669 Cambridge  
ON N1R 5W8

Dear Mr. Blevins:

**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION  
RESIDENTIAL DEVELOPMENT - 15 CLOVER AVENUE, CAMBRIDGE  
10184217 CANADA CORPORATION**

On behalf of my client, 10184217 Canada Corporation, please accept this letter and the attached materials as the formal Official Plan Amendment and Zoning By-Law Amendment application for the property municipally known as 15 Clover Avenue, Cambridge:

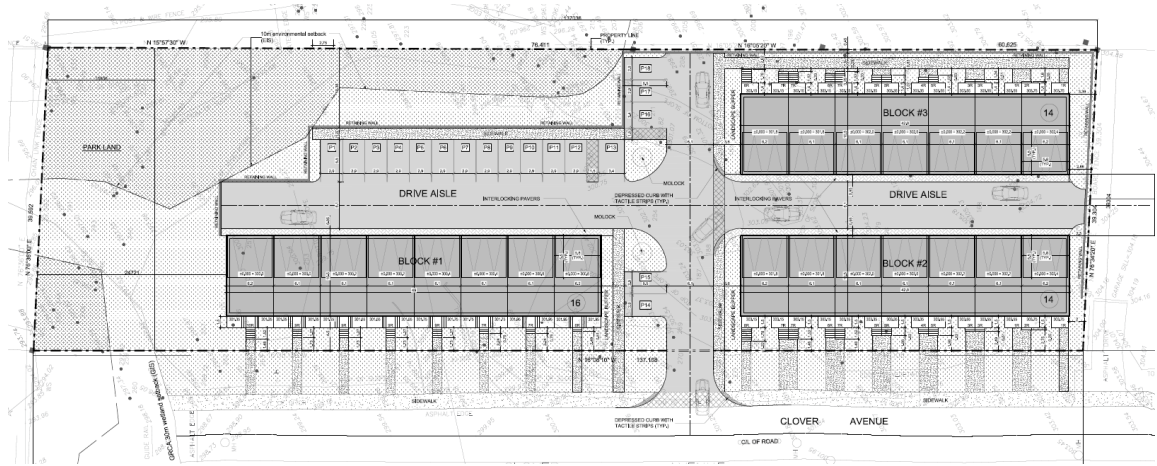
- A signed copy of the completed application form;
- Architectural Drawings prepared by Jonathan Weizel Architect including the proposed Site Plan, Building Elevations and Architectural Floor Plans;
- Environmental Impact Study prepared by RJ Burnside and Associates;
- Vegetation Management Plan prepared by RJ Burnside and Associated;
- Landscape Plan prepared by IBI Group;
- Planning Justification Report prepared by IBI Group;
- Urban Design Brief prepared by IBI Group;
- Functional Servicing Brief, Stormwater Management Brief, Grading and Servicing Plan and Sanitary Capacity Application prepared by Maydan Engineering;
- Photometric Plan prepared by Noor Designs;
- Hydrogeological Assessment prepared by CVD Engineering; and,
- Notice of Source Protection Plan Compliance (Section 59 Notice).

Cheques for the require City, Regional and GRCA review fees will be delivered to your attention along with one hard copy of each document noted above.

**Overview of Proposed Development Concept**

As shown on the proposed Site Plan, the applicant is proposing to develop the subject property as a stacked townhouse development, including three (3) blocks of townhouses with a total of 44 residential units. Given a lot area of 0.539 hectares, this equates to a residential density of approximately 82 units per hectare.

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Each residential unit is proposed to have a dedicated garage car parking space, with all parking for the site being accessed off of Clover Avenue by way of a central drive aisle. In addition to these parking spaces, the site will feature 18 additional visitor parking spaces.

Based on the current design of the site, the overall building area/coverage is anticipated to be less than 30%, with soft landscaped areas or other vegetated areas equating to more than 50% of the overall lot area. It is noted that no vegetation within the GRCA regulated area at the north of the site is anticipated to be impacted by construction activities. To the extent possible, existing vegetation at the north of the site and its perimeter will be retained, however tree clearing will be required in the central and southern portions of the property for the proposed site works.

Two of the three townhouse blocks will front directly onto Clover Avenue and will feature pedestrian connections to the municipal sidewalk. The third townhouse block is oriented toward the east of the site.

In order to permit the proposed development, the following land use planning approvals are anticipated:

- a. An Official Plan Amendment to apply a site-specific provision to the property to permit a residential density of 82 units per hectare, whereas the current Low/Medium Density Residential land use designation permits a maximum density of 40 units per hectare.
- b. A corresponding Zoning By-Law Amendment to re-zone the property RM3 and Open Space 1 (OS1) and implement site specific regulations to:
  - a. Permit a residential density of 82 units per hectare;
  - b. Permit a Front Yard setback of 4.5 metres;
  - c. Permit a minimum lot area of 122 square metres per unit;
  - d. Permit a reduced rear yard setback of 5.8 metres; and,
  - e. Permit a reduced interior side-yard setback of 2 metres abutting the southern property line.

### Conclusion

We trust this letter and the supplementary plans, application forms and fees provide satisfy the complete application requirements for the proposed Official Plan Amendment and Zoning By-

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Law Amendment applications. We look forward to hearing from you within a couple of weeks to deem the application complete and to discuss next steps for the advancement of the application. Should you have any questions about the proposed development or should you wish to discuss, please do not hesitate to contact the undersigned. We look forward to hearing from you at your earliest convenience.

Sincerely,  
**IBI GROUP**

A handwritten signature in black ink, appearing to read 'D. Galbraith', written over a faint circular stamp.

David Galbraith,  
Senior Planner

cc. Jamshed Iftikhar, 10184217 Canada Corporation  
Hunain Siddiqui, 10184217 Canada Corporation  
Scott Arbuckle, IBI Group