



July 28, 2020

File No: 19259

City of Cambridge  
Community Development, 3<sup>rd</sup> Floor  
50 Dickson Street  
Cambridge, ON

Attention: Ms. Deanne Friess  
Manager of Development Planning

Dear Ms. Friess:

**Re: 61-69 Ainslie Street South, Cambridge  
Official Plan and Zoning By-law Amendment Applications**

On behalf of our client, 2699380 Ontario Inc. (the “Owner”), GSP Group Inc. is pleased to submit the enclosed Official Plan and Zoning By-law Amendment Applications for the properties municipally known as 61, 63, 65, 67 and 69 Ainslie Street South and legally described as Part of Lots 13 to 17 Registered Plan 455 and Part of Lot 54 Plan D-7 and Part of Lot A, East of Ainslie Street South Plan 615 in the City of Cambridge.

The Site is approximately 7251 m<sup>2</sup> (0.73 hectares) in size and is currently occupied with two vacant buildings. The Site has frontage on Ainslie Street South, Bruce Street and Wellington Street.

The Site is proposed to be developed with ground floor commercial uses and residential uses above. There are two towers proposed, twenty (20) storeys and fifteen (15) storeys in height which will be connected by a podium (ranging in height from five (5) and seven (7) storeys). The purpose of the Official Plan and Zoning By-law Amendment Applications is to establish site-specific policies and regulations that would permit the Proposed Development.

The proposed Official Plan Amendment would implement the following permissions:

- A maximum Floor Space Index of 4.4;
- A maximum height of 20 storeys for a portion of the Site;
- A maximum height of 15 storeys for a portion of the Site.

The proposed Zoning By-law Amendment would implement the following site-specific regulations:

- Maximum density of 601 units per hectare;
- Minimum exterior side of 1.0 metre;
- Minimum interior side yard of 0 metres;
- Minimum rear yard of 1.5 metres;
- Maximum building height 65 metres for a portion of the Site;
- Maximum building height of 55 metres for a portion of the Site;
- Minimum parking rate of 0.78 spaces per dwelling unit;
- Minimum number of parking spaces for the commercial component shall be 13 spaces which can be shared with visitors of the residential dwelling units;
- An area greater than 300 m<sup>2</sup> but less than 430 m<sup>2</sup> of gross leasable commercial floor area shall be permitted for neighbourhood grocery stores, neighbourhood variety stores, any retail commercial establishment.

In support of these Applications, please find enclosed:

- One (1) copy of the completed Official Plan and Zoning By-law Amendment Application Form;
- One (1) copy of the Planning Justification Report prepared by GSP Group Inc.;
- One (1) copy of the Urban Design Brief prepared by GSP Group Inc.;
- One (1) copy of the Archaeological Assessment prepared by Detritus Consulting;
- One (1) copy of the Record of Site Condition;
- One (1) copy of the Servicing Brief, Removals and Existing Drainage Plan, Grading Plan, Site Servicing Plan and Erosion & Sediment Control Plan prepared by Karugu Consulting Inc.;
- One (1) copy of the Site Plan, Building Elevations, Building Sections, Floor Plans and Viewshed Analysis prepared by WZMH Architects;
- One (1) copy of the TDM and Parking Study prepared by Salvini Consulting;
- One (1) copy of the Environmental Noise Assessment prepared by SLR Consulting;
- One (1) copy of the Pedestrian Wind Assessment prepared by SLR Consulting;
- One (1) copy of the Geotechnical Report prepared by EXP Consulting;
- One (1) copy of a Floodplain/Structural Protection letter (as requested by the GRCA) prepared by Entuitive Corporation;

- One (1) copy of the Section 29 Notice of Source Protection Plan Compliance.

We look forward to working with Staff on the processing of these applications.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Yours truly,  
**GSP Group**



Sarah Code, MCIP, RPP  
Associate – Senior Planner