

December 23, 2021

Matthew Blevins
Manager of Development Planning
Community Development Department
City of Cambridge
50 Dickson Street
Cambridge, ON, N1R 5W8

Dear Mr. Blevins:

**RE: Application for Official Plan Amendment and Zoning By-law Amendment
180 Groh Avenue, City of Cambridge
OUR FILE 131051**

On behalf of our client, 180 Groh Cambridge Limited, we are pleased to submit applications for an amendment to the City of Cambridge Official Plan and an amendment to the City of Cambridge Zoning By-law 150-85, with respect to their lands municipally known as 180 Groh Avenue in the City of Cambridge ("subject lands").

The subject lands have an area of approximately 4.5 hectares and were previously developed with an industrial building (Rauscher Plating Plant), which was demolished in early 2016. No structures are currently present on the subject lands. The southern portion of the site includes a significant grade change woodlot area and a wetland.

The proposed brownfield redevelopment is for a residential development. The redevelopment proposes 288 stacked townhouse units. It is proposed that the order of construction begin with the buildings further away from the existing businesses to occur first, in order to appropriately phase the development, to recognize the transition and relocation of the amenity area, and the opportunity for a trail/amenity in the area of the wetland area adjacent to Canada Tool Company (CTC) operation. The remainder of the site is proposed as surface parking and the opportunity for a trail/amenity in the area of the wetland.

The site is within the Built Up Area in the Region of Waterloo Official Plan and the City of Cambridge Official Plan, and is within close proximity to the Regional Scale Node that includes a mix of commercial; institutional and other employment related uses.

The proposed redevelopment requires approval of an Official Plan Amendment and Zoning By-law Amendment, specifically to:

- Redesignate the subject lands to the 'High Density Residential' designation (Map 2 – General Land Use); and
- Rezone the subject lands to the RM₃ zone with an (H) holding provision – to be removed upon the filing and approval of a Record of Site Condition and Letter of Acknowledgement from the Ministry of Environment and Climate Change.

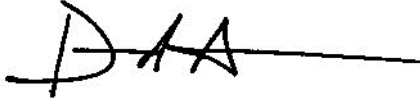
These applications are being submitted to amend the Employment designation on the basis that the County and Region has supported the employment conversion of the subject lands to a non-employment use, and removal of the lands from the draft Regional Employment Area (REA).

In support of the Official Plan Amendment and Zoning By-law Amendment applications, please find enclosed the following:

- A completed copy of the Zoning By-law and Official Plan Amendment application form;
- A cheque in the amount of \$ 22,000.00, payable to the City of Cambridge, representing the combined Official Plan Amendment and Zoning By-law Amendment application fee;
- A cheque in the amount of \$ 165.00, payable to the City of Cambridge, representing the Sanitary Sewer Capacity Assessment fee;
- A completed Sanitary Sewer Capacity Assessment Form;
- A copy of the Region's issuance of a Notice of Source Protection Plan Compliance (Section 59 Notice);
- A Planning Justification Report, prepared by MHBC Planning Ltd., dated December 2021;
- An Urban Design Brief, prepared by MHBC Planning Ltd., dated December 2021;
- A Functional Servicing and Stormwater Management Report, prepared by IBI Group, dated November 2021;
- A Scoped Environmental Impact Statement (SEIS), prepared by Roots Environmental, dated November 2021;
- An Environmental Noise Impact Study, prepared by Thornton Tomasetti, dated November 2021;
- A Consultant Statutory Declaration Form to accompany the Noise Study;
- A signed Owner Statement Form to accompany the Noise Study;
- A Transportation Impact Study, prepared by JD Northcote Engineering Inc., dated November 2021; and
- A Preliminary Geotechnical Investigation, prepared by GeoPro Consulting Ltd., dated February 21, 2017.

We respectfully request confirmation of receipt of these applications and issuance of notification of complete applications. We look forward to working with City staff on this exciting project.

Yours truly,
MHBC

A handwritten signature in black ink, appearing to read 'DWA', with a long horizontal line extending to the right from the end of the signature.

David W. Aston, MSc, MCIP, RPP
Partner

cc. *Steve Charest, King & Benton Redevelopment*
Nitin Jain, Crescent Homes