

December 15, 2021

Matthew Blevins
City of Cambridge
Development Planning Section
Community Development Department
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, Ontario N1R 5W8

Dear Mr. Blevins:

**RE: 410 Queen Street West, Cambridge ON – Official Plan Amendment and Zoning By-law
Amendment Applications
OUR FILE 182401**

We act on behalf of Blacks Point Development Inc. with respect to the lands municipally known as 410 Queen Street West in the City of Cambridge (the 'subject lands'). On behalf of our client, we are pleased to submit the enclosed Official Plan Amendment and Zoning By-law Amendment applications for the proposed mixed use redevelopment of the subject lands.

The subject lands are located on the south side of Queen Street West between Shepherd Avenue and Goebel Avenue. They are irregularly shaped with frontage on Queen Street West, Goebel Avenue and Groh Avenue, and have an area of approximately 4.74 hectares (11.7 acres). The subject lands are presently vacant.

The proposed development includes the redevelopment of the subject lands to establish residential, commercial and office uses, as well as an internal road network and underground parking. Mixed use buildings are proposed with residential towers ranging in height from 12 to 30 storeys, all with podiums containing commercial uses. A residential unit count of approximately 2000 units is proposed with approximately 2 million square feet of gross floor area for a density of 425 units per hectare or 4.0 FSI.

The subject lands are located within the Urban Area and are designated Built-Up Area in the Regional Official Plan. The subject lands are located within the Built-Up Area, the Queen Street, Goebel Avenue and Holiday Inn Drive Community Node and are within a Regeneration Area in the City of Cambridge Official Plan.

The subject lands are designated Neighbourhood Commercial with a site specific designation of Commercial Class 3 in the City Official Plan. A significant portion of growth forecasted for the City is to be accommodated on lands in the Built-Up Area. Regeneration Areas are intended to transition from

industrial uses to other uses over the horizon of the Official Plan. The Community Node area is intended to develop into a medium to high density mixed use centre with a range of housing types.

Implementation of the proposed redevelopment requires approval of an Official Plan Amendment and Zoning By-law Amendment. The Planning Justification Report prepared by MHBC provides details regarding the proposed applications.

The following application fees are required and will be delivered under separate cover by our client, copies are enclosed with this submission:

- A cheque in the amount of \$23,600.00, payable to the City of Cambridge, representing the Official Plan Amendment and Zoning By-law Amendment Fee; and
- A cheque in the amount fee of \$6,900.00, payable to the Region of Waterloo, representing the review fees for an Official Plan Amendment and Zoning By-law Amendment.

In support of the applications we are pleased to enclose the following supporting materials:

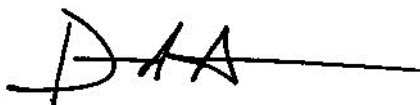
- Official Plan Amendment and Zoning By-law Amendment Application Form;
- Planning Justification Report, prepared by MHBC Planning, dated December, 2021;
- Urban Design Brief, prepared by MHBC Planning, dated December 2021;
- Conceptual Site Plan, prepared by Chamberlain, dated October 2021;
- Road Traffic and Stationary Noise Impact Study, prepared by JJ Acoustic, dated October 1, 2021;
- Functional Servicing and Stormwater Management Report, prepared by MTE, dated November 24, 2021;
- Existing Conditions Plan, prepared by MTE, dated November 24, 2021;
- Functional Site Grading and Servicing Plans, prepared by MTE, dated November 24, 2021;
- Shadow Study, prepared by Chamberlain, dated October 2021;
- Preliminary Geotechnical Feasibility Report, prepared by GEI Consultants, dated September 20, 2021;
- Transportation Impact Study, prepared by Paradigm, dated December 2021; and
- Wind Study, prepared by RWDI, dated September 30, 2021.

We look forward to working with the City on this exciting development. We respectfully request confirmation of receipt of this application and issuance of notification of a complete application.

Please call if you have any questions.

Yours truly,

MHBC



Dave Aston, MSc, MCIP, RPP
Vice-President



Stephanie Mirtitsch, BES, MCIP, RPP
Senior Planner

cc. Bryan Dykstra, Blacks Point Development