



**IBI GROUP**  
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May 5, 2021

Mr. J. Matthew Blevins, MCIP, RPP  
Senior Planner - Reurbanization  
City of Cambridge  
50 Dickson Street, Cambridge, ON N1R 8S1

Dear Mr. Blevins:

**193 WATER STREET SOUTH, CAMBRIDGE - OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

On behalf of LJM Developments (Cambridge) Inc. (the “owner”), IBI Group is pleased to submit Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBLA”) applications respecting lands municipally referred to as 193 Water Street South, Cambridge (the “subject lands”). The owner is proposing to develop the subject lands with five 15-storey apartment buildings, including five levels of parking. The proposed development comprises 991 dwelling units (via one, two, and three bedroom apartment units and two-storey townhouses wrapped around the rear of the parking structure), 1,176 vehicular parking spaces, 693 bicycle parking spaces, and 3,964 sq. metres of amenity area. The proposed development also includes a donation of five units to the City of Cambridge for affordable housing purposes. Furthermore, a new parkette is proposed on the adjacent property to the east municipally known as 62 Highman Avenue, Cambridge. A pedestrian connection with resting areas are also incorporated

OPA, ZBLA, Plan of Condominium, and Site Plan Control applications are required in order to permit the proposed development, as confirmed through the Pre-Consultation Document that was received from the City of Cambridge on September 27, 2019. In support of the OPA and ZBLA applications, the following files have been sent to the submission link provided by Adele Campbell on April 14, 2021:

- One (1) digital copy of the signed Application Form;
- One (1) digital copy of the Topographical Survey, prepared by MacDonald–Tamblyn Surveying Ltd.
- One (1) digital copy of the Site Statistics and Conceptual Site Plan, prepared by RAW Design;
- One (1) digital copy of the Massing Models and Building Elevations, prepared by RAW Design;
- One (1) digital copy of the Planning Justification Report, prepared by IBI Group;
- One (1) digital copy of the draft Official Plan Amendment, prepared by IBI Group;
- One (1) digital copy of the draft Zoning By-law, prepared by IBI Group;
- One (1) digital copy of the Urban Design Brief, prepared by IBI Group;
- One (1) digital copy of the Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited;

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- One (1) digital copy of the Functional Servicing Report, prepared by Meritech Engineering;
- One (1) digital copy of the Cultural Heritage Impact Assessment, prepared by Archaeological Research Associated Ltd.;
- One (1) digital copy of the Stage 1 Archaeological Assessment, prepared by Amick Consultants Ltd.
- One (1) digital copy of the Stage 2 Archaeological Assessment, prepared by Amick Consultants Ltd.
- One (1) digital copy of the Environmental Impact Study, prepared by Colville Consulting Inc.;
- One (1) digital copy of the Preliminary Arborist Report, prepared by Urban Forest Innovations Inc.;
- One (1) digital copy of the Tree Preservation Plan, prepared by Urban Forest Innovations Inc.;
- One (1) digital copy of the Landscape Plan, prepared by adesso design Inc.;
- One (1) digital copy of the Environmental Noise Impact Study, prepared by GHD Limited;
- One (1) digital copy of the Shadow Study, prepared by RAW Design;
- One (1) digital copy of the Pedestrian Wind Assessment, prepared by RWDI;
- One (1) digital copy of the City of Cambridge Pre-consultation Application Comments Checklist; and,
- One (1) digital copy of the Section 59 Notice of Source Water Protection Plan Compliance.

The following application fees were submitted by the owner to the attention of Adele Campbell and Deanne Freiss at the City of Cambridge on April 14, 2021:

- One (1) cheque in the amount of \$28,000.00 made payable to the City of Cambridge;
- One (1) cheque in the amount of \$6,402.50 made payable to the Region of Waterloo; and,
- One (1) cheque in the amount of \$2,335.00 made payable to the Grand River Conservation Authority.

We trust that the above-noted submission is in order. However, if you have any questions or require any further clarification, please do not hesitate to contact the undersigned.

Regards,  
**IBI Group**



Julia Redfearn BES, MCIP, RPP  
Planner

Cc: Mr. John Ariens, IBI Group, Associate Director | Practice Lead, Planning  
Mr. Liaquat Mian, LJM Developments (Cambridge) Inc., Owner  
Mr. AJ Vance, LJM Developments (Cambridge) Inc., Project Manager