

January 24, 2022

Planning@cambridge.ca
Planning Services
Community Development
City Hall
50 Dickson St.
Cambridge, ON
N1R 5W8

Dear Ms. Greene:

**RE: 201-217 Hespeler Road
Official Plan, Zoning By-law Amendment and Site Plan Applications
OUR FILE 21313A**

On behalf of Janglinks Inc. (Borz Fariborzi), we are pleased to formally submit applications for Official Plan Amendment and Zoning By-law Amendment together with Site Plan for the redevelopment of the site located at 201-219 Hespeler Road in Cambridge. The subject property is located mid-block on the east side of Hespeler Road and south of the future Can-Amera light rail transit stop.

The proposed redevelopment consists on the subject lands as follows:

- 2 towers one 17 storeys (55m) and the other 13 storeys (43m) on a 2 storey podium;
- 321 residential units as part of a purpose built affordable rental development including 1, 2 and 3 bedroom units;
- A two storey podium with generous setbacks to the tower above;
- Retail uses at grade;
- A large amenity area;
- Vehicular access from Hespeler Road to underground parking and to two podium parking levels;
- 387 parking spaces located in a parking structure (one level below grade and within the podium on levels 1 and 2) and 20 spaces provided at grade.

A Pre Consultation Meeting was held on May 20, 2021, which discussed the project proposal and identified the submission requirements for a complete application.

Please find enclosed the following documents which complete our submission:

1. Completed Application Forms
2. Cheque payable to the City of Cambridge in the amount of \$25,000.00 , representing the application fee for the Official Plan Amendment
3. Cheque payable to the City of Cambridge in the amount of \$18,000.00 representing the application fee for the Zoning By-law Amendment.
4. A cheque payable to the City of Cambridge for \$16,800.00, representing the fee for Site Plan Application.
5. The Region of Waterloo review fees will be paid directly to the Region following circulation.
6. Existing Conditions Plan
7. Site Plan
8. 3D Massing Model
9. Architectural Renderings
10. Planning Justification Report
11. Urban Design Report
12. Wind Study
13. Shadow Study
14. Building Elevation Drawings
15. Floor Plans
16. Lighting Plans
17. Landscape Plans
18. Grading Plans
19. Site Servicing Plans
20. Sediment and Erosion Control Plans
21. Vegetation Management Plans
22. Environmental and Stationary Noise Report
23. Functional Servicing and Storm Water Distribution Analysis
24. Scoped Transportation Impact Assessment and Parking Justification Report
25. Notice of Source Protection Plan (Section 59 Notice)

The applicant has indicated that a Record of Site Condition will be completed in advance of building permit.

Official Plan Amendment Request:

In order to implement the proposed development scheme an Official Plan Amendment (OPA) is required to implement a Special Policy. This infill project proposes the development of 321 affordable residential rental units as part of a mixed use development with 2 residential towers 11 and 15 storeys respectively on top of a 2 storey podium for a total building height including roof top mechanical of 43m and 55m respectively with 600 m² ground floor commercial and parking uses.

A total density of 267 units per hectare is proposed. The subject property is designated Hespeler Road Mixed Use Corridor in the Official Plan, which currently permits a maximum floor space index of 2.0, a maximum density of 250 units/ hectare and a maximum building height of 12 storeys.

Therefore, the proposed development requires an amendment to the City of Cambridge Official Plan to implement a Special Policy to permit a floor space index of 3.69; a density of 267 units/ hectare and an increase in maximum total building height to (55.0 m) which includes the podium and roof top mechanicals, to permit 11 and 15 storey towers on a 2 storey podium base.

Zoning By-law Amendment Request:

The subject lands are currently zoned C-4 as per Schedule H10 of Zoning By-law 150-85. In addition to the Official Plan Amendment described in Section 3.1 of the Planning Justification Report, the applicant will require a Zoning By-law Amendment. The application for Zoning By-law Amendment is being requested concurrently with the Official Plan Amendment to implement site specific regulations and to rezone the lands to RM1.

The proposed Amendment will re-zone the entirety of the subject lands from C4 to an RM1 zone with a site specific provision, as follows:

- Permit a maximum Floor Space Index of 3.69, whereas a maximum Floor Space Index of 2.0 is currently permitted;
- Permit a maximum total building height of 17 storeys (55 m including the podium and rooftop mechanical) whereas a maximum height of 12 Storeys is currently permitted;
- Permit a maximum density of 267 units/ hectare whereas a maximum of 250 units/ha is permitted;
- Permit a reduction in landscaping from 30% to 25% and,
- Permit a reduction in total parking for the subject lands from 432 spaces to 407 spaces.

Details of the site specific zoning are outlined in the completed Zoning Application and Planning Justification Report.

We trust you find our application complete and ask that the application be circulated to all commenting authorities. If you require any additional information or items for clarification to expedite the review process, please contact the undersigned directly.

We look forward to working with staff and the public to move the Official Plan and Zoning Amendment applications forward for approval.

Yours truly,

MHBC



Pierre Chauvin, BSc (Agr) MA, MCIP, RPP
Partner



Juliane von Westerholt, BES, MCIP, RPP
Associate

cc. Borz Fariborzi