



September 8, 2021

City of Cambridge

Development Planning Section
Community Development Department
50 Dickson Street, 3rd Floor
Cambridge, Ontario
N1R 5W8

Attention: Mr. Bryan Cooper, Senior Planner

RE: Application for Official Plan Amendment (Major) and Zoning By-law Amendment

212 Queen Street West
Lot 44 Municipal Plan 832, City of Cambridge,
Regional Municipality of Waterloo
City File No. D17/20
City of Cambridge, Region of Waterloo

Dear Sir,

Our office is pleased to apply for an Official Plan Amendment and Zoning By-law Amendment application(s) to permit a Mid-Rise residential development consisting of thirty-seven (37) residential units within a three (3) storey apartment building including associated parking, service areas and amenity space.

Property Location & Description

The lands subject to the proposed Official Plan Amendment and Zoning By-Law Amendment applications are municipally addressed as 212 Queen Street West and legally described as Lot 44 Municipal Plan 832, City of Cambridge, Regional Municipality of Waterloo ("*Subject Lands*").

A Site Plan Control application is being submitted concurrently with the proposed Official Plan Amendment and Zoning By-law Amendment applications.

The Subject Lands are currently vacant and are located on the south side of Queen Street West, east side of Winston Boulevard, west side of Weaver Street, north of Maple Street.

The Subject Lands were formally used as a Gas Station and are located within proximity to an existing CN Rail line.

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The Subject Lands are well serviced by a robust road network including Hespeler Road to the west and Highway 401 to the south. Existing transit stops are in proximity to the Subject Lands, along Queen Street, Holiday Inn Drive and Franklin Blvd.

The Subject Lands have a Site Area of approximately 2,219.26 Square Metres (*0.22 Hectares*) with approximately 30.83 metres of frontage onto Winston Boulevard. The Site is also bounded by Weaver Street and by Queen Street West, all being municipal roads which are maintained all year round with existing municipal services.

Development Proposal & Proposed Amendments

As mentioned, the proposed Application for an Official Plan Amendment and Zoning By-law Amendment seeks to permit the use of the Subject Lands for a three (3) storey Mid Rise building consisting of thirty-seven (37) residential units within a three (3) storey apartment building including associated parking, service areas and amenity space. The residential units are anticipated to be rental units.

The Official Plan Amendment seeks to increase the permitted density on the Subject Lands while retaining the 'Low/Medium Density Residential' designation. The proposed density is 167 units per hectare and the Official Plan currently permits a density of 75 units per hectare.

The proposed Amendment to the *City of Cambridge Zoning By-law 150-85*, as amended, seeks to rezone the Subject Lands from the current 'R4 Residential' and 'C5 Commercial' Zones to a 'RM 2' Zone, along with a site-specific provision to permit 167 units per hectare.

Pre-Application Consultation Meeting

A Pre-Application Consultation Request was filed on August 24th, 2020, to confirm obtain preliminary comments on a Concept Plan and to confirm the required *Planning Act* applications including required Plans and Studies. Pre-Consultation comments and requirements from the city and external commenting agencies were received on November 5th, 2020 and are included with this Submission.

All required information including plans and studies have been prepared and included as part of this Application(s) Submission per the requirements of the City, Region and external commenting agencies and in support of complete applications.

Submission Items

Please find enclosed the following Submission Items in support of the proposed Official Plan and Zoning By-law Amendment applications:

- One (1) PDF file of a completed and executed Development Application Form for an Official Plan Amendment and Zoning By-law Amendment, as completed by the undersigned.
- This Covering Letter, as prepared by the undersigned.

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- One (1) PDF file of the City of Cambridge Pre-consultation Application Comments Checklist, as issued by the City of Cambridge.
- One (1) Word and PDF file of a Draft Official Plan Amendment prepared by the undersigned.
- One (1) Word and PDF file of a Draft Zoning By-law Amendment, as prepared by the undersigned.
- One (1) PDF file of a Planning Justification Report, as prepared by the undersigned.
- One (1) PDF file of a Plan of Survey, as prepared by R-PE Surveying Ltd.
- One (1) PDF file of a Parcel Abstract, as prepared by Service Ontario.
- One (1) PDF and CAD file of an Architectural Design Package including Site Plan, Site Statistics, O.B.C. Matrix, Floor Plans (*Basement Plan, Ground Floor Plan, 2nd and 3rd Floor Plan & Roof Plan*), Waste Collection Plan, Elevations and Cross Sections, as prepared by Fausto Cortese Architects.
- One (1) PDF file of a Sample Board, as prepared by Fausto Cortese Architects.
- One (1) PDF file of an Urban Design Brief, as prepared by Fausto Cortese Architects.
- One (1) PDF file of an Arborist Report including a Tree Inventory and Protection / Removals Plan, as prepared by Landscape Planning Ltd.
- One (1) PDF file of a Landscape Plan including a Tree Preservation and Removal Plan, Rooftop Amenity Plan and Details, as prepared by Landscape Planning Ltd.
- One (1) PDF file of a Landscape Cost Estimate, as prepared by Landscape Planning Ltd.
- One (1) PDF file of a Civil Engineering Package including a Site Servicing Plan and Site Grading Plan, Cross Sections Plan, Erosion & Sediment Control Plan and Details, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of a Functional Servicing & Stormwater Management Report, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of an Engineering Cost Estimate, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of a Photometric Analysis Plan, as prepared by RTG Systems Inc.
- One (1) PDF file of a Noise Impact Study, as prepared by Nextrans Consulting Engineers.

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- One (1) PDF file of a Transportation Impact Study, as prepared by Nextrans Consulting Engineers.
- One (1) PDF file of a Phase Two Environmental Site Assessment, as prepared by BAE Environmental.
- One (1) PDF file of a Clean Water Act Section 59 Notice, as issued by the Regional Municipality of Waterloo.

The required Application Fee of **\$22,000.00** made payable to the City of Cambridge will be provided under separate cover upon receipt of the applications. External agency(s) review fees will also be provided, as required.

We trust the enclosed Applications will be deemed as ‘complete’ in accordance with the *Planning Act* and the City’s requirements.

We look forward to the circulation and processing of the enclosed Applications.

Your ongoing assistance and attention regarding this matter is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

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Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.

Principal

Copy:

Client

Ms. Andrea Shotlander and Mr. John Shank, Landscape Planning Ltd.

Ms. Sucharita Datta, RTG Systems Inc.

Messrs. Fausto Cortese & Soheil Hadian, Fausto Cortese Architects

Mr. Taras Dumyn, Urban Works Engineering Corporation

Messrs. John Nhan, Philip Warren & Richard Pernicky &, Nextrans Consulting Engineers

Mr. Brian A. Emms, BAE Environmental