



PLANNING
URBAN DESIGN
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May 17, 2024

Jacqueline Hannemann
Senior Planner – Development
City of Cambridge – Planning Division
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, ON
N1R 5W8

Dear Jacqueline Hannemann:

**RE: Joint Official Plan Amendment and Zoning By-law Amendment Applications
245 Riverbank Drive, Cambridge
OUR FILE: 0667A**

On behalf of our client, Intermarket CAM Limited, we are pleased to submit the enclosed applications for a Joint Official Plan Amendment and a Zoning By-law Amendment for the lands municipally known as 245 Riverbank Drive in the City of Cambridge (herein referred to as the “subject lands”).

The subject lands are located near the north-western extents of the City of Cambridge, approximately 330 metres south-east of the intersection of Riverbank Drive and Allendale Road. They measure a gross area of approximately 2.85 hectares, and a total net area (developable area) of approximately 2.24 hectares. The remainder contains natural heritage features and associated buffers. The subject lands currently contain one single-detached dwelling with agricultural fields and natural heritage features.

The subject lands are located in the Prime Agricultural Area and are designated ‘Rural Residential’ on Map 2: General Land Use of the City of Cambridge Official Plan. An Official Plan Amendment is proposed to re-designate the subject lands from ‘Rural Residential’ to ‘Low/Medium Density Residential’ in the City of Cambridge Official Plan and to apply a new Site Specific Policy (‘SS XX’) to permit the proposed multiple residential use at a density of 55 units per hectare. The subject lands are zoned RR2, OS1 and (E)A1 by the City of Cambridge Zoning By-law No. 150-85. A Zoning By-law Amendment is proposed to rezone portions of the subject lands, being the developable area, to ‘RM3’ with special provisions to permit a density of 55 units per hectare and a maximum number of 8 attached dwelling units.

Applications for an Official Plan Amendment and Zoning By-law Amendment are proposed to permit multiple residential development on the subject lands. To support the applications, a conceptual design has been developed, demonstrating the feasibility of the requested amendments. The conceptual design considers 109 residential dwelling units within a mix of traditional and stacked

townhouses and private amenity space along a private internal road. The subject lands will be accessed via one access from Riverbank Drive. The development concept contemplated an additional emergency access.

A pre-application consultation meeting was completed and a summary of pre-application comments were provided on October 5, 2023. The pre-application consultation comments identified the requirements of a complete application, which have been included as part of this submission.

The following application fees are required and will be delivered under a separate cover:

- A cheque in the amount of \$45,000.00, made payable to the City of Cambridge, representing the Joint Official Plan Amendment and Zoning By-law Amendment application fee.
- A cheque in the amount of \$10,000.00, made payable to the City of Cambridge, representing the deposit fee.
- A cheque in the amount of \$10,283.00, made payable to the Region of Waterloo, representing the Joint Official Plan Amendment and Zoning By-law Amendment application review fee.
- A cheque in the amount of \$10,000.00, made payable to the Region of Waterloo, representing the studies review fee.

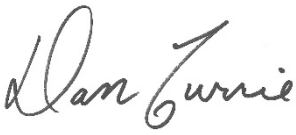
In support of our application, please find enclosed the following supporting materials:

- A Copy of the Completed and Signed Authorization for Agent to Make the Application Form;
- A Copy of the Completed and Signed Acknowledgement Permission to Enter Property Form;
- A Copy of the Completed and Signed Contaminated Site Screening Questionnaire.
- Copies of the above-noted application fee and review cheques (will be delivered under a separate cover);
- Record of Formal Consultation;
- Completed and Signed Section 59 Notices for Official Plan Amendment and Zone Change;
- Draft Official Plan Amendment By-law, prepared by MHBC Planning;
- Draft Zoning By-law Amendment By-law, prepared by MHBC Planning;
- Planning Justification Report, prepared by MHBC Planning, dated April 18, 2024;
- Conceptual Site Plan, prepared by MHBC Planning, dated April 18, 2024;
- Urban Design Brief, prepared by MHBC Planning, dated April 18, 2024;
- Functional Servicing Report, prepared by EXP Services Inc., dated April 18, 2024;
- Stormwater Management Report, prepared by EXP Services Inc., dated April 18, 2024;
- Servicing Plan, prepared by EXP Services Inc., dated April 18, 2024;
- Grading Plan, prepared by EXP Services Inc., dated April 18, 2024;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated April 2024;
- Environmental Noise Feasibility Study, prepared by Valcoustics Inc., dated April 18, 2024;
- Scoped Environmental Impact Study and Tree Management Plan, prepared by Natural Resources Solutions Inc., dated April 2024.

We trust that the above noted items are sufficient for your review and circulation of the application. Please contact the undersigned if any further information is required.

Yours truly,

MHBC



Dan Currie, MA, MCIP, RPP, CAHP
Partner



Urja Modi, BES, OPPI Candidate Member
Intermediate Planner

*cc. Mark Kindrachuk, Intermarket CAM Limited
Xavier Kindrachuk, Intermarket CAM Limited
Sandy Acchione, Intermarket CAM Limited*