

May 10, 2024

Sylvia Rafalski-Misch, MCIP, RPP
Manager of Development Planning
Planning Services
Community Development Department
50 Dickson Street, 3rd Floor
Cambridge, Ontario N1R 8S1

Dear Ms. Rafalski-Misch,

**RE: River Mill Phase 3c - 1065 Speedsville Road, Cambridge
Zoning By-law Amendment Application R01/23**

Landwise (formerly T. Johns Consulting Group) has been retained by the landowner of the above referenced lands to assist with approval of a Zoning By-law Amendment Application for the lands municipally known as 1065 Speedsville Road, Cambridge.

Details of the Proposal

The proposed development has been revised since the initial application in January 2023. The revised design consists of 220 Stacked Townhouse Dwelling units withing 3-storey buildings. The tenure proposed is purpose-built rental with the potential for an affordable housing component. The development proposes a mix of unit sizes. The buildings are proposed closer to Equestrian Way to animate the streetscape and support the adjacent future commercial development north of Equestrian Way. Proposed parking lots are located to the rear of the proposed street-facing buildings.

Applicable Policy

The City of Cambridge Official Plan designates the subject lands “*High Density Residential*,” where the proposed uses are permitted. Therefore, the proposed development conforms with the policies of the City of Cambridge Official Plan.

The City of Cambridge Zoning By-law No. 150-85, zones 155 Equestrian Way Mixed Use “RM3/CS5 (S.4.1.303B)” Zone, Modified. The “RM3/CS5 (S.4.1.303B)” Zone permits any use permitted in the CS5 or RM3 zone including; multiple dwellings such as apartment buildings and mixed terrace dwellings including stacked townhouses. The intent is to amend the existing zoning to a new site specific Mixed Use “RM3/CS5 (S.4.1.303B)-XX” Zone, Modified.

Background

A pre-consultation meeting for the subject lands was held in late 2020 along with the adjacent lands at 155 Equestrian Way (Phase 3b). The Pre-consultation Comments for D13/20 have been included with this submission package. Through discussions with staff at that time, it was decided to proceed with Phase 3b and apply separately for the Phase 3c Zoning By-Law Amendment at a

future date. Phase 3b has since completed the Zoning By-law Amendment and Site Plan Approval process and is subsequently nearing Draft Condominium Approval. Construction of the townhouses is nearly complete with occupancy starting in the coming weeks.

The Draft Plan Modification of the underlying lands for this application was approved and the Subdivision Registration process will be complete in the coming weeks for the subject lands of this application.

Summary of Changes to the Development Proposal

The built form and tenure has been revised to include 220 purpose-built rental stacked townhouse units with a Density of 100 units per hectare. While this is a slight increase from the previous draft by-law provision of 75 units per hectare, this is an overall decrease in the proposed density. The initial application included 465 apartment units with a density of 200 units per hectare. The new proposal is only 100 units per hectare.

Additionally, the proposal now meets parking requirements. The parking reduction previously included in the draft by-law has been removed from the revised by-law. Overall, the changes proposed are minimal in nature, however, they address many concerns identified by council and public. The revised design and by-law decreases the overall density proposed, meets parking requirements, and includes a greater setback to Speedsville Road with additional green space.

Landwise respectfully requests that this letter and enclosed documents be circulated to all relevant Departments at the City of Cambridge and outside agencies for commenting.

Please find the enclosed in support of the application:

- One (1) copy of the revised Draft Zoning By-law;
- One (1) copy of the revised Site Concept Plan;
- One (1) copy of the revised Rendered Site Concept Plan;
- One (1) copy of the revised Building Elevations; and
- One (1) copy of the Comment Response Matrix.

Should you have any questions or require additional information, please do not hesitate to contact Terri Johns at (905) 574-1993 ext. 201.

Respectfully Submitted,
LANDWISE



James Warren, CPT
Senior Urban Designer
Design Studio Supervisor



Terri Johns, BA, MCIP, RPP
Founder / Principal Planner

Cc: River Mill Development Corporation, Landowners