

March 28, 2024

Jacqueline Hannemann, BES, MCIP, RPP
Senior Planner – Development
Community Development – Planning Division
City of Cambridge
50 Dickson Street, 3rd floor
Cambridge, ON, N1R 5W8

**Re: Official Plan Amendment and Zoning By-law Amendment Application for
201 Water Street South and 66 Highman Avenue, Cambridge | 2nd
Submission**

Dear Jacqueline,

Please accept this letter as supporting documentation for the second submission for the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Application associated with the properties known as 201 Water Street South, and 66 Highman Avenue (“Subject Lands), in the City of Cambridge.

In support of the 2nd submission, the following supporting studies/drawings are being submitted:

1. One Site Plan including conceptual landscaping and an Architectural Set containing elevations, 3D renders, sections, and floor plans prepared by Cynthia Zahoruk Architects.
2. An updated Hydrogeological Report prepared by Pinchin Ltd.
3. An updated Traffic Impact Study prepared by TraffMobility.
4. An updated Source Water Protection Report prepared by Pinchin Ltd.
5. A Planning Addendum Report prepared by NPG Planning Solutions Inc.
6. A Comment/Response Document prepared by NPG Planning Solutions Inc. responding to the first set of comments.

Please note that we are awaiting updated reports from Meritech Engineering and Gradient Wind. These will be submitted as soon as possible.

We trust the above alongside the appendices is satisfactory. Should you require anything further or have any questions please do not hesitate to contact the undersigned.

Yours truly,



Mary Lou Tanner, RPP, FCIP

President

NPG Planning Solutions Inc.

mtanner@npgsolutions.ca

Copy: K. Harrison-McMillan, Gracison Developments Inc.