



May 19, 2023

Mr. Michael Campos, B.E.S.
Senior Planner
City of Cambridge
50 Dickson Street, 3rd Floor
Cambridge, ON N1R 5W8

Arcadis Professional Services (Canada) Inc.
101-410 Albert Street
Waterloo
Ontario N2L 3V4
Phone: 519 585 2255
www.arcadis.com

Dear Mr. Campos:

**REGIONAL MUNICIPALITY OF WATERLOO
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION
30 LAURIS AVENUE, CAMBRIDGE**

On behalf of our client, the Regional Municipality of Waterloo, please accept this letter and the following materials as the complete Official Plan and Zoning By-Law Amendment application for the lands known as 30 Lauris Avenue, Cambridge, consistent with the requirements identified during pre-submission discussions with City of Cambridge staff:

- One (1) hard copy of the signed and completed Official Plan and Zoning By-Law Amendment application form;
- Six (6) copies of the Architectural Package prepared by Arcadis Architects (Canada) Inc. which includes the following:
 - Conceptual Site Plan
 - Floor Plans
 - Building Elevations
 - Building Sections, and
 - Massing Plan (3D Perspective Views);
- Two (2) copies of the Planning Justification Report, including an Urban Design Review, prepared by Arcadis Professional Services (Canada) Inc.;
- Two (2) copies of the Functional Servicing Report prepared by Arcadis IBI Group, which includes the following:
 - Existing Conditions Plan
 - Preliminary Geotechnical Investigation Report prepared by Chung & Vander Doelen Engineering Ltd.
 - Functional Grading and Servicing Plan
 - Stormwater Management Report;
- Two (2) copies of the Sanitary Sewer Capacity Assessment Application;
- Two (2) copies of the Tree Inventory Report prepared by the Region of Waterloo;
- Two (2) copies of the Source Protection Plan Property Report, Provisional Risk Management Plan, and Notice of Agreement on Risk management Plan under Section 58(6) of the Clean Water Act, prepared by the Region of Waterloo; and
- Two (2) copies of the Record of Site Condition acknowledgement letter.

In addition, though not required by City of Cambridge staff, the application also includes:

- Two (2) copies of the Parking Review prepared by Paradigm Transportation Solutions Limited.

Digital copies of the above are also provided to you by way of a USB key within the physical submission.

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Note that the following cheques and documents will be mailed/delivered to Cambridge City Hall separately by our client:

- The original signed and completed Official Plan and Zoning By-Law Amendment application form;
- One (1) cheque made out to the City of Cambridge in the amount of \$40,000.00 for the combined Official Plan and Zoning By-Law Amendment review fee, and
- One (1) cheque made out to the City of Cambridge in the amount of \$6,500.00 for the Peer Review Assessment Fee as a deposit in the event that the City undertakes any peer review of the submitted studies or reports.

Proposal Summary

The Region of Waterloo is proposing to advance affordable housing opportunities on the property through an RFP process that would support development of a mixed-income community with a combination of market and affordable housing units. The property was declared surplus to the Region's needs, allowing the creation of affordable housing under the Region of Waterloo's Building Better Futures Initiative. The Region will ultimately be seeking proposals from non-profit and private sector partners to develop the lands and intends to enter into a long-term land lease with the successful proponent, to secure long-term affordability and maintain municipal ownership of the site through development.

The proposed development concept submitted in this application contemplates two low-rise apartment buildings to achieve the necessary density to support the development of a mixed-income community in the context of the existing neighbourhood. A combined Official Plan Amendment and Zoning By-Law Amendment is required to permit the development of a mixed-income community while providing the necessary flexibility for the successful proponent in the Region's proposal process. That successful proponent may revise this development concept as part of a subsequent Site Plan Application process (Section 41 of the Planning Act). While that future submission may vary in form, the ultimate development should comply with the planning regulations approved through this application.

The required Official Plan and Zoning By-Law Amendments are summarized as follows:

Official Plan Amendment

- To redesignate the subject property from 'Low/Medium Density Residential' to 'Low/Medium Density Residential with Site Specific Policies':
 - To permit a maximum of 112 units per hectare, whereas the Official Plan permits a maximum of 40 units per hectare

Zoning By-Law Amendment

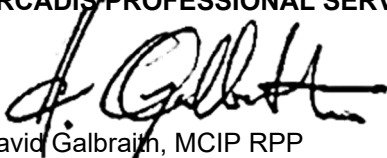
- To re-zone the subject property from 'N1R4' to 'N1RM3 with Site Specific Exceptions':
 - To deem the front lot line to abut Lauris Avenue.
 - To permit a maximum density of 112 units per hectare, whereas the Zoning By-Law permits a maximum density of 40 units per hectare.
 - To permit site-specific parking rates as detailed in the Planning Justification Report and Urban Design Review and supported by the Parking Review.
 - To permit a reduced minimum gross floor area for one-bedroom units.
 - To permit a reduced setback between windows of habitable rooms and access driveways, aisles, and parking spaces.
 - That the existing N1 zoning continue to apply to the property, but only apply when one or more institutional use is proposed.

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We trust the materials provided by us and by our clients satisfy the complete application requirements identified during pre-submission discussions with City of Cambridge staff. Should you require anything further, please do not hesitate to contact the undersigned.

Sincerely,

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.

A handwritten signature in black ink, appearing to read 'D. Galbraith', written over a faint, illegible background.

David Galbraith, MCIP RPP
Associate – Manager, Planning

DG/JH/baw
Encl.