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October 16, 2020

Mr. Mathew Blevins, Development Planner
Development Planning Section
City of Cambridge
50 Dickson St., 3rd Floor
PO Box 669 Cambridge
ON N1R 5W8

Dear Mr. Blevins:

**ZONING BY-LAW AMENDMENT APPLICATION
RESIDENTIAL DEVELOPMENT - 355 GUELPH AVENUE, CAMBRIDGE
URBE DEVELOPMENTS INC.**

On behalf of my client, Urbe Developments Inc., please accept this letter and the attached materials as the formal Zoning By-Law Amendment application for the property municipally known as 355 Guelph Avenue, Cambridge:

- A signed copy of the completed application form;
- Architectural Drawings prepared by Jac'd Design Inc.
- Site Plan prepared by IBI Group;
- Vegetation Management Plan prepared by MacKinnon & Associates;
- Landscape Plan prepared by MacKinnon & Associates;
- Planning Justification Report prepared by IBI Group;
- Urban Design Brief prepared by IBI Group;
- Stormwater Management Brief, Grading and Servicing Plan and Sanitary Capacity Application prepared by GM BluePlan;
- Cheques for the required application fees; and,
- Notice of Source Protection Plan Compliance (Section 59 Notice).

Overview of Proposed Development Concept

As shown on the proposed Site Plan, the applicant is proposing to re-zone the subject property (355 Guelph Avenue and 11 Fletcher Circle) to develop the subject property as a street-fronting townhouse development. The proposed development will contain 9 street-fronting townhouse units. Each unit will have a private garage and driveway parking space.

The purpose of the Zoning By-Law Amendment is as follows:

1. To re-zone the property from its existing R2 and R5 zoning to RM4 in order to permit the townhouse development of the site; and
2. To provide site-specific relief from the provisions of the RM4 zone to:
 - Permit nine (9) attached townhouse dwelling units on the subject lands, whereas six (6) attached townhouse dwelling units are permitted;
 - Permit a minimum lot area of 164.6 s.m. whereas 165 sq. m is required; and

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- Permit a minimum exterior side yard of 5.6 m, whereas 6 m is required.

By way of a future consent application, that the existing property will be subdivided into nine (9) lots, with each lot containing one townhouse unit.

Conclusion

We trust this letter and the supplementary plans, application forms and fees provide satisfy the complete application requirements for the proposed Zoning By-Law Amendment applications. We look forward to hearing from you within a couple of weeks to deem the application complete and to discuss next steps for the advancement of the application.

Should you have any questions about the proposed development or should you wish to discuss, please do not hesitate to contact the undersigned. We look forward to hearing from you at your earliest convenience.

Sincerely,
IBI GROUP



David Galbraith,
Senior Planner

cc. Tyler Mallot, Urbe Developments Inc.