



IBI GROUP
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June 15, 2022

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

Dear Mr. Campos:

**REGIONAL MUNICIPALITY OF WATERLOO
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SUBMISSION
581-595 LANGS DRIVE, CITY OF CAMBRIDGE**

On behalf of our client, the Regional Municipality of Waterloo, please accept this letter and the following documents as the complete Official Plan and Zoning By-Law Amendment application for the lands known as 581-595 Langs Drive in the City of Cambridge.

A Record of Pre-Submission Consultation was provided to the applicant on March 31, 2022 in regard to this application. Please find enclosed the following item as required in support of this application and in accordance with the Pre-Submission Consultation comments:

- One (1) copy of the signed and completed Official Plan and Zoning By-Law Amendment Application Form; and
- One (1) copy of the Record of Pre-submission Consultation dated March 31, 2022;
- One (1) copy of the Architectural Package prepared by IBI Group, which includes the following:
 - Preliminary Site Plan
 - Floor Plans
 - Building Elevation Drawings
 - 3D Massing Models
 - Accessible Parking Drawing
- One (1) copy of the Shadow Study prepared by IBI Group;
- One (1) copy of the Planning Justification Report prepared by IBI Group;
- One (1) copy of the Urban Design Brief prepared by IBI Group;
- One (1) copy of the Preliminary Functional Grading, Servicing and Stormwater Management Report prepared by IBI Group which includes the following:
 - Preliminary Servicing Plan
 - Preliminary Grading Plan
- One (1) copy of the Truck Movement Plan prepared by IBI Group;
- One (1) copy of the Fire Route and Accessible Parking Plan prepared by IBI Group;
- One (1) copy of the Preliminary Tree Preservation (Management) Plan prepared by IBI Group; and
- One (1) copy of the Preliminary Landscaping Plan prepared by IBI Group.

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Note that the following cheque will be mailed/delivered to Cambridge City Hall:

- One (1) cheque made out to the City of Cambridge in the amount of \$29,000.00 for the combined Official Plan and Zoning By-Law Amendment review fee;

SUMMARY OF PROPOSED DEVELOPMENT

Our client is proposing to redevelop the subject property to accommodate a 7 storey, 136 dwelling unit, mixed-use building for the purpose of providing affordable rental housing in support of the Waterloo Region Housing Master Plan. The proposed redevelopment will be apartment-style dwelling units and include a 'Youth Community Centre' on the ground floor.

Currently, the existing Official Plan land use designation and zoning of the subject property does not permit the proposed development. In order to advance this proposal, our client is proposing a combined Official Plan Amendment and Zoning By-Law Amendment as part of this submission.

Based on our review of the applicable land use policies and regulations, the proposed Official Plan and Zoning By-Law Amendment, in our opinion, both have regard for the "Matters of Provincial Interest" defined by the Planning Act, is consistent with the Provincial Policy Statement, is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Waterloo Official Plan, the City of Cambridge Official Plan and Zoning By-Law.

Further, it is our opinion that proposed development makes efficient use of lands within the Built-Up Area and contributes to the City of Cambridge housing stock by way of a medium-density, mixed-use development. The proposed development provides an excellent opportunity to provide affordable rental housing units, as directed by the Province, through implementing the Waterloo Region Housing Master Plan approved in 2019.

Based on the foregoing, it is our opinion that the proposed development represents good planning and is appropriate for the subject property and surrounding area.

CONCLUSION

We trust that you will find the enclosed application complete to undertake a review of the proposed development and processing of the Official Plan and Zoning By-Law Amendment application.

Please contact our office if you have any questions or would like to discuss.

Yours truly,

IBI GROUP



Douglas W. Stewart, MCIP, RPP
Associate – Manager, Urban and Regional Planning

DWS/CT/baw

Encl.