



TRANSMITTAL

August 4, 2023, 2023

File No: 21055

City of Cambridge
Community Development
50 Dickson Street, 3rd Floor
Cambridge, ON N1R 5W8

Attention: Lisa Prime – Chief Planner

Re: **Application for Draft Plan of Subdivision and Zoning By-law Amendment
65 & 105 Ripplewood Road, Cambridge
Powerplay Equity Capital Inc. (c/o Treasure Hill Home Corp.)**

On behalf of our client Powerplay Equity Capital Inc. (c/o Treasure Hill) we herein submit a complete application for a Draft Plan of Subdivision and Zoning By-law Amendment for the above noted properties in southeast Cambridge.

The applications are proposing to develop the subject property to accommodate low-to-medium density residential uses, with a total of 752 dwelling units. Just over one-third of the proposed units would be single detached dwellings (278 units), with the remaining 474 dwelling units being a mix of street townhouse dwellings and cluster townhouse dwellings. The proposed development also features two park blocks as well as a number of open space areas and stormwater management blocks.

The property is predominantly designated “Low / Medium Density Residential” on Map 2 of the City of Cambridge’s Official Plan. Some portions of the property have been designated “Natural Open Space System” on Map 2 of the Official Plan, which reflects the presence of wetland features on the Subject Property. The applications submitted in support of the proposed development do not propose any changes to these designations.

The majority of the Subject Property is currently zoned “(H)R4” (“Low Density Residential”), subject to the holding provisions in Section 2.1.4 of the City’s Zoning By-law. A small portion of the northwesterly corner is zoned “M7” (“Industrial”), subject to special provisions in Section

4.1.15 of the Zoning By-law, which is associated with an auto wrecker's yard located on an adjacent property.

Two applications have been submitted to facilitate the proposed development of the Subject Property:

- an application requesting an amendment to the City of Cambridge's Zoning By-law (No. 150-85), for the purpose of removing the holding prefix from the Subject Property and rezoning the lands from "R4" and "M7 (S.4.1.15)" to a combination of residential ("R5", "R6", and "RM4") and open space ("OS1" and "OS4") zones; and
- an application for approval of a draft plan of subdivision, submitted to the Region of Waterloo, to permit the creation of 278 lots for single detached dwellings, five blocks for street townhouse dwellings, four blocks for condominium townhouse dwellings, as well as two park blocks, five open space blocks, and five blocks for stormwater management facilities.

The proposed Zoning By-law Amendment includes special provisions to provide relief from certain requirements regarding lot size and yard setbacks.

In support of the Pre-consultation request please find enclosed:

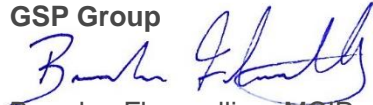
- Complete Application Forms for Draft Plan of Subdivision and Zoning By-law Amendment and fees
- Draft Plan of Subdivision
- Planning Justification Report
- Archaeological Assessment
- Environmental Site Assessment
- Environmental Impact Study
- Functional Servicing Report
- Massing Models & Elevations (within Architectural Control Brief)
- Noise Study (Environmental Noise Assessment)
- Salt Management Plan

- Sanitary Servicing Capacity Assessment (within FSR)
- Stormwater Management Report
- Traffic Impact Study
- Tree Management/Vegetation Plan (in EIS)
- Urban Design Brief/Architectural & Urban Design Guidelines

We look forward to working with the City, Region and commenting agencies on this proposed development. Please do not hesitate to contact me if you have any questions or require further information.

Yours truly,

GSP Group



Brandon Flewwelling, MCIP
Development Planning Manager

Attch.

cc. Suraj Verma – Treasure Hill Home Corp.