

June 15<sup>th</sup>, 2022

Development Planning Section  
City of Cambridge  
50 Dickson Street, 3rd Floor, P.O. Box 669  
Cambridge, ON  
N1R 5W8

**RE: Minor Official Plan and Zoning By-law Amendment Applications  
725-775 Main Street East, City of Cambridge  
OUR FILE 18407A**

---

On behalf of our client, 2687734 Ontario Inc., we are pleased to submit applications for an amendment to the City of Cambridge Official Plan and an amendment to the City of Cambridge Zoning By-law 150-85, to facilitate the development of 725-775 Main Street East in the City of Cambridge (the 'subject lands').

The subject lands have an area of approximately 1.67 hectares and currently contain two single detached dwellings, and associated accessory structures. These existing structures will have to be demolished in order to accommodate the proposed development. A locally significant natural wetland feature was identified on the subject lands, which will be retained and enhanced to provide a passive amenity area for the development. An area of naturalized wooded features surrounding the wetland will also be preserved within the development to function as a wetland buffer, to greater protect and enhance this feature.

The proposed development consists of a 12 storey apartment building with 206 units, and four stacked townhouse buildings with a total of 12 units each, for a total of 254 units for the overall development. A total of 276 parking spaces are proposed in both structured/underground and surface formats. The road pattern and building locations have been designed to avoid the wetland feature and respect the recommended setbacks. A common amenity area is proposed central to the site, and adjacent to the enhanced wetland area to provide an opportunity for passive recreation. Additional amenity areas will be provided internal to the apartment building, and in the form of private patios/balconies.

The lands are designated Low/Medium Density Residential in the City's Official Plan and zoned Residential with a holding ((H)R4) in the City's Zoning By-law. The proposed Official Plan and Zoning By-law Amendment would redesignate the subject lands to High Density Residential, and rezone the lands to RM3 (Residential), in order to facilitate the proposed development.

The proposed development requires approval of an Official Plan Amendment and Zoning By-law Amendment, specifically to:

- Redesignate the subject lands to the 'High Density Residential' designation (Map 2 – General Land Use), with site specific policy to permit
  - A maximum density of 155 units per hectare; and
- Rezone the subject lands to the RM3 zone with site specific provisions to permit:
  - A reduced front yard setback of 5.5 metres from the townhouse buildings (from Ferncliffe Street), whereas 6.0 metres is required;
  - A reduced rear yard setback of 4.8 metres (from Main Street E) for the apartment building, whereas 12.0 metres is required;
  - A reduced interior side yard setback of 5.5 and 5.1 metres from the east and west side lot lines, respectively, whereas interior side yards of 7.5 metres and 12.0 metres from the east and west side lot lines are required, respectively;
  - An increased maximum density of 155 units per hectare, whereas a maximum density of 75 units per hectare is currently permitted; and,
  - A parking rate of 1.1 spaces per unit (276 spaces), whereas a total of 330 parking spaces are required (based on mixed parking rates for *apartment house* and *cluster row housing*).

In support of the Official Plan Amendment and Zoning By-law Amendment applications, we are pleased to include the following with this application (also uploaded to the City's FTP link provided by Claudia Beeso):

- A copy of the completed Official Plan and Zoning By-law Amendment application form;
- A copy of a cheque in the amount of \$16,000.00 to the City of Cambridge for the application fee (Minor OPA/ZBA);
- A copy of a cheque in the amount of \$10,000.00 to the Region of Waterloo for the review fee;
- A copy of the signed Section 59 Notice;
- A Concept Plan for the subject property, prepared by MHBC Planning Ltd;
- A Planning Justification Report, prepared by MHBC Planning Ltd.;
- An Urban Design Brief, including massing models/renderings and a shadow study, prepared by MHBC Planning Ltd.;
- An Architectural Drawing Set, including elevations, prepared by Fryett Turner Architects;
- An Environmental Impact Study (EIS), prepared by NRSI;
- A Noise Feasibility Study, prepared by HGC Engineering Ltd.;
- A signed Owner Statement for the Noise Study;
- A Hydrogeological Report, prepared by MTE Consultants Inc;
- A Geotechnical Investigation Report, prepared by Peto MacCallum Ltd.; and,
- A Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc.

We look forward to working with City staff on this development. We kindly request that City staff confirm receipt of this application, and the staff that will be assigned to this file. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



---

**Pierre J. Chauvin, MA, MCIP, RPP**  
Partner



---

**Luisa Vacondio, BES**  
Planner

cc. *David Medeiros*  
*Daniel DaCunha*