

June 7, 2023

Rachel Greene, MCIP, RPP  
Development Planning  
Community Development Department  
50 Dickson Street, 3<sup>rd</sup> Floor, P.O. Box 669  
Cambridge, ON N1R 5W8

Dear Ms. Greene:

**RE: Application for Zoning By-law Amendment  
82-88 Beverly Street  
Beverly Street Towns LP  
OUR FILE 16181J**

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On behalf of Beverly Street Towns Limited Partnership, MHBC Planning is pleased to submit a Zoning By-law Amendment application in support of the redevelopment of a portion of 82 Beverly Street and all of 88 Beverly Street (subject lands) with a new low-rise residential development.

The subject lands are municipally addressed as 82 and 88 Beverly Street, and are situated on the northeast side of Beverly Street, north of Kerr Street and south of Wellington Street. The lands are currently occupied by private school and parking lot and a detached dwelling.

The proposed redevelopment of the subject lands includes the following:

- Retention of the school and the re-use of a vacant/underutilized portion of their lands;
- The development of two stacked townhouse buildings with a total of 46 units;
- A surface parking area and access from Beverly Street.

A Pre-Submission Consultation submission was made to City staff and comments were received from the City (D07/22), Region and GRCA.

### **Zoning By-law Amendment Request**

The subject lands currently include multiple zones - 82 Beverly Street is zoned 'Institutional (N1)' and 'Residential (R4)' and 88 Beverly Street is zoned 'Residential (R4)'. The N1 zone permits a range of institutional uses including schools. The R4 zone only permits single detached dwellings and accessory uses. To permit the proposed development, a Zoning By-law Amendment is required to rezone the

portion of the lands planned for new development to the Multiple Residential (RM3) with site-specific regulations.

### **Enclosed Materials**

In support of our application, please find enclosed the following materials:

- Application for Zoning By-law Amendment;
- A cheque payable to the City of Cambridge in the amount of \$16,800 (to be provided separately) and the Heritage Review fee
- A cheque payable to the Region of Waterloo in the amount of \$3,000.00 representing the application fee for the review of the Zoning By-law Amendment application (to be provided separately);
- Conceptual Site Plan;
- Conceptual Elevations and Perspectives;
- A Planning Justification Report;
- An Urban Design Brief;
- A Functional Servicing Report and Preliminary Stormwater Management Report;
- An Environmental and Stationary Noise Study;
- A Heritage Impact Assessment;
- An Archaeological Assessment and Ministry Acknowledgement; and
- Section 59 Notice.

### **Summary**

In summary, the proposed redevelopment will provide low-rise residential units, within a Major Transit Station Area through the redevelopment of 88 Beverly Street and the underutilized portion of 82 Beverly Street.

We look forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Trevor Hawkins M.PL, MCIP, RPP  
Partner