

February 9, 2021

Elaine Brunn Shaw  
City of Cambridge  
Development Planning Section  
Community Development Department  
50 Dickson Street, 3<sup>rd</sup> Floor, P.O. Box 669  
Cambridge, Ontario N1R 5W8

Dear Ms. Brunn Shaw:

**RE: 211-215 Queen Street West, Cambridge ON – Official Plan Amendment, Zoning By-law Amendment**  
**OUR FILE 18240A**

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We act on behalf of Blackpoints Development Inc. with respect to the lands municipally known as 211-215 Queen Street West in the City of Cambridge. On behalf of our client, we are pleased to submit the enclosed Official Plan Amendment and Zoning By-law Amendment applications for the proposed mixed use redevelopment of the subject lands.

The subject lands are located on the north side of Queen Street West, adjacent to Winston Blvd. They are irregularly shaped with frontage on Queen Street West and backing onto the Speed River, and have an area of approximately 2.44 hectares (6 acres). The subject lands are presently developed with two existing buildings, a former textile factory and residential buildings associated with the factory.

The proposal includes the adaptive reuse of the existing buildings for residential and commercial uses, and development of two new residential buildings on the eastern portion of the site. Vehicular and pedestrian access is proposed from Queen Street West. The development proposes to incorporate the recommendations of the City's Cycling Master Plan to connect the lands to the downtown.

The subject lands are located within the Urban Area and are designated Built-Up Area by the Regional Official Plan. The subject lands are located within the Built-Up Area, and Regeneration Area in the City of Cambridge Official Plan. A significant portion of growth forecasted for the City is to be accommodated on lands in the Built-Up Area. Regeneration Areas are intended to transition from industrial uses to other uses over the horizon of the Official Plan.

Implementation of the proposed redevelopment requires approval of an Official Plan Amendment and Zoning By-law Amendment. The Planning Justification Report prepared by MHBC provides details regarding the proposed applications.

The following application fees are required and will be delivered under separate cover by our client:

- A cheque in the amount of \$22,000.00, payable to the City of Cambridge, representing the Official Plan Amendment and Zoning By-law Amendment Fee;
- A cheque in the amount of \$540.00 payable to the City of Cambridge, representing the Heritage Impact Assessment Review Fee; and
- A cheque in the amount fee of \$1,150.00 for the Region of Waterloo review fee.

In support of the applications we are pleased to enclose the following supporting materials:


- Official Plan Amendment and Zoning By-law Amendment Application Form;
- Notice of Source Water Protection;
- Planning Justification Report, prepared by MHBC Planning, dated February 2021;
- Urban Design Brief, prepared by MHBC Planning, dated January 2021;
- Heritage Impact Assessment, prepared by MHBC Planning, dated February 2021;
- A Conceptual Site Plan, prepared by MHBC Planning, dated January 2021;
- Stage 1 and Stage 2 Archaeological Report, prepared by Fisher Archaeological Consulting, dated November 25, 2020;
- Ministry of Heritage, Sport, Tourism and Culture Acknowledgement Letter, dated December 2, 2020;
- Building Floor Plans / Elevations, prepared by EDGE, dated October 22, 2020;
- Environmental and Stationary Noise Study, prepared by DBA Acoustical, dated January, 2021;
- Preliminary Grading Plan, prepared by MTE, dated November 2020;
- Preliminary Site Servicing Plan, prepared by MTE, dated November 2020;
- Functional Servicing Report, prepared by MTE, dated February 1, 2021;
  - Includes Stormwater Management Section
- Transportation Impact Study, prepared by Paradigm, dated February 2021; and
- Rail Crossing Study, prepared by True North Safety Group, dated February 4, 2021.

We look forward to working with the City on this exciting project. We respectfully request conformation of receipt of this application and issuance of notification of a complete application.

Please call if you have any questions.

Yours truly,

**MHBC**



Dave Aston, MSc, MCIP, RPP  
Vice-President



Stephanie Mirtitsch, BES, MCIP, RPP  
Senior Planner

*cc. Bryan Dykstra, Blacks Point Development*