



SHAPING GREAT COMMUNITIES

December 29th, 2022

File No. 21288

City of Cambridge
Planning Division
50 Dickson Street, 3rd Floor
Cambridge, ON N1R 8S1

Attention: Rachel Greene, MCIP, RPP
Senior Planner

Dear Ms. Greene:

**Re: Official Plan and Zoning By-law Amendment Applications
229, 235, 239, and 247 Royal Oak Road**

GSP Group is the planning consultant to FNF Enterprises Inc. (“client”), the Owner of the properties located at 229, 235, 239 and 247 Royal Oak Road, Cambridge. We are pleased to submit the enclosed Official Plan and Zoning By-law Amendment applications of the above-noted properties to permit employment uses.

Our client proposes to redevelop the site into two warehouse style buildings. The proposed development will facilitate the efficient development of land within the built-up area, supporting and diversifying the significant employment node that surrounds the site. Due to the existing residential permissions on the site, Official Plan and Zoning By-law Amendment applications are required to permit the proposed development. It is proposed that the site be redesignated to the Business Industrial land use designation, and re-zoned to the M1 zone with site-specific regulations relating to the parking supply. The existing natural open system designations and zoning will be maintained.

In support of this application, and based on the pre-consultation meeting held December 22, 2021 (D46/21), please find attached the following information:

- A digital copy of the completed application form;
- A digital copy of the pre-consultation (D46/21) meeting comments;
- A digital copy of the concept plan;
- A digital copy of the concept renderings;
- A geodetic survey;
- A Planning Justification Report, including D6 Guidelines analysis, Heritage discussion, and Urban Design Brief, prepared by GSP Group;

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- A Noise Study prepared by HGC Engineering;
- An Environmental Impact Assessment, including Tree Protection Plan, prepared by NRSI;
- A Geotechnical Investigation, prepared by Pinchin;
- A preliminary Hydro Geological Investigation, prepared by Pinchin;
- A Transportation Impact Study, including Parking Study, prepared by Paradigm; and,
- A Functional Servicing and Stormwater Management Report, prepared by K Smart Associates.

The required fees have been sent to the City under separate cover and should be arriving shortly:

- City of Cambridge application fee in the amount of \$29,000; and,
- Region of Waterloo application fee in the amount of \$10,000.

I trust the enclosed information is sufficient to deem the application complete and proceed with the review process. Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,

GSP Group Inc.



Evan Wittmann, MCIP, RPP
Planner

Enclosures

c.c. Tom Straus, FNF Enterprises Inc.
Phil Schiedel, Schiedel Construction
Chris Pidgeon, GSP Group Inc.