



IBI GROUP
101 – 410 Albert Street
Waterloo ON N2L 3V3 Canada
tel 519 585 2255
ibigroup.com

November 12, 2020

Mr. J. Matthew Blevins, MCIP, RPP
Senior Planner
City of Cambridge
50 Dickson Street
Cambridge, ON N1R 8S1

Dear Mr. Blevins:

**GREENGATE VILLAGE LIMITED AND LVH DEVELOPMENTS (CW)
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION AND PROPOSED
DRAFT PLAN OF SUBDIVISION APPLICATION
1005, 1045, & 1085 MAIN STREET AND VACANT LOT ADJACENT TO 965 MAIN STREET
CAMBRIDGE, ON**

On behalf of our clients, Greengate Village Limited and LVH Developments (CW) Inc., please accept this letter and the following materials as the complete Zoning By-Law Amendment and Official Plan Amendment applications for the properties municipally known as 1005, 1045, and 1085 Main Street and the vacant lot adjacent to 965 Main Street in the City of Cambridge.

A Pre-Submission Consultation Meeting occurred on November 29, 2018 with regard to the subject application together with a proposed Draft Plan of Subdivision application which this application has been submitted under separate cover to the Region of Waterloo. A copy of the submitted Draft Plan of Subdivision application form and related cover letter submitted to the attention of Sylvia-Rafalski-Misch is enclosed herein for your reference. Please find the following items enclosed:

- Twenty (20) copies of the proposed Draft Plan of Subdivision prepared by IBI Group;
- Ten (10) copies of the completed and signed Official Plan Amendment and Zoning By-Law Amendment Application Form;
- One (1) copy of the Environmental Impact Study prepared by Pinchin Ltd.;
- Two (2) copies of a Detailed Vegetation Plan, prepared by Stantec;
- One (1) copy of the Phase One Environment Site Assessment prepared by Stantec;
- One (1) copy of the Phase Two Environment Site Assessment prepared by Stantec;
- One (1) copy of the Geotechnical Investigation prepared by Stantec;
- Three (3) copies of the Noise Study prepared by Swallow Acoustic Consultants Ltd.;
- Twenty (20) copies of the Planning Justification Report (containing the proposed public consultation strategy for this application) prepared by IBI Group;
- Five (5) copies of the Urban Design Report prepared by IBI Group;
- Five (5) copies of the Functional Servicing Report, Stormwater Management Report, and Erosion and Sediment Control Plan prepared by Stantec;
- Three (3) copies of the Transportation Impact Study prepared by Paradigm Transportation Solutions Limited;
- Two (2) copies of an On-Street Parking Plan prepared by Stantec;

Mr. J. Matthew Blevins, MCIP, RPP – November 12, 2020

- One (1) copy of the Section 59 Notice under the Planning Act;
- One (1) copy of the submitted Draft Plan of Subdivision Application and related cover letter to the Region of Waterloo; and,
- Digital copies of all plans, drawings, and supportive materials on a CD.

Also, please find enclosed herein the follow payments/cheques for the required Regional application fees in this case:

- One cheque payable to the City of Cambridge in the total amount of \$41,500.00, which is based on \$21,500.00 for the combined Zone Change and Official Plan Amendment Application plus \$20,000.00 for the Draft Plan of Subdivision Application – which is based on a City base fee of \$9,740.00 plus \$150/unit to a maximum of \$20,000.00 which this maximum applies in this case.

Summary of Proposed Development

As shown on the proposed Draft Plan of Subdivision, our client is proposing to develop the sixth and final phase of the Greengate Village subdivision. This development will include single detached lots, street facing townhouse lots, a cluster townhouse block, and an apartment block, for a total of 204 residential dwelling units. The proposal also includes the extension of Nottingham Drive, Wesley Boulevard, and Sage Drive in the northerly direction. Green Gate Boulevard will also be extended in the easterly direction into the adjacent Draft Plan of Subdivision known as Moffat Creek 30T-13101.

As displayed in the proposed Draft Plan of Subdivision, a staged approach will be used to implement the proposed development. Stage One will include the proposed single detached dwellings on Lots 1 to 3 and the proposed street fronting townhouse dwellings on Blocks 4 to 7 and 9 to 11. Stage Two will include the proposed apartment dwellings on Block 8 and proposed street front townhouse dwellings on Block 12 and Blocks 27 and 27 as future development blocks for street fronting townhouse dwellings. Stage Three will include the proposed cluster townhouse dwellings on Blocks 13, 14, and 15 as a future development block.

Summary of Proposed Official Plan Amendment

An Official Plan Amendment application has been submitted to change the existing Official Plan designation on Block 8 within the proposed Draft Plan of Subdivision. The lands where Block 8 is located is currently designated Low/Medium Density, our client is proposing to re-designate the lands to High Density Residential to permit the proposed apartment block. Block 8 is approximately 0.88 hectares in area and the proposed apartment block will contain 132 units. As a result, the proposed density of this Block is 150 units per hectare which is in accordance with related Official Plan policy for High Density Residential developments within greenfield areas. This is further detailed within the enclosed Planning Justification Report in support of this amendment. Also, in this regard as noted within the pre-submission comments dated November 29, 2018, it was noted that *“the future apartment block (Block 13 in the enclosed Draft Plan) is now proposed as townhouse units. Staff are not supportive of eliminating the draft approved apartment block. If the applicant would like to include townhouse units as well as an apartment building, staff would be willing to review potential concepts to determine the most appropriate configuration.”* In this regard, Block 13 within the proposed plan currently zoned RM3 is now proposed to be developed with a cluster townhouse block. Block 8 is a proposed apartment block. It was also noted in the pre-consultation comments that *“the applicant should consider stacked townhouse and/or mid-rise apartment building to increase the proposed density in keeping with the policies of the Provincial Growth Plan”* (the 2020 Growth Plan in greenfield developments are to achieve a minimum of 50 persons and jobs per hectare). The proposed

Mr. J. Matthew Blevins, MCIP, RPP – November 12, 2020

draft plan provides for approximately 50 units per hectare which is in keeping with policies of the Provincial Growth Plan.

Summary of Proposed Zoning By-Law Amendment

The subject lands are currently zoned (H) R4, R6, and N1, and (H) RM3 with Site-Specific Exception No. 4.1.208 (Greengate Village). To facilitate the proposed development, a Zoning By-Law Amendment is required to remove the Holding (H) provision applicable to the lands zoned R4 and RM3. This application is further required to apply the appropriate zoning and site-specific exceptions based on our comprehensive review of the proposed Draft Plan of Subdivision. The enclosed combined Zone Change and Official Plan Amendment Application includes a schedule which details the requested zoning of each Lot and Block within the plan. The enclosed Planning Justification Report also includes this schedule as well as other related details for consideration.

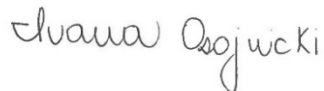
Conclusion

We trust that you will find the enclosed documents and application complete to undertake a review of the proposed development and processing of the Zoning By-Law and Official Plan Amendment applications.

Please contact our office if you have any questions or would like to discuss.

Yours truly,

IBI GROUP



Ivana Osojnicki, BES
Planner



Victor Labreche, MCIP, RPP
Associate Director – Practice Lead, Planning

IO/VL/baw
Encl.

cc: Sylvia Rafalski-Misch, Region of Waterloo
Al Allendorf, Greengate Village Limited
Josh Leiderman, LVH Developments (CW) Inc.