



June 13, 2022

Via Email

City of Cambridge
Community Development Department, 3rd Floor
50 Dickson Street, PO Box 669
Cambridge ON
N1R 5W8

Attention: Ms. Rachel Greene, Senior Planner

Dear Rachel

Re: **Applications for Official Plan Amendment and Zoning By-law Amendment
Legion Heights Hespeler Inc.
506-510, 516 Hespeler Road, and 1000 Langs Drive
Cambridge, ON**

Our File: **STB/CAM/17-01**

Zelinka Priamo Ltd., on behalf of Legion Heights Hespeler Inc., is pleased to submit materials for a combined Official Plan Amendment and Zoning By-law Amendment application to permit the redevelopment of the above-noted lands (hereinafter referred to as the “subject lands”) for a high-rise, mixed-use development generally consisting of 1,366 apartment dwellings, office and retail uses, and a large public park.

BACKGROUND

The subject lands are generally vacant and undeveloped, irregular in shape, and have a site area of approximately 4.5 ha. (11.4 ac.) with frontages of approximately 155 m (509 ft.) along both Langs Drive and Hespeler Road. The subject lands abut Langs Drive to the north; commercial uses to the northeast; Hespeler Road to the east; commercial uses to the south; and, commercial and industrial uses to the west.

The subject lands are designated “*Urban Area*” and “*Built-up Area*” in the Region of Waterloo Official Plan; are designated “*Hespeler Road Mixed Use Corridor*” and “*Natural Open Space System*” in the City of Cambridge Official Plan; and, are zoned “*Commercial (C4)*” in the City of Cambridge Zoning By-law. It is also noted that the subject lands are within the Draft Hespeler Road Corridor Secondary Plan Study Area and proposed to be designated “*Mixed Use Medium Density*”; and are zoned “*Hespeler Road Mixed Use / Medium Density (HR-MU/MD)*” with a “*Floodplain (F2)*” overlay in the May 2019 Draft City-wide Comprehensive Zoning By-law. The subject lands are also located within the Grand River Conservation Authority regulated area.

PROPOSED DEVELOPMENT

The proposed development generally consists of five, 20-storey residential and mixed-use buildings with surface and underground parking, accessed via private roads from Langs Drive (to the north) and Hespeler Road (to the east), as well as landscape areas and a large public park in the westerly portion of the property. The development will consist of approximately 9,200 sq. m. of office/retail floor area, and 1,366 apartment dwellings equating to an approximate residential density of 330 units per hectare.

In order to permit the proposed development, a combined Official Plan Amendment and Zoning By-law Amendment is provided. The applications seek to implement a site-specific “*Mixed Use High Density (MUHD)*” designation and a site-specific “*Hespeler Road Mixed Use / High Density (HR-MU/HD)*” zone for the subject lands to advance the City’s emerging land planning policies in the Draft Hespeler Road Corridor Secondary Plan.

ELECTRONIC SUBMISSION PACKAGE

As requested, the submission package includes electronic PDF copies of the below materials:

- The completed combined Official Plan and Zoning By-law Amendment application form, including authorizations;
- A copy of the Pre-Consultation Application Comments Checklist File No. D44/21;
- The Architectural Drawings, including Preliminary Site Plan, Floor Plans, Elevations, Sections & Renderings;
- The Shadow Diagrams;
- The Conceptual Landscaping Plan, including Public Park details;
- The Planning and Design Report;
- The Environmental Noise Assessment;
- The Pedestrian Wind Assessment;
- The Hydrogeological Study;
- The Functional Servicing and Stormwater Management Report;
- The Market Analysis;
- The Transportation Impact Study; and
- Copies of the application/review fee cheques in the amount of \$35,200, made payable to the City of Cambridge; and in the amount of \$11,000, made payable to the Region of Waterloo. Please note that these cheques will be forwarded to City Hall under separate cover shortly.

We trust that the enclosed information is satisfactory and we look forward to working with Staff on this file. If you have any questions, or require further information, please do not hesitate to call.

Sincerely,

ZELINKA PRIAMO LTD.



Dave Hannam, MCIP, RPP
Senior Associate

cc. The Client (Via Email)