

November 27, 2020

DIGITAL SUBMISSION

Bryan Cooper, Senior Planner
City of Cambridge
Community Development Department
Development Planning Division
50 Dickson Street, 3rd Floor
Cambridge, Ontario N1R 8S1

Dear Mr. Cooper,

**RE: River Mill West (Phase 4) - 1134 Hunt Club Road, 1285 Speedsville Road and Part of 800 Briardean Road, Cambridge
Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications**

T. Johns Consulting Group (TJCG) has been retained by the landowner of the above referenced lands to submit an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Application for the lands municipally known as 1134 Hunt Club Road, 1285 Speedsville Road and Part of 800 Briardean Road, Cambridge.

River Mill West (Phase 4) proposes a neighbourhood design with low, medium and high density residential uses, mixed use commercial, local road networks, natural heritage areas, neighbourhood parks and trails and stormwater management ponds. The intent of the neighbourhood design that maintains an appropriate transition of land uses to provide a mix of residential uses, forms, densities and tenure that complements the existing surrounding residential and employment development as well as the future mixed use and employment nodes to the south while respecting the natural heritage functions of the site.

A Pre-Consultation Meeting was held on January 31, 2019, which directed that an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision are required to facilitate the proposed development to amend existing land use approvals and introduce new approvals to implement a more diverse, inclusive community while maintaining compatibility of lands within Phases 1, 2 and 3 of River Mill.

T. Johns respectfully requests that this letter and enclosed documents be circulated to all relevant Departments at the City of Cambridge and outside agencies for commenting.

Please find the enclosed in support of the application:

- One (1) copy of the signed Draft Plan of Subdivision application;
- One (1) copy of the signed Official Plan and Zoning By-law Amendment application;
- One (1) copy of the cheque in the amount of \$21,500.00 made payable to the City of Cambridge to satisfy the Official Plan and Zoning By-law Amendment application fee;
- One (1) copy of the cheque in the amount of \$20,000.00 made payable to the City of Cambridge to satisfy the Draft Plan of Subdivision application fee; and
- One (1) copy of the cheque in the amount of \$5,000.00 made payable to the City of Cambridge to satisfy the Peer Review Assessment fee.
- One (1) copy of the Pre-Consultation Notes;
- One (1) copy of the Partial Stage 1-2 Archaeological Assessment of Proposed River Mill Development;
- One (1) copy of the Arriscraft Phase 3 Record of Site Condition documents;
- One (1) copy of the Hunt Club Phase 3 Record of Site Condition documents;
- One (1) copy of the Hydrogeological Characterization Report;
- One (1) copy of the Preliminary Stormwater Management Report;
- One (1) copy of the Chloride Impact Assessment;
- One (1) copy of the Functional Servicing Report;
- One (1) copy of the Environmental Impact Study;
- One (1) copy of the Phase 1 Environmental Site Assessment;
- One (1) copy of the Limited Phase 2 Soil Sampling Program;
- One (1) copy of the Noise Feasibility Study;
- One (1) copy of the Transportation Impact Study;
- One (1) copy of the Retail Commercial Market Demand Study;
- One (1) copy of the Urban Design Guidelines;
- One (1) copy of the Site Concept Plan Drawings Supplemental Package;
- One (1) copy of the Planning Justification Report; and
- One (1) copy of the Draft Plan of Subdivision.

Please note, a submission of the cheques in support of the enclosed application will be submitted directly to the City.

Should you have any questions or require additional information, please do not hesitate to contact Diana Morris at (905) 574-1993 ext. 202.

Respectfully Submitted,
T. JOHNS CONSULTING GROUP LTD.



Diana Morris, BA, MCIP, RPP
Senior Planner



Terri Johns, BA, MCIP, RPP
President