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30 September 2021
Project: 200245/180213/140942

Peter Markine
Intermarket Properties
489 Queen Street East, Suite 201
Toronto ON M5A 1V1

Dear Mr. Markine:

RE: CITY OF CAMBRIDGE ZONING BY-LAW 172-16 GFA LIMITS

The City of Cambridge Zoning By-Law 172-16 enacted on September 26, 2016, includes limits on GFA for the development of IP Park Phase 1 within the Creekside Lands.

These limits were put in place as part of development staging and corresponding access provisions identified through traffic analysis undertaken by Paradigm in 2014¹ and 2015², in consultation with the City of Cambridge, the Region of Waterloo and the Ministry of Transportation Ontario (MTO).

The TIS Addendum, dated March 1, 2015 (*Creekside Development Alternative Access Scheme Assessment*), reviewed alternative development staging and access scenarios, and concluded that the full development of Creekside lands will require a RIRO access on Maple Grove Road and two all moves access - one on King Street and one on Allendale Road.

For the initial development staging involving Phase 1 development, with only Boychuk Drive providing access on Maple Grove Road, the Addendum identified a '40% cap' on the Phase 1 development as proposed. This was based on limiting the AM peak hour inbound traffic to 280 vph, and the corresponding GFA limits of approximately 150,000 ft² of Data Centre use and 220,000 ft² of Business Park use. These GFA limits provided the basis for the limits included in Zoning By-Law 172-16.

Further studies have since been undertaken by Paradigm in 2018, 2019 and 2020, for Phase 2 and Phase 3 of the Creekside lands development, based on updated development information and identified road system improvements including new road connections.

¹ Transportation Impact Study for Creekside Phase 1 Employment Development, September 2014.

² TIS Addendum, March 1, 2015, and March 9, 2015.

The TIS for Phase 3³ is based on updated land use information for all three phases, road network improvements, and new road connections to Phase 2 and Phase 3 lands, including Intermarket Road that will connect King Street East, Boychuk Drive, Allendale Road and Middle Block Road.

In particular, Boychuk Drive which was earlier assumed to be a dead-end road not connected to Intermarket Road, will now be connected to Intermarket Road.

All three development phases are currently in various stages of approvals and implementation. The new Intermarket Road, which will connect Middle Block Road, Allendale Road, Boychuk Drive and King Street, is currently being built and the section between Allendale Road and Boychuk Drive (including the extension of Boychuk Drive) has been completed.

The access connections to the original Creekside lands include, in addition to the Left-in RIRO access at Boychuk Drive, three all-moves connections to King Street, Allendale Road and Middle Block Road. The latter two roads are in turn connected to Fountain Street, which is scheduled for improvements by 2024, including new roundabouts at Middle Block Road and at Maple Grove Road.

The above changes since September 2016, indicate that the reasons for prescribing GFA limits on Phase 1 development, based on a single access at Boychuk Drive and Maple Grove Road, are no longer appropriate. The development of Phase 1 lands could, therefore, be allowed to proceed without the GFA limits that were imposed in the early stages of development.

We trust that the foregoing provides the technical background to Phase 1 GFA limits included in Zoning By-Law 172-16, and the justification for their removal now. Please feel free to contact us if you have further questions or need more clarifications.

Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Rajan Philips
M.SC, P.Eng.
Senior Transportation Consultant

³ Paradigm Transportation Solutions Limited. IPort Industrial Lands, Cambridge, Ontario, Transportation Impact Study. March 2020.

