



May 26, 2021

File No. 20115

City of Cambridge  
Development Planning Section, 3<sup>rd</sup> Floor  
50 Dickson Street  
Cambridge, Ontario  
N1R 5W8

Attention: Deanne Freiss, MCIP, RPP  
Manager of Development Planning

Dear Mrs. Freiss:

**Re: Application for Official Plan and Zoning By-law Amendment  
255 King Street West  
North Development Corp**

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On behalf of our client, North Development Corp, please accept the enclosed applications for Official Plan and Zoning By-law Amendment for the above-noted development.

North Development Corp is proposing to redevelop the property with a 15-storey tower, 17-storey tower and 18-storey tower atop a 2-storey podium parking facility connecting all towers. The proposed development includes a total of 579 dwelling units with some ground floor space of each tower devoted to future commercial, convenience retail and amenity uses and a total of 690 parking spaces.

Applications for Official Plan and Zoning By-law Amendments are required to permit an increase in maximum density and maximum building height as well as revisit the site-specific zoning regulations previously established for the property.

In support of the enclosed applications for Official Plan and Zoning By-law Amendments, please find enclosed the following:

- The completed and signed application form
- Planning Justification Report, prepared by GSP Group
- Urban Design Brief (including Shadow Impact Study), prepared by GSP Group
- Tree Management Plan, prepared by GSP Group
- Heritage Impact Assessment, prepared by McCallum Sather

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- Pedestrian Wind Assessment, prepared by RWDI
- Noise and Vibration Impact Study, prepared by RWDI
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited
- Opinion Letter regarding Slope Stability, prepared by Chung & Vander Doelen
- Functional Servicing and Preliminary Stormwater Management Report, prepared by MTE Consultants
- Design Report (including cross-sections and parking plans), prepared by Edge Architects

Hard copies of the above-noted reports to be provided upon your request.

Upon review and acknowledgement of this application, the following application fees will be delivered directly to your attention:

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|--------------------------------------|----------|
| • City of Cambridge Combined OPA/ZBA | \$22,000 |
| • Region of Waterloo OPA             | \$5,570  |
| • Region of Waterloo ZBA             | \$1,150  |
| • GRCA OPA/ZBA                       | \$2,335  |

I trust the enclosed is sufficient for your review and acceptance. Please don't hesitate to contact me if you have any questions or require further information.

Sincerely,  
**GSP Group Inc.**

*Kristen Barisdall*

Kristen Barisdale, MCIP, RPP  
 Associate, Senior Planner

cc. Paul Weigel, North Development Corp