

January 16, 2023

Rachel Greene, Senior Planner
Community Development Department
Development Planning Division
50 Dickson Street, 3rd Floor
Cambridge, Ontario N1R 8S1

Dear Ms. Greene,

**RE: River Mill Phase 3c - 1065 Speedsville Road, Cambridge
Zoning By-law Amendment Application**

T. Johns Consulting Group (TJCG) has been retained by the landowner of the above referenced lands to submit a Zoning By-law Amendment Application for the lands municipally known as 1065 Speedsville Road, Cambridge.

The proposed development consists of 465 units within a 4-storey apartment building which consists of 2 residential buildings joined by a common lobby and corridor. The development proposes a mix of unit sizes which includes; studio, 1-bedroom, 2-bedroom and 3-bedroom apartment units. The proposed building will feature underground parking for residents including secure bicycle parking. The building is proposed closer to the street to animate the streetscape and support the adjacent future commercial development north of Equestrian Way. Proposed parking lot is located to the rear of the proposed street-facing buildings

The City of Cambridge Official Plan designates the subject lands “*High Density Residential,*” where the proposed uses are permitted. Therefore, the proposed development conforms with the policies of the City of Cambridge Official Plan.

The City of Cambridge Zoning By-law No. 150-85, zones 155 Equestrian Way Mixed Use “RM3/CS5 (S.4.1.303B)” Zone, Modified. The “RM3/CS5 (S.4.1.303B)” Zone permits any use permitted in the CS5 or RM3 zone including; multiple dwellings such as apartment buildings. The intent is to amend the existing zoning to a new site specific Mixed Use “RM3/CS5 (S.4.1.303B)-XX” Zone, Modified.

A pre-consultation meeting for the subject lands was held in late 2020 along with the adjacent lands at 155 Equestrian Way (Phase 3b). The Pre-consultation Comments for D13/20 have been included with this submission package. Through discussions with staff at that time, it was decided to proceed with Phase 3b and apply separately for the Phase 3c Zoning By-Law Amendment at a future date. Phase 3b has since completed the Zoning By-law Amendment process and is subsequently nearing Site Plan Approval as well as finalizing registration of the underlying block.

The Draft Plan Modification of the underlying lands for this application is nearing completion and the Subdivision Registration process will begin in the coming weeks for the subject lands of this application.

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 Zoning By-law Amendment application;
- One (1) copy of the cheque in the amount of \$18,000.00 made payable to the City of Cambridge to satisfy the Zoning By-law Amendment application fee;
- One (1) copy of the cheque in the amount of \$3,000.00 made payable to the Region of Waterloo to satisfy the Zoning By-law Amendment application fee;
- One (1) copy of the Pre-consultation Checklist;
- One (1) copy of the Servicing Feasibility Brief;
- One (1) copy of the Retail Commercial Market Demand Study;
- One (1) copy of the Noise Study and Supporting Memo;
- One (1) copy of the Parking Study;
- One (1) copy of the Planning Justification Report;
- One (1) copy of the Draft Zoning By-law (located within the Planning Justification Report);
- One (1) copy of the Site Concept Plan;
- One (1) copy of the Building Elevations; and
- One (1) copy of the Landscape Plans.

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