

December 22, 2020

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 Phase 3b - 155 Equestrian Way, 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 155 Equestrian Way, Cambridge.

The proposed development consists of 190 units with a variety of residential built form and densities, in addition to two (2) mixed use buildings with a total of 338.2 square metres of commercial space at grade and a 518.1 square metre piazza. The development proposes a mix of built forms which includes; fourteen (14) 2-storey standard townhomes, eighty-three (83) 3-storey standard townhomes, thirty-nine (39) double front townhomes, forty-eight (48) back-to-back townhomes, and six (6) stacked townhomes in a mixed use building.

The City of Cambridge Official Plan designates the subject lands “High Density Residential”, Lands designated High Density Residential are permitted residential uses such as apartment buildings and mixed use development. 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; attached one-family dwellings (cluster row houses), maisonetts, retail commercial and service commercial establishments. The intent is to amend the existing zoning to a new site specific Mixed Use “RM3/CS5 (S.4.1.303B)-XX” Zone, Modified.

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 \$11,000.00 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 \$1,150.00 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 Planning Justification Report; and
- One (1) copy of the Site Concept Plan.

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