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June 23, 2023

Sylvia Rafalski-Misch, MCIP, RPP  
Manager of Development Planning  
City of Cambridge  
50 Dickson St, Cambridge ON

Dear Sylvia:

**RE: Official Plan and Zoning Bylaw Amendment for 777 Laurel Street  
OUR FILE 16222N**

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On behalf of E Squared Developments Corp., MHBC Planning is pleased to submit an Official Plan and Zoning By-law Amendment application in support of the redevelopment of 777 Laurel Street (subject lands) with a new mid-rise, residential development.

The subject lands are addressed as 777 Laurel Street, and are situated on the northeast side of Laurel Street, with additional frontage on the west side of Dolph Street, south of the railway and north of Duke Street. The lands are currently occupied by an existing industrial use and large surface parking/outdoor storage area, with a total area of 3.17 hectares.

The proposed development involves a change in use from industrial to residential and the development of a multi-building concept. The redevelopment includes the demolition of the existing industrial building on the subject lands and the removal of the other outdoor storage related buildings and materials. In total, 1,046 apartment units are proposed in multiple buildings, some of which share a parking podium. Indoor and outdoor amenity spaces, and a combination of surface and structured parking are proposed as part of the development.

To permit the proposed development an Official Plan and Zoning Bylaw Amendment are required. The Official Plan Amendment proposes the following:

- Amend Map 2 *General Land Use* to re-designate the subject lands from 'Business Industrial' to 'High Density Residential'
- Amend Map 2A *Site Specific Policies* to apply a new Site Specific Policy (SS XX) to the subject lands that permits a maximum building height of 14 storeys and maximum density of 3.0 FSI.

The proposed Zoning Bylaw Amendment proposes the following:

- Rezoning the subject lands from M3 to RM1; and
- Establishing a new Site-Specific Exception (4.2.XX) for the entirety of the subject lands with site-specific regulations that:
  - Permit a maximum building height of 7 storeys within 10 metres of Laurel Street, 12 storeys within 10 metres of Dolph Street and 14 storeys on the balance of the lands;
  - Permit a maximum density of 3.0 Floor Space Index;
  - Permit a minimum amenity area requirement of 15 m<sup>2</sup> per unit; and
  - Permit a minimum parking requirement of 1.0 spaces per unit (0.9 spaces per dwelling unit and 0.1 spaces per unit for visitors).

A pre-application consultation meeting was held on August 3, 2022, to discuss the proposed Official Plan and Zoning By-law Amendments. A list of the technical requirements for the submission of a complete Official Plan and Zoning By-law Amendment application was provided by the City of Cambridge. The required submission materials are included, and are listed herein below.

- Cover letter outlining contents of complete submission;
- Official Plan and Zoning By-law Amendment Application Form;
- Required Application Fees;
- Archaeological Assessment;
- Building Elevation Drawings, Massing Models, Cross-Sections and Floor Plans;
- Functional Servicing and Stormwater Management Report;
- Conceptual Landscape Plan;
- Noise Study – Stationary and Transportation Noise;
- Parking Study;
- Planning Justification Report;
- Site Concept Plan;
- Shadow and Wind Study;
- Traffic Impact Study;
- Urban Design Brief;
- Vibration Analysis;
- Viewshed Analysis; and
- Fire Route Plan and Truck Turning Diagram

It is noted that required phased environmental assessments are currently being undertaken as part of the Record of Site Condition process. We look forward to working with staff on the review of this application, and believe the proposed development can serve as a catalyst for revitalization and renewal within Preston. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**

A handwritten signature in black ink that reads "Trevor Hawkins". The signature is written in a cursive, flowing style.

Trevor Hawkins, M.PL, MCIP, RPP  
Partner

*cc. E Squared Developments Corp.*