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June 23, 2023

City of Cambridge

**Attention:** **Rachel Greene**  
Senior Planner, Planning Services, Community Development

**Re:** Draft Plan of Subdivision & Zoning By-law Amendment Applications  
Related File: D51/21  
895 Riverbank Drive, 800 Middle Block Road, 4220 Fountain Street and 4300  
Fountain Street  
City of Cambridge  
Region of Waterloo

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Dear Ms. Greene,

Madison Riverbank Holdings Limited is please to submit the enclosed materials in support of applications for Draft Plan of Subdivision and Zoning By-law Amendment on the above noted lands.

The subject lands are generally located north of Middle Block Road, west of Fountain Street, and east of Riverbank Drive. The lands are municipally described as 895 Riverbank Drive, 800 Middle Block Road, 4220 Fountain Street and 4300 Fountain Street and are approximately 52.43 hectares (129.6 acres) in size.

As you are aware, in June 2018, the Waterloo Regional Council adopted Regional Official Plan Amendment 2 (ROPA 2) to expand the Urban Area boundary which included the East Side - Stage 2 lands and initiated the development of a Secondary Plan in the City of Cambridge. As a result, ROPA 2 added the lands within the North Cambridge Secondary Plan into the Urban Area and designated the lands "Urban Designated Greenfield Areas" of the Regional Official Plan.

ROPA 2 was appealed by Madison Riverbank Holdings Ltd., Lorne Kumer, Madison Middle Block Limited and Madison Fountain North Limited to the OLT (Case File Number: PL 180728). Through the scoping and withdrawal of appeals, ROPA 2 has been partially approved under the orders of the Tribunal dated June 9, 2021 and March 3, 2022. As part of the associated Minutes of Settlement dated November 16, 2020, policies within ROPA 2 were subsequently deleted and replaced including policies which permits development application to be submitted prior to final approval of the North Cambridge Secondary Plan.

The North Cambridge Secondary Plan area is approximately 115 hectares (284 acres) in size and is currently comprised of land characterized as agricultural, rural and natural open space.

The Secondary Plan is currently being finalized by the City of Cambridge and will establish the general land use patterns and conceptual layout of schools, parks, collector roads, trails and associated land use policies to guide the future development of North Cambridge. The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications have been coordinated with the policies and land use schedules of the draft North Cambridge Secondary Plan.

The proposed Draft Plan of Subdivision will facilitate the development of a mixed-use community comprised of single detached dwellings, townhouse dwellings, two (2) medium density blocks, one (1) mixed-use block, a future elementary school and various open space and park blocks. The proposed development consists of approximately 399 single-detached dwellings, 155 street townhouse dwellings and 649.5 rear lane townhouse dwellings, totaling 1203.5 residential units. The Draft Plan of Subdivision will provide approximately, 2.9 hectares of parkland as well as approximately 4.6 hectares of open space area throughout the plan that is intended to be dedicated into public ownership. An elementary school block, approximately 2.6 ha in size, is proposed at a central location of the subdivision to align with the conceptual location identified in the draft Secondary Plan land use schedules. An off-site stormwater management facility is also required to service the proposed development and is located west of Riverbank Drive. The proposed development includes a series of collector roads, local roads, and public lanes to facilitate the full build out of the subject lands and has been coordinated with the draft Secondary Plan transportation network for a comprehensive community design.

Additionally, the subject lands are currently zoned A1 and RR1 under the City of Cambridge Zoning By-law No. 150-85, as amended (“By-law 150-85”). The purpose of the A1 Zone is to accommodate farms and their associated uses, whereas the RR1 Zone is to accommodate rural non-farm related dwellings in rural areas outside of settlement areas. The application for Zoning By-law Amendment will implement the proposed land use designations within the North Cambridge Secondary Plan by rezoning the subject lands from A1 to OS1, OS4, N1, R6, RM1, RM3, and RM4 and RR1 to RM1. The proposed amendment will include site-specific exceptions to permit the proposed building typologies being proposed.

Given the above and in support of the applications for Draft Plan of Subdivision and Zoning By-law Amendment, please find enclosed the following materials:

1. Digital copy of the fully executed application form for Draft Plan of Subdivision;
2. Digital copy of the fully executed application form for Zoning By-law Amendment;
3. Digital copy of the Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc., dated June 14, 2023;
4. Digital copy of the Urban Design Guidelines prepared by KLM Planning Partners Inc., dated May 2023;
5. Digital copy of the Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated June 8, 2023;
6. Digital copy of the Draft Phasing Plan prepared by KLM Planning Partners Inc., dated June 19, 2023;
7. Digital copy of the Planning Justification Report prepared by KLM Planning Partners Inc., dated June 2023;

8. Digital copy of the Geotechnical Investigation prepared by Chung & Vander Doelen Engineering Ltd., dated May 3, 2023;
9. Digital copy of the Hydrogeological Assessment prepared by Stantec Consulting Ltd., dated June 12, 2023;
10. Digital copy of the Noise Feasibility Study prepared by HGC Engineering, dated April 12, 2023;
11. Digital copy of the Stage 1-2 Archaeological Assessment prepared by Lincoln Environmental Consulting Corp., dated June 2023;
12. Digital copy of the Transportation Impact Study prepared by paradigm Transportation Solutions Limited, dated April 2023;
13. Digital copy of the Phase One Environmental Site Assessment for 895 Riverbank Drive prepared by Soil Engineers Ltd, dated April 17, 2023;
14. Digital copy of the Phase One Environmental Site Assessment for northside of Middle Block Road and East of Riverbank Drive prepared by Soil Engineers Ltd, dated April 17, 2023;
15. Digital copy of the Phase One Environmental Site Assessment for 1010 Riverbank Drive prepared by Soil Engineers Ltd, dated March 30, 2023;
16. Digital copy of the Phase One Environmental Site Assessment for 4220 Fountain Street North and 800 Middle Block Road prepared by Soil Engineers Ltd, dated March 14, 2023;
17. Digital copy of the Phase One Environmental Site Assessment for 850 Riverbank Drive prepared by Soil Engineers Ltd., dated March 29, 2023;
18. Digital copy of the Phase Two Environmental Site Assessment for 895 Riverbank Drive prepared by Soil Engineers Ltd, dated April 17, 2023;
19. Digital copy of the Phase Two Environmental Site Assessment for the Northside of Middle Block Road and East of Riverbank Drive prepared by Soil Engineers Ltd, dated March 29, 2023;
20. Digital copy of the Phase Two Environmental Site Assessment for 850 Riverbank Drive prepared by Soil Engineers Ltd, dated March 29, 2023;
21. Digital copy of the Phase Two Environmental Site Assessment for 1010 Riverbank Drive prepared by Soil Engineers Ltd, dated March 30, 2023;
22. Digital copy of the Chloride Impact Assessment prepared by Stantec Consulting Ltd., dated June 16, 2023;
23. Digital copy of the Tree Management Plan prepared by Stantec Consulting Ltd., dated June 21, 2023;
24. Digital copy of the Functional Servicing and Stormwater Management Report prepared by Stantec Consulting Ltd., dated June 2023;
25. Digital copy of the fully executed Sanitary Sewer Capacity Assessment Application, dated June 16, 2023;
26. Digital copy of the Environmental Site Assessment prepared by Stantec Consulting Ltd., dated June 21, 2023;
27. Digital copy of the Record of Pre-consultation dated February 24, 2022; and
28. Digital copy of the Submission Cover Letter prepared by Madison Riverbank Holdings Limited, dated June 21, 2023.

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I trust the enclosed is in order, should you have any question regarding the materials or require additional information please do not hesitate to contact the undersigned.

Yours Truly,

Madison Riverbank Holdings Ltd.

*Ryan Chin*

Ryan Chin  
Project Manager, Land Development