

August 18th, 2022

Development Planning Section
City of Cambridge
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, ON
N1R 5W8

**RE: Zoning By-law Amendment and Draft Plan of Vacant Land Condominium Applications
1390 Pineview Avenue, City of Cambridge
OUR FILE 18407G**

On behalf of our client, 2687734 Ontario Inc., we are pleased to submit applications for an amendment to the City of Cambridge Zoning By-law 150-85, to facilitate the development of 1390 Pineview Avenue in the City of Cambridge (the 'subject lands'). A Draft Plan of Condominium application to the Region of Waterloo is also being submitted jointly in order to create the conveyable lots.

The subject lands have an area of approximately 0.35 hectares and currently contain a single detached dwelling and a variety of out buildings including sheds, a garage, and an above-ground pool. These existing structures will have to be demolished in order to accommodate the proposed development.

The proposed redevelopment of the subject lands provides for the establishment of a six unit vacant land condominium with each unit/lot sized to accommodate a single detached dwelling on full municipal services. Parking for each unit/lot will be in the form of garage and/or driveway parking. Dwellings will be built at a later date and are not proposed as part of these applications. The road and lotting patterns have been designed to respect the recommended setbacks from the industrial uses to the west.

The lands are designated Low/Medium Density Residential in the City's Official Plan and zoned Semi Detached Residential 1 (RS1) in the City's Zoning By-law. The proposed Zoning By-law Amendment would rezone the lands to Residential (R6), in order to facilitate the proposed development.

The proposed development requires approval of a Zoning By-law Amendment, specifically to rezone the subject lands to the R6 zone with site specific provisions to permit:

- A reduced corner lot frontage of 11.0 metres, whereas a minimum corner lot frontage of 15.0 metres is currently required;

In support of the Zoning By-law Amendment and Draft Plan of Condominium applications, we are pleased to include the following with this application (also uploaded to the City's FTP link provided by Katelyn Clayton):

- A copy of the completed Zoning By-law Amendment application form;
- A copy of the completed Draft Plan of Condominium application form;
- A copy of a cheque in the amount of \$12,000.00 to the City of Cambridge for the Zoning By-law Amendment application fee;
- A copy of a cheque in the amount of \$3,000.00 to the Region of Waterloo for the ZBA review fee;
- A copy of a cheque in the amount of \$3,750.00 to the Region of Waterloo for the Plan of Condominium application fee;
- A signed Draft Plan of Condominium for the subject property, prepared by MHBC Planning Ltd;
- A Planning Justification Report, prepared by MHBC Planning Ltd.;
- A Noise and Vibration Feasibility Study, prepared by HGC Engineering Ltd.;
- A signed Owner Statement for the Noise Study;
- A Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., with the Geotechnical Investigation Report as an appendix; and,
- An Engineering Drawing Set, prepared by MTE Consultants Inc., which includes:
 - Existing Conditions Plan;
 - Functional Grading Plan; and
 - Functional Servicing Plan.

Physical copies of the application forms and cheques for the application fees will be couriered directly to the City.

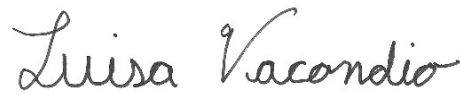
We look forward to working with City staff on this development. We kindly request that City staff confirm receipt of this application, and the staff that will be assigned to this file. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Pierre J. Chauvin, MA, MCIP, RPP
Partner



Luisa Vacondio, BES
Planner

cc. *David Medeiros*
Daniel DaCunha