



October 31, 2023

File No: 17227

City of Cambridge
Community Development Department
50 Dickson St., 3rd Floor
Cambridge, ON
N1R 5W8

**Re: Haastown Holdings Preston Inc.
Applications for Official Plan and Zoning Bylaw Amendment
102-110, 134 & 144 Fountain Street North and 199 Abraham Street, Cambridge**

On behalf of Haastown Holdings Preston Inc. (the “Owner”), GSP Group is pleased to submit the enclosed Applications for Official Plan and Zoning Bylaw Amendments for the properties located at 102-110, 134 and 144 Fountain Street North, and 199 Abraham Street, Cambridge (the “Site”). These properties comprise the former Preston Springs Hotel and two single-detached dwellings (north of the hotel). Combined the properties comprise a total site area of 1.15 hectares with approximately 150 metres of frontage on Fountain Street North and 20 metres of frontage on Abraham Street.

The Proposed Development is a Mixed-Use development comprised of three residential towers, 22, 24 and 26 storeys in height, with approximately 400 square metres of ground floor retail/commercial uses and a total of 753 residential dwellings. Parking will be fully enclosed in an underground and podium parking structure with a total of 682 spaces. The buildings have been designed to frame Fountain Street in an urban form with a colonnade to protect pedestrians along Fountain, and to create a new landmark development at one of the most important vistas in Cambridge at the terminus of King and Fountain.

In addition, the Proposed Development has been designed to create two large outdoor amenity areas – a public piazza and heritage gardens. A large outdoor amenity area is proposed between two of the towers at-grade along Fountain Street. “Preston Square” will provide the public and residents the opportunity for casual and active integration of pedestrians, visitors and residents, protected from the elements by the surrounding colonnade. In addition, a large heritage garden is proposed to the rear of the proposed development with a series of meandering walkways and landscaped areas extending up the slope with a driveway connection to Abraham Street. These walkways will connect the Preston Heights neighbourhood through the Site to the piazza and Fountain Street, where currently no connection exists.

Vehicular access will be at the signalized intersection of King and Fountain Streets for a full turn movement, with one right-in only and one right-out only access along Fountain Street and a driveway access to Abraham Street.

The Site is designated in the Cambridge Official Plan as Community Core Area, Preston Towne Centre and Low/Medium Residential. The application for Official Plan Amendment proposes to establish a Site-Specific Policy designation to address density and height.

The Site is zoned Institutional/Multiple Residential Three (N3RM3). The application for Zoning By-law Amendment proposes to apply the C1RM1 Zone to the Site, with a Site-Specific Exception to address density, building height, reduced parking, and front and side yard setbacks.

In support of the application, I hereby enclose:

- A completed application form, duly signed by Paul de Haas of Haastown Group of Companies (Haastown Holdings Preston Inc.);
- A Legal Boundary survey prepared by MacDonald Tamblin Lord Surveying;
- An Application to Consolidate Parcels and Receipt of Transfer documents confirming that Haastown has applied to consolidate 102-110, 134 & 144 Fountain Street North and 199 Abraham Street to a single parcel/entity;
- Site Plan design package prepared by Architecture Unfolded, including:
 - Site Plan and statistics table;
 - Floor plates for all three towers
 - Elevation plans for east, west, north and south elevations, and cross-sections from Fountain to Abraham Streets;
 - Renderings of the front elevation, Preston Square piazza, the heritage gardens and interiors; and
 - Building Sections.
- Planning Justification Report prepared by GSP Group;
- Urban Design Brief prepared by GSP Group;
- A Heritage Impact Assessment prepared by McCallum Sather Architects;
- Acknowledgement letter from the Ministry of Citizenship and Multiculturalism for the Archaeological Assessment;
- Environmental Noise Feasibility Study prepared by HGC Engineering;
- Transportation Impact Study prepared by Paradigm Transportation Solutions Limited;
- Preliminary Service Report prepared by Meritech Engineering;

- Preliminary Stormwater Management Report prepared by Meritech Engineering;
- A Geotechnical Report (2014) and Supplementary Slope Stability Analysis (2023) prepared by Chung & Vander Doelen Engineering;
- Preliminary Vegetation Management Plan prepared by GSP Group;
- Landscape Design prepared by GSP Group;
- Draft reference plan for future Regional road widening; and
- Record of Site Condition prepared by Chung & Vander Doelen Engineering and Ontario Ministry of Environment – RSC acknowledgement.

Please advise if you require hard copies of any of the above-noted reports and studies.

Through previous discussions and correspondence with City staff, it is our understanding that the proposed applications for Official Plan and Zoning By-law Amendments are exempt from all City of Cambridge planning applications fees as the Site is located within a Community Core Area.

We trust the enclosed information is sufficient for the review and acceptance of the proposed applications for Official Plan and Zoning By-law Amendments by the City. Please don't hesitate to contact me if you have any questions or require further information.

Yours truly,

GSP Group

Kristen Barisdale

Kristen Barisdale, MCIP, RPP
Vice-President, Planning

c.c. Paul de Haas / Rob Gazzola – Haastown Group of Companies
Noah Geist

Enclosures