

October 20, 2023

Jacqueline Hannemann, BES, MCIP, RPP
Senior Planner – Development
Community Development – Planning Division
City of Cambridge
50 Dickson Street, 3rd floor
Cambridge, ON, N1R 5W8

**Re: Official Plan Amendment and Zoning By-law Amendment Application for
201 Water Street South and 66 Highman Avenue, Cambridge | Submission**

Dear Jacqueline,

Please accept this letter as supporting documentation for the first submission of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Application associated with the properties known as 201 Water Street South, and 66 Highman Avenue (“Subject Lands), in the City of Cambridge. The Subject Lands have an area of approximately 1.54 hectares; the Water Street South property has a frontage on Water Street South of approximately 169.36 metres, and an irregular depth ranging from 54 metres at the north property line to 97 metres at the south property line. The lands at 66 Highman Avenue have an area of 850 square metres and approximately 14.8 metres of frontage on Highman Avenue – there is an existing single-family dwelling on-site.

NPG Planning Solutions Inc. is the planning consultant to SG Real Estate Developments LP II (“Applicant”). We are making this submission of the OPA and ZBA applications associated with the Subject Lands to facilitate the construction of 330 dwelling units consisting of 3 residential towers situated atop a unified 3 storey podium. Two of the towers are 13 storeys and one is 9 storeys in height. 416 resident and visitor parking spaces as well as 117 bicycle spaces are provided.

In support of the submission, the following supporting studies/drawings have also been submitted:

1. The required signed and completed Application Forms:
 - OPA/ZBA Application Form
 - Sanitary Sewer Capacity Assessment Application
 - Environmental Site Screening Questionnaire (City and Region Questionnaires)

2. One Site Plan including conceptual landscaping and an Architectural Set containing elevations, 3D renders, sections, and floor plans prepared by Cynthia Zahoruk Architects, dated October 10, 2023.
3. A Shadow Study prepared by Cynthia Zahoruk Architects.
4. A Wind Study prepared by Gradient Wind Engineering, dated July 26, 2023.
5. An Environmental Impact Study prepared by Natural Resource Solutions Inc., dated October 2023.
6. A Tree Management Report and Tree Management Plan prepared by Natural Resource Solutions Inc., dated October 2023.
7. A Roadway Traffic Noise Feasibility Assessment prepared by Gradient Wind Engineering, dated July 24, 2023.
8. A Stationary Noise Assessment prepared by Gradient Wind Engineering, dated July 24, 2023.
9. Phase One and Phase Two Environmental Site Assessments prepared by Pinchin Ltd., dated January 25, 2023 and September 14, 2023 respectively.
10. A Hydrogeological Report prepared by Pinchin Ltd., dated September 15, 2023.
11. A Cultural Heritage Impact Assessment prepared by Bright Past Heritage Consulting Inc., dated June 2023.
12. A Land Use Compatibility Study and Pedestrian Level Wind Study prepared by Gradient Wind Engineering, dated July 24, 2023 and July 26, 2023 respectively.
13. A Traffic Impact Study containing the Parking Study prepared by TraffMobility, dated August 31, 2023.
14. A Stormwater Management Report prepared by Meritech Engineering, dated July 2023.
15. A Municipal Servicing Study prepared by Meritech Engineering, dated July 2023.
16. A Risk Management Plan, which was approved on April 12, 2023.
17. A Section 59(2) Notice dated April 13, 2023.
18. A Geotechnical Investigation prepared by Pinchin Ltd., dated April 27, 2023.
19. An Urban Design Brief and Viewshed Analysis containing the trail connections prepared by NPG Planning Solutions Inc., dated September 2023.
20. A Planning Justification Report prepared by NPG Planning Solutions Inc., dated October 2023.
21. The Required cheques and fees will be delivered separately to your office in Cambridge with amounts as follows:
 - City of Cambridge Fees: \$47,083 plus Sewer Modelling Fees of \$160
 - Region of Waterloo Fees: \$14,520

We trust the above alongside the appendices is satisfactory. Should you require anything further or have any questions please do not hesitate to contact the undersigned.

Yours truly,



Mary Lou Tanner, RPP, FCIP

President

NPG Planning Solutions Inc.

mtanner@npgsolutions.ca

Copy: K. Harrison-McMillan, Gracison Developments Inc.