

May 10, 2023

Sylvia Rafalski-Misch, Manager
Development Planning Section
City of Cambridge
50 Dickson Street
Cambridge, ON N1R 8S1

e: rafalskimiss@cambridge.ca

Dear S. Rafalski-Misch:

**RE: ZONING BY-LAW AMENDMENT APPLICATION: COMMERCIAL-RECREATIONAL
ESTABLISHMENT USE
355 AND 395 HESPELER ROAD (CAMBRIDGE CENTRE)
OUR FILE 9519B**

On behalf of our client, Morguard Corporation, we are pleased to submit the required documents to support the enclosed minor Zoning By-law Amendment Application to permit a go-kart facility within the existing building on the lands municipally addressed as 355 and 395 Hespeler Road in the Municipality of Cambridge (the "Subject Lands"). The property has frontage along Hespeler Road to the east, Bishop Street to the north, Conestoga Boulevard to the east and Dunbar Road to the south and are approximately 22 hectares in area. In support of this request, please find enclosed digital copies of the following:

1. Planning Justification Report;
2. Zoning By-law Amendment Application; and
3. Cheque Payment of Zoning By-law Amendment Application fee.

In pre-consultation discussions, the City determined that the proposed new use of a go-kart facility within the shopping centre building is considered to be a "commercial-recreational establishment use" with subsidiary uses as listed in s.3.3.2.3, City of Cambridge Zoning By-law. As the new go-kart facility use will be accommodated within the existing building, no changes or amendments are required for parking provision, vehicular access or gross floor area. Similarly, a site plan application is not required, as structural alterations are not proposed to the shopping centre building.

The purpose of this application is to permit the new use of an electric go-kart facility as an adaptive re-use of the floor area within the shopping centre previously utilized as a recreational use - the ice-skating rink. Further, due to the existing development application for Site Plan Approval (SP31/21), the City of Cambridge Official Plan requires that any lands that must be conveyed for regional road widening purposes must be dedicated to the Region of Waterloo based on the established road widths listed within

the Official Plan. The outcome of the land dedication has meant a reduction of yard setbacks for the shopping centre's parking areas and reduced planting strip widths along Hespeler Road and Bishop Street North. Therefore, the zoning by-law amendment application is requesting reductions to these yard setback and planting strip requirements in the Subject Land's exception zone in the Zoning By-law.

We trust that the materials provided are sufficient for your review. If you have any questions or concerns, please do not hesitate in contacting us.

Yours truly,

MHBC



Oz Kemal, BES, RPP, MCIP
Partner

cc. *Morguard Corporation*