

March 31, 2023

Rachel Greene, Senior Planner
City of Cambridge
Development Planning Section
Community Development Department
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, Ontario N1R 5W8

Dear Ms. Greene:

**RE: 410 Queen Street, Cambridge
Official Plan Amendment and Zoning Bylaw Amendment Applications (City File. OR11/21)
Planning Justification Report Addendum
OUR FILE: 18240I**

On behalf of 410 Queen Street Ltd., with respect to the lands municipally known as 410 Queen Street West in the City of Cambridge (the 'subject lands'), we are pleased to provide this letter as an update to the Planning Justification Report (PJR) in support of the Official Plan Amendment and Zoning Bylaw Amendment applications (City File. OR11/21).

The initial applications were submitted in December, 2021 and proposed a mixed use development of residential towers with commercial podiums. The PJR submitted with the application provided an analysis of the proposal relative to the existing policy framework and concluded the development was consistent and/or in conformity with the policy framework. The supporting studies also suggested the proposal was appropriate for development of the lands.

In response to comments provided by the City, Region and agencies, the development concept has been revised and the requested Official Plan and Zoning By-law amendments are proposed to be modified accordingly. This letter represents an update to the Planning Justification Report provided to further support of the proposed concept application and modifications to the planning applications.

Development Concept Evolution

The initial development concept proposed the redevelopment of the subject lands to establish residential, commercial, and office uses, as well as an internal road network and structured parking. The proposed development concept included mixed use buildings with residential towers ranging in height from 12 to 30 storeys, all with podiums containing commercial uses. A residential unit count of approximately 2000 units was proposed, with approximately 2 million square feet of gross floor area for a density of 425 units per hectare or 4.0 FSI.

A revised development concept was subsequently provided that further reduced the maximum building height to 25 storeys with a maximum of 1,850 units.

The current development proposal maintains the intent to redevelop the lands and establish residential, commercial, residential and commercial uses in addition to an internal road network and structured parking. Mixed use buildings are still proposed, though building heights have been reduced to a minimum of 8 storeys to a maximum of 16 storeys to address concerns regarding height and massing.

Approximately 4,100 square metres of commercial and office space are proposed. This revised development proposal will accommodate approximately 1,300 residential units, with a reduced density of approximately 275 units per hectare and a target Floor Space Index of 3.2.

Landscape, Amenity Areas, and Pedestrian Connections

The revised development concept establishes a significant amount of additional landscaped area and amenity area. Proposed amenity areas including a linear park through the centre of the subject lands, a series of parkettes, a dog run area and a children's play area. An amenity building is also considered.

A public plaza at the intersection of Goebel and Groh Ave has been expanded to be a larger, more welcoming gateway with better access to the intersection of Groh Avenue and Goebel Avenue for pedestrians. Various pedestrian accesses into the site from all 3 street frontages have been added to enhance connectivity and encourage active transportation.

Site Access and Parking

Vehicular access to the subject lands is generally the same as the original proposal, with access from Goebel Avenue, Queen Street, Groh Avenue. An additional access to Groh Avenue frontage is proposed to service the parking. Limited surface parking has been provided throughout the concept to serve as shared parking for the commercial uses, and visitor parking. Overall, vehicular access throughout the site has been limited and made more challenging, to encourage active transportation (walking and cycling), and minimize the amount of vehicular traffic through the site, and allowing more space for amenity and landscaped areas.

Land Use Compatibility

A noise study was completed for the original submission, and has since been updated. The adjacent site does not have any openings, landing area or action use at the interface with the purposed development. The access to the adjacent site is on the other side of the building and screened by the existing building. Further design considerations can be made at the time of site plan to ensure building orientation and design maximizes sound mitigation.

The subject lands are an infill, redevelopment project and for the purpose of the D-6 Guidelines can be considered infill development and urban redevelopment. The proposed 30 minimum setback is supported by a noise study and mitigation recommendations can be further assessed at the time of site plan approval when greater building detail is being considered. At the time of further details, there will also be the requirements for agreements to implement a mitigation measures (i.e. glazing, A/C, warning clauses).

Official Plan Amendment and Zoning By-law Amendment

The purpose of the requested Official Plan amendment is to maintain the Neighbourhood Commercial designation on the subject lands while amending the Official Plan by adding site specific provisions to permit an increased height and density which will allow for the implementation of the provided policy direction. The requested site specific provisions are as follows:

- Permit high-density residential uses;
- Permit a maximum Floor Space Index of 3.2; and
- Permit a maximum building height of 16 storeys.

The Zoning By-law Amendment is also updated. The objective for the subject lands is to maintain conformity with Section 2.1.3 of the Zoning By-law and allow uses from either the RM or CS zone to be permitted across the entirety of the lands. A special zone (RM3CS4) is requested to establish the appropriate regulatory standards for the revised development proposal. The requested Zoning By-law Amendment would rezone the entirety of the subject lands to RM3CS4 and apply the following site specific provisions:

- Recognize Queen Street West as the front lot line;
- Increase maximum permitted density to 275 units per hectare;
- Increase maximum permitted building height for to 16 storeys;
- Reduce the minimum required amenity area;
- Increase the maximum permitted lot coverage; and
- Adjust the minimum loading space requirements.

The revised proposal does not require a reduction to the minimum exterior side yard setback required along Goebel and Groh Avenue, as previously requested.

An Official Plan Amendment and Zoning By-law Amendment with site specific provisions are proposed to allow for a maximum building height of 16 storeys and an increase in density to a maximum FSI of 3.2.

Summary


The proposed development concept conforms to A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020), and Region of Waterloo Official Plan overall objectives to develop complete communities, which are transit supportive and contribute to an overall range and mix of housing choice. The application is also consistent with the Provincial Policy Statement and has regard to matters of provincial interest in the Planning Act.

The proposed applications will implement the objectives of the City of Cambridge Official Plan, including the Community Node and intensification policies. The revised development concept reflects comments received and ongoing discussions with staff, regarding concerns with the proposed height and density, traffic and sanitary servicing capacity.

We trust that this information is sufficient to meet the requirements of an addendum to the original Planning Justification Report, and to circulate the revised concept plan and supporting materials for review.

Yours Truly,

MHBC

A handwritten signature in black ink, consisting of the letters 'DAA' followed by a long horizontal line extending to the right.

Dave Aston, MSc, MCIP, RPP
Vice-President, Partner

A handwritten signature in black ink, written in a cursive style that reads 'Smirtitsch'.

Stephanie Mirtitsch, BES, MCIP, RPP
Associate