

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

Attention: Rachel Greene

RE: ZBA Amendment – OS1 Alteration
250 Allendale Road and 105 Middle Block Road, Cambridge
iPort Cambridge GP Inc.

Dear Ms. Greene:

Please find enclosed documents in support of our application for a Zoning By-law Amendment to alter OS1 Zoning on Block 2 of the site to match the limits of the subdivision as approved on the Draft Plan of Subdivision.

The proposed development is part of the North Cambridge Business Park that has previously been subject to Official Plan and Zoning By-law Amendments, approved by Cambridge City Council in June 2018. The Official Plan Amendment designated the lands as “Business Industrial”, “Open Space” and “Prime Industrial Strategic Reserve.”

The Draft Plan of Subdivision, approved by Cambridge City Council in April 2022, implements the approved Official Plan and Zoning framework by creating municipally serviced individual parcels of land with access to a public road (extension of Intermarket Road). The Draft Plan includes the extension of Intermarket Road from Allendale Road in the south through the site to Middle Block Road in the north.

The Draft Plan includes four (4) Blocks for employment uses, two (2) Open Space Blocks, a Walkway/Service Corridor Block, a Block for an existing communications tower and one (1) Future Development Block. In total, the nine (9) Blocks comprise 116 hectares of land.

We are currently pursuing SPA approval for parts of Block 2. Had the SPA process been following the subdivision registration, the limits of the subdivision would have naturally updated the OS1 zoning for these lands however, due to SPA process being ahead of the subdivision registration a formal ZBA



amendment is being pursued to ensure OS1 zoning limits are adjusted prior to final approval and permits for the Phase 1 of this development.

We trust that the enclosed is sufficient for acceptance of this ZBA application. Please do not hesitate to contact the undersigned if you require any additional information.

Regards,

Yasmin Servat

A handwritten signature in black ink that reads "Y Servat".

Sr. Manager, Development

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