

March 23, 2023

Ms. Michelle Baya
City of Cambridge
50 Dickson Street, 3rd Floor
Cambridge, ON N1R 5W8

Dear Ms. Baya:

**FIRMUS HOMES INC.
ZONING BY-LAW AMENDMENT RESUBMISSION (FILE NO. R09/21)
1541 QUEENSTON ROAD, CAMBRIDGE**

On behalf of our client, Firmus Homes Inc., please accept this letter and the following documents as the complete Zoning By-Law Amendment application resubmission package for the lands known as 1541 Queenston Road in the City of Cambridge.

The following resubmission material addresses the formal comments received from City staff, agencies, and public, which were provided to the applicant on February 15, 2022 with regard to the initial Zoning By-Law Amendment Application submission:

- One (1) copy of the Comment Matrix prepared by Arcadis IBI Group;
- One (1) copy of the *updated* Concept Plan prepared by Arcadis IBI Group;
- One (1) copy of the *updated* Elevations and Floor Plans prepared by Firmus Homes Inc.;
- One (1) copy of the Parking Plan prepared by Arcadis IBI Group, and;
- One (1) copy of the Fire Hydrant Location Plan prepared by Arcadis IBI Group.

SUMMARY OF PROPOSED DEVELOPMENT AND ZONING BY-LAW AMENDMENT

Our client is proposing to develop three (3) dwelling units in the form of a two-storey municipal street fronting linear row house on the subject property. In order to permit the proposed development, the applicant is requesting the subject property be rezoned from the current R5 Zone to the RM4 Zone with a Site-Specific Exception to allow for a minimum *interior side yard* of 1.80 metres, whereas the Zoning By-Law requires 3.0 metres.

It should be noted that based on our review of the City's draft Zoning By-Law Review (May 2019), the City is proposing a minimum *interior side yard* of 1.20 metres for the end units of townhouses in the proposed R4M Zone. While we fully acknowledge that the draft Zoning By-Law is not in force and effect at this time, it is our opinion that the proposed *interior side yard* of 1.80 metres would meet the contemplated setback of 1.20 metres proposed by the City in the draft Zoning By-Law Review.

Since the original submission, the proposed Concept Plan has been updated to address City, Agency, and Public Comments. The updated Concept Plan now proposes a front yard setback of 12.1 metres from the front lot line, whereas the original plan proposed a minimum of 6.0 metres. The now proposed front yard setback will place the new dwellings in line with the front of the dwellings on the adjacent properties. Revisions relating to additional dimensions have also

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been included in the updated Concept Plan and Elevation Plans. Please see the Comment Matrix prepared by Arcadis IBI Group for specific details pertaining to the proposed revisions.

Further, the proposed zoning will feature a Holding Provision '(H)RM4-XX' in order to address the outstanding Record of Site Condition. It has been agreed upon with Regional Staff that the proposed Holding Provision would be lifted once the Record of Site Condition (RSC) is acknowledged by the Ministry of Environment, Conservation and Parks. The applicant is currently working to file an RSC and obtain the Ministry's Acknowledgement Letter, and fully understands that prior to development occurring on-site, the Holding Provision must be removed to the satisfaction of the Region.

CONCLUSION

We trust that you will find the above submission materials have addressed and acknowledged the City staff, agency, and public comments received to date. Therefore, we ask that City staff circulate the resubmission material and schedule this application for the nearest Council Meeting for a decision on the Zoning By-Law Amendment.

We look forward to continuing to work with the City and to secure the approvals of the proposed development. Please contact our office if you have any questions or would like to discuss.

Yours truly,

ARCADIS IBI GROUP



Christian Tsimenidis, BES
Urban Planner



Douglas W. Stewart, MCIP, RPP
Associate – Manager, Urban and Regional Planning

DWS/CT/baw

Encl.

cc. Chris Pimentel, Firmus Homes Inc.
Victor Labreche, Arcadis IBI Group