

March 2, 2023

Ms. Sylvia Rafalski-Misch, MCIP, RPP
Manager of Development Planning
City of Cambridge
50 Dickson Street, 3rd Floor
Cambridge, ON N1R 5W8

Dear Ms. Rafalski-Misch :

**2582427 ONTARIO INC. AND MELODY INTERNATIONAL INVESTMENTS INC.
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATION
240-276 LIMERICK ROAD, CAMBRIDGE**

On behalf of our client, 2582427 Ontario Inc. and Melody International Investments Inc., please accept this letter and the following documents as the complete Zoning By-Law Amendment and Draft Plan of Subdivision Applications for the lands known as 240 – 276 Limerick Road in the City of Cambridge.

A Pre-Submission Consultation Meeting occurred on March 3, 2021 with regard to this application. Please find enclosed the following item as required in support of this application and in accordance with the Pre-Submission Consultation comments:

- One (1) copy of the signed and completed Zoning By-Law Amendment Application Form;
- One (1) copy of the Record of Pre-submission Consultation dated March 3, 2021;
- One (1) copy of the Draft Plan of Subdivision prepared by Arcadis IBI Group;
- One (1) copy of the Draft Plan of Subdivision (Conceptual Layout of Residential Units) prepared by Arcadis IBI Group;
- One (1) copy of the Planning Justification Report prepared by Arcadis IBI Group;
- One (1) copy of the Urban Design Brief prepared by Arcadis IBI Group;
- One (1) copy of the Functional Servicing (which includes Storm Water Management details) prepared by Arcadis IBI Group;
- One complete set (8 sheets) FSR – Appendix 'C' Engineering Plans by Arcadis IBI Group;
- One (1) copy of the Transportation Impact Study (Updated version of the previous Limerick Road subdivision area TIS) prepared by Paradigm Transportation Solutions Limited;
- One (1) copy of the Scoped Environmental Impact Study prepared by R.J. Burnside & Associates Limited;
- One (1) copy of the Tree Inventory/Preservation Plan prepared by R.J. Burnside & Associates Limited, and;
- Digital copies of all above noted plans and supporting studies have been provided via dropbox.

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Please find enclosed herein the follow payments/cheques for the required City of Cambridge application fees:

- One (1) cheque in the amount of \$18,000.00 made payable to the City of Cambridge representing the Zoning By-Law Amendment (Major) Review fee;
- One (1) cheque in the amount of \$22,700.00 made payable to the City of Cambridge representing the Draft Plan of Subdivision Review fee;
 - \$10,600.00 + (\$200.00 x 105 units) = \$31,600.00. However, the Maximum Fee of \$22,700.00 would apply.
- One (1) cheque in the amount of \$200.00 made payable to the City of Cambridge representing the Transportation Impact Study Review fee.

SUMMARY OF PROPOSED DEVELOPMENT

As shown on the proposed Draft Plan of Subdivision (“Draft Plan”) submitted as part of a complete application package, our client is proposing 8 Blocks for 105 dwelling units in the form of street-fronting (*Linear Row Housing*), cluster (*Cluster Row Housing*), and stacked (*Mixed Terrace*) townhouses. The following table provides a summary of the proposed uses and dwelling units on each Block:

Blocks	Proposed Use	Area (ha)	# of Units
1	Stacked Townhouses	0.40	27
2	Street-Fronting Townhouses	0.12	4
3	Stacked Townhouses	0.50	36
4	Cluster Townhouses	1.12	38
5	Trail (3.0m width)	0.01	-
6	Road Widening	0.04	-
7	0.3m Reserve	0.003	-
8	Emergency Access/Future Road Extension Block	0.17	-
-	New Right of Way – Street ‘A’	0.32	-
Total:		2.68	105 (39.2 units/gross ha)

SUMMARY OF PROPOSED ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION

The subject property is currently zoned R2, R3 (H) and R5 which does not permit townhouse dwellings, therefore, an amendment to the City’s Zoning By-Law is also required. In order to permit the proposed dwellings, the subject lands must be rezoned to RM4 with Site-Specific Exceptions. Please refer to the Zoning By-Law Amendment Application Form and Planning Justification Report for a summary of the requested Site-Specific Exceptions.

Through the Draft Plan of Subdivision Application, our client is proposing to create a total of 8 Blocks to accommodate the proposed street-fronting, cluster, stacked townhouses, as well as roads and trail connection.

Blocks 1 and 3 are proposed to be developed and zoned to accommodate the development of stacked (mixed terrace) townhouse dwellings. Block 2 proposes four municipal street fronting townhouse dwellings with each of the dwellings providing for individual driveways and an attached garage, all having direct access to Street ‘A’. Block 4 is proposed to be zoned and developed in the future with cluster townhouse dwellings with each dwelling in Block 4 to each have an attached one car garage. Blocks 1, 3 and 4 will also accommodate vehicular access and surface parking areas and amenity areas.

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Block 5 provides for a future trail connection (3.0 metres in width) along the northern limit of the property to provide a pedestrian connection to John Erb Park located immediately adjacent the subject properties to the east.

Block 6 will be created to convey a road widening along Limerick Road. Block 7 includes a 0.3 metre Reserve.

Block 8 is proposed to be conveyed to the City to provide for a further future extension of Duckworth Road to be connected to Limerick Road to the east. In the interim, a temporary emergency access is proposed to be constructed at the developers (our clients) cost over Block 8 connecting to the paved portion of Limerick Road to permit access by emergency responders only as well as provide for pedestrian access.

An extension of Duckworth Road is proposed, which is located immediately to the north of the subject properties. The extension of Duckworth Road would be approximately 159 metres in length ending with a temporary cul-de-sac directly adjacent to the property to the south addressed as 216 Limerick Road. The extension of Duckworth Road from the north to the south ending with a temporary cul-de-sac maintains the intent that Duckworth Road is to be extended further south to connect with River Forks Lane at the intersection of Cherry Taylor Avenue at some point in the future.

Based on our review of the applicable land use policies and regulations, the proposed Zoning By-Law Amendment and Draft Plan of Subdivision, in our opinion, both have regard for the “Matters of Provincial Interest” defined by the Planning Act, is consistent with the Provincial Policy Statement, is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Waterloo Official Plan, the City of Cambridge Official Plan and Zoning By-Law.

Further, it is our opinion that the proposed development makes efficient use of vacant land and contributes to the City of Cambridge housing stock by way of a medium-density, residential development. Based on the foregoing, it is our opinion that the proposed development represents good planning and is appropriate for the subject property and surrounding area.

CONCLUSION

We trust that you will find the enclosed application complete to undertake a review of the proposed development and processing of the Zoning By-Law Amendment and Draft Plan of Subdivision Applications.

Please contact our office if you have any questions or would like to discuss.

Yours truly,

ARCADIS IBI GROUP



Victor Labreche, MCIP, RPP
Associate Director – Practice Lead, Planning

VL/CT/baw

Encl.

cc: Hao Chen, 2582427 Ontario Inc. and Melody International Investments Inc.
Amanda Kutler, Region of Waterloo