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VIA EMAIL

August 30, 2024

City of Cambridge
1 Wellington Street
Cambridge ON N1R 3Y4

Attention: Mayor & Members of Council
Ms. Danielle Manton, City Clerk

Dear Messrs and Mmes:

**Re: Proposed Official Plan Amendment for Main Street and Dundas Street South Secondary Plan
Municipal File No. 24-053-CD
Comments on Behalf of Reid's Heritage Homes**

We represent Reid's Heritage Homes, Edmund Patrick Taylor, and Foot Bridge Holdings Inc. (collectively, "RHH"). RHH owns the properties municipally known as 840 and 940 Main Street East and 945 Franklin Boulevard, within the City of Cambridge ("Subject Lands"). The Subject Lands constitute the vast majority of the lands included within the proposed Main Street and Dundas Street South Secondary Plan ("MDSP"). Any decision Council may make in respect of the MDSP will impact RHH far more than any other party.

We are writing to advise that RHH supports the version of the MDSP that was originally proposed by Planning Staff in October 2023, has been modified to include a 20-storey maximum height, and which is attached to Staff Report 24-053-CD as Appendix A ("Option 1"). RHH and its planning consultants at MHBC worked closely with Staff over the past year to achieve mutual satisfaction with Option 1.

Option 1 establishes a large, high-density block, a mixed use block, and blocks for a full range of housing types that will continue to be greater than the density targets in both the City's and the Region's Official Plan. Option 1 also includes the potential for consideration of higher height limits through maximum height limits so there is flexibility to respond to the market demand for these types of residential units. Option 1 provides the opportunity for a greater range of residential unit types, including one-bedroom, two-bedroom, and three-bedroom units. At this point in time, the market demand is for the type of attainable residential units that can be accommodated through Option 1, as recommended by City Staff.

In contrast, RHH strongly opposes the version of the MDSP that is attached to the Staff Report as Appendix B ("Option 2"), which would impose a minimum height requirement of eight storeys over a significant portion of the Medium Density Residential designation ("Height Requirement"). The imposition of this Height Requirement will hinder the provision of a range and mix of attainable

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residential unit types.

As you know, RHH is a well-established builder with more than 45 years of experience building homes in Waterloo Region and surrounding areas. RHH shares the Province's objective of building more homes, faster. Option 2 will frustrate that objective. RHH is acutely aware of the current market conditions for residential housing in the Waterloo Region. There is currently a very limited market for the form of housing required in order to comply with the proposed Height Requirement. Since it is a form of housing that RHH cannot feasibly build and sell, any development of the Subject Lands will be delayed indefinitely under Option 2.

If Council chooses to adopt Option 2, RHH will be forced to pursue its privately initiated applications for an official plan amendment, zoning by-law amendment, and draft plan of subdivision ("**Private Applications**") through a costly and time-consuming hearing before the Ontario Land Tribunal ("**OLT**").

The Private Applications were originally submitted to the City on December 21, 2021. Through resubmissions and collaboratively working with Staff, the Private Applications have addressed all substantive concerns that had been raised through City, Region, and GRCA comments. However, given the City's failure to make a decision, the Private Applications have been placed in the OLT's jurisdiction so that a decision can now be made as expeditiously as possible. Of note, the Private Applications will not be required to conform with the MDSP (including any Height Requirement) since they were submitted years in advance of the approval of the MDSP, which approval has yet to be given.

RHH hopes to avoid a contested hearing on its Private Applications, which will be costly and resource-intensive for all parties involved. RHH instead looks forward to continuing the positive relationship with the City and working together to build much-needed housing as soon as possible.

Yours truly,



Jennifer Meader
JM/jm

cc. K. Fergin, Vice President of Development, Reid's Heritage Homes