

File: P-3310

May 5, 2025

City of Cambridge
50 Dickson Street
Cambridge, ON N1R 5W8

Attention: Mayor Liggett and Members of Council

**RE: Comprehensive Zoning By-law Review and Companion OPA
Madison Riverbank Holdings Limited
895 Riverbank Drive, 800 Middle Block Road, 4220 Fountain Street, and
4300 Fountain Street
City of Cambridge, Region of Waterloo**

Dear Mayor Liggett and Members of Council,

KLM Planning Partners Inc. ("KLM") is the land use planning consultant representing Madison Riverbank Holdings Limited c/o Madison Group (the "Owner") with respect to the above noted lands (the "Subject Lands"), in the City of Cambridge (the "City"), Regional Municipality of Waterloo (the "Region").

Overview and Context

The Subject Lands are generally located north of Middle Block Road, west of Fountain Street, and east of Riverbank Drive within the North Cambridge Secondary Plan Area. The lands are municipally described as 895 Riverbank Drive, 800 Middle Block Road, 4220 Fountain Street, and 4300 Fountain Street, and are approximately 52.43 hectares (129.6 acres) in size.

KLM and the Owner have been actively engaged with City staff since 2022 regarding the redevelopment of the Subject Lands, and participated in the preparation of the North Cambridge Secondary Plan. Most recently, Draft Plan of Subdivision (30T-23103) and Zoning By-law Amendment (R-12/23) applications were submitted to the City in June 2023 to facilitate future development of the Subject Lands including residential, commercial, park/open space, and institutional uses. Additionally, By-law No. 23-108 was passed by Council in December 2023 to permit the development of a Temporary Sales Office at the southeast corner of the Subject Lands for a period of three (3) years.

On behalf of the Owner, we provide the following comments with respect to Item 5.1 on the May 6th, 2025, Statutory Public Meeting Committee Agenda regarding the Comprehensive Zoning By-law and Companion Official Plan Amendment (Staff Report 25-052-CD).

Comments

We understand the City is undertaking a review of the currently in force City of Cambridge Zoning By-law 150-85 (the "Zoning By-law") and is seeking input from the public on the most recent draft of the new Comprehensive Zoning By-law (the "CZBL"), which will replace the current Zoning By-law once approved. Following our preliminary review of Staff Report 25-052-CD and the draft CZBL, we are writing to provide initial feedback and formally express our

concerns with respect to the public notification process employed by the City for the Statutory Public Meeting scheduled for May 6th, 2025.

Based on our preliminary review of the draft CZBL and associated maps, it appears that the Subject Lands are proposed to maintain the existing "Agricultural (A)" zoning, along with the approved "Rural Residential – Temporary Use (RR 3.13TU)" zoning for the temporary sales office located at 4220 Fountain Street. Notwithstanding the above, neither KLM nor the Owner were provided with notice of the upcoming Public Meeting as had previously been requested through the City Clerk's Department. As such, we have not had sufficient time to conduct a fulsome review to determine if there may be other items of concern or conflict as it relates to the proposed redevelopment of the Subject Lands and ongoing Draft Plan of Subdivision and Zoning By-law Amendment applications.

We appreciate the opportunity to remain engaged throughout this process. Please accept this letter as our formal request to be notified of any future meetings, events, or reports related to the Comprehensive Zoning By-law Review so we can remain informed and engaged in the public process and provide feedback, as necessary. In addition, we wish to receive formal notice of any decisions made by the City of Cambridge on this matter. We reserve the right to provide further comments, as necessary.

Yours truly,

KLM PLANNING PARTNERS INC.



Aidan Pereira
Associate



Courtney Fish BES, MCIP, RPP
Senior Planner

cc. Bob Bjerke, City of Cambridge
Bryan Cooper, City of Cambridge
Breanna Syne, City of Cambridge
Madison Group