Corporation of the City of Cambridge  
Planning - Statutory Public Meeting Committee  
Addendum

Date: Tuesday, January 30, 2024, 6:30 p.m.
Location: Council Chambers

To increase delegate accessibility, this meeting will be held as a hybrid meeting with both in-person and virtual attendance options. Register to appear as a delegation by visiting: https://forms.cambridge.ca/Delegation-Request-Form. Members of the public can choose to delegate in-person or by telephone. Alternative formats and communication supports are available upon request.

Members of the public wishing to speak at the Planning – Statutory Public Meeting Committee may complete an online Delegation Request Form no later than 12:00 p.m. on the day of the Statutory Public Meeting. Alternatively, members of the public wishing to speak to a Public Meeting item who do not register will be given the opportunity to speak.

If you wish to delegate virtually please email clerks@cambridge.ca or text 226-218-1734 and a member of the Clerks’ team will facilitate your request. Please note this number is only monitored during Statutory Public Meetings and not regular Council Meetings.

All written delegation submissions will form part of the public record.

5. Public Meetings
   *5.2 CANCELLED Public Meeting - City Initiated Zoning Bylaw Amendment, 214 and 216 Union Street North, 229 and 231 Anne Street
      Please note: This Public Meeting will no longer take place on January 30, 2024. Notice of a new date for this public meeting will be provided in the future.

6. Delegations
   *6.1 Michelle LaRiviere re: Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment – 220 Blair Road

   *6.2 Resa Heagle re: Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment – 220 Blair Road

7. Correspondence
*7.5  Aileen Streeter re: Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment - 220 Blair Road

*7.6  Lisa Maximino re: Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment - 220 Blair Road

*7.7  Leisa Cronsberry re: Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment - 220 Blair Road

*7.8  Darcy Davis re: Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment - 220 Blair Road

*7.9  Natalie Spain re: Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment – 220 Blair Road

*7.10 Petition from residents of 230 Blair Road re: Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment – 220 Blair Road
Delegate Presentation

Re: 220-222 Blair Road (OR10/23)
Application for Zoning By-law Amendment and Development Proposal

By: The Current Residents of the Subject Property

Presented by Michelle LaRiviere on behalf of the residents at 220-222 Blair Road, Cambridge, ON
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7. Conclusion: A Plea for Compassion
The Residents

Five Cambridge Families Facing Eviction & Potential Homelessness

• **Jess and Andrew**, two children, expecting a new baby in seven months.

• **Wes**, single parent with two children, has been searching the market for three years…in distress, no affordable options.

• **Sue**, battling cancer, and struggling to support her son who has health issues.

• **Michelle (me)**, retired single senior on fixed income, may have to live in a van.

• **Yeseniia and Mykola**, Ukrainian couple looking for a stable life.
The Notice We Did Not Receive

City Notice of Complete Application and Public Meeting

• Delivered to homes within 120 metre radius of the subject property nearly a month ago.

• We only learned about it last week.

• Huge disadvantage…little time to prepare for this meeting!!

• We would like to know who was responsible for delivering these notices.
The Canadian Housing Crisis

Severe Shortage of Affordable Housing

• Since the pandemic, the Waterloo Region has become one of the most expensive locations to live in Canada, along with Toronto, Calgary, and Vancouver.

• Vacancy rates are at 1%, the worst it’s been in over twenty years.

• Families who grew up here are being forced to leave the city.

• Homelessness is at epidemic levels.

• Affordable housing is becoming as rare as unicorns.
Doing the Math

*Subtracting Housing Just Doesn’t Make Sense!!*

• Will actually SUBTRACT five existing residential units (of affordable housing) from Cambridge during a severe housing shortage.

• New housing on the site would NOT be market-ready for some time. Why?

• DELAYS due to challenges identified in studies that were required for this site application.

• This is NOT a time to be subtracting affordable housing from the market!!!
The Studies and What They Reveal

Hurtles and Prolonged Construction…

• Canadian Pacific Railway—major freight route abutting property.

• *Railway Vibration Study* and *Environmental Noise Feasibility Study* by Valcoustics Canada Ltd.

• No surprise, findings reveal that the development faces special challenges that require mitigation.

• Meeting the various requirements outlined in the studies will be expensive, and would likely prolong the projected completion time and market readiness.

• What are the issues? (Next slide)
The Studies…

*Mitigations Required for the Proposed Development…*

- Measured ground-borne velocity magnitudes **exceed** the FCM/RAC Guideline vibration limit for residential use.

- Measured noise levels from trains significantly **exceed** indoor criterion of 35-40 dBA maximums.

- **Requirements**: The building foundation must incorporate isolation from the surrounding soil in its construction to mitigate vibration.

- **Requirements**: Noise abatement mitigation for ALL building materials; plus a crash berm and noise wall along the property line shared with CPR.

FYI → 8 freight trains per day @ 65/kmh @ 67dBA
OR10/23 – 220-222 Blair Road

The City of Cambridge has received new development applications for Official Plan Amendment and Zoning By-law Amendment for 220-222 Blair Road.

The applicant is proposing the development of two stacked townhouse buildings, each containing 16 units, for a total of 32 dwelling units on the site. A total of 38 surface parking spaces are proposed including a communal amenity space situated at the rear of the site.

In order to facilitate this development, an Official Plan Amendment is required to permit a maximum density of 84 units per hectare over the current permitted limit of 40 units per hectare in the ‘Low/Medium Density Residential’ designation.

The lands are zoned as RM4. A Zoning By-law Amendment is required to permit the following Site Specific Provisions:

- A maximum density of 84 units per hectare, whereas 40 units per hectare is permitted.
- A minimum parking rate of 1.18 spaces per unit, whereas 1.25 spaces per unit is permitted.
- A minimum common amenity area per dwelling unit of 16 m², whereas 30 m² is permitted.

A statutory public meeting has been scheduled for January 30, 2024. A Notice of Complete Application and Public Meeting has been circulated to property owners within a 120 metre radius of the subject property and has been published in The Record.

Should you have any questions regarding the application, please contact Jacqueline Hannemann, Senior Planner – Development at hannemannj@cambridge.ca.

Supporting Documents:
- Site Plan
- Elevations and Floor Plans
- Planning Justification Report
- Vibration Study
- Functional Servicing and Stormwater Management Report
- Engineering Plans
- Tree Presentation Plan
- Noise Study
Current Development Applications - City of Cambridge

All Current Development Applications, along with a description of the application, materials submitted by the Applicant, Staff Recommendation Reports and information on Public Meetings and Council Meetings are listed below:

- **R01/24 - 84 Chalmers Street North**
- **R17/23 - 214 & 216 Union St N and 229 & 231 Anne Street**
- **OR10/23 - 220-222 Blair Road**
- **OR09/23 - 102 Fountain St S, 134 & 144 Fountain St N, 199 Abraham St**
- **R01/23 - Part of 1065 Speedsville Road**
- **OR12/22 - 190-194 Pinebush Road & 10 Wayne Avenue**
- **R07/22 - 540 Queenston Road**
- **OR07/22 - 581-595 Langs Drive**
- **OR08/21 - IP Park Phase 1 (Boychuk Drive)**
- **OR07/21 - 255 King Street West**
- **OR06/21 - 193 Water Street South and 62 Highman Avenue**
- **SP60/21 - 140 Old Mill Road**
Other Current Development Applications

*New Housing on the Horizon…*

- Thirty-two applications for residential developments across the city.
- Totalling 12,733 proposed residential units of all kinds.
- Vacant lands, expansion of existing properties, rezoning industrial areas for residential use.
- Almost none involve evicting families and bulldozing their homes.
- Previous owner planned to add townhouses to this property (9 units).
Conclusion

A Plea for Compassion

• Provincial Planning Policy Directives – **Build More Homes Faster Act**

• Arcadis reports – “under-utilized lands” is misleading language.

• A zoning by-law amendment would cement the eviction of five Cambridge families during a severe affordable housing shortage.
Delegate Presentation

Response to Application: 220-222 Blair Road, OR 10/23
By: Residents of Unit # 1, 3, 4, 5, 6, 8, 9, 10, 11, 13, 15 and 16 at 230 Blair Road
Units 1-11 at 230 Blair Road
Concerns About This Proposal

• Community Impact
• Quality of Life
• Erosion of Neighbourhood Character
Community Impact
This Proposal Affects Everyone

• Eviction of existing families
• Risks of amending density by-laws
• Ripple effect
Quality of Life at Units 1-18 at 230 Blair Road

- Obstructed views and diminished light
- Lack of privacy
- Mental and physical health issues
- Increased noise and traffic

• DECREASED PROPERTY VALUES
Obstructed View and Diminished Light:
Let’s start with a look at our former view
The Denuding of 220-222 Blair Rd
Impact of New Build on Residents’ Mental and Physical Health
Increased Noise and Effects on Working from Home
Increased Traffic and Congestion
Decreased Property Values
Neighbourhood Character
Summary with Two Options

• Contradicts provincial guidelines on appropriate growth and development and creating a well designed build.
• Incongruent with character of established neighbourhood
• Drastically reduces property values and quality of life
• Request denying approval for both plan and amendment

OR modifying plan if development is inevitable
Alternative Plan

• Existing residents get better deal
• Unit reduction, spacing and orientation changes in new build
• We retain light, privacy, quality of life and property values
• We all get part of what we want
Please include the below for correspondence on the addendum for the p&d mtg
Thank you
Danielle

Sent from my iPhone

Begin forwarded message:

From: Sheri Roberts <robertss@cambridge.ca>
Date: January 26, 2024 at 11:30:31 AM EST
To: Danielle Manton <mantond@cambridge.ca>
Subject: FW: [External] Re: [External] Zoning Amendment Blair Road 220-222

Hi Danielle

This resident has some concerns about the Blair Road proposal coming to Planning on Tuesday but is unable to attend to delegate. Can her comments please be added to the addendum as correspondence?

Thank you,
Sheri

From: Aileen Streeter
Sent: Friday, January 26, 2024 11:28 AM
To: Sheri Roberts <robertss@cambridge.ca>
Subject: [External] Re: [External] Zoning Amendment Blair Road 220-222

Hi,

Thanks so much for your response. I would definitely be interested in having my email submitted formally to the clerks.

I have included the original email below with an added paragraph about school planning considerations.

My husband and I have lived on Kenmore Ave for nearly 14 years now. We have 2 children, who walk to school each day to schools in this community; Blair Road P.S. and St. Andrews P.S. We share this street with many lovely neighbours, many of whom also have children. Children, who have, on many occasions had near-misses with the increasing traffic flow on Blair Road and the surrounding neighbourhood streets.
Over the past few years, the need for higher density housing has become a necessity in Cambridge, and this neighbourhood has been no exception. We have had many houses on our street that have been converted to multi-family dwellings, and more higher density buildings are popping up through the neighbourhood. I want to be clear here, that higher density building is not my issue, but rather the parking implications and safety issues that go along with a proposed 32 stacked townhome development. It is a dangerous idea, and opens the door to more developments that are fuelled by greed instead of by common sense and safety. Let’s be real here, these developers want to make more money by building more units, and have little concern about the communities they impact.

In the past few years traffic calming measures put into place have hardly impacted the increasing traffic in this area. Speed humps installed on Blair Road, narrowing of the street in front of Morva Rouse Park, the introduction of a 4-way stop at Grant@Blair, and also a current petition/proposal to allow boulevard parking are all pointing to the current parking issues at-hand. As a homeowner in the proposed area, there are clearly already major traffic concerns that the city of Cambridge knows about, and allowing the amendment change would be a bad idea, and would put our community safety at further risk.

Currently there is a condo development beside the proposed 220-222 Blair Road location. It is located at 230 Blair Road. This property should be used as a guide to acceptable parking allocations when considering the newly proposed parking amendment. Already this existing development does not provide enough overflow parking, and has an allowance of 2.0 cars per unit plus overflow; each unit having 1 garage, 1 parking space AND 1 overflow space. Cars from these condos are already parked overnight on Kenmore Ave every single night, signaling that, even at 3 parking spots per unit, there is still not enough parking. These cars are parked up Kenmore Ave each night; through snow events, through restricted winter parking by-laws, creating restricted views of pedestrians and narrowing the roads to the point where garbage trucks and snowplows are already facing issues. The proposal to build 32 units directly next door with no overflow parking could potentially push nearly 60 vehicles onto neighbouring streets each night based on the population density just next door.

Another new consideration the council and city should consider is the idea about where all the future students in these developments will attend school. Currently the neighbourhood schools in the Blair Rd. area are beyond capacity and as a result, students living in new developments along Blair road are being enrolled in “holding schools” outside of this community. This poses an enormous hurdle for development councils when considering building additional units. Again, greed overshadows sensibility and safety.

The address 220-222 should continue to be zoned as R4; 20 units. This neighbourhood is relying on the City of Cambridge to uphold the safety of its citizens over priority toward developers. You need to fight for the rights of current citizens, and the right to safe, secure and well-planned communities, and it would be neglectful to allow any developer to build 32 units on this parcel without appropriate parking considerations as our city continues to grow and develop.

Thank you for your time, and I will be interested to see the outcome of this council decision,
On Fri, Jan 26, 2024 at 10:19 AM Sheri Roberts <robertss@cambridge.ca> wrote:

Hi Aileen,

Thank you very much for your email and for sharing your thoughts and concerns about this proposal. I have heard similar things from your neighbours and I will certainly be asking questions about all of these issues next week at the planning meeting.

Since you are unable to attend the meeting, would you like your email submitted to clerks as correspondence so it is included with the addendum and all members of council can see it?

Thanks again.

Kindest Regards,
Sheri Roberts

From: Aileen Streeter
Sent: Monday, January 22, 2024 7:57 PM
To: Sheri Roberts <robertss@cambridge.ca>
Subject: [External] Zoning Amendment Blair Road 220-222

Hello Sherri,
My name is Aileen Streeter, and I am a current resident on Kenmore Ave. We recently received a notice in our mailbox about the zoning amendment for the proposed buildings at 220-222 Blair Road, and I would like to share my thoughts and concerns with you and the city of Cambridge about current and future parking issues in this neighbourhood, and make it clear about how I am not in favour of the proposed amendment.

Unfortunately I am unable to attend the planned meeting on January 30th due to a prior obligation, but I would like to share my thoughts nonetheless.
Good Afternoon,

My name is Lisa Maximino. I resided at [redacted]. My house is situated across from Blair Meadows and a couple of houses down from the proposed zoning by law change address.

I am very opposed the site plan changes for a variety of reasons. We are currently experiencing an influx a traffic and parking issues on Blair Road, Kenmore Ave and Rosehill Court. The residents of Blair Meadows daily use these streets for full and overnight parking. They park on both sides of the road as well in front of the fire hydrants every single day. This possess a safety risk to all residents if a fire truck or ambulance needs to be called. It also posses problems on garbage and recycling days as the residents park right on the corners making it challenging for the drivers of these vehicles. I have called and emailed the City of Cambridge regarding this matter. I only know of one occasion that an enforcement officer came by. With this all being said how can this area take on the added influx of vehicles that will come with the new proposal of 220-230 Blair Road.

The proposed site plan does not allocate enough spaces or overflow parking in the event that household have 2 or more vehicles. The parking overflow will have no other place to go than Blair Rd., Kenmore Ave, Rosehill Ct. or Sherwood Dr.

Blair Road is a very busy urban road as can be seen by recent city efforts to calm traffic through the placement of speed humps and road narrowing at the Devil's Creek bridge.

The city's walkability index for the area index at 23/100 indicating that automobiles are a necessity to in the application area in order to access services ie. not within proximity to urban core or transit corridor.

I understand the need for housing, however this proposal seems unreasonable. Keeping in mind the five families currently residing at 220-222 Blair Rd. will be evicted during a severe housing shortage and affordable housing is a serious issue.

I implore you take my concerns to council and only allow for the 20 said units zoned at R4(Low/Medium Density).

Best,
Lisa Maximino
Sherri Roberts  
Councillor Ward 5  
City of Cambridge  
50 Dickson Street  
Cambridge, ON N1R 5W8  

As a owner in the townhouses beside the proposed zoning by-law amendment application, I object to folks being evicted from their homes in the two existing buildings next door at 220-222 Blair Road, especially during a housing shortage where affordability is a serious issue.  
I will also be impacted with a lack of privacy if the amendment proceeds as is.  
I also see that the developers will not have adequate parking which will cause a issue as the norm is two vehicles per household.  
I hope you, the council and city planners will take some of these concerns into consideration.  
Please keep me up to date on the progress of this proposal.  
Thank you,  
L. Cronsberry
From: 
To: 
Subject: [External] Upcoming Public Meeting - January 30th
Date: Friday, January 26, 2024 3:56:15 PM
Attachments: 

Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment – 220 Blair Road

Hello,
As a neighbour to 220 Blair Road, I want to voice my concern about the proposed amendment to the zoning by-law. Please do not allow the zoning to be changed, as it will greatly have a negative effect on the neighbourhood and residents living beside the property. Please leave it as is, so that the townhomes added will be like the rest in the area in size and number of people. The cons of having a two-stacked townhouse buildings (size of buildings, encroachment on neighbours' privacy, amount of people in small area) far outweigh any pros of adding more dwellings in the small space.

Thank you,
Darcy

Darcy Davis - Owner
Dear Sir or Madam,

I am a resident of 230 Blair Road and I am writing to voice my questions/concerns regarding the proposed development at 220-222 Blair Road.

My questions/concerns are as follows:

-A primary reason for moving to this neighborhood was the large lots, plentiful greenspace and mature trees. The proposed development is a very basic, unaesthetically pleasing structure with no mention of landscaping or greenery. This does not fit with the neighborhood. All of the cement and concrete will not be appreciated by the neighborhood. I would very much like to see coniferous trees along the side yards as neighbours will be greatly affected by this.

-I don't understand why the proposed reduction in amenity or parking space would be okay when this is not occurring in the rest of the neighborhood.

- I am in disbelief that anyone would think it's okay to position garbage bins out front.

-Finally, my most significant concern is personal in nature. My 9-year-old son has complex medical issues which include significant respiratory and cardiac concerns. Living next to a construction site and later an untried lot poses a significant detriment. I recognize that this is no one else's issue. Just the same, it's very stressful. Every decision I make is based on what is best for my son. I moved to this neighborhood thinking all of the trees and greenspace would be a good thing. Now I may have to move and the options in his school catchment area are extremely limited, particularly at my price point. If you have any suggestions on how I can protect his health I would greatly appreciate it.

Thank you for taking the time to hear my concerns,

Natalie Spain
January 27, 2024

Dear Chair,

We, the undersigned, live at 230 Blair Rd, Cambridge. We have chosen this location due to its reputation as a quiet and clean, low-density neighbourhood, with a character that closely reflects that of the neighbouring historic West Galt and which is organically integrated with the surrounding natural features.

We have recently become aware of the planned construction project on the neighbouring lot at 220-222 Blair Rd and the details of this planned construction, which features 3-level stacked townhouse buildings. As residents of Cambridge, as residents of Blair Road, and as owners of homes that back directly onto the proposed construction site, we have a number of significant concerns regarding the planned development, both from a legal standpoint and humanitarian standpoint.

1. This project entails the eviction of the families already living on this lot. Given the current severe housing market conditions, we find it unacceptable to force them to move, from a humanitarian standpoint.

2. This project necessitates an Amendment (220-222 Blair Road, Cambridge Official Plan and Zoning By-law Amendment (OR10/23), https://pub-cambridge.escribemeetings.com/filestream.ashx?DocumentId=9282) to the already existing Zoning By-law. This By-law exists for sound reasons, and at present there is no reasonable incentive to amend it, save for the financial profits sought by the amendment Applicant. The need for more housing in general does not have to lead to amending existing zoning by-laws that govern quality of life in established neighbourhoods.

3. 3-level stacked townhouses are in total contradiction with the character of this neighbourhood, negating decades of settled architecture, peace, and quiet for which this area of the city is renowned. Amending the By-laws already in place, which over the decades have ensured the conservation of the character of this area, by allowing increased population density, reduced common amenity space and increased parking density over the existing allowable limits would dramatically reduce the value of the surrounding properties. Moreover, it will open the gates for further similar developments around the city, further negatively affecting the value and quality of the established neighbourhoods. It will also open the gates for further, more encroaching Amendments in the future, further reducing the quality of living for Cambridge residents.
4. Beside the negative dollar value impact that this Amendment would likely have on the surrounding properties and the area and city in general, having overpopulated 3-story buildings erected right behind our homes will negatively affect the enjoyment of the view, quiet and privacy on our properties, purchased with the knowledge that existing laws will protect these qualities.

For these reasons, we urge the esteemed Council to continue to enforce the existing Zoning By-law, and reject the proposed Amendment.

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