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

Date: Tuesday, April 2, 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.

Closed Session will occur at 5 p.m.

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

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3. **Closed Session**  
That in accordance with section 239 (2)(b) of the Municipal Act, 2001, Council to convene in Closed Session to consider the following subject matters:

(b) personal matters about an identifiable individual, including municipal or local board employees (Presentation re: Human Resources Matter).

8. **Delegations**

*8.2 David Comeau re: Public Meeting – Proposed Official Plan Amendment and Zoning By-law Amendment – 201 Water Street South and 66 Highman Avenue

*8.3 Gary Kirkham re: Public Meeting – Proposed Official Plan Amendment
and Zoning By-law Amendment – 201 Water Street South and 66 Highman Avenue

*8.4 Kristen Barisdale re: Public Meeting - City initiated Zoning By-law Amendment – 214 and 216 Union Street, and 229 and 231 Anne Street

9. Correspondence

*9.1 Marjorie Siertsema re: Public Meeting – Proposed Official Plan Amendment and Zoning By-law Amendment – 201 Water Street South and 66 Highman Avenue
Attention Jacqueline Hannemann
RE: File No: OR08/23

I am an owner and resident of Cambridge, located at [address], which is directly east of the property in question (201 Water St. South & 66 Highman Ave.). I have lived in Cambridge for 20 years and at my current residence for 15 years. I am opposed to the proposal to rezone the lands in order to build three residential towers, two 13-storeys tall and one 9-storeys tall. I respectfully request that the application to amend the City’s Official Plan and Zoning By-law be refused.

I oppose this plan to construct three high density towers for a number of reasons.

1. **The view:** The report from the applicant suggests that no views/vistas are affected. That is not true. The drawings indicate that a thirteen-storey tower will be built along the full length of my property line, which will ruin my view. The reason I bought my property was ultimately because of the view. I take great delight in watching the sunrises light up the forest on the opposite side of the Grand River, as well as the painted skies of sunsets and the cyclical changes of the seasons evident in the foliage every year. This view feeds my soul, giving me much-needed peace and tranquility, while fostering my mental and emotional well-being. (See photos at the end of my letter.)

2. **The casting of shadows:** Reviewing the shadow study, I was able to conclude that at various parts of the year, my entire backyard will be cast in a shadow in the latter part of the day. That means that the “golden hour” sunshine that I currently enjoy will no longer be shining in the rear windows of my home — yet another way that my mental and emotional well-being will be affected, especially in the gray and dark days of winter.

3. **Privacy:** A thirteen-storey building behind my property will mean that residents of that building will be able to look into my backyard, which invades my privacy. The backyard is where I spend most of my outdoor time. At night, my privacy would also be affected as tower residents could look into the rear windows of my home. As well, the current proposal does not indicate how they would prevent residents from trespassing on adjacent backyard properties of Highman Avenue residences.

4. **Wildlife and Birds:** I currently see quite a variety of wildlife including a red fox, coyote, chipmunks, squirrels and raccoons. In addition, many birds visit my bird feeders, including Chickadees, Nuthatches, Woodpeckers, Finches, Sparrows, Wrens and some which are more rare such as the Rose-Breasted Grosbeak, Cedar Waxwing, Baltimore Oriole, Northern Flicker and Cooper’s Hawk. Even a Bald Eagle has been spotted resting on top of the hydro pole. I fear the proposed
development will drastically affect the habitats of these creatures, causing a decline in numbers, and perhaps even threatening some of the migrating bird species.

5. **Construction Noise/Air pollution:** The proposed development is going to create a lot of construction noise. During the tear down and rebuilding of a house on the property to the south of 201 Water St. S., last year, I was extremely bothered by the digging and beeping of construction vehicles. In fact, shelves and objects in my home vibrated from the digging and building. It was enough to make me go crazy. I can only imagine how much worse it would be with a tower being built directly behind my home. It also makes me wonder how the digging could affect the foundation and structure of my home, as well as the overall soil stability on my property. During the construction, there would also be dust/dirt in the air, which would affect our breathing and air quality potentially leading to further health concerns. Following construction, additional noise pollution would result from rooftop mechanical equipment, along with an increased presence of noise from more traffic coming and going from such a high-density location.

6. **Street View from Highman Ave.:** In the applicant’s report, a photo of the amount of tower visible behind one of the bungalows is misleading. First of all, the photo (see Figure 13b) is distorted with the distance from the sidewalk to the bungalow being much shorter in reality. Secondly, the tower in Figure 13b appears behind 80 Highman Avenue, when in fact the drawings show it directly behind my property at 82 Highman Ave. The report neglects to show how my property would be affected by the viewshed.

7. **Surrounding Streetscape Compatibility:** The applicant’s report suggests that their “tapered” plan would blend in with the current stone structure of heritage. Including a 13-storey tower beside a 2-storey house does not demonstrate much of a blending technique, even with a 4th floor terrace on the adjacent side.

8. **Haldimand Tract Moratorium on Development:** The applicant has submitted a wide variety of studies/reports, but not one has mentioned consultation with the Haudenosaunee Confederacy. Building three high-density towers and increasing the density of units per hectare further puts a strain on our water and land resources. This development sits on a flood plain, at a spot where flooding has occurred almost annually. How can this applicant proceed without having first consulted with The Haudenosaunee Confederacy?

In conclusion, for a wide variety of reasons, the applicant’s request to amend the City’s Official Plan and Zoning By-law in order to construct three more high-density towers is not in the best interest of the Highman Avenue neighbours, nor for the sustainability of these lands and adjacent waters of the Grand River. Just because such a development CAN be done, does not mean it SHOULD be done.

I respectfully request that the current zoning of the City’s Official Plan and By-laws be **maintained** as Low/Medium Density Residential and Natural Open Space System with **no** additional site specific policy change, as well as maintaining the “Open Space — OS1” and “Residential — R4”.
I wish to be notified of any future Committee or Council meetings at which recommendations are to be considered, and wish to be notified of the approval of the proposal or refusal of a request to adopt the Official Plan Amendment or to amend the Zoning By-Law.

Sincerely,
Marjorie Sier tema
Cambridge ON

Above: My view on Oct. 23, 2023
Left: View on Dec. 14, 2023
View on May 1, 2021
View on Jan. 22, 2022

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