

## Mark Stone

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**From:** Jacqueline Hannemann <HannemannJ@cambridge.ca>  
**Sent:** February 21, 2024 2:26 PM  
**To:** Mark Stone  
**Subject:** FW: Ward 6 - File No: OR08/23

FYI – Public submission for OR08/23 – 201 Water St. S and 66 Highman Ave

Thanks,

**Jacqueline Hannemann, BES, MCIP, RPP**  
Senior Planner – Development

City of Cambridge  
Community Development  
Planning Division  
Development Planning Section  
50 Dickson Street, 3rd Floor, P.O. Box 669  
Cambridge, ON, N1R 5W8  
(519) 623-1340 ext. 4739  
[HannemannJ@Cambridge.ca](mailto:HannemannJ@Cambridge.ca)



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City Hall • 50 Dickson St • Cambridge ON • N1R 5W8

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**From:** cathy [REDACTED] >  
**Sent:** Wednesday, February 21, 2024 12:35 PM  
**To:** Jacqueline Hannemann <HannemannJ@cambridge.ca>  
**Subject:** Ward 6 - File No: OR08/23

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Jaqueline Hannemann :

I am contacting you to convey my opinion on the towers to be built on Water St.

I have been a resident of Ravine Dr. for more than 20 years. This is a mature 60 year old neighborhood.

The height of these building are going to be looming over all of our properties.

I oppose the application to change the number of units and the application to be closer to the road.

I am totally against the height.

I have been down to the area and have taken pictures. What assurances are there in place to have some trees saved or replanted?

There is a large number of Birch trees in that forest. These should be taken into consideration. It is next to Birch St.!

I was under the impression that a part of that area was a flood plain. Never to be built on.

Sincerely,

Cathy [REDACTED]  
[REDACTED]

Gary & Chea [REDACTED]  
[REDACTED]  
Cambridge, ON  
N1R 3L7  
[REDACTED]

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March 14, 2024

City Of Cambridge Community Development Department  
City Clerk  
P.O. Box 669  
Cambridge, ON  
N1R 5W8

RE: Application to change the use of the property located at  
**201 Water Street South and 66 Highman Avenue**  
**OR08/23**

To Whom It May Concern:

As required, herein is our written request to be notified of:

- any future Committee or Council meetings at which recommendations are to be considered, and
- the approval of the proposal, or
- the refusal of a request to adopt the Official Plan Amendment or to amend the Zoning By-law

Thanking you in advance for your assistance, we remain

Yours truly,

[REDACTED]  
Gary & Chea [REDACTED]





66

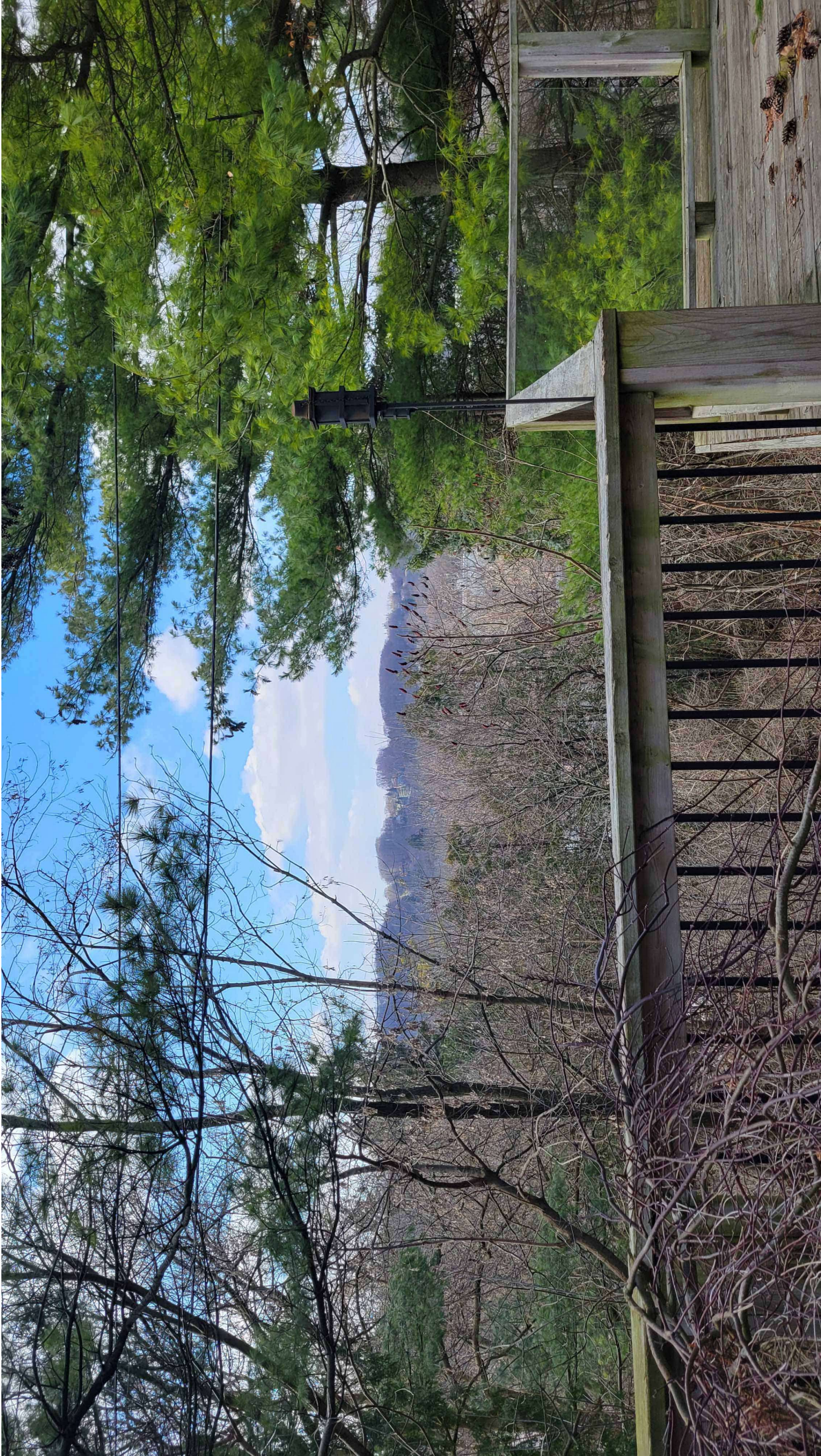
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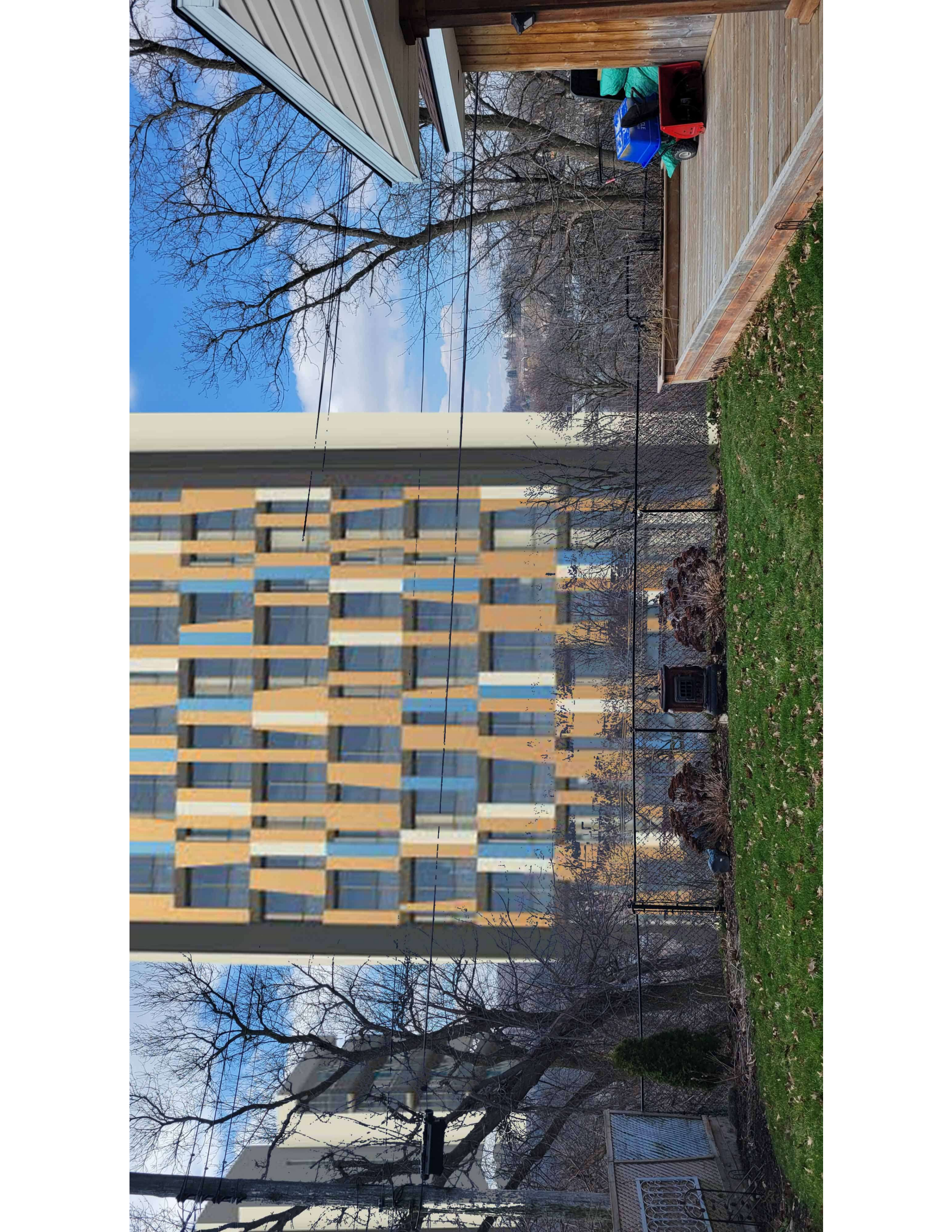
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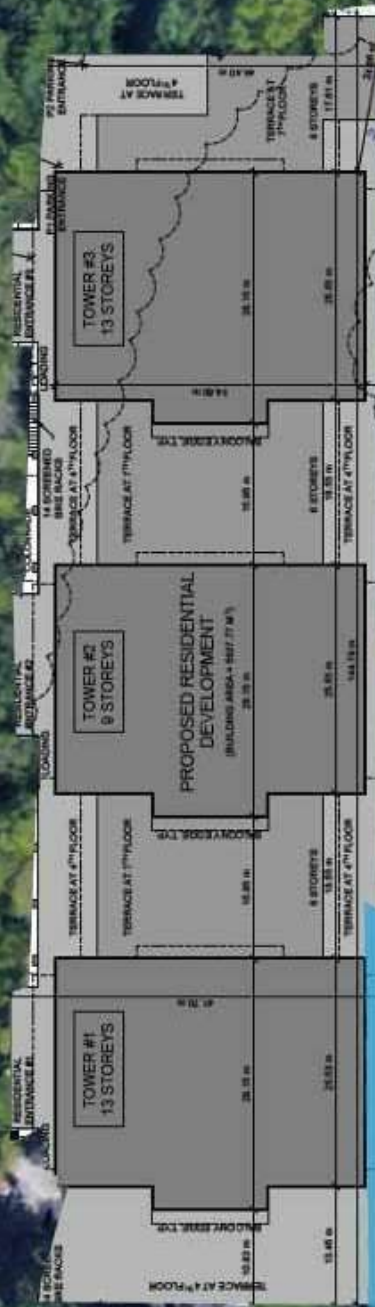








# Property Line



City of Cambridge Community Development Department and  
City of Cambridge Clerk  
PO Box 669  
Cambridge ON N1R 5W8

Attention Jacqueline Hannemann  
RE: File No: OR08/23

I am an owner and resident of Cambridge, located at [REDACTED], 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?

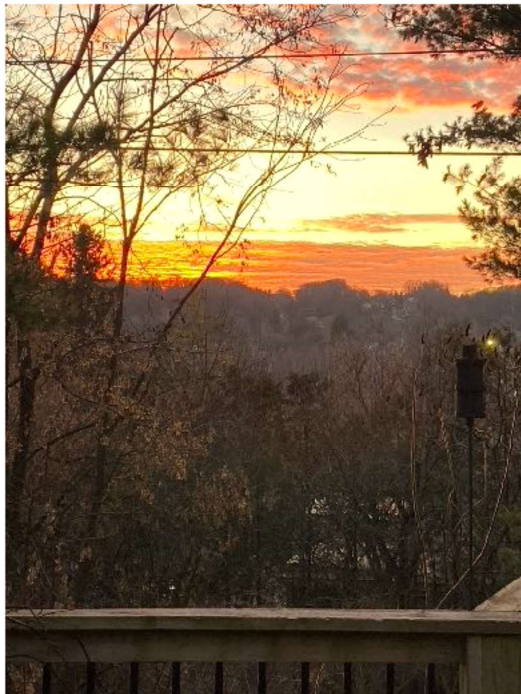
In conclusion, for a wide variety of reasons, the applicant's request to amend the City's Official Plan and Zoning By-law in order to construct three more high-density towers is not in the best interest of the Highman Avenue neighbours, nor for the sustainability of these lands and adjacent waters of 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".

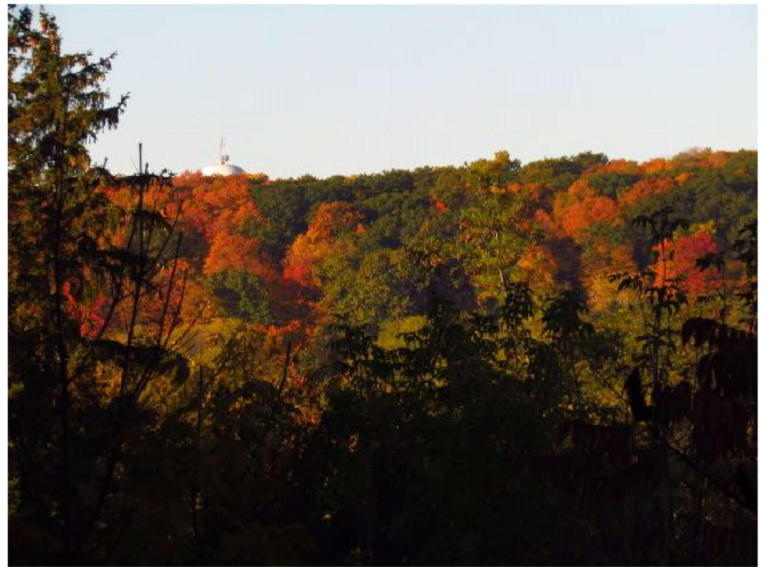
I wish to be notified of any future Committee or Council meetings at which recommendations are to be considered, and wish to be notified of the approval of the proposal or refusal of a request to adopt the Official Plan Amendment or to amend the Zoning By-Law.

Sincerely,  
Marjorie Siertema

Cambridge ON



View on May 1, 2021



Above: My view on Oct. 23, 2023

Left: View on Dec. 14, 2023



View on Jan. 22, 2022



## OR08/23-201 Water St. South and 66 Highman Ave

### Joint submission by

- Gary & Chea [REDACTED]
- Marjorie [REDACTED]
- Graham & Taryn [REDACTED]
- Meghan [REDACTED]

### Location and project size

The magnitude of the proposed project hits very close to home, literally.

Our homes are single-storey bungalows atop a steep hill next to the proposed buildings. **Excavating 30' down into the bedrock to construct such tall structures** just 12 meters from our backyards gives us great concern as to the long term, slow revealing damages it could cause to our foundations and properties.

We are grateful for the suggestion of pre- and post-construction engineering inspections at the developers' cost. To ensure unbiased opinions, the structural engineering reports should be issued by a mutually agreed upon firm. Said opinions should address the **preservation of the integrity of our home foundations**, as well as that of our **hills**. We worry that excavating at the proposed scale could spark an erosion factor which could, **over time**, weaken the integrity of the land on those hills, and affect the survival of our trees/vegetation, and by extension, the stability of our very homes.

If councils/boards greenlight this proposed development, we respectfully request that they consider doing so on 3 conditions, applicable to 8 houses, from #68 Highman to #84 Highman:

1. We respectfully request that proper **retaining walls** be constructed at the developers' cost at the bottom of said properties.
2. In addition to the pre- and post-construction inspections, we respectfully request that the developers provide us with **during- and follow up inspections** within a mutually agreed upon time frame determined with the input of the same engineering firm hired to execute the pre- and post- inspections. Said time frame should take into account the slow revealing nature of potential damages to our properties/hills, existing and new retaining walls..
3. Furthermore, we respectfully request the **developers' undertaking to repair at their cost all potential property/hill** [including existing retaining walls] **and home damages traceable back to their construction project**, from start of construction up to the end of the above-mentioned time frame.

Cambridge Times' Bill Doucet's headline : "*Neighbours tell council high-density Cambridge development doesn't belong in their back yards [sic]*". It is without question that the potential loss of our exceptional privacy and view in our backyards is real, and will reduce the enjoyment of our homes, as well as their value, hence our retirement funds.

BUT above all, we are worried about the foundation of our homes and the integrity of our properties/hills. These are **not** unreasonable, change-adversed **NIMB** concerns looking to override the community's welfare with a dogged resolution to preserve our patch of grass. They are legitimate, significant and real concerns.

The construction of **retaining walls** at the bottom of our hills, the **pre-, during-, post-, follow up- inspections**, as well as the **developers' undertaking** would help to allay some of our fears and losses .

OR08/23-201 Water St. South and 66 Highman Ave

Submission by:

- Gary & Chea **Kirkham at 84 Highman Ave**
- Marjorie **[REDACTED]**
- Graham & Taryn **Dzelme at 78 Highman Ave**
- Meghan **[REDACTED]**

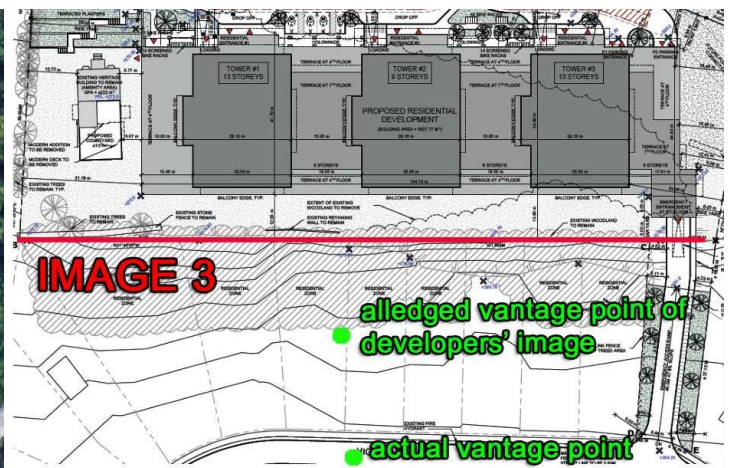
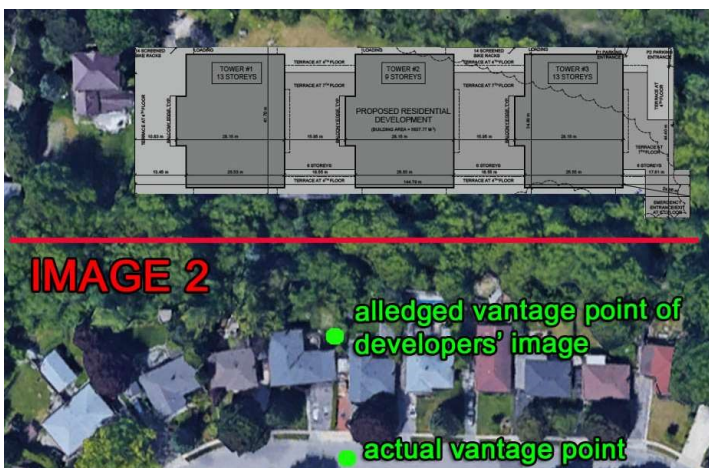


Image 1 was provided by the developers, with the following commentary: "This is a different perspective from 80 Highman and we mapped out the exact setbacks. This would be a viewpoint from the back of the houses along Highman. So you will see ... imagery of the trees in the winter time" (from the transcript of April 2nd meeting [21.37 mark])

There are inaccuracies in their computer generated image and its description. They concern the vantage point and the imagery of trees.

Based on geometry, the computer image vantage point is **not** the backyards of houses along Highman, as stated; rather, its vantage point is in the middle of Highman Av, (96' from the back yard); not even on the property itself, and certainly not in its backyard. In other words, the image was stated to be from the backyard but was actually from the street, with houses removed and replaced with grass and trees.

Images 2 and 3 show the topographical differences in vantage points, alleged and actual.



I, Gary ██████, produced Image 4 below. Believe it or not, Image 1 and 4 are from the exact same vantage point, the middle of the street. Image 4 accurately shows an actual photograph of that site from the street [developers' actual vantage point], with accurately positioned simulated proposed buildings and existing tree coverage. We can see the tip of some trees by the hydro pole and evergreens behind the house on the left on Image 4. The "imagery of the trees in the winter time" is very far from reality.

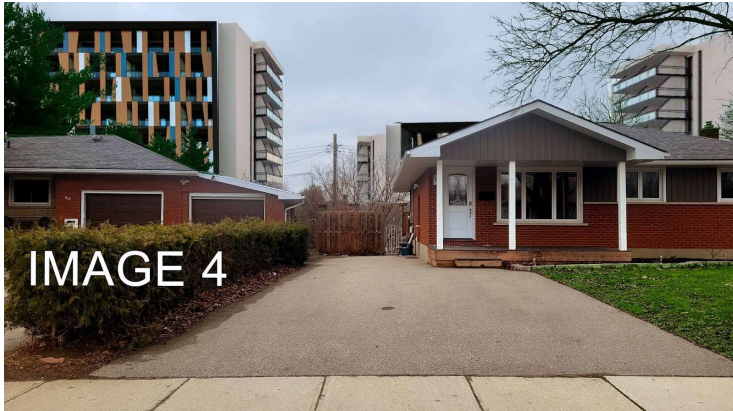


Image from same street angle as in Image 1



Image stated being from backyard, but actually from street

The same tree image inaccuracy appears in Image 5.

The computer generated trees in Image 5 do not match the actual tree density on the properties shown in Image 6. Indeed there are numerous trees on the properties, but most of them are on the sides and on the hill below the horizon line.



Image 5 is from developers, showing no house and computer generated trees

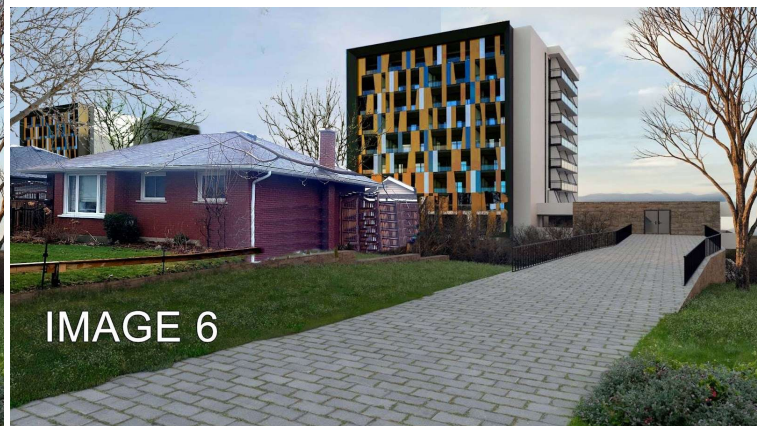
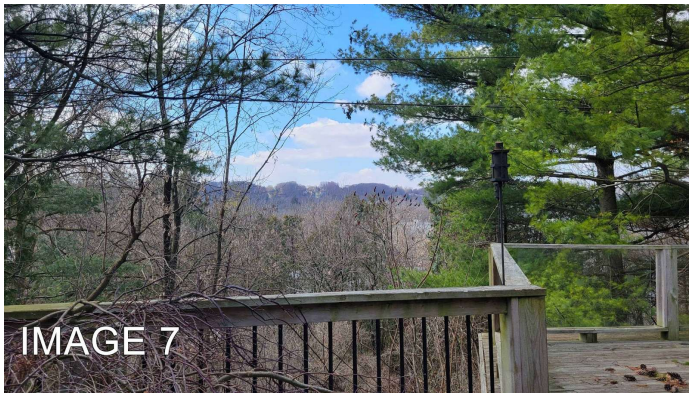


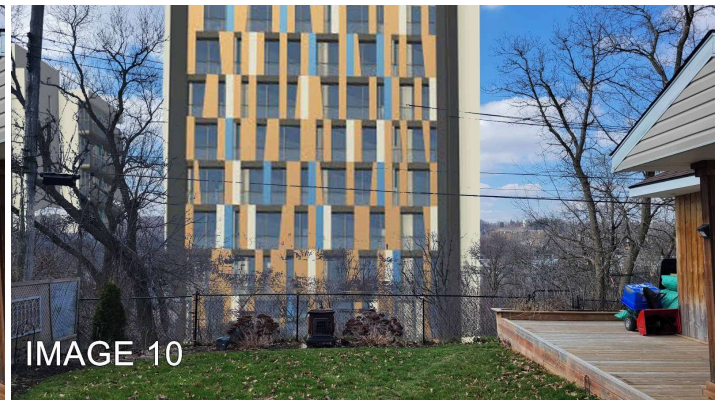
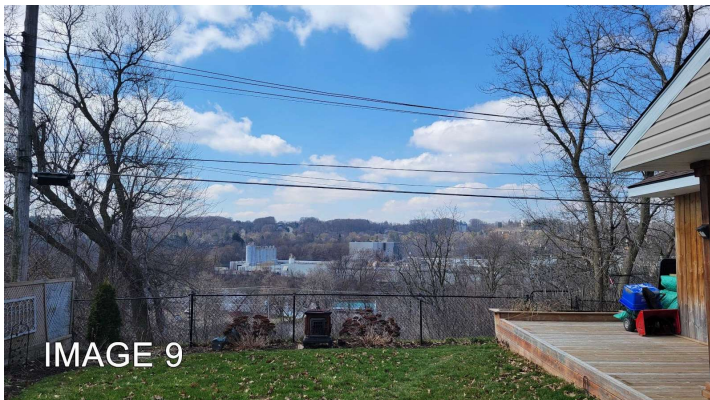
Image 6 showing house in actual location and existing trees

Setting aside inaccurate representations, since the developers wanted to show the Council, and the public, backyard images with proposed buildings, below are two of them for your review and ease of reference.



**Image 7** showing backyard view at #82 Highman

**Image 8** showing backyard view with buildings



**Image 9** showing backyard view at #68 Highman

**Image 10** backyard view with buildings

Even Councillor Scott Hamilton who advocates that “*This is what gateways to large cities do look like*” concedes that “*...the change is jarring*”.

If the proposed development is approved, we suggest that at the very least, developers offer to **plant approximately 16’ tall mature trees in our backyards**, just like the trees they superimposed in their pictures which, to their credit, show a great sense of aesthetic. Ideal choices include native species, fast-growing pine & spruce trees, as well as fir and tamarack trees to add variety, along with silver maple and other native deciduous species. Some trees should also be planted on the developers’ side of the property line. Over time, that would improve screening and fill in the buffer.

Alternatively, they could financially compensate us for the inevitable devaluation of our homes. The quantum of said compensation would be mutually agreed upon based on pre- and post- real estate appraisals, and we would look after the tree planting ourselves.

As an ending, I, Gary [REDACTED], am more than willing to demonstrate to the Council the accuracy of my version of the images.

## Mark Stone

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**From:** Chea [REDACTED]  
**Sent:** April 12, 2024 8:44 AM  
**To:** Mark Stone; Jacqueline Hannemann; Adam Cooper  
**Subject:** OR08/23-201 Water St. South and 66 Highman Ave

### This Message Is From an External Sender

This message came from outside your organization.

Thank you for facilitating the neighbourhood meeting last night.

When the question was posed of SG Real Estate Developments whether the firm has previously undertaken a project of this scale before, the answer was no, never mind at this type of location.. at the bottom of a steep hill with homes at the top of said hill..

So of course, our concern for appropriate damage control measures increased...

Mark was patient enough to reassure me after the meeting that the City thoroughly vets applicants and their contractors for all development projects.

However, allow us to repeat ourselves and re-state that:

It is of utmost importance to the 8 houses [#68-84 Highman] directly impacted by this project which will go ahead, that their owners are provided with a legally binding undertaking that SG will be responsible to cover all costs related to damages caused by the implementation of the project; damages to the hill [erosion], structures [decks, sheds, etc], home foundations over a suitable set period of time.

To have any validity, that legally binding undertaking would have to be accompanied by 4 structural engineering inspections paid for by SG.

We are talking about 8 houses, not the entire neighbourhood. If SG is absolutely confident that, by some magic engineering strategy, the project does not pose any risks to those 8 properties and houses, then it would not be an issue for them to provide us with that legally binding undertaking and those inspections.

SG conforms with the regulation of protection against 100-year flood. Eight home owners are asking for immediate and mid-term protection against damages to our very homes. We believe it is our fundamental right to be thus protected.



## Mark Stone

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**From:** Chea [REDACTED]  
**Sent:** April 15, 2024 10:06 AM  
**To:** Jacqueline Hannemann; Mark Stone; Adam Cooper  
**Subject:** OR08/23-201 Water St. South and 66 Highman Ave / infrastructure

### **This Message Is From an External Sender**

This message came from outside your organization.

Hi,

SG affirmed at the neighbourhood meeting that appropriate studies were conducted to ensure that part of the City of Cambridge will be able to handle the increased traffic of 330 units.

I would like to inquire of the City Council if infrastructure studies [traffic. sewage. water. electricity, etc] were done in relation to just this application for 330 units, or were they done taking into account the 991 units already approved north of us, i.e. 1,321 units in total, equalling approximately 2,642 additional residents.

Looking forward to a reply,  
Thank you.

Chea

## Mark Stone

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**From:** Rosemarie [REDACTED]  
**Sent:** April 16, 2024 3:15 PM  
**To:** Mark Stone; Adam Cooper  
**Subject:** Vibration impact at 201 Water St.

### This Message Is From an External Sender

This message came from outside your organization.

Hi Mark/Adam.

In regard to the impact of vibration etc during the excavation and building at the above address, I have concerns for the homes directly across the street from the proposed build.

Namely my home at #79 Highman. I am directly across the street from Marjorie [REDACTED] that will have the 13 story tower in her back yard. What is stopping my home from being negatively impacted by the vibration etc?? The main focus has been, and rightfully so on the homes whose backyards are in direct line to the location of the towers.

I would appreciate if you would direct my concerns to the developer reps.

I assume there would be an answer at the next council meeting.

Thank you in advance.

Regards

Rosemarie [REDACTED]

Sent from my iPhone