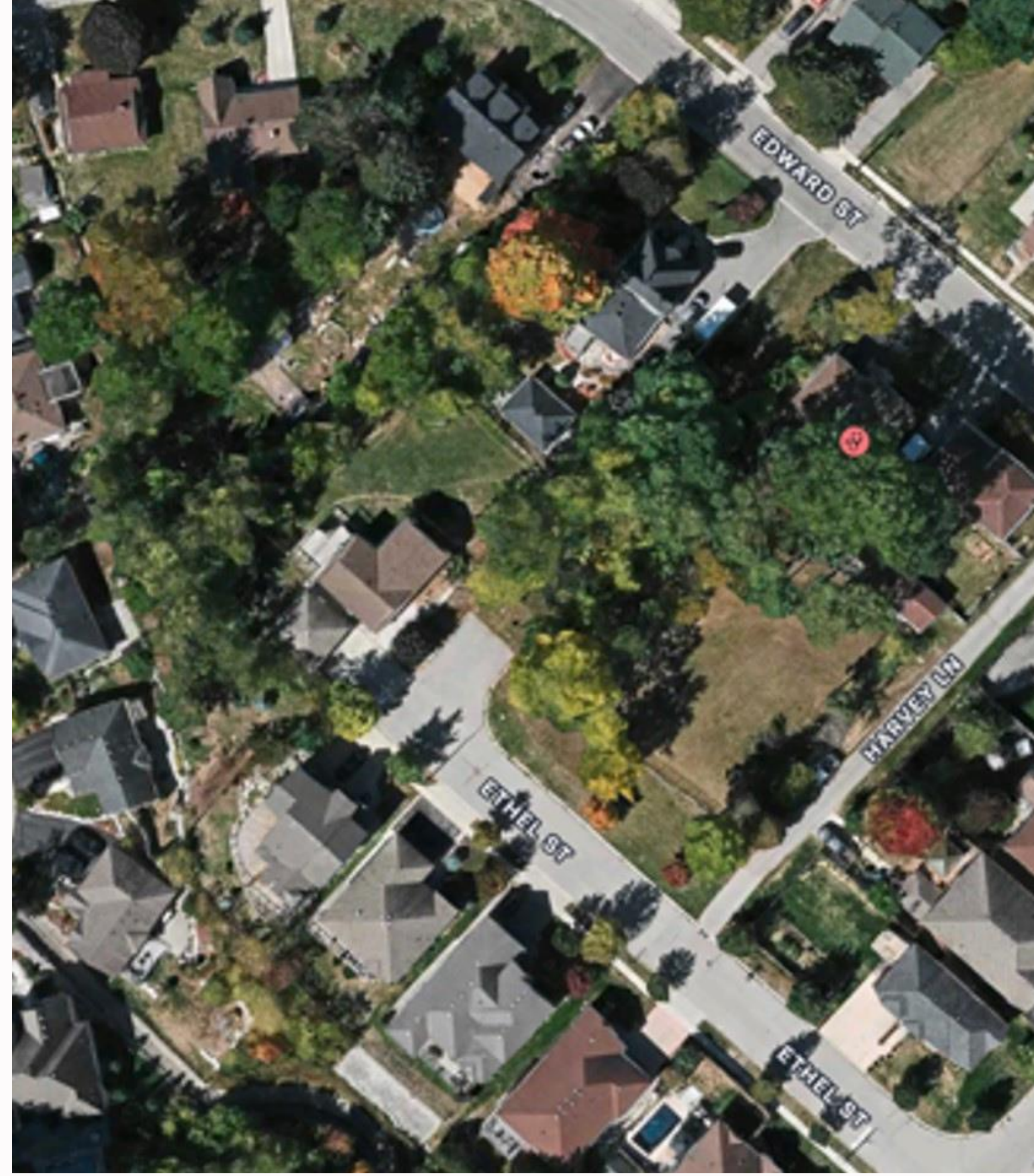




# CONCERNED RESIDENTS OPPOSE 14 STACKED TOWNHOUSES AT 10 ETHEL STREET

City of Cambridge Council  
meeting Presentation

Tuesday September 17, 2024







WELCOME TO OUR NEIGHBOURHOOD

<https://youtu.be/R5tOhzffeWA>



# Homes on Ethel Street

*Close-knit community*



*Safe*



*Quiet*



*Ethel Street consists of only 6 homes, neighborhood children frequently play year-round in the area as it is dead end street, safe from high traffic.*



# Homes on Johnston Avenue



*This corner is already busy due to cars that use Johnston Avenue as a short cut to by-pass the busy Franklin & Edward intersection*



*Traffic from Ethel Street would essentially increase 2.3 x with the proposed increase, leading to compromised safety and additional congestion.*



# 10 Ethel Street

**01**

Former location of water tower, concrete foundation still present in ground.

**02**

This 0.46-acre plot of land is located on a sloped incline.

**03**

Currently zoned for 3 single detached dwellings.

**04**

Harvey Lane is being used by the residents that back onto the laneway.

**05**

Bordered by Harvey Lane, single-car laneway.

**06**

At the end of a no-exit street

**07**

Location of a variety of mature trees







Lets take a look at the space.

[https://youtu.be/INzFg\\_2pmzA](https://youtu.be/INzFg_2pmzA)





# Statistics

- The addition of 14 stacked townhouses to the currently 6 detached homes will result in more than 70 percent of Ethel Street being townhouses.



- Increase of 2-3x the number of parked vehicles and traffic on Ethel St.
- 4 Storey stacked townhomes present higher worry about falling among elderly residents.
- 165 Betchel project similar in size yet only 6 units were built.
- 14 families into a space originally planned for 3 families





# Planning Justification

<sup>1</sup> *“A higher density is proposed in order to produce affordable housing faster.”*

<sup>2</sup> *“The character of the neighborhood is maintained by proposing stacked town houses.”*

- Ward 6 councillor Adam Cooper made some excellent comments about balancing the needs of a current community while still trying to provide new housing for our city.
- “We need to remember that we are in the business of creating successful communities, not destroying them with irresponsible development.”
- The neighbourhood’s appearance will be forever changed.
- Only bungalows and two-storey homes in this neighbourhood.
- Almost 40 percent of the over all neighbourhood would become stacked townhouses.
- Bylaw 8.4.2 Residential Compatibility, Section 2. Infill and redevelopment within existing neighbourhoods “will be minor in nature and will be compatible with the surrounding neighbourhood character.”
- By-law Considerations from 8.4.2 that concern us:
  - B. mass and scaling
  - F. transportation implications
  - G. appropriate parking arrangements and traffic movement



# Current Planning Proposal

*City Planned Sketch*



4 storeys – 14 Stacked Townhouse Units, single parking space

*Neighbourhood Impact*



4 storey development will tower over the bungalows on Ethel, Johnston, and Edward that face the lot.



# Planning Justification

3

*City's justification three: "The proposed development can be up to 4 storeys tall which gently intensifies the neighborhood without hampering the low density – low rise character of the surrounding houses."*

Other contradictions we see From Bylaw 8.4.3 about a multi-unit residential development that will do more than gently intensify the neighbourhood.

**Bylaw 8.4.3-suitable size and configuration needed to provide adequate access and circulation by emergency vehicles c) ii)**

"located through a local road network where it is not likely to generate sufficient traffic to disturb the peaceful enjoyment of neighboring residential properties..." (will interrupt the neighbourhood)

Large service vehicles (garbage & recycling) already have difficulties maneuvering the dead-end street

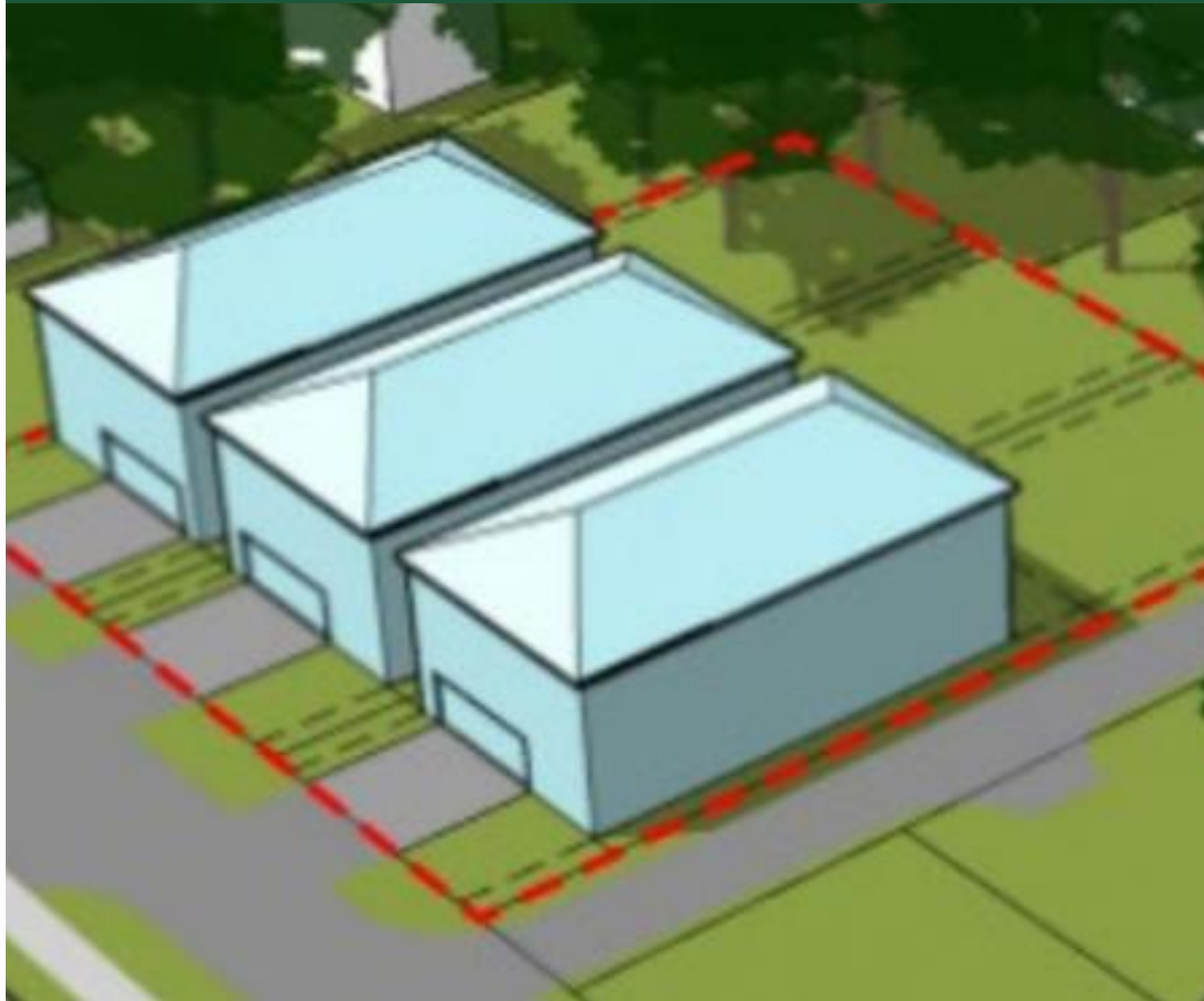
"provide adequate grading and stormwater management features to ensure drainage of surface waters....and not to adjoining properties." (due to the hill)

is proposed to be developed in "such a manner and at such a scale that the site and building design, building height, setbacks, landscaping and vehicular circulation will ensure the proposed development is compatible with existing development on adjoining lands." (will tower over existing homes)



# Original Plan

*City Planned Sketch*



*There are only 6 homes on Ethel Street.*

*Neighbourhood Impact*



*There are only 6 homes on Ethel Street.*



# RECOMMENDATION

## Land swap



### Community

The original plan filed with the city was to build 3 single family homes on this land. This maintains the character of the neighbourhood.

Currently, 23 single detached homes on Ethel Street and Johnston Avenue are on 50-foot lots.

Adding 14 stacked townhouses will dramatically change this neighbourhood physically.



### Financial

At a price of approximately \$12,000 per linear foot, the City could potentially generate between \$1.3 and \$1.4 million from the sale of this land.

Not economically feasible for developers:

Disproportionately high cost

Economics of scale not achievable

Higher per-unit cost

Over 3x the development charges for developers

High maintenance fee for future residents/city/developer



# SUMMARY

- We understand the need for more homes and welcome development for future families to join our neighbourhood if the proper space and access was available. Please develop this space with future minded intent and respect for future families in this space. Space for 3 families should not be overcrowded with 14 families.
- Many were assured that 10 Ethel Street would only ever be developed into three single-family homes.
- Residents near 10 Ethel Street have invested significantly into the community and their homes, and any development must consider the existing community's character and investment.
- There are multiple residents who communicated with the City's Building & Planning at the time of their purchase as part of their due diligence.
- If any of the proposals are approved, the assurance residents relied on while deciding to purchase will have to be revisited to determine what was stated and why.
- We ask that the City consider a land swap by selling the land for single-family lots, which would generate significant revenue for more suitable affordable housing projects while also enhancing the community surrounding Ethel Street. We want to work with you the Councilors, the city planners, to use this space properly, where existing and future families can become one cohesive community.



# Conclusion

- A. Justification 1: Revenue from the sale of this land could fund high density development in a more suitable location. Approximately \$1.3 million dollars.
- B. Justification 2: The original plan filed with the city was to build 3 single family homes on this land. This maintains the character of the neighbourhood.



**THANK  
YOU**

