

Appendix D - Written Public Submissions

From: [REDACTED]
To: [Rachel Greene](#); [Scott Hamilton](#)
Subject: [External] Opposed to Zoning change GreenGate Blvd neighbourhood
Date: Sunday, December 4, 2022 8:50:29 AM

Good morning

We received a notice regarding Complete Application and a Public Meeting to be held on Dec. 13, 2022 at 10 am at City Hall on Dickson St. Cambridge.

The purpose of this meeting is to allow the city to change the zoning in our area from Low/medium Intensity to High Intensity. They want to build "Four" 3 storey stacked townhouse buildings with 48 units. They also want to build a 12 storey low income apartment building with 206 units for a total of 254 families.

We believe this application should be denied for the following reasons

"OVER" population in our area including:

Stacked townhouses on Sparrow

Large subdivision going in a short distance east of Franklin off GreenGate Blvd

Large subdivision south off Dundas Street

Proposed subdivision north of GreenGate Blvd off highway 97 & Franklin Blvd

The number of units proposed on this parcel are far too many and the height of the apartment is way too high. This development does not fit into the neighbourhood. We believe that the zoning should be left as is.

Increased traffic with no change to Highway 97 or Franklin Blvd which are already very congested.

We walk everywhere and the dangers of congestion on Franklin Blvd are well known to us.

Increased traffic will make it worse.

Walkability with increased traffic is significantly reduced with congestion and therefore makes our neighbourhood less appealing

Increased noise ...more traffic, garbage pick up and more people in small area makes our neighbourhood less appealing

Minimal green space and overly congested area where this proposed development is going. This will DECREASE the appeal of the neighbourhood and subsequently the property values.

What consideration has been made for increased water consumption and the affect on the water table.

We are not opposed to geared to income housing ...we are opposed to a highly congested and unappealing neighbourhood. Leave zoning as is.

Please seriously consider this email as these decisions are being made.

Best Regards

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Colin & Debra Winkles



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From: [REDACTED]
To: [Rachel Greene](#)
Subject: [External] Ward 7 File No: OR08/22
Date: Tuesday, December 6, 2022 5:32:34 PM

Hi Rachel,

We are the owners of [REDACTED] Jim and Daisy Hodgson.

We are surly against to amend the zoning by-law.

- we are against setting a precedent by allowing a 12 story complex in our neighbour. This means additional towers may be built in the area?
- Their are enough high density units (100)just completed to the east of our location. We are concerned if the apartment tower is for low income rental then children will be playing full time in the green space behind our property.
- We are also concerned our property values will be devalued.
- We are not against the stacked townhouse buildings. Why could they not build stacked units instead of the apartment complex.

Thanks for your consideration.

Jim and Daisy Hodgson

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From: [REDACTED]
To: [Rachel Greene](#); [Scott Hamilton](#)
Subject: [External] Proposed Development File # OR08/22
Date: Sunday, December 4, 2022 3:39:21 PM

Attn: Rachel Green – City of Cambridge

Scott Hamilton – Ward 7 City Councillor

We oppose the city's proposal to build four stacked townhomes (12 units ea.) and a 12-story apartment (206 units) in the area of Ferncliffe Street and Green Gate Blvd. We are unable to attend the public meeting on December 13, 2022, but we wish to make our opposition noted and known to City Hall.

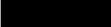
1. There is already too much traffic on Franklin Blvd. between Main and Dundas. Our unit backs on to Franklin Blvd., so we are aware of the gridlocks that can occur particularly during rush hour. That poses a problem for emergency vehicles, too.
2. The Ferncliffe/Green Gate access will funnel additional traffic on to Green Gate proper. There is already an extensive development going on in the neighbourhood. Rezoning to high density and putting in these dwellings will add further congestion.
3. It is predominantly a seniors' complex adjacent to the proposed building area. The balconies will turn the existing residential homes that are in proximity into fishbowls and obstruct current views. There will be a lack of privacy as currently enjoyed.
4. There are concerns about additional noise. Approx. 10 years ago, the city removed the tree line that was adjacent to the housing backing on to Franklin Blvd. Once those trees were removed, the noise level increased substantially. The trees were a huge buffer. A denser population means more noise, more pollutants from vehicles etc.
5. We believe the proposed development will have a negative impact to the aesthetic of the area. And in turn, it could negatively impact property values.
6. We also have concerns about how this build would affect the water table and stormwater impacts. Will there be increased costs for water/sewage in the area?

Respectfully

Greg and Diane Palfrey

[REDACTED]

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From: 
To: [Rachel Greene](#)
Subject: [External] Fwd: 725 & 775 Main St. Zoning By-law Amendment
Date: Monday, December 5, 2022 3:06:33 PM

Subject: 725 & 775 Main St. Zoning By-law Amendment

Dear Rachel,

I have more objections for you to put on the agenda please.

Cambridge's infrastructure is inadequate to handle the traffic load of all those residents in the proposed building of four 3 storey stacked condos and an affordable living 12 storey apartment building.

Emergency services are stretched thin as it is I don't know how they are going to handle that many more people.
Police, Fire and Ambulances can hardly get through the traffic on Franklin as it is. People have no place to go to let them pass. Every day the traffic is stopped between the two roundabouts at Dundas and Franklin and Franklin and Main. Never mind the hospital, schools and the water table!!!

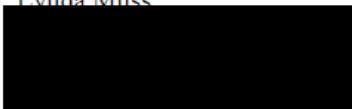
We realize that the government loves high density because it increases tax revenue. It's all about the money. To heck with the quality of life!

When we bought our home in Laurentian Hills I. Kitchener many years ago, a 12 storey low income apartment building was built on Chandler Drive just 1/2 mile from us. We saw, first hand that the building brought a lot of crime to the area and as a result, the value of the homes in that area dropped.

These are only a few of the reasons I am objecting to this proposal.

I sent this message to Scott Hamilton our Ward 7 counsellor as well.

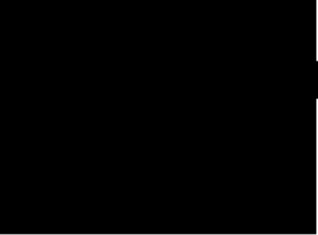
Thank you Rachel,

Lynda Muss


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From: [REDACTED]
To: [Rachel Greene](#)
Subject: [External] File No. OR08/22 and proposed Secondary plans for Main & Dundas Street S
Date: Sunday, December 4, 2022 9:34:09 PM

Jeanette Vialardi



December 4, 2022

Attention: Rachel Greene

City of Cambridge

Dear Ms. Greene:

Re: Official Plan and Zoning By-law Amendments for 725 & 775 Main Street
and

Proposed Secondary Plans for the Main Street and Dundas Street Node

I am opposed to the above for the following reasons:

1. The increase in traffic created by re-zoning this area to High Density. Building all of these units will make traffic at the Franklin Boulevard/Main Street/Dundas Street roundabouts unmanageable. They are already very busy intersections.
2. As a pedestrian, it is already unsafe trying to cross Franklin Blvd. I have great trouble crossing Franklin Blvd., at both the Main Street and Dundas Street roundabouts. Increased traffic will make it even more treacherous, a nightmare.
3. In order to access Ferncliffe St., cars will be using Green Gate Boulevard. The increased traffic on Green Gate Blvd. caused by adding (254 more units) 276 more cars per day, will put way too much traffic on this

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residential street. In addition to these units, there will be more traffic when the extension to Green Gate is completed. This will make Green Gate Boulevard a main thoroughfare which it is not designed for and does not have the capacity for.

4. As a senior, I cross Green Gate Boulevard most days for my daily walk. Along with other seniors, we enjoy walking and going over to the green area. To do this we must cross Green Gate Boulevard on foot. The increased traffic will make crossing very difficult and dangerous.
5. We purchased our condo based on the area being a Low Density Residential area. Changing this to high density will most certainly make my unit a less desirable place to live and thus decrease the value of my condo.
6. This will cause overpopulation in our area especially with stacked townhouses on Sparrow and the subdivision going on a short distance on Hwy. 24.

I, thus, oppose the Official Plan Amendment to re-designate the property located at 725 and 775 Main Street from Low/Medium Density Residential to High Density Residential use. and also I oppose the proposed Secondary Plans to rezone the Main Street and Dundas Street Node.

Sincerely,

Jeanette Vialardi

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From: [REDACTED]
To: [Rachel Greene](#)
Subject: [External] 725-755 Main Street (OR08/22) - Zone Change for Affordable Housing
Date: Sunday, December 4, 2022 9:10:56 PM

Dear Rachel Greene,

This is in regard to the notice I received regarding Complete Application and a Public Meeting to be held on December 13th at 10 a.m. at City Hall. I have some concerns about the proposed plan that I would like to be considered in making a decision.

I am a senior living in a Green Gate Blvd condo and love living here. Franklin Blvd is a busy route as it is, for us to enter Green Gate Blvd and of course, is a hectic street to cross/walk to the plaza as a result. With all the new developments planned near and around us, the traffic will be at least doubled, if not tripled or higher. I am in favour of improvements, developments, and progress in our city, which I love! My deep concern is the number of vehicles which will be necessary and evident.

Several concerns come to mind:

1. Will the rezoning from Low/Medium Density Residential to High Density Residential going to decrease the value of our lovely condos/homes in the area.
2. Would it be possible to have the 12-storey apartment building with 206 units reduced to 6 storeys? That would lessen the number of vehicles as well as the population.
3. Green Gate Blvd will be extremely busy with the primary way into this new complex being Ferncliffe Street. Would it be possible to consider having another exit to help with less vehicles entering onto Green Gate Blvd?
4. Our area already has some stacked townhouses on Sparrow and with a large subdivision being developed a short distance away could mean "over population". Is that how we want to plan growth in our beautiful city?
5. Would this large development affect our water table?
6. When going for a neighbourhood walk, I see lots of young children. Higher traffic levels might mean more danger for those children as well as more concern for the parents involved.

The meeting will be coming up soon, and I do hope some of these concerns will be considered and any changes made might be an improvement for this area. Would you please notify me of the final decision? We trust it will go well and everyone will feel that their concerns were considered. Thank you for all you are doing for our city of Cambridge and for all of us living here.

Sincerely,
Lelia Stairs

[REDACTED]

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From: [REDACTED]
To: [Rachel Greene](#)
Subject: [External] 725 & 775 Main St (OR08/22)
Date: Monday, December 5, 2022 6:14:11 PM

Attention To: Rachel Green
From: Robert Muss

I would like to bring to your attention and pass this information on to city council regarding the above subject proposal for property change.

This proposal demonstrates once again how to ruin an entire subdivision with a tax grab for increased housing. This will damage the existing the water table in the area, increase the the already exhausting flow of traffic, put a strain on emergency services to the area because of the two roundabouts at Dundas, Franklin and Main streets. The increase in noise and traffic population will reduce property values dramatically. The city has already committed to build a large community two kilometres down Dundas st at Branchton Rd, homes, schools, a recreation centre and shopping plaza. This in itself makes another no sense policy for the area, only another tax grab. Roundabouts with a cross walk attached, another demonstration of poor planning. People trying to cross Franklin St at any time of day is dangerous. Thanks Rachel for your attention and please pass on the information.

Regards,
Robert Muss

Sent from my iPhone

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From: [REDACTED]
To: [Rachel Giesse](#); [Scott Hamilton](#)
Cc: [REDACTED]
Subject: [External] Zoning from a Low/medium Intensity to High Intensity area
Date: Friday, December 9, 2022 7:44:10 PM

Hi my name is Daniel Braga proud owner [REDACTED]
And now a much concern resident ,After receiving a noticed ,That the city is about to allow to change my quiet in virement residential home, to a high Intensity area .I moved here to this lovely unit of mine 18 months .And now thinking that I might have to move again from a High intensity are .I moved to this place to grow older on a slower paste area one story condo. And now only to think that the city would allow building a 12-story apartment building next to a 1 story condo. That would be depriving my privacy especially from my back yard .
The traffic would become ridicules ,and I'm not sure the water table would be big enough to accommodate all those 254 plus families along with my privacy being gone .Please tell me that this is not happening
I sure would love to have a moment to express my concern.
So Please lets talk about this on Tuesday Dec 13 2022
Thanks
Daniel Braga

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From: [REDACTED]
To: [Scott Hamilton](#)
Subject: [External] Zone Change for Affordable Housing
Date: Monday, December 12, 2022 9:51:49 AM

From: Larry and Shirley Olender

[REDACTED]

My wife and I are against making our area a high density area. The reason we moved to this area is the shopping across Franklin Blvd is close to our house. We are just turning 80-years-old and I don't know how long I will be to able to drive. Trying to cross Franklin Blvd at the Traffic Circle is a nightmare and people are driving too fast. The noise from heavy Trucks using engine brakes to slow down, Cars and motorbikes with modified mufflers racing out of the Traffic Circle and back firing make our windows shake. We cannot enjoy a quiet evening in our backyard in the warm weather.

Larry and Shirley Olender