

Michael Oliveri

From: Jan Liggett
Sent: Sunday, November 10, 2024 9:49 AM
To: E_Clerks
Subject: FW: 0 Grand Ridge Dr - Notice of Complete Application - OR12/24

Sent from my Galaxy

----- Original message -----

From: Doug Gibb [REDACTED]
Date: 2024-11-07 1:50 p.m. (GMT-05:00)
To: Sheri Roberts <robertss@cambridge.ca>, Jan Liggett <liggettj@cambridge.ca>, goodbramdn@cambridge.ca
Subject: 0 Grand Ridge Dr - Notice of Complete Application - OR12/24

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My name is Doug Gibb. My wife and I moved here a year and a half ago. Our property at [REDACTED] [REDACTED] the subject lands. Before we purchased our house I made enquiries from the city if there were any plans with the property at 0 Grand Ridge. I was assured there were no plans in progress. What a difference a year and a half makes.

I need to say upfront that I am totally in favour of assisted housing. The planning department was given a mandate to look at all city owned land and recommend proposals for affordable housing. With this limited mandate they have done their job and recommended the highest density possible for each parcel of land they were instructed to look at.

The part of the process that seems to be overlooked is the big picture. The area of Grand Ridge and Cedar Creek is composed of one and two story houses. Our house, for example, is one story. The recommended structure for 0 Grand Ridge is a four story apartment complex. It supposedly fits the plot of land but it does not fit the neighbourhood. Who, in their right mind, wants to see a four storey apartment building mixed in with one and two storey detached houses. No urban planner would do this.

If such a structure is built, the proposed entrance is off of Grand Ridge. Did anyone give the slightest interest in considering a traffic study looking at the impact the extra traffic would have trying to access Grand Ridge, let alone the impact of having a multi-use driveway even closer to the Cedar Creek intersection. I really think, when the designation of OS1 was given to the two properties on both sides of Grand Ridge at the intersection with Cedar Creek, that those planners realized that nothing further should be built there. They got it right. Let's not make a mess of it. You can't go backwards. It appears the

current planning department was not given the mandate of looking at all issues regarding the property. I can't imagine how much money gets wasted because no one raises a flag at the beginning of a project to say this was a bad idea. Ask anyone who actually uses this intersection to see if they would agree with the proposal.

I have friends who bought a house built by a reputable builder in another city. They moved into the house but found if you put a marble on the floor it immediately raced to the other side of the house. To top it all off, if you used the main floor bathroom you had to straddle the toilet because a heating pipe ran right in front of you to the second floor. As I said earlier, this was a reputable builder. The builder gave them a bigger house in the same subdivision and tore down the original house. All of the trades that worked on the original house knew that something wasn't right but they all kept their blinders on and just did the job they were assigned to do. I'm putting up a red flag, but I wish someone else would have done it earlier. A four story apartment building at 0 Grand Ridge is a bad idea no matter who occupies it. Once you make the mistake of building there is no turning back.

The intersection at Grand Ridge and Cedar Creek (Hwy 97) is currently a dangerous intersection which needs remedial action not adding to the congestion. The homeowners living nearest to the intersection already have difficulty backing out of their driveways. Can you imagine the chaos if you have a multi-use driveway even closer to the intersection? Please don't think that installing a traffic light is the answer to the issue. That simply creates new issues. The intersection is at the bottom of two hills. Causing cars and trucks to come to a full stop creates two problems. Trucks will move slowly up the next hill when ten they have to start from a full stop. This will back up traffic behind them. Remember Cedar Creek is a highway. The other issue is icing or rain creating a slippery road surface. may lose its grip when required to come to a full stop creating a life threatening accident. The safest thing is to keep the traffic moving on Cedar Creek at a safe speed. Simple things to make the intersection safer are as follows:

1. Move the 50km sign to the top of the hill when you are coming from the west on Cedar Creek.
2. Install rumble strips all the way down the hill to the corner. Cars and trucks have to change their speed from 80km to 50km, The rumble strips are simply a reminder to reduce speed. This isn't the case when coming from the east because there is no speed change and there is already a left turn lane to Grand Ridge separating the traffic.
3. Install a lengthy right hand turn lane from Cedar Creek to Grand Ridge. It needs to accommodate five to six cars. That would assist cars turning west or east from Grand Ridge because they will be able to see a break to throw traffic flow.
4. Do nothing to increase the traffic flow from Grand Ridge.

We need affordable housing. That is not in question, but, to achieve our goals we must not put our blinders on so we can tick off a box that says we built affordable housing ignoring the mess we created to what is already there. The mess is permanent.

I hope I can count on your support to vote against this proposal and to give the planning department a new big picture view of how to plan for affordable housing.

Doug Gibb