

## Michael Oliveri

---

From: Mark Trombley [REDACTED]  
Sent: Tuesday, October 8, 2024 11:12 AM  
To: Vincent Wen <wenv@cambridge.ca>  
Cc: [REDACTED]  
Subject: 36 Elliott Street File #OR03/24

Hdlo Vincent,

We, a group of very concerned residents are writing to express our opposition to the development of the above listed property as presented in the recent variance application circulation. Our neighbours, Jacqui Rideout & Rick Henry, [REDACTED] and ourselves will be unable to attend the variance meeting and I have included a note with their views on the subject matter as well as our own in this writing.

We, the neighbourhood are aligned on this matter, this development as presented, is too dense and not in keeping with the spirit of family residences currently in this area. We also have additional concern on the very limited parking in our neighbourhood. This development as presented will only add to the congestion with any additional overflow parking requirements. The developer has made an inaccurate assumption that each tenant will have 1 car per household. We believe this is a wrong assumption and way to low. Planning for 2 cars parking per household at a minimum, is closer to todays reality. Just drive through any subdivision in the evening and my point will be supported. Every evening and weekend streets throughout the city have cars parked wherever they can be squeezed in. Elliott/Henry/Center/Albert/McAuslin are no exception to this congestion.

The developer of this property clearly has no plans to reside on site and has no vested interest in ensuring that the parking matches their density wish list. The overflow from the nursing home, located beside the development property on many days spills over onto Elliott street and the local side streets. The staff and visitor parking from the nursing home make the streets difficult to navigate with no regard for local residents. There are days when emergency services struggle to get through all of these areas. Truck delivery to the nursing home on Elliott Street often has the tractor trailers either fully on the road or partially restricting lane access because of congestion.

We strongly oppose the application as presented and urge city staff to look very carefully at the proposal considering all points of view. As a lifelong Cambridge resident, local business owner and home owner of [REDACTED] for 35 years we would appreciate your thoughtful input prior to the application meeting so that you fully understand the impact of a wrong decision.

City staff have set development parameter bylaws for a reason and we ask they be respected in this case. If this variance application is granted the city opens itself up to precedent that may be irreversible in future situations.

Respectfully,  
Mark & Michelle Trombley  
[REDACTED]

Rick Henry & Jacqui Rideout