

[External] Re: [External] OR08/21 & 30T-21101- River Mill Phase 4 West

Jenny [REDACTED]

Thu 5/20/2021 10:37 AM

To: Rachel Greene <greener@cambridge.ca>

Hi Rachel, we do have comments about the proposal that we would like you to put forward on our behalf at the meeting and have them addressed. Unfortunately we are working during the meeting so we will not be able to virtually attend for the whole meeting.

Firstly regarding **The applicant may also be required to monitor surrounding wells during and after construction as a condition of draft approval. Conditions will be recommended to Council prior to any decisions being made.** This says nothing about our septic bed that is located at the front of the property. This is very possibly going to be an issue as the construction of all this development is going to cause plenty of vibrations in the ground, not to mention all the increased traffic this is going to cause in the area. There is also the issue of the road widening and how it will all affect it as well. We would like to see monitoring of the septic system added to the conditions, as well as a traffic study in regards to the septic system.

Secondly, the proposal has a "**high density, mixed use development**" does not really seem fair to existing home owners on Speedsville Rd. Having such a building right across from the existing homes can be disruptive to the accustomed lifestyle of people who have been living in this location for many years and who choose these locations for those reasons. Multi use means businesses on the main floor correct? So what type of hours would these businesses be permitted to operate from. We potentially will now have traffic noise, AND whatever other noises these businesses will produce, at all hours of the day?? We understand development has to happen but consideration has to be given to the existing property owners and this mixed use building will be located directly across from our home. Why is that not being proposed in a different location away from the existing homeowners? There is a whole section of Speedsville Rd to the north, that is across from the lite industrial, why can't it be placed there away from the existing homes. Where is the Noise feasibility study for the existing homes on Speedsville Rd, at ground level. All that I found in the noise study conducted was regarding the **proposed development**, which recommended "**acoustic barriers for rear yards of lots adjacent to Maple Grove Rd and Speedsville Rd**" There is nothing mentioned about the existing homes and how they will be affected by all this noise that comes from the **High Density, mixed use development** (box 20 & 21) or the increased traffic from all this.

Our third concern is the road widening of Speedsville Rd. This road can barely handle the amount of traffic there is now with development phases that have already taken place. There are times when we can't pull out of our driveway because of all the extra traffic that has occurred from the residential development as well as the Industrial behind us.

When is the road widening going to take place in comparison to all this proposed development. Speedsville Rd can't possibly handle any more traffic. (Is this going to be another disaster like Maple Grove Rd when the houses went up, people moved in and the road was not equipped to handle all the traffic causing delays as people tried to enter the subdivision).

Please let us know if you have any questions/comments regarding our concerns.

Thanks

Jen & Dave

On Thu, May 13, 2021 at 4:15 PM Rachel Greene <greener@cambridge.ca> wrote:

Hi Jen,

Thank you for your inquiry.

I will need to confirm with the applicant whether the square shown at the end of your driveway on the plan is of any significance.

The application has not yet been approved by Council. There was a previous approval on the site for an adult lifestyle community; however, the applicant is now requesting to add a variety of residential uses and the proposal can be reviewed here: <https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

There is going to be a virtual public meeting on May 25th and if you wish to provide comments you can submit them to myself and if you wish to delegate you can register online: <https://www.cambridge.ca/en/your-city/Speak-at-a-Council-Meeting.aspx>

The applicant has submitted a traffic impact study that is currently being reviewed by Transportation Engineering staff. The applicant may also be required to monitor surrounding wells during and after construction as a condition of draft approval. Conditions will be recommended to Council prior to any decisions being made.

Thank you,

Rachel Greene

Senior Planner

City of Cambridge

Community Development

Planning Services Division

Development Planning

50 Dickson Street, 3rd Floor, P.O. Box 669

Cambridge, ON, N1R 5W8

(519) 623-1340 ext. 4612

greener@cambridge.ca

*** Please check out the City's new Interactive Mapping at: <http://maps.cambridge.ca/maps> ***

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From: Jenny [REDACTED]
Sent: Monday, May 10, 2021 3:05 PM
To: Rachel Greene <greener@cambridge.ca>
Subject: [External] OR08/21 & 30T-21101- River Mill Phase 4 West

I have questions regarding the planned development across from our property at 1310 Speedsville rd. Looking at the plans, on our property at the end of our driveway is a small squared off piece...what does this mean?

How will all this development across the road from us affect our septic bed located in our front yard? For example, the widening of the road. How will the construction and all the vibration from that affect it. And once the development is complete and all the extra traffic that will cause more ground vibrations and shaking. Was any of that taken into consideration when the city decided to allow all this development and increase traffic?

--

Thanks

Jen

[REDACTED]

[REDACTED]

[External] RE: [External] RE: [External] FW: [REDACTED] CAMBRIDGE, ON

John & Susan [REDACTED]

Thu 5/20/2021 4:41 PM

To: Rachel Greene <greener@cambridge.ca>

Hi again Rachel,

My wife was on a zoom conference meeting so just now replying. Below are the 2 sites that were given to me by a neighbour Ray Lessard. Ray tried contacting both agencies but no replies as of yet.

<https://www.skyhub.ca/on/cambridge/townhomes-for-sale/013-1134-hunt-club-rd/21331377>

<https://www.padmapper.com/apartments/38918523/3-bedroom-3-bath-apartment-at-1134-hunt-club-road-cambridge-on-n3e-1a1>

Thank you again for your help.

John

From: Rachel Greene

Sent: May 20, 2021 4:00 PM

To: 'John & Susan [REDACTED]'

Subject: RE: [External] RE: [External] FW: [REDACTED] CAMBRIDGE, ON

Hi John and Susan,

The City would not be involved in private marketing but if you can send me the site and it's the same developer I can see if this is an addressing issue the City can assist in resolving.

Thank you,

Rachel Greene

Senior Planner

City of Cambridge

Community Development

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From: John & Susan [REDACTED]

Sent: Thursday, May 20, 2021 3:57 PM

To: Rachel Greene <greener@cambridge.ca>

Subject: [External] RE: [External] FW: [REDACTED] CAMBRIDGE, ON

Hello Rachel,

Thank you for your quick response.

Still wondering though why real estate sites are showing the above address on google maps as being at the end of our street. How does that get corrected?

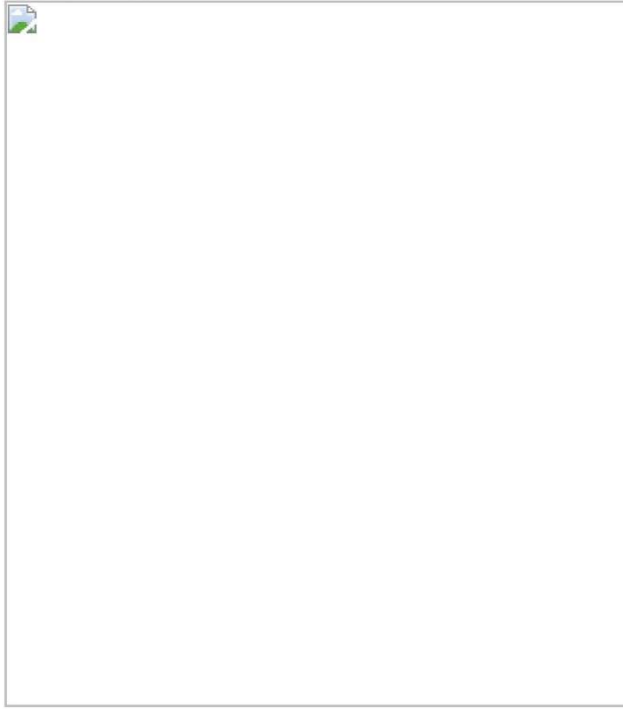
From: Rachel Greene <greener@cambridge.ca>

Sent: May 20, 2021 3:25 PM

To: 'John & Susan [REDACTED]'
Cc: E_Clerks <clerks@cambridge.ca>
Subject: RE: [External] FW: [REDACTED] CAMBRIDGE, ON

Hi Susan and Arnold,

This parcel did not have an updated address in our system so I apologize for any confusion this has caused amongst your neighbours. A new address has since been assigned and it is actually 1455 Speedsville Rd.



The subject lands are located south of Maple Grove Rd, North of Equestrian Way, between Speedsville and Briardean Rd. The majority of the lands were included in the previous River Mill (formerly Hunt Club subdivision) approvals for an adult lifestyle community; however, the developer has assembled two more parcels (1285 Speedsville and 800 Briardean Rd) and are proposing amendments to the current zoning to permit a variety of residential uses not limited to an adult lifestyle community.

Please see more information regarding the proposed development online:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

Please let me know if you have any further questions.

Thank you,

Rachel Greene

Senior Planner

City of Cambridge

Community Development

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From: John & Susan [REDACTED]
Sent: Thursday, May 20, 2021 3:16 PM
To: Rachel Greene <greener@cambridge.ca>
Cc: E_Clerks <clerks@cambridge.ca>
Subject: [External] FW: [REDACTED] CAMBRIDGE, ON

My apologies. This email was sent from my wife's work email address. Please ignore & reply to our personal email address only.

From: Susan [REDACTED]
Sent: May 20, 2021 3:14 PM
To: John & Susan [REDACTED]
Subject: Fw: [REDACTED] CAMBRIDGE, ON
Susan [REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Susan [REDACTED]
Sent: May 20, 2021 3:11 PM
To: GreenerR@cambridge.ca <GreenerR@cambridge.ca>
Cc: clerks@cambridge.ca <clerks@cambridge.ca>
Subject: [REDACTED] CAMBRIDGE, ON

To: Rachel Greene:

This email is in reference to the 'Notice of Complete Application & Public Meeting' as noted in the Cambridge Times dated April 29/2021.

As residents of Hunt Club Road, we have some concerns as to the lot mentioned above. According to the online Google Map sites, this lot is shown as being situated at the end of our street as it supposedly continues up the hill to the new subdivision above us. Could we please have clarification as to where this lot is actually situated & why it is mentioned as being part of Hunt Club Road, particularly as our street comes to a dead end right at the new trail? As well there are at least 2 Real Estate web sites presenting a town house complex to potential buyers & indicating that it is situated at the end of our street. So, this may explain

why so many vehicles drive down the street to the end, only to turn around & come back to
Beaverdale Road. This happens even though there are signs on either side of our street
stating "No Exit".

All of our neighbours are as concerned as we are, so we would appreciate any help you can
give us on this matter.

John & Susan [REDACTED]

Susan [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]