
From: [REDACTED]
Sent: Wednesday, March 5, 2025 3:40 PM
To: Nicole Goodbrand; Adam Cooper
Subject: 25 Chalmers development proposal

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon,

I apologize for the delay in this email and I hope you'll still consider my statements as much as anyone's. I have a number of concerns about the proposed development at the John Dolson site.

The primary concern is traffic in the area. At our initial meeting in November, the housing was promoted as something that would be offered to young professionals or families who don't quite have enough to save for a down payment for a house but would actually be part of the housing market. I would assume then that these young families are professionals who would have automobiles. This would add a lot of congestion and increased traffic in our area, especially when you look at the offset intersections of Chalmers and Elliott. The stop signs at both T intersections have poor visibility because of hedges and drivers often blast through them. This made me wonder two main things. How the region will mitigate the increased traffic and danger to pedestrians and people already living in the area was the first concern, both during construction and afterward, with tenant traffic. The second concern was where the parking places would go. At our second meeting one of the counselors said to me that it's likely that many tenants (note: not homeowners) would likely not have a car because they are new Canadians or part of an extended-family or in transitional living. This was different from the message that we received in November. So which will it be? Will the units be purchased or rented? It doesn't seem like the city has a clear idea of who the target populations are for the housing or that they are simply trying to change the story on the people who are affected directly in the neighborhood.

I feel that it would be important to offer some of the spaces to older citizens who are downsizing and also offer them some sort of recreational facility close by so that they have access to programs that enrich their lives.

Another one of my concerns with the building proposal is a potential removal of older trees on the property. These trees are some of the most mature on Elliott Street, as many have been removed in the past while and after the neighborhood was being built, unlike Lowrey and Scrimger one to the West which has many mature trees. These trees provide us with some fresh air being so close to Highway 97 and provides neighborhood Wildlife with places of refuge and nesting. I would really hope that these trees are able to remain in our neighborhood because they do provide a real benefit to our well-being as nearby residents.

Has the region or City thought of the implications and consequences of digging down several stories for underground parking? There hasn't been a lot of development in the area since it was farmland and that particular piece of property has been part of the Catholic boards tax-free properties since the '60s like much of the land properties in southeast Galt. I feel it would be prudent to seek input from the Confederacy of the Six Nations before doing such a deep dig on the property. I would completely trust

that the region would halt operations if they found any evidence of previous civilizations on the property, but Cambridge doesn't have a great track record with being completely transparent partnership with indigenous stakeholders and residents in this regard (I'm referring to the development on Myers Road being built on top of an indigenous Village in the 90s)

I'm also questioning what neighborhood developments and benefits will be available for the residents who already live here together with newcomers...a community that can benefit everyone who lives here? As in Community Resources being nearby such as grocer, café, library, Parks or green spaces, etc. Right now the old barn at 17 Chalmers S has a convenience store and a vaping store neither of which carry full, fresh, or healthy options for people needing access to quick and convenient foods or items. This would especially be a concern for proposed residents who may not have access to transportation or mobility to walk over to FreshCo. It just doesn't seem unified that a large construction project and housing community will take place without further improvements to the local community and economic and physical infrastructure.

Is there a plan to purchase any of the houses directly across the Streets between the barn and the proposed project to ease the fit, like to add an additional Community Building perhaps or additional parking in the area of the barn convenience store and the five houses that exist along Elliott Street between the two properties? I'm speaking specifically of the houses at 184 through to 192 Elliott Street.

I would also like to know if the city will be implementing sidewalks on our side of the street because of the increased foot and street traffic that will occur as a result of the project. And if our water mains and sewers will have to be replaced again because of the increased demand there. Will the city or region pay for the cleaning of the exterior of the house that will be required after and during the construction phase and digging phase? In the summer the wind often comes from the south and all the dust will blow directly into our homes and we won't be able to open our windows so what is the plan around that to reduce the already poor air quality in the area? Will the region still require me to take pictures of my house foundation Etc to prove if any damages caused during construction? I remember I had to do this back when our water mains and sewers were replaced in and around 2007.

During heavy summer rain storms there's a portion of Elliott Street near Lowell that often floods. How will this be affected, worsened or improved, with the proposed project?

Also, will tenants have a certain number of allowed residents in each unit, and will tenants also be allowed to sublet their spaces to other people, because I know this is happening quite a bit in the area due to the housing shortage.

I and other community members would like to have some answers around these questions and invite you to respond. Please keep us posted of any new developments or results from traffic or other Environmental studies.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, November 5, 2024 8:27 AM
To: Angelica Rabe <rabea@cambridge.ca>; Planning <Planning@cambridge.ca>
Subject: 25 Chalmers St S.

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good morning,

I'm writing with regards to the potential development at 25 Chalmers St. S. If I should be directing my comments elsewhere, please let me know.

[REDACTED] We moved to the neighbourhood for its promise of being a good place to raise our growing family.

In the years since, we have personally been victim to numerous thefts with every year getting subsequently worse. We have reported these to the police on a number of occasions and not once, has there been any consequences brought to the perpetrators. I should note that in one case, we had a security camera stolen which led us to supplying the police with close up video footage of the perpetrators faces. Still, no repercussions were served. We even had property stolen from our fenced-in backyard. We continue to see these known criminals staggering around our neighborhood (with our stolen property), leaving us to feel unsafe in our own homes.

We are not alone in this experience. We have connected with numerous neighbours who can share similar stories. There are also local, online community groups where these types of stories are shared on an almost-daily occurrence. During our time in this once lovely neighbourhood, we have seen the crime continue to rise.

Increasing the urban density in this area will only make matters worse. I urge the committee to consider the impact that such a development will have on this neighbourhood. The rise in crime has been directly related to the existing developments in the area (we have positive ID and know where they live), similar to the one proposed at 25 Chalmers. Please connect with the police department and take their comments on the local crime in the area. During my most recent report to them (which was when a robbery WAS IN PROGRESS), I was simply told that the police department was dealing with too many calls at that time to deal with this one. They cannot keep up with the population we currently have, let alone a more dense one.

Thank you,

[REDACTED]

25 CHALMERS STREET SOUTH

Public Feedback

Council is considering a zoning by-law and official plan amendment to facilitate a redevelopment of the lands. The redevelopment could include:

- 4 storey residential building with ground floor commercial space
- Possible retention of city community facility
- Surface and/or underground parking

We are looking for constructive feedback. Please ensure you are clear and concise.

1. Are there design features and/or amenities that the site development should include?

KEEP THE SWIMMING POOL FACILITY

2. Are there special setbacks, separations or conflicts that should be considered?

NOTHING IN PARTICULAR, COMMERCIAL AMENITIES FOR RESIDENTS

3. If you have a concern, please explain it below.

SEEMS A GREAT VOLUME OF TRAFFIC LATELY ON CHALMERS ST. S.

4. Final Comments or Suggestions

A GOOD PLAN TO DEVELOPE,



25 CHALMERS STREET SOUTH

Public Feedback

Council is considering a zoning by-law and official plan amendment to facilitate a redevelopment of the lands. The redevelopment could include:

- 4 storey residential building with ground floor commercial space
- Possible retention of city community facility
- Surface and/or underground parking

We are looking for constructive feedback. Please ensure you are clear and concise.

1. Are there design features and/or amenities that the site development should include?

the design is to modern
for the existing neighborhood

2. Are there special setbacks, separations or conflicts that should be considered?

4 storey is to high to blend in
with the reg. resident that have been
there all their lives

3. If you have a concern, please explain it below.

What is being proposed
does not blend in with any surrounding

4. Final Comments or Suggestions

It just sticks out like
a sore thumb.



25 CHALMERS STREET SOUTH
Public Feedback

Council is considering a zoning by-law and official plan amendment to facilitate a redevelopment of the lands. The redevelopment could include:

- 4 storey residential building with ground floor commercial space
- Possible retention of city community facility
- Surface and/or underground parking

We are looking for constructive feedback. Please ensure you are clear and concise.

1. Are there design features and/or amenities that the site development should include?

GreenSpace out front

2. Are there special setbacks, separations or conflicts that should be considered?

• IMPACT to traffic through the neighbourhood

- WASTE collection
- Strain on sewer system

3. If you have a concern, please explain it below.

LARGE COMMUNAL GARBAGE sites often harbour pests & can attract larger populations, RATS, RACOONS

~~PR~~

4. Final Comments or Suggestions

The land should definitely be utilized for a project but the HOF units & capacity of the area to accommodate the increased population is something that needs to be managed carefully!



25 CHALMERS STREET SOUTH

Public Feedback

Council is considering a zoning by-law and official plan amendment to facilitate a redevelopment of the lands. The redevelopment could include:

- 4 storey residential building with ground floor commercial space
- Possible retention of city community facility → *swimming pool should remain*
- Surface and/or underground parking

We are looking for constructive feedback. Please ensure you are clear and concise.

1. Are there design features and/or amenities that the site development should include?

2. Are there special setbacks, separations or conflicts that should be considered?

3. If you have a concern, please explain it below.

4. Final Comments or Suggestions



25 CHALMERS STREET SOUTH

Public Feedback

Council is considering a zoning by-law and official plan amendment to facilitate a redevelopment of the lands. The redevelopment could include:

- 4 storey residential building with ground floor commercial space
- Possible retention of city community facility
- Surface and/or underground parking

We are looking for constructive feedback. Please ensure you are clear and concise.

1. Are there design features and/or amenities that the site development should include?

2. Are there special setbacks, separations or conflicts that should be considered?

WITH IN A 2 BLOCK RADIUS WE ALREADY HAVE A SCHOOL, 2 CHURCHES AND A SENIOR BUILDING. WE ALREADY HAVE SCHOOL TRAFFIC, CHURCH SERVICES, WEDDINGS, FUNERALS. ENOUGH IS ENOUGH.

3. If you have a concern, please explain it below.

4. Final Comments or Suggestions



Survey Responses

12 January 2025 - 10 February 2025

Neighbourhood Meeting Questionnaire

EngageWR

Project: Cambridge HAF Project: 25 Chalmers Street



VISITORS					
7					
CONTRIBUTORS			RESPONSES		
5			5		
0	0	5	0	0	5
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Feb 03, 2025 18:45:49 pm

Last Seen: Feb 03, 2025 18:45:49 pm

IP Address: n/a

Q1. Are there design features and/or amenities that the site development should include?

not answered

Q2. Are there special setbacks, separations or conflicts that should be considered?

not answered

Q3. If you have a concern, please explain it below.

There is already 2 churches a school and a seniors building within the area. There are church services, weddings , funerals , school traffic and school buses. The area is to small for more

Q4. Final Comments or Suggestions

not answered



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Feb 03, 2025 19:40:27 pm

Last Seen: Feb 03, 2025 19:40:27 pm

IP Address: n/a

Q1. Are there design features and/or amenities that the site development should include?

We need to keep the John Dolson pool. It's an asset to the community and we keep getting rid of our public pools.

Q2. Are there special setbacks, separations or conflicts that should be considered?

I'm not sure what this means, but I'm deeply concerned about traffic in the area. We have two lane streets that are often very congested already. We simply don't have the infrastructure to support it.

Q3. If you have a concern, please explain it below.

We moved to the area because of the atmosphere of the neighborhood. Single family homes. We're concerned that a four story building will take away from the atmosphere that we've bought into over the years as well as potentially reducing the value of our homes. If we were interested in living in a high density area, we would have bought in a more affordable high density area.

Q4. Final Comments or Suggestions

See above. We'd be okay with two story units, fewer people, affordable but not the volume the city wants.



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Feb 03, 2025 21:16:28 pm

Last Seen: Feb 03, 2025 21:16:28 pm

IP Address: n/a

Q1. Are there design features and/or amenities that the site development should include?

Alternate road access from Elgin St. Main Street already has too much traffic in this area as it is the only through road that connects Franklin to West Galt. The road is routinely backed up and overwhelmed with volume.

Q2. Are there special setbacks, separations or conflicts that should be considered?

The allotted parking won't be sufficient and will come at a cost of parking for the near by church and John Dolson pool. The pool is a major attraction to the neighbourhood and functions as a gathering place for the community.

Q3. If you have a concern, please explain it below.

My main concern is a four story building surrounded by single family detached homes the building will be an eyesore for blocks. The loss of privacy for surrounding properties will be complete. If there is possibly to reduce the height it would be preferable given the surrounding houses. Parking is also a concern, if the intent is to fill the building with families the majority will have multiple vehicles. 1.25 spaces will not be enough for that many people as well as guests. There are already houses in the area that park on the street or in the church parking lot over night. This additional influx will exasperate the problem. Finally Traffic is a concern the surrounding main roads are already at capacity, Main St is backed up on a regular basis with Elgin not being that far off. Bypasses onto Franklin hasn't reduced the traffic in this area, adding this many residents in the small area will make the traffic problem worse.

Q4. Final Comments or Suggestions

My preference would be to continue using the site as a community centre, if housing is necessary I do not think it is appropriate to put a four story building in there, two storeys at most would be able to mesh with the existing structures without destroying the privacy of surrounding houses.



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Feb 03, 2025 21:28:30 pm

Last Seen: Feb 03, 2025 21:28:30 pm

IP Address: n/a

Q1. Are there design features and/or amenities that the site development should include?

Daycare incorporated would be great. If the pool could remain that would be wonderful for the community. I would love to see some deeply affordable units integrated into the development.

Q2. Are there special setbacks, separations or conflicts that should be considered?

not answered

Q3. If you have a concern, please explain it below.

I'm very encouraged and hopeful that Cambridge council is planning to iuse city owned lands for much needed affordable housing. Bravo!

Q4. Final Comments or Suggestions

We need deeply affordable and supportive housing. I love the idea of incorporating support through partnership agencies.



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Feb 04, 2025 08:04:58 am

Last Seen: Feb 04, 2025 08:04:58 am

IP Address: n/a

Q1. Are there design features and/or amenities that the site development should include?

Green space / public areas. There are no parks or public areas close by in the neighbourhood (closest parks are Lincoln Park or Churchill) and kids frequently go to play basketball in the current courtyard of the St. Ambrose school. Need to keep public areas / green space. Keeping or updating the John Dolson community center would also be great for the neighbourhood.

Q2. Are there special setbacks, separations or conflicts that should be considered?

not answered

Q3. If you have a concern, please explain it below.

Traffic - please take traffic and parking concerns into consideration.

Q4. Final Comments or Suggestions

Happy to have new neighbours, but please do it so that it is well integrated into the neighbourhood, and still keeps the neighbourhood a welcoming place to live!

From: Engage <EngageWR-NoReply@regionofwaterloo.ca>

Sent: Monday, February 17, 2025 6:41 PM

To: Nicole Goodbrand <goodbrandn@cambridge.ca>

Subject: Anonymous User completed Neighbourhood Meeting Questionnaire

This Message Is From an External Sender

This message came from outside your organization.

Anonymous User just submitted the survey Neighbourhood Meeting Questionnaire with the responses below.

Are there design features and/or amenities that the site development should include?

John Dolsen should remain until the new Rec Centre is completed on Wesley Blvd

Are there special setbacks, separations or conflicts that should be considered?

Do not see the need for commercial spaces unless they are used by community groups for the wellbeing of residents No need for any retail Variety Store 5 minute walk away Grocery Stores, Pharmacy,

Restaurants 15 minute walk away 5 minute drive. Also another Plaza on Champlain Grocery Stores Hardware Pharmacy etc 15 minute walk. 5 minute drive

If you have a concern, please explain it below.

Parking and Traffic. Chalmers already congested especially when people park too near the four way stop Light on Chalmers / Main will need extended time for Green light. Driveway for complex Exit / Entrance should be on Elliott . This would send traffic to Elgin as well as Chalmers alleviating traffic congestion Also will not interfere with St Ambrose Church parking Underground parking would make the complex look better and help with parking which will be a problem as there is never enough spaces included in planning

Final Comments or Suggestions

It is my understanding that this will be subsidized housing which am okay with as long as there is no low income as will effect housing values in neighbourhood Traffic and Street Parking will be an issue and hopefully it will be addressed and adjusted as the impact of the complex on these issues transpire Was very disappointed that meeting did not happen as was supposed to and changed at the last minute Not a very good image to present to Taxpayers from the Planning Department . Glad I was able to get some answers but know a lot of people left not impressed and disappointed Thank You [REDACTED]
[REDACTED]

From: Engage <EngageWR-NoReply@regionofwaterloo.ca>

Sent: Friday, February 14, 2025 3:55 PM

To: Nicole Goodbrand <goodbrandn@cambridge.ca>

Subject: Anonymous User completed Neighbourhood Meeting Questionnaire

This Message Is From an External Sender

This message came from outside your organization.

Anonymous User just submitted the survey Neighbourhood Meeting Questionnaire with the responses below.

Are there design features and/or amenities that the site development should include?

I strongly believe that retaining the city community facility is crucial for the neighborhood. It serves as an essential space for residents of all ages, fostering a sense of community and providing valuable services. In particular, it offers a safe and engaging environment for children and teens in the surrounding area, promoting social interaction and personal development. Preserving this facility will not only support local families but will also enhance the overall quality of life, ensuring the space remains a hub for recreational, educational, and cultural activities that benefit the entire community.

Are there special setbacks, separations or conflicts that should be considered?

The developer should be required to adhere to the city's existing setbacks and separation standards as outlined in the zoning by-law, without requesting any variances. This will ensure consistency with the neighborhood's established character and maintain appropriate spacing between buildings. Furthermore, the design of the ground floor commercial space should complement the surrounding area, blending in with the neighborhood's architectural style and aligning with responsible planning guidelines to promote both functionality and aesthetic harmony.

If you have a concern, please explain it below.

I have several concerns regarding the potential impact of the redevelopment on the neighborhood. Increased traffic volume and congestion could lead to noise and safety issues, particularly on what is currently a quiet residential street. Additionally, there are concerns about garbage collection and the potential for increased street parking if sufficient surface or underground parking spaces are not included. Finally, I am concerned about the overall aesthetic of the neighborhood—any new development should integrate well with the existing character and architecture of the surrounding area to maintain the neighborhood's unique charm and livability.

Final Comments or Suggestions

As a final note, I am concerned that the proposed development could have a negative impact on the property values in the surrounding area. Any changes to the neighborhood, particularly in terms of density and traffic, could potentially alter its appeal to current and future homeowners. It's important that the development is carefully considered to ensure it enhances, rather than detracts from, the overall value and livability of the community.

Describe in a few words what matters most to you about the proposed development.

traffic study

traffic
Chalmers
Main St
- complex traffic
- Main St
- intersection
- intersection
- intersection

traffic study to ease worries ✓

Can we incorporate deeply affordable units within it?

Space for the next generation of neighbours

traffic study
- neighbourhood
pop.
density

We've already got crazy volume of traffic ✓

Mature trees on property ✓ provide this part of neighbour hood w/ much needed shade! shelter, oxygen!

Much needed affordable housing! ✓

Good to make productive use of land, But be mindful of existing residents

offset intersection @ Elliot Chalmers will be a major concern
Exit to Elliot St
11/20/21

How deep will underground parking go? Under-table consequences
Just Good

A claim to start your life in Chalmers

recreation space for elderly!

Seems pretty reasonable.
A cafe would be great.

Daycare would be good.

Maximize Green Space? trees to replace bare pavement

Bus availability?

A safe space for LGBTQ+ trans binary KIDS!!

gib N
Fiv

PLU
PLO
DOL

kitchen, workshop
table, chairs, stools
and a sign

the feedback form and EngagementHQ website provide an opportunity to explain your concerns further.

Describe in a few words what matters most to you about the proposed development

Parking
Traffic
Infrastructure

INCREASED TRAFFIC
AND ACTIVITY
PARKING ✓✓

NEIGHBOURHOOD
ARCHITECTURE ✓

WASTE/Reduce
Pests/Rodents
PARKING

TRAFFIC
VOLUME ✓
"JAM PEOPLE IN"

KEEP
JOHN
DOLSON!! ✓

Low income housing
and
industrial & crime &
people with mental
One property value will
decrease

Much
needed
homes!

Can the
pool be
incorporated?

TRAFFIC
PROVIDE
A PROVIDE

COLLIER
STREET

Houses for
the future!

Traffic
traffic
traffic
SPEED

The feedback form and EngagementHQ website provide an opportunity to explain your concerns further