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From: JWGee [REDACTED]
Sent: Monday, May 5, 2025 6:53 PM
To: E_Clerks
Subject: May 6 meetings

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The following is for the May 6, 2025 council meetings. The Planning – Statutory Public Meeting and the Special Council Meeting.

The following are my comments/questions/concerns (in no particular order) about Comprehensive Zoning By-law. I recently found out about these initiatives and haven't had a lot of time to review and understand them.

- If the city plan is over 10 years old shouldn't it be looked up at the same time as the zoning by-law?
- In my quick review I have not been able to find out what the existing zoning is and the future zoning will be. Is there a "map" showing this?
- I believe that we need to look at building up as opposed to building out, but we still need to respect the neighbourhood that the new build will be done in.
- We also as a community need to stop building huge homes. If the new bylaw is to make the approval process easier, so housing gets built faster, then we also need to ensure that what is being built is what the area needs/wants. We need to start building housing that is smaller. Smaller houses should be within the reach financial of more individuals. If we build 3,000 square foot and up accommodations that will limit the market.
- Also I believe we need to look at multiuse buildings. As population density increases and ages, services (food, school, doctor, pharmacy, etc. should be close to the population. This is could also help reduce vehicle traffic.
- We as a city don't utilize property properly. For example: the super centre on Pinebush. This should have been developed as a multiuse area. When designed we could have built residential above all the retail space and had a lot of housing. Instead we have retail spaces that have closed and the space is no longer used. The Cambridge Mall could now be used for residential as well.
- Over the years planners have said that the number of cars will decrease and have reduced the parking requirements. This hasn't happened and I don't envision it will so we need to ensure places have enough parking. Also need to ensure there is the capability to put in charging stations as over time electric vehicles will become more prominent.
- We as a city need to start thinking smarter when we "design" our city. We shouldn't follow what city X has done. We also, especially as the population expands, need to protect our green space.
- We need to also ensure that our infrastructure, police, fire, ambulance services also expand at the same time. We seem to look at things in isolation.

The following are my comments/questions/concerns (in no particular order) about the Preston Secondary Plan Project Initiation Report and Interim Control Bylaw for Preston. I recently found out about these initiatives and haven't had a lot of time to review and understand them.

- Currently in my opinion Preston (specifically what individuals see when entering) King St. area is the worse eyesore in all of Cambridge. If Cambridge (Preston) wants to be a place individuals come to then we need to do better. There are lands in this area that have been empty for decades. Land that could be developed that hasn't. Some examples: 1030 King St, old Grand Hotel, site where Hopper was, 204 King St, 303 Eagle, old Preston Springs and the list goes on. Maybe if a property is not being developed it could be turned into green space until it is.
- If we delay building permits for 1 or possibly 2 years this (and other areas) will decline even further. There are areas in Preston (514 Westminster S.) has been an unkempt vacant lot for several years. Is there not a way to "force" individuals to either build or sell to someone who will build?
- This project and bylaw is only applying to Preston because of the proposed LRT. All of the items mentioned in this should apply to all of Cambridge, projected increase to population, changes to provincial policy, land use compatibility and appropriate forms of intensification. Do we have all this in place for the rest of Cambridge?
- I believe that we need a plan for Preston/Cambridge that takes into account an LRT coming to Cambridge and a plan that doesn't have an LRT. The LRT is not a given and based on the cost may not be appropriate in the long run. I know the LRT is a region project so won't continue on about it here.
- I also know the Major Transit Station is a regional issue, but was only required due to the LRT. As stated earlier, maybe we need a plan that works even if the LRT isn't built.
- What happens if there is another fire in the downtown core, can the building be rebuilt?
- Putting a 1 to 2 year hold on building permits probably isn't in the best interest of Preston/Cambridge

John Gee