

Proposed Form-Based By-law Zoning Planning Meeting for  
the Official Plan  
May 6, 2025

Hello Mayor Liggett and City Councillors,

Before I begin, I would like to pose this question. Do you have the courage to protect our Community Legacy for future generations? Legacy by definition is “**the long-lasting impact of particular events, actions, that took place in the past and present.**” Do you as Elected Community leaders have the courage to continue our Legacy corresponding to the visionaries who came before?

Legislative Policy

With the proposed Form Base By-law Zoning for Residential Communities, these new regulations **will not** provide affordable housing within our Community, despite what our Legislative Leaders indicate. We can not build our way out of this housing crisis, this is a false narrative. This legislative policy when enacted is voluntary for communities to engage in, but penalize communities who do not conform.

Legislative policy has created an unfair environment within Cities and Municipalities. The Cities who choose not to participate or bow to these regulations, risk losing money incentives. These funds are generated through the HAF program. If Cities refuse to comply, the HAF will disqualify communities from accessing this funding even, though it was set up as a voluntary program. Many communities have refused to participate in this program for the love of **their** Cities. This money is desperately needed for Cities to move forward. Legislative bodies continue to provide unprecedented tax relief to developers, utilizing tax payer dollars, with tax breaks. However, these tax breaks are not filtering down to home buyers.

Affordability

As you are all aware, affordable housing is very complex. This issue has been created by Provincial and Federal errors in calculating the rapid population growth, job security, employment, land availability, income thresholds, wage disparity, lack of housing supply, etc. In addition, investors and speculators have driven the cost of housing beyond the reach of average working people, the “Missing Middle Class,” to purchase or rent homes. The “Missing Middle Class” are ordinary people who work, volunteer, play in our communities, but can’t afford to exercise their right to purchase a home or rent.

Proposed Form Base By-law Zoning

With this proposed Form Base By-law Zoning model, it will essentially destroy the very character of these neighbourhoods, without providing affordable housing. Any protections for compatibility in New and Established Residential Neighbourhood communities, within the broader city, will be wiped out. Yes, neighbourhoods consist of smaller communities within the City. Taxpayers will no longer have a strong voice to changes in their neighbourhoods. To paraphrase, It is like me coming into your home, without your permission, rearranging your furniture, with little or no recourse. This is not acceptable.

Neighbourhood character can't be preserved without vision, thoughtful, well planned and executed interventions. There is no second chance to make it right. Mayor Liggett has in the past stated when she was a councillor in a local newspaper:

“Neighbourhood character is something we don't get a second chance at preserving, The ability to enact these bylaws to protect those areas of our community from those developers who don't give a hoot about them is a great opportunity and we should seize those times when we can. It is usually the residents in a given community who recognize this and stand up for themselves.”

I am only one of those residents who is “standing up” for the protection of our Residential Neighbourhoods whether Established or New.

The power point that I have provided only shows a fraction of the neighbourhoods that have become legacy worthy characterful neighbourhoods, in our community. Although not as historical in the sense of Dickson Hill, they are worthy of a legacy recognition, with adequate protections developed. Other areas within the City who meet this criteria are:

Queenston Road  
Branchton Subdivision  
Myers Rd. Backing on Churchill Park  
Beaverdale Rd.  
Upper Main St.

This list is only a small sample, as there are many more neighbourhoods spread throughout the city to numerous to include, worthy of this protection. What do all these neighbourhoods have in common? Take a look. They were designed by developers to have open skylines, oversized lots, mature trees, single family homes, similar scale, similar design features, roof pitch, landscapes, flow of topography, building materials and no sidewalks.

In the Form Base proposal, it does not protect any of these elements. This zoning is not compatible development. Instead, as long as the new infill building can “fit within the space,” meeting the designated Zoning for established residential neighbourhoods, it “will be permitted, regardless of what type of building it is.” The adjacent property owner will not be notified. On slide 12, this is an example of a build that is not compatible to the neighbourhood. There are many more sprinkled throughout the City. The orientation of the house presents a bunker wall, height, scale, utilities prominent, encroaching lot size, etc. to the adjacent bungalow property.

The property owner in this bungalow spent \$250,000 in renovating their home, only to have the aesthetics and privacy of their home compromised by this development. The bungalow is dwarfed by this structure.

#### Established Neighbourhoods and New Development

In this proposed Form Base By-law Zoning there should be a distinct separation of the unique elements of Established Residential Neighbourhoods. By-laws relevant to Established Residential

Neighbourhoods and relevant By-laws for New Residential Neighbourhoods, as they are very different. I am not suggesting no growth, but compatible, sustainable, visionary growth.

### Working Group

As my email indicates, I am seeking Council approval to create a working group, to work with Planning staff, addressing the concerns of residents through thoughtful engagement. In this working group, there should be a representative from the Historical, Environmental, Accessibility Committees, along with interested residents. I would be willing to volunteer to be included in the working group. I realize that CMHC has temporarily financed this project, setting a deadline for approval by the end of October to pay the \$250,000 consulting fees or the money is forfeited. Although we are at the 11<sup>th</sup> hour this is still possible to make positive revisions to this proposed Form Base By-law Zoning for the Official plan.

### Advertising

There has not been sufficient public engagement from the community, for such a major long term project, due to the lack of effective advertising. This new Zoning as part of the Official Plan will have long term ripple effects for 50 years, into the future.

“The Official Plan applies to all land within the City of Cambridge. It provides a vision for future growth and generally guides where new homes, schools, businesses and parks should be located. The Official Plan includes policies with respect to the construction of new services, such as roads and sewers, as well as **protecting our natural and built heritage.**”

City Website

### Conclusion

As elected Mayor and Ward Councillors of this City, I hope that you have the fortitude, passion, love, foresight and vision for our City, that your constituents do. Will you be the Council to continue to develop a lasting Legacy for our City as others have done before you. Visionaries of the past did not always set out to create a legacy or see the fruition of their plan. However, overtime as the City grew, the citizens of this community were provided with a rich, unique legacy, with strong social connections, diverse cultural activities, economic and environmental sustainability.

Be the Legacy protector.

Valerie Cameron