

APPENDIX E – Reference: 25-060-CD

Michael Oliveri

From: Rebecca Murphy [REDACTED]
Sent: Tuesday, May 6, 2025 9:27 AM
To: E_Clerks; Council
Subject: Application development OR05/25

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good morning,

I am a resident of [REDACTED]. [REDACTED] directly backs onto this new development in question. I am unfortunately unable to attend tonight's meeting, but do have some concerns and questions.

My concerns and questions regarding the proposed development:

1. The location of the garage and recycling for the building. The location backs directly onto three residential properties. Is this location able to be located elsewhere on the property? So, the smell and noise are not disturbing current residential properties?
2. The lights for the parking and building. What is the height of the lights that are being proposed? The development is backing onto three properties who are not used to having anyone behind them. Are they able to ensure they are lower, so they are not shining directly into family homes at night?
3. The current state of vegetation. There are numerous trees of significant maturity on that property. Are the plans to clear cut the entire location? My concern is that they will not be replaced to the same extent. The majority of this neighbourhood has matured trees, which provide privacy but also natural habitats for wildlife and pollinators. There are foxes and deer in this area, as well as numerous bird species. What happens to these animals?? The vegetation provides natural corridors for them to move around safely. What also happens to the current resident's privacy and views.
4. The vegetation backing into neighboring backyards. Will these be replaced to ensure the residents' privacy, and maintaining naturalized habitats that are existing? As the community space backs directly onto two properties. What are the plans in regards to noise, garage and privacy? The back fence lines of the resident's property have numerous trees and shrubs, and private gardens. As well as shaded play areas for families and relaxation.
5. Fencing - what fencing is proposed and is there room for adjustments? All three properties that this development backs onto have dogs. Not only for privacy are fences important, but also for the animals. Individuals constantly at our fence lines, will have a huge impact on the families who currently live here and undue stress on the animals.
6. Retaining wall - the parking lot backs directly onto a resident's backyard. Is a retaining wall able to be built to provide some privacy? The lights and noise from the parking lot will be significant with the amount of parking spots and units proposed.
7. The currently Plaza beside the proposed development. The noise and lights from the Plaza are reduced by the vegetation surrounding all the properties. How will this change?

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8. The number of units being proposed. My concern is the noise level that comes with that many families in a tight location. Especially with the communal space directly against current resident's backyard.

I do understand the city's ultimate goal to provide more housing for the surrounding areas, especially by infilling in areas that can support multi residential dwellings. The current plans that are available for view have numerous concerning aspects that I am hoping can be worked through with the residents that currently back onto this development. In hopes to allow for a more seamless process. These concerns should be addressed prior to approval. Privacy and natural ecosystems play a huge role in why residents of West Galt love living here, my hope is that council will not forget that.

Thank you for taking the time to read this and considering my unease about the proposed development.

Rebecca Murphy

[REDACTED]

APPENDIX E – Reference: 25-060-CD

From: Sheri Roberts <robertss@cambridge.ca>
Sent on: Thursday, May 15, 2025 11:26:02 AM
To: Sylvia Rafalski-Misch <rafalskimiss@cambridge.ca>; Bob Bjerke <BjerkeB@cambridge.ca>
CC: Vincent Wen <wenv@cambridge.ca>
Subject: FW: Application Development OR05/25
Attachments: 312 St Andrews.zip (3.26 MB), 312 St Andrews St more trees.jpg (735.6 KB), 312 st andrews part 2.zip (4.82 MB)

Follow up: Follow up
Start date: Thursday, May 15, 2025 12:00:00 AM
Due date: Thursday, May 15, 2025 12:00:00 AM

Please see the email below from Anne.

Thank you,
Sheri

From: Anne B. [REDACTED]
Sent: Wednesday, April 30, 2025 10:19 PM
To: E_Clerks <clerks@cambridge.ca>; Council <Council@cambridge.ca>
Subject: Application Development OR05/25

This Message Is From an External Sender

This message came from outside your organization.

Application Development OR05/25 - 312 St Andrews Street, Cambridge, ON

My name is Anne Bartok and I own the property that is abutting 312 St Andrews St, Cambridge, ON

This property was sold for the first time in March 2024. It was in the previous owner's family since 1914.

I have lived in my home for 31 years. I have a beautiful peaceful yard looking into a beautiful yard with trees over 100 years old and a 111 years old beautiful stone home. The size of this lot at 312 St. Andrews St is approx 0.61 acres.

I am deeply concerned by the application to build 24 stacked townhomes with 31 parking spaces on this small R3 zoned lot. My property sits much higher than this property and I am distressed by the fact I will be looking into a parking lot and the townhomes proposed gathering/recreation area and garbage disposal area directly behind my fence.

I am opposing this development because of the following:

- The beautiful century trees that were part of the original farm property will be removed.
- The noise and dirt from the construction of this development, not to mention the rats that will be running through all our backyards similar to when St Andrews Street was redeveloped a few years ago.
- The noise from the proposed gathering area, garbage disposal area, and vehicles coming and going, and 24 families living in very close proximity to my backyard.
- Lighting from the Parking Lot shining into my yard.
- My property value will be reduced by this 3 storey structure almost in my backyard.
- My privacy will be removed which will ruin any current pleasure I have in my currently peaceful backyard.

I'm recently retired and was looking forward to enjoying the peacefulness of my backyard for many years to come. The stress of this development is affecting my health.

I have attached some pictures of the trees that will be removed to support this 24 townhome building and 31 parking spaces parking lot.

I will be attending the public meeting on May 6th, 2025.

Sincerely ,

Anne Bartok





GROUND LEVEL
-1 BEDROOM
50.1 sq.m
539 sq.ft.

Why we're here

- 312 St Andrews - 24 units,
3 storeys

Goals & Objectives Place



City of Cambridge 2024-2026 **STRATEGIC PLAN**

Embrace and celebrate our City's
unique character while enhancing
the spaces where people connect.

PLACEMAKING

- Promote and create a wide range of destinations and activities that capitalize on the beauty of the rivers and heritage buildings.

PLANNING FOR GROWTH

- Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population.

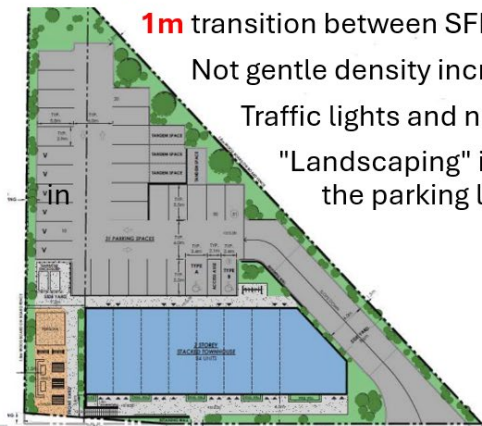
GREEN SPACES

- Create, preserve, protect, enhance and steward our parks, green spaces and environmental areas.

Amenity deficit

Required 720 m² (30 m² / unit)

Proposed 79 m² → **11 %**



1m transition between SFHs

Not gentle density increase

Traffic lights and noise in backyards

"Landscaping" is <1m wide: play the parking lot?

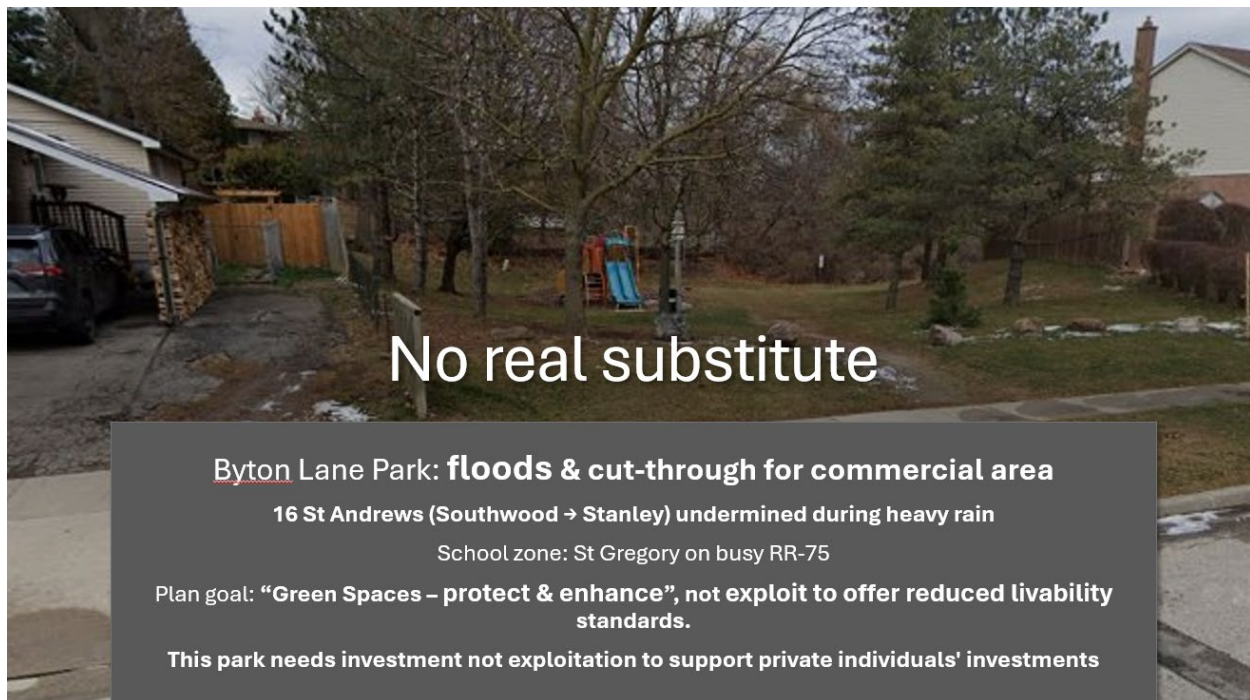


Everyone else does better

| City | Common amenity | Landscaped % | Transition rule |
|-------------------|--|--------------|-------------------------------------|
| Kitchener | 4 m ² / unit | ≥ 20 % | 7.5 m yard + 45° plane |
| Waterloo | 3 m ² 1st bdrm + 2 m ² each add. (≥ 30 % of total must be common if >50 bdrms) | 17–20 % | 7.5 m yard + 3 m buffer |
| Guelph | (none – requires private yards/balconies) | 30–40 % | 1.5–3 m planted buffer; ≤ 3 storeys |
| Brantford (draft) | 8 m ² / unit first 8 + 5 m ² each add. | ≥ 25 % | 45° plane above 4-storey cap |
| Hamilton | 6 m ² / unit | ≥ 25 % | 6 m yard + 45° plane |

This proposal: **3.3 m² per unit common**, no balconies, ≈ 10 % "landscaped", 2 m setback — well below everyone stack/townhouse standard.

for gentle transition Stacked Townhouses



Ignores Cambridge's stated goals

| Strategic-Plan wording | How the proposal fails | Source |
|--|---|--|
| “Safe, clean, caring, sustainable, inclusive and accessible <u>neighbourhoods</u> ” | No play space; kids forced to a flood-prone park | Vision Statement, p. 2 Home |
| Promote, facilitate and participate in the development of ... <u>neighbourhoods</u> with a range of housing options” | Adds units, but not the amenities that make them livable | “Vibrant <u>Neighbourhoods</u> ” goal, p. 7 Home |
| “**Provide for a mix of development, uses and amenities to meet the needs of a changing population” | 89 % amenity shortfall → needs are not met | “Planning for Growth” objective, p. 8 Home |
| “Create, preserve, protect, enhance and steward our parks, green spaces and environmental areas” | Relies on <u>Byton Lane Park</u> , which floods and is over-used | “Green Spaces” objective, p. 8 Home |
| “Provide age-friendly services that are accessible to all” | No barrier-free outdoor area on site; seniors get asphalt | Strategic Action, p. 9 Home |
| “Create and activate spaces that offer things for people to do” | Offers 79 m ² lawn behind a parking lot → no activation | Strategic Action, p. 9 |

Additional Areas of Concern



Infrastructure capacity: “Water, sanitary and storm pipes on St Andrews date to the 1960s; City Engineering flagged them for renewal. Cramming 24 units before upgrades risks backups and basement flooding.”



Storm-water & heat-island:
“With 70 % of the lot paved or built on, runoff will increase and so will local heat. The City’s Climate Adaptation Plan calls for *more* green cover, not less.”



Shadow / overlook
“A 3-storey block 2 m off the lot line will cast afternoon shadow directly onto backyards six months of the year—contrary to OP compatibility criteria.”



Fire-route & garbage logistics
“The solo drive aisle doubles as fire access and garbage pick-up. If an engine or truck blocks it, residents have no second egress—doesn’t meet NFC best practice.”

Request

- **Refuse** as-is **or** require actual on-site amenity/green-space, reduced flood-plan, and drainage issues at Byton Lane Park solved
- Direct redesign: setbacks, green buffer, traffic study