

**THIS IS A DISPUTE
LETTER FOR THE
DEVELOPMENT
PROPOSAL OF 44+46
MILLCREEK ROAD AND
5 LIBERTY DRIVE**

Madame Mayor, and Council members. My name is David Corbett and I own [REDACTED]. I moved here over 8 years ago because it is a quiet and quaint neighbourhood. That is all about to change if this proposal goes through.

Although this is not a heritage neighbourhood, it is a neighbourhood with heritage. Most of these homes and plots of land were given to the veterans returning from the war, for a service they provided for our freedoms and democracy. Now it seems that democracy may be forgotten here.

Currently our area is zoned R3 (low to medium density) allowing 40 units per hectare. We currently have 8 homes per hectare....8.

The proposal wants to increase to 89 units which is above the maximum of 75 allowed for high density residential as per the city plan. That is more than 11 times the current density, to a property that is not even 1 hectare. Bylaws are in place for a reason, and should not be changed for an individual. The majority of residence affected, are NOT in favour of this change. We live in a democratic society and the majority voices, should carry

more weight than an individual who doesn't even reside in Cambridge, and who's only interest here is money.

I will be outlining many points of concern, as well as possible bylaw infractions and items that contravene the City of Cambridge Official Plan.

First two items are the traffic and noise impact studies. I submit that they need to be done over again as they are invalid due to being inaccurate. They were conducted in March and May 2022 respectively. This is a time when a lot of people were still working from home due to COVID19, thus the inaccuracy.

Next is that currently snow removal is an issue that I have called the city on numerous times. We have 3 school buses that come down Athlone Rd and Liberty Dr and parents and neighbours have pushed stuck school buses in the past due to roads not being plowed. With the added housing units proposed, the bus numbers will have to increase causing more concerns. In addition to this we now can move on to yet another major issue. How is this complex going to handle the snow removal. By my calculations according to the site plan measurements, there is approximately 2206.25sq meters

of road and parking spaces, and only approximately 405.1sq meters of available land to put it on. The math doesn't work so what is going to be done with the snow? Bylaw 168-08 prevents them from pushing it onto the roadways.

A few more items of concern are all under the City Official Plan. Chapter 8 item 8.4.2 paragraph 2C and 2D similar setback and coverage to neighbouring properties and it is not. As well as Chapter 8 item 8.4.2 paragraph 3 compatible with surrounding land use, and again it is not.

The next item is the TREE PRESEVATION REPORT or lack, there, of. The numbers on the report are also skewed, in their favour of course. They state that 87 out of 135 trees will be removed. That is inaccurate if you read the report. 20 of the trees they are "saving" are/were not theirs to remove as stated in the report they are not the "clients". So the accurate numbers are, 87 trees being removed out of 115... so, approximately 80% of the trees are going to be removed. This is not conducive with the CITY OFFICIAL PLAN Chapter 5 item 5.14 paragraph 1N, Chapter 8 item 8.4.3 paragraph E and Chapter 8 item 8.4.2 paragraph 1E. Twelve out of the 18

black walnut trees are being removed, along with a numerous amount of other trees, that provide food for the natural wildlife we have in our neighbourhood that rely on it. We have hundreds of squirrels and other small rodents that feed on this and thusly then themselves become food for the foxes, coyotes, opossums and even the family of hawks that have been on the communication tower between Avenue Rd and Athlone Rd for the past 4 years. If you disrupt this food chain then the predators will start looking towards our family pets to sustain themselves.

Next item is schools and playgrounds. With the potential of 77 units, and thusly 77 or more potential children, where are they going to play? There are no parks or playgrounds in our area at all. Our children have had the affordability of large $\frac{1}{4}$ acre or more yards to play in. These children do not.

All the schools in our area, all of which are over capacity now, are going to be strained even more with the added influx of children. Also this contravenes The City Official Plan Chapter 8 item 8.4.3 paragraph B, i.e. reasonable walking distance to schools.

Thank you for your time and I hope this dispute will be seriously taken into consideration for this matter. I'm sure you hear a lot of "not in my neighbourhood" disputes, but this project really is not a good fit in this small subdivision.

David Corbett