



## 22-103-CD Appendix F – Public Comments

## Michael Campos

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**To:** Shannon Adshade [REDACTED]  
**Subject:** RE: [External] Re: [External] Re: 62 Highman Ave

>>>>  
>>>> Good morning,  
>>>> Just a little upset this morning after witnessing a posting at 62 Highman.  
>>>> What in the world is going on ? This city and it's council are ruining one the most quiet neighborhood in Galt. The traffic on Highman and adjoining streets will be incredible and unsafe. Why unsafe ? Take a drive and see the parking on the street and and also the width on the street. The recent addition on Highman of 4 townhomes has demonstrated my exact point. Apparently, the brown site survey was completed with no communication to the residents of the neighborhood, not to mention the sale of the property. Complete secrecy ! C'mon...this doesn't make sense at all.  
>>>> I walk every day, I'm beginning to feel like my walks are in downtown Toronto, especially on Grand Ave, and now 2 more towers next to the Mill Restaurant.  
>>>> The virtual meeting on August 24th is pointless and only accomplishes one thing ....the city's due diligence.  
>>>> The city needs to focus on its infrastructure including a bypass, as well as the downtown ghost town.  
>>>> See attached photos.  
>>>> Regards

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Michael Campos

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**From:** [REDACTED]  
**Sent:** Friday, January 14, 2022 1:46 PM  
**To:** Shannon Adshade  
**Cc:** Michael Campos  
**Subject:** [External] revised application for Water St/Highman

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Daer Shannon

I hope you are well.

This is part of an email I sent to Michael Campos earlier. I've added a few more points.

I am deeply concerned with the revision to the application. This developer did not address any of the concerns presented by council or citizens -- the height, the size, the scope. I find his additional 50 units of affordable housing to be minimal at best and now we only have access off Water St from one direction? And it seems now an emergency road off 62 Highman??

How can we as a collective city take this seriously if he won't take our considerations into account?

This is a developer who threatened Grimsby council with an MZO. This is a developer who hasn't consulted with First Nations. This is a developer who bullied a grieving man (the previous owner of 62) to buy his way onto Highman Ave. This is a developer who proposed a 'parkette' at 62, but it's now a road. This is a developer who went on record after the last council meeting (Waterloo Record) to publicly state he has addressed all of our concerns.

This is who he is. He doesn't deserve to build in our city.

We are very disappointed and will gladly share our thoughts at this meeting on February 2nd at 6pm. I will be there and will be speaking.

I sincerely hope as a voted-in council member and a tax paid city employee you take our considerations seriously.

Sincerely,  
[REDACTED]

## Michael Campos

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**From:** [REDACTED]  
**Sent:** Wednesday, May 4, 2022 10:31 AM  
**To:** [REDACTED]  
[REDACTED]  
**Subject:** [External] 62 Highman/193 Water St Proposal  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Councillors

My name is [REDACTED] a resident of East Galt on Highman Avenue.

As you know there is the development proposal for 193 Water St/62 Highman Avenue that was presented to council last August. Since that public meeting, the developer has had a private virtual meeting with the residents and there has been no change to their proposal of 5 15-story condo towers.

At that council meeting in August, council members and delegates raised concerns about the height, scope and density of the project, to which the developer has not contributed any compromise and stands pat with their initial proposal.

Since, I've been in constant contact with Ward 6 Councillor Shannon Adshade and city planner Michael Campos about the concerns of residents, to which there are many. With my house looking on to the adjacent lands (193 Water), Councillor Adshade has agreed to meet me on the street next **Wednesday May 11 at 2pm** to see firsthand how this proposal will affect residents and how it will dramatically change this part of Cambridge.

I am extending this invite to all council members. If council is voting on this at a future meeting, I think it's prudent for you to see this.

Please let me know if you can attend. If this time isn't good for you, I can accommodate individual visits as my time is flexible.

Thank you for reading and best regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

## Michael Campos

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**From:** [REDACTED]  
**Sent:** Friday, July 22, 2022 11:59 AM  
**To:** [REDACTED]  
**Subject:** [External] Heritage meeting re; 193 Water St

Happy Friday Council.

I am writing in regards to the special meeting that happened last night (July 21) for the Cambridge Municipal Heritage Advisory Committee's recommendation for the development proposal at 193 Water Street.

A number of community members and neighbours are still quite concerned that the proposal does not meet any of the scale or scope requirements the city has written in by-law. Not to mention, the size deters from the heritage homes flanking 193 (201 and 193 Water St).

Last night's meeting saw the MHAC ask the developer to scale back the massive size of the proposal to keep with the current zoning of 150 units per hectare and to respect the side yards.

The developer did not make a presentation last night, nor did they engage in any discussion. This is keeping in line with their previous meetings with us making no concessions or compromise with concerned city members.

**Since this MHAC agreement falls on council to approve, I am asking the council to vote in favour of the MHAC recommendation.**

Thank you for reading and have a wonderful weekend.

Sincerely,

[REDACTED]  
[REDACTED]

## Michael Campos

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**To:** [REDACTED]  
**Cc:** Shannon Adshade  
**Subject:** RE: [External] Re: [External] development behind Highman

**From:** [REDACTED]  
**Sent:** Thursday, May 6, 2021 8:32 PM  
**To:** Shannon Adshade  
**Subject:** [External] development behind Highman

Hi Shannon

I hope this email finds you well and safe.

I live at [REDACTED] part of your ward. Me and a number of neighbours have become aware that LJM Developments, who own the land behind us, will be applying to re-zone this land and build up. It's currently zoned as OS.

They also own #62 Highman and will raze the house when it's time to build and use that as an access road.

It's deeply concerning for the neighbourhood on so many fronts - the noise, the dust, more traffic, not to mention the loss of the habitat behind us that is full of wildlife and trees, the private backyards on the west side will no longer have their privacy (one of the main reasons people buy on this street), and our backyards will be a view of a building, possibly ruining our property values (this info from my agent). This neighbourhood is born of peaceful living, quiet evenings and schools. This will put a real knife in the heart of where we live.

I have attached a pic from their website of their concept. It's a google map shot with their concept added on top. It's a stretch of 5 condos/apartments. It will completely change the dynamic of the neighbourhood and the look of the city on Water St. Not to mention they have access roads mapped out to Water Street even though the land nearest Water is owned by the region.

I'm not even sure how this company can put this on their website with no approval from the city?

LJM website - <https://ljm.ca>

I understand the city hasn't received the formal re-zoning application from them, but it's coming. A great number of us will be protesting, and hope we can have your support.

If there is anything you can suggest we prepare for our protest, please let me know - we are planning signatures and a massive neighbourhood info session, GRCA reports, wildlife conservation reports, floodplain plans, etc ...We want to be as ready as possible.

Thanks for reading and feel free to reach out,



[REDACTED]

[REDACTED]

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## Michael Campos

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**From:** [REDACTED]  
**Sent:** Tuesday, January 18, 2022 3:27 PM  
**To:** Michael Campos  
**Cc:** Shannon Adshade  
**Subject:** [External] 193 Water Street/62 Highman Meeting February 2, 2022

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Michael,

I am confirming that I will be attending the February 2<sup>nd</sup> meeting taking place from 6-8 pm regarding the development at 193 Water Street/62 Highman.

I will be speaking at this meeting to express concerns that LJM Development has made no concessions regarding the height or scope of their proposal, concerns that were echoed by some Council members. Our community does not support this build or the removal of 62 Highman Avenue. In the new proposal, LJM has gone from a proposed parkette to an emergency access road at 62 Highman, something they said they would not do. This is not in keeping with our well-established community neighbourhood, and neither option is acceptable to the people on Highman Avenue.

I would also like to know when the liaison committee discussed at the public meeting will occur. There are many, many other concerns our community has related to this developement. Unfortunately, with only five minutes to speak, we had to limit what was said. I have copied Shannon Adshade who is our ward representative on this email. I hope to hear back about the liaison committee. It is important for our views to be represented within our community by our elected council members.

Thank you,

[REDACTED]  
[REDACTED]

**Michael Campos**

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**To:** [REDACTED]  
[REDACTED] 193 Water Street South & 62 Highman Avenue -  
Neighbourhood Meeting

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**From:** [REDACTED]  
**Sent:** Tuesday, February 1, 2022 9:29 PM  
**To:** Michael Campos <[camposm@cambridge.ca](mailto:camposm@cambridge.ca)>  
**Subject:** [External] Question Re: 193 Water Street South & 62 Highman Avenue - Neighbourhood Meeting

Hi Michael,

I have a question related to the development at 193 Water St. S. & 62 Highman Ave. that I am hoping would be raised and answered at the neighbourhood meeting tomorrow (Wed.), please.

I am wondering, to what extent were the *Six Nations of the Grand* included in the consultations/designs with the developers **AND** the city, since this property is located within 6 miles of the Grand River and part of their shared territory, according to the Haldimand Treaty of 1784. If they were consulted, what was their response and what were their recommendations regarding the ideas put forth in this development?

Thank you for addressing this question for me.

Kindest regards,

[REDACTED]

Mr. J. Blevins  
Planning Department  
City of Cambridge  
50, Dickson Street, Cambridge, ON, N1R 8S1

August 3, 2021

**Planning application OR06/21 193 Water Street South – 62 Highman Avenue**

Dear Sir

I have several concerns regarding this development:

**Density** – the developers are asking for so many variances for this awkward plot of land in order to squeeze in as many dwellings as possible without true regard to the Canadian way of life. Given the location it is not quite close enough to the downtown core to see residents not owning a vehicle or two. Bus service on the Christopher Estate is minimal. Even by 2030 when the first building is occupied I can't see a there being a frequent enough bus service to get all over town or to get out of Cambridge. Yet they want to provide less parking spaces as provided under city guidelines.

They want to provide less amenity space. Churchill Park is close by but can already get busy so where do the children in these apartments go for amusement? Do the area schools have capacity?

**Safety** – the buildings seem to be cantilevered into the hillside. Will the slopes still be stable after vegetation is removed? There is a statement in the documents about wanting to keep costs down and using the minimum of concrete, retaining walls and infill. There are plans for storm water retention ponds but some storm water could be piped directly into the river or run across the popular rail trail. The document doesn't describe how it gets there – across Water Street? What will run off be like down the two access roads? These will be steep and with the sort of downpours we seem to get these days is there adequate drainage?

**Access** – this of course is the big issue. Personally, after taking the grandchildren to Churchill Park, I never try to turn left onto Water Street but will take the exit from the park to Myers Road. The planners think only 300 cars will exit on to Water Street in peak hours – seems low from 996 dwellings. However, even that many cars will put a considerable strain on traffic flow with drivers getting impatient. I don't see Shaver Boulevard diverting much traffic, the trucks seem to have difficulty with the Franklin roundabouts and I suspect will prefer the Hespeler traffic lights. The recent diversion has been quite illuminating and frustrating, 25 minutes to get to the Canamera Medical complexes over 15 minutes up the Hespeler Road. I digress. There is no mention that the gas station is between the two exits, sometimes a car turning left into the gas station can cause quite a hold-up. No mention that Water Street gets closed from time to time due to flooding – there is no back way into these buildings. Water Street is, and will remain, the main thoroughfare through town, there is little room to widen the road and provide left turning lanes for traffic accessing this development and the last thing it needs is traffic lights. The access to the building should be from Highman Avenue. If the plan goes ahead would drivers start diverting down West River Road to avoid the bottlenecks that will surely occur?

I believe this plan to be aggressive, greedy and ill-conceived. The reports make it sound plausible but it will be a nightmare and certainly not worth 5 affordable housing units.

Yours faithfully

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**Michael Campos**

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**To:** [REDACTED]  
[REDACTED]  
**Subject:** RE: [External] importance of trees to our environment and health

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**From:** [REDACTED]  
**Sent:** Tuesday, July 12, 2022 12:38 PM  
**To:** E\_mayor <[mayor@cambridge.ca](mailto:mayor@cambridge.ca)>  
**Subject:** [External] importance of trees to our environment and health

Dear Mayor and Councilors,

I would like to share this recent CBC article on the value of trees.

[How much should a tree be worth? Experts say cities should consider climate-related benefits | CBC News](#)

Cambridge has been recognized as tree city and I think it is important that we continue to grow our understanding of the true value of trees. Especially important as climate change is barreling down on us. Our tree bounty should not be treated lightly. Temperatures are rising now and in our location we are predicted within the next 30 years to go from 10-15 plus 30 degree days each summer to 30-50 days. Cutting a mature tree down today is a resource that is gone for a generation as it takes 30-40 years for a newly planted tree to reach significant stature and 100 years to reach full height. Our environment is changing now, time is off the essence and we don't have the luxury of 30-100 years for a tree to grow. The true value of trees need to be a major consideration when planning our growth and any development that removes a mature forest needs to be questioned. A significant development proposal that is currently threatening a forested ecosystem is the 193 Water Street South Tower build. The true accountability of this forest removal needs to be considered as well as the effect on subsequent development along this forest corridor from Ainslie St. to Church Hill park. Once the 193 Water St. S. forest is gone it makes the forested area on either side seem less significant and are easily lost as development encroaches.

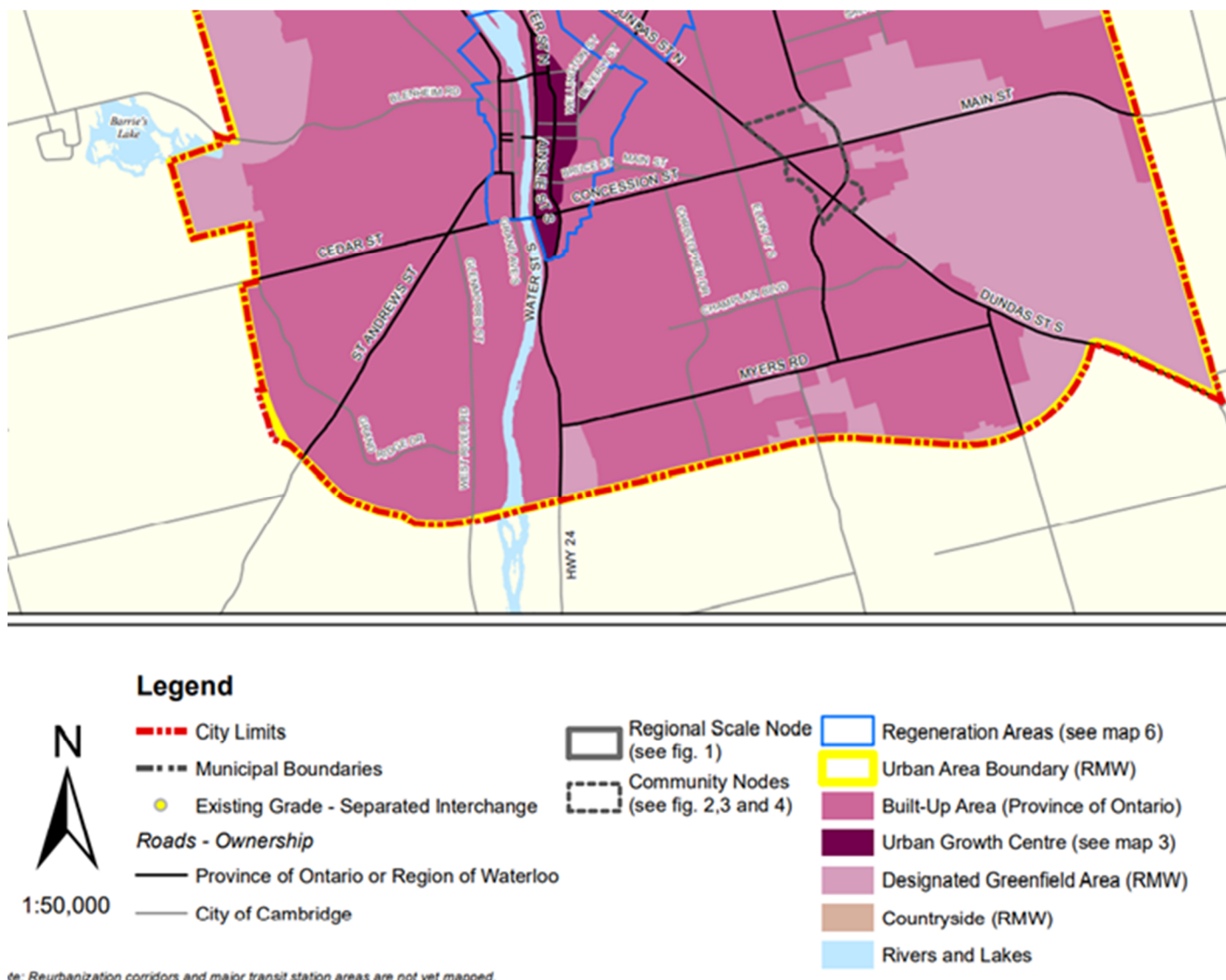
The development proposed sits in the middle of approximately 30 acres of mature woodland that is a linear corridor along the Grand River as you approach downtown Galt. The map below shows the forest as it is today. This 30 acres is comprised of 5 very large properties, property 1 is the current development application. Property 2 has a designated stone home and was just sold to a local developer. Property 5 was also recently sold and the listing highlighted potential development opportunities.



This linear wildlife corridor and forest was not a planned situation but has evolved over time to become what it is today. What is decided with this development on property 1 will set the stage for what will happen eventually on the other 4 properties. Council has recognized the importance of climate change and has committed to decreasing city carbon emissions by 50%. There is more council can do. Council can develop ways to direct development to areas that are not environmentally significant and to lands that are close to existing and planned transit corridors. Council has already



identified such areas in the Official Plan and have called them regeneration areas. On page 238 of the City Official Plan [GROWMAN 2 \(cambridge.ca\)](http://www.cambridge.ca/GROWMAN_2) Map 1A urban structure, the regeneration area for Galt is outlined in blue. This development and the linear forest fall outside of this zone.



The proposed LRT is a tool to direct intensification along a transportation corridor. The 800m zones out from LRT stations have been identified as hubs of intensification. The closest LRT station to this proposed development is the Terminus station near Craig's Crossing. The distance from this future hub to 193 Water Street at its most northerly border is >800 m (920 m). The distance to the middle of the development is 1000 m. This is greater than the identified capture zones for LRT stations. Currently there are no bus routes along this section of road. This forest corridor of rare city forest should not be decimated for intensification that falls outside of identified intensification areas.

Section 3.B.4 of the City of Cambridge OP relates to Environmental Management of the City's Urban Forest and Biodiversity. This section describes the urban forest in Cambridge as the treed environment, consisting of remnant wooded areas, trees in city parks and open space, street trees and trees on private property and recognizes the urban forest as providing significant environmental,

social, cultural heritage and economic benefits and encourages its protection, restoration, wise management, and expansion (Policy 3.B.4.1). The City recognizes the environmental, aesthetic and heritage values associated with trees which line urban boulevards and streets and encourages protection and management of urban trees. This property and the rest of this linear forest are our urban trees and we need to conserve them to capture carbon, provide habitat along the Grand River for migratory birds and resident birds, small mammals, reptiles and beneficial insects and help mitigate the heat of the city landscape. The forest captures rain and runoff and the water percolates into the below surface groundwater where it is cooled and discharges nearby into the Grand providing a cool base flow for the river ecosystem. This stretch of river is a respite and moderator from all the downtown Galt storm water flow that deleteriously impacts the river through the core before it is further impacted by the warm waste water treatment discharge further downstream. The cooling effect of groundwater discharge to surface water and dilution of core sourced pollutants in this stretch may be significant.

This property development should not be judged on its own but be evaluated under the assumption that this will be the template for future development along the linear forest. What happens to this forest should be viewed through the climate change and biodiversity impact lenses. All the reports submitted by the developer only evaluate this development's impact and do not go any further to look at potential losses of the whole linear forest. I also believe besides a tree impact study a biodiversity impact study would be appropriate and that the proposal should be reviewed by CEAC.

The applicant is asking to go from an Open Space Zoning to ultra high density. The applicant has a business case but with climate change happening as we speak business can't be the only driver for development and our elected officials are our most important resource for driving climate change solutions. The Province, City and Region have put the work into identifying appropriate intensification spaces and this development is not in that space. Now is the time to stick with the plan and keep the zoning put in place for a reason and be part of the change needed to help put our environment in the forefront priority it needs to be.

Sincerely,

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