

Dear Mayor and Council,

I am writing in regard to the 193 Water Street South development coming before you on September 27, 2022. I am concerned with the proposed density of the development proposal and its impact on the designated heritage structures at 183 Water Street South. LJM developers is asking for a density of 515 units/hectare and a variance to allow the interior side yard setback between the development structure and 183 Water St. S property line to be reduced. The side yard reduction they are asking for is 5 meters. The justification for this reduction of setback is that it is needed in order to maintain separation between each of the five proposed buildings on the to be developed land. Heritage designated property 183 Water St. S has a large, significant and well preserved designated stone out building very close to the property line with 193 Water Street South. The impact on the designated structures of such a large development as is being proposed can be minimized by retaining the 12 meter side yard setback that is currently allowed. Why is it that a heritage structure should 183 Water Street S. be adversely impacted in exchange for better spacing between buildings in this development? What justifies this encroachment? Is the development within a community core area? No. Is the development within an urban growth area? No. Is the development within a regeneration area? No. Is the development within 800 m of a proposed LRT station? No. I can find no reason to justify the over development of this property to justify decreasing the interior side yard separation between a heritage structure and a five building 15 story development.

I have reviewed all of the large developments (that are not single family housing/townhouse construction) on the City of Cambridge's website and have put in a chart format (see below for chart) their densities, current zoning, required increase in density over zoned density, if in identified areas for increased density and what use the land is currently being used for. The development being proposed at 193 Water Street S. is the only one that falls out of identified intensification areas. It is the only one being developed on a mature forest. It has the highest % increase in density of all the developments compared by a large margin. And finally it has the third largest density of all the developments with the two that are higher being right beside transit infrastructure and directly in the center of cores.

I hope you can use the information I have provided to make an informed decision and make the best decision that is a compromise between houses at all costs and recognition of place, neighbours and environment.

Address	Proposed development	Current use	Community Core Area?	Urban Growth Center?	Regeneration Area?	Within 800 m of proposed LRT station?	Current zoning Density units/Ha	Proposed new density? Units/Ha
61-69 Ainslie Street (Galt)	15 story and 20 story tower, 392 units	Old bowling alley and factory ruins	yes	yes	yes	Yes (beside bus terminal and within 200 m of 2 LRT stations)	250	601 (2.4x increase)
55 Kerr Street (Galt)	2 towers, 30, 24 stores, 592 units	Brownfield and industrial remnants	yes	no	yes	Yes (<100m)	250	587 (2.3x increase)
193 Water Street S (Galt)	5 15 story towers, 991 units on 1.94 Ha	Forested open space, flood plain	no	no	no	no	150	515 (3.4x increase)
130 Water Street N (Galt)	37 story condo and 28 story hotel (146 hotel suits and 253 condo units)	Parking lot and brownfield	yes	yes	yes	yes	250	404 (1.6x increase)
255 King St. W (Preston)	3 towers (15,17,18 stories), 579 units on 2.4 Ha	Vacant– old hotel site with remnants	yes	no	yes	yes	150	241 (1.6x increase)
151 Main Street (Galt)	6 stories	Adding on to existing building	yes	no	yes	Yes (< 50 m)	250	385 (1.5x increase)
16-22 George Street (Galt)	6 stories, 41 units	Older homes to be demolished	yes	no	yes	yes	250	250 (0 increase)
211-215 Queen St W (Hespeler)	Heritage conversion and 8 story tower (270 units) on 2.44 Ha	Heritage factory and open space	no	no	yes	no	?	110

Sincerely,

Susan Brown