

**From:** [REDACTED]  
**To:** [E. Clerks](#)  
**Subject:** [External] Request to submit written delegation for Tuesday March 21st Council meeting - Royal Oak Road  
**Date:** Monday, March 20, 2023 8:32:51 PM

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My name is Eddie Morrison - I have no connection with the property in question, however I am frustrated by this application.

It is deeply concerning to see developers come into zoned residential areas and propose industrial/manufacturing developments. When purchasing or deciding where to live, taxpayers look at many factors related to quality of life - affordability, existing zoning, noise, traffic, etc. For land to be designated residential and open space, and for a developer to propose an industrial build, is absolutely in conflict with the residential area. It is not unfair or unreasonable for residents to challenge this zoning application as it is inherently in conflict and detrimental to the residential neighborhood.

What's the point of existing zoning if it can be completely ignored?

The developer proposal say "New industrial development may be permitted where appropriate studies have been completed which demonstrates "the proposed industrial development can occur without detrimentally impacting the existing residential land uses". This development will impact existing residential lands in a detrimental way.

Furthermore, with the lack of transit in this area, we will further congest key roads in and out of Preston. It is shocking that density and reduction of use of cars is being pushed on residential areas, but the same is not expected of industry. The roads in this area cannot handle another gigantic industrial build - get transit in order in this area and then consider new development with reduced parking. Stop pushing density on residents but not industry. As an aside - the proposed LRT plan not running through this area is a complete missed opportunity.

I ask council to follow the guidelines that state industrial development should not negatively impact residential lands - this proposal quite clearly does that.

Cambridge is boxing its borders in with gigantic, ugly and residential-unfriendly industrial buildings. We can do better.

Sincerely,  
Eddie Morrison