

Steven Huang

From: [REDACTED]
Sent: Monday, March 13, 2023 8:36 AM
To: Steven Huang
Subject: [External] Blenheim road reconstruction

Blenheim Road Reconstruction statement

The matter concerning the Blenheim Road reconstruction.

Our concerns for the project are as follows.

- 1) The safety of residents and pedestrians trying to travel in and out of driveways. Blenheim Rd has a good amount of vehicle traffic. It is projected to get busier once the development down the road is established. The nature of the topography, the hill and bend in the road, it is already hard to safely merge onto on coming traffic.
- 2) The proposed 3 meter wide path, how will it be maintained. How will snow/leaf removal, garbage/recycling be conducted?
- 3) The mature and established trees/vegetation. By widening the roadway many mature trees will be lost. A concern about the extensive root systems that are at risk of being harmed by the construction.
- 4) It would not be safe for the pedestrian path to cross Blenheim Rd right before the rail road tracks at the bottom of the hill. The bicycle path on the north side of Blenheim that is already functioning would be safer to access the Devils creek path.

A suggestion,

Could there be a trail constructed from Blenheim Rd to Salisbury Ave along the wood mill. Then bicycle traffic could follow Salisbury to Victoria Park.

The most important aspect we are concerned about for this project is the potential connection of sanitary sewer work. We are one of the properties not currently connected to the city sewer system. The current septic system we have in place on our property carries many restrictions. Because of this we are unable do things such as add a bathroom, or build an addition. We are for the service brought to our property but are concerned about the cost to bring it to the dwelling. Why do only six properties on the street not have city sewer?

[REDACTED]

Richard Law Office

BARRISTER, SOLICITOR & NOTARY PUBLIC

James W. Richard, B.A., LL.B.*

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April 6, 2023

City of Cambridge
Community Development
50 Dickson Street
Cambridge, Ontario
N1R 5W8

Via Email

Attention: Steven Huang, P. Eng.

Re: [REDACTED]
[REDACTED] Cambridge
My File No.: [REDACTED]

I am legal counsel for [REDACTED]. My clients are residents of the above captioned property and have been advised by the City of Cambridge that road works and related servicing for water and sewage is likely to proceed in their neighbourhood and that such work may affect their property.

Of primary concern is the fact that my clients recently upgraded their private sewage system. This upgrade was completed and fully inspected as late as February of 2023. This upgrade which was significant in cost was completed following dialogue with your department and a representation in June of 2022 that the City of Cambridge had no plans to bring sanitary sewers to their area on Blenheim Road. My clients relied upon this representation and have incurred costs in the neighbourhood of \$30,000.00 for the upgrade of their private sewage system. Based upon the circulated notice from the City of Cambridge, dated February 10, 2023, the City may now be providing municipal services in the vicinity of their home.

Be advised that my clients may be commencing an Action to recover money that they have expended on their private sewage system based upon the representation by City staff that municipal servicing was not contemplated.

Furthermore, my clients are significantly concerned that the scope of the work contemplated by the City will negatively impact on their property. The proposed road works and multi-use trail may require retaining walls along their property line. The proposed retaining walls would be excessive in height, of poor aesthetic design and detrimental to the value of my clients' property. My clients believe that a modified design structure for the road work and narrowing the multi-use trail and a more aesthetic design for the retaining wall could mitigate the detrimental effect on their property.

value. Further, by limiting the height of the retaining wall, fencing or pedestrian guards may not be required. Again, these modifications would minimize the impact of this project on their property value.

Related to the proposed road work, my clients will have their access to Blenheim Road compromised. Visibility at the point of ingress and egress will be reduced if the design work is not modified to "soften" the approach lines to the property.

My clients are also concerned that the road work will have a fatal effect upon the old growth trees on their property.

Prior to any final approvals by the City of Cambridge design modifications and accommodations for my clients' concerns should be addressed. These design modifications could incorporate additional traffic calming features and the application of heritage design features.

My clients are also concerned that these proposed changes will result in the local residents absorbing the cost of improvements for the larger community. Given the large frontage for this property and the negligible benefit to the home owner, a simple local improvement charge would not be appropriate in this circumstance. This same concern extends to any mandated requirement to connect to municipal services. This latter concern is only exacerbated by the earlier representation that the installation of municipal services in this vicinity was not contemplated resulting in the expenditure of private funds on the private sewage system.

Kindly confirm that the concerns of my clients will be part of the consideration by the engineering department and council for the City of Cambridge.

Yours very truly,

JAMES RICHARD LAW PROFESSIONAL CORPORATION

A handwritten signature in black ink, appearing to read 'James William Richard', with a long, sweeping horizontal line extending to the right.

James William Richard

JWR:ka

c.c.: Clients



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May 4, 2023

James Richard Law Professional Corporation
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Attention: James William Richard, B.A., LL.B.

Re: [REDACTED]
[REDACTED] Cambridge

Thank you for contacting the City to outline your clients' concerns.

As was presented by City engineering staff at the public information centre in February, the existing watermain on this section of Blenheim Road has experienced multiple breaks in recent years and is in need of replacement and upgrade. The reconstruction of Blenheim Road provides an opportunity to not only address underground infrastructure upgrades, but also the opportunity to provide facilities that support alternative and active modes of transportation to help achieve the City's transportation modal shift targets outlined in the City's Transportation Master Plan, Moving Cambridge. The City's Cycling Master Plan identifies Blenheim Road as a key bicycle network desire line within a constrained corridor. The proposed Multi-Use Trail (MUT) achieves the provision of both an All Ages and Abilities (AAA) facility and the continuation of active transportation network from the west of Cambridge.

A narrow MUT or sidewalk is not suitable for meeting the above objectives and would need to be supplemented with a separate cycling facility (i.e. bike lanes and separate sidewalk) which would take up additional space within the City's right-of-way than the proposed MUT. The proposed retaining wall is to minimize the impact of the road construction to adjacent properties and will not be any higher than necessary. Your clients will be kept informed and additional meetings can be held to outline the retaining wall specifics in terms of height and other considerations. The proposed retaining wall will be the same style to the existing retaining wall on Blenheim Road east of Parkwood Drive, which is the City's standard. The proposed retaining wall will be located within the City's right-of-way and consideration will be given to access/egress sight lines. Please

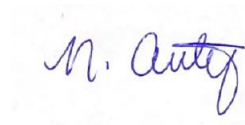
note that the retaining wall is only to match existing grades, existing private vegetation may further impact sight lines. If the excavation for constructing of the retaining wall is identified to be required on your client's property this will be outlined for further discussion with your client as the design progresses.

The City strives to minimize tree impacts on all projects. The City has retained IBI Consultants to prepare a tree management plan and an arborist report to outline all the necessary steps to minimize the removal of trees and protect trees during construction.

Local improvement charges are being considered only for the extension of sanitary sewers, in accordance with O.Reg. 586/06 made under the Municipal Act. All other project components are being funded by the City.

As you have submitted your client's concerns to the City's project manager, your letter will be included in the staff report that is expected to be before council May 30th, 2023 unless we hear from you otherwise before May 10, 2023. In addition, the City's Project Manager would be willing to meet further to discuss these concerns directly with your clients, and to further outline the project plans, should you so choose.

Regards,



Nicole Auty
Assistant City Solicitor, City of Cambridge.