



229, 235, 239 & 247 Royal Oak Road

Neighbourhood Meeting Notes

July 17, 2023

City Hall, Bowman Room, 6:00 – 7:30 pm.

In Attendance:

Staff: Rachel Greene, Senior Planner, Claudia Beeso, ASR, Councillor Devine and Councillor Reid

Developer Representatives Evan Wittmann, GSP Group and Phil Schiedel, Schiedel Construction Inc.

ITEMS

1. Introductions

Rachel Greene advised that presentations and notes from the June 12th and July 17th neighbourhood meetings will be posted on the City's website. Rachel introduced the applicant's consultants Evan Wittmann and Phil Schiedel as well as Councillors Devine and Reid. Evan, joined by Phil, provided a presentation including renderings demonstrating the buffer between Building A and the adjacent residential property at 225 Royal Oak Road explaining the proposed plans for grading and tree screening.

We proceeded directly into a roundtable discussion where residents were able to provide feedback and ask questions to staff and applicant representatives.

2. Round Table Discussion

Questions and Answers

Will the trees planted be mature and will the trees on 225 Royal Oak Road be touched?

The trees will not be mature but intermediate and will be planted along the buffer area and the trees on 225 Royal Oak will not be touched. The City has a private tree by-law that requires compensation or replacement trees when trees are proposed to be removed.

Will the property at 225 Royal Oak Road be higher elevation than the proposed building?

Yes, 225 Royal Oak is at a higher elevation with an approximate 4 metre difference.

The following concerns were brought up by residents: excess noise, traffic safety, light spill from illuminated signs, lack of traffic control, traffic study flawed, cyclist safety, no fence barrier, well water quality, area is not light industrial but mainly residential, debris and house repair during construction, lack of response from By-law enforcement related to Trademark properties – not zoned for heavy equipment on Royal Oak Road, decrease of property value, lack of Councillor representation, and emergency vehicle access.

Residents of the opinion the Traffic Study is flawed and proposed development cannot be accommodated by existing infrastructure.

City Transportation staff have reviewed the Transportation Impact Study prepared by the applicant's consultants at Paradigm and provided comments back to the applicant that must be addressed to their satisfaction. Planning staff rely on their technical expertise to inform a recommendation to Council. Recommended transportation improvements identified in the TIS will be the responsibility of the applicant at the detailed design stage if approved.

What kind of tenant will occupy buildings?

The applicant anticipates that warehousing, light manufacturing, and office uses are expected similar to 105 Boxwood.

What is the proposed setback between residential property and proposed development?

The minimum building setback from adjacent residential is 14 metres.

What kind of sound barrier will be provided for manufacturing tenants?

The applicant explained the 12-inch-thick wall is designed as sound barrier.

Who ensures the well water quantity and quality will not be affected?

City Engineering staff have reviewed the Stormwater Management Report prepared by the applicant's consultants K.Smart Associated Limited and provided comments back to the applicant that must be addressed to their satisfaction. The Stormwater Management Report includes proposed quality and quantity control measures and water balance calculations to demonstrate infiltration rates will be maintained post-construction. City staff are also looking into mechanisms to implement well monitoring by applicant similar to what Toyota may have done with willing participating landowners in the past.

Who will pay if City decides to bring water services past homes?

The City does not currently have plans to extend servicing along Royal Oak Road. It is the applicant's responsibility to demonstrate they can adequately service the

proposed development to the satisfaction of City Engineering staff.

What is the parking space numbers for buildings A and B? Residents expressed concerns for traffic volumes and pedestrian safety given the previous accidents in the area.

Building A is 150 and Building B is 54 spaces. This was increased due to a request from City Transportation staff.

Who will pay for development fees?

The applicant is required to pay Development Charges at the issuance of a building permit.

3. Next Steps

Evan explained the next steps to this development resubmission. The consulting team is continuing to work on their technical reports (Traffic, Environmental Impact, Noise Assessment, Functional Servicing, Geotechnical, Hydrogeology) to respond to comments from City and agencies. When revisions are complete, a resubmission package will be provided to the City for further review. Revised submissions will be posted on the City's website: <https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx#>. The City may have additional comments on the resubmission but once all outstanding issues has been addressed to their satisfaction, a recommendation report will be brought forward to a Council meeting where Council will make a decision on the application. All those that have attended the public meetings or registered with the City will be notified of when this Council meeting will be taking place. After the Council meeting, if approved, the next step in the redevelopment process is Site Plan Approval. A severance application will also be submitted to separate the two buildings onto their own parcels. A recommendation could possibly be made by the end of September or early October if there are no outstanding issues.

Oral and written comments received at the statutory public meeting and neighbourhood meetings will be incorporated into a future recommendation report to Council. Residents will also have the opportunity to delegate at the Council meeting when a recommendation is brought forward and also have an opportunity to appeal the decision made by Council.