



**777 Laurel Street & 308 Dolph Street North
Neighbourhood Meeting Notes
June 13, 2024
Bowman Room, Cambridge City Hall, 6:00 – 7:20pm.**

In Attendance:

Staff: Toula Theocharidis, Senior Planner, Meridian Planning, Sylvia Rafalski-Misch, Manager of Development Planning, Melissa Lafleur, ASR and Councillors Kimpson, Roberts and Earnshaw

Developer Representatives: Trevor Hawkins, MHBC, Meghan Lippert, MHBC, Ian Lindley, Crozier & Associates Inc, and Andrew Bousefields, ABA Architects

ITEMS

1. Introductions

Toula completed introductions including Councillors Sheri Roberts (Ward 5), Corey Kimpson (Ward 4) who were in attendance, as well as the applicant's representative, Trevor Hawkins. Toula provided an overview presentation of the proposed development highlighting changes to the proposal since the original application presented at the September 2023 statutory public meeting as well as the neighbourhood meeting.

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

• **Round Table Discussion**

- Re: Traffic study – concerns living on corner of Duke & Laurel and a 3rd 4 way stop being within 2 blocks. Resident questioned whether the study analyzed traffic on a Sunday when the Catholic Church lets out at 7 am? Duke St is being used as well as Hamilton and Queenston as alternate route to King St. How is having a 3rd 4 way stop going to control the flow or stopping of cars?
- (not related) Road Safety Audit – C. Kimpson has requested as part of 2025 Budget (Duke & Laurel all the way over to Eagle St)
- Discussion of timeline of the project
- Edits/updates to the application are not listed on the City's website
- In the original application the concerns were height and number of residents. Instead of reducing the height the revised application increased in height with more units.
- Resident counted a minimum 65 cars parked on Saginaw Pkwy for 2, 7

storey buildings

- Regarding Affordable housing – this application is not one for affordable housing
- 247 Lowther St across the street is being developed when the OPA/ZBA application states that no subdivision is being built near by. It was clarified at the meeting that the OPA/ZBA application was submitted prior to the 247 Lowther St application which was submitted in March 2024.
- 259 parking spaces below what the City's by-law states
- Human side is being lost. Concerns for lack of infrastructure (i.e. Schools, doctors, etc.).
- Residents want to be notified of all changes to the application via a mail notification.
- Residents wanting to provide input into the design of the development.
- Brownfield sites in Preston along railway tracks - City did great job of remediating them.
- Density of the proposal is obscene. Amenity space being provided are not going to serve the residents. Traffic implication is absurd.
- 247 Lowther St – appropriate proposal
- Proposal is in the interest of the developer, not the City
- How much smaller does it have to be to be appropriate?
- Density of the population that is going to increase by 2000 people plus the FedEx building
- Preston BIA did provide a letter in support of the development
- ION comment – addressed by C. Kimpson

2. Next Steps

A recommendation report will be brought forward to Council where Council will make a decision on the application on June 25th, 2024. All those that have attended the public meeting and neighbourhood meetings or registered with the City will be notified of this Council meeting. After the Council meeting, if approved, the next step in the redevelopment process is Site Plan Approval. Oral and written comments received at the statutory public meeting and neighbourhood meetings will be incorporated into a recommendation report to Council. Residents will also have the opportunity to delegate at the Council meeting when a recommendation is brought forward.