June 9, 2020

His Worship Dan Mathieson, Mayor of Stratford
And Members of the City of Stratford Council
1 Wellington St.
Stratford ON
N5A 2L3

RE: 265 St. David Street, Stratford
Request to Designate

On behalf of Larson Properties Partnership Limited, the purpose of this letter is to request the designation of the retained portion of 265 St. David Street, Stratford as a heritage property under Part IV of the Ontario Heritage Act. Larson Properties Partnership Limited is the owner of 265 St. David Street.

On March 12, 2020, the Local Planning Appeal Tribunal (LPAT) issued a written decision provisionally approving the severance of 265 St. David Street, Stratford thereby permitting the creation of one (1) new residential lot on Shrewsbury Street. The Deposited Reference Plan (Figure 1) outlines the Retained Lot with frontage on St. David Street and Birmingham Street and the Severed Lot with frontage on St. David Street and Shrewsbury Street. The existing building is located on the Retained Lot.

The Provisional Consent Approval imposed conditions that must be satisfied prior to Final Approval being issued by the City of Stratford. Condition 9 states that “prior to final approval of the consent, the Owner shall request in writing that the City designate the retained property at 265 St. David Street under Part IV of the Ontario Heritage Act, and more particularly the following attributes:

a) Two storey rectangular residence with hip roof, pyramid roof belvedere and rear two storey wing with gable roof
b) Symmetrical front façade organization with central entrance, segmental arched window openings, and second storey opening above the front entrance
c) East and west elevations with segmental arched window openings in a symmetrical configuration
d) Central front entrance in arched opening with stained glass sidelights and transom
e) Paired round arch openings on second storey above front entrance
f) Italianate brickwork including quoins, window surrounds and decorative band between storeys
g) Large, open lot surrounding the dwelling.”

In fulfillment of Condition 9 of the Provisional Consent Approval, Larson Properties Partnership Limited is hereby requesting that the Retained Lot be designated under Part IV of the Ontario Heritage Act, subject to the heritage attributes being consistent with items a) through g) noted above. Furthermore, Larson Properties Partnership Limited will not take any steps to oppose or appeal the heritage designation as it relates to the attributes listed in items a) through g) above and shall cooperate with the City to expeditiously assist in designation should Council elect to proceed with such designation.
We trust the submission can accepted and circulated for review. Should you have any questions or comments, please let us know and we would be happy to discuss further.

Kind regards,

Caroline Baker, MCIP, RPP
Principal

c.c Mr. Kevin Larson, Larson Properties Partnership Limited
Figure 1: Deposited Reference Plan