



STRATFORD CITY COUNCIL ADDENDA

Adoption of Addenda to the Regular Council Agenda:

Motion by

THAT the Addenda to the Regular Agenda of Council dated September 13, 2021, be added to the agenda as printed to include the following:

12.0 Consent Agenda:

CA-2021-120

Notification from the Social Services Department of the intent to call for tenders in accordance with the City's Purchasing Policy for work related to Phase 2 of the Britannia Street Affordable Housing Project.

PLANNING AND HERITAGE COMMITTEE ADDENDA

4. Report of the Manager of Planning

4.1. Modifications to draft approved Plan of Subdivision 31T18-001A, 40, 48, 10 - 42 50, 60, 66 and 72 Daly Avenue (PLA21-017)

Following publishing of the agenda, the following correspondence was received and is attached for the consideration of Committee:

- Letter from Janet and Barry McCarthy dated September 7, 2021
- Letter from Patrick and Mary O'Rourke dated September 6, 2021
- Letter from Jenny Nicholson dated September 13, 2021

Dave Hannam of Zelinka Priamo Ltd., agent for the applicant, will be in attendance at the meeting should Committee have any questions.

■ Daly Avenue
STRATFORD, ON
■
September 7, 2021

Councillor Beatty
Stratford City Council
Stratford, ON

Dear Councillor Beatty,

Re Draft Plan of Subdivision 31T18-001A

As you can see, we are residents of Daly Avenue. Since the receipt of our first notification from the City of Stratford Committee of Adjustment dated May 26, 2017, we have been **actively opposing** the various developments proposed then by 'Owner: Larson Holdings Inc.' and now by 'Owner, Kevin Larson, Larson Properties Partnership Corporation.' Our reasons have been previously submitted both in person at Council meetings and at Committee of Adjustments meetings.

With this same intention, we now advise you that we are endorsing everything in the letters that both Mary and Richard (Dick) Wood and Mary and Patrick O'Rourke have just written and submitted to City Council. These highly informed and responsible citizens are trying to preserve the heritage nature of our beautiful city.

Our City's Official Plan states the importance of heritage. Please follow these intentions!

In our May 26, 2017 letter from the City of Stratford Committee of Adjustment giving us Notice of Public Hearing re Application No: A12-17, this wording is shown on the front page: 'OFFICIAL PLAN DESIGNATION: Residential Area, **Heritage Area**. Please treat Daly Avenue as this heritage area and disallow the construction of 20 dwellings (2 single detached dwelling lots, 2 duplex dwelling lots and 7 semi-detached dwelling lots) where prior to 2017 there were only 2.

Easements in this Planning Application Draft Plan of Subdivision 31T18-001A are being requested because of the excessive number of proposed structures. This request should not be granted. The intensification of housing is inappropriate on our small Daly Avenue and Worsley Street. As well, the inclusion of large garages very close to the sidewalks would be totally uncharacteristic in our Heritage Area.

Respectfully submitted.

Sincerely,

Janet McCarthy and Barry McCarthy

Patrick and Mary O'Rourke
[REDACTED] St David Street
Stratford, ON [REDACTED]

September 6, 2021

Mayor and Council
City of Stratford

Via e-mail

Dear Mayor and Council,

Re: Application 31T18-001A

At the February 10, 2020 public meeting on the previous version of this application we spoke in opposition, citing inappropriate density, parking and traffic issues and an overall adverse impact on the neighbourhood, a "Heritage Area". To our knowledge, the report of this public meeting has not been made public.

We had hoped to provide comments on this latest iteration, but are unable to do so. The Notice of Consideration merely notes that the number of lots has been reduced, and the mix of detached, semi-detached and duplex units had changed. The site map included in the notice is of poor quality and only shows the revised lot lines without identifying how the lines have changed or proposed type of unit. The Notice, which we received on August 25, 2021 reads that the management report is available on the City website (our emphasis). We searched the website and the application is not even listed. We understand the management report will not be available until posted with the Council agenda. We are unclear as to when the report of the public meeting will be available.

Given the paucity of information available on the revised proposal, we will focus on the process, in particular the failure to hold another public meeting. We understand staff are of the view that the changes in the proposal are minor in nature and so another meeting is not necessary. We must respectfully disagree. We see the changes in lot number lots and the type of dwellings to be significant and warrant further public input; even if that is not necessary it is advisable.

Even if the changes in themselves are seen as minor, that should not determine the issue. Proposed development of this part of Daly and Worsley has a long history, beginning in 2014 when the Committee of Adjustment deferred a six lot severance. The owner appealed to the Ontario Municipal Board, which rejected the severance stating the property should be by way of sub-division. The owner applied for another severance, denied by the Committee of Adjustment. This was followed by a six lot sub-division and re-zoning applications in 2018 that were approved. Then came the 12 lot sub-division that was the subject of the February 2020 public meeting. And now, an 11 lot proposal and a changed mix of lot sizes and types.

Throughout the process, neighbours and others concerned about development of a heritage area stated their opposition, and in our opinion, Council should have the benefit of hearing public views on the latest proposal.

Much has changed in our community since February 2020, including the public's increasing interest in seeing more transparency in Council decisions and more recognition and consideration of the public's views on significant issues. Council has an opportunity to demonstrate your commitment to these principles by deferring consideration until adequate information on the proposal is publicly available, and a public meeting has been held.

Thank you for considering our views.

Sincerely,

Patrick O'Rourke

Mary O'Rourke

Cc: City Clerk
Chief Administrative Officer

To whom it may concern, Sept 13/2021

There is talk about the vacant
Daly Ave lots. These were not
vacant until Kevin Lamson destroyed
2 beautiful century properties

60 Daly Ave was built approx 1891
and was beautiful and the most
expensive property on the street.

48-50 Daly Ave. was a side
by side duplex and was owned
by the same owners for over
60 years. All 35 mature

trees on Daly Ave were clear
cut after the houses were
torn down.

~ Facade of houses should
blend in with the heritage
feel of the neighbourhood.

- similar to Heritage
Building Code in other
communities and downtowns

Sincerely,

Jenny Nichol

RECEIVED

SEP 13 2021

12:49pm
CITY CLERK'S OFFICE