



PLANNING AND HERITAGE COMMITTEE ADDENDUM

Adoption of Addendum to the Planning and Heritage Committee Agenda:

Motion by

THAT the Addendum to the Planning and Heritage Committee Agenda dated June 27, 2022, be added to the agenda as printed to include the following:

4.0 Report of the Planner:

- 4.1 Planning Report, Zone Change Amendment Z02-22, 385 West Gore (PLA22-023)

Following publishing of the agenda, correspondence was received from Roger Kahle.

Attachment – Letter from Roger Kahle dated June 25, 2022

Motion by

THAT the correspondence from Roger Kahle dated June 25, 2022, regarding Zone Change Amendment Z02-22 for 385 West Gore Street be received.

From: Kahle Appraisers [REDACTED]
Sent: June-25-22 8:25 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: 385 West Gore St

Mr. Mayor, Councillors, Mr.Bannon. My name is Roger Kahle and I live opposite the subject property in question at 12 McCulloch St. My father built this home in 1962 and I have lived there for most of my life. I am well aware of the history of the neighbourhood and the subject property. I'm unable to attend Monday's meeting, however I would like to have my concerns on the record. What the home owner is planning is to have 2 duplex use structures on a standard size lot in our single family neighbourhood. Every single home within 5 blocks has single family use with the exception of the subject property which has a legal duplex use under its current zoning of R2(1). The subject duplex has always been owner occupied with a tenant in the basement unit up until 16 years ago. Since then a lovely family (who were care givers) have lived on the upper floor and a community living tenant in the basement. Bill still lives there for now. The owner purchased the property a few months ago and immediately doubled the rents and forced the upper family to move out – now there are 2-4 students living in the unit (its hard to tell since there can be up to 5 vehicles there at night). The owner suggests that the existing garage is an eye sore, however I say the only eye sore is his company trailers and a camper which have been parked in front of the garage all winter and up to now. A care giver who use to park in that driveway told me that the owner had prohibited her from parking there as his company vehicles come and go with materials / equipment being stored in the garage, consequently she has had to park on the street and usually across from one of our driveways. (makes it challenging to get in and out of our own driveways). I know the neighbourhood representatives have already enlightened you at the previous meeting regarding the traffic and parking issues on our short street. I would applaud council if you were to consider allowing no parking on McCulloch St and allowing only cars to park and pick up their mail and move on. This application has no business to even be contemplated in this neighbourhood. It is better suited in an area which is already zoned R3 in which fourplex use properties are established. Being a certified real estate appraiser for the past 37 years in Stratford, I can conclude with great confidence that property values in the neighbourhood / street will be adversely affected. The construction of a large 2 storey additional structure on the lot will take away a large amount of greenspace and replace with buildings & pavement. The building will neither conform or compliment the neighbourhood. People purchase homes in certain established neighbourhoods because of the existing zoning bylaws and the character of the neighbourhood. They have the expectation that there won't be any change of use on properties within the neighbourhood. I ask that the city and council respect the rights and expectations of the home owners / tax payers and not change the character of the neighbourhood with this non-conforming use. If approved, I would say that every home owner in a single family neighbourhood should be worried. It doesn't matter if your changing from an R2 to R3 or an R1 to R3, its all the same, messing with single family neighbourhoods. I hope to god that Stratford doesn't become Toronto where home owners are allowed to construct multi-residential structures in their backyards – which is exactly what this is. Regards Roger