

From: Julia Elliot [REDACTED]
Sent: Tuesday, June 4, 2024 3:22 PM
To: Alexander Burnett [REDACTED]; Martin Ritsma
[REDACTED]

Subject: Further comment Development application for Trinity and King

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Dear Mayor Ritsma and Mr. Burnett,

I received the notice today regarding the rescheduling of the Krug development. Unfortunately I will not be able to attend the meeting on June 27. I am very disappointed that the previous meeting did not go ahead and that I will therefore not be able to hear the discussion.

Therefore, I submit the following questions/ concerns regarding this development.

1. I am opposed to a 10-story building on this property. It would raise the density of the project well beyond what is feasible for a property this size, and it would not fit the character of this low-density neighbourhood. While I am in favour of repurposing old buildings within the city, adding a tower of that size in the middle of the neighbourhood would not help to maintain the heritage and charm of our city. It would also set a precedent that would be difficult to argue against for future developments.
2. I remain concerned about traffic, particularly at where Trinity and King intersect Duoro. There are already times during the day when it is difficult to turn left onto Duoro, and the addition of 300+ cars daily would make it impossible.
3. I am opposed to building residential properties in Stratford without adequate parking. This is not a city that has convenient public transit, neither within the city nor for travel outside Stratford. People in general need a car and they need somewhere to park it. In addition, there should be many more visitor parking spots than the 12 that are allocated in the plan.
4. I know this development will not be zoned to be built as short-term rental, but what assurances do we have that this will not happen post-development? I saw what happened with the Bradshaw Lofts, and am very concerned that these primarily one-bedroom units will be ideal for Air B&B and other short-term rentals. It is crucial that steps are taken now to prevent this from happening.
5. Further to point 4, we need affordable housing in Stratford. Does City Council have any plans to ask this developer to designate a portion of the development as "affordable" for first-time buyers? This would seem to be a golden opportunity to improve our availability of affordable housing.

I do not want to sound entirely negative. I am in favour of doing something with the old factories in our neighbourhood and this could be a lovely addition to Stratford.... If done right and addressing the concerns of the Stratford citizens.

Finally, I wish to be notified of the adoption or refusal of the request to amend the zoning by-law in this case.

Thank you.

Julia Elliot.