



## Consolidated Public Comments - Voicemails

**Date:** July 31, 2024  
**File:** Official Plan Amendment OPA01-24  
Zoning Bylaw Amendment Z02-24  
**Address:** 3188 Vivian Line 37, Stratford  
**Owner/Agent:** City of Stratford  
GSP Group

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This memo summarizes the public comments received via voicemail or phone call for Official Plan Amendment application OPA01-24 and Zoning Bylaw Amendment Z02-24 as of the date identified above. Any voicemails, phone calls, or public comments received after the staff report is finalized will be provided to Council for consideration.

### 1. Dennis Egan

*Phone Call Discussion from July 23, 2024*

- Has the sale of the lands been pre-determined?
  - No, the sale will not be completed without the approval of the applications, sale will be conditional on the completion of the ZBA and OPA.
- Where can online materials be found?
  - RM to find link and send to Dennis via email.
- Confirmation requested for front yard setback and western side yard setback.
  - RM to confirm and advise.
- Is a shadow study being considered / required?
  - Yes, required through Site Plan process. Holding being proposed if study is not completed in time for SPA.
- Will garbage be left outside all the time, or only on pickup days?
  - RM to ask applicant.
- If all approvals are received, when is construction anticipated?
  - RM to ask applicant.
- Confirmation of Green Roof.
  - Like a garden on a roof top, used as part of the landscape space requirements.

## **2. Beth Farrell**

### *Voicemail from July 29, 2024*

- Happy about proposal.
- Concerned about existing truck traffic and would like to see the truck route adjusted one street further north to improve circulation for residents.
- Would like to attend the public meeting to discuss the proposal, or to send a delegate from their building.

### *Phone Call Discussion from July 29, 2024*

- Acknowledge receipt of comments.
- Truck Route was approved as part of the Transportation Master Plan in 2023. Route extends along Romeo Street from Lorne Avenue East in the south to Vivian Line 37 in the north. Truck Route is not part of the applications.
  - Changes to the truck route is outside the scope of the public meeting.
  - Concerns can be brought up to ward councillor for discussion with Council.
  - Truck Route may be discussed more generally as part of traffic interaction with the subject lands.
- Anyone can attend the public meeting to provide comments and ask questions. Don't need to register as delegate.

**From:** Robyn McIntyre  
**To:** Angie Todd  
**Cc:** Planning <planning@stratford.ca>  
**Subject:** RE: Notice of application for official plan amendment & zoning by-law amendment for 3188 Vivian Line 37  
**Date:** Friday, August 2, 2024 9:27 AM

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Good Morning Angie,

Thank you for submitting your comments. I can confirm that I have saved them to the file and that they will be provided to Council for consideration at the Public Meeting. I will review your concerns and discuss them in my presentation to Council at the Public Meeting on August 12

Thanks Angie,

Robyn McIntyre, BES (Hons.) | Intermediate Planner  
MHBC Planning, Urban Design & Landscape Architecture

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**From:** Angie Todd  
**To:** Robyn McIntyre  
**Subject:** Notice of application for official plan amendment & zoning by-law amendment for 3188 Vivian Line 37  
**Date:** Thursday, August 1, 2024 7:39 PM

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Good evening Robyn,

I would like to submit my comments/concerns for the upcoming public meeting on August 12th, 2024. I live [REDACTED]

[REDACTED] and have been an owner/resident here for 9 years.

I have witnessed many changes to the area in the last 4 or 5 years that have made an impact on living here.

What used to be a quiet, country type neighborhood is now more built up/populated with much more traffic.

This has taken some getting used to.

Let me mention that I am not opposed to a long term care/retirement facility, as I believe there is great shortage for the aging population. Something I wish was available when my parents were alive.

I'm assuming this new plan will be something similar to Spruce Lodge/Hamlet Estates? And having a long term care/retirement facility within the boundaries of a residential area isn't entirely a bad thing, in fact it can be a nice addition. My father resided in the Mitchell Nursing Home, and this was located in a residential area.

A concern I do have is the increased amount of traffic along Vivian Line and Romeo Street. As it is now, with just a stop sign at Romeo, it is quite difficult to turn left onto Vivian Line from Romeo Street. And also turning left or right from Vivian Line onto Mornington.

So with this proposed new facility further down Vivian Line, the traffic will increase substantially. I would like to know what considerations are being made for this area with regards to the aforementioned?

Will there be a set of stop lights at the corner of Romeo Street North and Vivian Line? And also at the corner of Vivian Line and Mornington?

Safety for the residents who live in this area must be factored in.

Thank you for listening,

Angela Todd

**From:** [Robyn McIntyre](#)  
**To:** [Cheryl.lehmann](#)  
**Subject:** RE: 3188 Vivian Line 37 plan  
**Date:** Friday, August 2, 2024 8:59 AM

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Hi Cheryl,

Thank you for submitting your comments. I can confirm that I have saved them to the file and that they will be provided to Council for consideration as part of the Public Meeting. In response to your comments, I can provide the following:

- 1) The applicant has advised that the Personal Service and Personal Care Establishments are intended for residents of the Long Term Care Home and Retirement Home. The Personal Service and Personal Care Establishments are not intended to bring in 'outside' clients that would need additional parking on the subject lands.
- 2) I will ask the applicant for additional information on the plans for construction trailers.
- 3) Regarding the Official Plan Amendment, if approved, policies to limit the height of the Retirement Home to 7- storeys and Long Term Care Home to 5-stories would be included in the Official Plan. These policies could not be removed or adjusted without another public process such as the applicant is going through right now. If the heights were proposed to change again in the future, you would receive another notice and have the opportunity to participate in the public process again.

I will ensure I go over this information again in my presentation to Council at the Public Meeting on August 12.

Thanks Cheryl,

Robyn McIntyre, BES (Hons.) | Intermediate Planner  
MHBC Planning, Urban Design & Landscape Architecture

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**From:** Cheryl.lehmann  
**To:** Robyn McIntyre  
**Subject:** 3188 Vivian Line 37 plan  
**Date:** Thursday, August 1, 2024 12:57 PM

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Good afternoon

Thank you for the opportunity to comment on the proposed plan for this site. While we do support the concept of a combined LTC/Retirement Home on this site we do have some concerns.

Harrison Street has unfortunately become overflow parking for the various condo buildings in the area as well as construction vehicles, leading to no parking for guests of residents and frequently parking on both sides of the street which makes it difficult to safely exit our driveway. I am concerned that the request to remove the parking requirement of 1 parking spot per 30 square meters of floor area will exacerbate this situation. I would also ask for consideration of where the construction trailers will park. This will be a long term project and Harrison Street is not the solution.

The current concept requests an official plan ammendment to allow for 5 stories on the North and 7 stories on the South. I do not have an issue with this however what assurance do we have that the plan will not change to higher buildings and we will not be consulted. This concern is based on the two condo buildings behind us. The plan we were shown was for one four-storey building along Vivian Line with green space and parking directly behind us. This plan was obviously changed with no notice to the residents affected on Harrison Street.

Thank you for your consideration and I look forward to the additional information on Aug 12.

Cheryl Lehmann

**From:** [Robyn McIntyre](#)  
**To:** [Thomas Miller](#)  
**Cc:** [Planning <planning@stratford.ca>](mailto:planning@stratford.ca)  
**Subject:** RE: 3188 Vivian Line 37  
**Date:** Friday, August 2, 2024 9:16 AM

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Hi Thomas,

Thank you for submitting your comments. I can confirm that I have saved them to the file and that they will be provided to Council for consideration at the Public Meeting. I will review your concerns and discuss them in my presentation to Council at the Public Meeting on August 12.

Thanks Thomas,

Robyn McIntyre, BES (Hons.) | Intermediate Planner  
MHBC Planning, Urban Design & Landscape Architecture

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**From:** [Thomas Miller](#)  
**To:** [Robyn McIntyre](#)  
**Subject:** 3188 Vivian Line 37 plan  
**Date:** Thursday, August 1, 2024 7:40 PM

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August 1, 2024

Robyn McIntyre  
City of Stratford  
Building and Planning Services Department

Re: 3188 Vivian Line 37

Robyn McIntyre

I am writing as a concerned neighbour to this development, and am against the zoning changes as they are being asked for by the city and by PeopleCare.

Bylaws are written to give guidelines as to what and how something is to be built and cared for within the limits of the city. They serve to introduce new construction and services and to acclimate them into a community in a way that will not be detrimental to its closest neighbours. The changes being asked for do just that. It is placing a building, or buildings on the property of a size in excess of what is currently allowed. Also the reduction of setbacks and buffer zones with put driveways and parking spaces, which I would assume will be illuminated right up to the property line of the back yard of its closest neighbour.

I do understand the need for Long Term Care beds but I also understand that this will significantly affect our neighbourhood. This is a slap to the current residents of Vivian Line that will have to endure the drastic increase of traffic that will follow.

Light pollution alone with illuminated parking lots and driveway will affect the evening enjoyment of our street that is enjoyed by many.

Again, we have a current set of rules by way of bylaws that govern how this should proceed. Changing the bylaws as a site specific change just shows the rest of us that the city cares less about us as residents and given enough money, rules don't matter.

Signed a concerned resident

Thomas S. Miller