

From: [Max Sanchez](#)
To: [Marc Bancroft](#)
Subject: Subdivision 31T15-001 Draft Plan Concerns
Date: Friday, February 28, 2025 9:35:58 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Bancroft,

I'm writing regarding the proposed modifications to draft plan of subdivision 31T15-001. I would like to express my concerns and non-agreement to the proposed lotting adjustments and to the site specific exceptions to create a new residential fourth density.

- Significant increase in vehicle traffic, creating:
 - neighborhood congestion / parking issues / vehicles left on the street
- Overcrowding of residents, creating:
 - neighbor disputes ([REDACTED])
 - Less privacy
- Less space to pile snow and garbage bins
- More rental units instead of owners living in them, leading to neighborhood instability and less care.

Best Regards,

Max Sanchez

From: [Elizabeth Leasa](#)
To: [Marc Bancroft](#)
Subject: Modifications to draft plan 31T15-001
Date: Friday, February 28, 2025 3:11:10 PM

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To whom it may concern,

I am speaking in opposition of proposed modifications to the draft plan and zoning changes.

I have several concerns regarding the proposed modifications to the draft plan, specifically the increase to density. Increasing the number of units from 89 (mix of detached, semi-detached, and townhomes) to 141 *strictly* townhome units - an increase of 52 units- will undoubtedly have significant adverse effects to the already heavy, and at times, treacherous, traffic on O'Loane, and at the intersections of O'Loane/Huron and O'Loane/Lorne. Furthermore, increasing the residential density by this magnitude while also decreasing setbacks and increasing lot coverage percentage will create a neighbourhood overly crowded with both people and vehicles. This crowding creates numerous logistical issues, including issues with snow removal and street parking. This winter is a perfect example: where would the snow go? Additionally, crowding, such as that this scenario will create, will lend to the perfect environment for development of chaos and inferior aesthetic appearance within the neighbourhood, while delivering lower quality of life and standard of living for those residing in and around the area. For lack of better wording, these proposed modifications will essentially create a ghetto. It will undoubtedly be a haven for investors.

Conversely, a modification I could endorse would be to include green space/a park, which is a glaring omission of this plan. Imagine an overcrowded and chaotic neighbourhood with zero green space for retreat.

I am uncertain who is requesting these amendments to the plan. Is it the builder making the request in attempt to fix their cash flow issues due to the current market? Or is the City making the amendment request in a feign attempt to increase the amount of [still unaffordable] housing available within the city? Regardless, it is extremely disheartening as a resident and a tax payer that made and approved plans are simply to be amended to the detriment of residents.

Again, I am opposed to the modifications to the draft plan and zoning amendments. I implore Council to also oppose these modifications.

Regards,

Elizabeth Leasa

From: [Jason Hoyles](#)
To: [Marc Bancroft](#)
Subject: Subdivision 31T15-001
Date: Sunday, March 2, 2025 2:40:04 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Marc Bancroft and Stratford Council:

I would like to address a few concerns with the proposed zoning changes to Subdivision 31T15-001.

We have been adding a lot of subdivisions all over Stratford the last few years. This is acceptable but only to a point. There are negative impacts that result when we move behind that point, which I believe we have reached. The reason I feel this way is because we have not changed our infrastructure to match the growth in housing. This is mainly seen in traffic flow everywhere we go. For the first time ever, for example, we now have a rush hour between 4:30 and 5:30. One may say that we can't change the road system in Stratford (especially along Ontario Street, Huron Street, and Erie street and in the downtown) because of various reasons. If that is true, then stop building houses and approving subdivisions. If it isn't true, then make appropriate changes to the roads.

As a school teacher, I also see that SDSS is at its max. I have been teaching in the same building for 20+ years and there are definite negative effects to having so many students crammed into the school. We are seeing similar trends in other schools within Stratford.

There is also added pressure being put on all public services. Despite what our provincial government claims, there has been less money pouring into these services and you are stressing them more by allowing more people to pour into Stratford.

Overall, what I say here about the proposed changes also applies to any other subdivisions you are planning to approve. Stop building houses. Our small town can only handle so much without you appropriately changing infrastructure and addressing the added pressures on public services.

Thanks,

Jason Hoyles

Sent from my iPhone

From: [Brenda M](#)
To: [Marc Bancroft](#)
Subject: Concerns for plan change to change to plan for subdivision 31T15-001
Date: Thursday, February 27, 2025 12:57:35 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I received notice in the mail regarding the modification to the subdivision 31T15-001 on the West side of O'Loane and south of Huron.

The change is to add 141 townhomes instead of the original plan for single detached, semi detached and 18 townhomes.

I live [REDACTED]. With the original plan I had concerns about the amount of traffic it will bring to O'Loane.

Even now without anyone living in the subdivision it is sometimes difficult to get out at Brown and O'Loane and with the increased number of people that will be living in the subdivision with the plan to build 141 townhomes I have real concerns about the volume of traffic, especially at busy times of day. Also I expect there will be a number of accidents at the intersection by Sobeys exit.

If the plan continues with 141 townhomes there should be a road out to HURON ST from the back half of that subdivision.

Brenda