

From: [Diana Reynolds](#)
To: [Alexander Burnett](#)
Subject: Zoning Change Application - 963 O'Loane Avenue
Date: March 7, 2025 2:04:06 PM

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

Hello,

I am writing from [REDACTED] about the requested rezoning and multiple exemptions for the proposed site plan for 963 O'Loane Avenue in Stratford. I object to the proposal. Building C should be removed from the plan and replaced with a naturalized area and/or green space/park in keeping with the character of the site as a former orchard/farm.

In pursuing our worthy goal of creating more housing, we must also maintain the biodiversity of our land, preserve our water and protect the environment. The destruction of trees, the reduction of animal habitats, and the decrease in pollinators all affect the well-being of Canadians. A small handful of people profit very well from development; but it's ordinary folks, the tax payers, who pay the costs of recovery from climate change - after increased extreme storms, tornados, wildfires and flooding etc. As well, it's the ordinary folks who move into newly developed high density housing and suffer from the stress of living in congested sites without naturalized areas.

[REDACTED] The health and wellbeing of the human inhabitants as well as the other species need to be protected while we work on increasing the housing stock for our community.

I would like to please request some additional documents and information. After receiving that information, I'll prepare a more fulsome written response and also plan to attend the public consultation on March 24th.

Storm Water Management Plan

- please can you provide me a copy of the Storm Water Management Study for the site
- will a storm water management pond be installed?
- will existing storm sewers, sanitary sewers and water supply lines be extended into the development? Do these systems each have capacity to support the proposed additional users?
- are the storm and sanitary sewers combined, rather than separated? If yes, where will the untreated runoff be diverted during overflow (spring melt and heavy rains)?

Water Conservation and Quality

- has there been any consultation with the Upper Thames River Conservation Authority? What has been their input and recommendations? Please share any available reports.
- in particular, since the rezoning application affects a Designated Vulnerable Area (under the Thames-Sydenham & Region Source Protection Plan), has the developer requested an assessment by a Risk Management Official? Please share any available report from the Risk Management Official.
- the proposed development will significantly reduce the permeable surface area at the site, how will the aquifer be recharged?

- what will be the impact on the groundwater quality of the increased salt and sand seeping into the groundwater from the site?

Environmental Impacts

- please can you provide a copy of the environmental site assessment
- please provide a copy of the tree survey
- are there any species of concern or any species at risk identified?
- especially since there is a barn on the site, has it been examined for barn swallows? if a barn swallow nesting habitat has been identified, what measures will be taken to preserve it?
- have any unique or invasive vegetative species been identified?
- the orchard not only provided a habitat for birds and small animals, it was also a source of food for some of them. The destruction of the orchard will affect birds, bats, rabbits, squirrels etc. There is also what seems to be a stray cat on the site, which could be living in the barn. What steps will be taken to ensure that the small animals and birds (even if not species of concern or at risk) will not be harmed by the development?

To participate in the public meeting on March 24th, do we need to pre-register in advance as delegates?

Thanks very much,
Diana

From: [Erik Sansom](#)
To: [Alexander Burnett](#)
Subject: 963 O'Loane Rezoning Issue
Date: February 25, 2025 10:30:17 AM

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

Dear Mr Burnett,

I have several issues with the proposed rental property for 963 O'Loane, but I suppose the main one is the density issue. Simply stated, putting that many people into such a small space can only result in tension and stress and a possible police incident. Someone will be playing their music too loudly and someone else will be disturbed by that. We all know that will happen, so I believe that it is best to avoid it from ever occurring by keeping the density at a minimum. [REDACTED]

The developers should have to work within the existing zoning restrictions. I understand the financial incentive to cram more people in, but in the long run, I feel that this would be bad for everyone involved.

Thank you for soliciting our opinions on this matter. Hopefully, they will count for something.

Best,

Erik Sansom
[REDACTED]

From: [Lisa Stanley](#)
To: [Alexander Burnett](#)
Subject: Regarding Zoning Change Application 963 O'Loane
Date: February 24, 2025 5:34:54 PM

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Dear Alexander Burnett,

I am writing to you in regards to the Zoning Change Application for 963 O'Loane Avenue. I am very concerned about the requested jump from a Zone 2 residential to a Zone 5 Residential with numerous exceptions.

I live at [REDACTED]. First of all, I see two differing plans, one provided to us in our mailbox by [REDACTED] and a different one on the City of Stratford website. Before I can fully comment I need to view the most updated plan.

Secondly, I am an avid bird watcher. This land is an old grove orchard with vines. A huge number of birds make this property their home and find safety from predators in the vines. Many birds also migrate through this land as there is an apple tree, pear tree, current bushes and many species of insects. I am very disappointed with the clear cutting of space with no thought to the birds, squirrels, raccoons, and rabbits that make this property their home. Has an environmental impact assessment been completed? Can I have a copy?

Third, this land is located on a protected water area adjacent to a city pump. Has anyone assessed the effect of these three proposed buildings being placed on concrete slabs and the huge paved area for parking down the middle? Where will the water run off to? I have a sewer grate in my backyard, will the water be filling that sewer???? Also, where will the winter salt run off go? Will it affect our ground water, what about my permaculture garden and plants?

Other concerns:

- the density for the apartment community
- the lack of outdoor space for the apartment residents
- the unconfirmed amount of parking spaces and visitor spaces
- the limited space for snow removal
- where is the walkway really going to be? cutting into Bell Court where we can barely get one car through in winter, will people use Bell Court for overflow parking?
- the blinding lights of the baseball diamond shining into the homes of the apartment residents
- the giant wall of a building that will be too close to my property block the already limited light
- the height of the fence is too small to read, please confirm, is fence practical considering the wind tunnel that will increase in an already windy area (wind comes in across sports fields)? a wall would be better
- the density of people will potentially create stress and conflict amongst the residents (eg. shooting in a local area with even less density)

Why can't Pol Quality Homes work within the zoning levels there when they purchased the

property?

Lisa Stanley



A

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From:


[Alexander Burnett](#)

Date:

March 5, 2025 1:57:21 PM

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Issues that need consideration with reference to Land Use Amendment Z01-25-963 O’Loane Avenue:

- 1. Traffic congestion in this area**
- 2. Proximity to two high schools.**
- 3. The high water table in this area.**
- 4. The nearby Education and Recreation area**
- 5. The proposed reduction in usual requirements for percentage of lot coverage and distance of building from the roadway.**

Traffic congestion.

38 eight living units will necessarily involve more cars in this location.

This plot fronts onto O’Loane Avenue, which is not a typical quiet rural two lane road. There are many heavy agricultural vehicles, including eighteen wheel livestock trucks and farm equipment that use O’Loane regularly.

Traffic resulting from two large High Schools nearby is considerable, including schools buses, city buses and student/parent/teacher cars and trucks.

The surrounding roads, O’Loane, Oakdale, Matilda, Foreman and Short street are all two lane roads, with many intersecting driveways and roads but no traffic lights to control egress or ingress.

The large housing developments north of Short Street and McCarthy Road contribute to heavy traffic in the area, especially at certain times of the day.

Proximity to High Schools.

There is a large amount of pedestrian traffic in the area

The fields on the recreation area are in frequent use by the schools and sports teams and walkers. Vehicles are parked lining the surrounding two lane roads when teams are playing.

Felling the trees on the plot marked for construction.

The high water table is an important consideration especially if the trees on the lot are felled. These trees help contain and manage the excess groundwater after snow melts and heavy rain.

These trees also protect the baseball diamond and football field from the winds and bad weather that blow in from Lake Huron in the west. They also provide shade for the park and protect the park and area wildlife.

Reduced distance of building from the road and increased coverage of plot area.

It is noted that this building will be closer to O'Loane Ave, the roadway, than is usual; 4.5 metres compared to the usual proscribed 10 metres. As the building fronts onto a busy road with heavy traffic this seems unwise.

The percentage of lot coverage will be 10% greater than is usually permitted, 40% plot coverage as opposed to 30%; making this high density living. How will this accommodate residents' cars? How will this affect ease of snow removal?

Children and adults living in the building will be adversely affected will be more vulnerable,

All these points need serious consideration before there is a change in land use for this plot. The city planners must look more closely at the plan.

Respectfully,

Dr. Renée Falconer

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Alexander Burnett](#)
Cc: [REDACTED]
Subject: Zoning by-law Amendment Z01-25-963 O'Loane Avenue
Date: March 7, 2025 2:10:23 PM

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Hi Alexander, I hope all is well.

As per the instructions listed on EngageStratford.ca related to Zoning by-law Amendment Z01-25-963 O'Loane Avenue, I'd like to add a few comments related to this development.

It is clear by the many exceptions required for this development that this area is not adequately suited for an R5 zoning. Although there are additional impacts on community character and loss of green space, most of my concerns would align with overcrowding, increased traffic, parking shortages, and strain on public infrastructure which is clearly not yet adequate for current residences, let alone new developments.

Traffic and Parking Issues

Current traffic on O'loane Avenue is already significant. It is a major artery used by most in the west part of the city to come in and out of the city. It is also one of the most travelled roads used to access the Rotary Complex. As such, it is already difficult at many times during the day to get out of our driveway due to so much traffic on that road. The addition of 38 units and 50 more parking spots directly on this road in a span of 200 feet is a nightmare to consider. The fact that there are only 12 spots available for guests, additional cars, etc. also suggests that additional parking on nearby streets will be a significant and an expected concern. R5 zoning in this case will overwhelm the existing road infrastructure and cause significant congestion for current residents. I feel that reversing out of driveways on O'loane will become next to impossible in this case.

Strain on Public Services and Infrastructure

Most residents on O'loane Ave are still without access to municipal sewer and proper waste management systems. Many are also without access to municipal water supply. With this development the city would be adding 38 units with sewer and water right in front of residents without current access to these infrastructure needs. In my opinion, the city should address these significant needs for residents within the city before adding to infrastructure which is clearly already strained and unable to support residents within the city. How can we add increased demand for utilities when we can't support current R1 demands which are already here?

In conclusion, I believe that converting an R1 zone on O'loane Ave to R5 would undermine the character and original design of the neighborhood, burden infrastructure, and negatively affect the quality of life for current residents.

Thanks,

Scott Bannerman

From: [Shawn Walkom](#)
To: [Alexander Burnett](#)
Subject: 963 oloane
Date: March 15, 2025 9:23:29 PM

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

First of all i would like complain about the [REDACTED] letter i got delivered after the March 7 deadline to reply/respond about the purposed 38 apartment complex [REDACTED]
[REDACTED] There's no need to put that many dwellings in such a small spot so close to a pleasant and quiet neighborhood. It will devalue all homes on Gemmell and Bell courts and bring congestion subsequently and for no good reason other than someones greed. There hundreds of houses and townhouses and condos being built all over the city with no immediate need for something like this. Shawn Angela Walkom
[REDACTED]