

**From:** [Diana Reynolds](#)  
**To:** [Alexander Burnett](#)  
**Subject:** Re: Zoning Change Application - 963 O'Loane Avenue  
**Date:** Thursday, March 20, 2025 12:37:40 PM

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Hello Alexander,

Thank you for your reply.

It is of critical importance to have an environmental site assessment and storm water management plan prior to the site approval considering the necessity to protect our local water resources and any species at risk. We need to know in advance whether the proposed densification will have negative effects on the sensitive aquifer on the site.

Please can you also tell me what consultations have been carried out with the Indigenous Communities who resided in this area? Has the developer completed an archeological assessment?

Kind wishes,  
Diana

**From:** [Diane Barrett](#)  
**To:** [Alexander Burnett](#)  
**Subject:** Zone change application Z01-25  
**Date:** Tuesday, March 25, 2025 11:59:27 AM

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Hi Alexander and city staff,

This email is to follow up on the public meeting held at city hall last night for the zoning change application Z01-25 on 963 O'loane Avenue, plan 93 part Lot 1.

I live on the Bell Court coldesac and like many others am concerned with over crowding, parking issues and pedestrian foot traffic if POL's current plan is approved.

The POL planner talked about integrating neighborhoods, we've been a quite coldesac for over 20 years and enjoy it. We don't want to be integrated with 38 families strolling out to our quiet circle and directly onto the road. As one of the other members of the public mentioned it is extremely unsafe as they would be walking out on the small road directly in the path of current residents around the circle backing out of their driveways, as there are no sidewalks around the circle making it a safety issue.

POL's plan has 3 buildings with a total of 38 units, providing 1 parking space for each unit, plus visitor parking. I believe 1 parking space per household is unrealistic in this day and age. Once upon a time the St. Mikes school parking lot was more than enough for their needs, but now as families change and many licensed drivers in a single household owns a car their parking is no longer adequate. Every morning on a school day if you walk along Matilda you can watch at least 5 students pull into the parking lot, drive around looking for parking and then pull out straight to Bell Court and end up parking on Bell Court or Gemmel. This is only the ones we see as we walk. Both streets are regularly lined with students parking.

Similarly, the two condo developments at Romeo and Vivian, some of those units have been given two parking spaces and still, residents unable to use visitor parking, end up parking on near by streets, including Romeo.

In summary, if POL's zoning changes are approved I ask you to consider making it on the condition that they make the following or similar changes to their current plan.

1) reduce the number of units by 4 in each building, 2 upper and 2 lower. This would reduce the size and foot print of each building and free up some ground space.

2) provide 2 parking spaces for at least 6 of the 2 bedroom units, instead of 1 each.

3) remove the walk through to Bell Court and move it to the other side coming out behind the ball diamond. Put in a walk way along the fence line straight up and connect to Matilda street. This gives them straight, safe, easy and direct access to both schools, park facilities and transportation.

Thank you  
Diane

**From:** [Sam](#)  
**To:** [Alexander Burnett](#)  
**Subject:** 963 O'Loane Ave  
**Date:** Monday, March 24, 2025 6:52:58 AM

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Dear Mr. Burnett,

The following are concerns for me about 963 O'Loane Ave zoning change:

1. Will the proposed apartments stay 2 storey?
2. Are the apartments 1 or 2 bedrooms?
3. Will there be enough parking for guests? Or will they start parking on Bell Crt?
4. I know the entrance to the apartment complex is on O'Loane Ace. Will there be increased traffic down Bell Crt?

Please include my concerns in the Planning Report. Thank you.

Sincerely,  
Shirley Bonn

**From:** [Costin](#)  
**To:** [Alexander Burnett](#)  
**Cc:** [office@polqualityhomes.com](mailto:office@polqualityhomes.com); [Clerk's Office](#)  
**Subject:** Re: Project 693 O'Loane topic - 84 Bell Court  
**Date:** Tuesday, March 25, 2025 8:53:39 PM  
**Attachments:**

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Hello Alex,

Thanks for this update and including the revision as an addendum to the council package.

While I wasn't present at the meeting, I did stream it and I would echo the concerns about traffic and parking on Bell court. I fully support the recommendation to have the pedestrian access moved to the back of the property (east side of the property) alongside the ball diamond and soccer pitch fields, connecting this property to Matilda. This not only provides direct access to high schools, but also to SERC and multitude of sporting facilities and events that occur there. No providing direct access to the SERC sight would be an oversight, and it seems there is adequate room to run a sidewalk or extension of the multiuse trail along the north side of the SERC facilities, connecting to Matilda St. Additionally, this would allow the north side of the development site to be fully closed off to Bell Crt, mitigating the potential parking issues.

Thank you,  
Costin

**From:** [Leanne Feeney](#)  
**To:** [Alexander Burnett](#)  
**Subject:** 963 O'Loane ave  
**Date:** Saturday, March 22, 2025 4:43:15 PM

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Hello Alexander,

We received the letter late about the council meeting for the rezoning application of 963 Oloane ave and realize these comments are not in the planning report but we would still like them considered.

We bought our house in 2021 and a huge part of the reason why we picked Stratford and this particular location is because it was on a quiet court, less people than the city we relocated from and had trees on our property for privacy and gave us that feeling of more seclusion. These were all major factors in why we chose this particular location and house to be our first home and to raise our family in.

We are concerned with the property behind us being re zoned and adding so many more houses and people as it will make this quiet court quite a bit busier and if the buildings are taller then they would look right into our bedroom window which we like to keep open.

We personally love the trees that separate the properties as they provide privacy and we enjoy nature. These trees are mature and if the plan would be to cut them down we feel that would be a shame as green space and trees are important. Losing trees that are possibly at least 25 years in age would be a huge disappointment

We are also concerned with the increase number of people and only having one spot to park per house in the proposed plans that the surrounding streets will become busier and people will be parking on our already limited space available.

Construction behind us would be loud and messy (we are shift workers) so this would also be inconvenient during the construction times. We would not want the yard we've worked on to improve to become all mud and mess as a result of the construction happening behind us.

An increase of the number of units proposed also poses a challenge to current drainage systems and puts more stress on the sewer system in this area which could cause a buildup of pressure and affect our plumbing during construction or our pipes if the pressure around us increases.

We also fear that with the increase in number of houses would decrease the value of our property should we want to sell. It also makes the home we spent a lot of time searching for and planning for in our future a lot less desirable. This could force us to move and if we were to move due to the changes to the property we would leave this town and relocate to a different city.

We are a bit frustrated with the new proposed plans and increase in number of people and units that would be directly attached to our property. We like that it's quiet and private here.

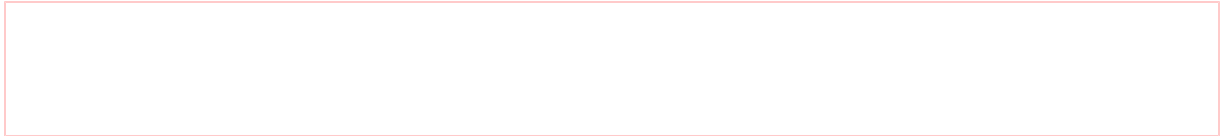
If the trees were to be cut down and semi mature trees could not be replanted in their place to provide privacy and maintain the green space that already exists we would want the developers to build a uniform wooden fence along the entire back of their property (this would include our house and our neighbours) so that it looked the same and to be at a minimum of 8 feet high to provide some of that privacy they would be taking away.

Thank you for listening to our concerns regarding the re zoning of the property.

Leanne Feeney

**From:** [judy Pretty](#)  
**To:** [Alexander Burnett](#)  
**Subject:** O'Loane Ave  
**Date:** Thursday, April 17, 2025 4:32:52 PM

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As a residential home owner I think building up apartments and taking animal habitats away are becoming to frequent. There are plenty if buildings to invest in and way to much building this way already.

JP concerned resident

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