



MCKENZIE LAKE

LAWYERS

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Telephone: 519.672.5666 Ext. 7270
Our File No. 32764-116716

April 17, 2025

Sent by E-mail

Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, ON N7G 2R4

Attention: Tim Williams

Dear Mr. Williams:

**Re: 450 Head Street, Strathroy
Zoning Amendment Application
Your File No. ZBA 19-2024**

We are writing further to the public meeting held on March 17, 2025, to address the comments raised by council and the public in connection with this application. Generally, the applicant is looking to build an attractive multi-unit building in the Mansard style that fits in with the surrounding properties. The first floor will be bricked, and the second floor contained within the roof. Garages will be located at the front of the four lower units. As a Strathroy native, the applicant is dedicated to creating a legacy project that will improve the look and character of this corner. It is the intention of the applicant to design a building based on the following sample elevations:



CLIENT_8152572.1



Below is a summary of the comments from the meeting and the applicant's responses.

Name	Comment	Response
Peter and Grace 187 Abigail Street	Concerned about development as they live next door. Would like to see elevations. Will there be a fence, landscaping or other barrier? General concern re increased traffic and fit of these types of units in this area.	Will install a fence along this property as well as landscaping features for visual appeal. Will be addressed in site alteration agreement. The increase in traffic from these units will be minimal, with an estimated one vehicle per unit. There is visitor parking on-site so as not to interfere with parking on Abigail. The units fit in with the general streetscape on Head Street.
Mark and Nancy Walters	Over 300 units being developed in North East Strathroy, including apartment building, Darcy	Applicant has completed a servicing feasibility study and confirmed sufficient capacity for this development. The

	<p>Street Condos and this development. Concerns:</p> <ul style="list-style-type: none"> - Infrastructure, including sewers, traffic, sidewalks, parking, bike paths. - Greenspace - Precedent Setting - Mentioned Restrictive Covenants like what is registered against properties on Abagail. 	<p>additional units will not create a significant increase in traffic. All parking will be onsite.</p> <p>Greenspace is available at the North Meadows Public School, Alexandria Park and Mill Pond Conservation Area.</p> <p>The precedent has already been set, and this property is situated on an appropriate corner for a redevelopment of this nature.</p> <p>There are no restrictive covenants registered on this property similar to what is registered on the other houses on Abagail.</p>
Beth Hunt, Bill Wells, Rick Shoeless, Kevin Dejeu	Did not speak or reiterated comments from previous members of the public.	Responses above
Thomas Risley 364 Darcy Drive	Concerns over density and access of Abagail.	<p>Intensification is in line with provincial Planning Statement and objective of adding units to the available supply in the Municipality.</p> <p>Municipal staff prefer driveways off of feeder streets instead of collector and arterial roads, which this proposed development embraces.</p>
Councillor Pelkman	Would have like to see elevations. Would like to see fence and trees added to property.	<p>Design idea pictures are posted at the beginning of this letter.</p> <p>Fence and landscaping will be added to property.</p>

Councillor Brennan	Consider no parking zones along Abigail.	Will leave this to Municipal staff to address if an issue in the future. There is sufficient parking on-site to comply with zoning bylaw requirements for the R2 zone.
Unknown Member of Public that lives on East side of Head Street	Significant concerns with sewer and stormwater management, highlighting his past experience.	The gentleman's comments are highlighting his own experience and a longstanding issue with his own property. This development will not affect the issues he has been having.

We believe all of the comments raised are significantly addressed by this letter and in our initial application for a zoning amendment. If there are any additional concerns that arise after the application is approved, Mr. Damen would be happy to address them. He is not only concerned with developing this property, but ensuring it is a well integrated part of the community.

Yours truly,

McKenzie Lake Lawyers LLP

A handwritten signature in dark ink, appearing to read 'Jonathon Barnett', written in a cursive style.

Per:
Jonathon Barnett
JB/an