

Dear Councillor Ritsma,

Once again, I am writing to you, representing the neighbours and other interested parties concerned, about the Chancery development proposal at 370-396 Ontario Street.

As you are aware, following the referral of the Application back to staff at the September 27, 2021, Planning and Heritage Committee Meeting, MHBC/Chancery have resubmitted a different development proposal.

We request that the matter NOT be added to the Planning and Heritage Meeting of October 25, 2021, but to a later date, for the following reasons.

As of today, the City's Planning Report has not been issued. The report, based upon the time it is released, normally only provides one or less business day for us to review the report and provide a response before the scheduled meeting.

We are not permitted an advance copy of the Planning Report to provide a response. As you are aware, our response to the Planning report is due before we can review the report. This is

unfair to the proximate residents of the proposed development, and not conducive to proper public participation in the process.

As you are aware, we engaged a Heritage Planner to undertake a Heritage Impact Assessment. We require additional time for the Resubmission and Planning Report to be reviewed by our Planning professionals, and for their response. This would be consistent with the recent decision of councillors to ensure the heritage character of Daly Avenue be maintained. With insufficient details and only a concept drawing from MHBC Planners, neither Council nor the public knows what the development proposal's impact on the area will be.

As we have consistently reiterated, we are prepared to work with the developer to negotiate an acceptable development. To date, neither MHBC nor Chancery have indicated willingness to enter negotiations for development of the area.

We require additional time to encourage the developer meet with us and engage in a negotiated settlement. We believe we can demonstrate that no Official Plan change is required and that we have suitable concepts that only require a change to more reasonable density. Negotiation between the parties is preferable to the OLT Appeals process.

We look forward to your agreement that this matter will be deferred from the October 25, 2021, meeting to a later date. If you have any questions, or require additional information, please contact me.

Respectfully,

Gary Annandale, Stratford

Cc: FARA, Alyssa Bridge, Nancy Smith, Turkstra Mazza LLP

