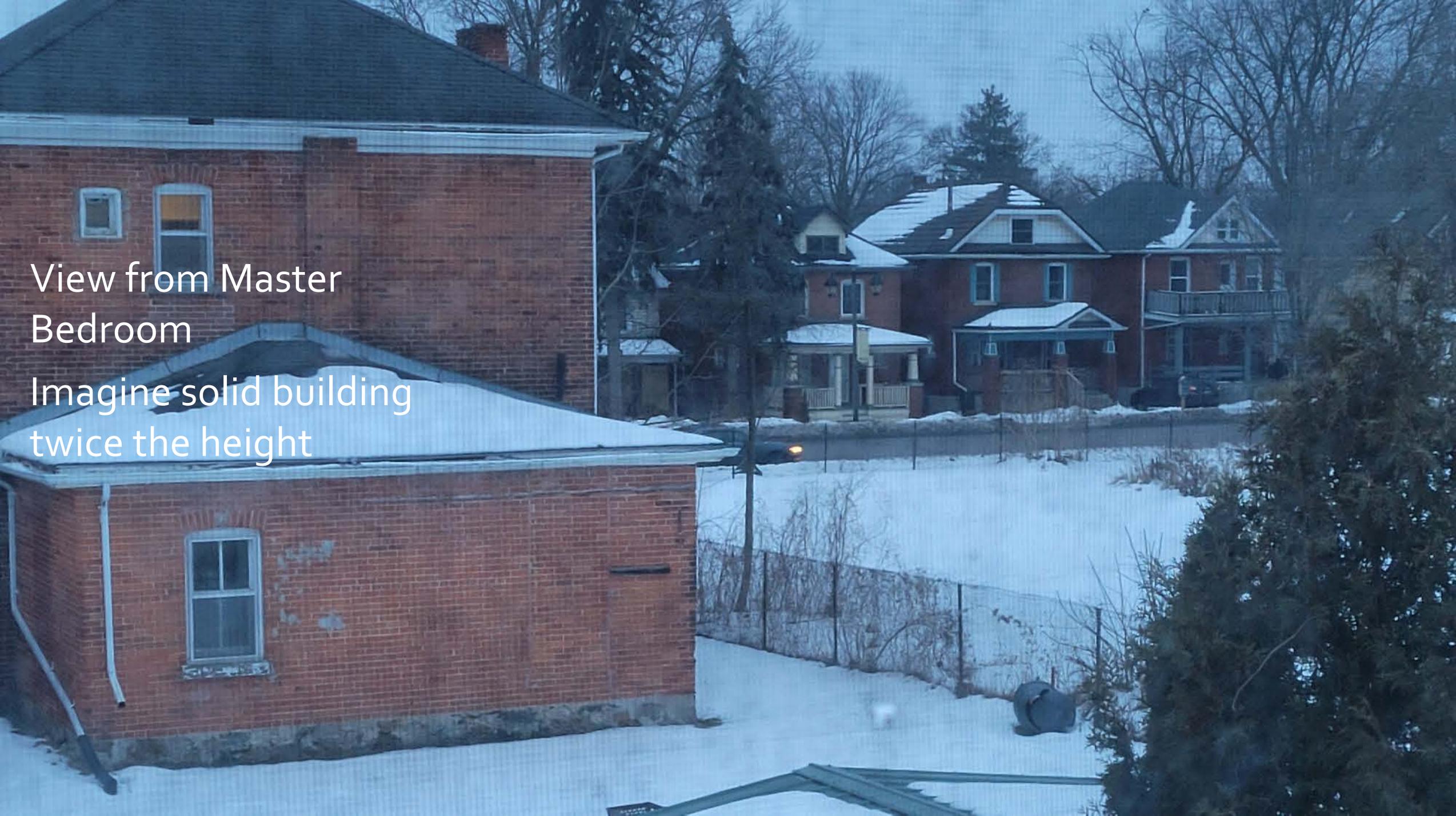


**Presentation submitted by Gary Annandale for
January 18, 2021 Public Meeting
Re: OPA01-20/Z06-20 for 370-396 Ontario Street**

View from Back Room –
Imagine twice as high





View from Master
Bedroom

Imagine solid building
twice the height

Taken from
Driveway



Taken from
Cobourg
Street



Taken from
Vacant Land



View from Vacant Land



**Presentation submitted by Robert Ritz for
January 18, 2021 Public Meeting
Re: OPA01-20/Z06-20 for 370-396 Ontario Street**

The four storey development proposed for the Ontario Street Block extending from Trow Avenue to Queen Street compromises a unique feature that is an element of Stratford's urban design; intact residential corridors extending along our main streets from the perimeter commercial areas to the downtown core.

Most cities main streets have had intermittent commercial development occur over the years breaking up the residential fabric that once existed along these streets. Stratford has been fortunate that such commercial development has been limited to the flood of neighbourhood gas stations that were developed along the main streets of towns in the early thirties. In Stratford, where the gas stations have left, these sites now have uses such as a pizzeria, a business store, a medical clinic, etc. So important is this element that it is identified in the Official Plan as a "Heritage Corridor". Characteristic of these corridors exist on all main streets leading into the City, but they are specifically noted in the Official Plan on parts of Ontario, Huron and Erie Streets.

The proposed development does not appear to reflect the broader concepts of the Official Plan. In fact, it appears to contradict the concepts the Official Plan is trying to achieve.

Citizens adjacent to the proposed development, especially those on the north side that share a boundary with it, expect the Official Plan not to change.

They expect the Official Plan “to prevent the introduction of uses detrimental to the established and desired residential and heritage character of these areas” that currently exist along Ontario Street, Huron Street and parts of Erie Street between the highway commercial strips and the Downtown Core.

They expect the Official Plan to be followed.

The purpose of the Official Plan is to:

1. make the public aware of the municipality's general land use planning policies
2. make sure that growth is coordinated and meets the community's needs
3. help all members of the community understand how the land may be used now and in the future
4. help decide where roads, watermains, sewers, garbage dumps, parks and other services will be built
5. provide a framework for establishing municipal zoning bylaws to set local regulations and standards, like the size of lots and height of buildings
6. provide a way to evaluate and settle conflicting land uses while meeting local, regional and provincial interests
7. show council's commitment to the future growth of the community

The decision for the Official Plan Amendment to redesignate the property from “Residential Area” to “High Density Residential Area” will be a planning precedent for any other development on a site with similar zoning and location as 370-396 Ontario Street.

Under the Official Plan, 370-396 Ontario Street is in a Residential Area, located in a Heritage Area on a Heritage Corridor. Whatever is approved for this site will apply to any site that is in a Residential Area, located in a Heritage Area on a Heritage Corridor.

In addition to Ontario Street from Romeo to Nile, areas of the City that are a Residential Area, located in a Heritage Area on a Heritage Corridor are parts of Huron Street from Mornington to John and parts of Erie Street from Cambria to St. David.

The Official Plan has Goals, Objectives and Policies to guide the Planning Department and Council to manage new development, infill and the degree of intensification. If the amendment to the Official Plan does not follow the prescribed Goals, Objectives and Policies then they should also be amended or removed.

The rules have been put there for a reason. The integrity of the Official Plan is compromised if the Goals, Objectives and Policies of the Official Plan are not followed.

The following are excerpts from the Official Plan with respect to Intensification, Infilling in Heritage Areas, Goals and Objectives for Residential Areas and Policies for Stable Residential Areas that are applicable to development in a Heritage Area located on a Heritage Corridor.

3.2.2 Intensification Strategy ii)f) - Permit limited intensification in Residential areas of scale and built form which reflects the surrounding area, subject to the criteria of Section 4.5.3.1 Stable Residential Areas

3.5.8 Infilling in Heritage Areas – In the “Heritage Areas” and the “Heritage Corridors” as shown on Schedule “E”, the City will ensure that, where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced unless overriding conditions of public health and safety warrant otherwise.

4.5.1 Goals and Objectives for Residential Areas ii) - To ensure that where intensification of development is proposed in residential areas, it is compatible in terms of scale, density and design with neighbouring development and adheres to sound planning principles related to servicing, traffic, site design and amenities, provided there is sufficient capacity in the City’s municipal services to accommodate the development.

4.5.3 Policies - 4.5.3.1 Stable Residential Areas- Stable residential areas are residential areas where potential new development or redevelopment is limited. Any intensification will be modest and incremental occurring through changes such as development of vacant lots, accessory apartments, or other forms of residential housing that meet the criteria below. Applications for new development in such areas shall be evaluated based on their ability to generally maintain the following elements of the structure and character of the immediate surrounding residential area:

- i) scale of development respects the height, massing and density of adjacent buildings and is appropriate for the site;
- ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;
- iii) respects the relationship between the rear wall of buildings and rear yard open spaces;
- iv) siting of buildings in relation to abutting properties ensures that there will be no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided;
- v) conforms with density provisions of the Section 4.5.3.3;
- vi) conforms with the policies of Section 3.5, Heritage Conservation and preserves designated and listed heritage buildings and structures, and where located adjacent to such buildings and structures is designed to be compatible;

To determine if what is being proposed is, “detrimental to the established and desired residential and heritage character of these areas” I requested additional drawings on January 4. A contextual site elevation or street view, with heights noted, as the street is now and with the proposed building superimposed, including the three properties at each end of the development would illustrate the contextual impact of this project.

I did not receive such drawings until this morning. This is not acceptable.

Since I did not have the drawings of the proposed structure as requested, I developed the following illustrations based on the Concept Plan issued with the Notice of Public Meeting and on what the proposed amended zoning by-law would permit, a four storey building, set 7.5m back from the current front lot line or 2.5m from the revised front lot line after the 5.0m wide road widening is assumed by the City.

What is illustrated is not what is currently proposed, however, what is illustrated could be developed based on the proposed changes to the Official Plan and the Zoning By-law noted in the Notice of Public Meeting.



**370 Ontario – The west end of the proposed development.
The red line indicates Four Storey Building at Setback Lines**



**West half of empty lot which was an assembly of three lots.
The red line indicates Four Storey Building at Setback Lines**



**East half of empty lot. There were three houses on these lots.
The red line indicates Four Storey Building at Setback Lines**



**388 and 390 Ontario. Note how far these buildings are set back on their lots.
The red line indicates Four Storey Building at Setback Lines**



396 Ontario – The east end of the proposed development. Note how far back the original building is set back on this lot. Red line indicates Four Storey Building at Setback Lines.



Trow Avenue side of 370 Ontario – Red line indicates Four Storey Building at Setback Lines. Note the height of the building adjacent to the existing house. The existing chimney seen was measured at 40' which is about the height of a four storey building. It seems lower because it is set back from the wall closest to Trow Avenue.



This massing model viewed from Trow and Ontario, illustrates the scale of the building compared to the homes on the adjacent properties. The scale and mass of this large four storey structure does not comply with Official Plan 3.2.2 Intensification Strategy ii)f) - Permit limited intensification in Residential areas of scale and built form which reflects the surrounding area.



Massing model viewed from Queen and Ontario. The scale and mass of this large four storey structure does not comply with Official Plan 3.5.8 Infilling in Heritage Areas – In the “Heritage Areas” and the “Heritage Corridors” the City will ensure that, where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced.



This contextual site plan illustrates the footprints of the existing buildings in the area from Front Street on the left to half-way between Queen Street and Parkview Avenue on the right to the buildings on north side of Cobourg Street at the top and the north side of Albert Street at the bottom. This illustrates the scale, density and design of the area.



This contextual site plan illustrates the footprints of the buildings in the area with proposed development superimposed on the Ontario Street site extending the full block from Trow to Queen. Official Plan 4.5.1 Goals and Objectives for Residential Areas ii) - To ensure that where intensification of development is proposed in residential areas, it is compatible in terms of scale, density and design with neighbouring development. Does it?



The Heritage Corridor on Ontario Street extends from Romeo to Nile. This contextual site plan illustrates the footprints of the existing buildings in the area from Nile Street on the left to Parkview Avenue on the right to the buildings on both sides of Cobourg Street at the top and both sides of Albert Street at the bottom.



This contextual site plan illustrates the proposed development on the Ontario Street block from Trow Avenue to Queen Street, midway in the Heritage Corridor on Ontario Street. This is a development where individual lots were acquired over time, then once the land assembly is large enough, the buildings on them demolished to make way for an R5 use that includes a four or five storey apartment. If this development is approved, then the planning principles used would also apply to other similar developments in this and other Heritage Corridors.



After such development starts, within a decade there could be three more such developments, one in each block on the south side of Ontario.

Is this what the Official Plan intended?



After such development starts in decades there could be three more such developments in each block on the north side of Ontario.

Ontario Street as we know it today, is gone.



As time goes on Ontario Street is “walled” with such development.
Is this really what we want it to look like?



An example of a “walled” street, with four storey apartments on both sides, can be experienced on Oxford Street.

Is this what we want the Heritage Corridor of Ontario Street to look like?



Heritage Corridor – Nile to Front West End





Heritage Corridor – Front to Nile East End





Heritage Corridor – Front to Trow





Heritage Corridor – Queen to Trow





Heritage Corridor – Queen to Parkview West End





Heritage Corridor – Parkview to Queen East End





Do not amend the Official Plan.

For the preservation of the Heritage Corridor, any development on this site should conform to Official Plan 3.5.8 Infilling in Heritage Areas – **In the “Heritage Areas” and the “Heritage Corridors”, the City will ensure that, where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced.**