



Stratford City Council
Special Council Open Session
AGENDA

Meeting #: 4643rd
Date: Monday, January 18, 2021
Time: 3:00 P.M.
Location: Electronic Meeting
Council Present: Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos
Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, Kim McElroy - Director of Social Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Janice Beirness - Director of Corporate Services, Chris Bantock - Deputy Clerk, Alyssa Bridge - Manager of Planning

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/82609027410?pwd=QS9WcVpxUXRHN3AzanBLY2svaFZpdz09>
A video recording of the meeting will also be available through a link on the City's website at <https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

1. Call to Order:

Mayor Mathieson, Chair presiding, to call the Council meeting to order.

2. Declarations of Pecuniary Interest and the General Nature Thereof:

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and to otherwise comply with the *Act*.

Name, Item and General Nature Thereof

3. Adjournment to Public Meeting:

Motion by _____

THAT the Special Council Meeting adjourn to a Public Meeting under the Planning Act, to hear from members of the public with respect to Zoning By-law Amendment Z06-20/Official Plan Amendment Application OPA01-20, to reconvene following the Public Meeting.

3.1. Official Plan Amendment Application OPA01-20 and Zoning By-law Amendment Z06-20, 370-396 Ontario Street, Public Meeting Report

1 - 69

The following residents provided written comments with respect to this application:

Guy Bellehumeur
 Hayden Bulbrook
 Caroline and Garry Annandale
 Chris and Sandra Schulthies
 Mona and Jeff Thomas
 Donna Debling
 Laura Martin
 Art Fortin and Sheila Feore
 Robert Ritz
 Sharon McKenzie
 William Calder and Jill Mason
 Kelley Teahen and Chris Moorehead
 James Battle
 Kelly Hanson
 Laurie Lynd
 Shawna and Dave MacNeil

Motion by _____

THAT the correspondence from the following residents with respect to Official Plan Amendment Application OPA01-20 and Zone Change Application Z06-20 be received:

**Guy Bellehumeur
 Hayden Bulbrook
 Caroline and Garry Annandale
 Chris and Sandra Schulthies**

Mona and Jeff Thomas
 Donna Debling
 Laura Martin
 Art Fortin and Sheila Feore
 Robert Ritz
 Sharon McKenzie
 William Calder and Jill Mason
 Kelley Teahen and Chris Moorehead
 James Battle
 Kelly Hanson
 Laurie Lynd
 Shawna and Dave MacNeil

4. Reading of the By-laws:

The following By-law requires First and Second Readings and Third and Final Readings:

Motion by _____

THAT By-law 4.1 be read a First and Second Time.

Motion by _____

THAT By-law 4.1 be read a Third Time and Finally Passed.

4.1. Confirmatory By-law

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To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on January 18, 2021.

5. Adjournment:

Motion by _____

THAT the January 18, 2021 Special Council Meeting adjourn.



MANAGEMENT REPORT

Date: January 18, 2021
To: Mayor and Council
From: Alyssa Bridge, Manager of Planning
Report#: COU21-006
Attachments: None

Title: Official Plan Amendment Application OPA01-20 and Zoning By-law Amendment Z06-20, 370-396 Ontario Street, Public Meeting Planning Report

Objective: The purpose of this report is to describe the Official Plan Amendment and Zoning By-law Amendment applications, submitted by MHBC Planning on behalf of Chancery Development Ltd. for lands known municipally as 370-396 Ontario Street. The purpose of the applications is to:

1. Redesignate the subject lands from "Residential Area" to "High Density Residential".
2. Rezone the subject lands from "Mixed Use Residential (MUR)" and "Neighbourhood Commercial (C1)" to a site-specific "Residential Fifth Density (R5(2))". Site-specific regulations are proposed relate to the required maximum lot coverage, minimum landscaped open space and the exterior side yard setback (Ontario Street).

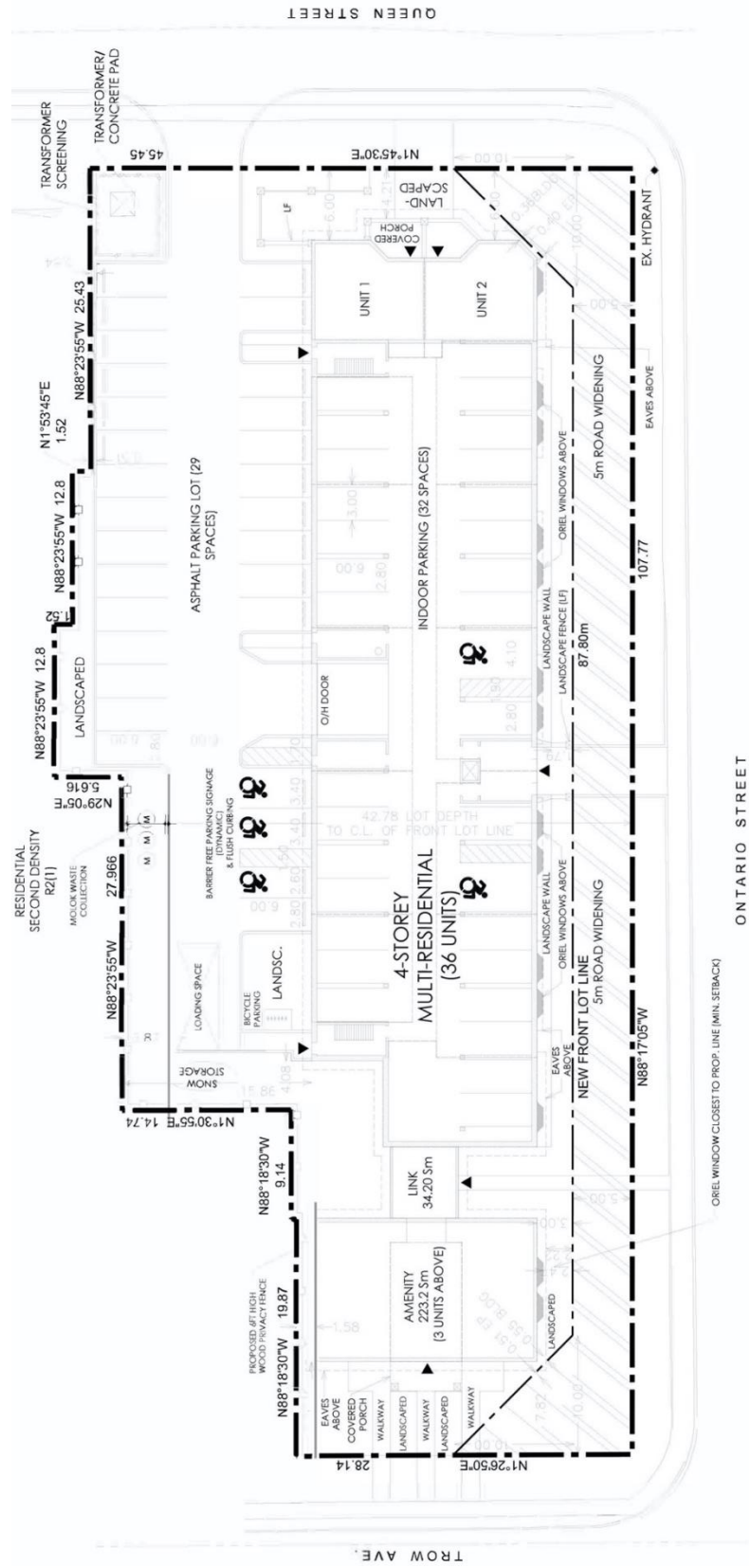
The applications were accepted on November 16, 2020.

A Planning Justification Report, Shadow Study and Functional Site Grading, Servicing and SWM Report were submitted with the application.

Location Map



Concept Plan



Background: The subject lands are municipally addressed as 370, 388, 390 and 396 Ontario Street, are located on the north side of Ontario Street between Trow Avenue and Queen Street and have an area of approximately 0.44 ha (1.09 ac). The subject lands are legally described as; 370 Ontario Street – Pt Lt 25 Pl 32 Stratford, as in R334791; 388 Ontario Street – Pt Lt 25 Pl 32, Lt 26 Pl 32, Pt Lts 27 And 68 Pl 32 Stratford Designated As Parts 3 And 4 On Reference Plan 44r-5403, S/t And T/w R307334, Stratford; 390 Ontario Street - Pt Lt 27 Pl 32 Stratford, Pt Lt 68 Pl 32 Stratford As In R385361, S/t & T/w R385361, Stratford; 396 Ontario Street - Lt 28 Pl 32 Stratford, Pt Lt 27 Pl 32 Stratford, Pt Lt 67 Pl 32 Stratford, Pt Lt 68 Pl 32 Stratford As In R135887, Stratford; in the City of Stratford. The applications are requested to permit a four-story multi-unit residential building with a total of 36 dwelling units.

Site Characteristics

Existing Use: Residential and Vacant Land
 Frontage: 28.14 metres (Trow Avenue)
 107.77 metres (Ontario Street)
 45.45 metres (Queen Street)
 Depth: Varies
 Area: 4,386.57 square metres
 Shape: Irregular

Surrounding Land Uses:

North: Residential
 East: Residential and Commercial
 West: Residential and Commercial
 South: Residential and Commercial

Subject Lands – 370-396 Ontario Street (January 8, 2020)

Looking west from Queen Street, Along Property Boundary



Looking Southwest to Intersection of Queen Street and Ontario Street



Looking West Along Ontario Street



Looking Southeast From Trow Avenue



Looking East Along Ontario Street



Looking Northeast Along Ontario Street



Official Plan Designation

The subject lands are designated "Residential Area" in the Official Plan, which permits low density uses and medium density uses, subject to evaluation criteria in the Official Plan. Permitted uses include single detached, semi-detached, duplex, triplex and townhouse dwellings, as well as low rise apartments. A maximum density of 65 units per hectare and a maximum building height of three (3) storeys may be permitted, subject to the criteria for medium density residential uses.

There is a special policy area that applies to this section of Ontario Street, Special Policy Area 2, which permits lodging houses in existing single detached dwellings.

The High Density Residential designation permits those medium density residential uses, along with high rise apartments. The High Density Residential designation permits a maximum density of 100 units per hectare and a maximum building height of six (6) storeys.

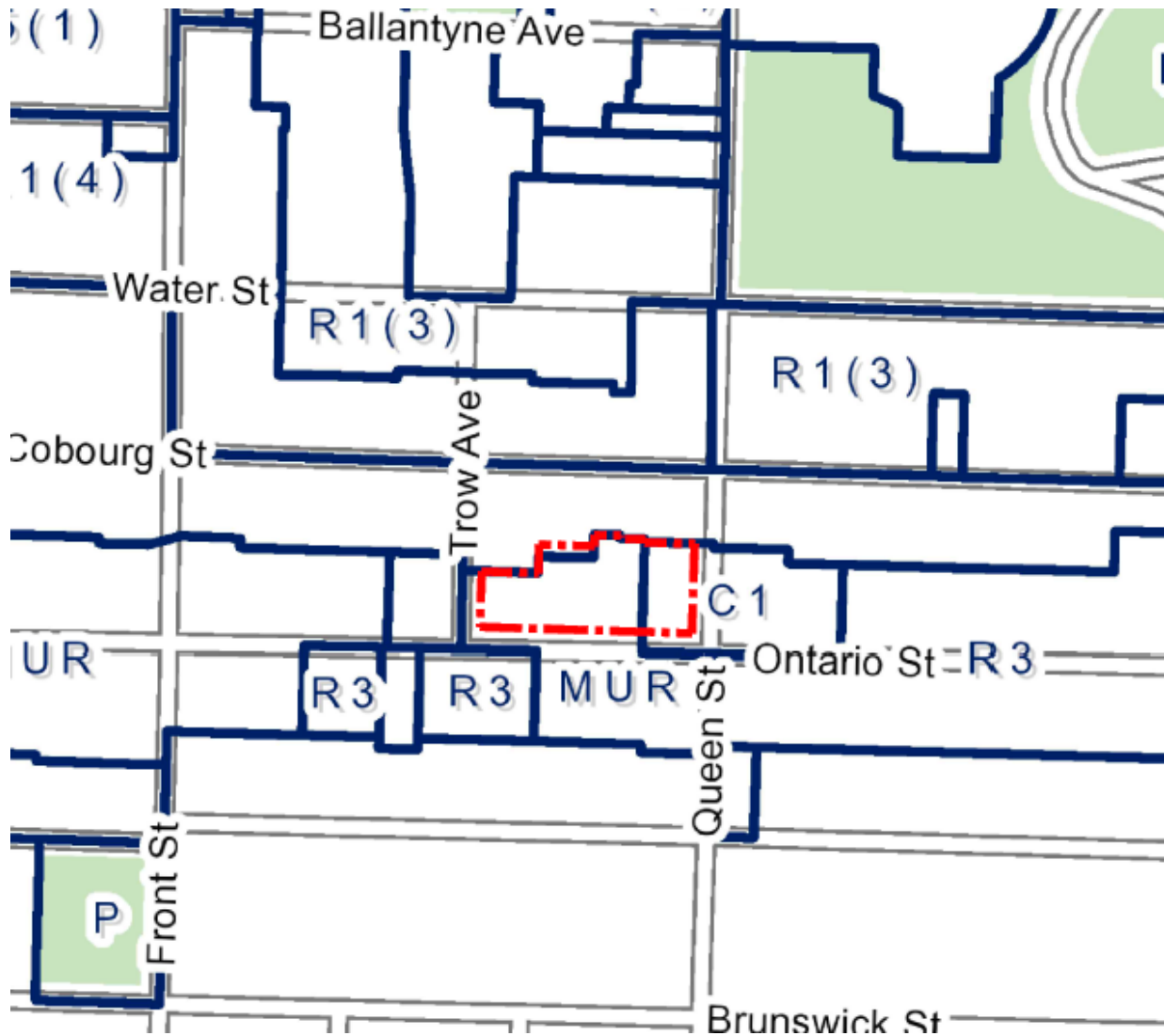
Excerpt of Schedule A of the Official Plan



Zoning By-law

The implementing Zoning By-law Amendment is requested to rezone the subject lands from "Mixed Use Residential (MUR)" and "Neighbourhood Commercial (C1)" to a site-specific "Residential Fifth Density (R5(2))". The R5 Zone permits apartment dwelling, nursing home, seniors' apartment dwelling and retirement home/lodge. Site-specific regulations are proposed related to the required maximum lot coverage, minimum landscaped open space and the exterior side yard setback (Ontario Street).

Excerpt of Map 5 of the Zoning By-law



Agency Comments

The applications were circulated to various agencies on December 8, 2020 and the following comments have been received to date:

Building Services

General Building Department Comments

- Development charges are applicable at the current Residential Rates.
- Building permits would be required to be obtained prior to any work commencing. For any questions relating to the building permit application please contact Kelsey Hammond at 519-271-0250 x 217 or khammond@stratford.ca
- Demolition permits are required to be obtained for any proposed building to be demolished. Please note separate demolition permits for each property would be required to be applied for and permits obtained before any demolition work commences.

Requirements for Planning Applications

- An updated Phase II Environmental Assessment is required as part of the planning applications
- It is noted that the Record of Site Condition will be required prior to issuance of Building Permit(s)
- Provide a Building Code Matrix with the site plan application.
- A proposed grading plan will be required to be submitted with the site plan application.
- As part of the site plan application the applicant will be required to provide confirmation that the properties have all been merged, as building permit will not be able to be issued for a building over multiple properties.

Services

- Site service designs for storm, sanitary and water are required to be submitted with the site plan application. These designs are required to be completed by a P.Eng.
- Designer is required to show all hydrants, and fire department connection locations, please ensure dimensions to the building are shown to demonstrate conformance with the Ontario Building Code (OBC). This will be a requirement for site plan.
- Ensure fire access and fire access routes are shown on the site plan and demonstrate conformity with 3.2.5 of the OBC.

Life/Fire

- Applicant shall give consideration, when preparing the construction drawings to the spatial separation requirements of the OBC.

Barrier Free

- Barrier free requirements are applicable to the proposed building. Please ensure for site application the designer denotes all applicable barrier free requirements, from Section 3.8 of the OBC, on the site plan.

Engineering Services

Engineering comments regarding this site have been provided previously during the formal consultation process (see FC07-20).

Engineering has reviewed the Functional Site Grading, Servicing and SWM Report and have the following comments:

- Our records indicate that 33 Trow Avenue shares a sanitary lateral with 370 Ontario Street. The developer will be required to verify the existing sanitary servicing, and provide a solution for maintaining service to 33 Trow Avenue.
- City of Stratford stormwater management criteria for this site as follows;
Quantity control – the development must overcontrol the 250-year post development peak flows to match the 5-year existing flows. Quality control – post development flows are to obtain a minimum of Ministry of Environment, Conservations and Parks (MOECP) Enhanced quality control (80% suspended solid removal) - recommend low impact development where applicable.

Public Comments:

Notice of the application was sent to 159 surrounding property owners on December 8, 2020. Notice was also published in the Beacon Herald on December 12, 2020.

City staff have received a number of comments from area residents, including 16 e-mails, a letter and two (2) phone calls.

Public comments received include the following:

- Physical separation of the proposed building to surrounding residential properties (requesting cross-sections to better understand the proposal)
- Building height and number of proposed residential units
- The potential for rental units, which would see issues with maintenance and upkeep
- Location and impact of on-site garbage storage
- Privacy and overlook to Cobourg Street residential backyards
- Shadow impacts
- Traffic impact on both Trow Avenue and Queen Street, particularly the queuing to turn onto Ontario Street
- The potential for visitor parking on adjacent City streets
- The ability of the road network to support the additional traffic

- Building design and the integration with the heritage area surrounding the property
- The length of the building along Ontario Street
- The placement of balconies
- Lack of green space
- Conformity to the Official Plan policies for Stable Residential Areas and the Heritage Area
- Impact on the cultural significance of the Ontario Street corridor
- Consideration of the cultural and built heritage resources on the property should be considered
- The absence of commercial uses within the development
- The location of off-street parking
- Potential noise and light impacts on the residential area
- Lack of land area for snow storage
- Environmental impact of demolishing the existing buildings and rebuilding with new materials
- The removal of existing housing stock
- The potential effect of the proposed use on the financial position of the City
- Concern about the builder and lack of sample projects
- Timing of the Statutory Public Meeting during the COVID-19 Pandemic
- Timing for the Statutory Public Meeting shortly after the holidays

Analysis: None.

Financial Impact: to be reported in a future planning report.

Alignment with Strategic Priorities:

Strengthening our Plans, Strategies and Partnerships

Communicating clearly with the public around our plans and activities.

Staff Recommendation: THAT Council hear all interested persons with respect to Official Plan Amendment OPA01-20 and Zoning By-law Amendment Z06-20.



Caroline Baker, MCIP, RPP, Consulting Planner



Alyssa Bridge, MCIP, RPP, Manager of Planning



Joan Thomson, Chief Administrative Officer

From: [James Battle](#)
To: [Planning](#)
Cc: [Gary Annandale](#)
Subject: Fw: Festival Area Ratepayers Association (FARA)
Date: Monday, January 4, 2021 11:09:20 AM

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

Attention: Caroline Baker... please note letter below, many thanks, James Battle.

From: James Battle [REDACTED]
Sent: January 4, 2021 11:03 AM
To: Gary Annandale [REDACTED]; Tom Hamza [REDACTED]; Sean Blaine [REDACTED]; Declan Kelly [REDACTED]; Andrew McKenzie [REDACTED]; Robert Ritz [REDACTED]; James Battle [REDACTED]; [REDACTED]; [REDACTED]
Cc: Danielle Ingram [REDACTED]
Subject: Festival Area Ratepayers Association (FARA)

Good morning, Everyone, and a Happy New Year to all, trust that 2021 is off to a reasonably good start despite the constraints to our social and commercial interfaces. It is still hard for me to grasp that when we deferred our March meeting last year at the outset of our 1st COVID lockdown some 10 months later we would be into our 2nd, a serious challenge for many... in any event we plod along on opposite sides of the street but hope that current public health endeavors will lead to positive outcomes in the 2nd quarter.

Relating to FARA my agenda is minimal save that i am pleased to welcome Gary to our table as he will address Council on the 18th with respect to application Z06-20/ OPA01-20 (370 - 396 Ontario Street) regarding an Official Plan Amendment & an R5/2 Zoning By-law Amendment... his concerns are noted below. From a FARA perspective these issues and sensitivities might succinctly be repurposed with 3 concerns in mind:

... the perils associated with granting developers an OPA & ZBA without a fixed and firm plan before Council such that any further changes will automatically revert the subject property to its previous status.

... the failure of developers to fully address (prior to OPA/ ZBA amendments) the peripheral concerns stated within the city's Official Plan: character - density - height - massing - streetscape - privacy - shadowing - traffic - et al.

... the negative precedent setting for other like properties in the neighbourhood, perhaps 210 Water Street?

By copy to Councilor Ingram i would respectfully ask that she keep these concerns front and centre as this matter unfolds before Council.

Keep well, Everyone, and i look forward to the day when our social bubbles will eventually wane such that we can convene once again face to face (and not by zoom)... 'til then all my best, jim.

From: Gary Annandale [REDACTED]
Sent: January 3, 2021 8:55 PM
To: [REDACTED]
Subject: Objection Summary

Good Evening Everybody

From what I have seen and reviwed, the below is a brief summary of objections to the proposed development

1. We are not opposed to development that is in keeping with the existing neighbourhood and Official Plan. We wish to preserve the integrity of the area and it's designated zoning.
2. Since 2017, we understood the development was to be townhouses or similar. There was never any discussion of four story buildings until now. The OP states that the scale of development respects the height, massing and density of adjacent buildings and is appropriate for the site, etc.
3. Based on the proposed amendment, the development conflicts with the Official Plan, and appears to contradict the concept of what the OP is trying to achieve.
4. We expect the OP not to change based on the the developer's wishes/profit expectations.
5. The OP exists "to prevent the introduction of uses detrimental to the established and desired residential and heritage character of these areas" that currently exist. The proposed development is not in accordance with the OP and, once an exemption is granted, how will the City be able to refuse other Applications of this nature?
6. No Site plans have been presented, therefore an objective review is not yet possible. Notwithstanding, a four story building with limited setback from adjacent properties, particularly on the north side, will create very significant privacy concerns that cannot be alleviated by a six-foot privacy fence. Any balconies and windows from the second but in particular the third and fourth stories will overlook the back yards and bedroom windows, impacting the properties to the north and west.
7. The proposed Zoning Amendment allows for up to five stories. The proposed development is for four stories, but there is no guarantee that this will not be changed to five stories once a zoning change is approved.
8. A four story building as proposed will create a shadow effect, particularly in winter, which will adversely affect the existing properties.
9. There is insufficient green space indicated on the drawing, which is contrary to the character of the area.
10. Drainage of water will be impacted. Unless there is drainage created along the perimeter, additional run off in spring and heavier rainfalls will impact the existing residences to the north by directing water into those properties. Most of the area in question is going to be paved and/or building with very litte green space.
11. Traffic congestion on Queen Street will be increased, which is a particular concern

during the Festival season. Cobourg Street is already used as an alternative to Ontario Street (e.g. Domino's Pizza delivery drivers) and the proposed development will likely increase traffic on Cobourg Street. The four way stop at Queen/Cobourg Street is already routinely ignored.

12. The proposed building will require significant lighting to keep the parking and other areas lit at night. This will create significant impact on area residents' quality of life.
13. An additional 36 units means possibly 72 to 90 additional residents: there is space for up to 61 vehicles. This will cause a significant detrimental impact on the residences to the north of the proposed development. Assuming a number of residents will have more than one vehicle per unit, visitors may require street parking, which is at a premium during a normal Festival season.
14. The proposed development will create additional noise to the area. Examples are vehicular traffic, snow clearing, garbage and recycling removal.

I hope to have the above 'fleshed out' and cross referenced to the Official Plan and other regulations in the next week to be ready for the January 18th meeting. In the meantime, please feel free to add your additional concerns or comments.

Many thanks,
Gary

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From: [Robert Ritz](#)
To: [Planning](#)
Cc: [Jeff Bannon](#)
Subject: RE: 370-396 Ontario - Notice of Application and Public Meeting
Date: Monday, January 4, 2021 12:09:28 PM

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

Caroline,

Further to yesterday's email I have wondered how a plan, as illustrated in the Notice, has been developed to the detail it has considering an OP amendment is required. I wonder because a developer does not, due to cost, typically develop a plan to this degree unless they have been informed by the planning department that such a proposal is highly possible.

As per 9.12 of the OP it discusses the fact that that "Any amendments will reflect the result of detailed background analysis and review and any required studies." Please provide such studies that were submitted as they should answer some of my concerns specifically:

1. The need for the proposed amendment;
2. The extent to which existing areas in the proposed designations are developed and the nature and appropriateness of such existing development;
3. The physical suitability of the land for the proposed use;
4. The location of the areas under consideration with respect to:
 - a. the adequacy of the existing and proposed road system in relation to the development of such proposed areas;
 - b. the convenience and accessibility of the site for vehicular, bicycle and pedestrian traffic and traffic safety in relation thereto; and
 - c. the adequacy and availability of the municipal water and sewage facilities, and other municipal services in view of the policies contained in the OP and in accordance with technical reports or recommendations submitted by the applicant or agencies.
5. The compatibility of the proposed use with uses in the surrounding area; and
6. The potential effect of the proposed use on the financial position of the City.

Is it possible to get a copy of the Application for Amendment to the Official Plan? If not could you provide the answers to items 8 – 11, 19 and the documents provided for item 17? These answers will provide me a better understanding of the background behind the project.

Also please comment on how this development addressed the following sections of the OP in the studies they have been submitted;

1. 2.3 Guiding Principles ii) Complete Community – Minimize conflicts between land uses, while encouraging the development of a complete community which meets resident's needs for daily living throughout an entire lifetime.
2. 2.3 Guiding Principles vi) Intensification – Encourage appropriate intensification and infill, including mixed use development, which reflects the existing context of the City with respect to factors such as height and design.
3. 2.3 Guiding Principles vii) Heritage Conservation – Protect Areas, landmarks and features which provide a physical link to the early development of Stratford and which contribute to its distinct character and sense of place.
4. 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

5. 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.
6. 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.
7. 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;
 - vii) respects the residential lotting pattern in the immediate surrounding area;
 - viii) satisfies the City with respect to the proposed grading, drainage and stormwater management, and, in particular that there is no impact on adjacent properties;
 - ix) development has direct access from a public or condominium road;
 - x) alignment of any proposed streets with existing streets promotes acceptable traffic circulation;
 - xi) any proposed streets are adequate to accommodate municipal services;
 - xii) protection of significant trees and other natural features identified as significant by the City;
 - xiii) does not hamper or prevent orderly development of adjacent properties;
 - xiv) garages are designed so that they are not the dominant feature in the streetscape; and,
 - xv) has regard for the City’s Urban Design and Landscape Guidelines.

In addition, regard shall be had to the policies of Section 6, Community Design Strategy, and particularly in areas of historical or architectural interest to the policies of Sections 3.5, Heritage Conservation.

For the purposes of this policy, the immediate surrounding residential area shall be defined

by:

- i) the existing road pattern, and particularly boundaries created by arterial or collector roads;
 - ii) the existing lotting pattern;
 - iii) boundaries created by physical features such as streams;
 - iv) the prevailing building type including any special built form features; and,
 - v) any special landscape or other features.
8. 6.2.3 Streetscape Design The layout of streets, configuration of lots and the siting of buildings shall ensure that:

- iii) There is unobstructed street frontage adjacent to the public open space and natural heritage and hydrological features, where appropriate, and subject to appropriate design to ensure that there will be no negative environmental impact;
- v) the siting of parking areas, the siting and massing of buildings and structures on all streets, but particularly on arterial and collector streets, shall generally assist in the creation of high quality streetscapes and, in particular, regard shall be had to providing a sense of enclosure to the street by situating the building mass adjacent to the street, and particularly at intersections, to frame the street space;
- viii) landscaping and/or architectural features provide for the definition of the street and public open space, framing of views and focal points, ...

Please let me know when I will be able to receive the information requested as I will need time to review and prepare comments for presentation as a delegate at the January 18th Public Meeting.

Thanks,

**ROBERT RITZ, B. Arch., O.A.A., M.A.A.,
R. RITZ ARCHITECT**

322 Ontario St.
Stratford, Ontario, N5A 3H8
T: 519-271-4603
F: 519-271-8043
www.ritzarchitect.com

**Please consider contributing to my Movember fundraising:
Donate online at <https://mobro.co/robertritz>**

COVID-19 Update:

The team at R. Ritz Architect is working together to ensure we take the necessary precautionary measures during the COVID-19 situation and maintain the highest possible level of service to our clients. For now our doors are open but we strongly encourage clients to call or email rather than visit our office. If you must visit our office please call ahead to set up an appointment. We have encouraged most of our staff to work from home. From home they will continue to provide a high level of service and communication for our projects and will be able to communicate through their regular office email.

We are recommending to our staff, clients and project partners that meetings be held via telephone or face time instead of in-person. We will do our best to accommodate on-site construction reviews and assessments, but your patience and co-operation is appreciated as we follow isolation recommendations and meet the needs of our families.

From: Robert Ritz <ritz.robert@bellnet.ca>
Sent: January 3, 2021 2:50 PM
To: 'planning@stratford.ca' <planning@stratford.ca>
Cc: Jeff Bannon <JBannon@stratford.ca>

Subject: 370-396 Ontario - Notice of Application and Public Meeting

Caroline,

To provide comments to this application with reference to 4.5.4.2 of the OP, I need to determine if what is being proposed is, “detrimental to the established and desired residential and heritage character of these areas”. To do this I require additional drawings to provide reference to the existing site and the immediate surrounding residential area. The drawings requested should illustrate,

1. A plan indicating the various setbacks dimensioned the existing buildings and walks on the south side of Cobourg, Ontario Street east of Queen and west of Trow including the buildings on the south side of Ontario,
2. The plan noted in one with the proposed building superimposed,
3. A neighbourhood site plan with the buildings of the adjacent properties identifying the addresses and the types of the 36 dwellings closest to the site
4. A contextual site elevation or street view, with heights noted, as the street is now and with the proposed building superimposed extending from three properties west of Trow to three properties east of Queen,
5. A N-S site section with the profiles of the buildings, with heights dimensioned, on the south side of Ontario to the midpoint of Cobourg street,
6. A N-S site section with sun angles of the proposed compared to sun angles of a building that is currently permitted on the lot.
7. Street views of the other blocks, both the north and south side of Ontario and Huron identified as 4.5.4.2 Special Policy Areas Mixed Use with the block between Queen and Trow illustrated as is and as proposed.

Based on what was sent in the Notice, the proposed development does appear to reflect with the broader concepts of the OP. In fact, it appears to contradict what the concepts of the OP is trying to achieve. Citizens adjacent to the proposed development, especially those on the north side that share a boundary with it, expected the OP not to change. They expected the OP “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 expected the OP to be followed.

Official Plan Amendment

As per Schedule A of the OP this is both a Residential Area and a Special Policy Areas Mixed Use. The OP has identified this use on:

1. Ontario from Romeo to Nile
2. Huron from Mornington to Forman
3. Erie at Cambria Street

Residential Area

This site would be considered a Stable Residential Area for the reasons noted in OP 4.5.3.1 that permits, by implication, low density development 5-10 units per acre. This is contrary to New Residential Areas as per OP 4.5.3.2 that permits medium density residential development 10-26 units per acre.

Since this Residential Area is part of Special Policy Areas Mixed Use, all Residential Areas within the boundaries of Special Policy Areas Mixed Use will be permitted to be developed the same way as this site is proposed to be redeveloped.

This Amendment, if permitted, should mean OP 4.5.3.1 Stable Residential Areas will have to be removed from the areas illustrated on Schedule A in Special Policy Areas Mixed Use, as it is not fair to have the amendment only applicable to one part of Special Policy Areas Mixed Use.

Special Policy Areas Mixed Use

Since this site is also part of Special Policy Areas Mixed Use as per OP 4.5.4.2, what is permitted on this site should also be permitted on all sites that are in a Special Policy Areas Mixed Use.

This Amendment, if permitted, will mean OP 4.5.4.2 will have to be amended as follows; to add sentences regarding residential uses and to remove sentences or parts of sentences of the Special Policy Areas Mixed Use, as it is not fair to have the amendment only applicable to one part of Special Policy Areas Mixed Use.

As planner, in your report, with references to respective sentences in the OP, please explain,

1. Why the official plan was developed with the concepts it presently describes for Special Policy Areas Mixed Use and why it is located in this area of the city and
2. How this amendment will change the OP concepts, not only this block of Ontario Street but also, for every block that the OP defines as a Residential Area and a Special Policy Areas Mixed Use.

Once I receive your comments to the above and the information I have requested I will send you an email with further comments on this proposed amendment.

Thanks,

ROBERT RITZ, B. Arch., O.A.A., M.A.A.,
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www.ritzarchitect.com

COVID-19 Update:

The team at R. Ritz Architect is working together to ensure we take the necessary precautionary measures during the COVID-19 situation and maintain the highest possible level of service to our clients. For now our doors are open but we strongly encourage clients to call or email rather than visit our office. If you must visit our office please call ahead to set up an appointment. We have encouraged most of our staff to work from home. From home they will continue to provide a high level of service and communication for our projects and will be able to communicate through their regular office email.

We are recommending to our staff, clients and project partners that meetings be held via telephone or face time instead of in-person. We will do our best to accommodate on-site construction reviews

and assessments, but your patience and co-operation is appreciated as we follow isolation recommendations and meet the needs of our families.

From: Shawna MacNeil [REDACTED] >
Sent: Thursday, December 31, 2020 11:01 AM
To: Victoria Nikoltcheva <[REDACTED]>
Cc: City Clerks [REDACTED] >
Subject: Re: Zone Change Application Z06-20/OPA01-20

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

Good morning Victoria

We are reaching out to you regarding the above proposed Zone change application. We are located at 289 Cobourg Street and recently received a Zone change application notice to properties on Ontario street between Queen Ave and Trow . We have some concerns as to the size and type of the proposed development and would like to be registered for the upcoming public meeting dated Jan 18th, 2021. Please send confirmation of our request , also next steps on submitting questions in advance of the meeting.

Thanks

Shawna & Dave



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Ariel's Boutique B&B
289 Cobourg Street.
Stratford, ON N5A 3G6
Tel: 519-272-2961

www.ariels.ca

www.facebook.com/arielsbnb

www.instagram.com/ariels_bbb

From: [Bill C](#)
To: [Planning](#)
Subject: Zone Change Application Z06-20/OPA01-20 Chancery Development Ltd.
Date: Sunday, January 3, 2021 8:27:59 PM

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

Attention: Caroline Baker

My opinions and or comments are more my concerns.

My concerns are about a possible four storey building sitting within meters of my house. In fact I am the only house situated beside the proposed structure.

I am concerned with a developer dropping a structure on a lot, taking their profit and leaving town never looking back at the possible impact they leave on our now established neighbourhood.

I am concerned when I Google the developer and find nothing. No portfolio, no finished projects, no current projects.

I am concerned by a developer who purchases a property and seems happy to develop townhomes that blend into our neighbourhood, but now wants changes to max out a profit. We have several other developments completed in our city by developers that post their achievements and provided the Stratford citizens with comprehensive information on the proposed buildings.

I am concerned about a zone change that lists a variety of possible uses but no information has been provided to the residents by the developer to communicate their intention. This begs the question why we would support such unknowns.

I am concerned being provided a concept only site plan to base my possible approval on.

I am concerned about the status of the large shade tree at the rear corner of 33 Trow Ave, specifically that it remains.

I am concerned about a four storey building shadowing my property from sunshine and stripping myself and all other neighbours from any privacy we currently enjoy in our backyards.

I do support development of the said properties, but included must be transparency, communication and protection of the affected neighbourhood by way of our Official Plan and Zoning.

Thank you,

William Calder

Jill Mason

33 Trow Ave, Stratford

519-588-0025

wmcalders@gmail.com



December 22, 2020

City of Stratford
 Development Services Division
 82 Erie Street
 Stratford, Ontario
 N5A 2M4

Re: Zoning Change Application Z06-20/OPA01-20

I am appalled that such a Zone Change Amendment is being considered. I received notification in the mail, but I would maintain my opposition even if I lived in the outskirts of Stratford. This is not a good thing for our City.

I am hopeful this application will be refused.

I trust you will consider the following:

1. There is an established residential character along Ontario Street in this area; Ontario Street is "the" major entry roadway into the City
2. A 4-storey high mass is unacceptably out of proportion with the residential character along Ontario Street and with the surrounding residential neighborhood; this building will be a major disruption to the character & feel of this major artery. The form and mass of this building is not consistent with the single-family house character of this area
3. It is entirely possible for a good professional consultant team to make the main South and North facades look appropriate, however never could they reduce the "mass" of such a tall and long structure. This building will be **+/- 80 meters long** facing Ontario Street. For a visual comparison, the length of the residential building on Ontario Street situated immediately West of the downtown Knox Church is only **+/- 34 meters long**
4. This site abuts a major entry way/exit way to the Festival Theatre along Queen Street. A tall structure at this intersection does not present itself well to this entryway
5. Vehicle congestion currently exists at the Ontario Street and Queen Street corner since the new Pizza establishment has opened for business. It is overloaded especially when the Theatre lets out with long lines of vehicles waiting to exit, queuing Southwards down Queen Street
6. Seeking site specific setback relief along Ontario Street may be caused by the need for 4 parking aisles to accommodate the number of parking spaces needed. Allowing a 4-storey high building even closer to Ontario street exasperates the mass of the South façade further. For example, the nearby Bruce Hotel (2-storey) and the adjacent Hotel building (4-storeys) are more appropriately set back farther off Ontario Street



7. There is a real concern that a zone change with such a negative impact at this location will carry a dangerous precedent for future zone change requests for over development in other inappropriate locations
8. Shadow cast by a 4-storey structure will heavily impact the 10 immediate neighboring lots especially to those lots to the North
9. How many required parking spots will be lost due to winter snow storage?
10. It appears that exterior storage for refuse produced by these 36 new residences will be stored next to the backyard property line of 261 Cobourg Street.

I do understand the need for more housing in this City, but not when it happens at the expense of the character of this City. This is the wrong location for such a long and such a tall building.

I am not opposed to development in this City. I am opposed to development where it should not occur, and I am opposed to projects needing rezoning to allow for *over development* of sites that should not be over developed in the first place. The change from a "Residential Area" to High Density Residential Area" is a *major* Zone change. Typically, "site specific" zoning also means the potential relaxation of yard setbacks, parking, and the like, in order that the development can be force-fit onto a site. It is currently not clear what other relaxations this "site specific" R5(2) will eventually include. It begs the question whether this development actually "fits" this site.

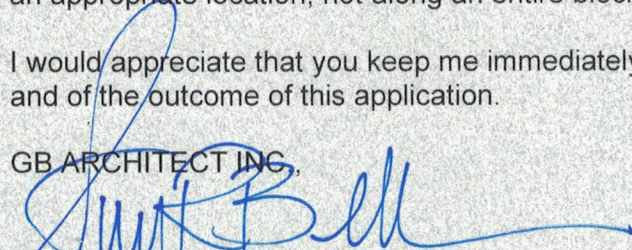
It needs to be explained why, just because someone owns several adjoining properties, this is accepted as justification to request that the City grant site development favors by changing the rules and regulations of the existing zoning to allow construction of this proposed "Ontario Street wall".

The current zoning is in place to exactly avoid such a massive development. A change in the current zoning will destroy exactly what the Zoning Bylaw is supposed to protect.

Develop this area to meet current zoning regulations or situate this new 4-storey development in an appropriate location, not along an entire block at this section of Ontario Street.

I would appreciate that you keep me immediately notified of the progress, of discussions held, and of the outcome of this application.

GB ARCHITECT INC.


 Guy R. Bellehumeur,
 B. Arch., OAA, MRAIC
 c/o **430 Ontario Street**

Issued via email only: vnikoltcheva@stratford.ca, jbannon@stratford.ca, lvangestel@stratford.ca

From: [Hayden Bulbrook](#)
To: [Planning](#)
Subject: 370-396 Ontario Street Zone Change
Date: Monday, January 4, 2021 6:17:33 PM
Attachments: [370-396 Ontario Development - Housing Histories.pdf](#)

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

Dear Caroline Baker,

I am emailing my concerns in relation to the Notice of Application and Notice of Public Meeting for 370-396 Ontario Street (referred to throughout as "370-396 proposal").

Outlined below are the concerns that I have as this proposal relates to Stratford's heritage; the precedent it sets for future development along the Ontario Street corridor between Parkview Drive and Nile Street; the removal of existing - and much needed - housing stock, especially for Stratford's young and vulnerable populations; and the environmental concerns regarding the wastage of demolished materials and the material and energy consumption to construct new infrastructure.

Heritage

While the 370-396 proposal involves neither Part IV or Part V properties, as defined under the Ontario Heritage Act (OHA), and while the proposal in question does not immediately abutt a property or properties under Part IV or V of the Ontario Heritage Act, nor does it affect a property or set of properties listed on the City of Stratford Municipal Heritage Non-Designated Register, I think it is still worthwhile to consider the architectural and cultural heritage value of the existing properties, especially 370 Ontario Street and to some extent 388 and 390. Please see attached document for cursory cultural and architectural analysis.

Precedent

Ontario Street between Parkview Drive and Nile Street is overwhelmingly characterized by red brick single-detached and apartment-style dwellings. While a mix of architectural styles is evident, many of these buildings pre-date 1945. Many have a similar setback from the road and similar heights.

A four-storey multi-unit dwelling inevitably disrupts the aforementioned continuity that has been established along this corridor. The 370-396 proposal would detract from the cultural significance of this corridor as an area characterized by its early 20th century residential growth along a historic roadway (dating to the days of the Canada Company). With new materials including the cladding of this multi-residential dwelling; a differing architectural style; a greater height and possible different setback; a monstrous size occupying a block the character of this corridor (and of the stretch of Cobourg Street between Queen and Trow streets) will inevitably change and detract from the existing characteristics of the immediate built environment.

Changing the character of a neighbourhood affects the existing continuity of that neighbourhood. Introducing an unsympathetic 4-storey multi-residential dwelling sets a

precedent that suggests to other developers that it is suitable to disrupt the existing character of this corridor as well as similar corridors (ex. Erie Street between Cambria and St. David). I therefore encourage the City of Stratford and Council to consider if this is the type of precedent that it wishes to encourage and support. Does it wish to remove the existing cultural and aesthetic development of its historic blocks and corridors?

Preserving Housing Stock

Stratford has little affordable housing stock. As a younger Stratford citizen soon hoping to enter the housing market, I find it illogical to remove existing housing stock to develop new stock. It is especially illogical here considering that three of four of the involved buildings are sufficiently sized to serve as multi-unit apartments while there exists sufficient space at 380 and 396 for individual sympathetic in-fill housing. The Covid pandemic has exacerbated the housing shortage in Stratford making it even more difficult for young Stratfordites to enter the housing market. According to the Beacon Herald 231 housing units were sold in October 2020 in Huron-Perth which marked a 32.8 percent increase in comparison to October 2019. Housing prices were 13.9 percent higher, in October 2020 compared to October 2019, reaching an average of \$478,674. Similar trends were noted in September 2020. While the 370-396 proposal notes a plan for 36 residential units it does not indicate whether this is for all Stratford citizens or is another residence geared toward seniors, similar to the Front/Ballantyne, Oxford Street, and John/Charles developments.

Many young people still wish to obtain a single-detached home or apartment. Therefore, it must be considered whether or not the City of Stratford and Council wish to support the demolition of scarce housing stock or consider alternative means. Alternative means may involve adaptive reuse and/or integration of 370, 388, and 390 into the development plans; adapting the proposal to develop only 380 and 396 Ontario Street; or relocating the buildings located on 370, 388 and 390 to a suitable place that retains their function as residences. Demolishing seemingly structurally sound residential units for new development is illogical, especially in a city that has so little affordable housing for younger people. This lack of housing, which the 370-396 proposal will likely further exacerbate, is one reason why young, university educated people such as myself choose to relocate to bigger centres taking our skills, money, and civic duty elsewhere.

Environmental Considerations

In February 2020, City Council declared a climate emergency in Stratford. Along with this declaration it promised to construct a climate action plan. Understandably, the pandemic has occupied a considerable amount of the City's attention. However, there exists an opportunity with the 370-396 proposal to put forth action that mitigates the tremendous waste created through demolition and the energy consumed not only to build new infrastructure but to produce and ship building materials.

Even as we have become conscious of the waste we generate we still do not sufficiently reuse and repurpose historic building material. The City of Stratford and Council ought to consider steps in the planning process of the 370-396 proposal that sets a precedent encouraging developers to conserve existing material or integrate historic building materials from the deconstruction of existing infrastructure on-site into new builds. Now more than ever it is crucial that we recognize that steps to address climate change and minimize our waste extend further than our handling of consumer goods. Our environmental impact is represented in our built environment. Just as trees absorb oxygen, our existing buildings store (and provide the structure and aesthetic value) of what effectively makes them buildings. When a building is

torn down its material is essentially released as waste just as a felled tree releases its stored oxygen. The tree analogy ends when steps are taken to mitigate the waste of housing material.

Ideally, the developers of 370-396 should consider integrating the existing buildings into the development to mitigate the environmental impact. While not ideal, even facade retention preserves some building material and is an improved alternative to demolition. Relocating the buildings on 370, 388, and 390 Ontario is another alternative that still preserves the integrity of these buildings, while minimizing waste. As a last alternative, the developer should prioritize deconstruction over demolition so that building materials are logically dismantled rather than destroyed, and can be inventoried, sold, and used in other projects, or inventoried and stored for use in this project.

I think it is also important to ask which trees will be removed for this development and which methods the city and/or developer will undertake to mitigate the environmental impact associated with the removal of any trees. This is especially important as the City has taken steps to realize our relationship to our urban environment.

Proposed Development Options for the 370-396 Proposal by Order from Most Suitable to Least

1. Preservation of existing buildings with sympathetic in-fill projects at 380 and 396 Ontario.
2. Adaptive reuse of existing buildings (370, 388, 390) into the 370-396 proposal.
3. Retention and integration of 370 Ontario Street (including building exterior) into the 370-396 proposal; relocation of 388 and 390 Ontario Street properties to suitable locations
4. Relocation of 370, 388 and 390 Ontario to suitable locations therefore retaining their function as residential dwellings, mitigating environmental waste and preserving built heritage.
5. Deconstruction rather than demolition of 370, 388, 390 properties. Sufficient use of historic building materials (use of all brick as well as other material) in design and build of 370-396 proposal.
6. Deconstruction rather than demolition of 370, 388, 390 properties. Encourage the developer to hire a company that will deconstruct these properties in a manner that preserves the historic material. Create an inventory of all historic building materials in order to minimize waste and encourage development projects that will use salvaged materials.

Conclusion

These above concerns and recommendations are not to discourage development, but to provide input that may guide more responsible, sustainable, and sympathetic development in Stratford's neighbourhoods. Stratford is known for its heritage and its coherent neighbourhoods. Despite some questionable demolitions in its history, it has managed to preserve its history responsibly where other municipalities have not. We should maintain this prioritization of history rather than set a precedent for development that threatens what makes Stratford unique. Taking all that makes Stratford a wonderful city, we should consider what we can do to keep it that way and make it encouraging for - and affordable and attainable to - young people to settle here and continue its legacy of community, culture, and being unique.

In February 2020 Council declared that climate change action would become a priority for Stratford. The 370-396 proposal has the opportunity to put words to action and encourage responsible, climate-sensitive development by retaining existing buildings and/or integrating historic building materials into the development.

The City of Stratford and Council have a duty to carefully consider and debate the input put forward by its citizens.

Please advise me if you require anything further. Thank you for your consideration.

Best regards,

Hayden Bulbrook
Water Street Resident
B.A. History & Political Science
M.A. History

From: Caroline Annandale <[REDACTED]>
Sent: Tuesday, December 22, 2020 2:17 PM
To: Victoria Nikoltcheva <[REDACTED]>
Cc: Jeff Bannon <[REDACTED]>; Gary Annandale <[REDACTED]>
Subject: Official Plan Amendment Application (File OPA01-20) Zoning By-Law Amendment Application (FileZ06-20)

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

Hello Victoria,

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING
Official Plan Amendment Application (File OPA01-20) Zoning By-Law Amendment Application
(FileZ06-20)

As a follow-up to our conversation this morning, and as per your request, we are providing written documentation of our concerns pertaining to the Official Plan Amendment and Zone Change Application by Chancery Development Ltd 370-396 Ontario Street.

We reside at 269 Cobourg Street and our property backs onto a portion of the properties owned by this developer. We have lived in this beautiful neighbourhood since 1992 and we are appalled at the attempt by Chancery Development to erode the style and character of our area by applying for a redesignation of their land from "Residential Area" to High Density Residential". We know for certain that this opinion reflects the opinion of many concerned residents. The intentions of the developer have been unclear since their purchase of the land several years ago. Any attempts on the part of area residents to uncover details has been met with secrecy. Several of us attended a Committee of Adjustment meeting in 2017, at which the developer applied to sever a portion of the lands, located on the south side of Cobourg Street between Queen Street and Trow Avenue, for a lot addition to Lot26 and to create two new properties. Public opinion was against the severance but the application was granted. No mention was made of the future intentions regarding the development of the remaining land. For the developer to try to push through an application of this nature, at short notice, under cover of the Covid pandemic when most people are stressed and distracted, is in our opinion unconscionable. An application for high density zoning and the potential development that this would permit, not only takes away from the style of the neighbourhood but also shows absolutely no concern for neighbouring residents. Excessive light, noise and traffic, refuse handling, transformer, parking, loading space and snow storage are just a few of many concerns. There are indeed many questions to be answered and there is no doubt that the magnitude of such a development appears to be completely out of line with this space.

The public meeting is scheduled for January 18th and public opinion is required to be submitted to Caroline Baker by January 4th in order for that opinion to be summarized in the public

meeting report. When I called the number for Caroline Baker, given in the Notice of Public Meeting, I was told that no one by that name exists at the City of Stratford. I subsequently discovered that Ms. Baker is a consultant but I have had no luck in contacting her. It also seems extremely unfair that the window of opportunity for the public to register comment, is shortened by the fact that most parties are away for the holiday period.

We are in strong opposition to the re-zoning application by Chancery Development and propose that the public meeting be re-scheduled to allow more time for public opinion on this application and for more information to be provided. Stratford is a beautiful and original city, and it is our sincere hope that the City of Stratford will do the right thing and protect our cherished neighbourhoods from inappropriate and invasive development.

Yours truly,
Caroline and Garry Annandale

269 Cobourg Street

Phone [REDACTED]

Cell [REDACTED]

Sent from [Outlook](#)

From: Caroline Annandale <[REDACTED]>
Sent: Wednesday, December 23, 2020 9:33 AM
To: Victoria Nikoltcheva <[REDACTED]>
Cc: Gary Annandale <[REDACTED]>
Subject: Re: Official Plan Amendment Application (File OPA01-20) Zoning By-Law Amendment Application (FileZ06-20)

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

Hello Victoria,

I would also like to add **privacy as a key concern**. People in upper storeys looking down into our backyard and into our rear facing windows, which include our main bedroom. I would appreciate it if you would add this to my other comments.

Many thanks,
Caroline

Sent from [Outlook](#)

From: [Donna Debling](#)
To: [Planning](#)
Subject: 370 - 398 Ontario Street...
Date: Sunday, January 3, 2021 1:42:44 PM

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

Hello Caroline,

My name is Donna Debling and I live on Ballantyne Avenue. I would like to register my objection to the zone change application for 370-396 Ontario Street.

This is a residential neighbourhood, and if you have ever tried to get out onto Ontario Street after the theatre is letting out, you have a fairly long wait, and an apartment building with that many units will only increase traffic. Why they have a light at Front Street and not Queen has always puzzled me, and it is a miracle there hasn't been a bad accident at that corner before now, but that is another matter.

Donna

From: Art Fortin <[REDACTED]>
Sent: Sunday, January 3, 2021 12:12 PM
To: City Clerks <[REDACTED]>
Subject: zone change application Z06-20/OPA01-20

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

Hello,

We have sent our comments in regard to this application to the planning department.

In addition, we would like to ask that the public meeting be delayed until sometime after the shutdown.

Having this dropped on us mid-December just before Christmas and the shutdown is unfair to the neighbourhood in trying to have the time to look at the proposed development and what our objections might be.

So again, I would ask that the public meeting be put off to a later date to allow more time to look into this matter.

Thank you, Art Fortin and Sheila Feore
29 Trow Avenue, Stratford, Ontario

From: [Art Fortin](#)
To: [Planning](#)
Subject: Zone Change Application Z06/OPA01-20
Date: Sunday, January 3, 2021 11:52:19 AM

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

Dear Caroline Baker,

We are writing in response to the notice we received regarding an Official Plan Amendment and Zoning Change for 370 - 396 Ontario Street.

We object to both and to put it simply: Too high and too dense.

First, The City takes considerably time and money to create an Official Plan along with the appropriate zoning. What a waste of time and taxpayer money if it is changed at the demand of a developer who does not want to develop the land in line with the Official Plan and Zoning.

Taxpayers who bought property in this neighbourhood paid the price for their homes based on the type of area they are living in. Changing the Zoning will devalue our properties which is the largest single investment that most people have. We will lose a lot of our privacy with a four storey apartment building overlooking our properties. Not to mention the concerns about increased traffic and noise, lights at night, refuse handling, snow clearing, etc.

The proposed development, such as can be seen on the one plan view drawing, is completely out of character with the area. There is virtually no green space in the plan. It looks to me like it will be all building and parking spaces. New development should be based on its ability to maintain the elements of structure and character of the immediate surrounding residential area. The scale of new development should respect the height, massing and density of adjacent buildings. There should be no significant negative impacts with respect to our privacy. A better proposal would be to have something that has Parking along Ontario Street with possibly an entrance and exit there and whatever building is done to be set back from Ontario and then allow some green space behind which would meet with the backyards of property owners on Trow and Cobourg.

One of the things we would have liked to have seen is a section drawing which would show the height of the proposed structure and a comparison with what is permitted under the present zoning. This drawing could also include the sun angles so it could be seen how much the proposed development will shadow existing properties.

We should also state that access to the proposed development on Queen Street will only increase congestion at the intersection of Queen and Ontario as it is the gateway to the Festival Theatre and also a very busy place with Domino's Pizza delivery drivers.

We are not opposed to development on the site. A developer may argue that they MUST have the changes in order to proceed with their work cleaning up an eyesore of a site and in order to make a profit. We would say that any development in keeping with the Official Plan and current MUR Zoning will achieve the same goal for any developer. And we ask that if the Plan were changed and the new Zoning approved what is to prevent the current owner from selling the property and a new developer proceeding with a five-storey structure or whatever is the highest in the new Zoning?

In summary, we have to say that we strongly object to the Official Plan Amendment and Zoning change. We have no problem with a development that falls in line with the MUR Zoning. Our original understanding from this developer was that they were going to undertake to build town homes on the property. It now looks like they are just interested in maximizing profit. I believe town homes would be more in keeping with the character of the neighbourhood.

Also, we are not sure if there is a new bylaw preventing property owners from removing trees on their property without first getting City approval. We would like to mention that there is a large tree on the property adjacent to 33 Trow Avenue which is very much enjoyed by the neighbourhood. It does not look to us that it will still exist if this plan is adopted and to that we also strongly object.

Thank you, Art Fortin and Sheila Feore
 29 Trow Avenue, Stratford, Ontario

From: [debra hanson](#)
To: [Tatiana Dafoe](#); [Gary Annandale](#)
Subject: Development on Cobourg I Plan Amendment Application (file OPA01-20) and Zoning Bylaw Amendment Application (file Z06-20).
Date: Thursday, January 14, 2021 10:17:08 AM

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

I am Debra Hanson the owner of 265 Cobourg Street .

May I first say I am not against property development . I welcome considered , respectful modern design and thoughtful planning .

So It is with great concern that I have recently been made aware of proposed changes in the OP zoning law to allow an increase in the residential density between Ontario Street and Cobourg Street . I believe accepting the proposal would allow the erection of an invasive 4 to 5 story building - a development that would destroy the character and threaten the peace and quiet of my neighbourhood . I ,like many of my neighbours ,I had been led to believe that development would be in the form of townhouses respecting or mirroring the sizes of properties in our residential and heritage area . The existing neighbourhood and the Official current zoning /City Plan preserve our community in its traditional style with integrity . This was the intent of creating the zoning laws. The melding of respectful new architectural , 1 1/2 , 2 story homes , was exciting to me. I felt it would continue to preserve the reason I bought my house in this area - I was attracted to the quiet street , the family style homes with green space for us to enjoy and beautify , lovely back yards and gardens . And just large enough lot sizes to keep our individual privacy whilst giving us social spaces . The scale of our homes , thier green spaces , and the peace and quiet of our neighbourhood has increased property values . But also given us a sense of community . We know and respect each other . It is a safe and welcoming neighbourhood . I fear much this would change quickly if the increased building height and residence density proposal was accepted .

When did this new development plan take life ? As I know how long and how costly a detailed design /development proposal takes, I question when and why this the new proposal went into gear . I perceive it as a regression in the living design concept - negative planning for the community but increased profitability for an owner (s) . I see no benefit to the community or city in this proposal . And has this costly new plan been encouraged by the city planners ? why would they think it easily possible or beneficial to change proposals that were in line with our accepted neighbourhood zoning and protocols ? Why would the city want to change the character this very successful and peaceful neighbourhood ? And if this plan is accepted and an exemption is ordered I feel it sets a very dangerous precedent for the city as a whole . It could change a main e attraction of city itself . Many people visit and move to this city due its lovely streets , neighbourhoods, and green spaces . Is there a detailed architectural view of this new proposal ? Without one it is difficult to address ascetics. So, one must look at a few basics regarding the 4 to 5 story building . The height immediately sets off many negative signals . For my own property it will cause substantial shade in my backyard and make my current garden untenable . My privacy will be invaded as one can easily draw a visual line from a 4th or 5th story window over a 6 or 8 ft fence into my backyard and into my studio windows . I believe if this building space is maximized it will also decrease the green space in the development area itself as its footprint would eat into available town house space .. The parking needs will increase -let's not even speak of concentrated fuel emissions . In addition, the amount of

public lighting for security , parking areas and in apartments will also increase and have an impact on the comfort of many homes and bedrooms . And concentrated noise levels will rise substantially . With increased density and therefore increased vehicles (both city service and private), traffic along Cobourg Street will also increase adding to the noise levels Again this changes the current character of our living environment .Cobourg St. will become a short cut to avoid Ontario Street . And we on Cobourg already have issues with increases in speed levels of traffic using Cobourg it as an alternative to Ontario Street.

For all the reasons above, I hope this change of zoning is not supported . I look forward seeing a plan that stays within the bounds of our current laws . I intend to attend the Jan 18th meeting . Please send me the information as soon as possible . As it is at 3pm and I am working in Toronto I may not be able to attend although I will try to adjust my schedule to do so . If I am unable to attend, I ask that Gary Annandale be recognised as my representative . Sincerely ,

Debra Hanson

Debra Hanson Design Limited

265 Cobourg Street

Stratford Ontario N5A 3G3

Cell [REDACTED]

Home [REDACTED]

From: [KAT](#)
To: [Jodi Akins](#)
Cc: cmoorehead@gmail.com; [Tatiana Dafoe](#); [Lindsay Van Gestel](#)
Subject: Re: Official Plan variance hearing
Date: Tuesday, January 5, 2021 7:21:50 PM

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

We would like to watch the meeting - we've forwarded our comments to the local neighbourhood organizers. As we are relatively new to the neighbourhood, we do have concerns about the density of the proposed project but know that some development is inevitable and desirable for the lands in question.

Kelley Teahen

On Tue, Jan 5, 2021 at 8:37 AM Jodi Akins <[REDACTED]> wrote:

Hello Kelley and Chris,

Thanks for reaching out. Just to clarify, would you like to address Committee at the meeting, or just watch the meeting without speaking?

If you just wish to watch the meeting, the agenda for the meeting will be published on the page below the Friday before the meeting. On the first page will be a link to watch the meeting, you just click it and it will open in your internet browser.

<https://calendar.stratford.ca/meetings/Detail/2021-01-18-1500-Public-Meeting-under-the-Planning-Act>

If you would like to speak at the meeting, I can certainly assist you with that but it is a different process.

Sincerely,

Jodi Akins

Council Clerk Secretary
The Corporation of the City of Stratford
1 Wellington Street
Stratford, ON N5A 2L3
(519) 271-0250 x 5240

I will be working from home for the duration of the January 2021 lockdown and will be unavailable by phone. I apologize for the inconvenience.

From: KAT <[REDACTED]>
Sent: Monday, January 4, 2021 11:53 PM
To: Jodi Akins <[REDACTED]>
Subject: Official Plan variance hearing

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

Hello. We are property owners at 23 Trow Ave and would like to be able to view the meeting regarding the proposed development along Ontario Street between Queen and Trow. Please include us.

Kelley Teahen and Chris Moorehead
[REDACTED]

From: [City Clerks](#)
To: [Tatiana Dafoe](#); [Chris Bantock](#); [Jodi Akins](#)
Subject: Fw: Regarding Zone Change Application Z06-20/OPA01-20, Chancery Development 307-396 Ontario Street
Date: Wednesday, December 23, 2020 10:53:38 AM

From: Laurie Lynd [REDACTED]
Sent: Wednesday, December 23, 2020 10:42 AM
To: Planning [REDACTED]; City Clerks <[REDACTED]>
Subject: Regarding Zone Change Application Z06-20/OPA01-20, Chancery Development 307-396 Ontario Street

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

Regarding Zone Change Application Z06-20/OPA01-20, Chancery Development 307-396 Ontario Street

Attention: Planning Department & City Clerks:

I live at 127 Queen Street, opposite this proposed new multi-residential unit.

There has long been a need for a traffic light at the intersection of Queen and Ontario — largely because of Festival Theatre traffic — when the Festival is operating and shows let out, traffic backs up for blocks, every day the theatre is in operation. I've long wondered why there wasn't a traffic light at this intersection to better move traffic.

And now there will be, potentially, an additional 61 vehicles parked at this new multi-residential unit.

If this proposed multi-residential unit is approved, the City of Stratford must support it by installing a traffic light at Queen and Ontario — otherwise, the bad traffic situation will become much worse, with idling southbound cars facing long waits to turn onto Ontario — not good for the drivers and not good for our air quality.

Please let me know you have received this email — and confirm that my comments will be read out at the public meeting on January 18.

Further, I would like to participate orally during the meeting on January 18th @ 3pm and would be grateful if you could confirm that I'll be registered for that.

Many thanks,

Laurie Lynd

MR. LAURIE LYND.
127 Queen Street,
Stratford, ON N5A 4N4



From: sandra schulthies
Sent: Monday, December 28, 2020 5:43 PM
To: Planning <
Subject: Zone Change Application Z06-20/OPA01-20 Chancery Development Ltd 370-396 Ontario Street

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

Atten: Caroline

Notice of being opposed to the change of zoning for 370-396 Ontario Street and request to speak at upcoming meeting.

Please confirm we have been added to the list of speakers for the January 18th, 2021 meeting.

Regards,

Chris and Sandra Schulthies
Owners of 273 Cobourg Street, Stratford, Ontario Cell#

Sent from my iPhone

From: Mona H Thomas <[REDACTED]>
Sent: Monday, December 28, 2020 7:58 PM
To: Planning <[REDACTED]>; City Clerks <[REDACTED]>
Cc: M&J Thomas <[REDACTED]>
Subject: Development on Cobourg I Plan Amendment Application (file OPA01-20) and Zoning Bylaw Amendment Application (file Z06-20).

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

Attention: Caroline Baker

Dear Caroline

My husband and I reside at 312 Cobourg Street. I am writing to express concerns we have regarding the scale of the development being proposed on the vacant land between Ontario Street and Cobourg.

The idea of a 39 unit building is concerning to us not only aesthetically but also because of the increase in traffic and associated visitor street parking. We would defiantly like more detail on what exactly is being proposed by the developer.

Our neighborhood is overwhelmed with on street parking and congested traffic flow during theatre time and that is something that needs to be considered prior to any approvals. There are bottle necks on both Trow and Queen so adding another 39 residences in such a small area would defiantly compound the existing congestion.

Thank you for your time and consideration we look forward to hearing back from you.

Mona and Jeff Thomas

Sent from my iPhone

From: [Guy Bellehumeur](#)
To: [Victoria Nikoltcheva](#); [Jeff Bannon](#); [Lindsay Van Gestel](#)
Subject: Zone Change Application Z06-20/OPA01-20
Date: Tuesday, December 22, 2020 10:29:29 PM
Attachments: [Zone Change Application Z06-20, OPA01-20.pdf](#)

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

Victoria:


Thank you for speaking with me today.

As discussed I have **attached** my 2-page letter outlining my personal opinions for your review and consideration with this Zone Change Application.

Will you please acknowledge receipt of the attachment.

Will you also please advise me how I may attend the public meeting scheduled for Monday January 18, 2021 at 3:00 pm.

Thank you,

Guy Bellehumeur
GB Architect Inc.


Historical Property Owners – Vernon’s city directories

380 Ontario Street - Demolished

1902-04

380 Wm Lawrence – G.W. Lawrence & Son (barristers, City Hall)
 388 Walter Miller – Insurance (64 [94] Ontario Street)
 390 Thos. Lawson
 396 Wm. Dick – Accountant, Bank of Montreal

1905-06

370 George Jeffery - Engineer
 380 W. Lawrence – G.W. Lawrence & Son (barristers, City Hall)
 388 A.H. King
 390 Rev. R.M. Martin – pastor, Knox Church
 396 George McLagan – president McLagan Furniture Co.

1913

370 Geo Jeffery
 380 Wm Lawrence
 388 A.H. King
 390 A. Gillies
 396 F.G. Scrimgeour

1914

370 Geo Jeffery
 380 Wm Lawrence
 388 A.H. King
 390 A. Gillies
 396 F.G. Scrimgeour

1924

370 Geo Jeffrey
 380 Wm Lawrence - city treasurer
 388 Arthur King – Real estate
 390 Alex Gillies – jeweler, watchmaker, Gillies & Emm (23 Downie Street)
 396 F G Scrimgeour – superintendent, McLagan Furniture Co. Ltd.

1930

370 Geo Jeffery
 380 Mrs. E. Lawrence
 388 Mrs. A. King
 390 Alex Gillies
 396 F.G. Scrimgeour

1937

370 Menzies, John P - welder, CNR

380 Lawrence, E, Mrs

388 King, A D, Mrs

390 Gillies, Alex – Gillies & Emm, Jewelers, watchmakers and opticians

396 Scrimgeour, F G – supt. McLagan Furn.

1950

370 Burchatzki, Jas – service manager, Avon Motors

380 Clark, C A**380 Peterson, Elwood**

380 Jonas, Leonard – design, Glass & Mirros

388 Brown, W K

388 Kaye, Norman E – manager, Silverwood Dairies Ltd.

390 Gillies, M, Mrs

390 Shaw, N Angus

396 Scrimgeour, F G

1959

370 McNeill, H E – real estate, general insurance, Hardwick Snedden & McNeill

380 Clarke, Chas. A**380 Hoffman, E**

380 Duddy, M - carpenter

388 MacDermid, N – Bell Telephone

388 Pike, W A – mortgage mgr British Mortgage & Trust Co.

390 Wessel, Otto – foreman, Fischer Bearings

396 Scrimgeour, Eliz – Teacher's College

1961

370 McNeill, H E – real estate, general insurance, Hardwick Snedden and McNeill

380 Vacant**388 Allendorf, Allan – Allan's Food Market (174 Queen)**

388 Attinger, Max – insp., Cooper Bessemer

390 Wessel, Otto – foreman, Fischer Bearings

396 Vacant

1965

370 Msyk Studio

370 Msyk, Horst - photographer

388 Zimmer, Douglas – bricklayer, Lloyd Storey

388 Vacant

390 Wessel, Otto – foreman Fischer Bearings

396 Vacant

1971

370 Vacant

370 Vacant

388 Pike, Fred J. – Assembler, Blackstone Industrial Products

390 Wessel, Otto – Foreman FAG Bearings

396 Golden Bamboo Tavern & Dining Lounge

Glancing at this cursory cultural evaluation of the properties at 370, 380, 388, 390, and 396 Ontario street we can see a significant diversity of residents throughout the first three-quarters of the 20th century. Omitting 380 Ontario Street since it has been demolished, we can observe some elements of significance about these residences. All the other residences had long-standing occupants. In the case of 396 Ontario Street, F.G. Scrimgeour, a superintendent at the McLagan Furniture Factory on Trinity Street, lived at this property for at least 54 years. Similarly, George Jeffrey lived at 370 Ontario for at least 24 years. 388 Ontario Street belonged to the King family for at least 32 years while 390 Ontario Street remained in the Gillies family for at least 37 years. Alex Gillies managed Gillies & Emm, a jeweler and watchmaker business. The dwellings of 388 and 390 Ontario Street have a storied history of white-collar workers in downtown and industrial businesses. We can see that these properties also have a long history of being semi-style or apartment dwellings, dating from at least 1950. Significantly, 390 Ontario Street also has connections to Stratford's more recent industrial history as it was the home of FAG foreman Otto Wessel for a number of years.

Despite the lack of formal designation (i.e. Ontario Heritage Act Part IV or V) of any or all of the properties, there exists a rich history amongst these properties. It is advisable that Heritage Stratford be given an opportunity to study these properties in greater depth before a decision is made on the 370-396 proposal.



1. West view of 370 Ontario Street. Note the stone lintels, brick chimney, staggered shingle patterned gable, rich red brick and sympathetic bay window, Hayden Bulbrook, December 2020.



2. The commanding presence of 370 Ontario Street at the corner of Ontario and Trow streets, Hayden Bulbrook, December 2020.



3. 370 Ontario Street from Ontario Street. Note the stone arches and lintel, staggered shingle patterned gable, Hayden Bulbrook, December 2020.



4. 388 and 390 Ontario from Ontario Street. Note the symmetrical building plans and similar features, Hayden Bulbrook, December 2020

From: [Andrew McKenzie](#)
To: [Planning](#)
Cc: [Bloom Goldie](#)
Subject: Zone change..pending?
Date: Sunday, January 3, 2021 4:43:59 PM

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

To whom it may concern,
Regarding the request for zoning change for 370-396 Ontario Street:

I am against it.

First and foremost, I would like to know who has money in this venture. And by that I mean the person who is obviously in charge, and all of the investors in such a huge project. I wonder if any of these are Stratford citizens.

Having been active over the years in helping to preserve this town's natural heritage, the park system, and to keep some semblance of the older streets scapes as they were intended by the early planners and builders, I am appalled by the design, scope and in fact the greed that is apparently driving this proposed change in zoning.

No doubt something should be done with the old Golden Bamboo, and also the large vacant lot to the west. But to level perfectly good housing between them, which has some character, and build a monstrous apartment/condo, WITHOUT a huge set-back and with no regard for the homes around, would be ridiculous and shameful and smacks of several money making ideas that have stunned the citizens for 60 years and more.

Thank goodness we stopped the hotel on the river in the 1980s. We were unable to stop or shorten the tall monstrosity known as the Mexican Jail on Cobourg St. (The top two levels never were painted blue, as suggested by the builders, to make it look like sky...it was laughable then, and sad now). We did stop the Huntington Condos on Front Street from being 8 stories!!

I fear the buying up of properties, leaving them fallow for a while, and then proposing a "zinger" is just a symptom of the Greed Disease. We see quite a lot of that in Stratford at this moment in time.

We also have a new rash of what I call the "Russian housing answer" on Douro Street, boxes after boxes with no character.

This latest request for zoning is just one more example.

We are a small, small city. We should be mindful of this, and try to preserve the city's character and charm, while providing SMALLER affordable housing buildings, with good design, spacing, with green spaces, and with the best interests of the citizens of Stratford in mind. Always.

Please listen to the immediate neighbours of this area-in-question!

Yours, hopeful of a sane decision,
Sharon McKenzie
190 Water Street

Sent from my iPad

From: [Laura M](#)
To: [Planning](#)
Subject: Zone changes 370-396 Ontario Street
Date: Sunday, January 3, 2021 12:41:32 PM

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

Hello,

I'm writing in regards to the anticipated proposed changes ahead for the development at 370-396 Ontario St. Stratford.

Though living directly behind the old Restaurant has proven eventful with the odd person or raccoon moving in for warmth, it certainly fades into the background and has not bothered us as we have lived here since 2015. I'd like to see any developments slated/approved for this property to align with The City of Stratford's current zoning set for that property. Including maintaining the height at no higher than 3 stories (incl a loft or attic space) and be character homes not high capacity condo or apartment units causing us to have increased traffic along our backyard fence line and balconies towering over our yards. They would have Ontario St. Addresses thus their driveways should enter off Ontario St. Not a high traffic lane out the back of the property onto Queen St. Or Trow for the rumoured 39 units of cars if the 4-5 story condos are what you/council are hoping to put in place. Also, with the rumours that members of council are involved in the purchase I'm hoping for rules to be followed and not quick, rushed, money making focused decisions to be made as was done with our current MZO issues on the Xinyi proposed site.

Thank you for your time, please keep Stratford beautiful.

Laura Martin
Cobourg St. Resident

From: [Robert Ritz](#)
To: [Planning](#)
Cc: [Jeff Bannon](#)
Subject: 370-396 Ontario - Notice of Application and Public Meeting
Date: Sunday, January 3, 2021 2:49:58 PM

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

Caroline,

To provide comments to this application with reference to 4.5.4.2 of the OP, I need to determine if what is being proposed is, “detrimental to the established and desired residential and heritage character of these areas”. To do this I require additional drawings to provide reference to the existing site and the immediate surrounding residential area. The drawings requested should illustrate,

1. A plan indicating the various setbacks dimensioned the existing buildings and walks on the south side of Cobourg, Ontario Street east of Queen and west of Trow including the buildings on the south side of Ontario,
2. The plan noted in one with the proposed building superimposed,
3. A neighbourhood site plan with the buildings of the adjacent properties identifying the addresses and the types of the 36 dwellings closest to the site
4. A contextual site elevation or street view, with heights noted, as the street is now and with the proposed building superimposed extending from three properties west of Trow to three properties east of Queen,
5. A N-S site section with the profiles of the buildings, with heights dimensioned, on the south side of Ontario to the midpoint of Cobourg street,
6. A N-S site section with sun angles of the proposed compared to sun angles of a building that is currently permitted on the lot.
7. Street views of the other blocks, both the north and south side of Ontario and Huron identified as 4.5.4.2 Special Policy Areas Mixed Use with the block between Queen and Trow illustrated as is and as proposed.

Based on what was sent in the Notice, the proposed development does appear to reflect with the broader concepts of the OP. In fact, it appears to contradict what the concepts of the OP is trying to achieve. Citizens adjacent to the proposed development, especially those on the north side that share a boundary with it, expected the OP not to change. They expected the OP “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 expected the OP to be followed.

Official Plan Amendment

As per Schedule A of the OP this is both a Residential Area and a Special Policy Areas Mixed Use. The OP has identified this use on:

1. Ontario from Romeo to Nile
2. Huron from Mornington to Forman

3. Erie at Cambria Street

Residential Area

This site would be considered a Stable Residential Area for the reasons noted in OP 4.5.3.1 that permits, by implication, low density development 5-10 units per acre. This is contrary to New Residential Areas as per OP 4.5.3.2 that permits medium density residential development 10-26 units per acre.

Since this Residential Area is part of Special Policy Areas Mixed Use, all Residential Areas within the boundaries of Special Policy Areas Mixed Use will be permitted to be developed the same way as this site is proposed to be redeveloped.

This Amendment, if permitted, should mean OP 4.5.3.1 Stable Residential Areas will have to be removed from the areas illustrated on Schedule A in Special Policy Areas Mixed Use, as it is not fair to have the amendment only applicable to one part of Special Policy Areas Mixed Use.

Special Policy Areas Mixed Use

Since this site is also part of Special Policy Areas Mixed Use as per OP 4.5.4.2, what is permitted on this site should also be permitted on all sites that are in a Special Policy Areas Mixed Use.

This Amendment, if permitted, will mean OP 4.5.4.2 will have to be amended as follows; to add sentences regarding residential uses and to remove sentences or parts of sentences of the Special Policy Areas Mixed Use, as it is not fair to have the amendment only applicable to one part of Special Policy Areas Mixed Use.

As planner, in your report, with references to respective sentences in the OP, please explain,

1. Why the official plan was developed with the concepts it presently describes for Special Policy Areas Mixed Use and why it is located in this area of the city and
2. How this amendment will change the OP concepts, not only this block of Ontario Street but also, for every block that the OP defines as a Residential Area and a Special Policy Areas Mixed Use.

Once I receive your comments to the above and the information I have requested I will send you an email with further comments on this proposed amendment.

Thanks,

ROBERT RITZ, B. Arch., O.A.A., M.A.A.,

R. RITZ ARCHITECT

322 Ontario St.

Stratford, Ontario, N5A 3H8

T: 519-271-4603

F: 519-271-8043

www.ritzarchitect.com

COVID-19 Update:

The team at R. Ritz Architect is working together to ensure we take the necessary precautionary measures during the COVID-19 situation and maintain the highest possible level of service to our

clients. For now our doors are open but we strongly encourage clients to call or email rather than visit our office. If you must visit our office please call ahead to set up an appointment. We have encouraged most of our staff to work from home. From home they will continue to provide a high level of service and communication for our projects and will be able to communicate through their regular office email.

We are recommending to our staff, clients and project partners that meetings be held via telephone or face time instead of in-person. We will do our best to accommodate on-site construction reviews and assessments, but your patience and co-operation is appreciated as we follow isolation recommendations and meet the needs of our families.

From: sandra schulthies <
Sent: Wednesday, December 16, 2020 9:06 AM
To: City Clerks <
Subject: Zone Change Z06-20/OPA01-20

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

Good morning.

Our property on Cobourg Street (273) backs onto the proposed new apartment property. We have some questions regarding parking lot light fixture style/height, changing to a 8 foot fence height, trees planted along the fence for privacy, pest free/smell free enclosed garage area for new residents, if balconies - will there be regulations against using the space for storage, rules against loud noises on balconies late at night, pest control during construction phase, construction work periods (e.g. no early morning or weekend construction), no commercial/retail usage, outdoor parking spots not to be used for long term storage of large recreational or commercial vehicles and sufficient guest/resident parking in the building. Given the costly **rat problem during the new theatre construction**, pest control during construction is a big concern with the residents. We want to ensure no open sewers during construction and extensive pest control prior to the construction phase. Also, we are concerned that too high of building lights and too low of a fence will result in spot lights shining into our bedrooms throughout the night. Can these questions/concerns be asked or should we be added to the list as speakers? Please add us to the speakers list if required.

Thank you.

Chris and Sandra Schulthies

Sent from my iPhone



370-396 ONTARIO STREET



MHBC
 PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

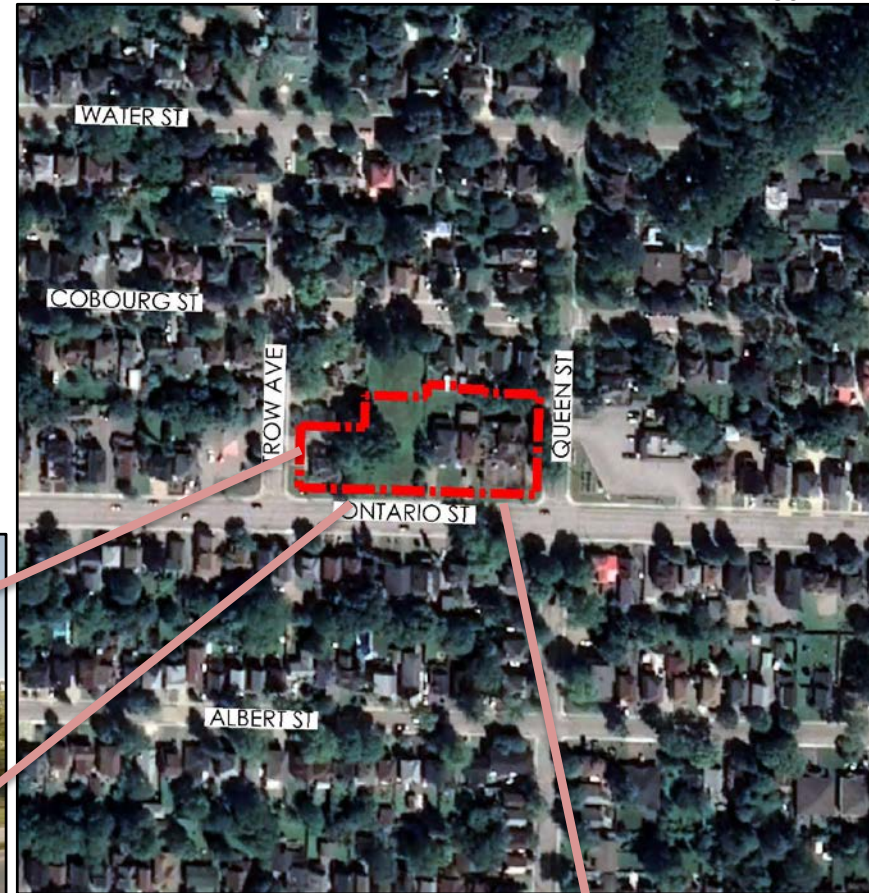
Chancery Developments

January 18, 2021

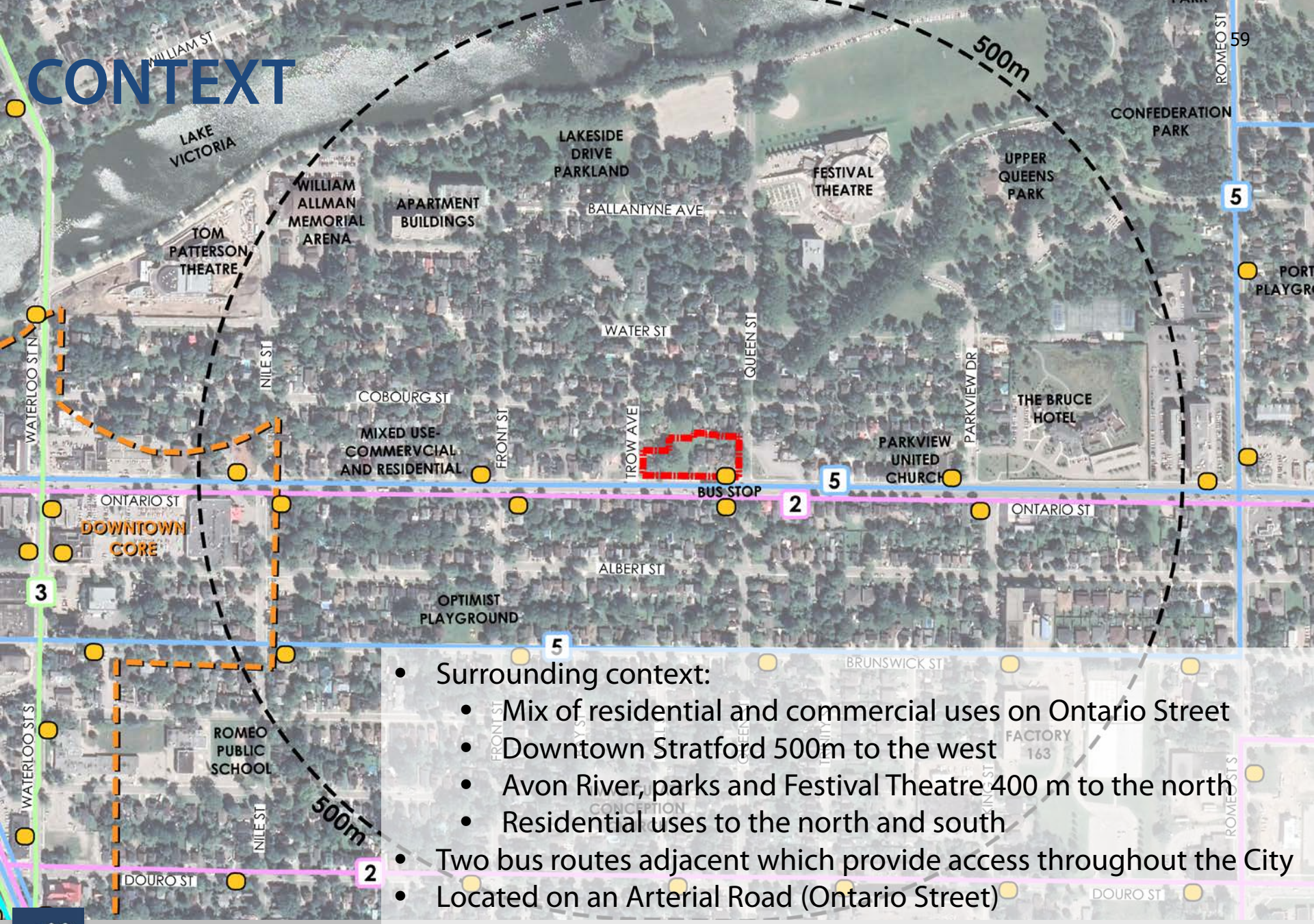
	<p>James Douglas Architect 647 406 7160 jamie.douglas.arch@gmail.com jdouglas@jamesdouglasarchitect.com</p>
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SITE LOCATION

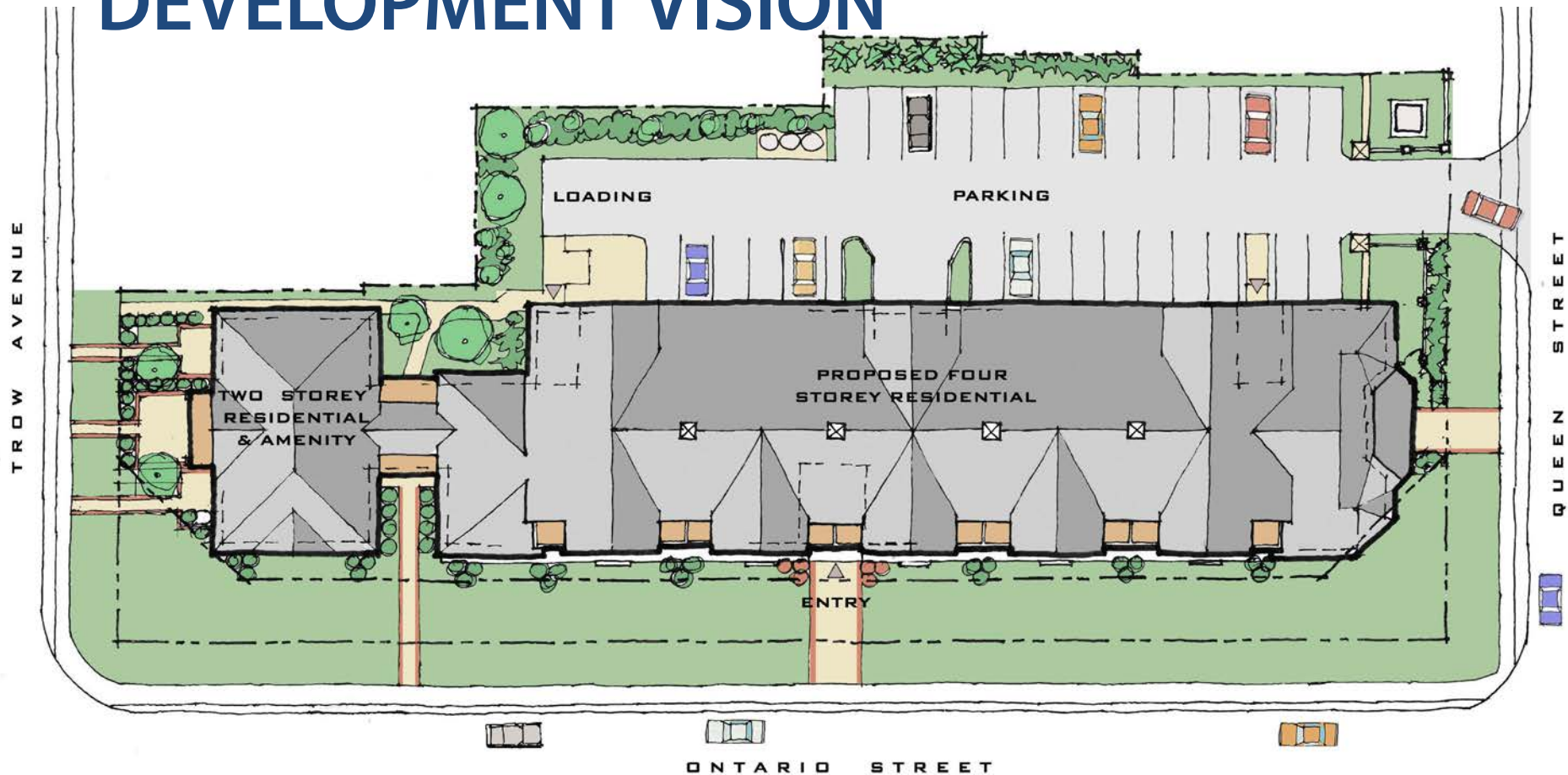
- Located on the north side of Ontario Street, between Trow Avenue and Queen Street
- Area of 0.37 hectares (0.91 acres)
- Presently features:
 - Three houses
 - Vacant lot
 - Vacant commercial building



CONTEXT



DEVELOPMENT VISION



- 36 units and 96 units per hectare
- 2 storeys fronting Trow Avenue and Queen Street
- Indoor amenity area fronting Trow Avenue
- Five metre road widening along Ontario Street
- Municipal water and sanitary services available

DEVELOPMENT VISION

- Minimum 15 metre setback to north for 4-storey portion
- 61 parking spaces including:
 - 32 structured spaces on ground floor
 - 29 surface spaces to the rear
- Vehicular access from Queen Street
- Pedestrian access from all frontages



DEVELOPMENT VISION

Perspective View Ontario & Queen Looking West



DEVELOPMENT VISION

Perspective View Ontario & Trow looking East



ARCHITECTURAL AND URBAN DESIGN OBJECTIVES

- Oriented toward Ontario Street while incorporating design elements to complement Trow Avenue and Queen Street, including:
 - Pitched roofline
 - Defined entrances on each frontage
 - Large bay windows
 - Recessed areas and projections to break up massing
 - Landscaping opportunities along all frontages
 - Situated close to the street to activate the streetscape
- Transition in height to two storeys along Trow Avenue and Queen Street
- High quality materials that are reflective of the surrounding context
- 15 metre setback to homes along Cobourg Street with opportunities for landscaping and fencing
- Minimize visual impact of surface parking through incorporating structured parking and locating surface parking to the rear of the site
- Supports active and public transit through pedestrian connections to adjacent streets and bus stops

PROPOSED PLANNING APPLICATIONS

Proposed Official Plan Amendment

- Proposed designation - *High Density Residential*
- Permits high density residential uses
 - Maximum height of 6 storeys (4 storeys proposed)
 - Maximum density of 100 units per hectare

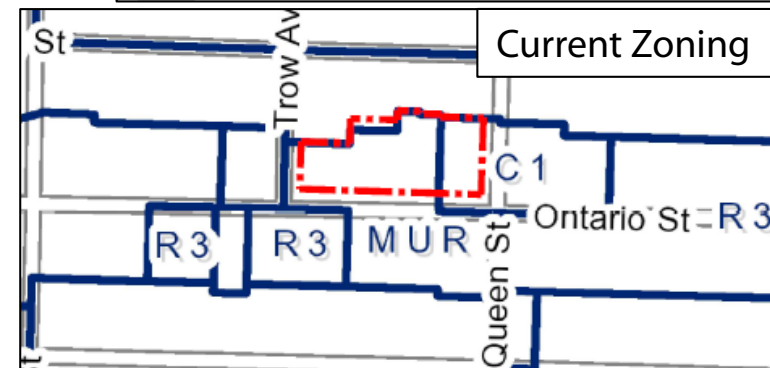
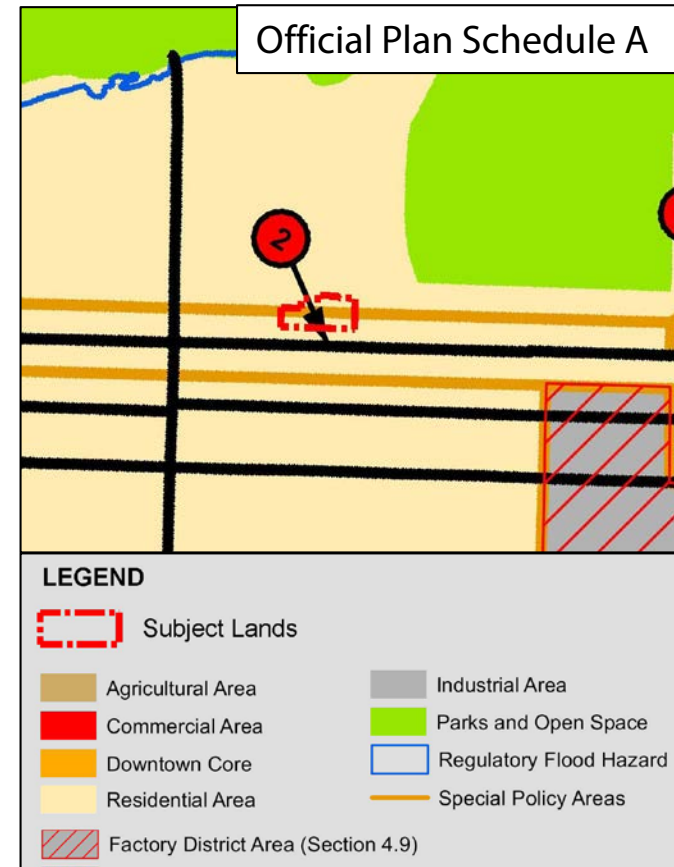
Proposed Zoning By-law Amendment

Proposed zoning Residential Fifth Density Zone (R5(2))

- Special Provisions related to:
 - Reduced corner lot frontage (Trow Avenue)
 - Exterior side yard depth of 3.0 metres (Ontario Street)
 - Reduced coverage (43.7% whereas 30% is required)
 - Reduced landscaped area (27.7% whereas 35% is required)
 - Recognize current accessible parking space dimensions (per AODA)

OFFICIAL PLAN AND ZONING

- Within Built Boundary of the City
- Designated *Residential Area*
 - Permits a range of residential uses, including low rise apartments
 - Maximum density of 65 units per hectare
- Subject to Special Policy Area 2
 - Encourages a residential, commercial and institutional uses
- Addresses intensification target of 25 % of residential growth within the Built Boundary
- Addresses housing mix target of 30% high density
- Addresses criteria for new High Density Residential Areas:
 - Contributes to the mix of housing types, range of uses and densities in area
 - Oriented toward the street
 - Located along an Arterial Road
 - Designed with opportunities for buffering and setbacks to adjacent lands
 - Municipal services available
- Presently zoned Mixed Use Residential Zone (MUR) and Neighbourhood Commercial Zone (C1)
- Recognizes existing uses



PRELIMINARY DOCUMENTS & REPORTS

- Concept Plan and Development Vision
- Planning Justification Report, including Urban Design Review
- Sun/Shadow Study
- Functional Site Grading, Servicing and Stormwater Management Report
- Existing Conditions, Preliminary Grading and Servicing Plan

MORE INFORMATION

Further information may be obtained by visiting the Development Services Division offices located at 82 Erie Street, Stratford or by calling 519-271- 0250 ext. 5345

CONCLUSION

- Consistent with PPS
- Opportunity for intensification within the Built Boundary, in a mixed use area, on an Arterial Road and supported by transit
- Assists in achieving the City's intensification target of 25% of residential growth within the Built Boundary
- Assists in achieving the City's housing mix target of 30% high density
- Addresses criteria associated with location of High Density Residential Area designation
- Design incorporates compatibility considerations
- Proposed development can be adequately serviced by existing infrastructure



THANK YOU



**BY-LAW NUMBER _____-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on January 18, 2021.

WHEREAS subsection 5(1) of the *Municipal Act, 2001, S.O. 2001 c.25* as amended, provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS subsection 5(3) of the *Act* provides that the powers of council are to be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Stratford at this meeting be confirmed and adopted by By-law;

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Stratford as follows:

1. That the action of the Council at its meeting held on January 18, 2021 in respect of each report, motion, resolution, recommendation or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. The Mayor of the Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required, and, except where otherwise provided, to execute all documents necessary in that behalf in accordance with the by-laws of the Council relating thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 18th day of January, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe