

# Proposed Development of 370 – 396 Ontario Street

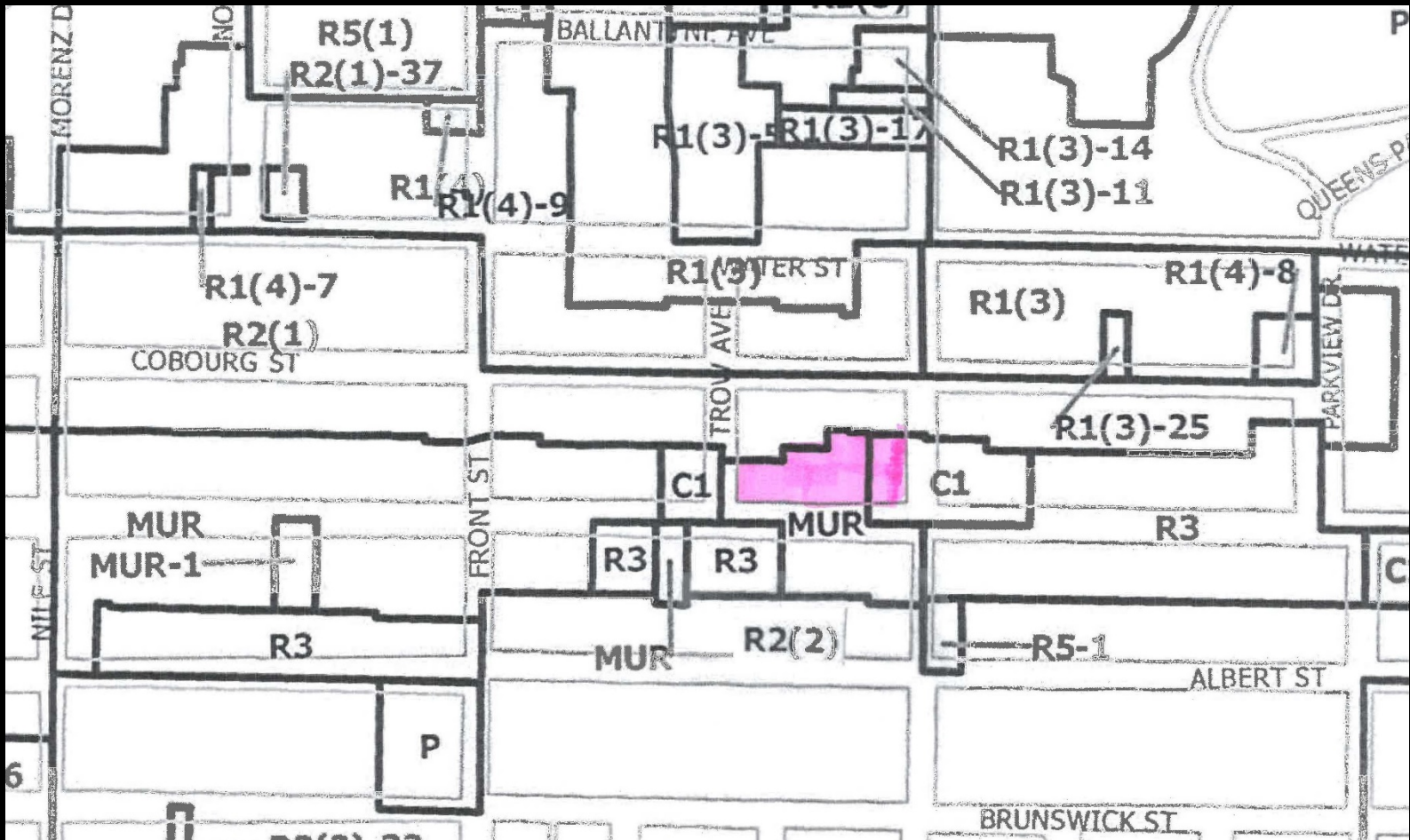


As an architect, I work with developers to develop sites for the highest density **within the parameters and polices of the Official Plan.**

From that perspective, what does Zoning and the Official Plan permit on this site?

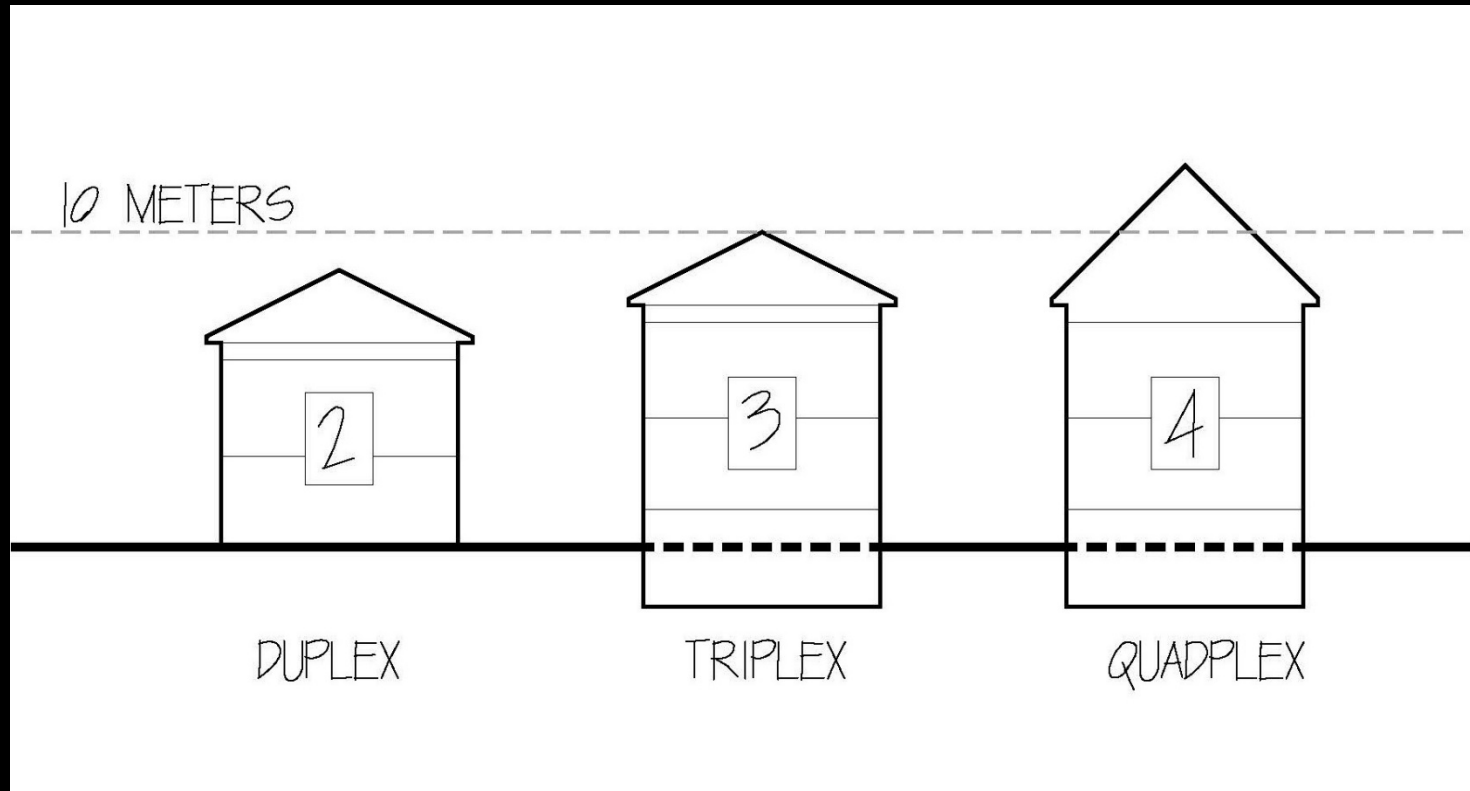
Is what is being proposed by Chancery, too much on too little?

**Based on the Official Plan (OP) and the PPS**  
**What is the Proper Amount of Intensification?**



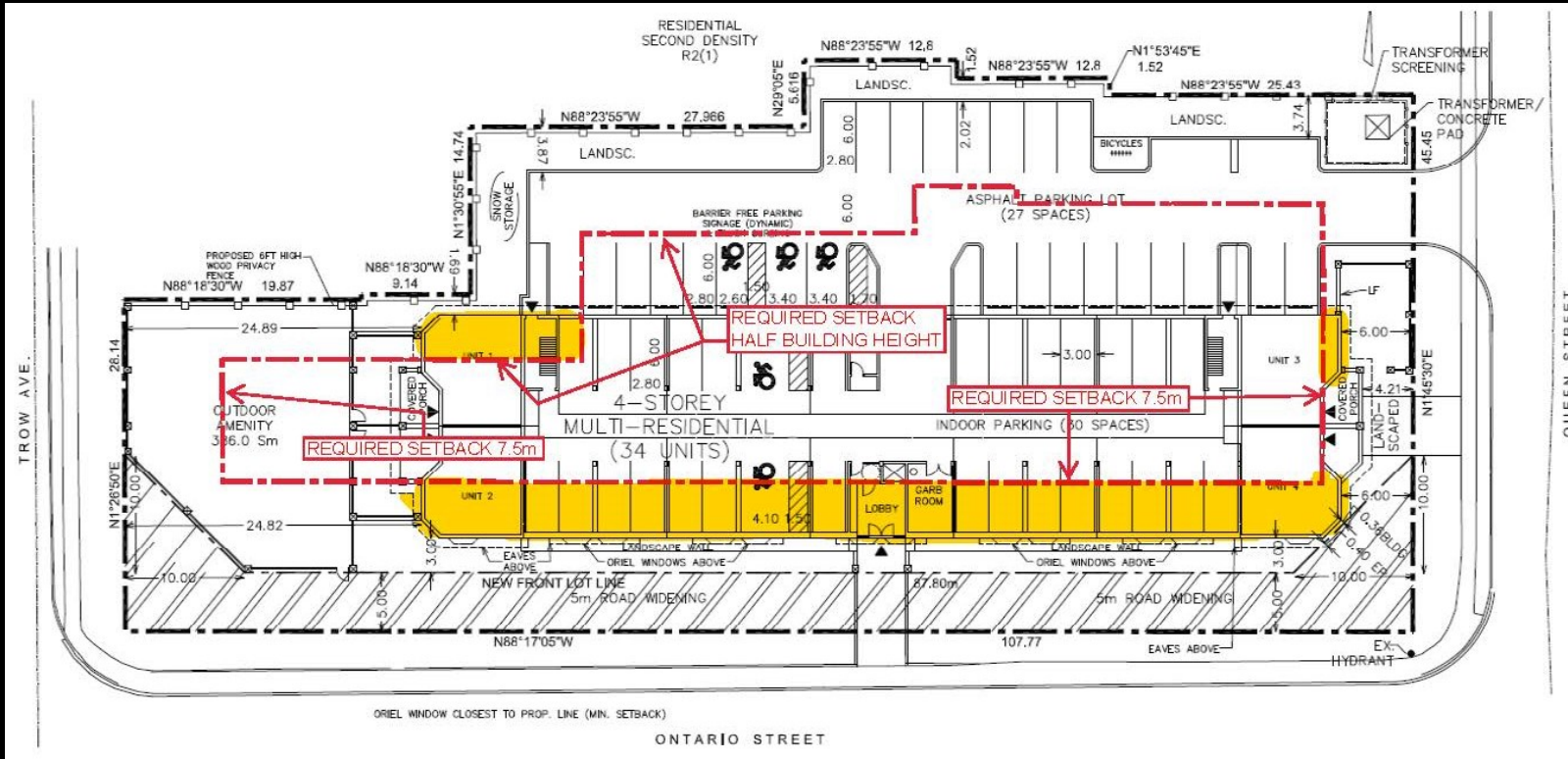
The Current Zoning is MUR. To enhance development, I would consider what the zoning permits on the adjacent properties. To the north they are Zoned R2(1) and to the south they are Zoned R2(2) and R3.

I would review the building types permitted by these zones.



This range of building types is “Incremental” development.  
MUR and R2 Zones permit Duplex Dwellings and Converted Dwellings R3 permits a  
Converted Dwellings and Triplex and Quadraplex Dwellings

Although the developer is requesting R5(2) zoning there is not enough land for the proposed development to fit. The red line indicates the required setbacks. The yellow indicates where setback relief is requested, 4.5m on the exterior side yard along Ontario Street, 8.31m on the interior side yard at the neighbour to the north, 1.5m on the rear yard from Queen Street and 12.0m on the corner lot frontage.



Every project I have worked on in this City, there was never relief from the required setback from the street line when land was assumed by the City for a road widening.

This is unfair for other developers, my clients, that follow the rules of planning.

Why should this developer be treated differently than others?

## 370 – 396 Ontario Street

The Chancery Proposal Compared to Proposed R5(2) and Existing MUR Zoning  
Is it too much on too little? The chart below tells you it is!

	Existing	Proposed Req'd.	Proposed Actual	Difference R5(2)	Difference MUR
Zoning	MUR	R5(2)	R5(2)		
Corner Lot Front	-	30m	18m	40% Less	-
Front Yard	7.5m	7.5m	7.5m	-	-
Interior Side Yard	1.5m	10.0m (Half Ht.)	1.69m	83% Less	12.7% more
Exterior Side Yd.	7.5m	7.5m	0.5m	93% Less	93% Less
Rear Yard	7.5m	7.5m	6.0m	25% Less	25% Less
Max Lot Cover	40%	30%	38.1%	27% More	4.75% Less
Max Height	10m	20m	20m	-	100% More
Max Density	37 units/Ha	100 units/Ha	90.7 units/Ha	9.3% Less	145% More
Min LOS	30%	35%	36.3%	3.7% More	21% More

Even with the Zone change the Max Lot Coverage at 27% More,

**Indicating the site is too small.**

Maximum Height at 100% More and Maximum Density at 147% more,

**Is this “Incremental” Development?**

What is the HIGHEST and BEST USE as per Zoning & the OP?

Lot Width 107.77m, a Duplex Dwelling requires a Lot Width of

- MUR 15m = 7 lots x 2 = 14 Dwelling Units or 37 units/Ha

**14 units is 100% Intensification under a MUR Zone**

R2(1) - 15m = 7 lots x 2 = 14 Dwelling Units or 37 units/Ha – 100%

R2(2) - 14m = 7 lots x 2 = 14 Dwelling Units or 37 units/Ha – 100%

Lot Width 107.77m, a Triplex Dwelling requires a Lot Width of

R3 15m = 7 lots x 3 = 21 Dwelling Units or 55.9 units/Ha – 150%

Lot Width 107.77m, , a Quadruplex Dwelling requires a Lot Width of

R3 18m = 6 lots x 4 = 24 Dwelling Units or 63.9 units/Ha – 171%

What is the HIGHEST and BEST USE as per Zoning & the OP?

Lot Area 0.4395 Ha. After Road Widening and Site Triangle are assumed by the City the remaining Lot Area is Reduced to 0.3757 Ha (3,757 sm).

Lot Area 0.3757 Ha (3,757 sm), Duplex Dwelling requires a Lot Area of:

MUR - 500sm = 7 lots x 2 = 14 units or 37 units/Ha  
14 units is 100% intensification under MUR zoning

R2(1) - 450sm = 8 lots x 2 = 16 Dwelling Units or 43 units/Ha – 114%

R2(2) - 375sm = 10 lots x 2 = 20 Dwelling Units or 53 units/Ha – 142%

Lot Area 0.3757 Ha (3,757 sm), Triplex Dwelling requires a Lot Area of:

R3 - 450sm = 8 lots x 3 = 24 Dwelling Units or 64 units/Ha – 172%

Lot Area 0.3757 Ha (3,757 sm), Quadruplex Dwelling requires a Lot Area of: R3 - 550 sm = 6 lots x 4 = 24 Dwelling Units or 64 units/Ha – 172%

**OP 4.5.3.3 Density** – Ranges for Residential Development,

Low Density - 12 units/Ha Minimum to 25 units/Ha Maximum and,

Medium Density - 25 units/Ha Minimum to 65 units/Ha Maximum.

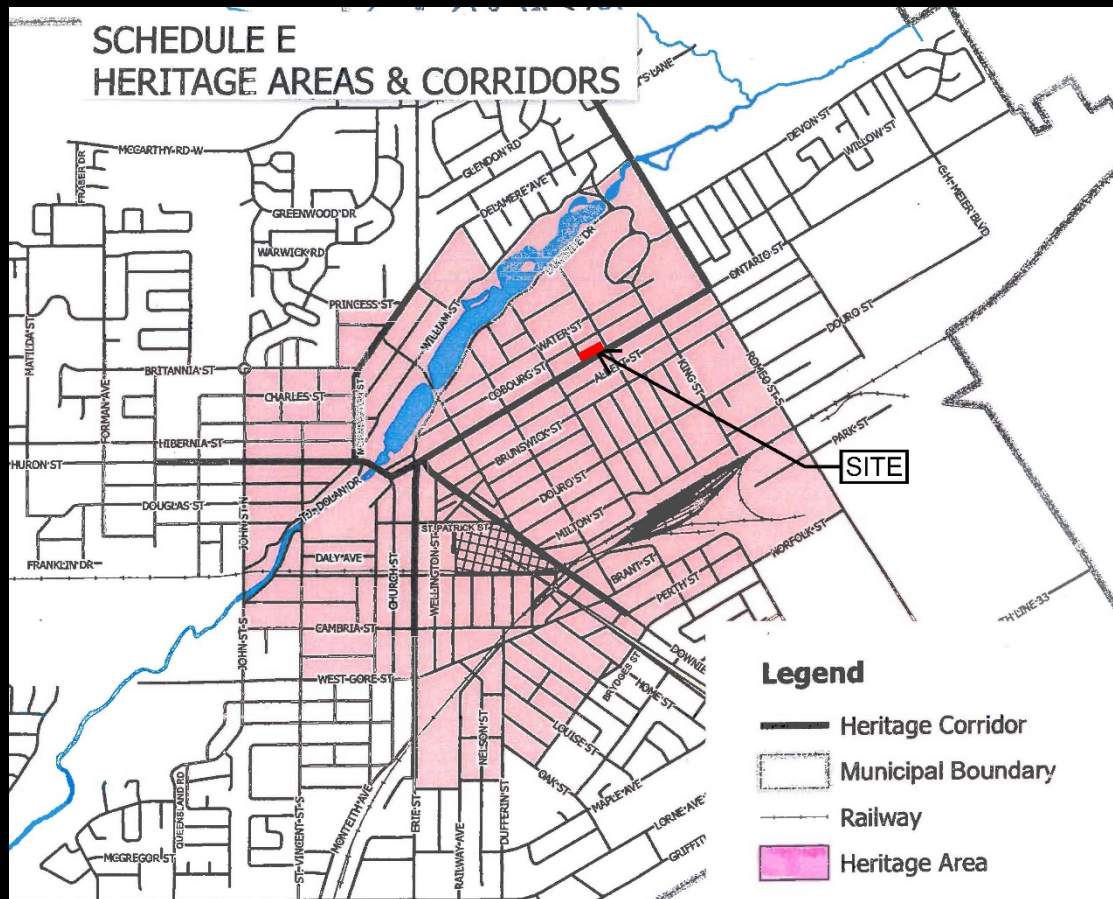
The Density permitted by the current MUR zone is 37 units/Ha this area is a

## **Medium Density Residential Development**

There are other areas in the City noted on Schedule “A” of the Official Plan with this type of Density. The Density of the zones next to it are typically

Low Density and High Density.





OP 3.5.8 Infilling in Heritage Areas - In the “Heritage Areas” and the “Heritage Corridors” as shown on Schedule “E”, the City (Council) will ensure that, where infilling is proposed or municipal services are being installed or upgraded, the inherent qualities of the area or corridor will be retained, restored and ideally enhanced unless overriding conditions of public health and safety warrant otherwise. Since there are no conditions of public health and safety then,

**the inherent qualities of the area or corridor will be retained, restored and ideally enhanced**



The best way to meet the objectives of Section 2.6 of the PPS and the OP to maintain the mass and character of the neighborhood is to use or repurpose the existing buildings. **The Chancery development** ignores PPS 2.6.1 and 2.6.2 and is **inconsistent with the PPS** specifically the conservation of Significant Built Heritage Resources. This will be described further by the Heritage Planner the neighbourhood retained.



As per PPS 1.1.3.2. renovation to existing structures versus demolition and building new, although they cost the same, requires less energy and has a lower environmental impact. It also provides better value for the dollar as the cost to replicate detailing that is found in existing structures is usually cost prohibitive in new construction.

## The PPS 1.1.3.5. and the OP Encourages Intensification –

OP 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.

## Possible Options for Intensification that Conforms with the OP

OP 4.5.3.1 Stable Residential Area – modest and incremental, remember this word “incremental” not abrupt, to generally maintain the structure and character of the immediate surrounding area.

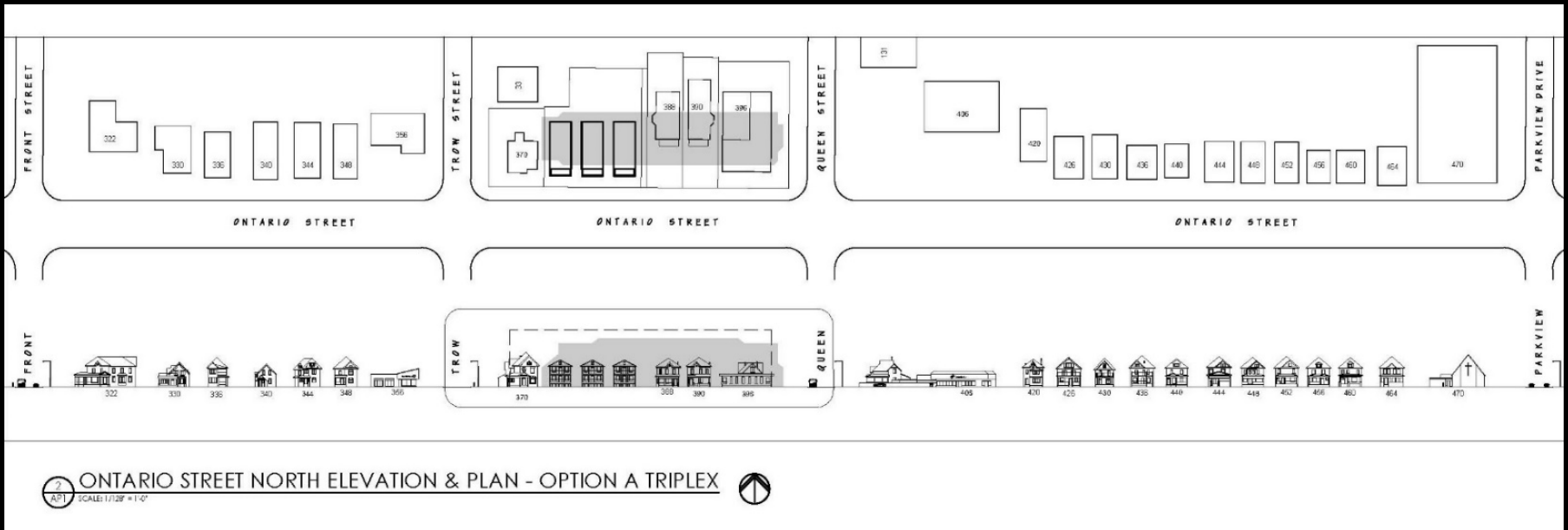
Developing a 90 units/Ha development on a 37 units/Ha site is like putting a 100 watt bulb into a 40 watt fixture – the fixture will melt or catch fire. Just like Ontario Street will erode from an area of early 20<sup>th</sup> century 2 storey homes to a run of 4-6 storey apartment blocks. Much like Oxford Street.

Incremental would be to permit triplexes and quadruplexes as permitted by the neighbouring R3 Zone. This type of building mix offers low-cost lower level and attic apartments. Even then for a Quadruplex Dwelling to accommodate low-cost attic dwelling units, the definition of building height must be amended to be mid-way on a pitched roof as per the previous Zoning By-law. This is similar in height to the existing two storey buildings. Also, if the 18m lot width required by R3 is reduced for Quadruplex Dwellings to 15m it will permit 7 lots.

As a developer architect, the following would be a potential approach to comply with the OP and be consistent with the PPS with respect to intensification of density. This approach would require amendments to change the MUR zoning to the R3 zoning of the neighbouring zones and it would exercise the opportunity of using the 4 existing buildings plus the construction of 3 new buildings on the undeveloped lot and developing them as follows:



Before I begin, please look at this slide and note the height of the trees with respect to the proposed Chancery building that is shaded and the dashed line above it that is the outline of the height of 20m high structure as per the OP amendment. If the OP amendment is approved, the next developer that purchases the site can request a Zoning Amendment to increase the height from 4 storeys to 7 within the 20m height. The Zoning would have to be approved because the OP amendment proposed permits it.



Further, this slide notes the Chancery building shaded in gray in context with the Front to Trow and the Queen to Parkview blocks. The Chancery proposal does not respect nor is it incremental development to the massing and density of the adjacent buildings.

Does the Chancery Development maintain or enhance the City's distinctive identity, visual quality and urban character as required by the OP chapter 6, as it implies on page 22 of the Management Report?





Option 1 – As per the neighbouring R3 Zone, develop the buildings as Triplex Dwellings creating 21 units or 55.9 units/Ha complying with the medium density zoning. Developing all buildings into Triplex Dwellings is 150% intensification.



Option 2 –As per the neighbouring R3 Zone, amend the Zoning By-law for Building Height, Lot Width, permit new Quadruplexes and replace 396 Ontario with a new Quadruplex, develop the buildings into 7 Quadruplex Dwellings creating **28 units 74.5 units/Ha.**  
 Developing all buildings into Quadruplex Dwellings is **200% intensification.**



28 units 74.5 units/Ha

DOES NOT comply with

Medium Density Residential Development

Maximum of 65 units/Ha

meaning this INTENSIFICATION is TOO GREAT!

Even repurposing and adding buildings similar to what is in the neighbourhood can exceed 65 units/Ha. Maximum Permitted by the Official Plan



Option 3 – The Goldilocks Option, a more desired development might be a combination of 3 Quadruplex and 3 Triplex Dwellings, including 6 low-cost attic apartments and 3 low-cost lower-level apartments, and allowing the first home of George McLagan, Stratford Furniture Icon, at 396 Ontario remain, restored, and developed as a Duplex Dwelling that is enhanced with a wraparound verandah that may have once existed on the original building creating 23 units 61.2 units/Ha.

Developing the site as described is 164% intensification consistent with PPS 1.1.3.2.

Would not an Official Plan compliant Development that is consistent with the PPS be better for the Community than what is currently proposed by the developer?

**A City Block of a 12 m High Four Storey Wall plus roof with R5(2) Zoning that permits a 20 m High Structure of an Apartment Building with 34 units, 244% Intensification 90.7 units/Ha that is 40% more than the Maximum 65 units/Ha in Medium Density Residential Areas.**

The proposed development is  
**TOO MUCH on TOO LITTLE in the WRONG AREA of the City!**

**The Chancery Proposal should NOT BE APPROVED!**

**As illustrated, Official Plan Compliant Options can be developed on this site to have Appropriate Intensified Development that is consistent with the PPS.**

**Let's see a development from Chancery or another developer that does that!**

# Preliminary Analysis

Development Proposal Heritage Planning Review  
370-396 Ontario Street Stratford, Ontario

Marcus R. Létourneau, PhD, MCIP, RPP, CAHP

The logo for LHC (Landscape Heritage Consultants) features the letters 'LHC' in a bold, italicized, blue serif font. The text is centered between two horizontal blue bars of equal length, one above and one below the letters.

# Preliminary Findings: Heritage Character

## Stratford Character





# Preliminary Findings: Heritage Character

## Existing Conditions



# Preliminary Findings: Heritage Character

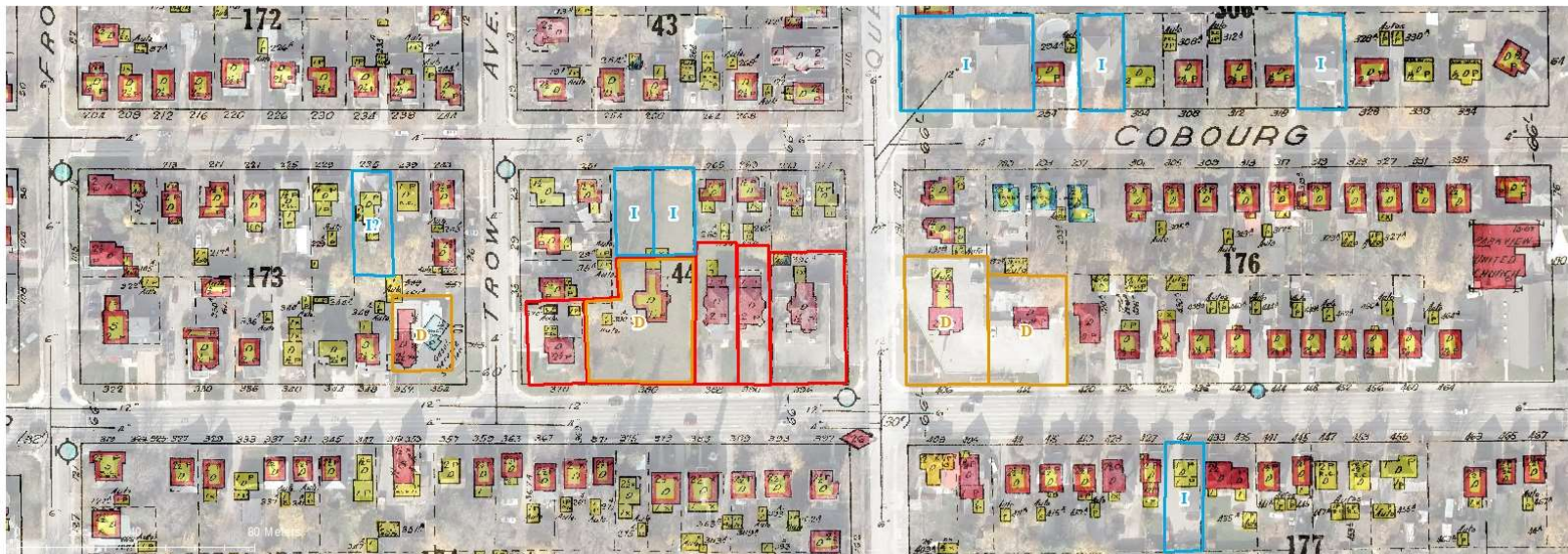
Historic Conditions





# Preliminary Findings: Heritage Character

Change Since 1949:



Legend

- Subject Properties
- Demolition (D)
- Infill (I)



# Preliminary Analysis

1. The City has identified Ontario Street as a **Heritage Corridor** – which includes the area with these properties.
2. The City has identified the oldest parts of the City as a **Heritage Area** –which includes the area with these properties.
3. A preliminary evaluation of 370, 388, 390 and 396 Ontario Street based on *Ontario Regulation 9/06* under the *Ontario Heritage Act* by LHC finds that—while more analysis is needed for a proper evaluation—each property demonstrates contextual value and could be eligible for designation under the *Ontario Heritage Act*.
4. Significant Cultural Heritage Resources shall be conserved according to the *Provincial Policy Statement*, and finding significance under *Ontario Regulation 9/06* under the *Ontario Heritage Act* qualifies these properties as significant cultural heritage resources.
5. Conserving features that help define character including built heritage resources and cultural heritage landscapes supports long-term economic prosperity (*PPS S.1.7.1 e*)
6. The neighbourhood with these properties has remained relatively unchanged from when it was new over a century ago. It is a Stable Residential Area.

The logo for LHC (Landscape Heritage Council) features the letters 'LHC' in a bold, blue, italicized sans-serif font. The text is centered between two horizontal blue bars of equal thickness.

# Preliminary Analysis

LHC's preliminary analysis of the proposed development finds:

- The proposed development does not support the sense of place defined by the character of built heritage resources and cultural heritage landscapes around Ontario Street following Section 1.7.1 e –Long Term Economic Prosperity—of the *PPS*.
- The proposed development is not consistent with the requirements of Section 2.6 –Cultural Heritage and Archaeology—of the *PPS*.
  - There has been no analysis of the built heritage resources or cultural heritage landscape by the proponent. LHC's preliminary analysis finds that each property and the surrounding area are likely to be significant cultural heritage resources.
  - There has been no archaeology assessments completed on the properties by the proponent. The properties are on a historic transportation corridor and meet the criteria for having archaeological potential.



# Preliminary Analysis

LHC's preliminary analysis of the proposed development finds:

- The proposed development does not conform with several goals, objectives and policies of the City's Official Plan.
  - 3.2.2, Intensification Strategy;
  - 3.5.1, Purpose;
  - 3.5.7, Implementation - Regulatory and other Legislative Tools;
  - 3.5.8, Infilling in Heritage Areas;
  - 4.5.1, Goals and Objectives for Residential Areas;
  - 4.5.2, Permitted Uses;
  - 4.5.3.1, Stable Residential Areas;
  - 4.5.3.3, Density;
  - 4.5.3.4, Height;
  - 8.3.1, Information Requirements; and,
  - 8.4, Development Evaluation Criteria.
- The proposed built form and scale is not consistent with *OP* requirements that intensification in Stable Residential Areas/Heritage Areas must reflect the character and sense of place of the surrounding area and retain, restore and enhance the inherent heritage qualities of the area.
- The application has not completed studies to analyze the heritage character of the area or assess impacts.



# Preliminary Analysis

LHC's preliminary analysis does not preclude development on the properties or along Ontario Street.

The heritage character and value or interest of the properties and surrounding area requires further research and analysis.

Viable sympathetic or compatible development with appropriate intensification is possible.

LHC recommends the Heritage and Planning Committee defer decision on this application to meet requirements of *PPS* and *OP*.



Thank You

The logo for the Large Hadron Collider (LHC) is located in the bottom right corner. It consists of a solid blue vertical bar on the left. To its right, the letters "LHC" are written in a bold, italicized, blue serif font. The text is centered between two thin horizontal blue lines, and the entire logo is set against a white background.

***LHC***