



The Corporation of the City of Stratford
Planning and Heritage Committee
Open Session
AGENDA

Date: September 27, 2021

Time: 3:15 P.M.

Location: Electronic Meeting

Committee Present: Councillor Ritsma - Chair Presiding, Councillor Ingram - Vice-Chair, Mayor Mathieson, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos

Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Taylor Crinklaw - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Karmen Krueger - Acting Director of Corporate Services, Anne Kircos - Acting Director of Human Resources, Alyssa Bridge - Manager of Planning, Chris Bantock - Deputy Clerk, Jodi Akins - Council Clerk Secretary

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/82824038829?pwd=bEJYWDhhNDJqRkdzdFl1ZndmY2c1QT09>

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

The Chair to call the Meeting to Order.

2. Disclosure 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 otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

3. Delegations

None scheduled.

4. Report of the Manager of Planning

4.1. Planning Report, Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street (PLA21-018)

6 - 95

Following presentation of the staff report, the following have requested to address Committee with respect to this matter:

- Emily Elliott, MHBC, representing the applicant
- Gary Annandale, Queen Trow Development
- James Battle, Festival Area Ratepayers Association
- Nancy Smith, Turkstra Mazza Associates
- Robert Ritz
- Tom Hamza
- Marcus Letourneau, Managing Principal for LHC | Heritage Planning and Archaeology

Correspondence has been received from the following residents and is included with the agenda for the information of Committee:

- James Battle
- Shannon Lewis
- Vivian MacDonald
- Arlene Crooks Best
- Elizabeth Kuntz
- Sara Topham
- Eleanor Kane
- Ruth and Jake van Leeuwen
- Leonard and Anne McDonnell

- Lesley Walker-Fitzpatrick
- Madeleine Donohue
- Nancy Davidson/Dr. Arnold Goldberg
- Jordan Newell
- Gary Annandale
- Nancy Smith
- Richard Wood
- David Scott

Motion by _____

THAT the delegations from the following persons regarding Official Plan Amendment OPA01-20 and Zone Change Application Z06-20 be heard:

- Emily Elliott, MHBC, representing the applicant
- Gary Annandale, Queen Trow Development
- James Battle, Festival Area Ratepayers Association
- Nancy Smith, Turkstra Mazza Associates
- Robert Ritz
- Tom Hamza
- Marcus Letourneau, Managing Principal for LHC | Heritage Planning and Archaeology

Motion by _____

THAT correspondence from the following persons regarding Official Plan Amendment OPA01-20 and Zone Change Application Z06-20 be received for information:

- James Battle
- Shannon Lewis
- Vivian MacDonald
- Arlene Crooks Best
- Elizabeth Kuntz
- Sara Topham
- Eleanor Kane
- Ruth and Jake van Leeuwen

- Leonard and Anne McDonnell
- Lesley Walker-Fitzpatrick
- Madeleine Donohue
- Nancy Davidson/Dr. Arnold Goldberg
- Jordan Newell
- Gary Annandale
- Nancy Smith
- Richard Wood
- David Scott

Motion by _____

THAT the requests from Gary Annandale and James Battle to defer consideration of Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street to a later meeting be received for information.

Motion by _____

Staff Recommendation: THAT application OP01-20 to redesignate 370, 388, 390 and 396 Ontario Street from Residential Area to High Density Residential Area BE APPROVED and

THAT application Z06-20 to amend the zoning on 370, 388, 390 and 396 Ontario Street from MUR and C1 to a Residential Fifth Density R5(2) with the following site specific regulations:

1. A maximum building height of 17.5 metres and four storeys
2. A minimum corner lot frontage of 18 metres
3. A minimum front yard depth of 21 metres
4. An exterior side yard width of 3 metres
5. An interior side yard width of 1.5 metres for the first 30m of lot depth from Trow Avenue lot line
6. A maximum lot coverage of 38%
7. Accessible Parking Space Dimensions, Type A 3.4 metres by 6.0 metres and Type B 2.8 metres by 6.0 metres.

BE APPROVED for the following reasons:

- the request is consistent with the Provincial Policy Statement;
- the request is in conformity with the goals, objectives and policies of the Official Plan;

- the Official Plan Amendment and zone change will provide for a development that is appropriate for the lands;
- the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.

5. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by _____

Committee Decision: THAT the Planning and Heritage Committee meeting adjourn.



MANAGEMENT REPORT

Date: September 27, 2021
To: Planning and Heritage Committee
From: Alyssa Bridge, Manager of Planning
Report#: PLA21-018
Attachments: None

Title: Planning Report, Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street

Objective: The purpose of this report is to provide staff's evaluation and recommendation of Official Plan Amendment OPA 01-20 and Zone Change Application Z06-20 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 are 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, building height, lot frontage, interior side yard width and exterior side yard setback (Ontario Street).

Following the Public Meeting held in January 2021 and the Neighbourhood Meeting held in April 2021, the applicant submitted revised applications in June 2021. The revised applications request to permit a four story multi-unit residential building with a total of 34 dwelling units.

The applications were accepted on November 16, 2020 and were revised in June 2021. A Planning Justification Report, Shadow Study and Functional Site Grading, Servicing and Stormwater Management Report were submitted with the application.

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.

Location Map



Site Characteristics

Characteristic	Information
Existing Use:	Residential, Commercial and Vacant Land
Frontage:	28.14m (Trow Avenue) 107.77m (Ontario Street) 45.45m (Queen Street)

Depth	Varies
Area	4,386.57m ²
Shape	Irregular

Surrounding Land Uses:

Direction	Use
North	Residential
East	Residential and Commercial
South	Residential and Commercial
West	Residential and Commercial

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



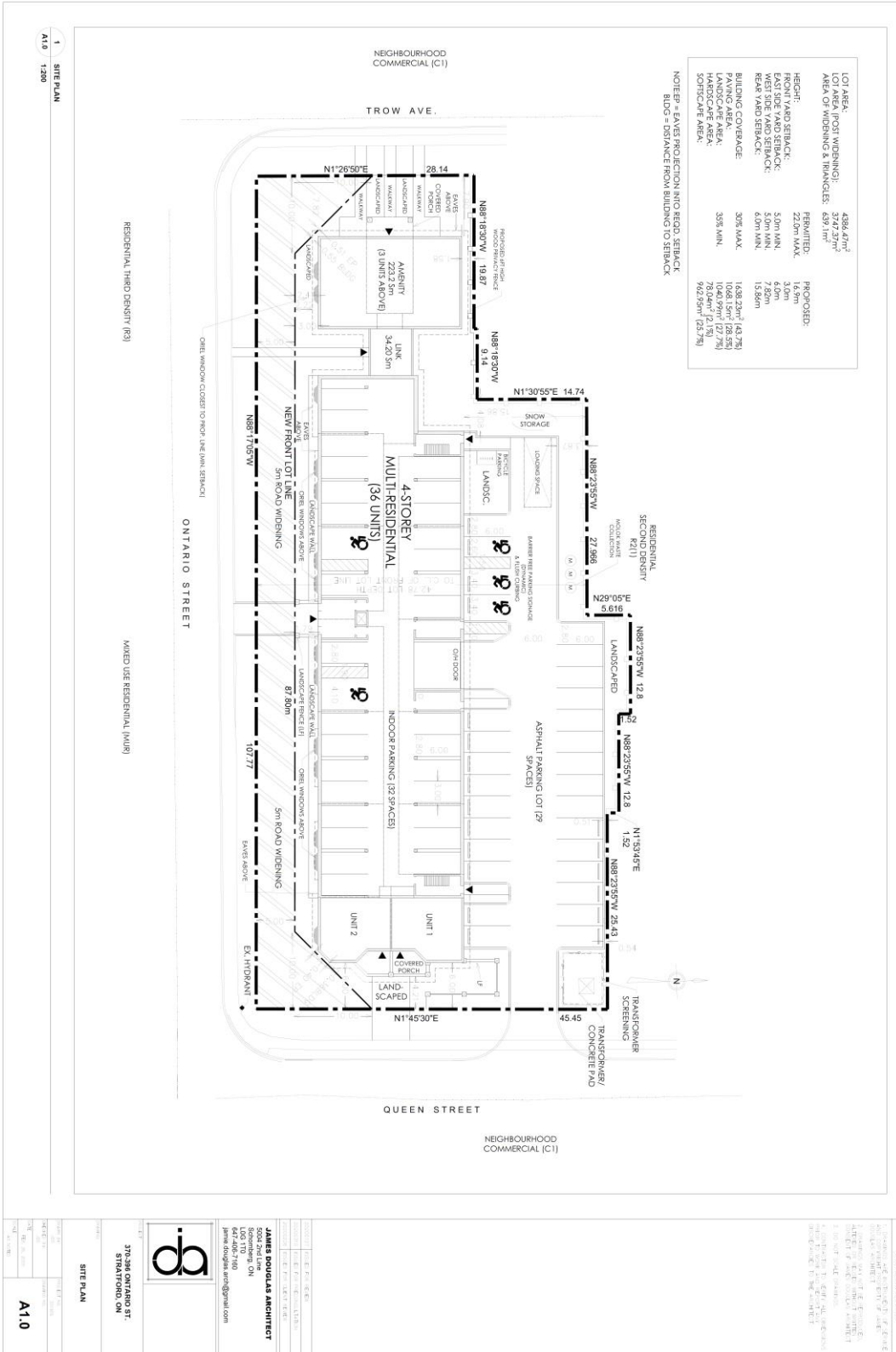
Looking East Along Ontario Street



Looking Northeast Along Ontario Street



Proposed Development (January 2021)



GENERAL NOTES:

1. CONSULT WITH THE CITY OF TORONTO FOR ALL APPLICABLE ZONING REGULATIONS AND BY-LAWS.
2. CONSULT WITH THE CITY OF TORONTO FOR ALL APPLICABLE DEVELOPMENT REGULATIONS AND BY-LAWS.
3. CONSULT WITH THE CITY OF TORONTO FOR ALL APPLICABLE PLANNING AND ZONING REGULATIONS AND BY-LAWS.
4. CONSULT WITH THE CITY OF TORONTO FOR ALL APPLICABLE PLANNING AND ZONING REGULATIONS AND BY-LAWS.
5. CONSULT WITH THE CITY OF TORONTO FOR ALL APPLICABLE PLANNING AND ZONING REGULATIONS AND BY-LAWS.

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db
 370-380 ONTARIO ST.
 STAMFORD, ON

SITE PLAN
 A1.0

Revised Proposed Development (June 2021)

Following the Statutory Public Meeting (held January 2021) and the Neighbourhood Meeting (held April 2021), in response to the public comments received, the applicant has revised the subject applications and the development concept. The following changes have been made:

- Revisions to the concept plan to replace the two-storey portion of the building fronting Trow Avenue with an outdoor amenity area. The removal of the two storey element results in the building being setback 24 metres from Trow Avenue which minimizes impacts on adjacent homes while also providing an opportunity for landscaping to enhance the corner of Ontario Street and Trow Avenue.
- The building design has been revised to incorporate two-storey elements facing Trow Avenue and Queen Street while continuing to incorporate heritage influences from the surrounding area. These elements have been designed to be oriented to adjacent streets and enhance the streetscapes.
- The rear of the site has been reconfigured to allow for additional landscaping and buffering opportunities along the northerly lot line.
- There has been a reduction to the total number of units from 36 units to 34 units. As a result, the density has been decreased from 96.3 units per hectare to 90.7 units per hectare.
- Parking for the development has been reduced by four spaces. A parking rate of 1.67 spaces is proposed.
- An increase to the amount of landscaped open space and a reduction to the proposed lot coverage have also been proposed.

Conceptual Elevations (Ontario Street, looking East)



Conceptual Elevations (Ontario Street, looking West)



Analysis:

Provincial Policy Statement

The Provincial Policy Statement (PPS), 2020 came into effect on May 1, 2020. The PPS is issued under Section 3 of the Planning Act and provides direction on matters of Provincial interest related to land use planning and development. The Planning Act requires that all decisions affecting planning matters shall be consistent with the PPS.

Section 1.1.1 of the PPS states that:

“1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.”

The proposed Official Plan Amendment and Zone Change amendment are consistent with Section 1.1.1 of the PPS by:

- Promoting efficient development patterns through the development of an underutilized site located within the Built Boundary of the City of Stratford that provides for the efficient use of land and existing municipal services;
- Providing for the development of 34 low-rise apartment units, that contributes to provision of a range and mix of housing types within the City of Stratford;
- Providing intensification of a site near existing transit routes, parks and the Downtown Core; and
- Providing for barrier free units in the proposed development in accordance with the Ontario Building Code.

Section 1.1.3 of the PPS sets out a policy framework with respect to Settlement Areas. Policy 1.1.3.1 directs that Settlement Areas shall be the focus of growth and development. Policy 1.1.3.2 of the PPS further specifies that:

“1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed; and
- g) are freight-supportive”.

The subject lands are located within the settlement area of the City of Stratford and lands located within the settlement area are intended through the City’s Official Plan (OP) to be the focus of growth and development in the City. The proposed development will utilize existing municipal infrastructure, removing any additional asset maintenance and replacement requirements identified in the asset management plan. avoiding the need for uneconomic or unjustified expansions of infrastructure. In addition, the subject lands are located in proximity to existing public transit.

Policy 1.1.3.5 of the PPS requires Planning Authorities to establish and implement minimum targets for intensification and redevelopment within built up areas. The subject properties are located within the Built Up Area identified on Schedule A of the OP. The OP also contains a minimum intensification target that specifies 25% of all new residential growth is to occur within the Built Up Area between 2013-2033. The proposed development would contribute to the achievement of this target.

Section 2.6 of the PPS sets out a policy framework with respect to Cultural Heritage and Archaeology. Policies 2.6.1 and 2.6.2 require the conservation or significant built heritage resources, as well as requires Planning authorities to not permit development and site alteration on land adjacent to a protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The PPS defines built heritage resources as being located on a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers. The subject properties are not adjacent to any properties designated under Parts IV or V of the Ontario Heritage Act or included within any heritage registries. As a result, there are no matters of consistency with the Cultural Heritage policies of the PPS.

The proposed Official Plan Amendment and Zone Change Amendment are consistent with the PPS, 2020.

City of Stratford Official Plan

The City of Stratford Official Plan (OP) was adopted by Council on January 25, 1993 and was comprehensively updated through Official Plan Amendment No. 21 in 2016. The OP establishes the goals, objectives and policies to manage and direct growth in the City of Stratford to the year 2033.




















The subject lands are designated Residential Area on Schedule A – General Land Use Plan. The Residential Area designation permits a variety of low and medium density residential uses including single detached, semi-detached, duplex dwellings and low-rise apartments. The OP specifies a maximum density of 65 units per hectare within the Residential Area designation. In addition, the OP specifies maximum heights for lands with the Residential Area designation. The subject lands are within a Stable Residential Neighbourhood and as such currently have a maximum height of three storeys as specified by OP Policy 4.5.3.4.

The subject lands are also designated as Mixed Use Special Policy Area – Special Policy Area 2. The Official Plan encourages a mix of residential, commercial and institutional uses within this special policy area.

The subject lands are also within a Heritage Area and Heritage Corridors as identified on Schedule E of the OP. The OP requires that where infilling within Heritage Areas and Heritage Corridors is proposed the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced.

Excerpt of Official Plan – Schedule "A"

**Legend****General Land Use****Class**

	Agricultural Area		Special Study Area Section 11.2.16
	Commercial Area		Factory District Area (Section 4.9)
	Downtown Core		Grand Trunk Anchor District Overlay (Refer to Section 4.11)
	Gateway Mixed-Use Area		Built Boundary
	Industrial Area		Municipal Boundary
	Medium Density Residential		Gateway Areas
	Medium Density Residential Special		Regulatory Flood Hazard
	Parks and Open Space		Special Policy Areas
	Residential Area		Subject Lands
	High Density Residential		

The proposed Official Plan Amendment seeks to redesignate the subject lands to High Density Residential. This designation permits low rise apartments to maximum height of six storeys and a maximum density of 100 units per hectare. No site-specific policies have been requested.

Residential Areas

The OP contains a series of Goals and Objectives for land located within the Residential Area designation. These are contained in Section 4.5.1 of the OP and are as follows:

- i. "To maintain in all residential areas the essential neighbourhood qualities of quiet enjoyment, privacy, upkeep, public health and safety and basic municipal services.
- 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 that development.
- iii. To achieve a mix of housing types and a minimum average density of housing in the development of new residential areas in order to provide diversity in the housing stock, more *affordable* housing opportunities and a more efficient investment and ongoing maintenance of municipal services and facilities."

The subject applications proposed the intensification of 5 properties with frontage along Ontario Street through the development of a 4 storey, 34 unit apartment building. Through this existing Residential Area designation and associated OP policies, it has been determined that a three storey building is compatible in terms of scale and density with neighbouring development. The additional storey requested through the subject applications will continue to be compatible in terms of scale, density and design with the neighbouring development. The proposed building is located along an arterial road, and the requested Zone Change Amendment has proposed regulations that situate the footprint of the proposed building along Ontario Street and Queen Street to minimize any impacts related to privacy or shadowing.

There is sufficient capacity in the City's municipal services to accommodate the proposed development. In addition, the proposed development contributes to the achievement of the provision of a mix of housing types within the City as well as contributes to providing diversity in the housing stock of a primarily single-detached residential neighbourhood.

Intensification Target

The OP also provides direction with respect to growth management within the City, including policy direction with respect to intensification. Specially, Policy 3.2.2 i) of the OP specifies that:

"The City's intensification target is 25% of City-wide residential growth within the "Built Boundary" as designated on Schedule "A", General Land Use Plan, between 2013 and 2033. The City shall also promote efficient use of land and infrastructure

in all areas of the community including lands in the Built Boundary and lands between the Built Boundary and the City boundary which are recognized as designated greenfield areas.”

The subject lands are located within the City’s Built Boundary as identified on Schedule A of the OP. The proposed development would contribute to the achievement of the intensification target. In addition, the proposed development provides for the efficient use of land and infrastructure through the redevelopment of vacant and/or underutilized sites utilizing existing municipal infrastructure.

Housing Mix Target

In addition to the intensification target, the City’s Official Plan also contains a housing mix target. Policy 3.1.2 iii specifies that the City’s housing mix target for 2033 is 53% low density, 17% medium density and 30% high density. The proposed development would create 34 apartment units and is considered high density. As a result, the proposed development would contribute to the achievement of the OP target of 30% of all dwellings units within the City in 2033 as high density.

Heritage Areas and Corridors

The subject lands are located within the Heritage Areas and Heritage Corridors as identified on Schedule E of the OP. OP Policy 3.5.8 states that:

“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.”

The Heritage Areas and Heritage Corridors encompass a large area of the City and includes the Downtown Core as well as areas zoned for mixed-use, residential, commercial and institutional purposes. Existing development within the Heritage Area and along the Heritage Corridors is not homogenous in character with a variety of building types, heights, materials and land uses within these areas.

The subject applications would provide for a development with setbacks along Ontario Street that are similar in nature to the surrounding streetscape. The proposed building design includes a pitched roof, windows, building materials and a building articulation that have similar qualities to buildings within the Heritage Area and Heritage Corridor, overall maintaining the heritage qualities of the area. In addition, through the development of a series of properties that includes two existing single detached homes, two vacant lots and a vacant/underutilized commercial site the subject applications will enhance the heritage qualities of the area through the redevelopment of the vacant and underutilized properties.

High Density Residential Areas

The OP does not pre-designate lands for High Density Residential but does contemplate this type of development in the City. In doing so, the OP contains a policy framework to guide the establishment of new High Density Residential Areas. Section 4.6.1 of the Official Plan contains the goals and objectives for High Density Residential Areas. These goals and objectives provide the foundation for the establishment of new High Density Residential Areas in locations which generally respect adjacent development.

Policy 4.6.4 of the Official Plan sets out the criteria for establishing new High Density Residential Areas and specially requires an Official Plan Amendment for applications for new High Density Residential Area. Further, the OP specifies that applications for new High Density Residential Areas shall be evaluated based on their conformity with the applicable policies of the OP and the following criteria:

- i) "a mix of development forms and densities;
- ii) high density residential uses are:
 - a. intermixed with medium density development and/or commercial, office and institutional components as part of mixed use developments;
 - b. primarily street oriented in design; and,
 - c. located with direct access to collector and arterial roads, park and greenland areas, community facilities and/or commercial areas.
- iii) designed to ensure that there are no significant negative impacts with respect to privacy and shadowing, and that appropriate buffering can be provided for any adjacent lands in the Residential Area designation;

- iv) size and scale of the development is such that it can be integrated with any adjacent residential areas, in particular 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; and,
- v) municipal services with the capacity to accommodate the proposed development are, or can be made, available.”

The subject applications provide a development that widens the range of development forms and densities through a four storey, 34 unit apartment building that is primarily street oriented in design. Access to the proposed development is off Queen Street which has a direct connection to Ontario Street, an arterial road, minimizing traffic impacts on the surrounding neighbourhood. The subject site is located within 400 metres of a number of parks and recreational opportunities and is located in proximity to the Downtown Core and commercial uses along Ontario Street.

The OP also requires that the proposed development be designed to ensure that there are no significant negative impacts with respect to privacy and shadowing and that appropriate buffering can be provided for any adjacent residential areas. It is important to note that the OP policies require no significant negative impacts with respect to shadowing and privacy, meaning that it is anticipated that development that is High Density Residential in nature will have some impact with respect to shadowing and privacy.

To demonstrate that there are no significant negative impacts with respect to shadowing, the applicant has submitted a Shadow Study which assessed the impact of shadowing for the Spring/Fall Equinox, the Summer Solstice and the Winter Solstice. Generally speaking, shadow impacts are considered to be negative if the surrounding properties are impacted by shadows for long durations during the day. Residential amenity areas and public open spaces are considered to be the most sensitive to shadow impacts and commercial properties, parking lots and public streets are considered to be less sensitive to shadow impacts.

The Shadow Study demonstrated the following:

- During the Spring/Fall shadows are primarily contained within the subject property. There will be shadowing on the adjacent property on Trow Avenue in the morning hours. These shadows are typical of a two-storey development and would represent existing conditions. No significant negative impact is anticipated for the Spring/Fall.
- During the Summer, shadows are primarily contained within the site with the exception of later day (6:00pm onwards). Shadow impacts later in the day are anticipated to impact the property located at the northwest corner of Ontario Street and Queen Street (Dominos Pizza). There are no impacts on adjacent residential buildings and no significant negative impacts are anticipated.

- During the winter, the residential properties located to the north of the subject site will experience shadow impacts. Generally speaking, shadow impacts are considered to be more acceptable in the Winter as outdoor amenity areas are not used as frequently. In addition, due to the length of shadows in December, the amenity areas of these properties already experience similar shadows from the existing buildings on site, adjacent buildings and fencing.

The Shadow Impacts as a result of the proposed development are largely limited to Winter shadows. There are no significant shadow impacts in the Spring, Summer and Fall. In addition, the increase in height requested through the subject applications is not anticipated to have significant negative impacts with respect to shadowing on the adjacent properties beyond the impact of existing buildings or the impact if the site was developed according to the current OP designation and zoning (3 storeys with 5 to 6 metre setbacks from the northerly property line).

To address buffering and privacy, the proposed building (with the exception of the two storey element closest to Trow Avenue) is sited on average 15 to 21 metres from the property line shared with the residential properties located to the north. Landscape buffers are proposed between the parking area and the property boundary. In addition, the building has been designed with two storey elements at Queen Street and at Trow Avenue. These two storey elements transition the height of the proposed development to the existing adjacent low rise residential neighbourhoods. The combination of the setback, transition and proposed landscaping ensure that there are no significant negative impacts with respect to privacy and that appropriate buffering is provided.

The subject lands are not located adjacent to any properties designated under Part IV or Part V of the Heritage Act and municipal services are available to service the proposed development.

Height and Density

OP Policies 4.6.5 and 4.6.6 specify the requirements for height and density within the High Density Residential Area designation. The minimum density for lands within this designation is 65 units per hectare and the maximum density is 100 units per hectare. The minimum height for lands within this designation is three storey (other than a podium that may be two storeys) and the maximum height is six storeys. The proposed development is for a four storey, 34 unit apartment building with a density of 90.7 units per hectare which conforms with the High Density Residential designation height and density requirements of the OP.

Stable Residential Areas

In addition, to the High Density Residential area criteria contained in OP Policy 4.6.4, the OP contains a policy framework (Policy 4.5.3.1) for new development or

redevelopment within Stable Residential Areas. The subject applications satisfy this framework as follows:

- The scale of development respects the massing and density of adjacent buildings. A four storey building is proposed with two storey elements along Trow Avenue and Queen Street. The two storey elements serve as a transition to the existing low-rise residential areas that surround the proposed site. The two storey elements of the building along Trow Avenue and Queen Street also contribute to and are compatible with the existing streetscapes along these streets. Four storeys is one additional storey than what is permitted within the current OP designation and Zoning and is two storeys lower than the maximum height permitted in High Density Residential Areas.
- The proposed building is oriented towards Ontario Street. With the exception of the two-storey element that faces Trow Avenue, this orientation provides a setback of between 15 and 21 metres between the proposed building and the adjacent residences to the north.
- Parking is oriented to the rear of the building to minimize visual impacts from the adjacent streets.
- The Shadow Study submitted has demonstrated that there is no significant negative impact with respect to shadow impacts. With the exception of shadow impacts in the winter, most of the shadowing from the proposed development is contained within the subject lands.
- A Functional Services report was prepared. The study does not identify any potential grading, drainage or stormwater impacts to adjacent properties.
- There are no significant trees or other natural features located on the subject properties.
- The subject properties are not located adjacent to any properties designated under Part IV or Part V of the Heritage Act.
- The proposed development has vehicular access from Queen Street and pedestrian access from Ontario Street, Queen Street and Trow Avenue. Existing driveways along Ontario Street will be closed.
- The proposed development does not hamper the orderly development of adjacent properties.

Community Design Strategy

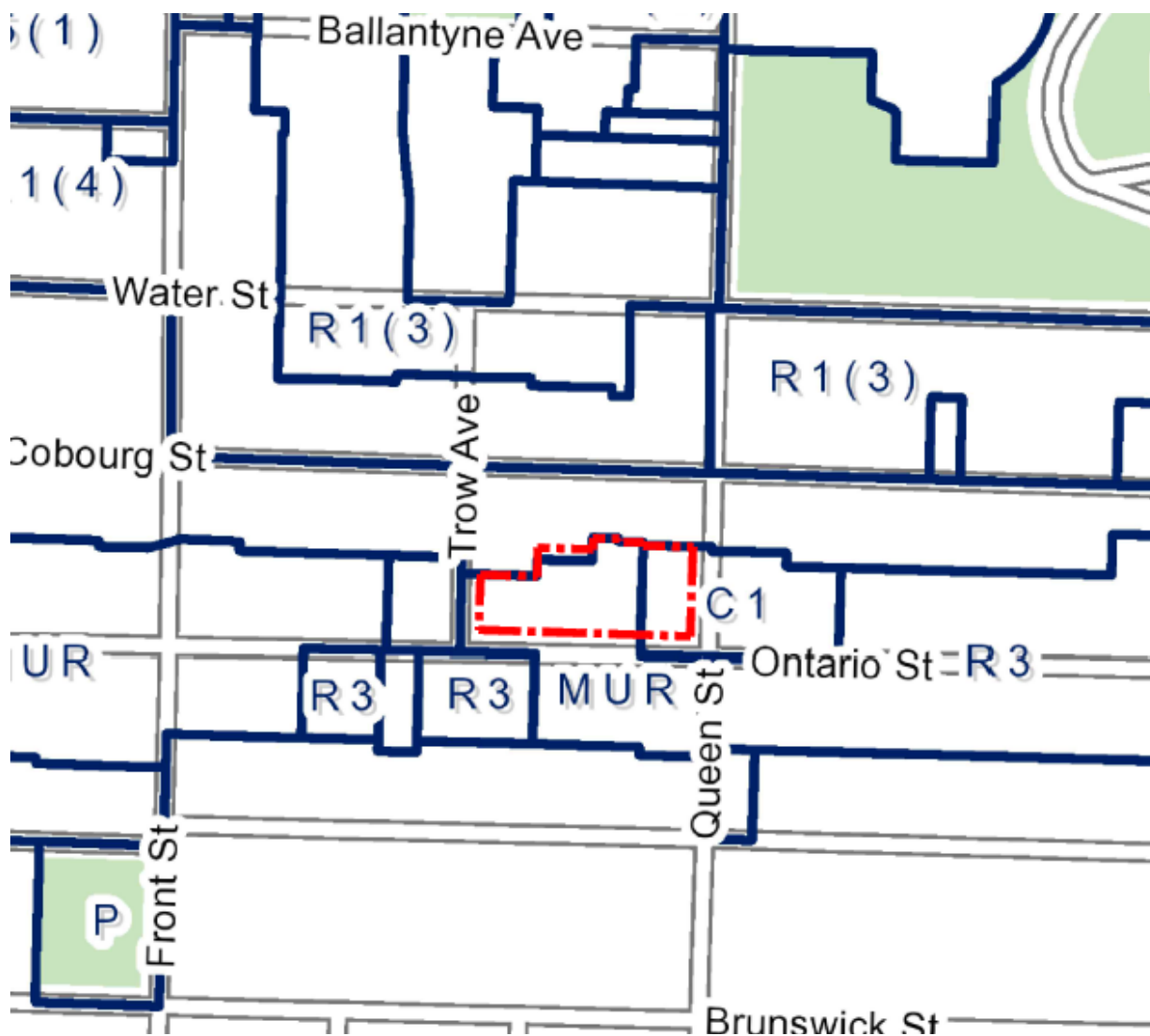
Chapter 6 of the OP sets out the Community Design Strategy for the City. The policies of this chapter are intended to ensure that the City's distinctive identity, visual quality and urban character is maintained and enhanced. The subject applications conform with the Community Design Strategy of the OP through the provision of a mix of housing types and through the siting of parking areas and the siting and massing of the proposed building in a manner that assists in the creation of high quality streetscapes by situating the building mass adjacent to the street and at intersections to frame the street space.

Staff are of the opinion that the subject applications conform with the City of Stratford Official Plan.

City of Stratford Zoning By-law

370, 388 and 390 Ontario Street are currently zoned Mixed Use Residential (MUR) and 396 Ontario Street is zoned Neighbourhood Commercial (C1). A range of uses are permitted within the MUR zone including a boarding house, a duplex, nursing home, an inn, professional office and a retirement home. The maximum height specified in the MUR zone is 10 metres and a maximum lot coverage of 40%. The C1 zone permits a variety of uses including a dwelling unit, home occupation, take out or eat in restaurant and a neighbourhood store. A maximum building height of 10 metres and a maximum lot coverage of 40% is permitted.

Excerpt of Map 5 of the Zoning By-law



The Zone Change application requests to rezone the subject properties to a Residential Fifth Density R5(2) with site-specific regulations. The site-specific regulations are outlined below.

Building Height

The amendment has requested to establish a maximum building height of 17.5 metres; 20 metres is permitted in the R5(2) zone. The height requested will accommodate at grade parking on the first storey and a pitched roof. The maximum building height requested is within the maximum height of six storeys permitted within the High Density Residential Area OP designation requested through the Official Plan Amendment application.

Corner Lot Frontage

The amendment has requested a reduced corner lot frontage of 18 metres, whereas the 30 metres is required in the R5(2) zone. The subject lands are irregularly shaped with frontage on Trow Avenue, Ontario Street and Queen Street. Based on the definitions in the Zoning By-law, Trow Avenue is considered to be the front lot line. The subject lands currently have a frontage on Trow Avenue of 28 metres, however, through the future Site Plan application, a 5 metre road widening allowance along Ontario Street and a 10 metre daylighting triangle at Ontario Street and Trow Avenue will be conveyed to the City. As a result of these two conveyances, the lot frontage along Trow Avenue will be reduced to 18 metres. This requested site-specific regulation will recognize the existing condition of the subject lands once the road widening and day lighting triangle are conveyed through a future Site Plan application.

Exterior Side Yard Setback

The amendment has requested a reduced exterior side yard width of 3.0 metres, whereas the R5(2) requires an exterior side yard width of 7.5 metres. Due to the irregularly shaped nature of the subject lands, Ontario Street is considered the exterior side yard. Similar to the Corner Lot Frontage, a 5 metre road widening is required along Ontario Street as part of a future Site Plan application. Until Ontario Street is widened in the future, the functional setback of the building will be 8 metres. Existing setbacks along Ontario Street between Front Street and Parkview Drive were analysed through the applicant's Planning Justification Report. It demonstrated that existing setbacks along Ontario Street in this location vary and most of the existing buildings have setbacks that align with the setback requested. The requested site-specific exterior side yard width regulation will assist in creating a strong street presence along an arterial roadway as well as enhancing the streetscape along the Ontario Street corridor.

Interior Side Yard Setback

The amendment has requested a reduced interior side yard setback of 1.5 metres, whereas the R5(2) zone requires an interior side yard setback of ½ the height of the building or 5 metres, whichever is greater. The interior side yard setback reduction is required due to the irregular nature of the subject lands and the requested reduction is required for the most westerly portion of the properties where the lot narrows and the two story element of the building is proposed. For the balance of the subject lands, the proposed building is setback at least 15 metres from the northerly property boundary.

Staff are recommending that the Zoning By-law Amendment be structured as such that the reduced side yard setback is only applicable to this most westerly portion of the property and the requirements of the R5(2) zone with respect to side yard setbacks apply to the balance of the subject lands.

Maximum Lot Coverage

The application has also requested an increase in the maximum lot coverage from 30% as permitted by the R5(2) zone to 38%. The increase has been requested to provide for the efficient redevelopment of an underutilized size within the City's Built Boundary and is calculated from the reduced lot size to recognize the future requirement to convey a road widening along Ontario Street and daylighting triangles at the intersections of Ontario Street and Trow Avenue and Ontario Street and Queen Street. The Functional Servicing report has demonstrated that there will be no negative impacts to adjacent properties with respect to stormwater management, grading and drainage with the proposed lot coverage rate and that the site can properly function from a stormwater management perspective with the proposed lot coverage. In addition, detailed stormwater management plans will be required as part of any future Site Plan application for the subject properties.

Accessible Parking Spaces

The application has also requested to amend the accessible parking space widths to reflect the dimensions of the Accessibility for Ontarians with Disabilities Act Type A and Type B space dimensions (Type A 3.4 metres x 6.0 metres and Type B 2.4 metres x 6.0 metres).

Staff recommend that the Type B width of 2.8 metres in the draft Comprehensive Zoning By-law be utilized for this Zone Change amendment.

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.
 - 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 Division:

- Engineering has no objections to the Official Plan Amendment and Zone Change applications.
- 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. A Public Meeting was held on January 18, 2021.

City staff have received approximately 30 comments from area residents, including e-mails, letters and phone calls in opposition to the proposed development. As a result of the public interest in the subject application, a neighbourhood meeting was held via Zoom on April 22, 2021 with the developer, City staff and 48 members of the public in attendance.

Public comments received with responses from staff are summarized thematically below:

1. Physical separation of the proposed building to surrounding residential properties (requesting cross-sections to better understand the proposal)

Response: With the exception of the two storey element of the proposed building which is setback 1.5 metres from the northerly property line, the balance of the building is setback 15 to 21 metres from the northerly property line, 6 metres from Queen Street and 21 metres from Trow Avenue. The recommended amendment contains a maximum height regulation to provide certainty for the future development of the subject lands.

2. Building height and number of proposed residential units

Response: Following the statutory public meeting and neighbourhood meeting and in response to the public's comments, the developer has revised the proposed building. Changes have been made to the building along the Trow

Avenue frontage to reduce the building size and to increase the outdoor amenity area. The number of residential units has also been decreased from 36 to 34. The proposed height of the building reflects the conceptual building design that includes a one level of structured parking at grade and a pitched roof to maintain the heritage character and qualities of the area.

3. The potential for rental units, which would see issues with maintenance and upkeep

Response: Regardless of the tenure of the building (rental versus ownership), maintenance and upkeep of the building would be subject to the City's Property Standards By-law.

4. Location and impact of on-site garbage storage

Response: In response to the public comments, the on-site garbage storage has been moved internal to the building.

5. Privacy, shadow and overlook to Cobourg Street residential backyards

Response: The Official Plan policies for establishing new high density residential areas require that there are no significant negative impacts with respect to shadowing. A Shadow Impact Study was submitted with the application demonstrating that there are no significant negative impacts with the proposed four-storey building.

With the exception of the two story element at the westerly side of the subject properties, the proposed building is set back 15 to 21 metres from the residential properties to the north, conforming with the minimum setbacks specified in the R5(2) zone and providing adequate separate distance to minimize issues of privacy and overlook.

6. Traffic impact on both Trow Avenue and Queen Street, particularly the queuing to turn onto Ontario Street

Response: City Engineering staff have reviewed the proposed development and have determined that there are no concerns with respect to traffic generated, the location of the proposed access and queuing as the size of the proposed development will not generate traffic levels that will impact the size of frequency of queuing occurring at the intersection of Queen and Ontario Streets.

7. The potential for visitor parking on adjacent City streets

Through the future Site Plan application, the provision of on-site visitor parking will be required.

8. The ability of the road network to support the additional traffic

Response: City Engineering staff have reviewed the proposed development and are of the opinion that the traffic volumes generated from the proposed development can be accommodated in the current road network.

9. Building design and the integration with the heritage area surrounding the property

Response: The building design meets the objectives of the Official Plan with respect to the siting of the building along the Ontario property line and the siting of the parking to the rear of the building. The building design contains one level of structured parking to minimize surface parking on the site. In addition, the design incorporates a pitched roof, articulation and building materials to reflect the heritage qualities of the surrounding neighbourhood.

10. The length of the building along Ontario Street

Response: As part of the revised concept plan, the length of the building was reduced along Ontario Street and additional outdoor amenity space is proposed along Trow Avenue.

11. The placement of balconies

Response: Balconies are not proposed on the elevation of the building facing the Cobourg Avenue properties.

12. Lack of green space

Response: The concept plan has been revised to provide additional amenity space on the Trow Avenue frontage. The development meets the minimum landscaped open space requirement of the R2(2) zone of 35%.

13. Conformity to the Official Plan policies for Stable Residential Areas and the Heritage Area

Response: Detailed analysis on conformity with the OP policies for Stable Residential Areas and Heritage Areas and Heritage Corridors is contained within the Analysis Section of this report.

14. Impact on the cultural significance of the Ontario Street corridor

Response: Ontario Street (from Romeo Street to Huron Street) is identified as a Heritage Corridor on Schedule E to the OP. Detailed analysis on conformity with

the OP Policies for Heritage Areas and Heritage Corridors in contained in the Analysis Section of this report.

15. Consideration of the cultural and built heritage resources on the property should be considered

Response: The subject properties do not contain properties designated under Part IV or Part V of the Heritage Act. The subject properties also do not contain any buildings that are identified on the City's Non-Designated Heritage registry.

16. The absence of commercial uses within the development

Response: The Official Plan does not require that High Density Residential development include a commercial component. The subject property is located in proximity to commercial uses in the Downtown Core as well as along Ontario Street to the east.

17. The location of off-street parking

Response: Parking for the proposed development will be accommodated on site. The Zoning By-law requires 1.5 space/apartment unit and 1.67 spaces/apartment unit are proposed.

18. Potential noise and light impacts on the residential area

Response: Through the future Site Plan application, details of lighting for the at grade parking areas will be determined. Recent developments in the City have utilized directional lighting for parking areas to minimize impact on adjacent residences.

19. Lack of land area for snow storage

Response: Snow storage is shown on the conceptual Site Plan but additional details on the size and location of the snow storage areas will be addressed through a future Site Plan application.

20. Environmental impact of demolishing the existing buildings and rebuilding with new materials

Response: The OP does not currently contain policies that restrict the demolition of existing buildings where redevelopment is proposed.

21. The removal of existing housing stock

Response: The proposed redevelopment will result in the removal of an existing commercial building and several single detached homes. They will be replaced with 34 apartment units which will add additional housing stock to the City of Stratford in excess of what is proposed to be demolished and will contribute to the diversity of the housing stock within the City.

22. The potential effect of the proposed use on the financial position of the City

Response: The proposed development will utilize existing municipal services and not add to the underfunded assets required to be maintenance and replaced as identified by the asset management plan. In addition, development charges and parkland dedication will be required and municipal property taxes will be collected from the future units.

23. Concern about the builder and lack of sample projects

Response: The proposed development will be required to go through the Site Plan approval process whereby all of the details of the development are reviewed by City staff and agencies, securities required and a Site Plan agreement registered on the title of the property.

24. Concern about maintaining the OP and precedent.

Response: The OP sets out a policy framework for the establishment of new High Density Residential Areas that requires an amendment to the OP. The subject applications have addressed this policy framework and a fulsome analysis of the development proposal the OP policies is contained in the Analysis section of this report.

Any future application for High Density Residential development will be evaluated against the criteria in the OP based on the site context and the development proposal. In addition, there are a number of existing multi-storey residential buildings in the City that have been built within approximately the last ten years including but not limited to:

- 456 Lorne Avenue (4 storey building)
- 235 and 255 John Street North (two, four storey buildings)
- 25, 45, 65, 85 and 105 Oxford Street (four, four storey building)
- 30 Front Street (4 storey buildings)

There are also a number of four and five storey buildings within the City that are older than ten years old, including but not limited to:

- 163 Norfolk (three, four storey buildings)
- Elgin Street/Essex Street (cluster of four story buildings)
- The Arden Park Hotel (5 storeys)
- 36 Front Street (5 storeys)

Summary

The Official Plan Amendment (OP01-20) and Zoning By-law Amendment (ZC06-20) are consistent with the PPS, conforms with the Official Plan and the intent of the Zoning By-law, is consistent with the City's Strategic Priorities and represents good planning.

Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

Financial Impact: 34 apartment units are proposed. Development Charges for bachelor or one bedroom units are \$6,007 and \$9,353 for two (or greater) bedroom units.

Due to infill nature of the proposed development, no additional municipal assets will be added to the asset management plan as requiring maintenance and replacement.

Despite the removal of a commercial building and two single detached dwellings, it is expected that there will be an increase to taxation revenues with the addition of 34 new residential apartment units.

Alignment with Strategic Priorities

Strengthening our Plans, Strategies and Partnerships

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

Widening our Economic Opportunities

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

Staff Recommendation: THAT application OP01-20 to redesignate 370, 388, 390 and 396 Ontario Street from Residential Area to High Density Residential Area BE APPROVED and

THAT application Z06-20 to amend the zoning on 370, 388, 390 and 396 Ontario Street from MUR and C1 to a Residential Fifth Density R5(2) with the following site specific regulations:

- 1. A maximum building height of 17.5 metres and four storeys**
- 2. A minimum corner lot frontage of 18 metres**
- 3. A minimum front yard depth of 21 metres**
- 4. An exterior side yard width of 3 metres**

- 5. An interior side yard width of 1.5 metres for the first 30m of lot depth from Trow Avenue lot line
- 6. A maximum lot coverage of 38%
- 7. Accessible Parking Space Dimensions, Type A 3.4 metres by 6.0 metres and Type B 2.8 metres by 6.0 metres.

BE APPROVED for the following reasons:

- I. the request is consistent with the Provincial Policy Statement;**
- II. the request is in conformity with the goals, objectives and policies of the Official Plan;**
- III. the Official Plan Amendment and zone change will provide for a development that is appropriate for the lands;**
- IV. the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.**



Alyssa Bridge, MCIP, RPP, Manager of Planning



Taylor Crinklaw, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer



City of Stratford

Official Plan Amendment No. __

Adopted

AMENDMENT NO. __ TO THE OFFICIAL PLAN
OF THE CITY OF STRATFORD

Section 1 – Title and Components

This amendment shall be referred to as Amendment No. __ to the Official Plan of the City of Stratford. Sections 1 to 4 constitute background information and are not part of the formal Amendment. Section 5 constitutes the formally adopted Amendment to the Official Plan.

Section 2 – Purpose of the Amendment

The purpose of this amendment is to redesignate the subject lands from 'Residential Area - Special Policy Area 2' to 'High Density Residential'.

Section 3 – Location

The Subject Lands are municipally addressed as 370, 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue in the City of Stratford.

Section 4 – Basis of Amendment

The subject lands are designated 'Residential Area – Special Policy Area 2 (4.5.4.2) on Schedule A of the City of Stratford Official Plan. The proposed Official Plan Amendment would redesignate the subject lands to 'High Density Residential' to allow for four-storey multiple residential building containing 34 dwelling units on the subject lands. The proposed development provides for a density of 90.7 units per hectare and represents a high density intensification opportunity within the Built Boundary.

The proposed development will make efficient use of an underutilized site within the existing Built Boundary, which has access to full municipal services and is located in a mixed use area.

The basis for this amendment is as follows:

1. The proposed development is consistent with the Provincial Policy Statement
2. The proposed amendment conforms with the City of Stratford Official Plan.
3. The Official Plan Amendment will facilitate intensification and redevelopment on lands within the Built Boundary, contributing to the City's intensification target and high density residential housing target.
4. The subject lands appropriately located for intensification being, in a mixed use area, on an arterial road and proximate to existing transit.
5. The proposed development has been designed to be compatible with the surrounding neighbourhood.
6. The proposed developmental can be adequately serviced through connections to existing municipal infrastructure and stormwater management can be accommodated on site with connections to existing municipal storm sewers.

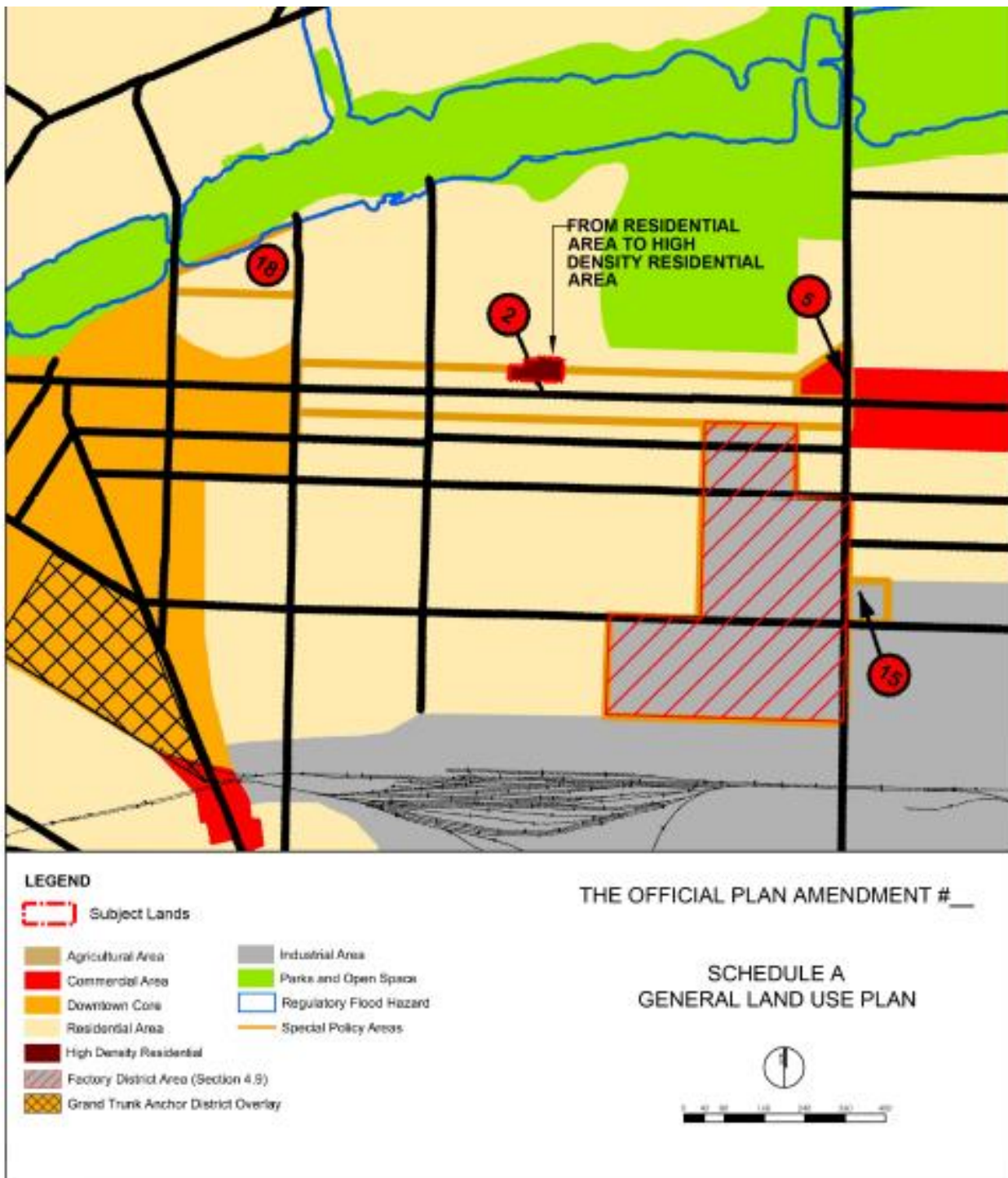
Section 5 – The Amendment

The Official Plan of the City of Stratford is amended as follows:

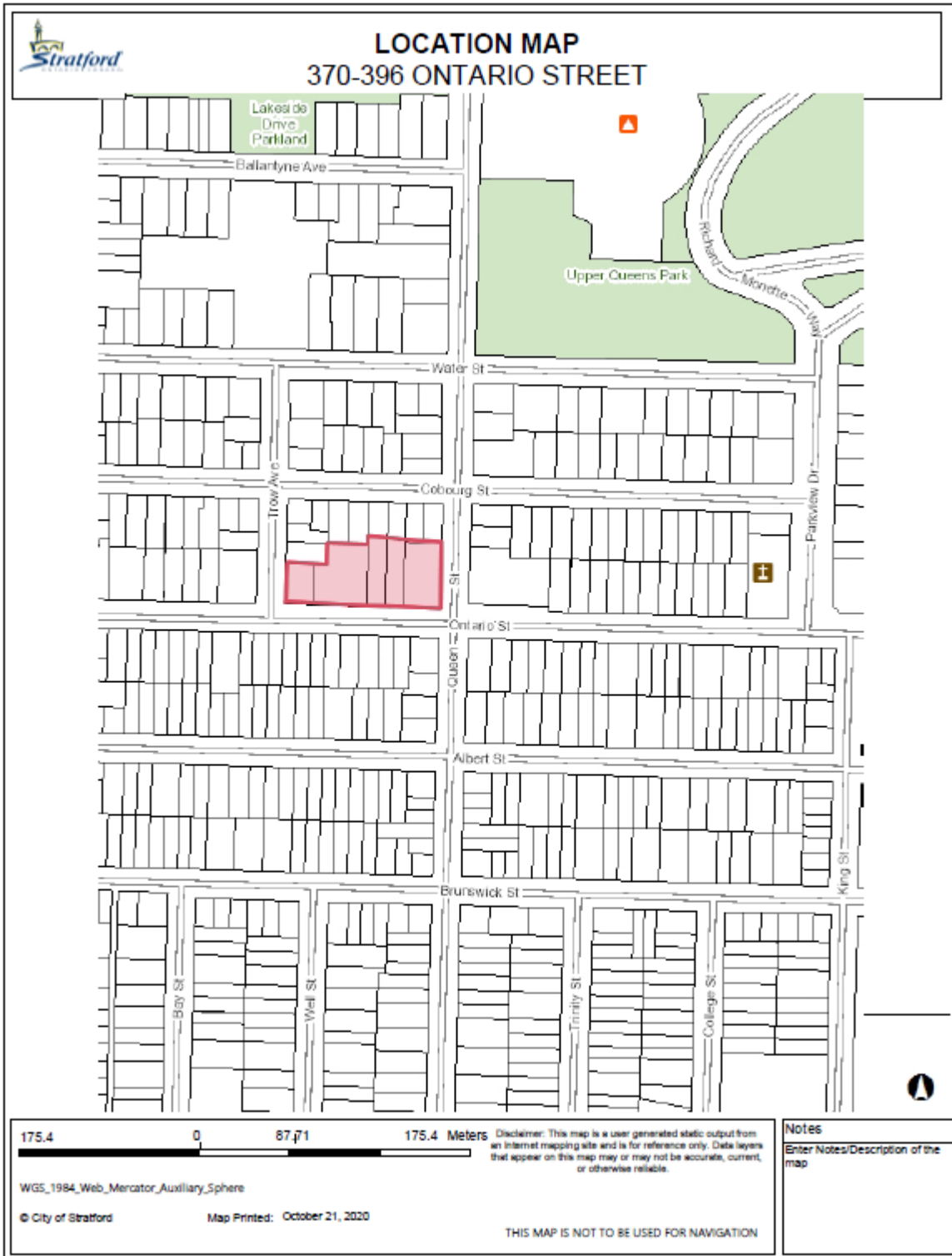
- (a) Schedule "A" of the Official Plan of the City of Stratford is amended by designating the subject lands as 'High Density Residential'.

The Amendment is illustrated on Schedule "A" of this Amendment.

Schedule "A"
To Official Plan Amendment No. XX



Location Map



BEING a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z06-20 to amend the Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) Zones on 370, 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue to a Residential Fifth Density R5(2) zone with site specific regulations.

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

AND WHEREAS the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended.

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

1. That Schedule "A", Key Map 5 to By-law 201-2000 as amended, is hereby amended:

by changing from Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) to Residential Fifth Density (R5(2)) with site specific regulations, those lands outlined in heavy solid lines and described as (R5(2)-) on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as Part of Lot 69 Plan 32, Part 1 and Part 2 44R-5403 known municipally as 370, 380, 388, 390 and 396 Ontario Street, Stratford Ontario.

2. That By-law 201-2000 as amended, be further amended by adding to Section 9.4. being the Exceptions of the Residential Fifth Density (R5(2)) Zone the following:

"9.4._

- a) Defined Area (370, 380, 388, 390 and 396 Ontario Street)

Residential Fifth Density (R5(2)-_) as shown on Schedule "A", Map 5

- b) Maximum building height - 17.5 metres
 - c) Maximum Number of Storeys - 4
 - d) Minimum Corner Lot Frontage - 18 metres
 - e) Exterior side yard width - 3.0 metres
 - f) Minimum Front Yard Depth – 21 metres
 - g) Interior side yard setback - the minimum setback shall be 1.5 metres for the first 30 metres of lot depth from the Trow Avenue lot line;
 - h) Maximum lot coverage - 38%
 - i) Accessible parking spaces dimensions:
 - a. Type A 3.4 metres x 6.0 metres
 - b. Type B 2.8 metres x 6.0 metres
3. This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.

Read a FIRST, SECOND AND THIRD TIME AND

FINALLY PASSED this the xxth day of xxxxxxxx 2021.

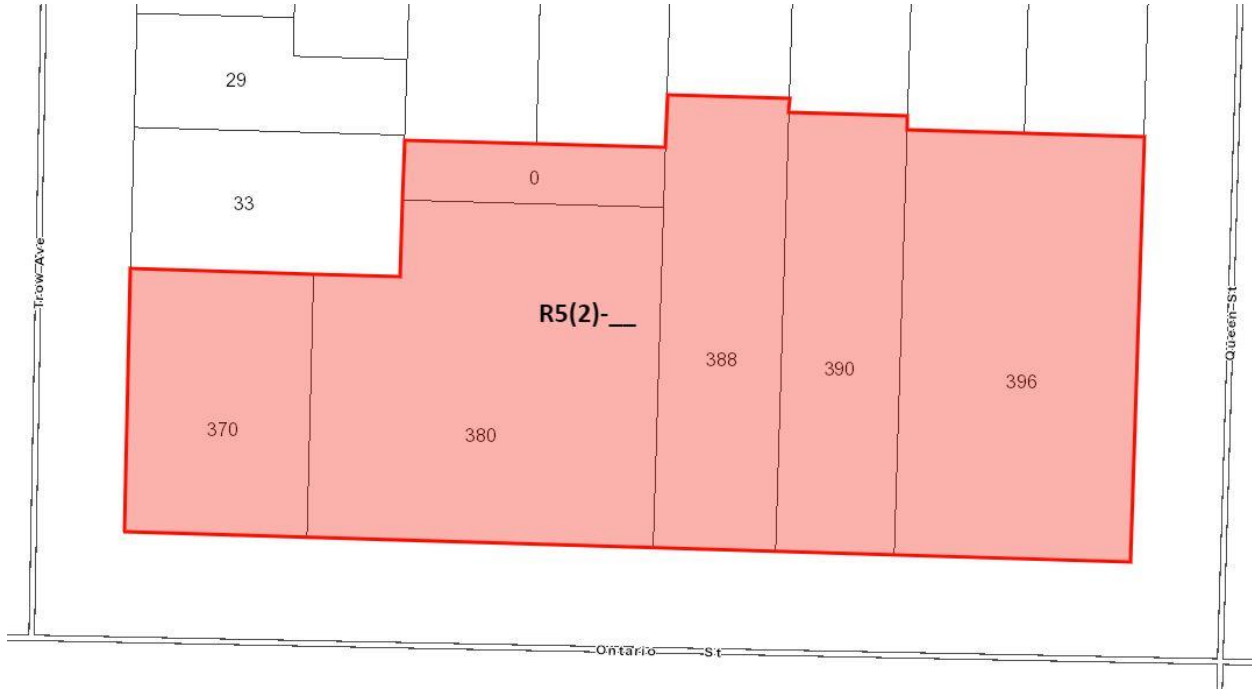
Mayor – Daniel B. Mathieson

City Clerk – Tatiana Dafoe

Schedule A to By-law XX-2021

Adopted this ___ day of _____, 2021

370, 388, 390 and 396 Ontario Street



From: James Battle <[REDACTED]>
Sent: Sunday, August 8, 2021 10:31 AM
To: Alyssa Bridge <[REDACTED]>
Cc: Tatiana Dafoe <[REDACTED]>; Dan Mathieson <[REDACTED]>;
[REDACTED]
Subject: Chancery Developments/ MHBC Planning re 370-396 Ontario Street, Stratford

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

Good morning, Alyssa, and further to our meeting of July 16 the attached is an update of our agenda which now reflects the specific concerns of the neighbourhood residents regarding the subject property development which Chancery/ MHBC has applied for Official Plan and Zoning amendments.

Please note that i will deliver the complete booklet (this document inclusive of all supporting attachments) to your office tomorrow morning.

The purpose of this document package is to voice a formal challenge to all aspects of the MHBC development proposition; and, serve notice that myself and Gary Annandale would appreciate being included in all meetings and discussions held by your office regarding the subject development.

Thank you for time and attention to this matter of significant concern to the Cobourg Street residents and the Festival Area as a whole... very best regards, James Battle.

FESTIVAL AREA RATEPAYERS' ASSOCIATION

224 Water Street, Stratford Ontario N5A 3C5

August 06, 2021

Alyssa Bridge – Manager, Planning & IDS (MAES, MCIP, RPP)

- **Further to zoom meeting – July 16, 2021 (refer to prep package):**
 1. *Gary Ammandale – Lead: 370-396 Ontario Street Action Committee.*
 2. *James Battle – Co-Chair: FARA Neighborhood residents*
- **With copy to:**
 1. *Chief Administrative Officer*
 2. *Mayor and City Councilors*
 3. *City Clerk's Office: Tatiana Dafoe – [REDACTED]*
 4. *FARA Board*
 5. *Planning & Heritage Committee (presentation pending)*
 6. **Property Agent: Emily Elliott ([REDACTED]) @ MHBC Planning Limited, 540 Bingemans Centre Drive #200, Kitchener Ontario N2B 3X9**

Subject Property Development:

- **Chancery Developments: 370 – 396 Ontario Street, Stratford**

Sources:

1. City of Stratford Official Plan (2019)
2. Provincial Policy Statement (2020)
3. "ACT" – Housing in my Backyard: a Municipal Guide for Responding to NIMBY
4. Comments: Formal Consultation Review Committee (April 20, 2020)
5. Email directed to MHBC office by Alyssa Bridge (February 01, 2021)
6. MHBC zoom presentation to local residents/ public (April 22, 2021)
 - *Official Plan Amendment (OPA) – MHBC section 4.0/1/2 and 7.0*
 - *Zoning Amendment (ZA) – MHBC section 4.2*
7. MHBC resubmission of Chancery OPA/ ZA application (June 15, 2021)

For the record (as well as retention, formal consideration and agenda inclusion) regarding future meetings with respect to the subject property development as facilitated or conducted by Planning/ IDS, please note that the Official Plan (OP) and Zoning (Z) amendments proposed in the Chancery/ MHBC application to alter the nature/ infill – scope/ density – scale/ height and character/ stable residential nature of the subject development property neither respect the spirit of the Official Plan nor the integrity of the status residential Zoning which will severely disrupt the neighbourhood residents without any perceived value added locally or quid pro quo with respect to the City as a whole.

The principal conflicts regarding the OPA and ZA application resubmission by Chancery Developments (Louie Mendez) as represented by MHBC Planning - Urban design - and Landscaping Architecture of Kitchener relate to heritage corridors, scale, density, height, parking/ overhead illumination as well as traffic flow all of which require a significant redress.

Most everyone understands the trending towards reasonable infill development as well as modest intensification; however, the Chancery OPA/ ZA proposition as presented in the MHBC resubmission application does not comply with anything close to being reasonable regarding status zoning regulations with respect to either a stable residential neighbourhood plan or heritage corridor through to the City Centre.

In fact, as stated in the federal “Affordability and Choice Today (ACT) document issued by the Federation of Canadian Municipalities as a Municipal Guideline: “Housing in my backyard: a municipal guide for responding to NIMBY” acknowledges that “most of the time citizen engagement is very positive and a healthy sign of local democracy in that sometimes a housing proposal is just wrong for the neighbourhood as it is out of scale, violates heritage character, or has inadequate infrastructure or support services”.

Site specific, apart from the obvious, there are no material differences between Chancery’s initial submission (Q1, 2020) and the formal resubmission of June 15, 2021; and, appears to largely ignore the comments resulting from the Formal Consultation Review Committee (April 20, 2020). These Planning/ IDS category matters must be fully mitigated before the subject resubmission proposition may be deemed reasonable by FARA and its associated 370-396 Ontario Street Action Committee.

The OPA and ZA application resubmitted by MHBC is clearly short on merit and misrepresents the scale of the property to accommodate a multi-plex development:

- The optics of the proposed development as represented in the MHBC artist rendering is both misleading and completely out of context with the reality of 370-396 Ontario Street landscape;
- 34 units not only far exceeds the proposed zoning amendment but the infill will not fit a property sized for 6 single family residences;
- 4 stories in height will dwarf the neighbouring 2.0 story residences not to mention the effects of severe shadowing;
- Exterior overhead lighting in the parking space will disrupt the serene nature of the abutting properties;
- And, the proposed entry and exit traffic flow on to Queen Street is not a safe scenario.

Furthermore, the MHBC resubmission stretches any reasonable definition of infill redevelopment intensification as the proposition will severely disrupt the stable residential integrity of the Festival Area neighbourhood as well as ultimately set a negative precedent for future project evaluations across the City of Stratford.

Consequently, this letter is intended to serve as a formal request for Planning to arrest the subject application prior to any consideration by the Heritage & Planning sub-committee on the basis of the following points of contention.

In summation, the Festival Area Ratepayers Association (FARA 1998) considers the subject property redevelopment application for OP and Z amendments as tabled by MHBC on behalf of its client, Chancery Developments, sections 4.0/ 1/ 2 and 7.0 specifically, to be extremely unreasonable such that Planning/ IDS must fully resolve all of the concerns and conflicts herein before any proposition may be deemed amenable to the local residents.

Moving forward, as FARA is sufficiently funded to professionally challenge the Chancery/ MHBC OPA and ZA application please alert both Gary Annandale and myself when any forthcoming agenda (Planning/ IDS/ Heritage/ Council) includes an open discussion regarding the subject properties. Thank you.

On behalf of FARA, sincerely,

James E. Battle.

NB: attachments (4)

(1) Density should not be considered a moot point by either Chancery/ MHBC or Planning/ IDS as any development which transitions from 6 single family residential properties to 34 is a big deal. This concern is not a matter of NIMBYism but rather a line in the sand relative to negative precedent setting with respect to future Planning/ IDS decision making.

Furthermore, there is a clear distinction in the Stratford OP regarding development provisions for “new high density residential” and “stable residential” the latter which currently defines the 370-396 Ontario Street property footprint. In the opinion of FARA, any proposition which contemplates such a stretch in density (and height) is not appropriate for an OPA/ ZA consideration by Council at the end of the day.

In economic terms, MHBC should mitigate this sensitivity with a more modest design with perhaps a higher value-added offering such that downsizing a multiplex development may appease the proximate resident stakeholders with a more equitable residential proposition at the end of the day.

Moreover:

- Planning/ IDS must fully vet the specific developer(s) behind any project(s) submitted for OP and Zoning amendments as a test for legitimacy in order to fend off perpetrators of nebulous business practices such as property manipulation or speculation at the expense of taxpayers. More concerning is the prospect of a developer, upon receipt of an OPA and ZA approval by Planning/ IDS/ Council, simply ditching the rigors of a physical development by flipping the property which will then permit (in the subject case) a 6 story building thus taking excessive advantage of an ever-escalating real estate market in Stratford.
- The subject development resubmission for a formal OPA and ZA to redesignate the subject property from mixed residential R3 to R5/2 “high density residential” should be rejected immediately by Planning/ IDS when the nature, scope and scale of the project amendments (see Chancery application 4.0 – 4.1 – 4.2) not only severely exceeds the existing OP and Zoning parameters but also is largely non-compliant with 40% of the zoning regulations for which the applicant is seeking amendments?
- Planning must also draw the line in terms of reasonable development when FARA’s aerial photo (refer to prep package) is clear visual evidence that the scale of the proposed Chancery development intensification is obviously beyond the scale of the subject property. Currently, there are 4 residential structures (3 of which are zoned “mixed use residential” and the other “neighbourhood commercial”) on 5 defined properties which is the maximum density in terms of the current zoning designation.
- With the Chancery development at only 0.44 hectares, amending the subject property zoning to “high density residential” which limits a proposed density stretch to 26.4 single family residences, not 34, the conflict between the lofty

guiding principles of the “Provincial Policy Statement” (which appears to be the basis of the Chancery proposition) and the street level realities of the Stratford Official Plan in terms of appropriate context is apparent:

1. *Heritage Corridor regulations (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 qualities of the area or corridor will be retained, restored and ideally enhanced unless overriding conditions of public health and safety warrant otherwise”.*
2. *status Zoning (4.5.1), “goals and objectives for Residential Areas – to ensure that where intensification of development is proposed 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... ”.*
3. *Status Zoning (4.5.2, “ designated Residential Areas shall permit low and medium density... low rise apartments... controlled through the zoning by-law”.*
4. *status Zoning (4.5.3.1), “stable Residential Areas – are residential areas where potential new development or redevelopment is limited... any intensification will be modest and incremental... to generally maintain the following elements of the structure and character of the immediate surrounding area: scale – height – rear yard open spaces – abutting properties – lotting patterns – traffic circulation...”*
5. *status Zoning (4.5.3.3/4), “in significant redevelopment areas, applications for development shall be evaluated on the conformity of other applicable policies of this Plan: medium density, 25 – 65 units per net hectare; and, a maximum height of 3 stories”.*

The underlying message to Planning/ IDS is succinctly stated by the concerned citizens representing Stratford’s “Save our Streetscapes” (SOS): Chancery developments is proposing a four-storey condominium complex which will take up the entire north side of Ontario Street from Queen to Trow. Chancery is asking the City to amend both the Official City Plan as well as the intrinsic zoning parameters to accommodate this multiplex which potentially could result in a six-story multiplex, not 4 , which would set a dangerous precedent in terms of overriding the City Plan as it applies to stable residential neighbourhoods across the city.

FARA’s message echoes SOS: arrest the Chancery proposition before any potential OPA and ZA damage occurs - **“LET’S STICK TO THE PLAN”**

(2) Height elevations are critical to both protecting the privacy of the proximate Queen/ Cobourg/ Trow Street residents as well as preserving the local heritage and historical characteristics of the Festival Area neighborhood. Any OPA as presented by MHBC/ Chancery should preserve the intrinsic quality of low-rise residences.

Please note that the City Plan (4.5.3.4), states that “the maximum height for residential development shall be three (3) storeys in Stable Residential Areas – are residential areas”.

Moreover:

- The artist rendering of the Chancery development does not reflect the true scale of the development to that of the proximate residences? Proportion is essential to any reasonable residential infill; and, as a proximate development example, the height limit of the Bruce Hotel was restricted some 2.5 elevations such that Chancery should not expect anything different in their redevelopment plans.
- Appendix E, a Shadow Study, fails to indicate the professional standards, resources or authorities underlying the alleged Chancery study.
- The proposed Chancery R5/2 amendment with a structural height of 16.9 meters, **10 meters** higher than the R3 stable residential regulation, cannot be considered reasonable in the context of the (refer to prep package) photos. To the point:
 1. *Photo, a summer scape, reflects the proximate elevation of the existing 368 – 396 Ontario Street structures as taken from the 2nd floor of 269 Cobourg Street, 4 meters, which will be dwarfed at some 25% of the proposed Chancery multiplex development elevation, 16.9 meters...*
 2. *Photo, a winter scape (ditto #1), further admonishes the scale of dramatic intensification and height but also casts doubt on the alleged Chancery shadow study, appendix E...*
 3. *Photo, a night scape, reflects the disruption to the Cobourg Street residents when the existing 2.5 upper story windows transition to 34 (4 levels) not to mention the egregious illuminating effect of a half dozen overhead lamps which will border the property line...*
 4. *Photo, a street scape in Markham/ Unionville, demonstrates by example the negative impact of a multi-level complex which both hugs the street setbacks of a quiet residential street; and, dwarfs the proximate stable residences to the right.*
- Chancery Development’s proposition further contradicts the Official plan relative to parking – amenity space - privacy – shadowing:
 1. *Status zoning (4.4.3.1.iv), “there will be no significant negative impacts with respect to privacy and shadowing”!*
 2. *Status zoning (4.5.4.2), “proposals that generate a large demand for parking and the extensive conversion of amenity space... shall not be permitted”!*
- Anecdotally, when Chancery Developments severed their two properties at 255 and 261 Cobourg Street the buyers (of a bought package) were advised by the

Vendor that the subject Ontario Street properties would be developed as low rise “townhouses” in order to best reflect the scale and character of the proximate residential properties. Subsequently, the buyers are now shocked and alarmed that a four-level multiplex, a monolith, will destroy the quiet privacy of their new home backspace contrary to their expectations. This is the reality of the Chancery proposition: to hell with the neighbours!

In summary, little or no perspective has been tabled by Chancery/ MHBC which justifies this very disruptive project relative to the abutting Cobourg Street properties; and, the FARA neighbourhood as a whole.

(3) Parking spaces and overhead lighting as proposed by Chancery/ MHBC will severely damage the quality of lifestyle for those residents with a back space abutting the Ontario Street N. properties, 370 – 396, between Queen and Trow.

Currently, 66% of the parking (and traffic flow) spills onto Ontario Street such that the Cobourg Street S. residents enjoy a quiet and subdued sanctuary in their back-yards. This will end if the 370 – 396 “back-yards” are replaced with multiple parking spaces and overhead lamps as proposed by Chancery. Consequently, only underground parking will fully mitigate this problem.

Please note as well that the Chancery property plan would not accommodate any above ground parking if the existing setback parameters were to be enforced.

There is no evidence in the Chancery resubmission which satisfies the comments forthcoming from the Planning consultation review committee meeting of April 20, 2020 which justifies a transition from the allotted parking spaces (5-6) currently fronting 370-396 Ontario Street to the rear of these properties thus disrupting the tranquil nature of the abutting Cobourg Street properties.

Chancery Development’s proposition contradicts the Official plan relative to parking – amenity space:

- Status zoning (4.5.4.2), “proposals that generate a large demand for parking and the extensive conversion of amenity space... shall not be permitted”!

Moreover, contravening the Zoning provisions as specified by section 3.3, the Chancery/ MHBC proposal will far exceed the status zoning allowances by some 45 spaces. As such, the Chancery proposition fully ignores the status well-being of the proximate neighbours on Cobourg Street which was never contemplated in the City Official Plan.

4) Traffic flows on Queen Street between Water and Ontario are a significant sensitivity; and, it was an error in judgement for City Engineering to neglect a study on this matter. One only has to stand for one hour (5 – 6 pm) at the proposed entry/exit way to the Chancery property when the Festival Theatre is in season to see that gridlock will be a problem.

Chancery residents exiting the multiplex property will be held at bay; and, any residents attempting to enter the complex by making a left-hand entry off Queen will also be blocked such that there will likely be back-up spillage onto Ontario Street, not a safe situation any which way you look at it.

Moreover:

- Why is Ontario Street (aka Hwy. 7/ 8) represented as a tranquil thoroughfare in Chancery's artist rendering?
- Why has there been no formal traffic study when currently 80% the 370-396 properties (5) are designed for traffic flow (in & out) onto Ontario Street but will be transitioned solely to Queen Street in order to accommodate Chancery's 34 residence multiplex?
- The rule of thumb methodology underlying Planning/ IDS consideration of traffic flow falls short in the case of this Chancery redevelopment proposition on the basis that the subject property is uniquely defined by the Festival Area traffic patterns as well as its adjacency to a major provincial/ municipal traffic thoroughfare.
- The Chancery proposition is out of compliance with the City OP with respect to condition 4.5.3.1.x: "maintains the alignment of any proposed streets with existing (&) promotes acceptable traffic circulation".

From: Shannon Lewis <[REDACTED]>
Sent: Thursday, August 12, 2021 12:59 PM
To: Danielle Ingram <[REDACTED]>
Cc: Tatiana Dafoe <[REDACTED]> Alyssa Bridge <[REDACTED]>
Subject: Ontario Street/Trow development

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

I wanted to add my concern and opposition to rezoning our neighborhood to include high density buildings. This ruins the character and flavour of a beautiful and inviting destination for our Stratford residents and visitors to our wonderful city.

;) Shannon
What if the hokey pokey IS what it's all about?
- Author Unknown

From: vmmwrite vmmwrite <[REDACTED]>
Sent: Friday, August 13, 2021 4:35 PM
To: Dan Mathieson <[REDACTED]>
Cc: Brad Beatty <[REDACTED]> a>; Tom Clifford <[REDACTED]>; Graham Bunting
 [REDACTED] ca>; Jo-Dee Burbach <[REDACTED]>; Bonnie Henderson
 [REDACTED]>; Dave Gaffney <[REDACTED]>; Cody Sebben
 [REDACTED]>; Martin Ritsma <[REDACTED]>; Danielle Ingram
 [REDACTED]>; Kathy Vassilakos [REDACTED]>; Alyssa Bridge
 [REDACTED] Tatiana Dafoe [REDACTED]>
Subject: Trow/Ontario development

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

I am writing to you, Mayor Dan Mathieson, and to all member of council with regard to the proposed development at Trow and Ontario streets in Stratford.

I believe the original proposal was for a three-storey condominium building. Now it appears the developer wants to change those plans to make the building bigger and higher. Such a development is inappropriate for this neighbourhood, which comprises single family homes and some homes with apartments available for rent (primarily to members of the Stratford Festival).

If this development is allowed to go ahead, it will create a precedent for other developers who wish to build bigger, bigger, bigger. Most, if not all of these developers, I might add, do not live in Stratford and certainly to not live in our neighbourhood.

Please say NO to this developer's revised plan. Say NO in order to keep our city the beautiful place it is now.

Sincerely,

Vivian Macdonald

[REDACTED] Cobourg St.

Stratford, Ont. [REDACTED]

Phone: [REDACTED]

[REDACTED]

From: James Battle <[REDACTED]>
Sent: Thursday, August 26, 2021 4:00 PM
To: Dan Mathieson <[REDACTED]>; Danielle Ingram <[REDACTED]>; Martin Ritsma <[REDACTED]>; Brad Beatty <[REDACTED]>; Tom Clifford <[REDACTED]>; Graham Bunting <[REDACTED]>; Jo-Dee Burbach <[REDACTED]>; Bonnie Henderson <[REDACTED]>; Dave Gaffney <[REDACTED]>; Cody Sebben <[REDACTED]>; Kathy Vassilakos <[REDACTED]>
Cc: Alyssa Bridge <[REDACTED]>; Tatiana Dafoe <[REDACTED]>; [REDACTED]
Subject: 370 -396 Ontario Street Chancery Developments...

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

Please note that the Festival Area Ratepayers Association (FARA) fully endorses the attached message; and, urges the City to grow stable residential neighbourhoods in heritage corridors within the parameters of its Official Plan, thank you! Sincerely, James Battle - Co-Chair.

S.O.S.

SAVE OUR STREETSCAPES

Say **YES** to good development that conforms with the Official Plan and current zoning in stable residential areas (Official Plan: 4.5.3.1)! Say **NO** to bad development projects...

CHANCERY DEVELOPMENT Ltd, is proposing a High-Density, multi-level condominium complex along the **Ontario Street Heritage Corridor, within the mapped out Heritage Area**. The proposed project will displace 6 single family low-rise residential properties with a 4 storey building (PLUS pitched roof) which contravenes the Stratford Official Plan and existing residential Zoning Bylaws. This WALL will stretch an entire block from 370-396 Ontario Street, between Queen Street and Trow Ave. Such a building will demolish existing housing stock and dwarf the abutting 1.5 - 2.0 storey residences on both Cobourg Street and Trow Ave. **The proposed structure would be higher than the Arden Park Hotel!**



This GTA developer has applied to the City to amend our Official Plan to make the site a High Density Residential Area and re-zone to R5(2) which will then permit a structure of up to 6 storeys.

DANGER: YOUR NEIGHBOURHOOD COULD BE NEXT

S.O.S: This **Official Plan amendment and re-zoning application** will set a **DANGEROUS PRECEDENT** and has the potential to undermine other stable residential neighbourhoods across the City.

S.O.S: The **Scale and Density**, as proposed, far exceeds the guidelines set out in the City Official Plan for stable residential areas, and is unfair to nearby property owners and residents. The lot is very narrow, and on top of the massive zoning change, the developer has also requested to reduce required setbacks from Ontario Street and from the adjacent properties.

S.O.S: The **Height** of this project exceeds any reasonable design relative to the existing residences: invading the privacy of back rooms and back yards and blocking the sky.

S.O.S: **Excessive Parking, Lighting and Unsafe Traffic** flows will disrupt the streetscape and the Heritage character of the neighbourhood... **FOREVER!**

This proposed development provides for almost NO green space, and the beautiful TREE (below) adjacent to 33 Trow Avenue will be destroyed to make room for a massive multiplex: **34 residences and parking for 57 vehicles.**



TAKE ACTION NOW

1. Say **NO** to this **PRECEDENT SETTING** development application!
2. Say **NO** to High-Density re-zoning and the destruction of our Low-Density stable residential neighbourhoods!
3. Say **NO** to developers seeking to change our Official Plan!
4. Say **NO** to the destruction of Stratford's Heritage Area and Heritage Corridors!

SPEAK OUT - Contact the following City representatives to say **NO** to this destructive development application. Demand that Council stand up for our Official Plan and preserve our stable residential neighbourhoods!

- Mailing address for all Councillors: City Hall, P.O Box 818, Stratford, ON, N5A 6W1
- City Office Fax: 519-271-2783.

NOTE: Correspondence/emails to Mayor and Councillors should be copied to Alyssa Bridge (Manager of Planning) and the Clerks Office, if you wish your comments and concerns to be formally recorded for consideration.

Mayor:	
Dan Mathieson - [REDACTED] T: 519-271-0250 ext. 5234	
Planning Department: Alyssa Bridge - [REDACTED] T: 519-271-0250 ext. 221	Clerks Office: Tatiana Dafoe - [REDACTED] General Clerks Office - [REDACTED]
City Councillors:	
Councillor Brad Beatty - [REDACTED] T: 519-271-0250 ext. 5425	Councillor Dave Gaffney - [REDACTED] T: 519-271-0250 ext. 5427
Councillor Tom Clifford - [REDACTED] T: 519-271-0250 ext. 5421	Councillor Cody Sebben - [REDACTED] T: 519-271-0250 ext. 5426
Councillor Graham Bunting - [REDACTED] T: 519-271-0250 ext. 5363	Councillor Martin Ritsma - [REDACTED] T: 519-271-0250 ext. 5422
Councillor Jo-Dee Burbach - [REDACTED] T: 519-271-0250 ext. 5428	Councillor Danielle Ingram - [REDACTED] T: 519-271-0250 ext. 5424
Councillor Bonnie Henderson - [REDACTED] T: 519-271-0250 ext. 5420	Councillor Kathy Vassilakos - [REDACTED] T: 519-271-0250 ext. 5423

From: Arlene Crooks Best <[REDACTED]>
Sent: Thursday, September 2, 2021 11:08 AM
To: Dan Mathieson <[REDACTED]>
Cc: Tatiana Dafoe <[REDACTED]>
Subject: S.O.S.

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

Dear Mayor and Counsel Members.

As a concerned resident of Stratford I Say YES to good development that conforms with the Official Plan and current zoning in stable residential areas (Official Plan: 4.5.3.1)! But I Say NO to bad development projects...ie the CHANCERY DEVELOPMENT Ltd. This proposed High-Density, multi-level condominium complex along the Ontario Street Heritage Corridor, within the mapped out Heritage Area. The proposed project will displace 6 single family low-rise residential properties with a 4 storey building (PLUS pitched roof) which contravenes the Stratford Official Plan and existing residential Zoning Bylaws. This WALL will stretch an entire block from 370-396 Ontario Street, between Queen Street and Trow Ave. Such a building will demolish existing housing stock and dwarf the abutting 1.5 - 2.0 storey residences on both Cobourg Street and Trow Ave. The proposed structure would be higher than the Arden Park Hotel!

1. I Say NO to this PRECEDENT SETTING development application!
2. I Say NO to High-Density re-zoning and the destruction of our Low-Density stable residential neighbourhoods!
3. I Say NO to developers seeking to change our Official Plan!
4. I Say NO to the destruction of Stratford's Heritage Area and Heritage Corridors!

Could they not have come up with a plan that conformed to the existing city plan, also we need affordable housing not more Luxury Condos.

Thank you for your time.

Arlene Best
[REDACTED] Matilda St.
Stratford Ont.
[REDACTED]

Dear Councillor, Mayor and Staff of the City of Stratford

September 3, 2021

Re: Zoning Bylaw Z06-20/OPA01-20

I am a lawyer and new homeowner who recently moved into a home on Cobourg Street in Stratford, and was alarmed to learn of the proposed Chancery Development on Ontario Street, between Queen Street and Trow Ave. I purchased this home due to the stable nature of this heritage neighbourhood, and its peaceful detachment from the lights and noise of more intensified neighbourhoods. **I am strongly opposed to this development and the requested zone change, and urge you to vote against this.**

As a member of the Committee of Adjustments in my other municipality of residence, I am in disbelief that such a development could be seriously considered by City staff and Council. I purchased this home as a family rental and a future retirement residence. If allowed, this development will compel me to sell this house, rather than to invest in the further improvements I had planned. To change the heritage nature of this neighborhood by allowing such an oversized and intrusive development in that insufficient space is bordering on unconscionable.

My husband, a journalist and Public Relations professional, and I strongly object to the Official Plan and Zoning Bylaw change proposed, and trust you will consider the following in support of our objection

- There is an established residential character along Ontario Street in this area. Ontario Street is the major road into the city. A 4 story high building is unacceptably out of proportion with the surrounding stable residential neighbourhood.
- This building will be a major disruption to the character of this area because the form and mass of this building is not consistent with the existing character of the area. The Official Plan is in place to prevent such a massive development.
- This is not a minor variance but a major Zone Change that will set a precedent for other developers to attempt similar development in other inappropriate areas. Agreeing to the Application will be contrary to what the Zoning Bylaw is supposed to protect.
- Residents of Stratford expect the City to apply the Official Plan and Zoning Bylaws to protect the interests of its residents and not support a developer that does not want to abide by the provisions of the Official Plan.

Sincerely,

Elizabeth Kuntz

From: Sara Topham [REDACTED] >
Sent: Wednesday, September 8, 2021 7:48 PM
To: Brad Beatty [REDACTED] >; Tom Clifford <[REDACTED]>; Graham Bunting
 [REDACTED] >; Jo-Dee Burbach [REDACTED] >; Bonnie Henderson
 [REDACTED] >; Dave Gaffney [REDACTED] >; Cody Sebben
 [REDACTED] >; Martin Ritsma [REDACTED] >; Danielle Ingram
 [REDACTED] >; Kathy Vassilakos [REDACTED] >
Cc: Tatiana Dafoe [REDACTED] >; City Clerks [REDACTED] >; Alyssa Bridge
 [REDACTED]
Subject: Fwd:

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

Appologies - I sent the previous email without a sign off. The original email is below for reference.

Sincerely -
 Sara Topham
 [REDACTED] Nile Street
 Stratford ON
 [REDACTED]

Dear City Councillors -

I'm writing to express my opposition to the proposed development on Ontario Street between Queen and Trow Streets.

Demolishing 6 single family dwellings and replacing them with a 4 storey building goes against the Stratford Official Plan and should not be approved. The application by the developer to amend our official plan is one that I ask you to deny; I strongly oppose such a rezoning.

This is a beautiful area full of old homes and with a very particular esthetic. This development is in no way in alignment with the rest of the area and will negatively impact the feel of the neighbourhood irreparably. The value of homes in the immediate area will be diminished as heightened noise and increases in traffic will inevitably follow the proposed development. The scale of the building far exceeds the guidelines for the area, the height is unreasonably disproportionate to the surrounding buildings.

We have Zoning laws for just such reasons and it is imperative that the City of Stratford stands by the current zoning laws and protects its citizens from projects from outside developers who have no sense of responsibility to our home.

Please do not allow this application to be approved.

Eleanor Kane
John St. N, [REDACTED]
Stratford, ON
[REDACTED]

Sept. 8, 2021

Mayor Mathieson
Alyssa Bridge, Planning Dept.
✓ Tatiana Dafoe, Clerks Office
City Hall, P.O. Box 818

Dear Mayor Mathieson,

I am contacting you to state my outright objection to the high density development proposed between Queen Street and Trow Avenue, contravening the City's Official Plan and existing Zoning Bylaws. As you know, the corner property at Queen and Ontario St. has been an eyesore for decades, a drab, ugly derelict building at the key entrance point for visitors coming to the Stratford Festival.

And now a developer has proposed a high density (up to 34 residences and parking for 57 vehicles) multi-level condominium along that Ontario Heritage Corridor. Stratford City Council is being asked to amend the Official Plan, rezoning this residential area. Should Council approve the proposal, it is setting a dangerous precedent, allowing developers to steam-roller longstanding protections to the history and beauty of our city.

The traffic along the Ontario St. corridor is already excessive and this development will only intensify that problem. Imagine what residents of said development might experience as they attempt to access their parking spaces as theatre patrons arrive / exit the Festival and travel up Queen St. to Ontario St. The scale and density being proposed far exceeds guidelines set out in the Official Plan.

As a concerned citizen, I ask that decision-making on this project be suspended until the public has an opportunity to examine a full review and provide comment.

Yours sincerely,



Eleanor Kane

From: vanleeuwen [REDACTED] >
 Sent: Thursday, September 9, 2021 11:29 AM
 To: Dan Mathieson [REDACTED] >; Brad Beatty [REDACTED] >;
 Tom Clifford <[REDACTED]>; Graham Bunting [REDACTED] >; Jo-
 Dee Burbach [REDACTED] >; Bonnie Henderson
 [REDACTED] >; Dave Gaffney [REDACTED] >; Cody Sebben
 [REDACTED] >; Martin Ritsma [REDACTED] >; Danielle Ingram
 [REDACTED] >; Kathy Vassilakos [REDACTED] >; Alyssa Bridge
 [REDACTED] >; Tatiana Dafoe [REDACTED] >; City Clerks
 [REDACTED] >
 Subject: Zoning Change Application for Chancery Development on Ontario Street

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

Good Morning:

My name is Ruth van Leeuwen. My husband Jake and I are the happy new owners of the house being built at [REDACTED] Cobourg Street in Stratford. This house will back directly onto the proposed development on Ontario Street. When we purchased the property from Crescent Homes, one year ago, we were told by them that a small townhouse complex would be built behind us. But, now we have been told that the developer has applied to have the zoning changed to allow a large apartment building to be built there. This is not what we signed up for when we purchased this house!

As former residents of Waterloo and Grand Bend, we have always loved the city of Stratford and it has always been our dream to retire in your fair city. We have made some unsuccessful bids to purchase a home there in the past. When this lot came up for sale, it was the answer to our dreams. The neighbourhood especially appealed to us with its great location and its heritage designation. We have also met several of the long term residents living there, who will be our neighbours, and who have been very welcoming.

We were totally "blind sided" when we recently got the news that our new home would be eclipsed by an apartment building (in our backyard). We have no objections to a small multi-unit complex, of preferably townhomes(as originally proposed). But, we feel that a large apartment building would totally destroy this beautiful neighbourhood's appeal as one of Stratford's best locations to reside/visit with its beautiful heritage homes so close to the theatre, the lake and downtown.

Please consider our concerns when you are making your decision on the zoning application for this development. Our happiness in Stratford depends upon it being denied.

Thank-you

Ruth and Jake van Leeuwen

█ Queen St.,
Stratford, Ont.,
█

September 12th, 2021

Dear Mayor Mathieson:

Re: Proposed Ontario Street Development Application

As residents of the neighbourhood close to the proposed redevelopment of the old "Golden Bamboo" site, we are writing to state our concerns.

First of all, we recognize that this site, which has become quite an eyesore, is badly in need of redevelopment. We fully support a project that considers the proximity to the Festival Theatre and the park system, and the heritage neighborhood in which the property in question is situated. We believe that more housing, both private and public are badly needed in our city. But we do not believe that it should be achieved to the detriment of existing streets and neighborhoods.

Our chief concern is that already this proposed development plan has changed from apartment units to condominium units, and that there is the possibility of rezoning to allow a six storey building, instead of four storeys. What other changes will this developer demand? Furthermore, we are informed that this redevelopment far exceeds guidelines for scale and density laid out in the Official Plan. We are also aware of potential issues regarding excessive parking, lighting, and unsafe traffic in the neighborhood should the current redevelopment plan be approved. We therefore feel strongly that the Official Plan must be adhered to for the preservation of the Ontario Street corridor and our neighbourhood.

Thank you for reading this letter. We trust that every member of Council will proceed in a spirit of co-operation and transparency with our neighbourhood. We look forward to further dialogue and consultation before any changes and approvals move forward.

Yours truly,

Leonard and Anne McDonnell



c.c. Alyssa Bridge, Planning Department
Tatiana Dafoe, General Clerk's Office
Councillor Brad Beatty
Councillor Tom Clifford
Councillor Graham Bunting
Councillor Jo-Dee Burbach
Councillor Bonnie Henderson

Councillor Dave Gaffney
Councillor Cody Sebben
Councillor Martin Ritsma
Councillor Danielle Ingraham
Councillor Kathy Vassilakos

RECEIVED
SEP 14 2021
CITY CLERK'S OFFICE

RECEIVED

September 13, 2021
 [REDACTED] West Gore St.,
 Stratford, Ontario,
 [REDACTED]

SEP 15 2021

CITY CLERK'S OFFICE

To Tatiana Dafoe,
 City Clerk,
 City of Stratford

As a long time citizen of the city of Stratford, I am writing to register my concern and opposition to a proposed Chancery development on the north side of Ontario St. between Queen St. and Trow Ave. I am extremely against changing the zoning of this area to allow a huge incongruous building of inappropriate height. We need to strengthen not weaken our Heritage protections. No! to amending our Official Plan and existing zoning bylaws. It would be a terrible and dangerous precedent for all our neighbourhoods. Please formally record my concerns for serious consideration.

The design and height of this development does not fit the character of the neighbourhood which is a stable, lovely residential area and is located at the gateway to our heritage downtown and the Festival Theatre. The design of the proposed project will completely change the visual charm of the area with a huge monolithic towering building with main floor dedicated to parking. It is extremely unfair to adjacent homes. Surely there could be design options that are compatible with Stratford's visual characteristics. The existing buildings in this area should be renovated as they are of heritage value and could be beautiful as well as appropriate to the area. It is an environmentally sound practice to renovate and re-purpose existing buildings rather than the use of destructive demolition.

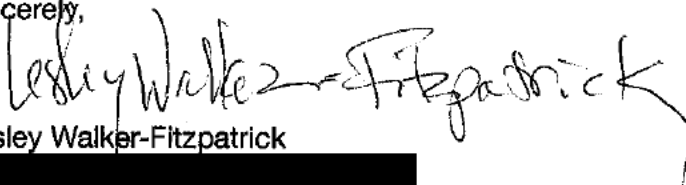
It is crucial in this time of climate crisis to protect trees especially urban green areas. I understand that the developer has already cut a number of vital trees and that others, including a beautiful mature tree, would be in danger of being cut down if this inappropriate development is allowed. This is very wrong.

Stratford as a unique arts and agricultural community requires careful considered planning of very high caliber. We expect a vision worthy of this cultural centre of national and international significance. It is character, heritage and charm that are major strengths of the city of Stratford. It is rare quality of life and visual beauty that makes people want to live here. It is the rare qualities, of pleasing character and delightful distinctive charm in our city that makes people want to visit, spend time and money here. Do not endanger Stratford with this hazardous precedent.

It is environmentally sound to increase residential opportunities within the city rather than destroying agricultural lands but with appropriate designs and in proper locations this can be achieved; especially with developers of vision who care about beauty, heritage and the community as a whole.

I have included a document outlining principles for future development that protects the character of Stratford. Please read and provide feedback.

Sincerely,



Lesley Walker-Fitzpatrick
 [REDACTED]

STRATFORD ON GUARD VANGUARD

Envisioning
Empowering
Advocating

A proposition for a gathering of Stratford and area citizens.

Goal: to envision and seek enlightened responsible future development for Stratford by acknowledging the unique character of Stratford and working to enhance these strengths. Citizens thinking, dreaming, planning, advocating, communicating and imagining ways to nurture Stratford as a responsible unique forward thinking visionary community.

Visionary Values:

Value given to Nature, Heritage, Beauty, Common Good and Climate Responsibility by supporting and encouraging a balanced city of arts & culture, sustainable local agriculture and light green industries; and protection against irresponsible sprawl, loss of farmland, natural areas and the growth of a "geography of nowhere"*. New builds within current municipal boundaries of low emission buildings in architectural style that fits and *strengthens Stratford's heritage character*.

* "The Geography of Nowhere' (by James Howard Kunstler) traces the evolution from a nation of Main Streets and coherent communities to *a land where every place is like no place in particular*, where the cities are dead zones and the countryside is a wasteland of cartoon architecture and parking lots. Kunstler tallies up the huge economic, social, and spiritual costs that America is paying for its car-crazed lifestyle. It is also a wake-up call for citizens to reinvent the places where we live and work, to build communities that are once again worthy of our affection. Kunstler proposes that by reviving civic art and civic life, we will rediscover public virtue and a new vision of the common good. 'The future will require us to build better places,' Kunstler says..."

NATURE CENTERED

HERITAGE PROTECTION (buildings and trees)

WISDOM (mutual responsibility and benefits not individual narrow actions and profits)

Amend Official Plan by aiming Stratford to grow toward a visionary centre of excellence to foster the development of research and action to combat the climate emergency, develop sustainable responsible growth that values natural diversity, the importance of heritage, beauty, creativity, ethical planetary responsibility and enlightened land governance in a harmonious connected community.

Protection of the basic four elements: clean air, fresh water, healthy land, responsible energy.

Emphasize Stratford's current strengths of the dual cultures - agri and arts plus a resourceful citizenry. A community with a diversified thoughtful creative population. Healthy, holistic, resilient, sustainable, unique and beautiful.

The following is an Indigenous perspective from the peoples of this area:

'Over thousands of years, Omàmiwinini people established an intimate relationship with our homeland and developed particular knowledge about how to live and survive in an ecologically sustainable way. We came to know and understand the land, water, and other beings as relatives and through this process we developed a philosophical way of seeing the world which is called Pimàdiziwin.

"Gifted with beautiful visions of what this universe could be, the Creator internalized those visions, embodying them through sound, motion, touch, taste, and sight. "

It is time to vision and dream a way forward. It's our generations that have to make this happen and to create the future that we want. That generation of visioning and dreaming is now ours, just as it will be in the future for our children and grandchildren. It's now our responsibility to create the future that we want so that we know where we came from. It is our view that this will help us move forward and create a sustainable future for our families, community, and even our settler neighbours.' Ardoch Algonquin First Nation on Facebook: www.aafna.ca

Some possible ideas, concepts and actions to consider:

nature's rights over property rights
urban re-forestation and protection of trees
encourage planting of native plants to the area
heal wetlands
preserve and protect heritage buildings
reduction of traffic congestion
clean renewable power sources
bike and walking paths
environmentally responsible frequent and easily accessible public transportation
foster abundance of natural areas
strong green local economy
protect local food sources
encourage alternatives to plastic
*stop ugly sprawl**
reduce emissions - transportation and buildings
financial incentives for green action - public and industry
new build architecture complements heritage character
vehicle charging stations
roof top solar (also on parking lots, paths, roads) petal solar!
effective re-cycling and composting
free parking downtown (replace fees with parking charge to large big box corporations)
support a healthy downtown core
encourage cutting edge theatrical and arts ventures
support The Stratford Festival and Stratford Summer Music
respect and draw on Indigenous knowledge
renew and develop the Grand Trunk Steam Engine Repair Building

The GTR / CNR Shops: walking inside, you can sense the power and determination of a young positive Canada. Celebrate that soaring sense of space.

To develop a forward thinking vision for Stratford we need to acknowledge the importance of past citizens whose lives revolved around the GTR / CNR Repair Shops and rose to master incredible challenges in this strenuous workplace that required precision, skill and extraordinary ability. We should celebrate them.

Because

Our downtown developed in response to the Repair Shops, this muscular heart that pulsed with prosperity. Stratford's identity has been forged by the lives of many thousands of citizens, the sum of past and present lives.

It was the sweat, life-blood and competence of those early citizens who bequeathed to us the city we live in today. Our inheritance comes from all those lives; the people who loved and raised their families; blue collar, clerics, administrators, those who co-operated in dealing with tons of huge metal engines, those who studied and became competent engineers, promoted knowledge, learning and our library, grew food and flowers, built choirs and sports teams, contributed to the 'Y' building and sports venues. The GTR workers who supported the early development of the Stratford Festival with voice, props, crew and audience transportation. These early citizens helped to accomplish the dream of joining Canada sea to sea. They kept the engines of early industrial Canada safe and in excellent condition. We owe them huge gratitude and respect. We inherited the uniqueness of Stratford from them.

Stratford's history underlines the importance of Visionaries. We have been blessed to have had a few: Tom Orr saw the looming destruction of the Avon River if CP Rail had their way; Tom Patterson responded to the closing of the Repair Shops with his, at the time, seeming pipe dream of an International Theatre Festival and of course those determined visionary citizens who fought to insure that we still have our wonderful city hall. We should also add the group of women who gave us the beautiful and poignant Walter Allward sculpture.

We need to see the Repair Shops as an important *asset*, not a liability. If all you see is a problem, then all you will have is a problem. If what you see is an opportunity, then you will have *wonderful opportunity* from this site.

Return the Grand Trunk Building to a renewed beating heart of downtown Stratford. Generate solar power, heal with planting trees, create a community centre of theatre, galleries, local markets, space for critical thinking (environmental project spaces, workshops, research and seminar spaces) for encouraging green planetary action. Parks, paths and natural gathering areas on the GTR grounds that promote community and the celebration of history.

What about our future and that of the Shops? Check out Luma Arles for inspiration:

An exciting precedent:

In Arles, France, where Vincent Van Gogh painted 'Starry Night', work is underway in the urban old railway shops to transform the abandoned 20 acre industrial site, which served as manufacture and repair yards for the French National Railway System, into a creative nexus whose purpose is to create an innovative collaborative centre to generate new ideas.

Local and international experts in philosophy, history, sociology, art, literature, economics, urban planning and science were invited to undertake a programme of research and reflection... "all at the service of contemporary intelligence".

Luma Arles is developed by the adaptive re-use of old railroad industrial buildings located in the centre of the city that has a population of 54,000. Arles is not much larger than Stratford and also depends on tourism and the arts as a major part of their economic engine. The architecture of this old railroad site is instrumental to their vision which includes the idea that "art offers the best platform to question and transform the structures of the world".

Selections from the Luma Arles mission statement:

"... creating an environment that welcomes both focused and casual interactions among artists, thinkers, and audiences to the benefit of all. It also enables us to frame larger issues facing communities across the globe and foster a sense of individual and collective responsibility in addressing them."

The Atelier des Forges, the first of five historical buildings to be renovated, is a massive 1,300 sq metres in size. "We're restoring as much as we can," said New York architect Selldorf. "The interior exposed steel columns, the trusses and brackets – they're beautiful in their own right." Luma Arles was designed with the collaboration of Canadian architect Frank Gehry and many other visionary architects and thinkers. Working actively with Arles-based companies to provide work to local trades, they state; "our standards are international, but we are firmly rooted in the local fabric".

The parallels between Arles and Stratford are amazing and suggest the possibility of future collaboration. Stratford, already a centre of culture, industry and agriculture and with the University of Waterloo, could become an important centre to examine how environment and industry have melded after the past industrial century: with the negative effects of war, the car culture and pollution on climate and environments. We can explore, *full circle*, from polluting past to a more harmonious future as we rehabilitate the railway shops and fill them with people, techniques and organizations focused on critical local and global transformation. Stratford can take strength from our past and begin the necessary metamorphosis into a responsible, profitable, essential and visionary future.

From: Madeleine Donohue <[REDACTED]>
Sent: Monday, September 13, 2021 1:03 PM
To: Dan Mathieson <[REDACTED]>
Cc: Alyssa Bridge <[REDACTED]>; Tatiana Dafoe <[REDACTED]>; Danielle Ingram
<[REDACTED]>; Jo-Dee Burbach <[REDACTED]>
Subject: New resident, opposed to Ontario street condo complex

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

Hi there,

I moved to Stratford with my family last year. While it's been a wonderful change from Toronto, one thing we were very surprised by was that we continue to have to worry every day, constantly, for our children's safety due to speeding cars and reckless driving. We live on Cobourg Street and it is, in fact, WORSE than our neighbourhood was in Toronto. I'm not referring just to tourists, as the problem persists every day of the week. We see cars running red lights at Ontario and Wellington almost every single day. Last week, my daughter was almost hit walking to school by a car speeding directly through a red light, straight through the pedestrian crossing, at Ontario and Front street. This is just one of the reasons I'm strongly opposed to the proposed condo development on Ontario street.

Walking along Ontario street with small children is already extremely dangerous, and we avoid it whenever possible. There's barely a foot between the sidewalk and the speeding cars. Adding more density, including parking for 57 vehicles, would make matters much worse. If the city is prepared to put stop signs at every residential intersection, and red light cameras at all major intersections downtown (particularly along the Ontario street corridor), then it would help. While there are many other reasons why we oppose this development, as a parent the increased traffic (and parking problems, with Cobourg street already parked up by tourists every weekend) are a huge problem for me. We are disappointed to see the character of our neighbourhood being altered in such a big way, less than a year after arriving here.

Madeleine Donohue

From: Arnold Goldberg <[REDACTED]>
Sent: Tuesday, September 14, 2021 8:44 PM
To: Dan Mathieson <[REDACTED]>; Alyssa Bridge
[REDACTED]; Tatiana Dafoe <[REDACTED]>; City Clerks
Subject: Chancery Development Ltd. proposal to amend the Official Plan

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

Dear Dan and staff- We are writing to provide our feedback on the proposed development of 370-396 Ontario Street in Stratford. From what we understand is planned this developer is determined to have you amend the pre existing Official Plan to suit their proposal. As Ontario Street is the entrance to the city for many visitors and also is the southern border to some of the oldest heritage neighbourhoods in the city we feel that the Official Plan should remain as you have drafted it. Should the developer wish to do a 4 storey condo development in this city there are surely other places where this would be allowed without requiring amendments.

What is not clear from the proposal is whether there will be any affordable housing spaces allotted by the developer in this project,. It seems to us that Stratford needs much more in the way of affordable housing - not condos which will no doubt be at market price and far out of reach of the ordinary folks who need housing.

Please as a group, stick to your original Official Plan and zoning bylaws which were designed after much thought to enhance this lovely city of Stratford.

Your truly

Nancy Davidson
Dr. Arnold Goldberg

[REDACTED]

From: Jordan Newell <[REDACTED]>
Sent: Tuesday, September 14, 2021 2:08 PM
To: Dan Mathieson <[REDACTED]>; Alyssa Bridge <[REDACTED]>; Tatiana Dafoe <[REDACTED]>;
[REDACTED] City Clerks <[REDACTED]>; Tom Clifford <[REDACTED]>;
[REDACTED] >; Graham Bunting <[REDACTED]>; Jo-Dee Burbach <[REDACTED]>;
[REDACTED] >; Bonnie Henderson <[REDACTED]>; Dave Gaffney <[REDACTED]>;
[REDACTED] Danielle Ingram <[REDACTED]>;
[REDACTED] >; Kathy Vassilakos <[REDACTED]>
Subject: A Letter Supporting Rezoning - Opposing SOS Flyer

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

Hello Stratford Council,

I'm a future home owner or tenant for the Stratford/St. Mary's area, and found a flyer at the grocery store that caught my eye.

I think those who have created this flyer are passionate and valuable defenders of Stratford's values, but that their position on this issue is flawed.

Key reasons to support this rezoning:

- A starting place to address current housing inaffordability
- Increasing the number of dwellings within easy walking distance of our downtown stores
- Protecting our farmland from urban sprawl
- Encourages future investments to address the growing housing crisis

It can be expected by outside developers that some type of concession should be made to appease the local population and create a win-win scenario. For this case and future similar rezoning requests, I recommend the creation of a "Cooper Clean-up Fund" for the developer to donate towards. This will help fund an even larger urban intensification residential project, and can be built on a site neighbouring our bus terminal.

Just a few thoughts, and thanks for considering them. Write back if you feel anything should be expanded upon.

Jordan Newell

From: Gary Annandale [REDACTED]
Sent: Friday, September 17, 2021 2:19 PM
To: Martin Ritsma [REDACTED]; Tatiana Dafoe <[REDACTED]>
Cc: Alyssa Bridge [REDACTED]; James Battle <[REDACTED]>; 'Nancy Smith'
[REDACTED]
Subject: 370 - 396 Ontario Street: Z06-20 and OPA001-20

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

Dear Councillor Ritsma,

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

We request that you reschedule the Planning and Heritage Meeting of September 27, 2021, for the following reasons.

1. The City's Planning Report will only be issued on Friday, September 24, 2021, which (based upon the time it is released) provides one or less business day for us to review the report and provide a response before the September 27, 2021, meeting. We understand the report will be some 30 pages long. In the event that Planning supports the development proposal, clearly this is not sufficient time for us or Councillors to review and respond appropriately.
2. We are not permitted an advance copy of the Planning Report in order to provide a response. As you are aware, in accordance with the Notice of Consideration of Planning Application, documentation concerning the Application must be submitted by 4:30 PM on Tuesday September 21, 2021. In other words, our response to the report is due before we have the opportunity to review the report. This is not conducive to public participation in the process.
3. Because the City did not require a Heritage Impact Report to address the heritage attributes of the area in relation to the proposed development, we have engaged a Heritage Planner to undertake a Heritage Impact Assessment. We require additional time for the report to be completed. This would be consistent with the recent decision of councillors to ensure the heritage character of Daly Avenue be maintained. Without a Heritage Report, and in the complete absence of proper scaled drawings from MHBC Planners, which have been requested by us on a number of occasions, neither Council nor the public will be properly informed of the development proposal's impact on the area. Delaying provision of properly scaled drawings until the Site Planning stage (i.e. after the Official Plan Amendment and Zoning Bylaws Amendment are approved) cannot be considered in the public (or Councillors) interest, as no-one yet knows the full impact of the proposed development on the Heritage Area and Heritage Corridor.

4. There has been no Archeological Study completed. We understand the requirement for an archaeological assessment is one of the conditions for development approval to ensure that the development proponent meets their legal obligations under the Ontario Heritage Act.

5. There has been no Arborist Report or study regarding the trees on the site. We believe the developer did not obtain a permit before felling a number of trees in 2019. Significantly, this included an endangered tree, a Cucumber Tree (*Magnolia acuminata*). This tree is protected under the Endangered Species Act. The Ministry of Environment is now looking into this matter and require additional time to investigate. Deferral of an Arborist Report until the Site Planning stage for remaining trees, as stated by MHBC, is, in our opinion, not appropriate nor in the public interest.

6. We require all information and documentation be made available to us and Councillors. Without this, and in the absence of Planning's timeous release of their Report, no informed decision can be made.

If you have any questions, or require additional information, please contact me.

Respectfully,

Gary Annandale

Cc: FARA

Alyssa Bridge

Turkstra Mazza

Hamilton London Toronto

Nancy Smith

15 Bold Street

Hamilton Ontario Canada L8P 1T3

Receptionist 905 529 3476 (905 LAW-FIRM)

Facsimile 905 529 3663

nsmith@tmalaw.ca

September 21, 2021

Attn: Tatiana Dafoe, City Clerk
 City Clerk's Office
 City of Stratford
 1 Wellington Street
 Stratford
 ON N5A 6W1

Dear Ms. Dafoe

Re: Planning and Heritage Committee – Sept 27, 2021 – 370-396 Ontario Street

I represent Robert Ritz, resident of [REDACTED] Water Street, Stratford. Mr. Ritz lives near the proposed Chancery Development ("**Proposal**") at 370-396 Ontario Street ("**Development Site**"). Mr. Ritz is a member of a broader community working to ensure sound *Planning Act* decision-making at the Development Site. As this broader community is not yet incorporated, he agreed to be my contact for the purposes of my retainer.

OUR ASK

We request that you defer your *Planning Act* decision on September 27, 2021 to an unfixed date.

New development in existing communities means change. This change will outlive us. Needless to say, your decision is a significant one for my client and this community.

The *Planning Act* ("**Act**") is your guide in making this significant decision. Under the Act, your decision must be consistent with Provincial Policy Statements ("**PPS**") and conform to both the Growth Plan ("**GP**") and your Official Plan ("**OP**"). These policy documents establish the policy parameters organized by theme that must be legally met. These themes include, among others, intensification, compatibility, heritage conservation and environmental protection.

You will rely on your own experience and the advice of your professionals in making your decision. Respectfully, you do not yet have the input you need to make a sound decision under the Act. This letter will outline what we think is missing.

NANCY SMITH PROFESSIONAL CORPORATION
 TURKSTRA MAZZA ASSOCIATES, LAWYERS

My client supports development at this site. He supports a development that represents an appropriate level of intensification that is compatible with the existing community character, conserves heritage and meets environmental regulations. What you have before you is not that development. With additional time and work, especially on the heritage conservation front, he fully believes that the appropriate balance of all interests can be achieved.

STAFF REPORT

We have not yet seen the Staff Report that will make a recommendation regarding the Development Site. It will, we think, contain an analysis of the PPS, GP and OP. It will address, we think, the policy parameters of the themes, including intensification, compatibility, heritage conservation and environmental protection. I can't advise my client or make submissions to you on the veracity of the report until I see it. I understand that it will be in the public domain sometime on Friday September 24, 2021. This leaves me, potentially, less than a business day to review. Respectfully, I need more time to properly advise and represent Mr. Ritz' interests.

INTENSIFICATION

Mr. Ritz will address you separately on the intensification theme. As an architect, his analysis will take you through an informed perspective on what appropriate intensification means for the Development Site. Regrettably, documents that he needs to inform his presentation are in the possession of the City but not on the website. I understand that the City requires citizens to engage the statutory Freedom of Information process to access documents not on the website. Mr. Ritz has engaged this process. He has been told that it will take 30 days from fee receipt to receive the documents.

HERITAGE CONSERVATION

I understand that the community has retained Letourneau Heritage Consulting Inc. ("**LHC**") to advise in relation to cultural heritage planning matters. LHC is one of the leading heritage planning firms in Ontario. The PPS, GP and OP contain specific policy direction regarding heritage conservation. LHC will be preparing a report and offering a professional opinion regarding whether the Proposal meets these policy requirements. I can't advise my client or make submissions to you on this report until I see it. This is particularly important in this case as it is my understanding that your staff did not require a Heritage Impact Assessment ("**HIA**") as part of a complete application. I am interested in seeing how the Staff Report addresses heritage conservation policies absent an HIA. Again, the timelines do not afford me this opportunity.


ENVIRONMENTAL REGULATION

I understand that the Development Site may have contained (and may still) a protected species under the *Endangered Species Act*. A “complaint” has been filed with the City and should be investigated. I am interested in seeing how the Staff Report addresses the inter-relationship between the environmental policies and the protected species. If enforcement proceedings are required to address a violation, we would like to know.

NEXT STEPS

We request that you defer your *Planning Act* decision on September 27, 2021 to an unfixed date for the reasons outlined in this letter. Your decision is a significant one and requires more input. Similarly, my client requires additional time to assess that input for your consideration.

Yours truly,



Nancy Smith
ns/l

cc. Alyssa Bridge, Planner

From: Mary Walton <[REDACTED]>
Sent: Tuesday, September 21, 2021 5:23 PM
To: Dan Mathieson <[REDACTED]>; Alyssa Bridge <[REDACTED]>; Tom Clifford <[REDACTED]>;
 [REDACTED] <[REDACTED]>; Kathy Vassilakos <[REDACTED]>; Bonnie Henderson <[REDACTED]>;
 [REDACTED] <[REDACTED]>; Cody Sebben <[REDACTED]>; Brad Beatty <[REDACTED]>;
 [REDACTED] <[REDACTED]>; Graham Bunting <[REDACTED]>; Jo-Dee Burbach <[REDACTED]>;
 [REDACTED] <[REDACTED]>; Danielle Ingram <[REDACTED]>; Martin Ritsma <[REDACTED]>;
 [REDACTED] <[REDACTED]>; Dave Gaffney <[REDACTED]>
Cc: Tatiana Dafoe <[REDACTED]>
Subject: The impact of the Proposed Queen/Trow/Ontario Street development on residents' access to sunlight

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

Good Evening Mayor Mathieson, Ms. Bridge, and Members of Council:

It has come to my attention that residents in Falstaff Ward who back onto the proposed Queen/Trow/Ontario Street development have been told that the shadow study done by the planner shows that they will be bereft of sunlight during the winter months, but according to the professional opinion of the developer's planner, this is not considered to be a significant negative impact. When did the lack of sunlight come to be considered NOT to have a significant negative impact on humans??

I have my doctorate in clinical psychology and am in private practice in Stratford.. I can say, emphatically, that availability of sunlight has a significant Impact on mood disorder in susceptible people. Seasonal Affective Disorder (SAD) is real and is now substantially documented. SAD is of particular concern for people who must endure long, light deprived Canadian winters. Having the rear facing rooms of one's home significantly occluded by shadow during the few hours of sunlight we have in winter time creates real liability for people. Let me cite a relevant passage from the Diagnostic and Statistical Manual - IV - Text Revised (DSM-IV-TR):

"The prevalence of winter-type seasonal pattern appears to vary with latitude, age, and sex. Prevalence increases with higher latitudes. Age is also a strong predictor of seasonality, with younger persons at higher risk for winter depressive episodes. Women comprise 60 to 90% of persons with seasonal pattern...

Although this specifier applies to seasonal occurrence of full Major Depressive Episodes, some research suggests that a seasonal pattern may also describe the presentation in some individuals with recurrent winter depressive episodes that do not meet criteria for a Major Depressive Episode."

As you can see, encroachment on sunlight is a significant concern for vulnerable people susceptible to mood disorder. Major Depressive Episode is not trivial. It is enormously disruptive not only for the affected individual, but for families as well. It can create rather imposing risk for people. Please keep these issues in mind if you're inclined to dismiss the impact of loss of sunlight. You have been entrusted with the responsibility to provide an environment that maintains the wellbeing of Stratford citizens, not compromises it.

Respectfully,
 Richard Wood, PhD, C.Psych.

From: David Scott [REDACTED]
Sent: Wednesday, September 22, 2021 11:02 AM
To: Dan Mathieson [REDACTED]
Cc: Alyssa Bridge <[REDACTED]> Tatiana Dafoe [REDACTED]
Subject: Chancery Development Ltd. Application

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

Hi Dan, I am writing to you to express my concern about the Chancery Development application to amend Stratford's Official Plan and residential Zoning By Laws. This proposed amendment is inconsistent with the adjacent Heritage Area in many ways. In particular, the possibility of a six storey structure is both unreasonable and damaging to the area.

Official Plans need to be somewhat flexible and subject to amendment, but not to the point of rendering the planning process irrelevant. I am confident that Council will support the current Official Plan and the integrity of the Heritage Area. I would appreciate your views on this matter.

Thanks for your time,

David Scott

From: Gary Annandale [REDACTED]
Sent: Tuesday, September 21, 2021 1:44 PM
To: Tatiana Dafoe [REDACTED]
Subject: September 27 Planning & Heritage Meeting Z06-20 OPA01-20

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

Good afternoon Tatiana,

Attached please find correspondence for the Planning and Heritage Committee meeting scheduled for September 27, 2021. Please include this objection to the proposed Z06-20 OPA01-20 Development Proposal from Chancery/MHBC to the agenda.

Also, it is not clear whether Heritage Stratford has had the opportunity to review the proposed development, which is in a defined Heritage Area and Heritage Corridor. Since I do not have the address for Heritage Stratford, would you please send it to Cambria Ravenhill? I would expect that matters of Heritage would be addressed by the Heritage Stratford Committee.

Thank you for your attention to the above. If you have any questions, please contact me.

Best regards,

Gary Annandale

Objection to 370 to 396 Ontario Street Redevelopment

Heritage and Planning Committee

September 27, 2021

By email to the Chair, we requested that consideration of the proposal be postponed to a later date for the following reasons:

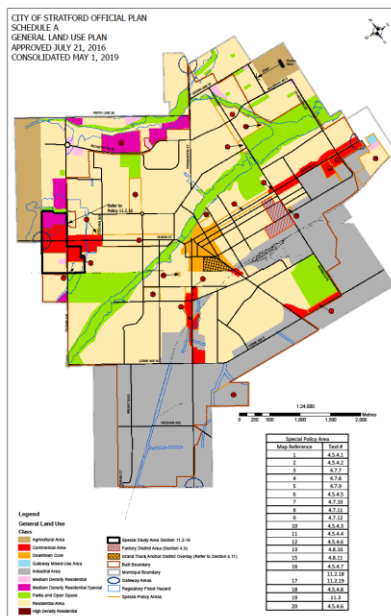
- 1. The City's Planning Report will only be issued on Friday, September 24, 2021, which (based upon the time it is released) provides one or less business day for us to review the report and provide a response before the September 27, 2021, meeting. We understand the report will be some 30 pages long. In the event that Planning supports the development proposal, clearly this is not sufficient time for us or Councillors to review and respond appropriately.*
- 2. We are not permitted an advance copy of the Planning Report in order to provide a response. As you are aware, in accordance with the Notice of Consideration of Planning Application, documentation concerning the Application must be submitted by 4:30 PM on Tuesday September 21, 2021. In other words, our response to the report is due before we have the opportunity to review the report. This is not conducive to public participation in the process.*
- 3. Because the City did not require a Heritage Impact Report to address the heritage attributes of the area in relation to the proposed development, we have engaged a Heritage Planner to undertake a Heritage Impact Assessment. We require additional time for the report to be completed. This would be consistent with the recent decision of councillors to ensure the heritage character of Daly Avenue be maintained. Without a Heritage Report, and in the complete absence of proper scaled drawings from MHBC Planners, which have been requested by us on a number of occasions, neither Council nor the public will be properly informed of the development proposal's impact on the area. Delaying provision of properly scaled drawings until the Site Planning stage (i.e., after the Official Plan Amendment and Zoning Bylaws Amendment are approved) cannot be considered in the public (or Councillors) interest, as no-one yet knows the full impact of the proposed development on the Heritage Area and Heritage Corridor.*
- 4. There has been no Archeological Study completed. We understand the requirement for an archaeological assessment is one of the conditions for development approval to ensure that the development proponent meets their legal obligations under the Ontario Heritage Act.*
- 5. There has been no Arborist Report or study regarding the trees on the site. We believe the developer did not obtain a permit before felling a number of trees in 2019. Significantly, this included an endangered tree, a Cucumber Tree (*Magnolia acuminata*). This tree is protected under the Endangered Species Act. The Ministry of Environment is now looking into this matter and require additional time to investigate. Deferral of an Arborist Report until the Site Planning stage for remaining trees, as stated by MHBC, is, in our opinion, not appropriate nor in the public interest.*
- 6. We require all information and documentation be made available to us and Councillors. Without this, and in the absence of Planning's timeous release of their Report, no informed decision can be made.*

However, since this document is to be provided by September 21, 2021, we respectfully request Planning and Heritage Committee refuse the Chancery/MHBC Application for the reasons that follow.

We are not opposed to development, infill, or intensification. We are in favour of development/intensification in this area that is appropriate to the “structure and character of the immediate surrounding residential area”.

We fully endorse the documentation provided to Council by FARA (Festival Area Ratepayers Association).

This is the first application in Stratford for a New High Density Residential Area under the current Official Plan. Review of the Land Use Plan demonstrates that this is the **first such application for a New High Density Residential Area**.



Such area does not yet exist in Schedule A to the Official Plan. We believe that it is not appropriate to place a New High Density Residential Area in the middle of an existing Stable Residential Area. The lot is irregular and too narrow to accommodate the proposed Chancery/MHBC development. Despite MHBC's assertion that there will be no negative impact to existing residents, the proposed development will have a significant and permanent adverse effect on the surrounding Stable Residential Heritage Area and Heritage Corridor. The entrance to Stratford City Centre and the Stratford Festival will be irreparably damaged, and provide a precedent for other developers to follow suit.

Apart from a Neighbourhood Meeting, which was simply a reiteration of the Chancery/MHBC development proposal but with two units removed and waste/recycling relocated, the developer, to date, has not consulted with, or attempted to engage, local residents concerning an **appropriate development**. Their approach has been, to date, entirely prescriptive. The Neighbourhood Meeting was a presentation, not a meeting, was not constructive and most enquiries were deflected to the site plan stage.

The developer to date has not provided properly scaled drawings, has not answered many questions posed to them and has simply deflected providing answers until the site plan stage, which is only after they have been given approval for the Official Plan and Zoning Bylaw amendments requested.

In other words, they are requesting approval before providing adequate information to assist in making an informed decision.

At a recent planning committee meeting on September 13, 2021, as stated by Patrick O'Rourke in the Beacon Herald, "you don't know what's going to be built there... it is impossible for you to say that you would ensure that what is built there will retain, restore and enhance the Heritage area."

The committee also voted to have staff look at developing guidelines for urban infill development that could be applied to all proposed infill developments in the future. This report is not complete, and as such, a properly informed decision cannot be made at this time. At the present time, we do not know what the proposed development will look like, because Chancery Development may elect to sell the property after gaining the OP/ZBL amendments. Any new developer would then be able to propose a six-story building, because that is what a High Density Residential Area would permit.

The proposed development is in a defined Heritage Area/ Heritage Corridor, which is in accordance with Schedule E of the OP. The following relate to the proposed development and the fact that it is not appropriate:

- The City has an obligation under section 3.5 of the Official Plan to conserve Heritage Resources. We believe there is, in accordance with the Provincial Policy Statement, "significant" built Heritage. Our Heritage Planner's report will demonstrate this "significant" determination. Since the City did not request a Heritage Impact Statement, our Heritage Impact Report must be considered in any decision by Council.
- Section 2.6.1 and 2.6.3 of the Provincial Policy Statement state: "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".
- 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.
- In accordance with section 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.**
- 4.5.4.2 Special Policy Areas Mixed Use Within 'Special Policy Areas 2' identified on Schedule "A", a mix of residential, commercial and institutional uses will be encouraged. The type, intermixing,

and location of non-residential uses and the development standards and sign regulations applying to them, however, will be carefully controlled and designed to ensure land use compatibility; to prevent the introduction of uses detrimental to the established and desired residential and heritage character of these areas; and to prevent an undermining or weakening of the 'Downtown Core'

The Chancery/MHBC resubmission is based upon illusion and exploits the Provincial Policy Statement's intensification Policy while ignoring the Heritage provisions:

1. The drawing of the proposed building is a complete illusion and bears little resemblance to the scale of the proposed building. Requests for properly scaled drawings have been ignored.



A) By employing forced scale and perspective, the building is made to resemble the height of its neighbours, but will in fact tower over them.



The tree on the left of this picture is the approximate height of the proposed MHBC building. (It is not surprising that MHBC does not want to provide properly scaled drawings until AFTER approval has been granted)

B) By MHBC's artist adding a canopy of greenery to the south side of Ontario Street, which bears no resemblance to reality, no building is available to contradict the forced perspective and scale. In reality, those buildings will be dwarfed by the structure, as will all proximate residents on Queen Street, Cobourg Street and Trow Avenue.

2. MHBC states: *“Renderings of the proposed building are included as Appendix B. The overall vision for the redevelopment of the subject lands is for a high quality, residential building which will contribute positively to the Ontario Street, Trow Avenue and Queen Street streetscapes. The proposal has been thoughtfully designed to be compatible with the surrounding development and respect the existing character of the residential neighbourhood to the north.”*
By no stretch of the imagination can a monolithic 17m tall building (which is higher than the 5-story Arden Park Hotel) that stretches for some 80 meters be considered compatible with the surrounding area containing 1 ½ and 2 storey buildings. The design elements noted are not consistent with the surrounding Stable Residential Neighbourhood; Chancery/MHBC attribute the design elements to Downtown Stratford.

3. In the introduction and Resubmission, MHBC refers to “three single detached residential dwellings, vacant land and one vacant commercial building”. Councillors should know that
 - A) The vacant commercial building in fact has a residential unit on the second level, and the first level may easily be repurposed back to a residential unit, as it was when constructed in approximately 1905. Conversion to a duplex meets the PPS definition of “Residential intensification”.

 - B) 388 and 390 Ontario Street, constructed in approximately 1894, were both converted to duplexes some time ago. They are no longer single detached residential dwellings. This meets the PPS definition of “Residential intensification”.

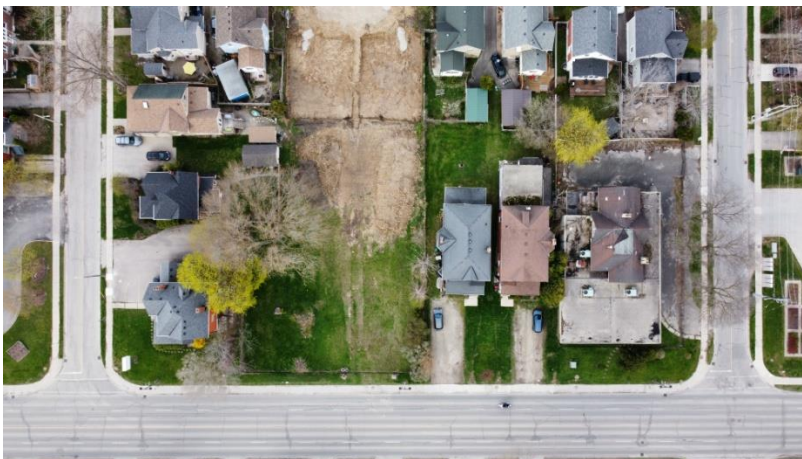
 - C) Contrary to MHBC’s Revised Planning Report, the OP states that intensification in section 3.2.2 will “Permit limited intensification in Residential Areas of a scale and built form which reflects the surrounding area, subject to the criteria of Section 4.5.3.1”. The proposed development far exceeds any reasonable reflection of the surrounding area.

 - D) Intensification is not defined. Currently, the area bounded by Ontario Street, Trow Avenue, Cobourg Street and Queen Street has undergone intensification. Previously, there were 11 single family residences. 370 Ontario, 388 Ontario and 390 Ontario may now be classified as Duplexes. Two new buildings are in process of being built. As such, without considering 396 Ontario Street and infill at 380 Ontario Street, the intensification is 45.5%. By adding 5 or 6 units at 380/396, intensification will be at 90-100% increase. An increase to 466% by the proposed development cannot be considered reasonable in the existing stable residential area.

 - E) Demolition of the 5 existing residential units (370, 388 and 390 Ontario Street) means elimination of reasonably priced accommodation to be replaced with “market value” condominium units, which further reduces the availability of attainable/affordable housing units.

4. Significantly, Cobourg Street residents are most affected, yet the Revised Planning Report barely mentions the impact on those residents, and dismisses significant shadowing effect in winter, when we are in fact desirous of whatever sunshine is available. There is insufficient area on the lot to provide for adequate screening and landscaping such that the building will tower over its neighbours

and cause a significant impact to privacy for most of Cobourg Street Residents. In fact, the north side residents of Cobourg Street will also be overlooked by the upper floors of the building. The very close proximity to Cobourg Street residents can be seen in the photographs below:



The lot is so narrow that the parking area will be blocked by a single delivery van or garbage/recycling truck as there is not sufficient room for a loading zone. Nor is there street parking on Queen Street. This cannot be considered good planning!

The development proposal far exceeds any reasonable interpretation of the Provincial Policy Statement and the City's Official Plan and Zoning Bylaws, and will irreparably harm the heritage nature of the area. In our view, the only reason for the development proposal is the financial interest of Chancery, which will expose other areas of the City to similar encroachment should the development be approved.

Please hear the voices of many citizens who are adamantly opposed to the Chancery/MHBC proposal. Please, refuse the application and request the developer to resubmit a proposal that complies with the City's Official Plan and Zoning Bylaws. Stratford citizens expect that the Official Plan and current Zoning By-Laws be respected.

Respectfully,

Gary Annandale

Appendix A

Similar Buildings in Stratford

552 Ontario St Arden Park 5 stories high:

*Was a Factory of similar height with no setback, located on the edge of a Heritage Area and at the end of Heritage Corridor. The proposed building is now residential of a similar height to the original factory **but setback to reduce its physical impact on the street enhancing the Heritage Area and the Heritage Corridor.***

132-136 Ontario St (Stratford Place) 5 stories high

*In the Core and **conforms to the OP and Zoning.** Not in a Heritage Area or on a Heritage Corridor.*

7 Cobourg St 7 stories high (5 on the back side)

***Conforms to the OP and Zoning in the Core.** It was taken to the OMB and the developer used Park Towers as a Precedent. Not in a Heritage Area or on a Heritage Corridor.*

1 Erie St (corner of Cobourg & end of Erie St) 4 stories high

*In the Core and **conforms to the OP and Zoning.** Not in a Heritage Area or on a Heritage Corridor.*

Buckingham (Buckingham & Franklin area) 4 stories high

***Conforms to the OP and Zoning.** Not in a Heritage Area or on a Heritage Corridor.*

Campbell Court 5 stories high

***Conforms to the OP and Zoning.** Not in a Heritage Area or on a Heritage Corridor.*

545 Brunswick St 4 stories high

*A 1960's development **backing on to a Factory site. Conforms to Zoning.** Not in a Heritage Area or on a Heritage Corridor.*

400 Romeo St (corner Romeo & Vivian) 5 stories high

***Conforms to the OP and Zoning.** Not in a Heritage Area or on a Heritage Corridor.*

40 Long Court (Romeo Court - corner Romeo & McCarthy) 4 stories high

Not in a Heritage Area or on a Heritage Corridor.

160 Romeo St (behind the Arden Park) 5 stories high

Former factory site with a similar height structure, not on the street and very set back adjacent to a park.

Norfolk (corner Norfolk & Borden) 4 stories high

*A 1960's development adjacent to large open space. **Conforms to Zoning.** Not in a Heritage Area or on a Heritage Corridor.*

200 McCarthy Road (McCarthy Place) 4 stories high

***Conforms to Zoning and the OP.** Not in a Heritage Area or on a Heritage Corridor.*

643 West Gore St (Spruce Lodge) 6 stories high

*Near the sewage treatment plant and the 5-story high hospital. **Conforms to Zoning.** Not in a Heritage Area or on a Heritage Corridor.*

35 William St (Park Towers) 6 stories high

*A former warehouse/factory site. A 1960's development adjacent to large open space. **Conforms to Zoning.** In the 60's when it was built the area was not defined as a Heritage Area which it now is. It is not on a Heritage Corridor.*

84 William St 4 stories high

*A 1960's development adjacent to large open space. **Conforms to Zoning.** In the 60's when it was built the area was not defined as a Heritage Area which it now is. It is not on a Heritage Corridor.*

245 Downie St 4 stories high

***In the Downtown Core.** A repurpose of an existing building that was a warehouse. Not in a Heritage Area or on a Heritage Corridor.*

Kapelle Circle 5 stories high

***Conforms to Zoning and the OP.** Not in a Heritage Area or on a Heritage Corridor.*

2 at 235 John St North 4 stories high

***Former School of a similar height.** The neighbours were told it was going to be a 2-story retirement home when the zoning changed. The same zoning also permitted a 4-story apartment. **Once changed the developer sold to another developer to build the apartments.** On the edge of a Heritage area not on a Heritage Corridor.*

6 on Elgin Crescent 4 stories high

***Conforms to Zoning and the OP.** Not in a Heritage Area or on a Heritage Corridor.*

4 on Oxford St 4 stories high

***Former Factory site. Adjacent to similar development. Conforms to Zoning and the OP.** Not in a Heritage Area or on a Heritage Corridor.*

4 on Home St 4 stories high

***Adjacent to similar development.** Near industrial and commercial zoning. **Conforms to Zoning and the OP.** Not in a Heritage Area or on a Heritage Corridor.*

From: James Battle [REDACTED]
Sent: Friday, September 17, 2021 3:10 PM
To: Martin Ritsma [REDACTED]
Cc: Alyssa Bridge <[REDACTED]>; 'Nancy Smith' <[REDACTED]>; Gary Annandale
[REDACTED]; Tatiana Dafoe [REDACTED]; 'Marcus Létourneau'
[REDACTED]
Subject: Re: 370 - 396 Ontario Street: Z06-20 and OPA001-20

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

Good afternoon, Councilor Ritsma, and as the co- chair of the Festival Area Ratepayers Association (FARA) we support the intention of Mr. Annandale's message to defer the subject agenda item from the Planning and Heritage meeting of September 27 which will also allow our legal team, Nancy Smith, sufficient time to develop our formal response... many thanks, James Battle.