



## **PLANNING AND HERITAGE COMMITTEE ADDENDUM**

### **4. Report of the Manager of Planning**

#### **4.1. Planning Report, Official Plan Amendment Application OPA01-20 and 6 - 95 Zone Change Amendment Z06-20, 370-396 Ontario Street (PLA21-018)**

Following publishing of the agenda, the following delegation request was received:

- Mike Sullivan

Following publishing of the agenda, correspondence from the following citizens was received and is attached to this addendum for consideration:

- Michelle McDonough
- William Calder
- Toni di Palermo

From: mlm [REDACTED]  
Sent: Sunday, September 26, 2021 3:10 PM  
To: Dan Mathieson <[REDACTED]>; Martin Ritsma [REDACTED]>; Brad Beatty  
[REDACTED]>; Tom Clifford [REDACTED]>; Graham Bunting  
[REDACTED]>; Jo-Dee Burbach [REDACTED]>; Bonnie Henderson  
[REDACTED]>; Danielle Ingram <[REDACTED]>; Kathy Vassilakos  
[REDACTED]>; City Clerks [REDACTED]  
Cc: Tatiana Dafoe [REDACTED]; Alyssa Bridge [REDACTED]  
Subject: re 370-396 Ontario Street (PLA21-018)

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

**Note to the City Clerk:** I am requesting that this letter be included with the agenda for the Planning and Heritage Committee meeting scheduled for September 27, 2021 and the agenda for any future Council or Sub-committee meetings pertaining to Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street (PLA21-018)

*To the Mayor and Council Members*

**Re: MHBC/Chancery Proposal for 370-396 Ontario St., Stratford**

Dear Sirs/Mesdames,

Last Friday morning, I took a walk around the neighbourhood . I want to tell you about what I saw.

Here's a map that covers the area I was walking in:



See all those green "H's"? Those are houses. Some of them are small, some are larger. The ones with the "\*" are under construction.

Almost all of these houses have a heritage charm that comes from having been built many years ago. There are gorgeous old homes with sweeping porches and small balconies, gabled windows and pretty gardens. And there are a few classic Ontario Cottages. Many of the larger homes have been divided into apartments or turned into B&B's or inns. And on Ontario St., a few of them have a business located in them. A few of them have been altered with additions added. And certainly they almost all must have had interior renovations done, most several times over their lives. And yet, to a person like myself, walking through the neighbourhood, they retain the "built form" of houses.

Some are one storey and many are taller. I noticed that none was more than three storeys and those that were 3 storeys had the third floor tucked in under the roof. I saw none that were 3 full storeys with a roof on top of that. The whole area appears to have a bit of an alphabet soup of zoning types. All those zoning types (including the C1 and MUR for 370 to 396 Ontario St.) have something in common. They all have a maximum height of 10.0 metres.

From my walk I observed that the "built form" in the surrounding area to 370-396 Ontario St. is *all* houses. There were just 3 exceptions that I noted:

- 2 former gas stations that have been repurposed - one as the UPS Store and one as Domino's, and
- 1 church at the corner of Parkview and Ontario.

Below are relevant excerpts from the City of Stratford Official Plan.

## 2.3 GUIDING PRINCIPLES

- vi) ***Intensification*** – Encourage appropriate ***intensification*** and infill, including mixed use development, which reflects the existing context of the City with respect to factors such as height and design.
- vii) **Heritage Conservation** - Protect areas, landmarks and features which provide a physical link to the early development of Stratford and which contribute to its distinct character and sense of place.

## 3.5 HERITAGE CONSERVATION

### 3.5.8 Infilling in Heritage Areas

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

## 4.5 RESIDENTIAL AREAS

### 4.5.1 Goals and Objectives for Residential Areas

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

## 4.5.2 Permitted Uses

Areas designated "Residential Area" on Schedule "A" shall permit low and medium density residential uses in accordance with the policies of this section including the height and density requirements of Sections 4.5.3.3 and 4.5.3.4. The permitted uses, buildings and structures are low density residential including single detached, semi-detached and duplex dwellings. In addition, medium density residential including small lot single detached, semi-detached, duplex, and triplex dwellings, townhouse dwellings, low rise apartments, back-to-back and stacked townhouses may be permitted subject to the policies of Section 4.5.3. Specific areas may be designated 'Medium Density Residential' on Schedule "A" in a Secondary Plan Area, or where the City determines that a specific site should be designated for such development, generally however, the location of medium density development shall be controlled through the zoning by-law.

### 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;
- vii) respects the residential lotting pattern in the immediate surrounding area;

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

- i) the existing road pattern, and particularly boundaries created by arterial or collector roads;
- ii) the existing lotting pattern;
- iii) boundaries created by physical features such as streams;
- iv) the prevailing building type including any special built form features; and,
- v) any special landscape or other features.

#### **4.5.3.4 Height**

The maximum height for residential development shall be three storeys in Stable Residential Areas and four storeys in New Residential Areas.

I read the Staff Report from the Planning Department and I am at a loss to explain its conclusion:

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

I note that the proposal for 370-396 Ontario would be very different from the surrounding built form. The concept plan is 16.9 m high and the proposed zoning would permit up to 17.5 m. **This would be 69-75% taller than any of the buildings in the surrounding area.** In addition, as an apartment building approximately 77 m long by 18 m wide, it would be the largest building in the area by a considerable margin.

When I look at the map, I see a kind of friendly yacht club, boats of different sizes moored in berths of slightly different sizes. And then I see a full size replica of the Queen Mary jammed into a berth created from 5 or 6 existing berths and towering over everyone else. It does not respect the existing lotting pattern. It does not respect the height or the built form of the surrounding area.

The City of Stratford has done a pretty good job over the years to protect this beautiful City. Previous Councils have recognized that the authentic historic charm of the place is an asset that provides a distinct competitive advantage compared to other places. We have been a thriving tourist destination and a beautiful place to live. When I read through the Official Plan I can see the effort of those Council members of the past who saw the importance of this and sought to ensure we were protected.

As the current stewards of our beautiful City, I ask you to re-read the excerpts from the Official Plan above and determine that it is not possible to agree with the conclusion in the Staff Report.

***The MHBC/Chancery proposal does NOT conform with the City of Stratford Official Plan.***

respectfully,

Michelle McDonough

**From:** Bill C [REDACTED]  
**Sent:** Sunday, September 26, 2021 11:55 PM  
**To:** Dan Mathieson [REDACTED]; Alyssa Bridge [REDACTED]; Tatiana Dafoe [REDACTED];  
[REDACTED] >; City Clerks <[REDACTED]>; Brad Beatty [REDACTED]; Tom Clifford [REDACTED];  
Graham Bunting [REDACTED]; Jo-Dee Burbach [REDACTED];  
[REDACTED] <[REDACTED]ca>; Bonnie Henderson [REDACTED]; Dave Gaffney [REDACTED];  
<[REDACTED]>; Cody Sebben [REDACTED]; Martin Ritsma [REDACTED];  
[REDACTED]; Danielle Ingram [REDACTED]; Kathy Vassilakos [REDACTED];  
**Subject:** Chancery Development

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

Dear Mayor, City Councillors, City Planner

This is a request for each of you to answer the question "HOW WOULD I FEEL"

I am guessing that the majority of you live in a single detached residential home, not unlike the homes surrounding the Chancery property. Before you conduct the next Council meeting or Heritage Committee meeting that includes the Chancery Development, take a moment, look each other in the eye and ask " how would I feel" if a developer knocked on my door to say the following:

"Hi, Just here to let you know I have bought up all the properties on your street except your property. I'm knocking down the structures and putting up a 4 or 5 storey building that will stretch the entire block and sit 1.5 metre from your property. I'll be cutting down all the century trees that provide you with shade, but after I build my new structure you won't see sun touching your property from 9 a.m.until late afternoon anyway. Oh and at night you will no longer have darkness in your backyard because of the light pollution from all the building units, the parking lot lighting and headlights of vehicles on the lot. And I might as well add the noise pollution from vehicle engines starting up, doors slamming shut and let us not forget the 4 a.m. scraping of snow on the parking lot asphalt."

HOW WOULD I FEEL could have 3 options.

Option 1: I DON'T CARE because, well I know that's not really going to happen to me. I'm safe. So I will support the changes demanded by this out of town developer and allow him to maximize his profits on his greed for profit project and dismiss the concerns of our existing permanent residents, knowing that this opens the door for all future developers to demand the same wherever in the city they decide to build.

Option 2: I feel that as a responsible representative of this city I should defend our Official Plan and Bylaws that we put in place to give guidance to how we move forward as a city. The out of town developer will have to build within the official plan that he was aware of when he purchased this property. This will result in a structure or structures that more properly blends into the existing neighbourhood and still increase residential density.

Option3:If we are going to support the changes to our Official Plan to please this developer I feel we could offer a positive gesture by purchasing the property at 33 Trow Ave, the residence of this email author, for current market value, to allow the owner and his family to move from this neighbourhood before we sign the documents that will butcher this neighbourhood forever.

Thank you for your time  
Please ensure these comments and concerns are formally recorded for consideration.

William Calder  
[REDACTED] Trow Ave, Stratford  
[REDACTED]



Front Street, Stratford, ON

September 22, 2021

Mayor Dan Mathieson  
City of Stratford  
1 Wellington Street  
Stratford, ON N5A 2L3

Dear Mr Mathieson,

**New Condominium Development at 370-396 Ontario Street**

I reviewed the application from Chancery Development Ltd for the above site, and wish to express my opposition to amending the City of Stratford's Official Plan for the following reasons:

- 1** The four-storey development proposed for the Ontario Street Block extending from Trow Avenue to Queen Street compromises a unique feature that is an element of Stratford's urban design; intact residential corridors extending along our main streets from the perimeter commercial areas to the downtown core. So important is this element that it is identified in the Official Plan as a "Heritage Corridor".
- 2** The proposed development does not appear to reflect the broader concepts of the Official Plan. In fact, it appears to contradict the concepts the Official Plan is trying to achieve.
- 3** The purpose of the Official Plan is to:
  1. Make the public aware of the municipality's general land use planning policies
  2. Make sure that growth is coordinated and meets the community's needs
  3. Help all members of the community understand how the land may be used now and, in the future,
  4. Help decide where roads, water-mains, sewers, garbage dumps, parks and other services will be built
  5. Provide a framework for establishing municipal zoning bylaws to set local regulations and standards, like the size of lots and height of buildings
  6. Provide a way to evaluate and settle conflicting land uses while meeting local, regional and provincial interests
  7. Show council's commitment to the future growth of the community.
- 4** The decision for the Official Plan Amendment to re-designate the property from "Residential Area" to "High Density Residential Area" will be a planning precedent for any other development on a site with similar zoning and location as 370-396 Ontario Street.

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

The Official Plan has Goals, Objectives and Policies to guide the Planning Department and Council to manage new development, infill and the degree of intensification.

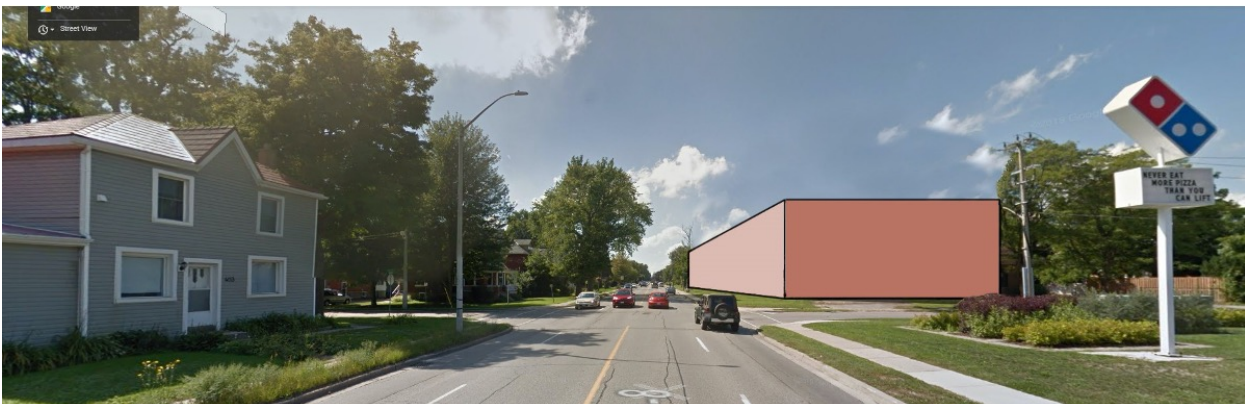
The rules have been put there for a reason. The integrity of the Official Plan is **compromised** if the Goals, Objectives and Policies of the Official Plan are not followed.

5 The illustrations provided by Chancery Developments are beautiful to look at, but the reality is quite different. The illustrations, which are inaccurate because they're not to scale, present a false picture of what their development would actually look like.

Local architect, Robert Ritz, made a PowerPoint presentation which was shown to City Council on January 18, 2021. The massing models developed by Mr Ritz shows two different but, more importantly, accurate perspectives.



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



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

Mr Ritz also provided a photo of a “walled” street in order to give local residents another perspective to consider.



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

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

*Do not amend The Official Plan!*

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

Sincerely,

**Toni di Palermo**

cc: Alyssa Bridge - Planning Department  
Tatiana Dafoe - Clerks Office

Planning & Heritage Sub-committee:

Chair: Councillor Martin Ritsma

Vice-chair: Councillor Danielle Ingram

Sub-committee Members: Councillor Graham Bunting, Councillor Tom Clifford,  
Councillor, Kathy Vassilakos

Councillors:

Councillor Brad Beatty, Councillor Jo-Dee Burbach, Councillor Dave Gaffney,  
Councillor Bonnie Henderson, Councillor Cody Sebben