

Thor Dingman
70 St Vincent Street South
Stratford, Ontario
N5A 2W6

November 2, 2021

Mayor and City Councillors
City of Stratford
City Hall, 1 Wellington Street
Stratford, Ontario

Official Plan Amendment Application OPA1-20 and Zone Amendment Z06-20, 370-396 Ontario Street

I am writing to register my opposition to the redesignation of the subject lands to “High Density Residential”. I oppose the redesignation on the grounds the proponent’s Planning Report by MHBC, dated October 2020 and the proponent’s Revised Planning Report by MHBC, dated June 2021 and the City Staff report are incomplete.

The subject lands fall within the Special Policy Area “**4.5.4.2 Special Policy Areas Mixed Use**” of the Official Plan. This is delineated by area number two on Schedule A to the Official Plan. The Special Policy area recognizes the significance of low-rise, mixed-use neighbourhood on the approach to the ‘Downtown Core’ along Ontario Street between Romeo Street and Nile Street.

The Special Policy Area requires “the conversion or enlargement of existing residential buildings in a manner which retains their external character or alternatively their replacement by buildings designed in an architectural manner with and sympathetic to the established residential and heritage character of the area will be expected”. The Special Policy Area is a direct recognition of the significant heritage value of the Ontario Street corridor as a transition zone between the Historic Core and the highway commercial areas on the periphery of the city. In effect, the 4.5.4.2. Special Policy Area identifies and formalizes the function of the corridor as a buffer between the heritage core and contemporary 20th century settlement in the city.

In my review of the proponent’s Planning Report and the City Staff Report I find the application and implementation of 4.5.4.2. Special Policy Areas Mixed Use is substantially absent in the rationale to support the redesignation of the subject lands to High Density Residential. I request that the application be denied until conformance with the Official plan can be substantially demonstrated.

Sincerely,

Thor Dingman
Stratford