

Mr. Brent Kittmer, Clerk/CAO
Town of St. Marys
St. Marys Ontario

Re: Submission Regarding the Five-Year Review of the Town's Official Plan (OP)

This submission proposes further protection, preservation and conservation of Heritage, historically significant, and well established neighbourhoods, in the Town. Underlines below are my emphasis.

Sub-Section 2.3 deals with Heritage Conservation, and "recognizes that many of the buildings and streetscapes in the Town of St. Marys are of special architectural and historic significance. As such they are considered to be worthy of conservation in order to maintain the attractive aesthetic and heritage character of the Town.

A key Objective, Section 2.3.1.1, states: "To identify the cultural heritage resources, including: heritage resources designated under the Ontario Heritage Act; archeological and historical resources; and sites or areas of architectural, cultural, social, political, economic, historical, or military significance.

It is my contention that the heritage streetscapes and areas could be better identified, and better protected under the Town's OP.

The City of Stratford OP contains a Heritage Conservation Section, and in part, reads: "Sub-Section 3.5.7 iii) a) The City shall use available regulatory and other legislative tools to protect heritage resources including the power to stop demolition and alteration of designated properties under the Ontario Heritage Act; the use of zoning provisions to regulate use, bulk, form, location and setbacks, the use of site plan control to ensure that new development is compatible with heritage resources".

A very interesting Sub-Section of the Heritage Conservation Section is Sub-Section 3.5.8, Infilling in Heritage Areas. It reads: "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."

Schedule E of the Stratford OP is attached, and includes the built up area of Stratford that is probably at least 100 years old.

I propose that a similar Heritage Area be established in the Town of St. Marys, and be protected, preserved and conserved, similar to the provisions of Sub-Section 3.5.8 of the Stratford OP. I also propose that protected measures outlined below be given consideration.

In the Town's OP, limited protection for residential designated areas from inappropriate "infilling" is provided by Sub-Section 3.1.2.3. However, other municipalities provide enhanced protection, as outlined below.

The City of Stratford OP contains Sub-Section 3.2.3, Major Redevelopment Sites, which, in part, reads as follows:

Major redevelopment areas outside the Downtown Core include significant existing land uses which seek to redevelop such as major institutional or commercial uses. Major redevelopment sites shall have the potential for residential or mixed use development.

The following criteria will be used to evaluate such development proposals in addition to the other applicable policies of this Plan:

a) height, massing and scale are appropriate for the site in relation to adjacent Residential Areas, and with respect to existing and proposed new streets, transit facilities, parks and open space;

The City of Stratford OP has introduced the concept of Stable Residential Areas in Sub-Section 4.5.3.1. The highlights of this section, and the protection from inappropriate intensification, read as follows:

“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;
- vi) conforms with the policies of Section 3.5, Heritage Conservation and preserves designated and listed heritage buildings and structures, and where located adjacent to such buildings and structures is designed to be compatible;
- vii) respects the residential lotting pattern in the immediate surrounding area;

The following are excerpts from the Woodstock OP, Section 7, which refer to the protection of well established residential neighbourhoods from inappropriate infilling.

The City of Woodstock promotes appropriate infill development and intensification of land and buildings in existing built up areas of the municipality. The policies of this Plan are designed to facilitate intensification while ensuring that new development is complementary to existing development.

Heritage resources in the City of Woodstock enrich the community by providing a strong sense of cultural identity and a link to the past. Such resources also are a source of stability in a changing urban environment and provide educational, social, economic and cultural value to the City. The policies of this Plan provide for the protection, maintenance and rehabilitation of heritage resources and are designed to promote new development which is sensitive to and complements heritage resources.

Ensure that new housing is of a human scale and is sensitive to and improves the existing physical character of the area, using the criteria established in the Official Plan to guide new development.

It is not intended that residential intensification will occur uniformly throughout the City. The location, form and intensity of residential intensification will be determined by the policies of the various land use designations, with the intention of permitting smaller scale developments, such as individual infill lots in areas designated as Low Density Residential and directing larger scale projects to areas designated as Medium and High Density Residential and Central Area.

Ensure that the built form, massing and profile of new housing is well integrated and compatible with existing housing and that a compatible transition between lands of different residential densities and between residential and non-residential land uses is achieved.

The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. In order that the street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the County Land Division Committee and City Council will ensure that: the proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development within a two block area on the same street; for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area.

Respectfully submitted,

Henry Monteith

CITY OF STRATFORD OFFICIAL PLAN
SCHEDULE E
HERITAGE AREAS & CORRIDORS
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