

From: Will Wellington [REDACTED]
Sent: Thursday, June 6, 2024 1:22 PM
To: Alexander Burnett [REDACTED]; Anthony Fletcher [REDACTED]; Planning Division <Planning@stratford.ca>
Subject: Public Written Submission - Zoning By-law Amendment: Z01-24 - 93 Trinity Street & 266 King Street

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Hello Alex, Anthony, and the planning department,

Hope you're having a good one!

I am a Stratford resident writing you to express my support for the Zoning By-law Amendment: Z01-24 - 93 Trinity Street & 266 King Street.

I think this is a great project and I encourage you to pass the amendment with all the requested changes. Here are some specific thoughts;

Affordability & Density

I was excited to read an article (<https://kitchener.ctvnews.ca/plan-for-former-stratford-factory-calls-for-382-residential-units-and-10-storey-tower-1.6904505>) saying that this development will include 382 residential units, including units at different price points. This is great! I strongly support council approving amendments to allow all of these units to get built.

These additional units will relieve demand pressure, helping to slow rising rents and costs elsewhere in the community. These new residents will pay taxes which can be used to support community housing for low-income households.

Every additional unit is a victory for affordability and prosperity in our community. I encourage council to ensure this development is approved with no reduction in number of units. Every unit lost is a setback for our community.

Heritage & Character

I love that this development will preserve some of these previously run-down buildings while adding onto the lots. Heritage is being preserved while allowing for renewal and positive change. Neighbourhood character will improve without transforming overnight. What a win-win project!

Environment & Downtown

I love that this development is located one kilometer from downtown. This will give residents of these buildings the ability to walk or bike into downtown and easily access the transit hub. This aligns beautifully with our goals of creating sustainable communities

supporting active transit and reduced exhaust pollution. This will also mean new business for the downtown. Win win win!

Height & Use of Space

I think it's great that this amendment seeks to increase the maximum height of the building. I think 10 storeys is a perfectly reasonable height for an apartment building. I lived in downtown Guelph across from a 10 storey apartment building and it was totally fine. It did not detract from the character of the area. In downtown Guelph, heritage buildings and 10-ish storey apartment buildings stand side by side, demonstrating a community preserving its heritage wisely without choking off change.

Please support this amendment to increase the height of this building to allow more units!

Precedent

As you review the official plan and zoning guidelines going forward, I encourage you to make developments like this legal as of right in desirable areas of the city.

I will also forward this to council when I have a second.

Thank you very much,

Will

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Will Wellington — He / him
Stratford, Ontario; Guelph, Ontario