

This proposed development, of an underground parking garage with a five-storey building, 13,800 SF commercial ground floor and 56 – 1,240 SF residential units above, double loaded cobble stone surface parking between the building and the rear of the Wellington Street stores with a covered 6’ wide walkway to serve as a pedestrian access between Festival Square, Tir na nOg Gate and Allen’s Alley, is to resolve the shortage of long-term parking in the core, provide low cost centrally located 24-hour parking in the core, reduce the cost of in front of store parking and, to encourage residential development on the upper floors of buildings adjacent to it and in the remainder of the core.

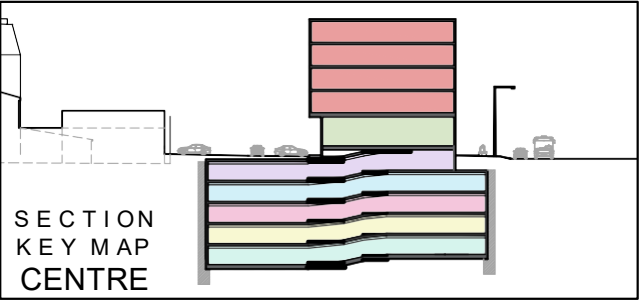
It is proposed that the project be developed privately, with portions sold as condominium ownership upon completion of construction. The developer will sell and/or rent the building portion and the City will purchase the parking garage portion at cost. The occupants of the building will purchase the parking they require by zoning from the City with the remaining spaces sold or rented to the public on a monthly or hourly basis at rates to finance the City’s expense.

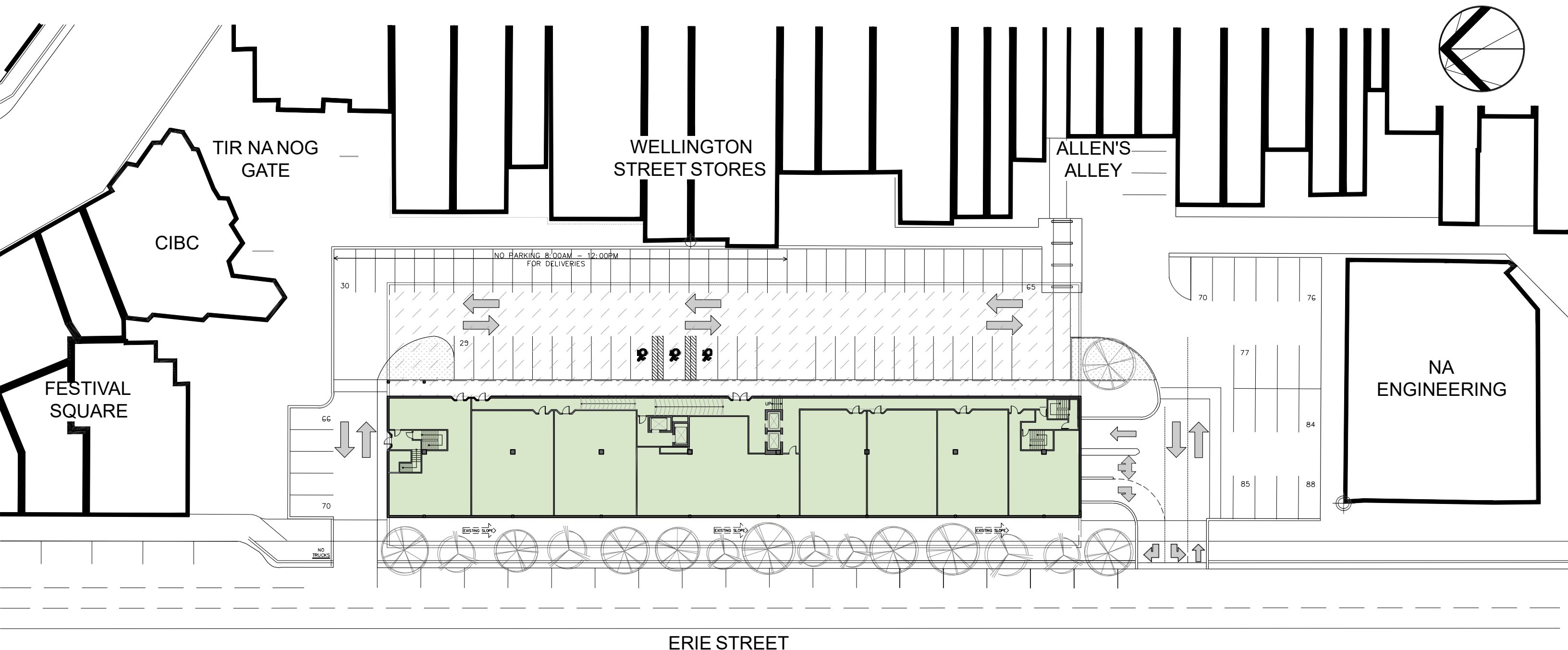
The purpose of this project is to provide low-cost public parking with no impact to the current tax base or parking fund. To determine the best scenario, the cost estimate to build and the cost to finance are required to determine the selling price of the building and parking portion. The selling price determines the value of the property taxes. This information is then used to determine the various rates of return of investment (ROI) to the City. In 2021 when presented to the Planning and Heritage Sub-committee, different scenarios of the application of the property tax generated from both the building and parking were explored. There were points of consideration required to provide a basis for each scenario and options were suggested to encourage users to park in the garage.



ERIE STREET PARKING STATISTICS:

EXISTING SURFACE PARKING	141 SPACES (BASED ON 2001 PARKING STUDY)	REQUIRED PARKING FOR CONDO	56 SPACES	(56 UNITS AT 1 SPACE / UNIT)
SURFACE PARKING	88 SPACES [70 (PROPOSED) + 18 (REMAINING)]	REQUIRED PARKING FOR RETAIL/OFFICES	43 SPACES	(RETAIL / OFFICE 1282 SQ.M. = 43 SPACES
ACCESSIBLE SURFACE PARKING	4 SPACES [3 (PROPOSED) + 1 (REMAINING)]	PUBLIC PARKING	388 SPACES	* SUBJECT TO BE ADJUSTED)
GARAGE PARKING	399 SPACES	NET GAIN SPACES	247 SPACES	
ACCESSIBLE GARAGE PARKING	8 SPACES			
TOTAL ERIE STREET PARKING	487 SPACES			





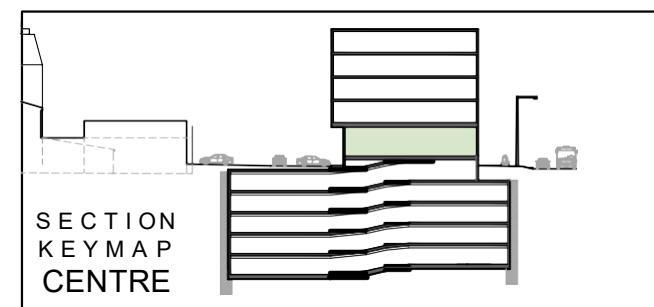
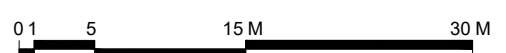
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ERIE STREET PARKING GARAGE
PROPOSED PLAN - FULL SITE

JANUARY 12, 2021

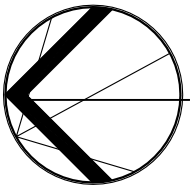
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TIR NANO
GATE

WELLINGTON
STREET
STORES

ALLEN'S
ALLEY



NO PARKING 8:00AM - 12:00PM
FOR DELIVERIES

DASHED LINE INDICATES
GARAGE BELOW

CENTRE LINE INDICATES
BUILDING ABOVE

COVERED WALKWAY

UNIT 1
RETAIL / OFFICE
153.3 sq.m.
[1,650 sq.ft.]

UNIT 2
RETAIL / OFFICE
167.4 sq.m.
[1,802 sq.ft.]

UNIT 3
RETAIL / OFFICE
167.4 sq.m.
[1,802 sq.ft.]

UNIT 4
RETAIL / OFFICE
242.7 sq.m.
[2,612 sq.ft.]

UNIT 5
RETAIL / OFFICE
136.4 sq.m.
[1,468 sq.ft.]

UNIT 6
RETAIL / OFFICE
142.4 sq.m.
[1,533 sq.ft.]

UNIT 7
RETAIL / OFFICE
1 sq.m.
[1,657 sq.ft.]

UNIT 8
RETAIL / OFFICE
120.0 sq.m.
[1,292 sq.ft.]

ERIE STREET

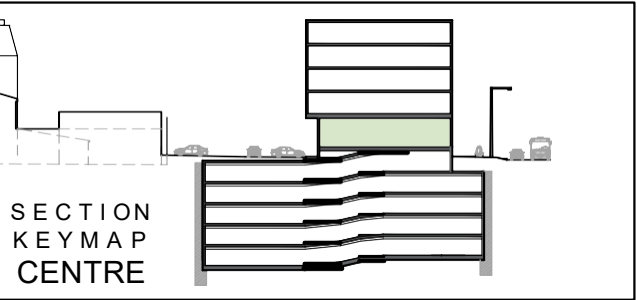
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ERIE STREET PARKING GARAGE
PROPOSED PLAN - MAIN FLOOR

JANUARY 12, 2021

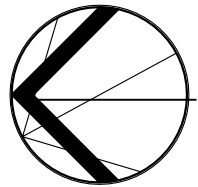
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TIR NANO
GATE

WELLINGTON
STREET
STORES

ALLEN'S
ALLEY



95.54M

DASHED LINE INDICATES
WALL BELOW

18.81M

RESIDENTIAL 1
139.2 sq.m.
[1,498 sq.ft.]

RESIDENTIAL 3
109.2 sq.m.
[1,175 sq.ft.]

RESIDENTIAL 5
83.3 sq.m.
[897 sq.ft.]

RESIDENTIAL 7
106.2 sq.m.
[1,143 sq.ft.]

RESIDENTIAL 9
109.2 sq.m.
[1,175 sq.ft.]

RESIDENTIAL 11
109.2 sq.m.
[1,175 sq.ft.]

RESIDENTIAL 13
140.2 sq.m.
[1,509 sq.ft.]

RESIDENTIAL 2
119.1 sq.m.
[1,282 sq.ft.]

RESIDENTIAL 4
111.2 sq.m.
[1,197 sq.ft.]

RESIDENTIAL 6
111.2 sq.m.
[1,197 sq.ft.]

RESIDENTIAL 8
111.2 sq.m.
[1,197 sq.ft.]

RESIDENTIAL 10
111.2 sq.m.
[1,197 sq.ft.]

RESIDENTIAL 12
111.2 sq.m.
[1,197 sq.ft.]

RESIDENTIAL 14
123.8 sq.m.
[1,333 sq.ft.]

ERIE STREET

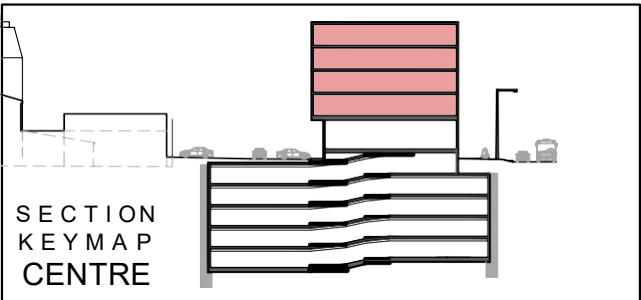
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ERIE STREET PARKING GARAGE
PROPOSED PLAN - CONDOS (FL. 2 - 5)

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95.54M

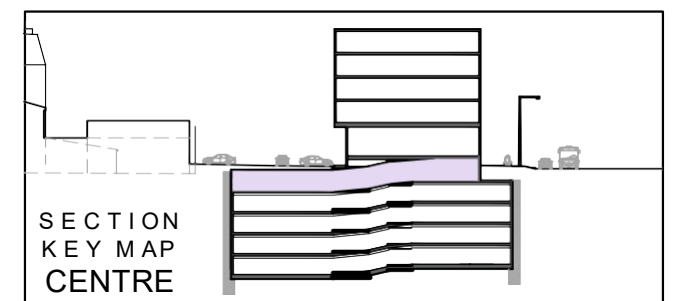
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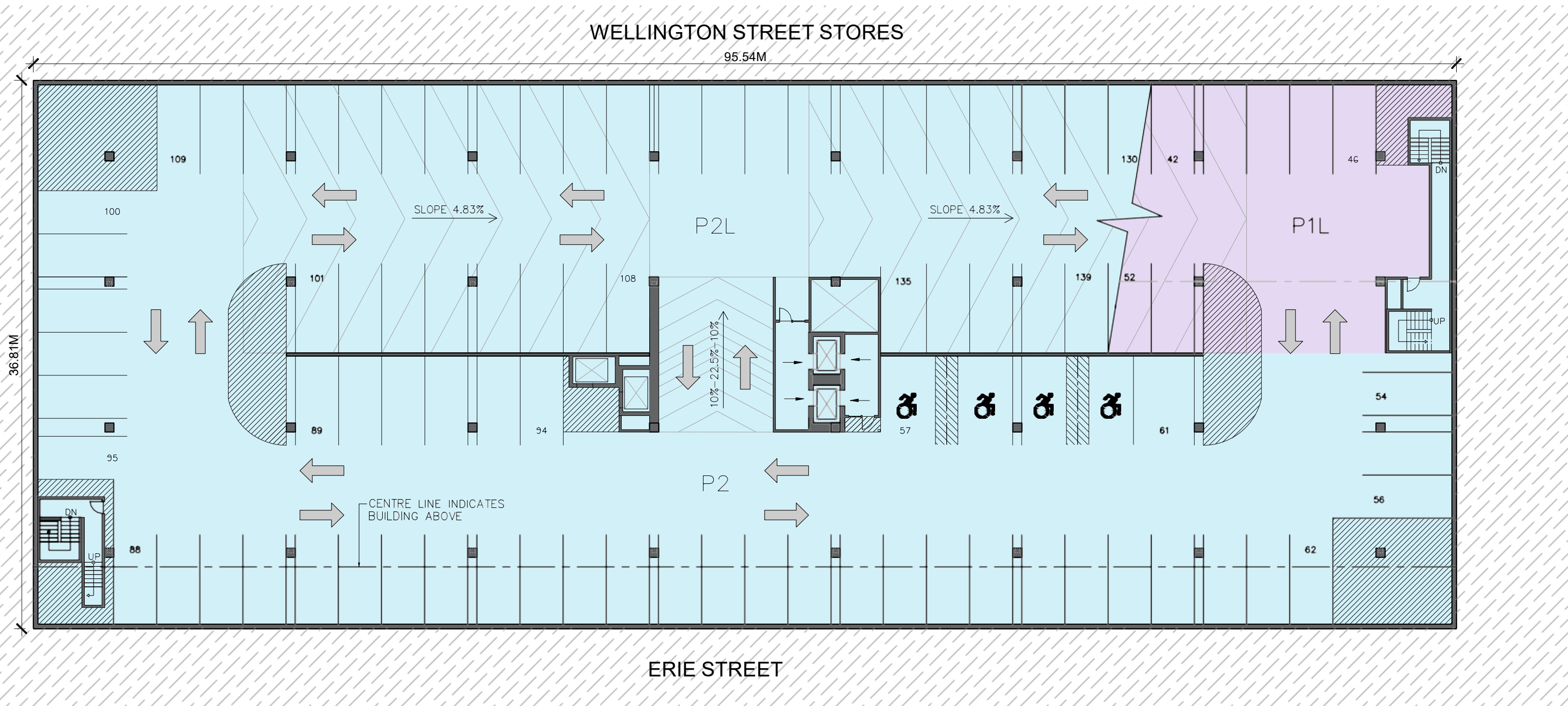
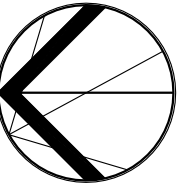
ERIE STREET

ERIE STREET PARKING GARAGE PROPOSED PLAN - P1

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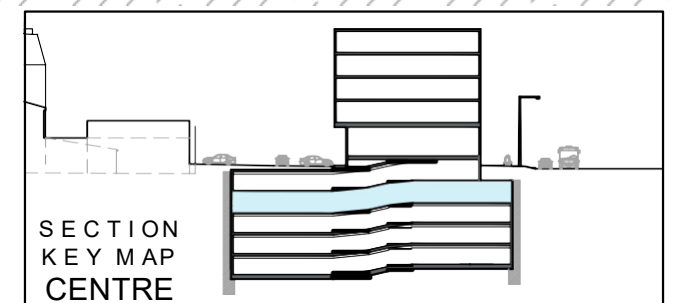
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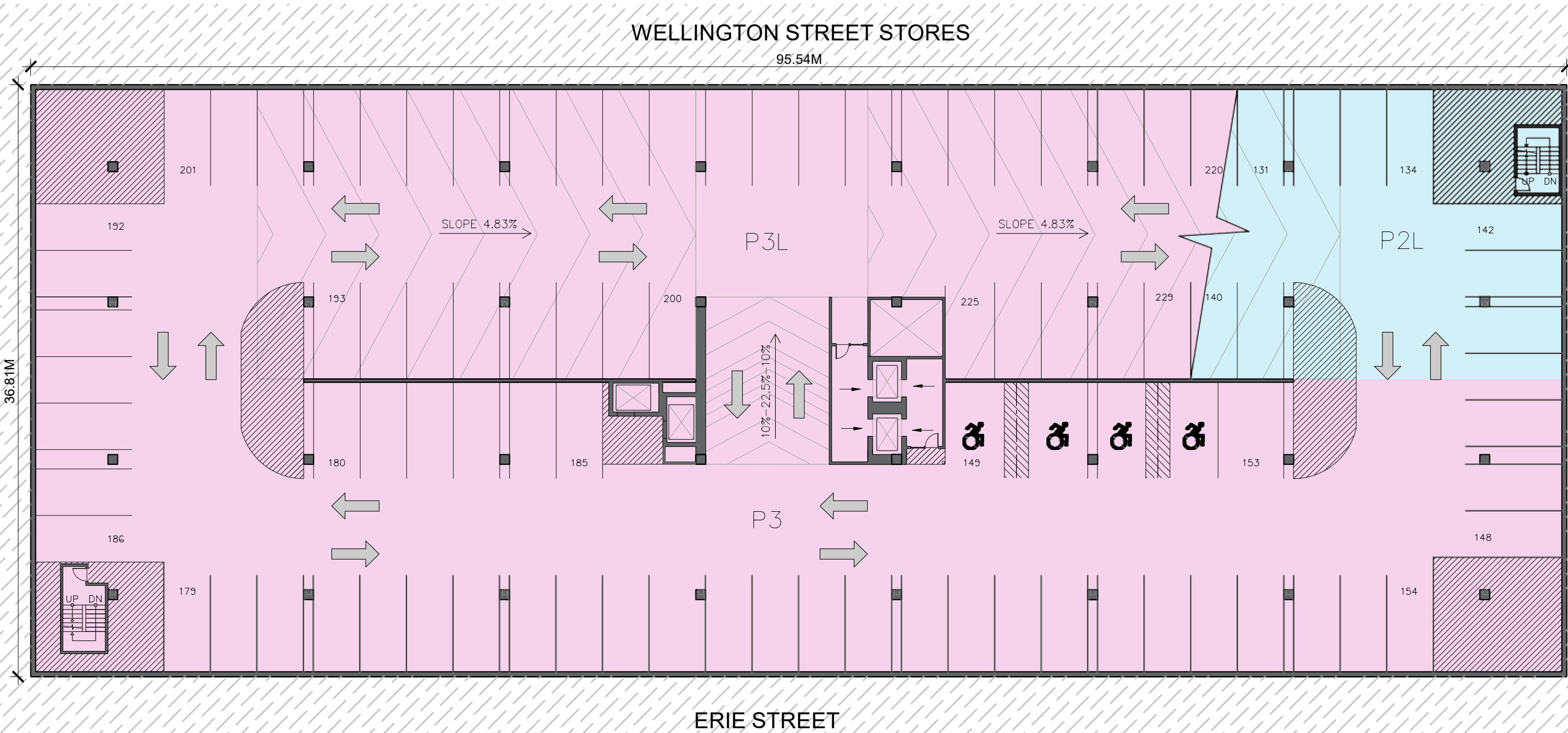
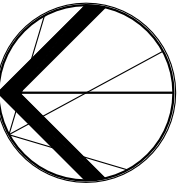
ERIE STREET PARKING GARAGE
PROPOSED PLAN - P2

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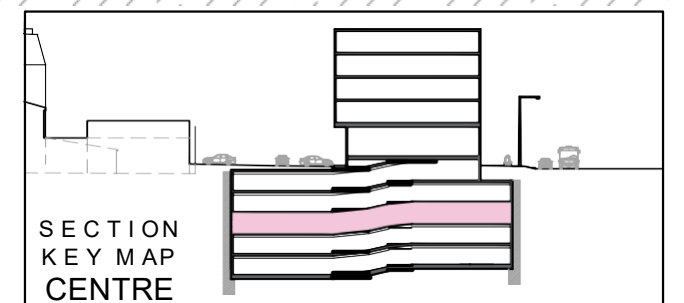
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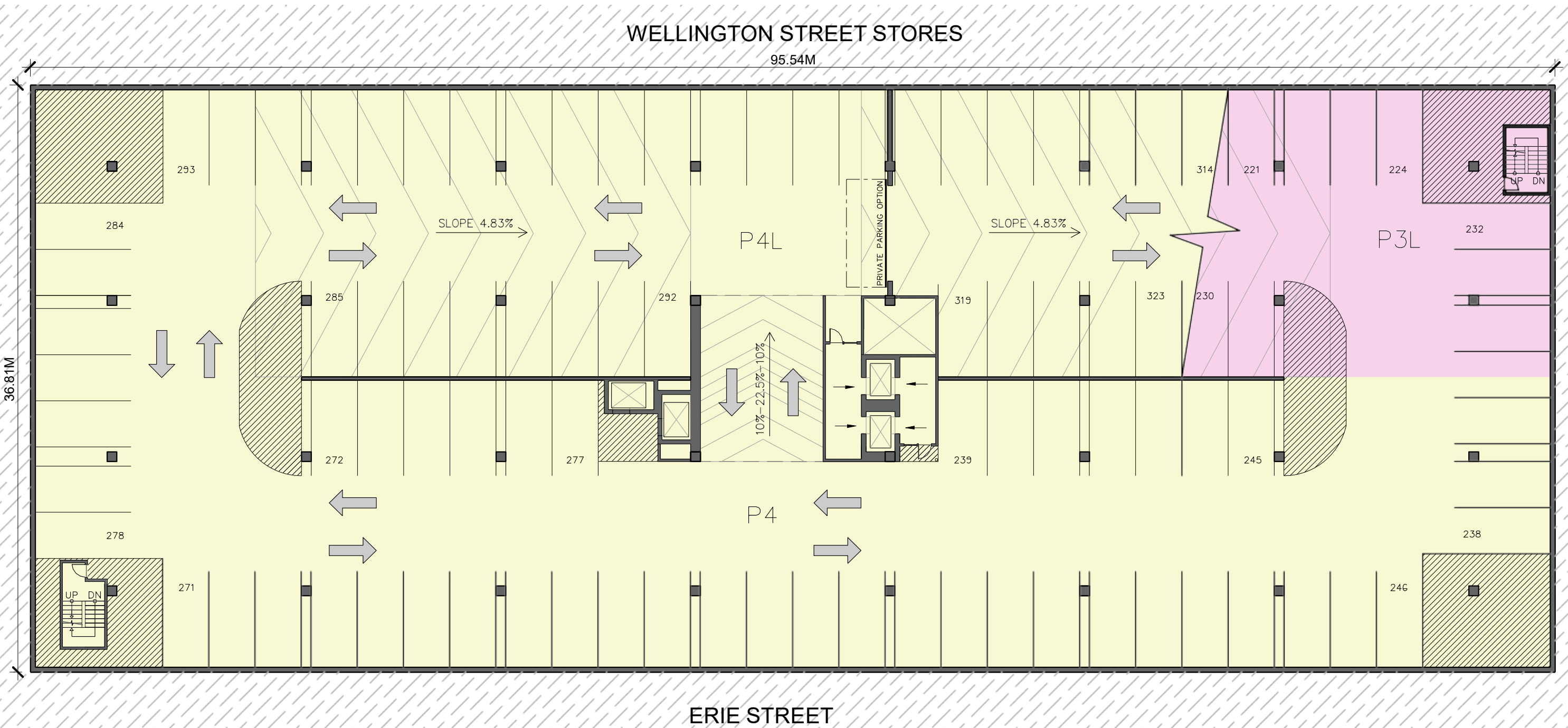
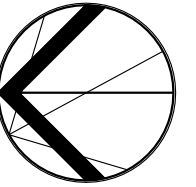
ERIE STREET PARKING GARAGE
PROPOSED PLAN - P3

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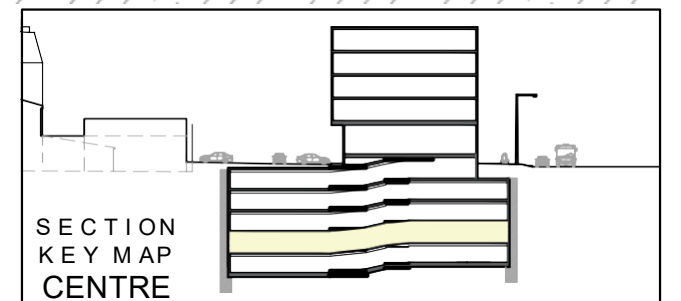
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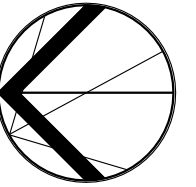
ERIE STREET PARKING GARAGE
PROPOSED PLAN - P4

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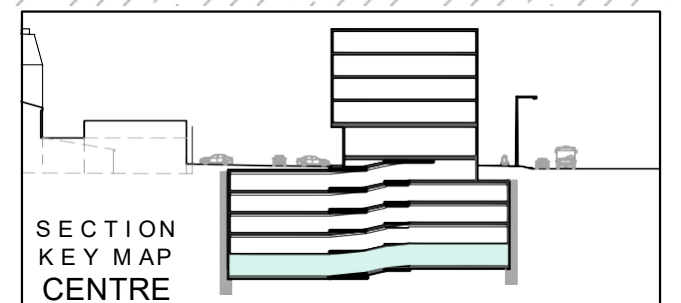
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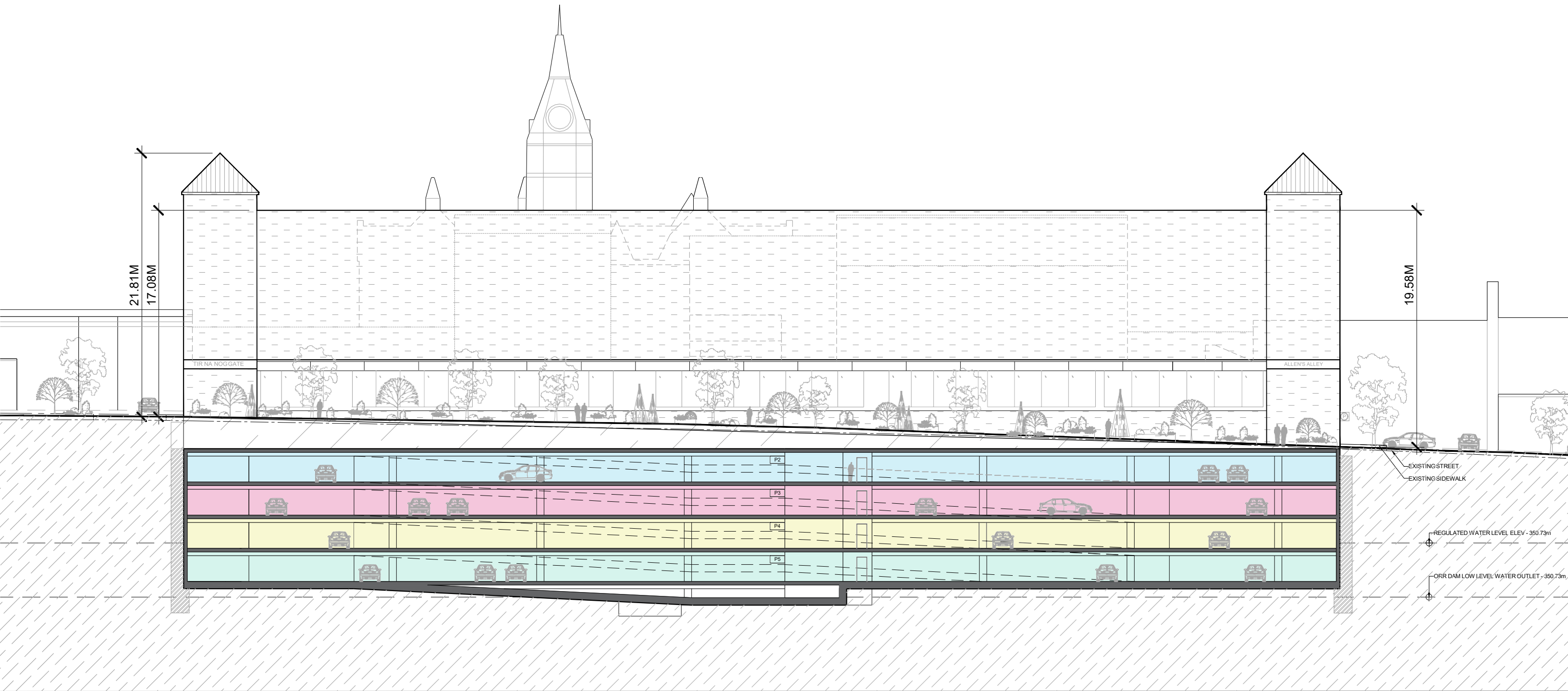
ERIE STREET PARKING GARAGE
PROPOSED PLAN - P5

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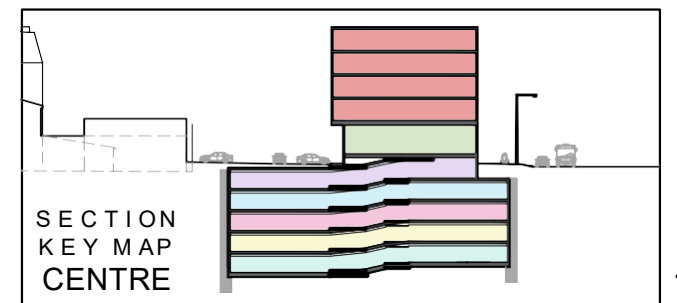
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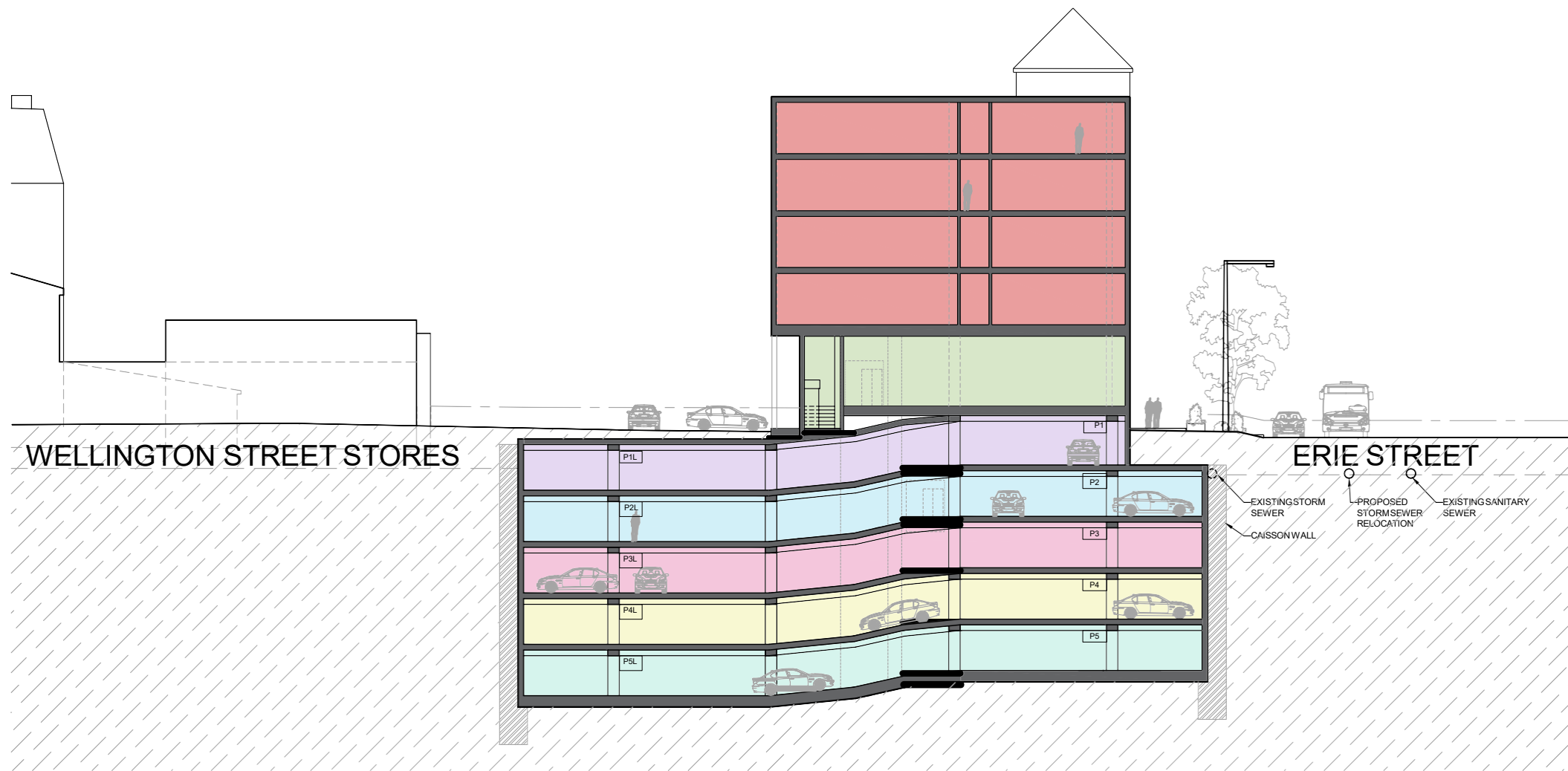
ERIE STREET PARKING GARAGE

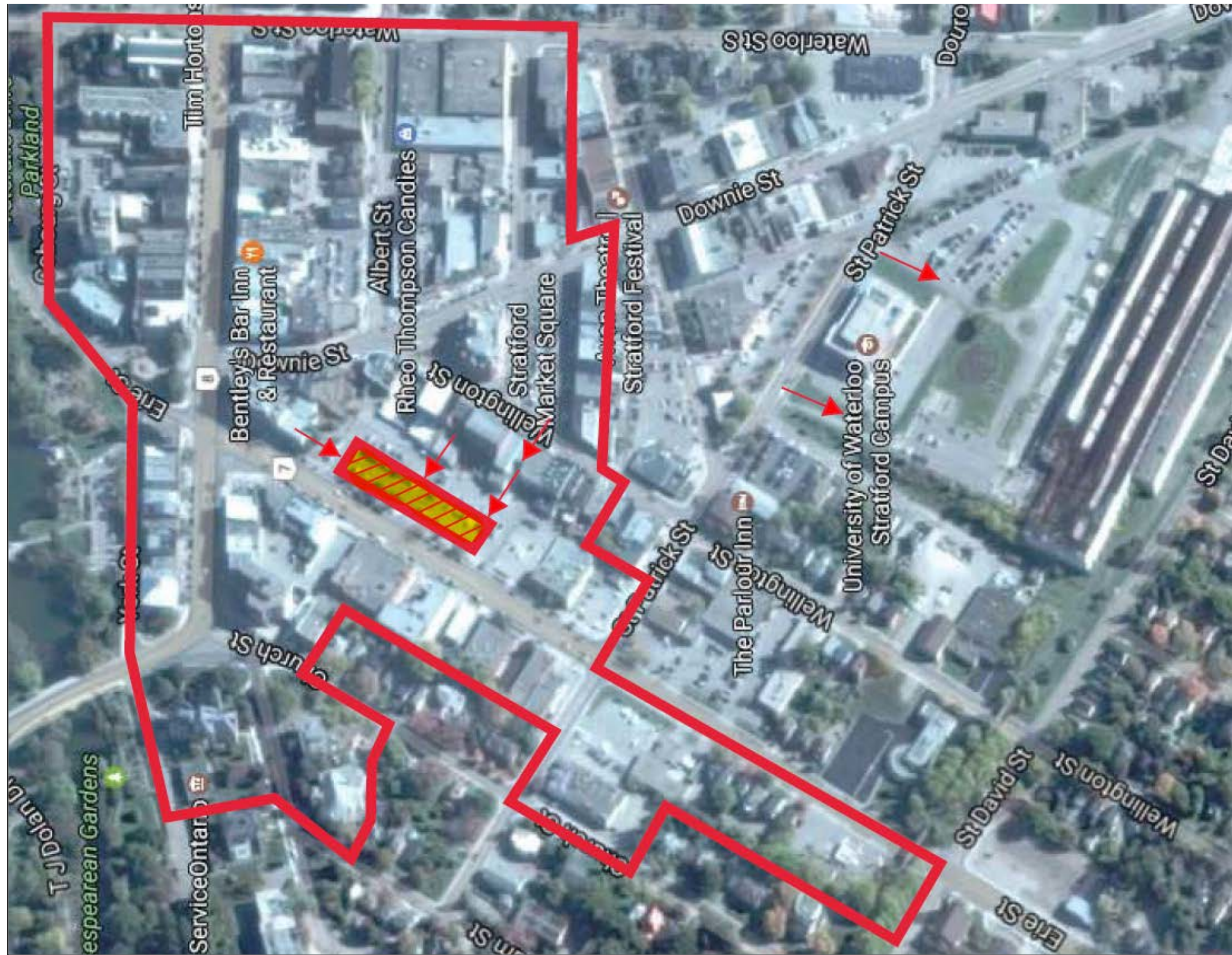
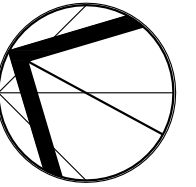
CONTEXT SECTION - NORTH SOUTH AT SIDEWALK

JANUARY 12, 2021

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Benefits of the Proposed Erie Street Development:

- 1. Creates additional housing
 - a. 56 two bedroom dwelling units or 84 one bedroom units in the proposed apartment.
- 2. 247 additional centrally located covered parking spaces provides
 - a. 24 hour reserved for housing development on the uppers levels of the buildings Wellington Street and other buildings downtown.
 - b. 24 hour reserved parking permits the opportunity to convert the office and personal service space on the upper levels of Festival Square (10 Downie) to residential if the 13,800 sf of office retail space on ground floor of the proposed building is occupied by the current upper level tenants.
 - c. 24 hour reserved parking for the staff of downtown businesses including city staff.
 - d. 24 hour reserved or unreserved parking that is central to the short term accommodations that are located in the core.
 - e. 24 hour reserved parking for city hall and city hall annex staff vehicles.
 - f. Convenient overflow parking for the Court House when court is in session.
 - g. Convenient parking for events at Market Square, The Band Shell, City Hall Auditorium, Masonic Hall, Public Library, 24 St. Andrew Street Theatre and the Grayson Mills event centre.
 - h. The opportunity for housing development on the Kalbfleisch Lot
 - i. The opportunity to trade spaces for dedicated in front of store parking in other parts of the core.
 - j. Recovery of spaces lost to sidewalk restaurant seating.
 - k. Additional parking for the theatre patrons
- 3. Right of way for semi trucks and fire trucks around the building to access Wellington Street stores and double loaded parking.
- 4. Signage for Wellington Street stores on the Erie Street façade of the proposed building to maintain Erie Street exposure.
- 5. Maintains access and temporary services to the rear of the Wellington Street Stores during most of the construction.
- 6. The garage is an efficient double loaded double wide parking structure without dedicated exit ramps.
- 7. Covered walkway on the west side of the parking lot extending the length for the building from the north to the south entrance of the site to the alleys leading to Market Square
- 8. The proposed structure is about 38m (124 ft) from the rear of the upper levels of the Wellington Street stores, 24 ft wider than between Ontario Street facades such as Bentley’s and Mercer.
- 9. The proposed structure is about 20.4m (67 ft) between the extended lower level of the Wellington Street stores about the width of Downie Street.