

Tom Patterson Theatre Technical Review
Plans received – October 2017

Subject Area:

Block bounded by Lakeside Drive, Morenz Drive, Water Street, and Waterloo Street South, excluding the lands zoned Residential Third Density R3, having an area of 1.95 ha (19 522 m² or 4.82 ac).

For the purposes of this project, site area includes the subject properties and the south half of the Water Street road allowance. It is noted that a portion of the travelled portion of Morenz Drive is on property owned by the Corporation of the City of Stratford.

Property Issues:

The subject area contains lands that are owned by the Corporation of the City of Stratford and the Optimist Club of Stratford (72 Water Street).

Prior to submission of a formal site plan application, it is recommended that City Council authorize the Stratford Festival to submit the necessary site plan application. Prior to final approval of a Site Plan Application, an agreement between the City of Stratford and the Stratford Festival is required to address property and possibly road allowance issues.

At the time site plan approval is granted, the owner of 72 Water Street, be it the Optimist Club of Stratford or the Stratford Festival, will be required to execute the Site Plan Agreement.

Current Zoning:

The subject lands are zoned Park P and Residential Third Density R3. A theatre is a permitted use in the Park P Zone. A portion of the City owned lands (municipally known as 111 Lakeside Drive) is zoned Residential Third Density R3. This area is currently used for parking and a drive aisle. Such uses are deemed to be legal non-conforming to the R3 Zone. Alterations to lands currently used for parking and a drive aisle would not alter their legal non-conforming status. No buildings or structures for theatre purposes are permitted on lands zoned R3.

Zoning Issues

Parking

The proposed theatre (performing arts) requires 1 parking space per 4 person seating capacity. The applicant has advised the seating capacity will be 600 persons which would require 150 parking spaces. The plan satisfies the By-law, however, many of the required parking spaces are on the Water Street road allowance. Normally parking spaces are required to be on the subject lands and not on the road allowance. In order to deem parking spaces on the road allowance as satisfying the required parking of the Zoning By-law, the City must grant authorization to do so, perhaps through the property agreement noted above. Alternatively, the applicant may submit an application to the Committee of Adjustment for a minor variance or revise the plan to show all parking spaces wholly on the subject lands in conformity with the Zoning By-law.

The Zoning By-law requires parking spaces and driveway aisles to be outside the minimum setback. The proposed plan shows parking spaces and driveway aisles within the minimum setback abutting Morenz Drive and Water Street. Locating parking spaces and driveway aisles within the setback must be addressed through the property agreement, noted-above, or through a minor variance. The other alternative is to revise the plan to comply with Zoning By-law.

Setbacks

The Zoning By-law permits decks to project a maximum of 2.5 m into the setback. Although not dimensioned, the plan appears to show the wall for the arbour and the arbour itself projecting into the setback greater than the allowable 2.5 m. This can be addressed either through the above-noted agreement, through a minor variance or by revisions to the plan to comply with the Zoning By-law.

This plan satisfies lot coverage, landscaped open space, and number of loading spaces required in the By-law. It is noted that the Park P zone does not have a maximum height regulation. It is also noted coverage and landscaped open space calculations are based on the proposed plan and subject area. If the design or subject area is altered, lot coverage and landscaped open space would need to be recalculated to confirm conformity with the Zoning By-law.

Site Planning Comments:

The Urban Design and Landscape Guidelines recommend the perimeter of parks to be lined with buildings that face onto the park. The proposed Lakeside Drive elevation contains extensive design elements such as an outdoor patio and arbour and curvilinear wall. These elements, together with extensive landscaping and pedestrian walkways, will complement the parkland on the north side of Lakeside Drive and is deemed to satisfy the Guidelines. In addition, the main door, sidewalk, patio, and arbour will animate the public realms along Lakeside Drive.

The proposed site plan contains barrier free pedestrian connections to Lakeside Drive, Water Street, and Morenz Drive. Accessible parking spaces are located in close proximity to the main entrance. Upon receipt of a formal Site Plan Application, the plan will be circulated to the Accessibility Advisory Committee.

In accordance with the Pedestrian and Landscape Guidelines, the plan contains planting strips between parking spaces in proximity to Water Street. In other places, a retaining wall is proposed which will screen parking spaces from the public realm.

Benches are provided in the landscaped area on the north side of the site to meet the needs of future visitors. Although not required, the applicant should consider adding benches or seating in close proximity to the Water Street parking area.

Landscaping

The submission included a Tree Preservation and Removals Plan. Approximately 55 trees are proposed to be removed. Over 250 trees and shrubs of various sizes will be planted to replace the existing trees.

Elevations

The proposed plan has been evaluated against the Institutional provisions of the Urban Design and Pedestrian Guidelines. The building is set back to accommodate an outdoor garden area and contains sidewalks and trails which connect to existing sidewalks and trails that support pedestrian activity in accordance with the Guidelines.

Gateway and Prestige Sites should be defined by high profile buildings that are of a high quality architectural design. The proposed building satisfies this provision of

the Urban Design and Landscape Guidelines. Design elements include a clearly identified main entrance, a variety of building materials, and fluctuating façade. Such elements provide depth to the building and an aesthetically pleasing streetscape.

Vehicular movement, especially for truck traffic, will be difficult at the Morenz Drive access driveway. The applicant must demonstrate this access works for all vehicles by placing a turning template on the plan. If it is found to be deficient, the turning radius must either be altered to accommodate full turning movements or signage erected to prohibit right-hand turns.

A detail of the garbage enclosure is required.

Although not required, the applicant is encouraged to provide bicycle parking in locations that are convenient to patrons and employees.

Servicing Comments:

Water

A new watermain was installed using trenchless technology along this section of Waterloo Street under Lake Victoria in 2004. Due to the complexity and depth of the existing watermain, connecting the 150mm water service along this section of Waterloo Street will not be permitted. The applicant is advised a new water service to serve this building may be connected to the 200mm watermain on Water Street or Morenz Drive.

Engineering Drawings

Engineering has had an opportunity to review the engineering drawings and offer the following comments:

Drawing: C2.1 – Site Grading, Removals and Erosion & Sediment Control Plan – Rev. 2

- Deposits are required for all works on City right-of-way prior to construction
- Provide a catchbasin downstream of discharge pump area to capture possible overflow from rip rap spillway
- Add railing note to the sidewalk along Water Street frontage

Servicing

Be advised that depending on the final servicing design, an Environmental Compliance Approval (ECA) may be required. If an ECA is required, all applications and all corresponding supporting documentation is to be completed by the applicant's engineering consultant and submitted to the City.

Transportation

The submission included the following report: Transportation Review: Tom Patterson Theatre Redevelopment Site Plan, Stratford. This report has been reviewed and staff have no comments or concerns.

Stormwater Management Report

Staff did not require quantity control for this project because of its proximity to Lake Victoria.

Other Items

Floodplain

The Avon River Floodplain Mapping, Flood Mapping Report, dated November 18, 2016 and revised July 6, 2017 and prepared by MTE Engineering has been submitted. Prior to acceptance of final lot grading plans, a sign-off letter from the Upper Thames River Conservation Authority (UTRCA) is required. The applicant has advised that they have submitted the necessary modeling to the UTRCA.

Festival Hydro

No Concerns

Demolition Permit

Be advised that separate demolition permits for 68 and 72 Water Street may be required.