

**Stratford Festival Redevelopment Proposal  
for the  
Tom Patterson Property  
Public Input Sessions  
26 September 2017**



# Today's Open House



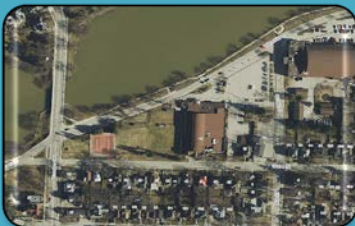
1. To give you information about the proposal.



2. To ensure you are well informed of what has been happening to date.



3. To answer questions you have.



4. To offer other ways to comment.

A photograph of a large, ornate brick building with a prominent clock tower and multiple domes, illuminated at dusk. The building is surrounded by flower beds and benches. A blue rounded rectangle is overlaid on the image, containing the text 'To Begin:'. Below this, a white rounded rectangle contains a bulleted list of two items.

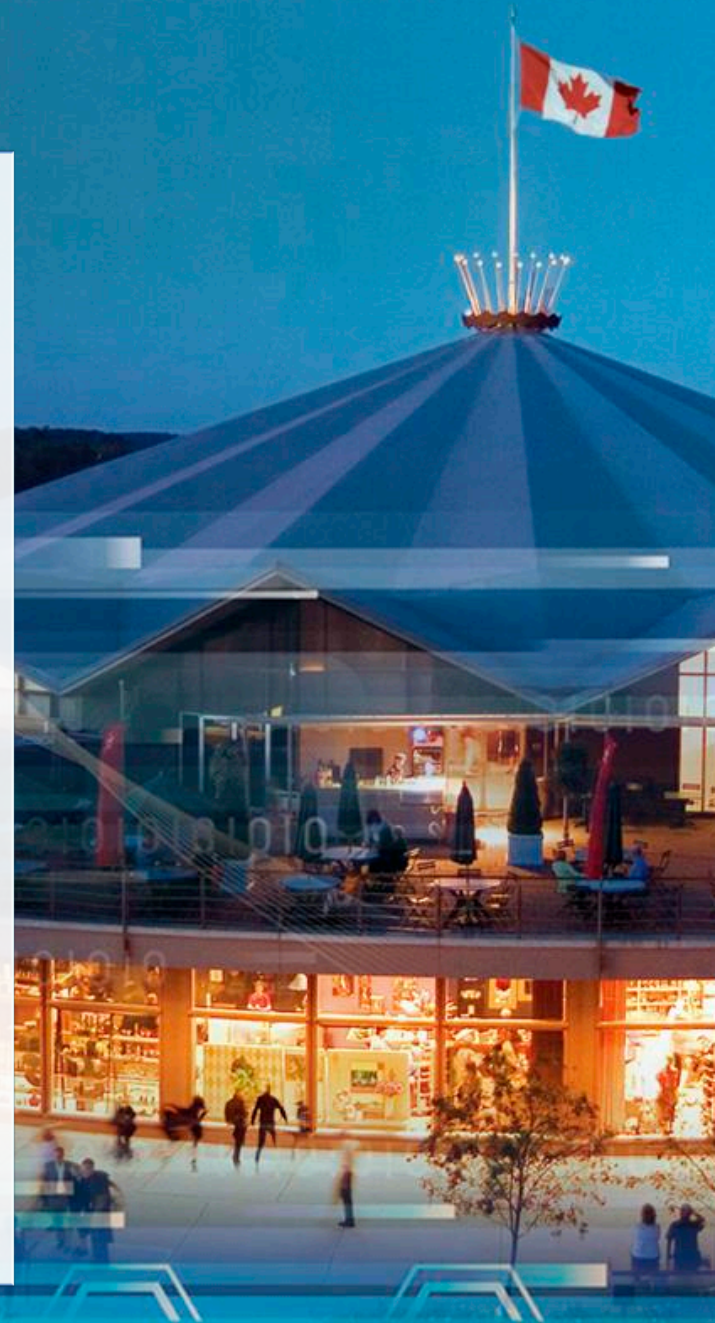
## To Begin:

- Stratford City Council has made no decision regarding the Festival proposal;
- The City is now consulting the community.



## Things to think about:

- The Stratford Festival is a major part of our economy, and was in fact founded by our community;
- This is a significant opportunity to secure major senior government investment;
- The existing Tom Patterson Theatre is rapidly aging;
- The Festival has agreed to consider having public uses in the new facility, including SLAAA;
- There also exists the opportunity to redevelop the City-owned “Cooper Block.”



## Our Community Needs:

The City of Stratford and the Stratford Festival recognize that the proposal would displace individuals and groups.

We are looking at ways to accommodate these groups and individuals should Council agree to proceed with the Festival's proposal.



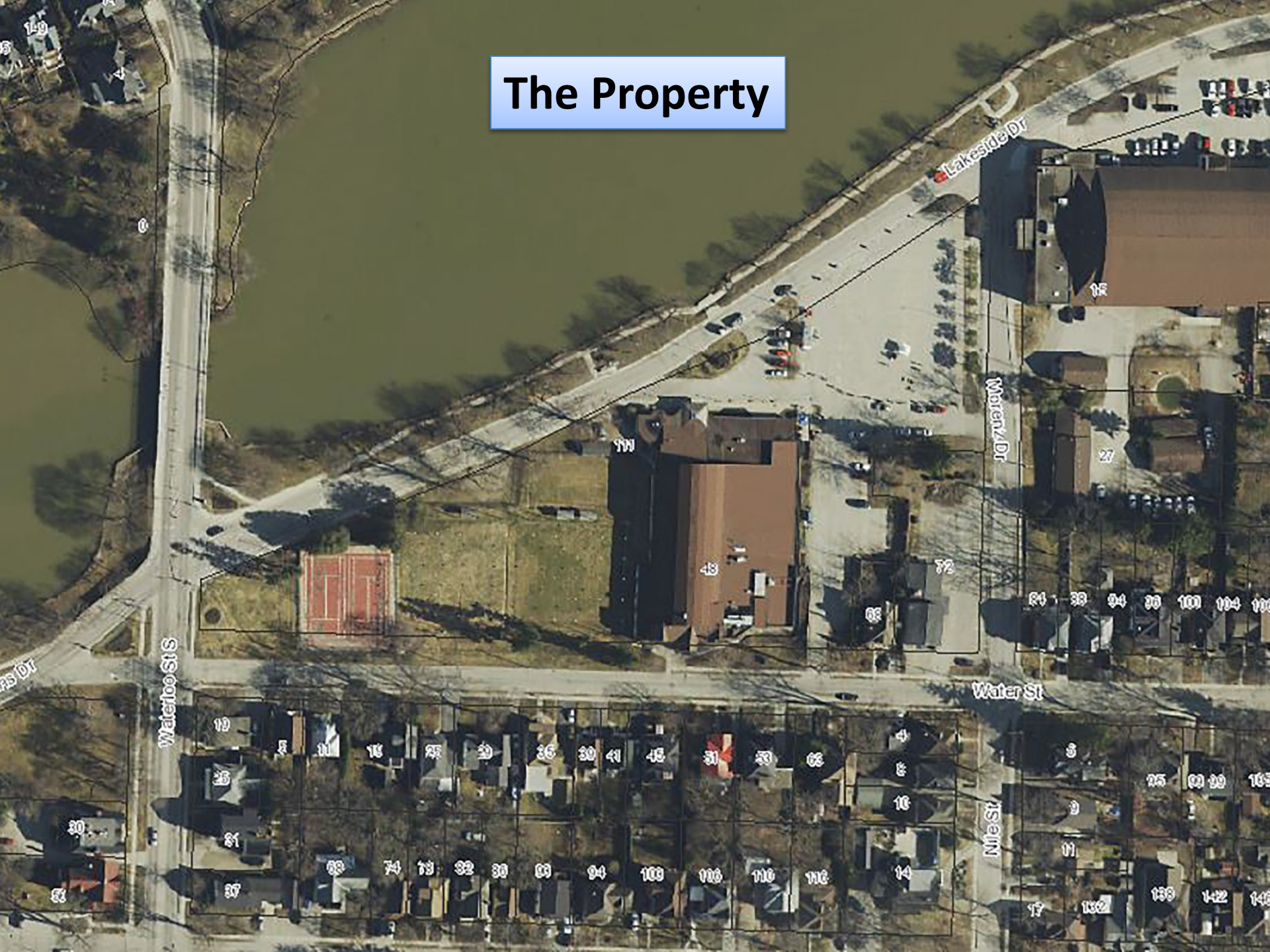




## What Stratford Council needs to decide if the proposal proceeds:

- Sale or lease of the land;
- Approval of the form of development (e.g. site plan);
- Other conditions like public use of interior spaces and parking.

# The Property







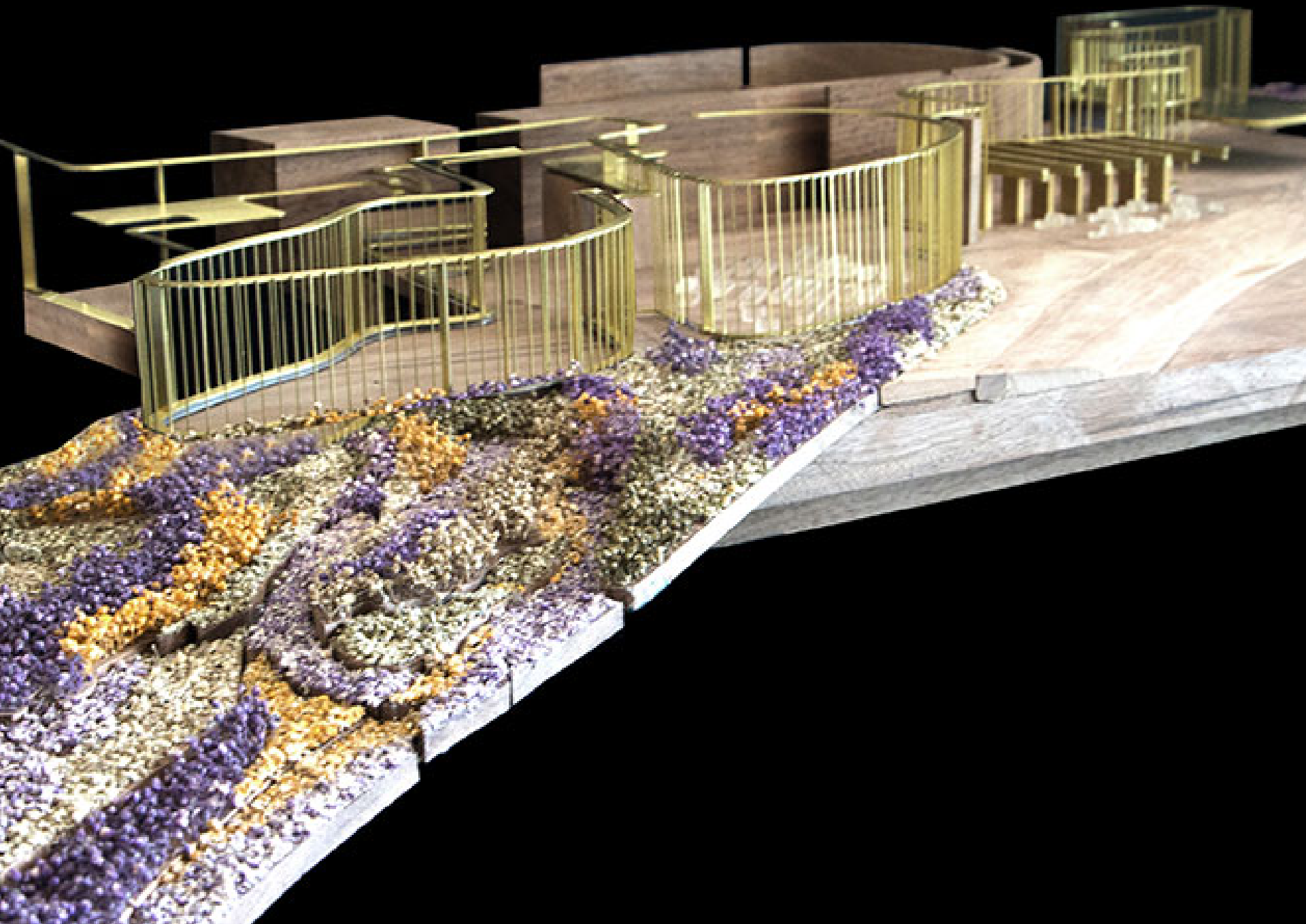
## A Unique Time:

- Over 2017, 2018, and 2019, municipalities across Canada expect major Provincial and Federal infrastructure funding programs;
- This may be the last major funding allocation by senior governments for some time.





WAPATHESIN THEATRE





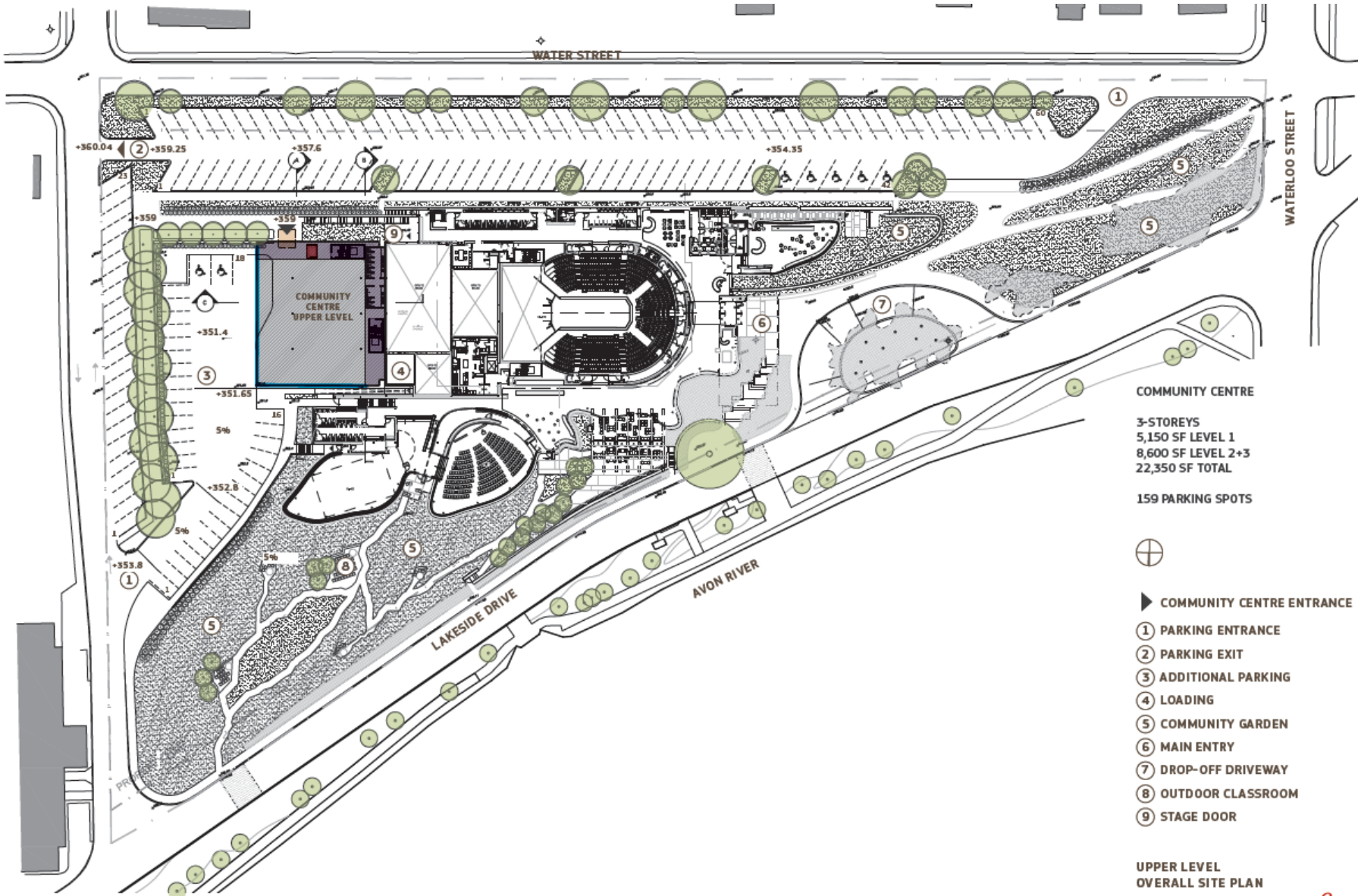


## Proposed Tom Patterson Theatre Funding:

|                                    |                     |
|------------------------------------|---------------------|
| Provincial Government (announced): | \$20 million        |
| Federal Government (unannounced):  | \$20 million        |
| Private Fundraising :              | \$20 million        |
| <b>TOTAL (approximate):</b>        | <b>\$60 million</b> |

\*Note that this government funding could be used for the development and construction of the new theatre only (excludes purchase/lease and transitional space costs)

# Proposed Tom Patterson Theatre Site Plan



**COMMUNITY CENTRE**

3-STOUREYS  
 5,150 SF LEVEL 1  
 8,600 SF LEVEL 2+3  
 22,350 SF TOTAL

159 PARKING SPOTS



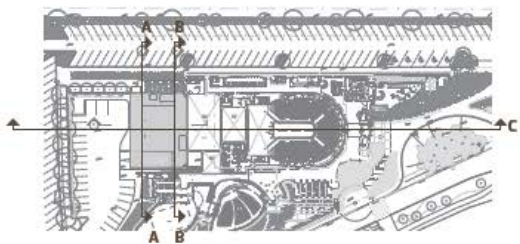
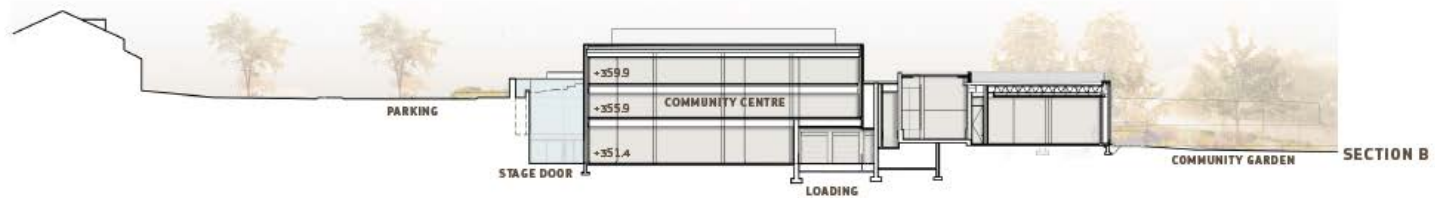
- ▶ COMMUNITY CENTRE ENTRANCE
- ① PARKING ENTRANCE
- ② PARKING EXIT
- ③ ADDITIONAL PARKING
- ④ LOADING
- ⑤ COMMUNITY GARDEN
- ⑥ MAIN ENTRY
- ⑦ DROP-OFF DRIVEWAY
- ⑧ OUTDOOR CLASSROOM
- ⑨ STAGE DOOR

UPPER LEVEL  
 OVERALL SITE PLAN

HARIRI PONTARINI  
 ARCHITECTS



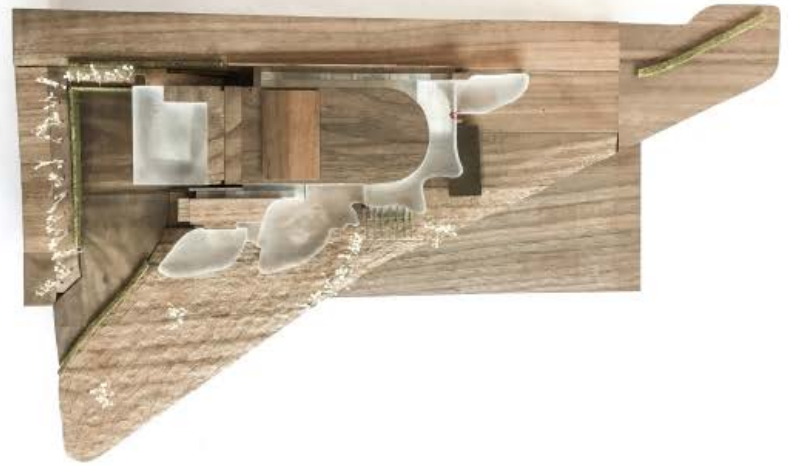




SECTIONS

HARIRI PONTARINI  
ARCHITECTS

*Stratford*  
FESTIVAL



MODEL PHOTOS

HARIRI PONTARINI  
ARCHITECTS

*Stratford*  
FESTIVAL



## Proposed Location:

- Current location of the Tom Patterson Theatre;
- Create a unique attractor that can compete with other international theatre destinations;
- Enhance surrounding parkland with 8,100 square feet of professionally landscape gardens while increasing parking.





## **Proposed Timing:**

- The Festival's 2018 season has been programmed without the TPT;
- The Festival is eligible to use the first \$5 million of Provincial funding by March 18, 2018;
- Construction could begin in January of 2018.



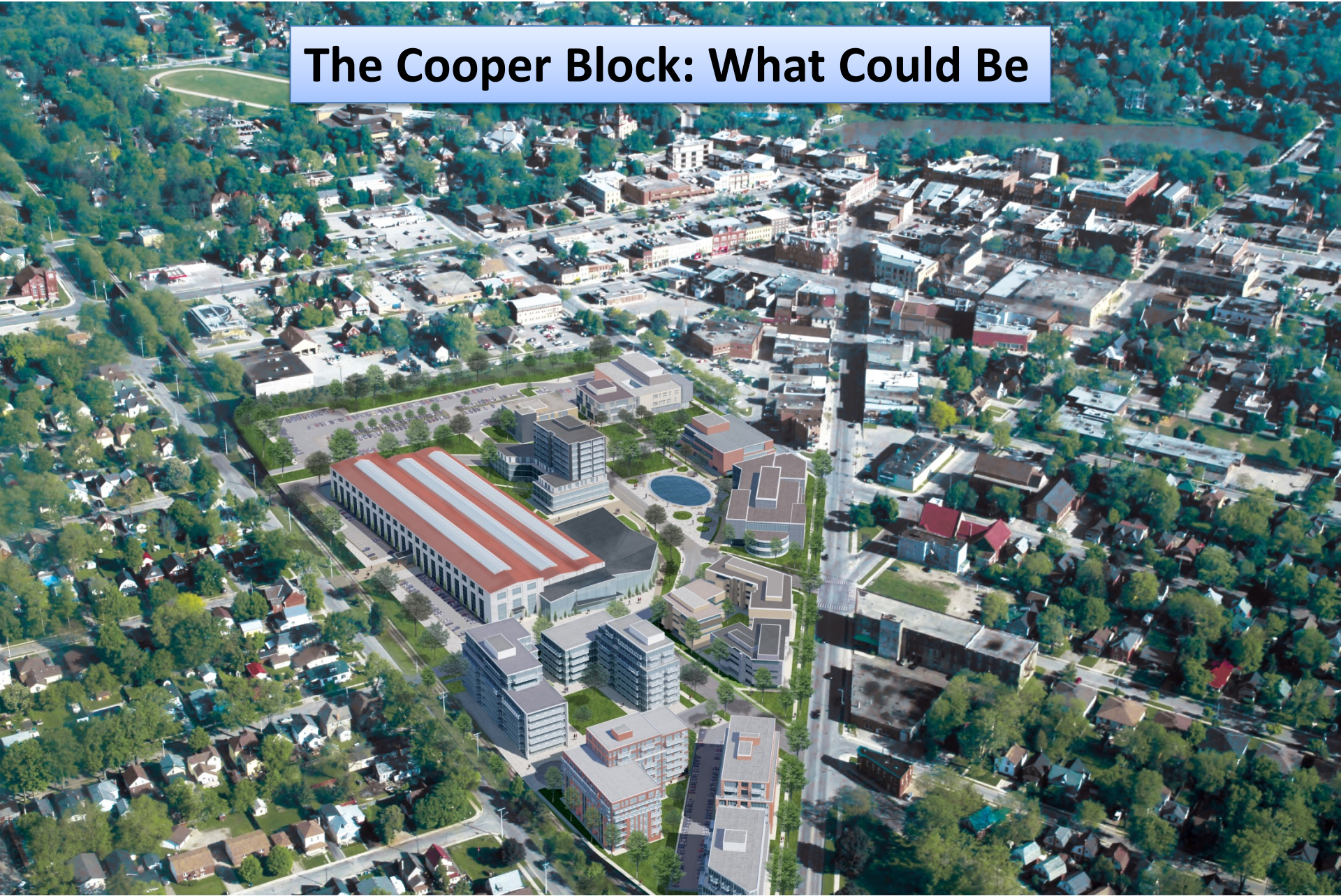
A photograph of a theater performance. The stage is lit with warm, golden lights, and several dancers in white costumes are performing. The audience is seated in a large, curved theater, and the ceiling is high with visible lighting rigs and spotlights.

## Economic Impact

- **Current annual economic impact:**
  - \$134 million
  - 3,000 full time jobs
- **Incremental impact:**
  - \$14 million
  - 242 full time jobs
  - 550 construction jobs



# The Cooper Block: What Could Be





# Proposed Grand Trunk Community Hub





## Status of the proposed Grand Trunk Community Hub:

- City-owned land;
- YMCA needs to be redeveloped and the University of Waterloo is planning expansion, including a Student Life Centre in the Hub;
- The City continues to meet with Provincial and Federal Governments and has asked for \$15 million from each;
- The public consultation process for the creation of a Cooper Site Master Plan is ongoing.

# What might one option look like?

- Redevelopment occurs on Tom Patterson Property;
- Kiwanis Community Centre users, including SLAAA, Rotary, Lawnbowling, and the Kiwanis Club, are moved to other locations;
- We are taking great care in finding alternate accommodation for the current users both in the short and longer terms;
- The Stratford Festival has offered to provide up to \$500,000 to create a transitional space for SLAAA;
- SLAAA moves into the new Tom Patterson development in the longer term until we know whether the Community Hub will proceed.





## Next Steps:

- Review all consultation feedback;
- Look at alternative locations for existing users;
- Continue to advocate for the Grand Trunk Community Hub;
- Council will receive community feedback and will subsequently be asked to make a decision.



**Today is not your only opportunity!**

**Other ways you can have input:**

- Comment Cards are available to fill out at the back of the room;
- Post-It notes are also on the tables and can be put up on the newsprint on the walls;
- Online feedback will be accepted on the City's website until Tuesday 10 October 2017:  
[www.stratfordcanada.ca/TomPatterson](http://www.stratfordcanada.ca/TomPatterson)
- For Community Hub information, please go to:  
[www.stratfordcanada.ca/CooperBlock](http://www.stratfordcanada.ca/CooperBlock)
- For Tom Patterson Theatre proposal information, please go to:  
[www.stratfordfestival.ca/landingpages/TPT](http://www.stratfordfestival.ca/landingpages/TPT)
- Contact Stephanie Potter:  
519-271-0250 x 253; e-mail [spotter@stratford.ca](mailto:spotter@stratford.ca)
- Written feedback can be dropped off at any City information desk or mailed to:  
City Hall  
Attn: Stephanie Potter  
PO Box 818  
Stratford ON  
N5A 6W1



***Thank You!***

**This presentation will be  
posted on the  
City website tomorrow**





## How we will receive your input today:

- Up to 3 minutes per speaker (you do not have to take all this time!);
- We will come to you with the microphones;
- Please state your name when asking a question;
- Please be respectful and listen to others;
- We are taking notes;
- If you heard your point, you can simply add your support for that point;
- Written submissions are as important as verbal submissions.