



CITY of STRATFORD

Chief Administrative Officer

City Hall, 1 Wellington Street, P.O. Box 818
Stratford, ON N5A 6W1
519-271-0250 Ext. 233
TTY: 519-271-5241
rhone@stratfordcanada.ca
www.stratfordcanada.ca

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Key Considerations of the City of Stratford to Potentially Redevelop 48 Water Street.

The City of Stratford is considering the disposal of the City owned property located at 48 Water Street. The property has been used for more than four decades for the Tom Patterson Theatre and a proposal has been put forward by Stratford Festival for the redevelopment of the Tom Patterson Theatre. The redevelopment project would require all of the City-owned property at 48 Water Street.

The City convened public input sessions late in 2017, and received valuable input on a variety of issues from the public.

The next step in the process is for the City to determine whether or not to declare 48 Water Street as surplus land. The City has scheduled a public meeting on January 15, 2018 to hear delegations from the public on whether or not to declare the City-owned property at 48 Water Street as surplus land to the City's needs.

We encourage any interested individuals review the information posted relating to 48 Water Street on the City's web page. All of the information relating to public submissions, the City's staff report, and notices of the receipt of funding from both the Federal and Provincial governments (\$20M from each level for a total of \$40M, and in addition to private fund raising) for the Theatre has been posted.

This document has been assembled to give interested individuals a sense of some of the key considerations that the City has in making its decision on this matter. These considerations include:

- a) Sale versus long term lease of the property;
- b) Financial terms;
- c) Accommodation of existing users;
- d) Form of proposed development;

- e) Ongoing public access to and use of the property, including parking;
- f) Importance of the Festival to the Stratford and area economy; and
- g) Real estate agreement and implementation plans.

The following aspects of the proposed redevelopment also need to be taken into consideration should Council decide to dispose of the property:

1. The condition of the existing Tom Patterson building, including the accessibility and building condition limitations to users and patrons alike;
2. Accommodation of current users of the City-owned property at 48 Water Street in other locations;
3. Transition of existing users to other locations in the least disruptive way possible;
4. The importance of maintaining the Stratford Lakeside Active Adults Association (SLAAA) together in interim and permanent arrangements;
5. The need for the City to be fully compensated for relocation costs, including lawn bowling to the Stratford Golf Club;
6. Public and community input;
7. Fair market value;
8. Availability of substantial senior government funding;
9. Compatibility with adjacent land uses, particularly adjacent residential areas;
10. Excellence in interior and exterior design, including accessibility features;
11. Maximizing public access to and on site for parking in perpetuity;
12. Recognizing the draw of adjacent uses, including the Allman Arena and enjoyment of the park system ;
13. The creation of new green space;
14. Job retention and expansion opportunities from the proposed redevelopment;
15. The spin off benefits of the Festival to the local economy;
16. The creation of a new destination feature for Stratford;

17. Celebration of past uses and past users of the property through appropriate on site commemoration;
18. Access to interior spaces by the public (e.g. enjoyment of the gardens, ability to host conferences when the Festival does not require the use of all facilities);
19. Opportunities to improve public transit service and other forms of shuttle service;
20. Opportunities to create new accessible handicapped parking spaces;
21. Costs associated with the relocation of any hard servicing (e.g. water and sewers);
22. The creation of new formal partnerships to advance the City's prosperity, involving the Festival, the Stratford Tourism Alliance , the Stratford Perth Museum, and the Provincial local tourism body known as RT04;
23. The reinvestment of funds from any transaction to create a new community hub on the City-owned Grand Trunk (Cooper) site;
24. The creation of formal partnerships with the YMCA of Stratford Perth and the University of Waterloo to build a new community hub on the Grand Trunk site;
25. The permanent relocation of SLAAA to the community hub on the Grand Trunk site; and
26. Opportunities to remove salvageable building elements for other public purposes.

There are many other considerations as well, but this list should provide some insight into the nature and detail of matters being discussed should Council decide to proceed with the disposition of the property.

Coming to a Decision

As Council decides whether it will proceed with the disposition of the property, it will rely on other information, including but not limited to a land valuation (appraisal). Such information would be released in the future and in compliance with all applicable legislation and policy.

Public input will continue to be a key component of Council's decision-making process. The City will have completed two extensive rounds of structured consultation, each with

a variety of ways to provide opportunity for public comment. On January 15, the public input process is planned to conclude.

A final decision by Council is expected to be made in late January or early February.