

City of Stratford's Proposed Britannia Street Affordable Housing Project

Public Feedback collected October 17-October 22, 2017

(via the City of Stratford Website, Facebook and Comments Collected at the Open House)

Source	Comment
Open House	On drawing include real distance to Briarhill
Open House Comment Card	Overall design is wonderful. Concern in "Phase One" - proposal has only one entrance in long building - hard for folks with mobility issues so perhaps need for more entrance/exits. Traffic concern with parking for 72 vehicles and only one entrance/exit onto Glastonbury which already sees major traffic as it is currently major artery to suburbs east and north of fairgrounds. Any consideration for road onto Britannia? Good to see city have more affordable housing. Hope you get more!
Open House Comment Card	The connected pitched roofs will collect snow and create ice dams. I have that problem now. Where are the solar panels? Pitch the roofs to add panels - return on investment. I know balconies are expensive but I do think they are necessary. Especially shut ins need a way to get fresh air without going through the main entrance.
Open House Comment Card	Great to see the old fairgrounds being redeveloped for the good of the community. This affordable housing project is needed and welcome. Would love to see: Lots of trees; pedestrian and cycling access maintained and enhanced to Britannia, Glastonbury, Briarhill and up to Rotary Complex so kids, seniors (and all!) can access schools, recreation, downtown and amenities. I support high density, affordable housing on the whole site. (I am a homeowner on adjacent street.)
Open House Comment Card	Will the trees along Britannia be retained? It looks like sidewalk will replace them. Pedestrians and bikes need to be able to cross East to West, North so South. Needs to remain accessible as commuter lines (ie fast and straight).
Open House Comment Card	Looks fantastic! Can't wait for it to be built!
Facebook comments forwarded by Councillor Bonnie Henderson	Storage lockers for Christmas trees, etc
	The flusher handle being on the side that is open (not against the wall) so people who have disability issues this is more accommodating

	<p>You might of seen in some washrooms they have this arm that can be pulled down for the wall so depending on your disability you can lean on it then push it back out of the way when you get up</p>
	<p>Some felt the green space should be by the door not the parking lot I explained why that most people want the parking close to the door</p>
	<p>Some felt too much sidewalk I can't imagine there is too much sidewalk ever.</p>
	<p>Wanting to know what the maximum you can make to be able to get into one of these units</p>
	<p>If there is a fire in the halls, people with mobility issues (wheelchairs, walkers) will be trapped in their unit until help arrives. That could mean life or death. It doesn't matter how large a window is if a person doesn't have the ability to get out of a window by themselves. Patio doors (or wide doors) on the main floor (wheelchair accessible floor) are essential. Consider who will actually live there, and what their short-term and long-term needs will be. Consult with disability advocates.</p>
	<p>Questions I didn't answer -</p>
	<p>This development will be owned by a city owned non profit company. Will this company pay to the city property taxes at the equivalent rate as privately owned?</p>
	<p>Automatic door openers for apartment doors are needed because fire code requires the heavy doors, therefore, opening doors are extremely difficult. It's common practice at supportive housing</p>
	<p>This streetscape feels a little cold - and I'm thinking that people probably wouldn't feel safe walking there in the dark.</p>
	<p>Please consider a permanent hook-up to a natural gas line for the barbecue - it will mean that a tank can't be stolen, and there won't be the clean-up issue of charcoal ash. (Someone else then asked who would be paying for the gas)</p>
<p>Questions posed at Open House (recorded by staff)</p>	<p>How close will the apartments to be existing houses on Windermere?</p>
	<p>Will there be a road? Concern of cars zooming down new street.</p>
	<p>Senior access to patio/garden? Risks if walking down hall to access outside. Will there be balconies/patios? Not on original plan.</p>
	<p>Why is this development not matching timing of the rest of the land? City RFP just going forward - council not there yet (Bonnie). MMAH monies have time/date restrictions.</p>
	<p>Can the infrastructure (water / sewage) handle the new project?</p>
<p>Comments received</p>	<p>Looks good</p>
	<p>That looks very nice. Will be a real asset to the neighbourhood!</p>

via the City of Stratford Facebook page (names removed).

Where you see ">" that is a reply to the initial comment.

A playground would be nice there > Agreed > Please include that in your comments since it's mostly 1 bedroom and a few 2 bedroom it was stated at the open house that there is a playground just a few blocks away and when the new subdivision on the fairgrounds is developed there will be one there also.> I was just coming to mention the lack of playground..> Most of the playgrounds now a days are a shame. I'd prefer gardens so the kids could learn about growing food. It's better for connecting and that way kids would learn to share. It wouldn't take long as far as work and they could bike and play at a local park after.> here is a huge local garden by Dufferin park....also was in Bruce street near the Anne Hathaway park.

Lots of greenspace! A community garden for residents would be excellent! >I would help for sure!!

And who will be maintaining all these gardens? > It will be a city owned project so will be maintained like all the other 663 units we own> ok. Just looks like a tremendous amount of gardens and landscape to care for.> The community garden area I would imagine would be taken care of by the residents >lol. I'm sorry. I just find that hard to believe.> Not so much. The Local's initiatives in this so far, have been well-received.> if the amount of gardens that go in are close to what is depicted, I can only see limited success in this being maintained by the residents.

Everyone wants to see something built there that is pleasing to look at, but I'm just concerned with the long time expense of ongoing care.> I would love to help take care of the gardens > will pets be allowed > For the record I wasn't suggesting all of the gardens be taken over to grow food and maintained 100% by the residents. But a nice community garden would be an excellent complement to the green space and it would be a fun project to bring the new neighbours together. The city does an excellent job of taking care of Stratford's wonderful flower gardens with some help from the Hort Society. So don't lose any sleep tonight everything will be fine.> ot sure if you know this its against the law to not allow pets in Ontario There are some restrictions dealing with dogs with problems > so these will be subsidized units?

will there be housing for people on I > ncome > its affordable living a place where you don't pay more then 30% of your income on rent> Who will qualify for these homes then? The people on the long waiting list for Community Housing likely. > Some will it will depend on the income these are not rent geared to income so applications will start around 9 months after construction starts is the approximate timeline> If they aren't rent geared to income, but the intent (requirement?) is that you don't pay more than 30% of your income on rent, that seems to imply that one needs an at least a "living wage" income if only 30% of said income is to be rent expense. And that's not generally considered "affordable housing", as the latter implies lower-cost rents or rent geared to income. > Paying 30% of your income IS rent geared to income though, is it not? I guess I'm just confused here...

Wish they would show the relativity to existing homes on briar hill > They are around 150 feet from the backyards of Briarhill homes. In the next development they are suggesting homes along the fence line then a road and then on other side is this development

That would make a beautiful spot for seniors living on old age and Cpp.

How do you get one? Apply for it
What is the income threshold to be considered for these units? Are there one bedroom units? And when/where can they be applied for?
I was told at the open talk last night, to apply in 9 months
Shoulda kept the buildings closer to the center of the property/project so adjoining property owners can still enjoy some privacy without multiple tenants staring into their yard.
The first phase the units are running north and south in the second phase they are running east and west so I believe this will help with that
Looks nice
Looks perfect - great idea
Looks great but sadly a lot of that will probably be ruined ie: tables and gardens
Looks great
Looks like these all have stairs, are there any accessible units? > his is a 2 storey apartment building so all units will be accessible as we are planning to put a lift in. There will be 4 larger ones for people with walkers. There will also be a set of stairs by the entrances to the building. People are getting confused by the look of it thinking the units are 2 storeys but its just a townhouse look on the outside inside its like a regular apartment building with a main hall down the centre with the entrances off of each side
Check this out! A proposal for the Fairgrounds on Britannia Street.
No balconies or patios I wonder if the windows will open fully. > The windows all open except the ones in the stairway. This was a drawing that was done in less then in a week this is a very tight timeline. All of those features will show once the site plan is done.
Snow removal is going to cost a fortune. There doesn't seem to be anywhere to pile it when plowed (other than the picnic/garden area).
There is no where for dumpsters or blue bins in this either.
Is there any inclusion of sustainable design? Solar collection? Rainwater collection? etc
Will construction include light weight truss roof framing?
Will it be controlled entrance?

<p>Responses from City Website (names removed)</p>	<p>I think it is important to have a mix of affordable housing throughout our city and would prefer one or two units interspersed in all new development rather than a concentration of units in one space .If some market value units could be part of the proposal that would in my view be a better plan .On a second note I was most concerned to see the removal of the play equipment that existed in the fairground without any notice or replacement .When Oakdale and Braemar subdivisions were developed the green space was sold instead of being developed and when i inquired as to reasoning for that decision I by letter (which I have on file)was informed that the play ground in fair grounds and SERC would meet our children's needs .It is imperative therefore that the fairground equipment be replaced now and not in some distant future and with the new development expanded and in the same area as existed close to the walkway to Braemar</p>
	<p>Good plan. There needs to be information on how many of the units will be one bedroom, two bedrooms, or 3 bedrooms.</p>
	<p>Would there be a locker for each unit, water softener, in apart, laundry, or facilities in building, will it be a no smoking building, and please no barking dogs, raised toilets, larger door ways, what about visitor parking I loved the presentation, looking forward to seeing it built, and I hope I get to be one of the tenants</p>
	<p>We have deep concerns about this plan. 1. Very close proximity of phase 1 building to backyard neighbours.2. Large park area creates safety concerns in both park areas and surrounding neighbourhoods.3. Noise factor...parking lot, high density population 4. Grounds- who is responsible for the grounds, clean up of items left behind, what can be done about unkempt units5. Consider the following from stats Canada:Multivariate models show that the outdoor spaces where youths commit more crimes are characterized by their criminal opportunities and low social control (Table 2, first model). More specifically, the results suggest that the greater the number of youth living in a neighbourhood, the greater the number of police-reported youth crime incidents. -More youth crimes committed in private residences are reported in neighbourhoods that have more young residents. Why are you not mandating every new development has a certain number of low income or affordable housing as opposed to creating pockets of poverty within the city when it is statistically proven that these types of developments are prone to higher crime rates ?</p>
	<p>Please read the following:http://www.statcan.gc.ca/pub/85-561-m/2011022/part-partie1-eng.htm</p>
	<p>Overall, the results of this study show that youth commit more crimes in places that are more easily accessible to them and where there is less social control.</p>
	<p>There needs to be some kind of accommodation for outdoor PRIVACY! Either balconies or some privacy fencing. This is a basic human need and makes for less conflict among neighbours.</p>
	<p>I live directly behind this development - Briarhill, concerned about the grading and DO NOT WANT WATER RUNNING OFF INTO MY BACKYARD FROM THIS! ALSO will there be a road between our backyards and this bldg. or are they but up against are yards, will need a 10ft privacy fence if thats the case. I feel these will end up looking like Athlone Cres. - sloppy mess!</p>
	<p>██████████ would be interested in Managing this building. We are currently the Building Managers of a ██████████ Luxury Apartment Building.</p>

How many windows are in a 1 bedroom unit, and can it be opened? and how will these units be heated and will there be air conditioning? Thanks