



**The Corporation of the City of Stratford
Planning and Heritage Committee
Open Session
AGENDA**

Date: Monday, September 16, 2019
Time: 7:05 P.M.
Location: Council Chamber, City Hall
Committee Present: Councillor Ingram - Chair Presiding, Councillor Ritsma - Vice Chair, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos

Staff Present: Joan Thomson - Acting Chief Administrative Officer, Ed Dujlovic - Director of Infrastructure and Development Services, Michael Humble - Director of Corporate Services, David St. Louis - Director of Community Services, Jacqueline Mockler - Director of Human Resources, Jeff Leunissen - Manager of Development Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Tatiana Dafoe - Acting Clerk, Jodi Akins - Council Clerk Secretary

Pages

1. Call to Order

The Chair to call the Meeting to Order.

Mayor Mathieson provided regrets for this meeting.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

3. Delegations

None scheduled.

4. Report of the Manager of Development Services

4.1 Planning Report Draft Plan of Subdivision 31T18-002 and Zone Change application Z06-18, 4110 Perth Line 36 (PLA19-033)

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The following local residents have requested to address Committee with respect to this application:

Marilyn and William Sylvester
Dinant De Vries

Motion by _____

THAT William and Marilyn Sylvester and Dinant De Vries be heard.

Motion by _____

Staff Recommendation: THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

Zoning By-law Amendment:

THAT the application Z06-18 to amend the zoning on the subject lands from Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999 to:

A Residential First Density R1(4)- special provision Zone, a Residential Fourth Density R4(2)- special provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park- special provision- Flood Plain (P-FP) – special provision Zone in the City of Stratford Zoning By-law No. 201-2000.

- **Residential First Density- special provision R1(4)-42 and R1(4)-42(H) Zone that permits single detached dwellings and group homes with the following site specific regulations- minimum lot frontage for a corner lot of 12.6m, allow a minimum lot area (corner lot) of 415 m², to allow an exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case, to allow a minimum rear yard depth of 6m, to allow a minimum sight triangle of 3m x 3m, to allow a maximum lot coverage of 45%, a minimum landscaped**

open space of 35% and in all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance and if the exterior side yard setback is less than 4.5m no driveway shall be permitted along the exterior lot line or off of the exterior lot line, and a garage shall not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line.

- The Residential Fourth Density- special provision- R4(2)-25 and R4(2)-25(H) Zone will permit street townhouse dwellings. Special provisions to the regulations have been requested to allow a minimum rear yard depth of 6m, a minimum sight triangle of 3m x 3m, a minimum front yard depth to the main building of 4.5m and in all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance and any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall) and a garage shall not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line.
- Park (P) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre.
- Future Residential (FR) zone that permits an existing single detached dwelling, group home and home occupation.
- Park- Floodplain- special provision (P-5-FP) zone that permits a park and conservation use and to apply a definition of conservation use. These lands are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.

BE APPROVED for the following reasons:

1. public interest was considered;
2. the zone change is consistent with the Provincial Policy Statement;
3. the zone change is consistent with the City of Stratford Official Plan;
4. the recommended zone change will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;
5. it zone change will provide a wide range of housing to meet the needs of the existing and future residents; and

6. the recommended zone change will encourage efficient use of land and infrastructure.

Draft Plan of Subdivision:

THAT Plan of Subdivision application 31T18-002, submitted by Sifton Properties Limited on the lands known municipally as 4110 Perth Line 36, be approved by the City of Stratford pursuant to Section 51(31) of the Planning Act subject to the conditions listed below for the following reasons:

1. public interest was considered;
2. the application was circulated to the public and regard for their response was had in the recommended plan and conditions of approval;
3. the plan of subdivision is consistent with the Provincial Policy Statement;
4. the plan of subdivision is consistent with the City of Stratford Official Plan;
5. the plan of subdivision will result in sound land use planning and is considered appropriate for the development of the lands;
6. it will provide a wide range of housing to meet the needs of the existing and future residents; and
7. it will encourage efficient use of land and infrastructure.

Conditions of Draft Approval

That the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Subdivision 31T18-002 subject to the following conditions:

1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated June 7, 2019, as redline amended, File No. 31T-18002, drawing no. 42815-200-D9(L), which shows a total of 153 single detached residential lots, 2 multi development blocks, 1 park block, 1 future infill block, 1 future single detached dwelling block, 2 walkway blocks, 1 stormwater management block, 7 0.3m reserve blocks, 2 open space blocks, all served by 7 new local roads.
2. This approval of the draft plan applies for 7 years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.

4. The street(s) shall be named to the satisfaction of the Manager of Development Services.
5. Prior to final approval, the municipal address shall be assigned to the satisfaction of the Manager of Development Services.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of Stratford and referenced to NAD83UTM Zone 17 horizon control network for the City of Stratford mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of Stratford in order to implement the conditions of this draft approval.
9. That prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
10. The subdivision agreement between the Owner and the City of Stratford shall be registered against the lands to which it applies.
11. The Owner shall grant to the appropriate authorities such easements and/or land dedications as may be required for utility, road, drainage or other municipal purposes.
12. Phasing of this subdivision (if any) shall be to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services.
13. Prior to submitting a request to the City to prepare the subdivision agreement, an updated draft plan showing the redline amendments (if applicable) is to be provided to the City to the satisfaction of the Manager of Development Services.
14. Prior to the receiving a clearance for building permits from the Director of Infrastructure and Development Services for each construction stage of this subdivision, all servicing works including any stormwater management facilities for the stage must be completed and operational, all to the specification and satisfaction of the City.
15. Prior to Final Approval, all required connections from this plan to municipal services shall be available.
16. Where the plan is to be phased, any dead ends and open sides of road allowances shall be terminated in 0.3m reserves that are to be conveyed to the City until required for the future production of such road allowance.
17. Prior to submitting a request to the City to prepare the

subdivision agreement a phasing plan showing all of the 0.3m reserves required to accommodate phasing (if applicable) is to be submitted to the City as applicable to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services.

18. A 0.3 m reserve block shall be provided along Block 159, Block 162 and Block 168 as shown on the redline amended plan. The subdivision agreement shall contain a provision allowing the property owner to access their lands over the 0.3m reserve for Blocks 159, Block 162 and Block 168 for maintenance purposes to the satisfaction of the Manager of Development Services.
19. In conjunction with the submission of Engineering drawings, the Owner shall submit an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of Stratford and Ministry of Environment, Conservation and Parks standards and requirements, all to the satisfaction of the City of Stratford and Upper Thames River Conservation Authority. This plan is to include measures to be used during all phases on construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.
20. In conjunction with the submission of Engineering drawings, the Owner shall submit a report prepared by a qualified consultant, and if necessary a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City's Infrastructure and Development Services Department. If necessary, the report shall also address any existing or potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City's Director of Infrastructure and Development Services, included in the pertinent agreement(s) with the City of Stratford prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval, to the satisfaction of the City, at no cost to the City.
21. Prior to any grading on the site, the Owner shall decommission and permanently cap any abandoned water wells located on the property, in accordance with the Ontario Water Resources Act and the Ministry of Environment, Conservation and Parks requirements and file the necessary reports with the Ministry of Environment, Conservation and Parks and the City of Stratford.
22. The Owners professional engineer shall provide inspection services during construction for all work to be assumed by the

City, and all works within easements or blocks to be dedicated to the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the Director of Infrastructure and Development Services.

23. The Owner shall comply with all City of Stratford standards, guidelines and requirements in the design of this draft plan and required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the Director of Infrastructure and Development Services.

PARKLAND

1. The Owner shall dedicate Block 160 to the City of Stratford for Park purposes and pay the City cash-in-lieu for 0.157 ha of parkland pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 160 and cash-in-lieu for 0.157 ha shall satisfy the parkland dedication requirements for all lands within the boundary of this draft plan. All costs associated shall be borne by the Owner.
2. The subdivision agreement shall contain a provision outlining that parkland dedication and cash-in-lieu must be conveyed to the City in the initial registration to the satisfaction of the Manager of Development Services.
3. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 160 which shall accommodate a 3m wide walkway on Block 163 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services. Block 160 shall be registered in one phase.
4. Concurrent with registration, the Owner shall convey Block 162 (4 m wide walkway) and Block 163 (3m wide pathway) to the City of Stratford. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Director of Infrastructure and Development Services.
5. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 161 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

Fencing

1. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-11, 22-37, 68- 81, 90, 91, along the north lot line of Lot 22, along the north and east lot

line of Block 160, along the south lot line of Lot 79 and the west lot line of Lot 92, Block 156 and Block 161 abutting the west limit of the draft plan with a 1.5 metre chain link fence with no gates to prevent trespassing. Any other fencing arrangements shall be to the satisfaction of the Manager of Development Services.

2. Within one year of the registration of the phase, the Owner shall provide a 1.5m temporary fence with no gates along the north and east lot lines of Block 154 to the satisfaction of the Manager of Development Services. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Block 154 through the site plan approval process when Block 154 is developed to the satisfaction of the Manager of Development Services. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Development Services. The installation and removal of the temporary fencing shall be the responsibility of the Owner.
3. Prior to final approval where Street 'A', Street 'C' and Street 'F' is terminated at the limits of the draft plan, the Owner shall install a 1.5m fence with no gates and install dead end signage until the extension of the street is constructed or as directed by the Director of Infrastructure and Development Services that it is no longer required. Any costs associated with the installation, maintenance and of the fence and signage shall be the sole responsibility of the Owner.

Trails/Bikeways/Pedestrian Easements

1. Within one year of final approval of the plan, the Owner shall construct a multi-use trail along the perimeter of the draft plan lands abutting Mornington Street and the Owner shall construct a multi-use trail or pay cash-in-lieu along the perimeter of the draft plan lands abutting Perth Line 36, to the requirements of the City of Stratford, at no cost to the City to the satisfaction of the Director of Infrastructure and Development Services.
2. Concurrent with the registration of any phase that includes Block 158 or Block 161, the Owner shall provide an easement over Block 158 and Block 161 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

EXISTING STRUCTURES

1. Prior to final approval, the Owner shall remove or demolish any structures situated on lands that are to be dedicated to the City of Stratford.
2. Prior to final approval the Owner shall remove or demolish any structures than does not conform to the zoning by-law in effect

on the subject lands.

NOISE AND DUST

1. In conjunction with the engineering drawings submission, the Owner shall submit a dust study to assess the impacts of abutting industrial land uses and implement any recommendations of the study to the satisfaction of the Director of Infrastructure and Development Services.
2. The subdivision agreement shall contain a clause outlining that the following warning clause shall be registered on title and included in any agreements such as offers of purchase and sale, lease/ rental agreements, condominium declaration and site plan agreements to the satisfaction of the Manager of Development Services: "Purchasers/tenants are advised that due to the proximity of the adjacent industrial/ commercial establishment(s) noise from these facilities may, at times, be audible".

ENVIRONMENTAL

1. Prior to final approval, the Owner shall submit a Phase 1 Environmental Site Assessment for the entire site and implement any recommendations of the study to the satisfaction of the Director of Infrastructure and Development Services, at no cost to the City.

PARKING PLAN

1. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 154 and 155 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

STREET TOWNHOUSES

1. The subdivision agreement shall include a clause requiring that the residential blocks proposed for street townhouse dwellings have access to the rear of their lots. This may include making the necessary legal arrangements to establish a minimum of a 1m maintenance easement where the units to be built do not provide direct access to the rear yard from the garage for "internal unit" (not "end unit") Owners to the satisfaction of the City.

ACCESS

1. The subdivision agreement shall include a clause requiring the Owner to design Street 'A' between Mornington Street and the west boundary of Street 'F' to accommodate emergency vehicles. The design is to be submitted in conjunction with the

submission of engineering drawings to the satisfaction of the Director of Infrastructure and Development Services.

SANITARY:

1. The Owner shall construct and connect the proposed sanitary sewers to the satisfaction of the Director of Infrastructure and Development Services.
2. The Owner shall extend at their cost the trunk sewer within Mornington Street from Vivian Line to the limit of this plan of subdivision to the satisfaction of the Director of Infrastructure and Development Services. The City shall pay the additional costs in increased pipe size and depth beyond what would have been required to service the development. The Owner shall provide at their cost two design and cost estimates for the approval of the Director of Infrastructure and Development Services.
3. The Owner shall not connect any weeping tile connections into the sanitary sewers within this plan.
4. In conjunction with the engineering drawings submission, the Owner shall have its professional engineer provide a sanitary servicing report that at the minimum shall include a sanitary drainage area plan confirming drainage area limits, to the satisfaction of the Director of Infrastructure and Development Services.
5. Prior to final approval the Owner shall engage the City's consultant to prepare a sanitary servicing report and modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.

STORMWATER SERVICING:

1. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 157, at the cost of the owner to the satisfaction of the Director of Infrastructure and Development Services.
2. Minor revisions to the size of Block 157 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Director of Infrastructure and Development Services. Any cost associated will be the responsibility of the Owner.
3. In conjunction with the engineering drawings submission, the Owner shall have their consulting engineer submit a driveway access design that provides access to the inlet and outlet structures on Block 157 and a pedestrian sidewalk to connect the trail on Block 161 to Street 'F' and Mornington Street to the

satisfaction of the Director of Infrastructure and Development Services. All costs associated with the construction of the access driveway and pedestrian sidewalk will be at the cost of the owner.

4. In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a stormwater servicing report/plan (functional report where facilities are proposed) satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. This report shall include water balance measures and the identification of the major and minor stormwater overland flow routes for the entire catchment area to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.
5. The Owner shall have their professional engineer submit semi-annual monitoring reports to the Director of Infrastructure and Development Services demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the works. The timing and content of the monitoring reports is to be in accordance with the City's Infrastructure Standards and Specifications manual. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the plan and shall continue until assumption.
6. The Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program.
7. Prior to final approval, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision in accordance with the accepted engineering design to the satisfaction of the Director of Infrastructure and Development Services.
8. In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a report satisfactory to the Director of Infrastructure and Development Services that will identify all erosion and sediment control measures to be used during construction and implementation of the plan. This report may be included in the stormwater servicing report/plan. The Owner shall implement and monitor the measures in conformance with the report and satisfactory to the Director of Infrastructure and Development Services. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith. The City will install or rectify failing erosion and sediment control if the owner fails to do so within 10 working days upon written request to do from the City.

9. Prior to assumption, the Owner shall operate, monitor and maintain the works and service road at the Owners cost. The Owner shall ensure that any removal and disposal of sediment is to an approved site satisfactory to the Director of Infrastructure and Development Services.

TEMPORARY STORMWATER WORKS

1. In the event that the Owner constructs temporary stormwater works, all works shall be to the satisfaction of the Director of Infrastructure and Development Services, and at no cost to the City. The Owner is responsible for all costs related to the construction and removal of all temporary works including decommissioning and any redirection of sewers and overland flow routes.

OUTLET SEWERS

1. The Owner shall in its servicing drawings make provisions for increased depth or oversizing of the internal sewers and watermains in the Draft Plan (or any resulting phase) to accommodate flows from the upstream lands and water servicing external to the subdivision to the satisfaction of the Director of Infrastructure and Development Services.
2. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner to the satisfaction of the Director of Infrastructure and Development Services.
3. The Owner shall comply with all City requirements for a submission of a claim in accordance with all applicable City policies, guidelines, By-laws and procedures.
4. Prior to the submission of engineering drawings, the Owner shall demonstrate that necessary arrangements have been made for the services required to service this development, which services are located outside this plan, or demonstrate other alternative acceptable arrangements have been made to the City.

WATER:

1. The Owner shall construct and connect the proposed water mains to the satisfaction of the Director of Infrastructure and Development Services.
2. The Owner shall extend the 300mm existing water main on Mornington Street and the existing 200mm water main on Perth Line 36 to the limit of this plan of subdivision to the satisfaction of the Director of Infrastructure and Development Services. The City shall pay the additional costs for an increased pipe size for the 300mm water main on Mornington Street beyond what would have been required to service this development. The Owner shall provide at their cost two design and cost estimates for the approval of the Director of Infrastructure and

Development Services. The 200mm water main will be the sole cost of the Owner.

3. Prior to final approval, the Owner shall engage the City's consultant to prepare a water servicing report with modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.
4. The Owner shall have its professional engineer deliver confirmation that the water main system has been looped to the satisfaction of the Director of Infrastructure and Development Services.
5. As part of the water servicing report, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the Manager of Environmental Services, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.
6. The subdivision agreement shall include the requirement for the Owner to have their consulting engineer submit a chlorine residual maintenance plan to the satisfaction of the Manager of Environmental Services at the cost of the Owner.
7. The Owner shall maintain the water system to the satisfaction of the City until assumption to the satisfaction of Manager of Environmental Services.

TRANSPORTATION:

1. As part of the registration of the first phase, the Owner shall dedicate 5m along Perth Line 36 for road allowance purposes. All costs associated with the land dedication are the responsibility of the Owner.
2. The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan to the satisfaction of the Director of Infrastructure and Development Services.
3. In conjunction with the engineering drawings submission the Owner shall have its engineer prepare ultimate centreline profiles along Street "A", "B", "C", "D", "E", "F" and "G" throughout this Plan and beyond as necessary, for use in this subdivision design. The City shall review and approve centerline profile. Further, the Owner shall complete the requirements of this condition at no cost to the City all to the satisfaction of the

Director of Infrastructure and Development Services.

4. Prior to final approval, where Street 'A', Street 'C' and Street 'F' terminate at the limits of this draft plan, the Owner shall:
 - a. have its engineer submit to the City detailed plans showing proposed turnaround facilities that must include provisions for maintenance and emergency vehicles (as required) for the review and acceptance of the Director of Infrastructure and Development Services; and
 - b. ensure the subdivision agreement contain the necessary provisions to require installation of a temporary turnaround facility at the west terminus of Street 'F', north and south terminus of Street 'C', and provide an easement over Block 156 and any other lots required concurrent with the registration of the phase to the City of Stratford. Any easements shall be granted to the City of Stratford until the temporary turnaround facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. Once the Director of Infrastructure and Development Services has confirmed that the easement is no longer required, the City shall authorize the release of the easement. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of the temporary turnaround facilities.
5. Should temporary turning facilities for vehicles be required by the Director of Infrastructure and Development Services, they shall be provided as easements concurrent with the registration of the phase. These easements shall be granted to the City of Stratford until the temporary turning facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of all temporary turning facilities.
6. In conjunction with the submission of engineering drawings, the Owner shall identify the road network improvements required to accommodate the proposed development giving consideration to the impact the phasing of development (if applicable) would have on the timing of these network improvements. Restrictions may be imposed if there is insufficient network capacity to accommodate the proposed development. All costs associated with the design and implementation of the required road network improvements due to this development shall be the responsibility of the Owner.
7. In conjunction with the engineering drawings, the Owner shall submit a design for a left hand turning lane at the Mornington Street/Street "A" intersection to the satisfaction of the Director

of Infrastructure and Development Services. All costs associated with the design and implementation of the left hand turn lane shall be the cost of the Owner.

8. In conjunction with the engineering drawings submission the Owner shall submit a signalized design for a pedestrian crossing or pedestrian crossover if warranted at the Mornington Street/ Vivian Line 37 intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with designing and installing the pedestrian crossing shall be the cost of the Owner.
9. At the time of final approval, the Owner shall dedicate a 10m x 10m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 157 and 3m x 3m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 159 to the satisfaction of the City. Such "daylighting triangles" shall be shown and dedicated as public highways on the final plan.
10. The Owner shall construct a 1.5 metres (5') sidewalk on the outside of the following streets within a time-frame as directed by the Director of Infrastructure and Development Services:
 - a. North side of Street 'A' and the south side of Street 'A' between the east portion of Street 'B' and Mornington Street
 - b. North side of Street 'B'
 - c. East side of Street 'C'
 - d. East side of Street 'D'
 - e. North side of Street 'E'
 - f. East side of Street 'F'
 - g. North side of Street 'G'
11. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the Director of Infrastructure and Development Services for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of Stratford, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.
12. In conjunction with the engineering drawings submission, the

Owner shall provide lighting plan for the approval of the Director of Infrastructure and Development Services, including light for the proposed Street "A" / Mornington Street intersection.

13. Owner shall keep private and City Streets clean of construction debris to the satisfaction of the Director of Infrastructure and Development Services. Failure to clean road right-of-way with five (5) working days upon written notice from the City will result in the City conducting cleaning activities at the cost of the Owner.

HYDRO

1. Prior to the entering into a subdivision agreement, the Owner shall obtain approval from the applicable hydro provider for an electrical layout. Any new addition and/or relocation of existing electrical infrastructure will be at the Owner's expense.

FIRE

1. The Owner shall not burn any materials on site.

CONSERVATION REGULATION AREA

1. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from Upper Thames River Conservation Authority.
2. Prior to the acceptance of engineering drawings the City shall receive confirmation of the acceptance of the applicable engineering drawings from Upper Thames River Conservation Authority to the satisfaction of the Director of Infrastructure and Development Services.

SLOPE STABILITY

1. In conjunction with the submission of engineering drawings, the Owner shall have a detailed geotechnical evaluation prepared by a geotechnical engineer to confirm the stable top-of-slope line, identify any necessary structural design considerations and determine the impact of the development of this Plan on the bank's stability. The study shall be prepared to the satisfaction of the City and the Upper Thames River Conservation Authority.

FLOODPLAIN

1. The Owner agrees that additional culverts are to be composed of concrete and installed and accepted to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. The Owner's Engineer shall provide certification that the culverts were installed in accordance with the approved plans.

2. In conjunction with the submission of engineering drawings, the Owner's Engineer shall demonstrate that any new or alterations to existing culverts will have no downstream impacts to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames Conservation Authority.
3. Any adjustments or impacts to the Municipal drain are the sole responsibility of the Owner.

OTHER

1. Prior to final approval, the design and location of community mailboxes shall be to the satisfaction of Canada Post.
2. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
3. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.

NOTES TO DRAFT APPROVAL

1. It is the Owners/Developers responsibility to fulfill the conditions of draft approval and ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Stratford, Development Services Division.
2. All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The final plan submitted for registration, engineered design drawings and construction record drawings are to be provided in print and digital format referenced to a control network compiled to the satisfaction of the City of Stratford Infrastructure and Development Services Department in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.
3. The final plan approved by Corporation of the City of Stratford

must be registered within thirty (30) days or the Corporation may withdraw its approval under Section 51(59) of the Planning Act, R.S.O. 1990 as amended.

4. All plans of subdivision are to be prepared and presented in metric units.
5. If final approval is not given to this Plan, within seven 7 years of the draft approval date, and no extensions have been granted, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O., 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the local municipality, must be received by the Approval Authority 60 days prior to the lapsing date. Please note that an updated review of the plan, and revisions to the conditions of approval, may be necessary if an extension is to be granted.

AND THAT City Council authorize staff to explore acquisition options and to enter into negotiations for the purchase of the open space block (Block 158 and Block 161).

4.2 Planning Report-Zone Change Application Z06-19, 379 Romeo Street North (PLA19-034)

78 - 100

Paul Newell, a resident and Kristen Barisdale, agent for the applicant, have requested to address Committee with respect of this application:

Correspondence was also received from Dennis Egan and circulated to Committee prior to the meeting.

Motion by _____

THAT Paul Newell and Kristen Barisdale of GSP Group be heard.

Motion by _____

Staff Recommendation:

THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

THAT the application Z06-19 to amend the zoning on 379 Romeo Street North, located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive from a Future Residential-Special (FR-2) to a R4(2)-Special Zone to allow a shared living residence and site specific provisions BE REFUSED for the reasons outlined within the planning report;

AND THAT the staff recommendation to rezone the subject lands from a Future Residential-Special (FR-2) to:

- Residential Fifth Density- Special Zone that permits a shared living residence, a townhouse dwelling and all of the uses permitted in the R5 zone with the following site specific regulations relating to minimum and maximum density, the rear yard setback, zoning regulations for townhouse dwellings, a parking rate of 1 parking space per 2 beds or per dwelling unit for a shared living residence and to apply the following definition to shared living residence "a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities"; and
- Park-Special- Floodplain (P-6-FP) zone that permits a conservation use and to apply a definition of conservation use. These lands are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.

BE APPROVED for the following reasons:

1. Public interest and input was considered;
2. The zone change is consistent with the Provincial Policy Statement;
3. The zone change is consistent with the City of Stratford Official Plan;
4. The recommended zone change will facilitate development that is compatible with surrounding lands and appropriate for the lands and is considered to be sound land use planning;
5. The zone change will provide additional housing to meet the needs of existing and future residence; and
6. The recommended zone change will encourage efficient use of land and infrastructure.

4.3 Planning Report Zone Change Application Z08-19, 58 Griffith Road West (PLA19-036)

101 - 118

The agent for the applicant has requested to address Committee with respect of this application.

Motion by _____

THAT Dave Hannam of Zelinka Priamo be heard.

Motion by _____

Staff Recommendation:

THAT the zoning of 58 Griffith Road West BE CHANGED from a General Industrial I2 Zone to a General Industrial Special I2-35 Zone which allows a Religious Institution with a minimum parking of 1 per 5.5 persons seating capacity for the following reasons:

- the request is consistent with the Provincial Policy Statement;
- the request is in conformity with the goals, objectives and policies of the Official Plan;
- the zone change will provide for a development that is appropriate for the lands;
- public input has been considered;

AND THAT the request to require 13 parking spaces for a religious institution in the existing building be refused for the following reasons:

- the request is not in conformity with the goals, objectives and policies of the Official Plan;
- the request is not appropriate for the lands.

5. Report of the Chief Building Official

5.1 77 Ontario Street, Heritage Alteration Permit (PLA19-032)

119 - 122

*this item is also listed on the September 16, 2019 reconvene Council agenda for consideration.

Representatives for the property owner and the Heritage Advisory Committee have requested to address Committee.

Motion by _____

THAT representatives from Evergrow International and JDL Construction for the applicant and a representative from the Heritage Advisory Committee be heard.

Motion by _____

Staff Recommendation: THAT Council accept the request of the owner to allow vinyl or PVC replacement windows to be installed on the front façade of 77 Ontario Street for the second and third storey provided that the windows match the original proportions, divisions, depth of inset into the wall, and detail of the framing elements. This includes the curved tops of the windows as well as the 3 pane divisions on the 2nd storey windows and 2 pane divisions on the 3rd storey windows.

6. Report of the Municipal By-law Enforcement Officer

6.1 Proposed exemption to Sign By-law 159-2004 – Section 12.0 – Size Requirements (PLA19-035)

123 - 125

*this item is also listed on the September 16, 2019 reconvene Council agenda for consideration.

Motion by _____

Staff Recommendation: THAT the request by the Stratford Perth Rotary Hospice, for a Sign By-law exemption in order to erect a new 3.58 m² (38.5sq.ft) ground address sign at 80-90 Greenwood Drive, using the existing concrete foundation, be approved.

7. Advisory Committee/Outside Board Minutes

126 - 130

The following Advisory Committee/Outside Board minutes are provided for the information of Committee:

Heritage Stratford Advisory Committee minutes of May 14, 2019

8. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by _____

Committee Decision: THAT the Planning and Heritage Committee meeting adjourn.



MANAGEMENT REPORT

Date: September 9, 2019
To: Planning and Heritage Committee
From: Jeff Leunissen, Manager of Development Services
Report#: PLA19-033
Attachments: None

Title: Planning Report Draft Plan of Subdivision 31T18-002 and Zone Change application Z06-18, 4110 Perth Line 36

Objective: The purpose of this report is to provide staff's evaluation and recommendation on the Draft Plan of Subdivision (31T-18002) and Zone Change (Z06-18) application submitted by Sifton Properties Limited on May 3, 2018.

Original Zoning By-law Amendment Request May 2018

The original proposed zone change application was to change zoning on the above described subject lands from an Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999 to a Residential First Density R1(4) Special Provision Zone, a Residential Fourth Density R4(2)- special provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park-Flood Plain (P-FP) Zone in the City of Stratford Zoning By-law No. 201-2000.

The R1(4) Zone will proposed to permit single detached dwellings and group homes. Special provisions to the regulations have been requested to allow:

- a minimum lot frontage for a corner lot of 12.6m;
- an exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case;
- a minimum rear yard depth of 6m;
- a minimum sight triangle of 3m x 3m; and
- a maximum lot coverage of 45%.

The R4(2) Zone was proposed to permit quadruplex dwellings, street townhouse dwellings and townhouse dwellings. Special provisions to the regulations have been requested to allow:

- a minimum rear yard depth of 6m;
- a minimum sight triangle of 3m x 3m; and

- a front yard depth to the main building of 4.5m.

Revised Zoning By-law Amendment Request March 2019

In March 2019, the applicant requested the changes below to the zoning request.

In addition to the requested special provisions the owners requested the following provisions be included in the R1(4)- special provision zone:

- minimum lot area (corner lot) of 415m²;
- minimum landscaped open space of 35%;
- minimum interior side yard setback of 1.2m;
- in all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance; and
- if the exterior side yard setback is less than 4.5m no driveway shall be permitted along the exterior lot line or off of the exterior lot line.

Changes proposed to the R4(2)- special provision zone:

- removal of quadruplex dwellings and townhouse dwellings as requested permitted uses;
- additional provision requiring that in all cases any part of any attached or detached garage shall be a minimum of 6m from the front lot line and exterior lot line; and
- an additional provision outlining that any attached or detached garage shall not exceed sixty (60) percent of the width of the front building elevation of a dwelling unit (measured from the inside face of outside wall or common wall to inside face of outside wall or common wall).

Original Draft Plan of Subdivision May 2018

The original proposed draft plan of subdivision contained 166 single detached dwelling lots, 2 multiple development blocks, 2 park blocks, 1 stormwater management block, 2 future infill blocks, 1 open space block, and 1 walkway block, all served by 7 new local roads. The lands were projected to be able to accommodate around 194 residential units. The lot frontages for single detached dwelling lots ranged from approximately 12.5m-24.24m.

Revised Draft Plan of Subdivision January 2019

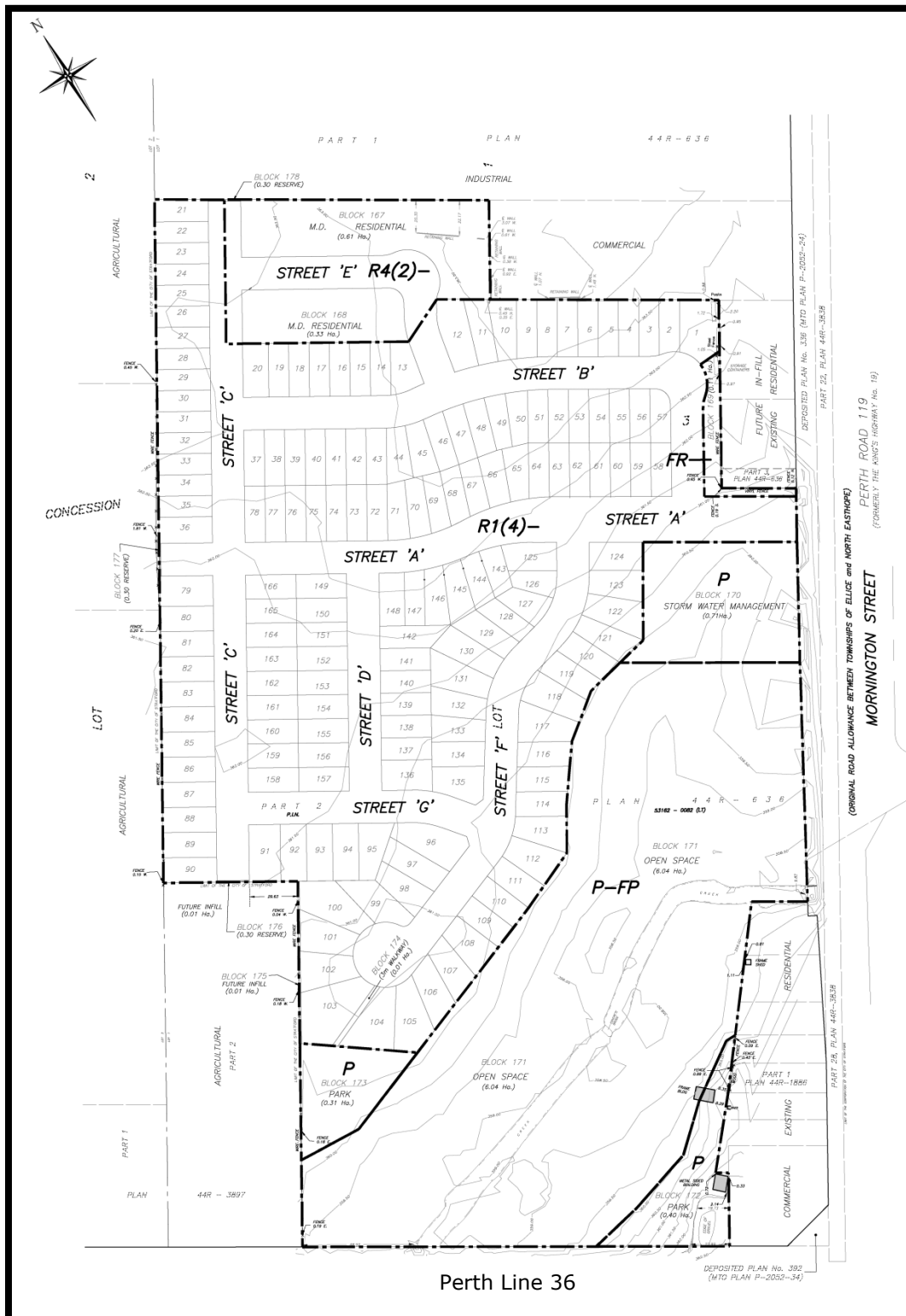
The revised proposed plan of subdivision contains 153 single detached residential lots, 2 multi residential development blocks, 1 park block, 1 future infill block, 1 future single detached dwelling block, 2 walkway blocks, 1 stormwater management block, 4 0.3m reserve blocks, and 2 open space blocks, all served by 7 new local roads. The lands are projected to be able to accommodate around 181 residential units. The lot frontages for single detached dwelling lots range from approximately 12.5m to 23.76m.

In January 2019, the applicant made the following revisions to the draft plan:

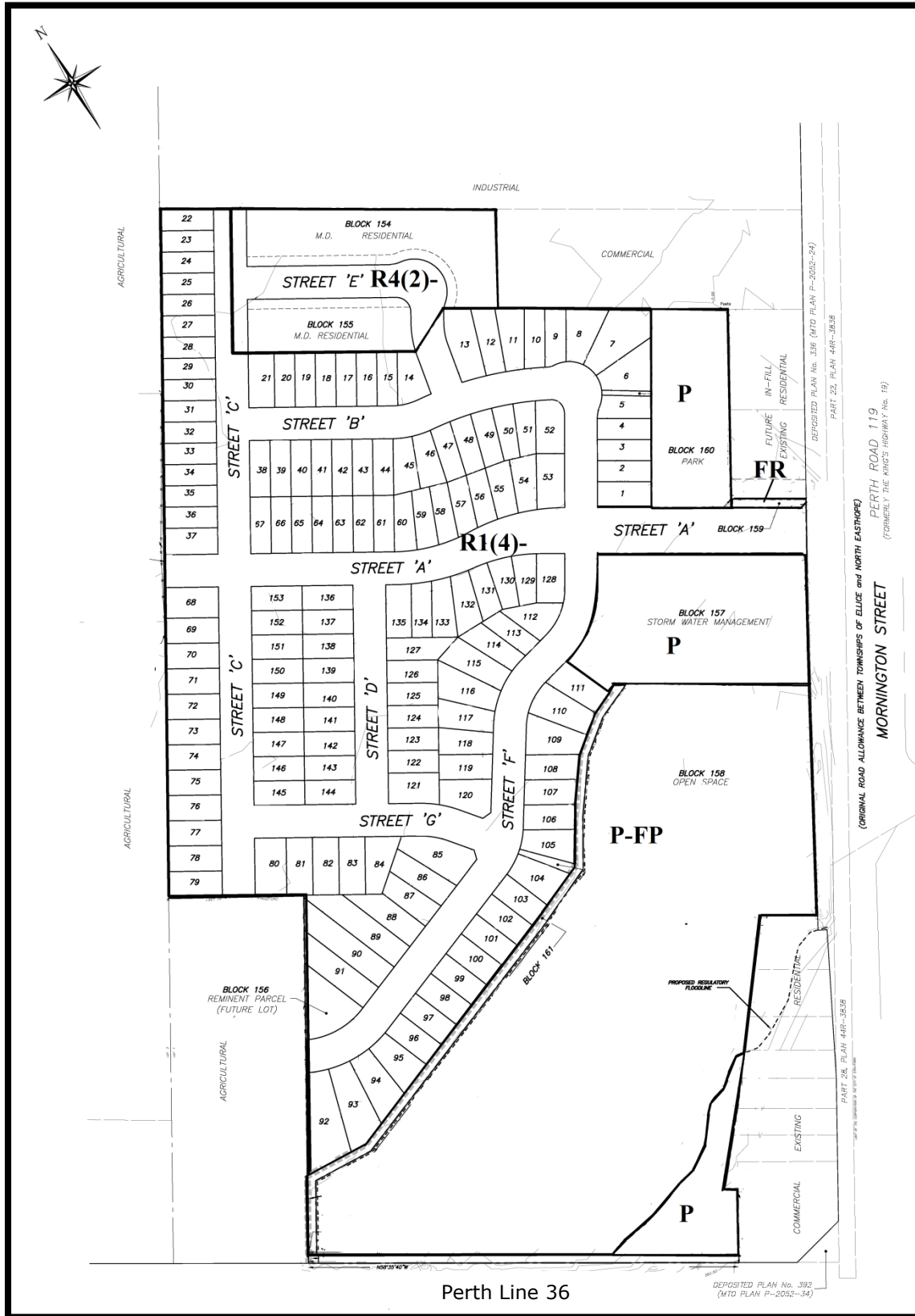
- consolidated the two parks proposed in the south and southwest corner of the development to one park in the northeast portion of the development;
- reduced the number of single detached dwelling lots from 166 to 153;

- relocated walkways; and
- altered the configuration of lots at the southwest end of Street 'F'.

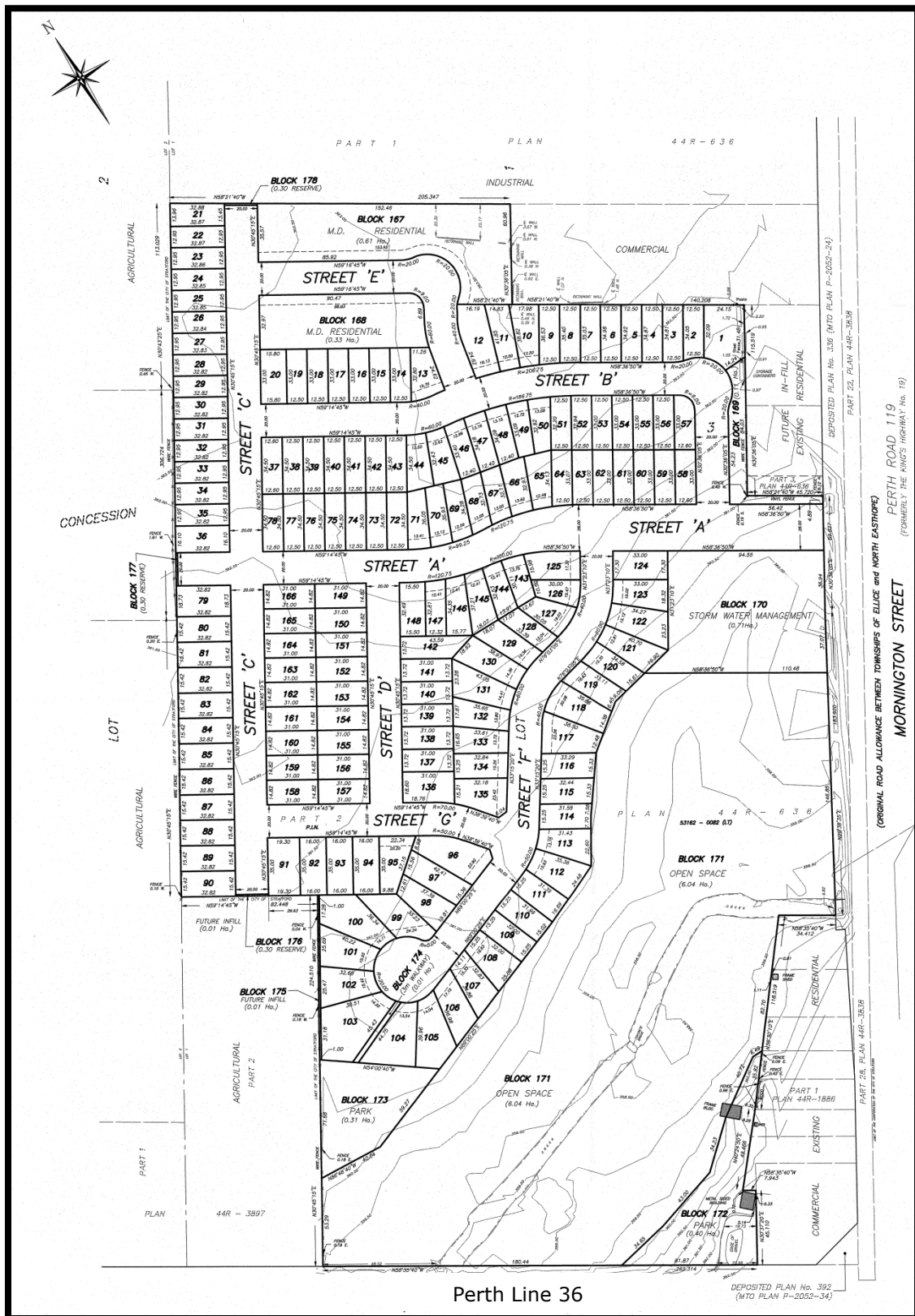
Original Proposed Zoning Map



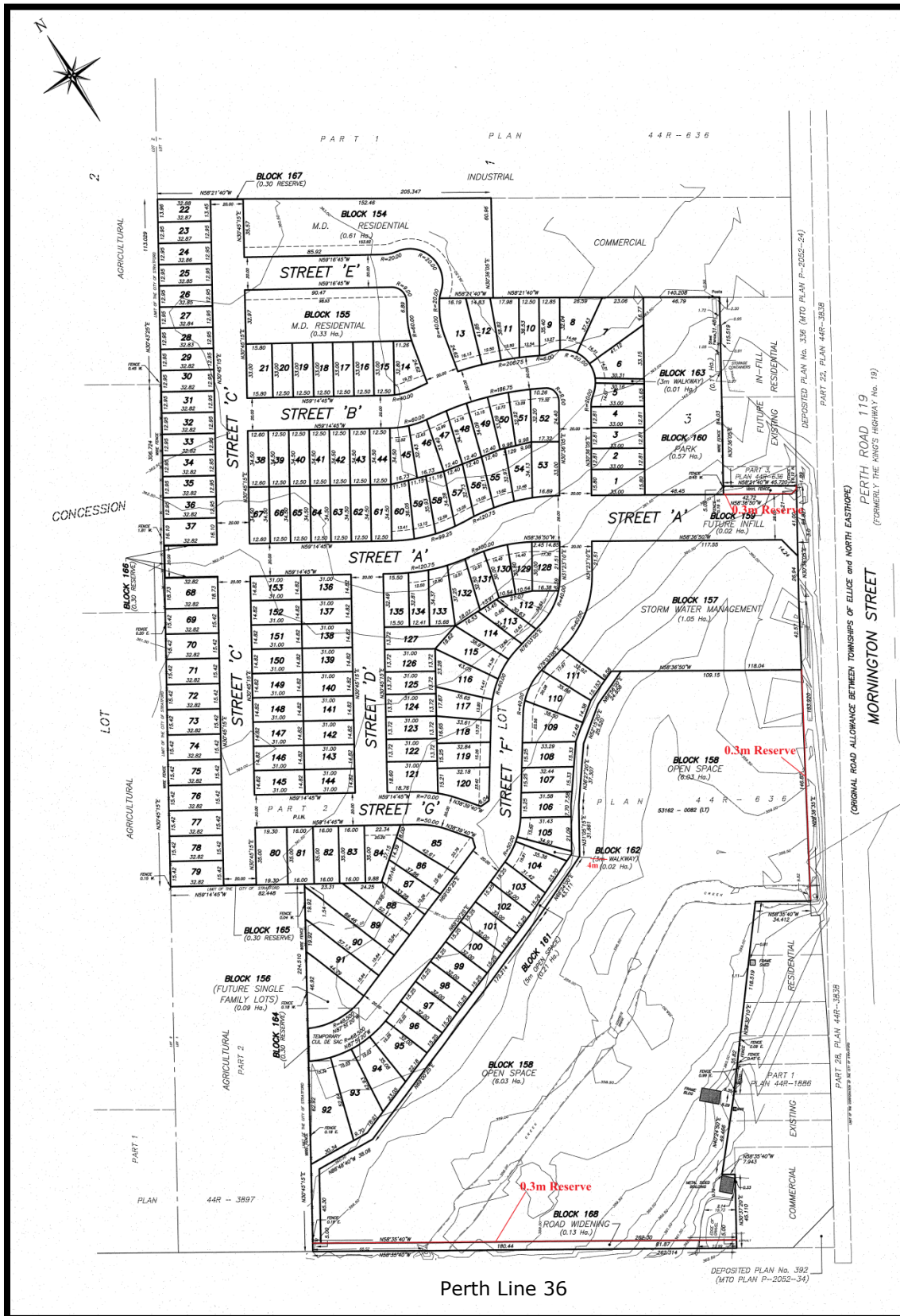
Revised Proposed Zoning Map



Original Proposed Draft Plan of Subdivision



Revised Proposed Draft Plan of Subdivision (as redline amended)



Due to the revisions to the application, in addition to those who have requested to receive further notice, staff have circulated the change in location of the park to property owners abutting the proposed park. Since the notice was provided to all those who requested and those abutting the proposed park, staff are of the opinion that no further public notice is required under section 34(17) of the *Planning Act*.

Notice of consideration with the updated zoning request and draft plan of subdivision was sent to 9 abutting property owners on August 26th, 2019.

Background:

Subject Site: The subject lands are located on the northwest corner of Perth Line 36 and Mornington Street. The lands are municipally known as 4110 Perth Line 36 and are legally described as Part of Lot 1 Con 3, AS RP Part 2 44R-636, in the City of Stratford.

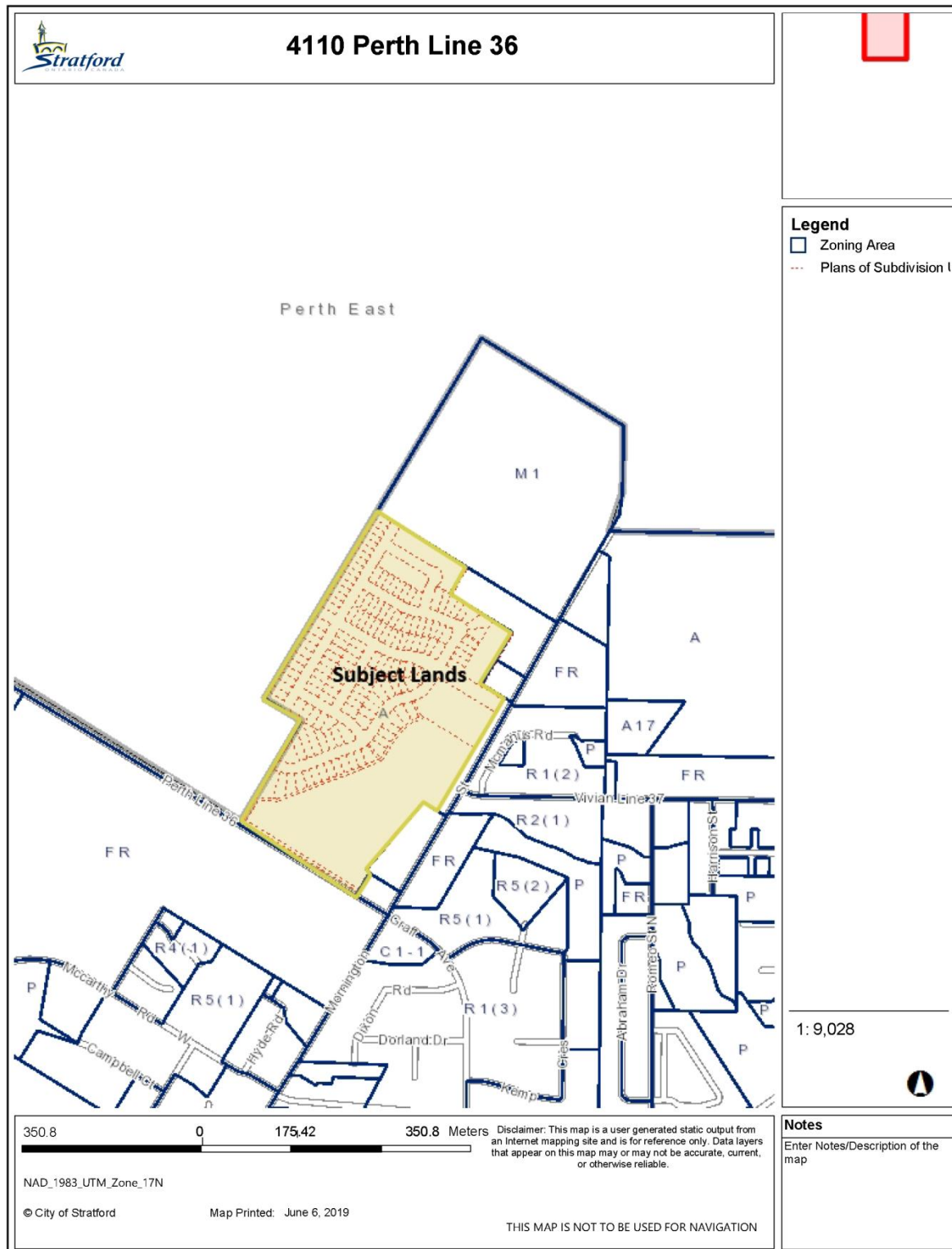
Site Characteristics:

Existing Use:	vacant land (agriculture)
Frontage:	along Mornington Street – 253.75m (832.5 ft)
Depth:	along Perth Line 36 approximately 390m (1273.43ft)
Area:	20.77ha (51.32ac)
Shape:	Irregular

Surrounding Land Uses:

North:	Commercial and Industrial
East:	Residential and Commercial
West:	Agriculture
South:	Agriculture

Location and Zoning Map



Subject Lands – view from Perth Line 36



Subject Lands – view from Mornington Street



Agency Comments

Circulation of the application to various agencies produced the following comments to date (August 29, 2019):

City of Stratford Infrastructure and Development Services Department – Engineering Division (August 14, 2018):

Draft Plan of Subdivision Comments

General Notes

1. Sidewalks/trail should connect to Perth Road 119 (Mornington Street) and provide access for pedestrians trying to connect to the multi-use trail.
2. Developer to supply multi-use trail extension on Mornington Street and on Perth Line 36 for the entire limits of frontage (3m wide).
3. Any adjustments or impacts to the Municipal drain is the sole requirements of the developer.

Function Servicing Report

1. A 300 mm diameter watermain will be required to be installed within Mornington Street and Perth Line 36 where system loops into development. Additional costs for upgrading the size of pipe beyond requirements of development will be at the cost of the City.

Functional Stormwater Management Report

1. Access road to have a minimum 10m inside radius or 12m centre radius as per City standards.
2. Operation and maintenance of the pond by the City is after City's assumption of the subdivision.
3. The pond shall be cleaned and certified as such prior to the City assuming the pond.
4. The implementation of Low Impact Development techniques is strongly recommended in managing the storm water management of this development.
5. More detail will be required in order to address the operation and maintenance of the ponding structure at the detailed design stage.

Transportation Impact Study

1. We concur that the northbound left-turn lane, as suggested by the consultant, be implemented in the design of Mornington Street, however, installation of lane may require to be implemented earlier than the 70% stage.
2. Study to include pedestrian mobility.
3. Pedestrian access to be provided to existing established links for both Mornington Street and Perth Line 36.
4. Safe access using pedestrian crossing treatment to be provided to proposed multi-use trail on Mornington Street (e.g. Level 2 Pedestrian Crossover).
5. Gateway feature should be addressed in the study.

6. Study should incorporate an increased traffic flow that is anticipated with the development of the Northwest Stratford lands that is currently underway.

Environmental Noise Feasibility Study

1. Engineering is in agreement that noise mitigation measures be incorporated to reduce the impacts of the existing and potentially future Perth Ready Mix site such that noise from the facility is and/or exceeds compliance requirements.
2. It is anticipated that a warning clause will be required as outlined in the report.
3. Provide the City of Stratford noise by-law requirements in report for review and consideration.

Geotechnical Investigation

1. Due to shallow groundwater table, detailed design will require further investigation into the appropriateness of basements and/or how much additional fill will be required.
2. Further review required at the detailed design stage to ensure soil layers appropriate for storm water management ponds and basements.

Planning Justification Report

1. A 5m road widening is required along Perth Line 36 subject to legal survey confirmation.
2. Pedestrian access 3m wide multi use trail to be provided to established existing links for both Mornington St and Perth Line 36.
3. Acting as a collector Street 'A' encouraged to consider making Street 'A' a collector road with a width of 23m.

February 2019

1. The walkway for Block 162 shall be a minimum of 4 metres wide.

June 2019

1. Should Block 159 not be dedicated to the City, a 0.3m reserve is required along Mornington Street and along Street 'A', access over the 0.3m reserve should be permitted for maintenance purposes.

The draft conditions were prepared in consultation with the Engineering Division. The Engineering Division has no objection to the Zoning By-law Amendment or granting Draft Plan of Subdivision approval, subject to the recommended conditions.

City of Stratford Infrastructure and Development Services Department – Building Division:

- No concerns.

Avon Maitland District School Board

- No comments received.

Huron-Perth Catholic District School Board

- No concerns.

City of Stratford Corporate Services Department –Clerks Division:

- Would like to highlight the necessity that the 7 new roads be constructed to the current City standards and are not constructed narrowly. We are experiencing issues with individuals parked on narrow streets as they are often across from or blocking a driveway which is prohibited.
- The lots should have adequate space for parking vehicles on private property as there is no overnight street parking permitted in the City.

City of Stratford Community Services Department (February 2019):

- No issues with the proposed updated park location (Block 160).

Perth County

- No concerns with the proposed Plan of Subdivision 31T-18002 by Sifton Properties but has concerns with the related unresolved boundary road issues and increased traffic volume on affected roads.

Upper Thames River Conservation Authority (June 19, 2018)

Conservation Authorities Act

As shown on the UTRCA mapping, the subject property is affected a buffer surrounding areas of floodplain associated with the Court Drain. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires the landowner to obtain written approval from the UTRCA prior to any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

3.2.2 General Natural Hazard Policies

These policies direct new development, and site alteration, away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. Furthermore, the Authority does not support the fragmentation of hazard lands through lot creation. This policy is consistent with the Provincial Policy Statement (PPS, 2014) and is intended to limit the number of owners of hazardous land and thereby reduce the risk of unregulated development etc.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed floodplain mapping, uses that may be permitted in the floodplain, one & two zone floodplain policy areas as well as special policy areas.

Permit Requirements

The UTRCA can advise that prior to any work occurring within the regulation limits, a Section 28 permit will be required. It is our understanding that work alongside the

existing culvert will take place in order to provide safe access (outside of the floodplain) to the site.

Drinking Water Source Protection

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region. The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at:

[UTRCA Mapping¹](http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport)

Recommendation

The UTRCA can advise that we have met with representatives from both Sifton Properties Ltd. and MTE for pre-consultation purposes. Final comments relating to Stormwater Management will be provided. The foregoing comments are provided for the information of the applicant, the Planning Department and Council.

August 2018—summary of additional comments on Functional Stormwater Management Report dated April 18, 2018:

- a water balance analysis should be looked at for this site in more detail at the detailed design stage of the project;
- please note that a minimum of 6 meters from the 250-year flood line for emergency and/or construction access purposes is required;
- the UTRCA recommends the submission of a clean out frequency plan for the pond at the detailed design stage of the project;
- the UTRCA suggests using the actual imperviousness of 45% (as opposed to the 25% currently used) for the proposed development and then using erosion volume per hectare for the external area to be captured in the pond. The MOECC recommends a value of approximately 120 m³per hectare. Please consider this when sizing the pond;
- the proposed bottom pond may be very close the groundwater. Please consider the effects on the groundwater and effects of the groundwater recharge on the operation of the pond in the future. The interaction between surface water and groundwater may effect groundwater quality and affect the overall operation of the pond;

¹ http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

-details of the water balance will be required at the detailed design stages including the areas, actual infiltration values based on the site infiltration test, locations of the infiltration sites, etc.;

-a detailed sediment and erosion control drawing will be required including staging showing the erosion control for the site development;

-please provide calculations for the conveyance of the major storms into the pond and also submit a drawing showing the major storm routes during major storm events; and

-please confirm that there are no backwater flows into the pond from the Court Drain during major storm events (up to and including the 250 year storm).

April 2019–summary of additional comments on revised Functional Stormwater Management Report dated February 28, 2019:

- The UTRCA strongly recommends undertaking infiltration tests on the site and using values obtained from the tests on the site in order to prepare accurate water balance calculations for the site.
 - The report discussed a deficit in the infiltration; however, the SWM report does not address how the deficit in the infiltration will be compensated for under the proposed conditions except in the general description of the SWM LIDs. Please describe in detail how the infiltration deficit will be maintained through the proposed use of LID supported by design, location and calculation, etc.
1. The UTRCA does not agree with the 25% composite impervious rate used in the design of the pond volume as was previously documented in the UTRCA August 3, 2018 letter. The updated report, reported 33% average imperviousness may not represent the actual imperviousness of the site and the external drainage areas in the future thus leading to incorrect volumes calculations for the sizing of the pond volume:
 - Please provide confirmation that the capacity of the proposed pond is based on ultimate external area imperviousness. The UTRCA recommends considering the following scenarios under the various imperviousness situations for confirming the pond volumes.
 - a. Proposed existing individual imperviousness
 - b. The reported average imperviousness of 33%
 - c. Proposed Area 204 and 207 plus 123 m³/ha from upstream external areas
 - d. Proposed ultimate conditions full development imperviousness based on future land use of the external areas
 - In each of the above scenarios, the total volumes required were insufficient and were greater than the proposed total volume.

- The UTRCA strongly recommends using appropriate imperviousness for the future areas external areas to properly design the proposed pond to accommodate runoff from the external drainage areas in the future.
2. Detailed sediment and erosion control drawings will be required including staging showing the erosion control for the site development to stop the sediment flowing into the Court Drain during storm events with emergency person contact.
 - Must ensure that SWM LIDs are not affected by construction operation and processes.
 3. Please provide calculations for the conveyance of the major storms into the pond and also submit a drawing showing the major storm routes during a major storm events;
 4. The report mentioned that the performance of the proposed facilities based on the single event design storms used by the City of Stratford would be evaluated. Please be specific and provide some explanation as what type of single event will be used to evaluate the performance of the proposed facilities;
 5. The report provided detailed information on the groundwater table, groundwater depth and shallow groundwater on the site.
 - The interaction of groundwater within the proposed pond may affect the operation of the proposed pond and may also pose threats to groundwater pollution. The UTRCA strongly recommend considering the groundwater issue on the site in the design of the proposed SWM pond and other infrastructure.
 - Similarly, the short term groundwater monitoring may be not indicative of the groundwater levels on the site and may require long term monitoring. Please justify if long term groundwater monitoring will be required.
 - The LDS geotechnical report recommended a detailed hydrogeological report because of the presence of groundwater recharge area and aquafer vulnerability. Please confirm that this has been/is being completed;
 6. Please report details of the Tp calculations and the Time of Concentration for each areas under the pre-development and post-development conditions;
 7. Please provide justification for the Initial abstraction used in the SWMHYMO model for the pre- and post-development conditions;
 8. Please submit a landscape plan for the proposed pond at the detailed design stage of the project;
 9. Please provide justification and check your calculations of drawdown time. Please provide minimum draw down time of 24 hours;
 10. Please check all the invert elevations and report them correctly;

11. The maximum ponding elevation reported for various storms does not match with the stage storage relationship Table shown in Appendix C. Please check all elevations; and
12. Please submit a hydrograph at the inlet and outlet of the pond for all the storm events including the 25 mm storm.

June 2019:

In 2019, UTRCA advised that they have no objection to the applications or comments on the draft plan conditions.

Hydro One

- No comments or concerns at this time.

Union Gas

- Once the union gas main is designed it will be in the road allowance. If the developer creates medium density townhouse block(s), an easement may be required at that time.

Public Comments:

Notice of the application was sent to 42 butting property owners on May 28, 2018. Notice was also published in the Beacon Herald on June 2, 2018. The public meeting was held on June 25, 2018. Six requests for additional information, two phone calls and written responses from three individuals have been received to date.

Prior to the public meeting report (June 25, 2018) responses were received with the following comments:

- One resident commented that:
 - They are in favour of the residential subdivision, provided that the floodplain is respected and that any parkland or natural area does not become weed infested grass fields or large storm water retaining ponds of stagnant mosquito breeding grounds.
 - Perth Line 36 would not be an appropriate road from which access to any proposed subdivision is given. It is too narrow and would undoubtedly create a bottleneck.
 - If the subdivision is approved it should be specified that the owner must provide at their cost secure fencing, camouflaged by white cedars along the adjacent boundaries to the west and south, so as to prevent and discourage trespassing from those living within the subdivision onto adjacent properties.
- Another resident commented that:
 - We are the only residential property on Mornington Street (Road 119) that is directly affected by this subdivision.

- Within our household, a cellar drain was set up to be filtered through the property in question to the ditch (Court Drain) when our house was built in 1962.
- We would like some assurance that our drain will not be affected by the construction of the subdivision/trees or if affected, will be rectified by the developer/contractor during the construction process.
- Concerned that the only access road shown on the map is directly beside our row of trees on the south side of their property and that this could be a safety concern for all who travel southbound into the City of Stratford.
- Would also like assurances that our trees will not occur any damage (such as cutting the tree roots, etc.) from the construction and will not be removed. Would suggest perhaps moving the access street a short distance south of the location shown on the map, this could solve any safety issues and not affect our trees to the south. This would put a greater distance between our property and the stormwater management pond which we would appreciate.
- Would also request that the developer/contractor install a row of trees between our existing trees and the proposed street on the west side of our property to also ensure continued privacy.
- Is there a reason that there is only one access road for the entire subdivision, could a second road be accessed from Perth Line 36? If for some reason the access road from Mornington Street (Road 119) is blocked then there is no entrance or exit in the case of an emergency. According to the map provided the proposed access is on the floodplain now, and a second access road would be too, so it should not be an issue.
- Would like to know how many feet from our property to the south will the street be located and how many feet from the back (west side) will the street be located?

At the public meeting, the following additional comments were received:

- Concerns about where the sewer system would be directed and if the Romeo pumping station would handle the additional sewage.
- It was noted that some of the abutting agricultural properties use the subject lands to access their lands. A neighbour about the surrounding agricultural properties and how they would continue access to their properties.

After the public meeting, the following additional comments were received from two individuals:

- A couple of neighbours commented that they want to ensure that the residents in the proposed subdivision do not have easy access to their agricultural properties as they are concerned about trespassers, potential damage to their lands and crops and that snow, sand and salt will be shoved onto their lands. The neighbours have requested that the developer be required to install secure fencing between the boundary of the subdivision, any dead end roads and any

adjacent agricultural properties. It was noted that the subject lands were previously fenced, but the tenant of the former owner of your property removed most of the fences between the neighbouring properties.

- The size of the proposed residential lots precludes any accessible housing for the disabled as the lots are not large enough to accommodate the extra floor space required for such housing. The City of Stratford has a dire need for accessible housing as the City's population and it is becoming a retirement community.
- The updated plan does not include a permanent cul-de-sac at the south end of Street "F" or a cul-de-sac at the end of Street 'C' thus creating a dead end, and another street abutting their adjacent agricultural property. The neighbours would like to see cul-de-sacs so that there is sufficient room for sand, salt, snow, and snow removal.
- How will it be ensured that water, sand and salt will not leech onto abutting agricultural lands negatively impacting crops in the spring?

Analysis:

Provincial Policy Statement

Every planning decision in the Province of Ontario shall be consistent with the Provincial Policy Statement (PPS) which came into effect on April 30, 2014. Building strong healthy communities are achieved by promoting efficient development and land use patterns that accommodate an appropriate range and mix of residential uses (including additional units, affordable housing and housing for older persons) to meet the social, health and well-being requirements of current and future residents and by promoting cost-effective development patterns and standards to minimize and consumption and servicing costs. Section 1.1.3.6 states that new development should take place in designated growth areas that are adjacent to built-up areas and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

To the north of the subject lands there is an industrial concrete facility. In accordance with the land use compatibility policies in section 1.2.6, major facilities and sensitive land uses shall be planned to ensure they are appropriately designed, buffered and /or separated from each other to prevent or mitigate adverse effects from noise, odour or other contaminants, to minimize risk to public health and safety and to ensure the long-term viability of major facilities. The owners submitted a noise study that looked at the stationary noise from the concrete plant. The study concluded that a warning clause should be registered on title/ included in any agreements and that either the concrete plan should provide noise mitigation measures or earth berms, sound barriers etc., could be incorporated on the subject lands. It is recommended that the zoning on the subject lands requires the owner to submit a noise study and implement any recommendations, prior to developing Block 154 and Lot 22. This will ensure that the stationary noise levels are assessed at the time development is proposed and should any additional noise mitigation measures be required, they can be incorporated into the future development. A condition

has also been included requiring the owner to submit a dust study to ensure that the residential units are not impacted by dust from the concrete plant.

The wise use and management of resource policies include protecting natural heritage, water, agricultural, and archaeological resources. In accordance with section 2.2.2, development and site alteration shall be restricted in, or near, sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Draft plan approval conditions have been included to ensure that the final design and works undertaken are consistent with section 2.2.2 of the PPS.

To address archaeology, the applicant has submitted a stage 1 and stage 2 archaeological assessment to the Ministry of Tourism, Culture and Sport which concluded that no archaeological resources were found on the subject property and that no further archaeological assessment of the property is required.

The protecting public health and safety policies include directing development away from hazardous lands adjacent to rivers, streams and small inland lake systems which are impacted by flooding hazards and/or erosion hazards (section 3.1.1). A permit will be required from UTRCA for any works within the flood hazard boundary. Once the works within the flood hazard limit are completed, future residential uses will be outside of the flood hazard limit and will be consistent with the projecting public health and safety policies. The open space lands are proposed to be zoned Park- Floodplain to recognize the flood hazard limits.

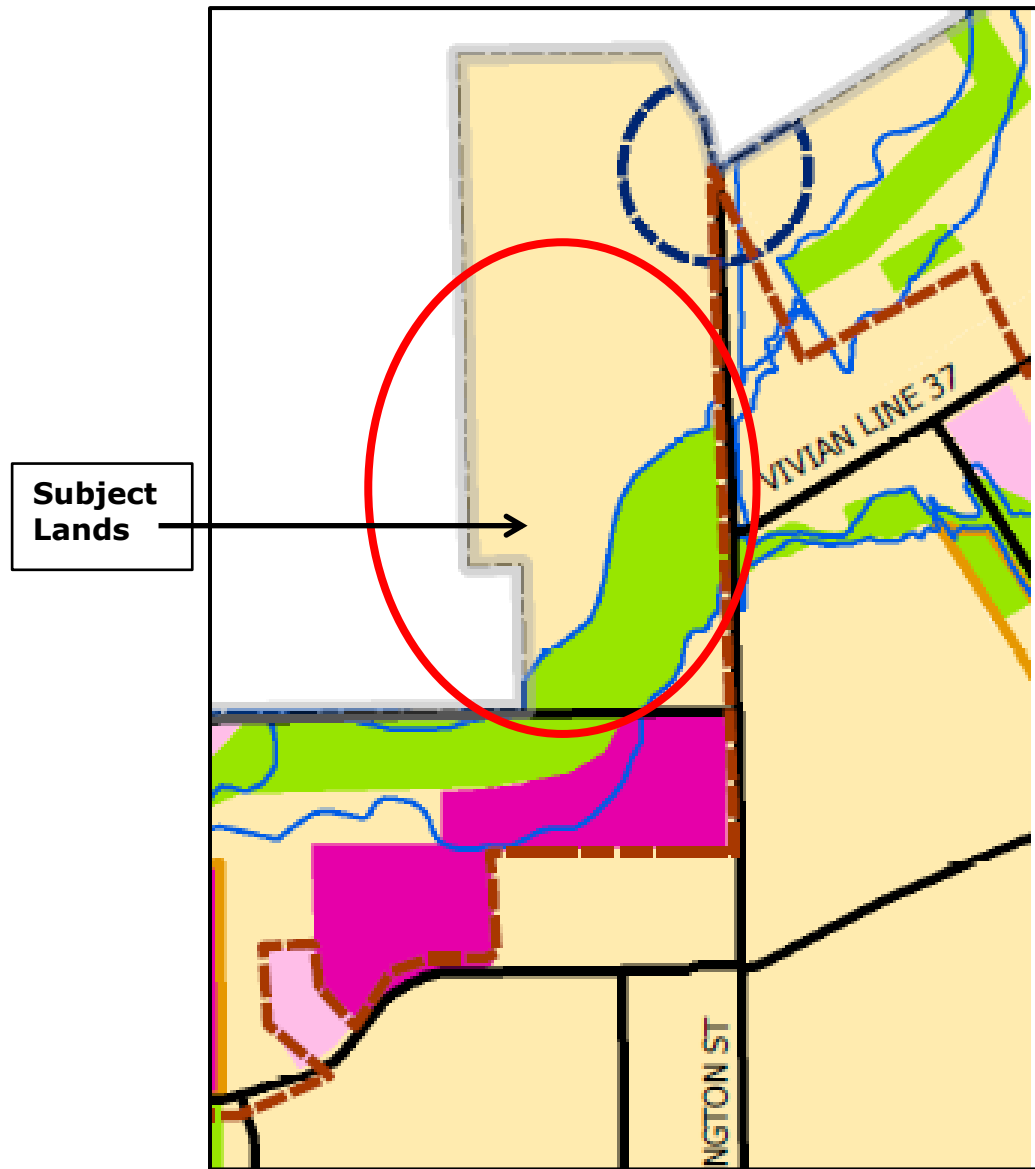
Subject to the recommended conditions of draft plan approval, the applications are consistent with the 2014 Provincial Policy Statement.

Official Plan

The lands are designated 'Residential Area' and 'Parks and Open Space' in the City of Stratford Official Plan. A portion of the lands are identified as being within the Regulatory Flood Hazard and Erosion Hazard Line on Schedule "B" of the Official Plan.

The primary use of lands designated 'Residential Area' shall be single detached, semi-detached and duplex dwellings. The density range for lands designated 'Residential Area' is between 12 and 65 units per net hectare. The subject lands are considered a new residential area. The proposed density of the subject lands is 20.9 units per net hectare. The new residential area policies in section 4.5.3.2 state that within new residential areas development is encouraged that provides a mix of development forms and densities that is intermixed with low density developments, is street oriented, and located adjacent to arterial and collector roads, parks and green areas, community facilities and commercial areas. The road pattern is to be a modified rectilinear grid pattern which provides for the maximum possible degree of connectivity internally and externally with short blocks to promote active transportation and the development is to incorporate linkages to City parks

Excerpt of Schedule "A" of the Official Plan



Legend

General Land Use

Class

Agricultural Area

Commercial Area

Downtown Core

Gateway Mixed-Use Area

Industrial Area

Medium Density Residential

Medium Density Residential Special

Parks and Open Space

Residential Area

High Density Residential

Special Study Area Section 11.2.16

Factory District Area (Section 4.9)

Grand Trunk Anchor District Overlay (Refer to Section 4.11)

Built Boundary

Municipal Boundary

Gateway Areas

Regulatory Flood Hazard

Special Policy Areas

and open space system and incorporate public or private open space features that serve as a focal point for the development or overall character and structure of the area.

A portion of the lands is designated 'Parks and Open Space' and is located within the Regulatory Flood Hazard and Erosion Hazard Line on Schedule "B". Lands designated 'Parks and Open Space' are intended to be maintained primarily for passive recreational purposes, private amenity space, as natural areas, or for purposes of conservation due to their susceptibility to flooding or erosion. The application is proposing minor changes to the Regulatory Flood Hazard and Erosion Hazard Line on the property to allow dry access to the site off of Mornington Street. The minor change to the boundary will not impact the 'Parks and Open Space' designation on the Court Drain. Section 5.2.2 outlines that an Official Plan Amendment shall not be required for boundary refinements of any natural feature identified in Schedule "B" subject to the approval of the City, in consultation with UTRCA. The City has been in consultation with UTRCA and no objections were raised. Due to the nature of the boundary refinement it was determined that the proposed changes are consistent with section 5.2.2 of the Official Plan.

Development on the lands designated 'Parks and Open Space' abutting the Court Drain is prohibited with the exception of flood and erosion control structures, and community trails in consultation with UTRCA. A condition of draft approval is recommended requiring the owner to submit a trail design and grading plans for Block 161 for review and approval by the City and UTRCA.

To address the parkland dedication requirement, staff is proposing to accept Block 160 on the draft plan of subdivision and cash-in-lieu for the remaining 0.157ha required for parkland dedication. The size and location of Block 160 on the draft plan of subdivision is consistent with the parkland dedication policies.

The subject lands abut an industrial concrete plant. Section 4.8.6 outlines that the City shall ensure adequate separation distances and buffering measures such as fencing and landscaping between industry and non-industrial, sensitive land uses. The obligation to provide adequate buffering or separation distances will be on the encroaching land use. To address dust, a draft plan condition is recommended to require the owner to submit a dust study prior to any development. To address noise, the applicant has submitted a noise study that concluded that a warning clause should be included in any agreements/registered on title and that either the concrete plan should provide noise mitigation measures or that the noise mitigation measures be incorporated on the subject lands. A condition has been recommended requiring the owner to include a noise warning clause within any agreement and registered on title. In addition and in conformity with the Official Plan, it is recommended that a Holding Provision is applied to Block 154 and Lot 22 requiring that the Owner submit a noise study and implement any recommendations to the satisfaction of the City prior to development. The holding provision would limit the uses to existing uses on the date of the passing of the by-law until the holding provision is removed.

Through the plan of subdivision application one access to the subdivision and seven new internal local roads are proposed. In accordance with table 2, local roads shall have a 20 metres wide road allowance. The policies outline that there may be instances where establishments of rights-of-ways to normal standards may not be appropriate and that a study shall generally be required to justify the deviation. The emergency services policies in section 7.12 note that development proposals shall be reviewed to ensure that they are designed to accommodate emergency vehicles and other safety considerations. All of the local roads are proposed to meet the standards within section 7.2 of the Official Plan with the exception of Street 'A' between Mornington Street and the west boundary of the intersection of Street 'A' and Street 'F' where the local road is proposed to be 28 metres wide. This portion of Street 'A' is proposed to be 28 metres wide to allow that portion of the road allowance to be designed to accommodate emergency vehicles. Only one access is proposed to the subdivision due to the Court Drain and floodplain boundary. The fire department has raised no objection to the proposed draft plan and a condition has been included requiring the owner to design that portion of Street 'A' to accommodate emergency vehicles to the satisfaction of Engineering.

Subject to the recommended draft plan conditions and Holding Provisions the applications are consistent with the goals and objectives of the Official Plan.

Zoning By-law

The subject lands are currently Zoned Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999. The Agricultural Zone permits a farm, a secondary farm dwelling, a home occupation, a bed and breakfast, a kennel, an existing institutional use, an existing non-farm residential use and recreational trails etc.

The application is proposing to rezone the lands to a Residential First Density R1(4) Special Provision Zone, a Residential Fourth Density R4(2)- Special Provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park-Flood Plain (P-FP) Zone in the City of Stratford Zoning By-law No. 201-2000.

Residential First Density- Special Zone

The requested R1(4)-___ Zone permits a single detached dwelling and a group home. Site specific regulations have been requested to allow a minimum lot frontage for a corner lot of 12.6m, to allow a minimum lot area (corner lot) of 415m², a minimum exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case, to require any attached or detached garage to provide a parking space between the garage door and the road allowance, to prohibit a driveway along the exterior lot line or off of the exterior lot line if the exterior setback is less than 4.5m, to allow a minimum rear yard depth of 6m, to allow a minimum sight triangle of 3m x 3m, to allow a maximum lot coverage of 45% and a minimum landscaped open space of 35%.

Staff are recommending that a special provision be included to require that a garage not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line. This is to ensure that garages are not the dominant feature on the streetscape.

The requested R1(4)- special zoning on the subject lands is unlike other existing zoning within the City of Stratford. Specially, the combination of the reduced exterior side yard setback, increased lot coverage and proposed driveway and garage provisions. No objections have been raised by the Engineering Division on the increased lot coverage or reduced sight triangle. As such staff have no issue with the requested zoning as it will result in a consistent block face that will be compatible with the abutting uses. This zoning is considered as a test zoning that will be implemented to see how the reduced exterior side yard setback and increased lot coverage and other special provisions function together.

Residential Fourth Density- Special Zone

The requested R4(2)-___ Zone permits street townhouse dwellings. Site specific regulations have been requested to allow a minimum rear yard depth of 6m, a minimum sight triangle of 3m x 3m, a front yard depth to the main building of 4.5m and to require all attached or detached garages to be a minimum of 6m from the front lot line and exterior lot line and any attached or detached garage shall not exceed sixty (60) percent of the width of the front building elevation of a dwelling unit (measured from inside face of outside wall or common wall to inside face of outside wall or common wall).

Staff are recommending that a special provision be included to require that a garage not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line. This is to ensure that garages are not the dominant feature on the streetscape. The owners have requested a special provision requiring all attached or detached garages to be a minimum of 6m from the front lot line and exterior lot line. Staff recommend that the requested provision be worded as follows: in all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance. Staff have no issues with the requested provisions. It is recommended that the building elevation of the garage include a maximum of 60 % of either the front of the building or the exterior lot line to ensure that wherever the garage is oriented towards it is not the dominant feature.

Holding Provision

North of the subject lands there is an existing industrial concrete plant. It is recommended that a holding provision be applied to Block 154 and Lot 22 to prevent any buildings or structures until a noise study has been completed to the satisfaction of the City.

Park- Flood Plain Zone

The owners are proposing to zone the open space blocks (Block 158 and Block 161) Park-Flood Plain (P-FP) zone. The Park zone permits an auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre. In accordance with

section 4.7.2 of the Zoning By-law, these lands are proposed to include the floodplain zoning to identify that they are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority. Since the lands contain a portion of the Court Drain, and are predominately within the floodplain planning staff recommend that these lands are zoned Park- Floodplain- Special Zone with a park and conservation use as the permitted uses. The current Zoning By-law does not contain a definition for conservation use so planning staff are proposing to apply the following definition: conservation use means a use dedicated towards the preservation, protection, and/ or improvement of components of the natural environment through management and maintenance. Subject to limiting the uses and applying a definition of conservation use staff have no concerns with the requested Park- Floodplain Zone.

Future Residential Zone

Block 159 is proposed to be zoned Future Residential. The Future Residential zone permits an existing single detached dwelling, a group home and a home occupation. The owners have advised that this zone has been requested because at this time they are unsure what the long term use will be of the lands. Staff have no issue with the proposed zoning as once the proposed use is determined a future rezoning application will be required. A 0.3m reserve is proposed to be redline amended on Block 159 where Block 159 abuts Street 'A' and Mornington Street to ensure that no driveways are proposed. A draft plan condition is recommended to ensure that the owner has access to the property for maintenance purposes.

Subject to the recommended zoning alterations to the zoning regulations, the requested zones are appropriate for the subject lands and are consistent with the general intent of the Zoning By-law.

Subdivision Issues

Access

The subject lands are proposed to be accessed by one local road (Street 'A') off of Mornington Street. Access off of Perth Line 36 was reviewed but was not an option due to the floodplain boundary and Court Drain. To ensure emergency access is available to the site, it is proposed that Street 'A' has a minimum width of 28m between Mornington Street and the west boundary of Street 'F'. A condition has been included requiring the road allowance to be designed to accommodate emergency vehicles to the satisfaction of the Engineering Division.

Turning Lanes

Comments were raised at the public meeting about having turning lanes on Street 'A' to Mornington Street. Although there is no final design of the intersection at this time, the Engineering Division has advised that the design of Street 'A' will include a median, and a channelized right turning lane onto Mornington Street. The road is wider than the standard to allow a variety of design options. Other design components such as turning lanes from Mornington Street to Street 'A' etc., will be determined through the detailed design.

Open Space Block

Staff are exploring options of the acquisition of Block 158 and Block 161. These lands are proposed to include a community trail. The recommended condition of draft plan approval requires the owner to submit a trail design and provide an easement for community trail purposes. In addition, staff are recommending that Council authorize City Staff to further explore acquisition options and to enter into negotiations.

Boundary Road Issues

Through the circulation Perth County noted that they do not object to the subdivision application but that they do have concerns with the related unresolved boundary road issues and the increased traffic volume on affected roads. Engineering Division advised that the unresolved boundary road issues relates to the boundary road agreement with the County. The boundary road issues are unrelated to the subdivision and will be resolved separately.

Public Comments

Staff received correspondence from the public that can be grouped into the following categories: stormwater management, parkland, floodplain, access, access to adjacent farm lands, private drain connection, fencing, trees, sanitary, size of lots and cul-de-sacs.

Stormwater management: a comment was received noting that a neighbour does not want a large stormwater management pond of stagnant mosquito breeding grounds. The City has standard maintenance procedures for wet stormwater management ponds to ensure mosquito populations are limited.

Parkland: a comment was received about the parkland noting that the neighbours do not want it to become weed infested grass fields. While the open space block will remain unmaintained, with the exception of a future community trail, the City does have a property standards and lot maintenance by-law to control weeds. The park proposed in Block 160 will be maintained by the City once it has been dedicated to the City. It is unknown what the final design of the park will be at this time.

Floodplain: A comment was received that the floodplain is to be respected. The owners have worked with the City and UTRCA. The proposed plan does not include any residential developments below the regulatory flood limit and provides dry access. UTRCA and the City have no objection to the proposed plan of subdivision.

Access: A comment was received asking why only one access road is propose for the subdivision and what would happen if Street 'A' was blocked. Street 'A' is proposed to be 28m wide between Mornington Street and the west boundary of Street 'F'. This is to ensure that there is sufficient space to design the access to accommodate emergency vehicles in the case of an emergency.

Access to abutting properties: A comment was received that some of the abutting agricultural properties use the subject lands to access their lands. Sifton has advised that they are unaware of who all uses the subject lands to access their properties. Sifton advised that they did speak to one individual who indicated they cannot access their fields from their property because their buildings are in the way and their farm equipment has gotten bigger over the years. Sifton has advised that that is not their issue and that they are not sure how or why they would solve this issue for that property owner. Staff looked at the surrounding properties and based on the information available none of them are land locked. The City would not require the owner of the subject lands to continue to provide access over their lands as this is a civil matter.

Private Drain Connection (PDC): An abutting property owner advised that they have a private drain connection to drain their basement that drains to the Court Drain. The property owner requested assurance that their PDC will not be affected by the development and if it is that it will be rectified by the developer/ contractor during the construction process. The applicants Engineer advised that the PDC in question drains to the roadside ditch from of the neighbour's house which in turn outlets to the Court Drain and that they are not intending to disturb or impact this roadside ditch and that the entranceway to the subdivision will have a culvert to allow the roadside drainage to continue unimpeded.

Fencing: A comment was received that if the subdivision is approved it should be specified that the owner must provide at their cost secure fencing, camouflaged by white cedars along the adjacent boundaries to the west and south, so as to prevent and discourage trespassing from those living within the subdivision onto adjacent properties. The recommended conditions of draft approval require the owner to install a 1.5m chain link fence with no gates where residential lands, park lands or the dead end of a street abuts residential lands (not within this subdivision), agricultural, and commercial lands. This is intended to prevent trespassing and residential yard encroachments into the farmland.

Trees: A comment was received about trees noting that the access road from Mornington Street is directly beside their row of trees. A request was received to move the entrance to the south so that it was further from their trees so they do not incur any damage. Due to the limitations associated with the floodplain boundary the access cannot be relocated. Should any works be close enough to any existing trees beyond the subject lands, tree protection fencing may be installed during construction to ensure the protection of trees. The neighbour also noted that the trees may create a visibility issue for those travelling southbound. It appears as though the row of trees is setback far enough to ensure that visibility is not impacted. Should any of the trees be located on City property and it is deemed that they are impacting views the City would be able to have them removed. The owner of lands to the east of the subject lands north of Street 'A' has requested that the owner construct a row of trees along the east lot line of Block 160 to ensure there is no trespassing and additional privacy. A planting strip is not required by the Zoning By-law

between a park and residential land uses. To ensure that there is no trespassing, a condition has been recommended requiring the owner to install a 1.5m chain link fence be installed with no gates.

Sanitary: A question was received about whether or not the Romeo Street pumping station could handle the additional sewage generated by this development. The existing Romeo Street pumping station will be able to accommodate the sanitary requirements of the development.

Size of lots: A comment was received that the size of the proposed residential lots precludes any accessible housing for the disabled as the lots are not large enough to accommodate the extra floor space required for such housing. Sifton has advised that the lots would be adequate in size to accommodate accessible housing and that they have requested a special provision to allow an additional 5% lot coverage.

Cul-de-sacs: Comments were provided about the dead end of Street 'C' noting that a cul-de-sac should be provided to allow for snow removal, etc. at the north and south end. A draft plan condition has been recommended requiring the subdivision agreement to include necessary provisions to require the installation of a temporary turn around facility at the west terminus of Street 'F' and north and south of the terminus of Street 'C'. This will ensure that there is sufficient area for snow removal and maintenance.

Other:

The owners were sent the draft plan of subdivision conditions and draft zoning by-law provisions on August 9, 2019. The owner has raised no objection to the recommended conditions of draft approval or proposed by-law.

Should the Planning and Heritage Committee not approve the staff recommendation on the Zoning By-law Amendment, the motion shall include a statement outlining how the decision/ recommendation of the Planning and Heritage Committee is consistent with the Provincial Policy Statement, conforms to the City of Stratford Official Plan and how public input was considered.

Financial Impact: Development charges based on the number of units in the proposed draft plan (2019 rate) is approximately \$2,473,627.00.

Staff Recommendation: THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

Zoning By-law Amendment:

THAT the application Z06-18 to amend the zoning on the subject lands from Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999 to:

A Residential First Density R1(4)- special provision Zone, a Residential Fourth Density R4(2)- special provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park- special provision- Flood Plain (P-FP) – special provision Zone in the City of Stratford Zoning By-law No. 201-2000.

- **Residential First Density- special provision R1(4)-42 and R1(4)-42(H) Zone that permits single detached dwellings and group homes with the following site specific regulations- minimum lot frontage for a corner lot of 12.6m, allow a minimum lot area (corner lot) of 415 m², to allow an exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case, to allow a minimum rear yard depth of 6m, to allow a minimum sight triangle of 3m x 3m, to allow a maximum lot coverage of 45%, a minimum landscaped open space of 35% and in all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance and if the exterior side yard setback is less than 4.5m no driveway shall be permitted along the exterior lot line or off of the exterior lot line, and a garage shall not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line.**
- **The Residential Fourth Density- special provision- R4(2)-25 and R4(2)-25(H) Zone will permit street townhouse dwellings. Special provisions to the regulations have been requested to allow a minimum rear yard depth of 6m, a minimum sight triangle of 3m x 3m, a minimum front yard depth to the main building of 4.5m and in all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance and any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall) and a garage shall not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line.**
- **Park (P) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre.**
- **Future Residential (FR) zone that permits an existing single detached dwelling, group home and home occupation.**
- **Park- Floodplain- special provision (P-5-FP) zone that permits a park and conservation use and to apply a definition of conservation use. These lands are below the regulatory flood line and subject to the**

requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.

BE APPROVED for the following reasons:

- I. public interest was considered;**
- II. the zone change is consistent with the Provincial Policy Statement;**
- III. the zone change is consistent with the City of Stratford Official Plan;**
- IV. the recommended zone change will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;**
- V. it zone change will provide a wide range of housing to meet the needs of the existing and future residents; and**
- VI. the recommended zone change will encourage efficient use of land and infrastructure.**

Draft Plan of Subdivision:

THAT Plan of Subdivision application 31T18-002, submitted by Sifton Properties Limited on the lands known municipally as 4110 Perth Line 36, be approved by the City of Stratford pursuant to Section 51(31) of the Planning Act subject to the conditions listed below for the following reasons:

- I. public interest was considered;**
- II. the application was circulated to the public and regard for their response was had in the recommended plan and conditions of approval;**
- III. the plan of subdivision is consistent with the Provincial Policy Statement;**
- IV. the plan of subdivision is consistent with the City of Stratford Official Plan;**
- V. the plan of subdivision will result in sound land use planning and is considered appropriate for the development of the lands;**
- VI. it will provide a wide range of housing to meet the needs of the existing and future residents; and**
- VII. it will encourage efficient use of land and infrastructure.**

Conditions of Draft Approval

That the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Subdivision 31T18-002 subject to the following conditions:

- 1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated June 7, 2019, as redline amended, File No. 31T-18002, drawing no. 42815-200-D9(L), which shows a total of 153 single detached residential lots, 2 multi development blocks, 1 park block, 1 future infill block, 1 future single detached dwelling block, 2 walkway blocks, 1 stormwater management block, 7 0.3m reserve blocks, 2 open space blocks, all served by 7 new local roads.**
- 2. This approval of the draft plan applies for 7 years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.**
- 3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.**
- 4. The street(s) shall be named to the satisfaction of the Manager of Development Services.**
- 5. Prior to final approval, the municipal address shall be assigned to the satisfaction of the Manager of Development Services.**
- 6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of Stratford and referenced to NAD83UTM Zone 17 horizon control network for the City of Stratford mapping program.**
- 7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.**
- 8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of Stratford in order to implement the conditions of this draft approval.**

9. That prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
10. The subdivision agreement between the Owner and the City of Stratford shall be registered against the lands to which it applies.
11. The Owner shall grant to the appropriate authorities such easements and/or land dedications as may be required for utility, road, drainage or other municipal purposes.
12. Phasing of this subdivision (if any) shall be to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services.
13. Prior to submitting a request to the City to prepare the subdivision agreement, an updated draft plan showing the redline amendments (if applicable) is to be provided to the City to the satisfaction of the Manager of Development Services.
14. Prior to the receiving a clearance for building permits from the Director of Infrastructure and Development Services for each construction stage of this subdivision, all servicing works including any stormwater management facilities for the stage must be completed and operational, all to the specification and satisfaction of the City.
15. Prior to Final Approval, all required connections from this plan to municipal services shall be available.
16. Where the plan is to be phased, any dead ends and open sides of road allowances shall be terminated in 0.3m reserves that are to be conveyed to the City until required for the future production of such road allowance.
17. Prior to submitting a request to the City to prepare the subdivision agreement a phasing plan showing all of the 0.3m reserves required to accommodate phasing (if applicable) is to be submitted to the City as applicable to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services.
18. A 0.3 m reserve block shall be provided along Block 159, Block 162 and Block 168 as shown on the redline amended plan. The

subdivision agreement shall contain a provision allowing the property owner to access their lands over the 0.3m reserve for Blocks 159, Block 162 and Block 168 for maintenance purposes to the satisfaction of the Manager of Development Services.

- 19. In conjunction with the submission of Engineering drawings, the Owner shall submit an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of Stratford and Ministry of Environment, Conservation and Parks standards and requirements, all to the satisfaction of the City of Stratford and Upper Thames River Conservation Authority. This plan is to include measures to be used during all phases on construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.**
- 20. In conjunction with the submission of Engineering drawings, the Owner shall submit a report prepared by a qualified consultant, and if necessary a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City's Infrastructure and Development Services Department. If necessary, the report shall also address any existing or potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City's Director of Infrastructure and Development Services, included in the pertinent agreement(s) with the City of Stratford prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval, to the satisfaction of the City, at no cost to the City.**
- 21. Prior to any grading on the site, the Owner shall decommission and permanently cap any abandoned water wells located on the property, in accordance with the Ontario Water Resources Act and the Ministry of Environment, Conservation and Parks requirements and file the necessary reports with the Ministry of Environment, Conservation and Parks and the City of Stratford.**
- 22. The Owners professional engineer shall provide inspection services during construction for all work to be assumed by the City, and all works within easements or blocks to be dedicated to the City, and**

have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the Director of Infrastructure and Development Services.

23. The Owner shall comply with all City of Stratford standards, guidelines and requirements in the design of this draft plan and required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the Director of Infrastructure and Development Services.

PARKLAND

24. The Owner shall dedicate Block 160 to the City of Stratford for Park purposes and pay the City cash-in-lieu for 0.157 ha of parkland pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 160 and cash-in-lieu for 0.157 ha shall satisfy the parkland dedication requirements for all lands within the boundary of this draft plan. All costs associated shall be borne by the Owner.
25. The subdivision agreement shall contain a provision outlining that parkland dedication and cash-in-lieu must be conveyed to the City in the initial registration to the satisfaction of the Manager of Development Services.
26. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 160 which shall accommodate a 3m wide walkway on Block 163 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services. Block 160 shall be registered in one phase.
27. Concurrent with registration, the Owner shall convey Block 162 (4 m wide walkway) and Block 163 (3m wide pathway) to the City of Stratford. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Director of Infrastructure and Development Services.
28. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 161 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

FENCING

- 29. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-11, 22-37, 68- 81, 90, 91, along the north lot line of Lot 22, along the north and east lot line of Block 160, along the south lot line of Lot 79 and the west lot line of Lot 92, Block 156 and Block 161 abutting the west limit of the draft plan with a 1.5 metre chain link fence with no gates to prevent trespassing. Any other fencing arrangements shall be to the satisfaction of the Manager of Development Services.**
- 30. Within one year of the registration of the phase, the Owner shall provide a 1.5m temporary fence with no gates along the north and east lot lines of Block 154 to the satisfaction of the Manager of Development Services. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Block 154 through the site plan approval process when Block 154 is developed to the satisfaction of the Manager of Development Services. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Development Services. The installation and removal of the temporary fencing shall be the responsibility of the Owner.**
- 31. Prior to final approval where Street 'A', Street 'C' and Street 'F' is terminated at the limits of the draft plan, the Owner shall install a 1.5m fence with no gates and install dead end signage until the extension of the street is constructed or as directed by the Director of Infrastructure and Development Services that it is no longer required. Any costs associated with the installation, maintenance and of the fence and signage shall be the sole responsibility of the Owner.**

TRAILS/BIKEWAYS/PEDESTRIAN EASEMENTS

- 32. Within one year of final approval of the plan, the Owner shall construct a multi-use trail along the perimeter of the draft plan lands abutting Mornington Street and the Owner shall construct a multi-use trail or pay cash-in-lieu along the perimeter of the draft plan lands abutting Perth Line 36, to the requirements of the City of Stratford, at no cost to the City to the satisfaction of the Director of Infrastructure and Development Services.**

33. Concurrent with the registration of any phase that includes Block 158 or Block 161, the Owner shall provide an easement over Block 158 and Block 161 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

EXISTING STRUCTURES

34. Prior to final approval, the Owner shall remove or demolish any structures situated on lands that are to be dedicated to the City of Stratford.
35. Prior to final approval the Owner shall remove or demolish any structures than does not conform to the zoning by-law in effect on the subject lands.

NOISE AND DUST

36. In conjunction with the engineering drawings submission, the Owner shall submit a dust study to assess the impacts of abutting industrial land uses and implement any recommendations of the study to the satisfaction of the Director of Infrastructure and Development Services.
37. The subdivision agreement shall contain a clause outlining that the following warning clause shall be registered on title and included in any agreements such as offers of purchase and sale, lease/ rental agreements, condominium declaration and site plan agreements to the satisfaction of the Manager of Development Services:

“Purchasers/tenants are advised that due to the proximity of the adjacent industrial/ commercial establishment(s) noise from these facilities may, at times, be audible”.

ENVIRONMENTAL

38. Prior to final approval, the Owner shall submit a Phase 1 Environmental Site Assessment for the entire site and implement any recommendations of the study to the satisfaction of the Director of Infrastructure and Development Services, at no cost to the City.

PARKING PLAN

39. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 154 and 155 to the satisfaction of the Manager of Development Services. The accepted

parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

STREET TOWNHOUSES

- 40. The subdivision agreement shall include a clause requiring that the residential blocks proposed for street townhouse dwellings have access to the rear of their lots. This may include making the necessary legal arrangements to establish a minimum of a 1m maintenance easement where the units to be built do not provide direct access to the rear yard from the garage for "internal unit" (not "end unit") Owners to the satisfaction of the City.**

ACCESS

- 41. The subdivision agreement shall include a clause requiring the Owner to design Street 'A' between Mornington Street and the west boundary of Street 'F' to accommodate emergency vehicles. The design is to be submitted in conjunction with the submission of engineering drawings to the satisfaction of the Director of Infrastructure and Development Services.**

SANITARY:

- 42. The Owner shall construct and connect the proposed sanitary sewers to the satisfaction of the Director of Infrastructure and Development Services.**
- 43. The Owner shall extend at their cost the trunk sewer within Mornington Street from Vivian Line to the limit of this plan of subdivision to the satisfaction of the Director of Infrastructure and Development Services. The City shall pay the additional costs in increased pipe size and depth beyond what would have been required to service the development. The Owner shall provide at their cost two design and cost estimates for the approval of the Director of Infrastructure and Development Services.**
- 44. The Owner shall not connect any weeping tile connections into the sanitary sewers within this plan.**
- 45. In conjunction with the engineering drawings submission, the Owner shall have its professional engineer provide a sanitary servicing report that at the minimum shall include a sanitary drainage area plan confirming drainage area limits, to the**

satisfaction of the Director of Infrastructure and Development Services.

- 46. Prior to final approval the Owner shall engage the City's consultant to prepare a sanitary servicing report and modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.**

STORMWATER SERVICING:

- 47. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 157, at the cost of the owner to the satisfaction of the Director of Infrastructure and Development Services.**
- 48. Minor revisions to the size of Block 157 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Director of Infrastructure and Development Services. Any cost associated will be the responsibility of the Owner.**
- 49. In conjunction with the engineering drawings submission, the Owner shall have their consulting engineer submit a driveway access design that provides access to the inlet and outlet structures on Block 157 and a pedestrian sidewalk to connect the trail on Block 161 to Street 'F' and Mornington Street to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the construction of the access driveway and pedestrian sidewalk will be at the cost of the owner.**
- 50. In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a stormwater servicing report/plan (functional report where facilities are proposed) satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. This report shall include water balance measures and the identification of the major and minor stormwater overland flow routes for the entire catchment area to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.**

51. **The Owner shall have their professional engineer submit semi-annual monitoring reports to the Director of Infrastructure and Development Services demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the works. The timing and content of the monitoring reports is to be in accordance with the City's Infrastructure Standards and Specifications manual. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the plan and shall continue until assumption.**
52. **The Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program.**
53. **Prior to final approval, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision in accordance with the accepted engineering design to the satisfaction of the Director of Infrastructure and Development Services.**
54. **In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a report satisfactory to the Director of Infrastructure and Development Services that will identify all erosion and sediment control measures to be used during construction and implementation of the plan. This report may be included in the stormwater servicing report/plan. The Owner shall implement and monitor the measures in conformance with the report and satisfactory to the Director of Infrastructure and Development Services. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith. The City will install or rectify failing erosion and sediment control if the owner fails to do so within 10 working days upon written request to do from the City.**
55. **Prior to assumption, the Owner shall operate, monitor and maintain the works and service road at the Owners cost. The Owner shall ensure that any removal and disposal of sediment is to an approved site satisfactory to the Director of Infrastructure and Development Services.**

TEMPORARY STORMWATER WORKS

- 56. In the event that the Owner constructs temporary stormwater works, all works shall be to the satisfaction of the Director of Infrastructure and Development Services, and at no cost to the City. The Owner is responsible for all costs related to the construction and removal of all temporary works including decommissioning and any redirection of sewers and overland flow routes.**

OUTLET SEWERS

- 57. The Owner shall in its servicing drawings make provisions for increased depth or oversizing of the internal sewers and watermains in the Draft Plan (or any resulting phase) to accommodate flows from the upstream lands and water servicing external to the subdivision to the satisfaction of the Director of Infrastructure and Development Services.**
- 58. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner to the satisfaction of the Director of Infrastructure and Development Services.**
- 59. The Owner shall comply with all City requirements for a submission of a claim in accordance with all applicable City policies, guidelines, By-laws and procedures.**
- 60. Prior to the submission of engineering drawings, the Owner shall demonstrate that necessary arrangements have been made for the services required to service this development, which services are located outside this plan, or demonstrate other alternative acceptable arrangements have been made to the City.**

WATER:

- 61. The Owner shall construct and connect the proposed water mains to the satisfaction of the Director of Infrastructure and Development Services.**
- 62. The Owner shall extend the 300mm existing water main on Mornington Street and the existing 200mm water main on Perth Line 36 to the limit of this plan of subdivision to the satisfaction of the Director of Infrastructure and Development Services. The City shall pay the additional costs for an increased pipe size for the**

300mm water main on Mornington Street beyond what would have been required to service this development. The Owner shall provide at their cost two design and cost estimates for the approval of the Director of Infrastructure and Development Services. The 200mm water main will be the sole cost of the Owner.

- 63. Prior to final approval, the Owner shall engage the City's consultant to prepare a water servicing report with modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.**
- 64. The Owner shall have its professional engineer deliver confirmation that the water main system has been looped to the satisfaction of the Director of Infrastructure and Development Services.**
- 65. As part of the water servicing report, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the Manager of Environmental Services, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.**
- 66. The subdivision agreement shall include the requirement for the Owner to have their consulting engineer submit a chlorine residual maintenance plan to the satisfaction of the Manager of Environmental Services at the cost of the Owner.**
- 67. The Owner shall maintain the water system to the satisfaction of the City until assumption to the satisfaction of Manager of Environmental Services.**

TRANSPORTATION:

- 68. As part of the registration of the first phase, the Owner shall dedicate 5m along Perth Line 36 for road allowance purposes. All costs associated with the land dedication are the responsibility of the Owner.**

69. **The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan to the satisfaction of the Director of Infrastructure and Development Services.**
70. **In conjunction with the engineering drawings submission the Owner shall have its engineer prepare ultimate centreline profiles along Street "A", "B", "C", "D", "E", "F" and "G" throughout this Plan and beyond as necessary, for use in this subdivision design. The City shall review and approve centerline profile. Further, the Owner shall complete the requirements of this condition at no cost to the City all to the satisfaction of the Director of Infrastructure and Development Services.**
71. **Prior to final approval, where Street 'A', Street 'C' and Street 'F' terminate at the limits of this draft plan, the Owner shall:**
 - a. **have its engineer submit to the City detailed plans showing proposed turnaround facilities that must include provisions for maintenance and emergency vehicles (as required) for the review and acceptance of the Director of Infrastructure and Development Services; and**
 - b. **ensure the subdivision agreement contain the necessary provisions to require installation of a temporary turnaround facility at the west terminus of Street 'F', north and south terminus of Street 'C', and provide an easement over Block 156 and any other lots required concurrent with the registration of the phase to the City of Stratford. Any easements shall be granted to the City of Stratford until the temporary turnaround facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. Once the Director of Infrastructure and Development Services has confirmed that the easement is no longer required, the City shall authorize the release of the easement. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of the temporary turnaround facilities.**
72. **Should temporary turning facilities for vehicles be required by the Director of Infrastructure and Development Services, they shall be provided as easements concurrent with the registration of the phase. These easements shall be granted to the City of Stratford until the temporary turning facility is no longer required to the satisfaction of the Director of Infrastructure and Development**

Services. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of all temporary turning facilities.

- 73. In conjunction with the submission of engineering drawings, the Owner shall identify the road network improvements required to accommodate the proposed development giving consideration to the impact the phasing of development (if applicable) would have on the timing of these network improvements. Restrictions may be imposed if there is insufficient network capacity to accommodate the proposed development. All costs associated with the design and implementation of the required road network improvements due to this development shall be the responsibility of the Owner.**
- 74. In conjunction with the engineering drawings, the Owner shall submit a design for a left hand turning lane at the Mornington Street/Street "A" intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the design and implementation of the left hand turn lane shall be the cost of the Owner.**
- 75. In conjunction with the engineering drawings submission the Owner shall submit a signalized design for a pedestrian crossing or pedestrian crossover if warranted at the Mornington Street/ Vivian Line 37 intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with designing and installing the pedestrian crossing shall be the cost of the Owner.**
- 76. At the time of final approval, the Owner shall dedicate a 10m x 10m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 157 and 3m x 3m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 159 to the satisfaction of the City. Such "daylighting triangles" shall be shown and dedicated as public highways on the final plan.**
- 77. The Owner shall construct a 1.5 metres (5') sidewalk on the outside of the following streets within a time-frame as directed by the Director of Infrastructure and Development Services:**
 - a. North side of Street 'A' and the south side of Street 'A' between the east portion of Street 'B' and Mornington Street**
 - b. North side of Street 'B'**
 - c. East side of Street 'C'**

- d. East side of Street 'D'
 - e. North side of Street 'E'
 - f. East side of Street 'F'
 - g. North side of Street 'G'
78. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the Director of Infrastructure and Development Services for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of Stratford, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.
 79. In conjunction with the engineering drawings submission, the Owner shall provide lighting plan for the approval of the Director of Infrastructure and Development Services, including light for the proposed Street "A" / Mornington Street intersection.
 80. Owner shall keep private and City Streets clean of construction debris to the satisfaction of the Director of Infrastructure and Development Services. Failure to clean road right-of-way with five (5) working days upon written notice from the City will result in the City conducting cleaning activities at the cost of the Owner.

HYDRO

81. Prior to the entering into a subdivision agreement, the Owner shall obtain approval from the applicable hydro provider for an electrical layout. Any new addition and/or relocation of existing electrical infrastructure will be at the Owner's expense.

FIRE

82. The Owner shall not burn any materials on site.

CONSERVATION REGULATION AREA

- 83. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from Upper Thames River Conservation Authority.**
- 84. Prior to the acceptance of engineering drawings the City shall receive confirmation of the acceptance of the applicable engineering drawings from Upper Thames River Conservation Authority to the satisfaction of the Director of Infrastructure and Development Services.**

SLOPE STABILITY

- 85. In conjunction with the submission of engineering drawings, the Owner shall have a detailed geotechnical evaluation prepared by a geotechnical engineer to confirm the stable top-of-slope line, identify any necessary structural design considerations and determine the impact of the development of this Plan on the bank's stability. The study shall be prepared to the satisfaction of the City and the Upper Thames River Conservation Authority.**

FLOODPLAIN

- 86. The Owner agrees that additional culverts are to be composed of concrete and installed and accepted to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. The Owner's Engineer shall provide certification that the culverts were installed in accordance with the approved plans.**
- 87. In conjunction with the submission of engineering drawings, the Owner's Engineer shall demonstrate that any new or alterations to existing culverts will have no downstream impacts to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames Conservation Authority.**
- 88. Any adjustments or impacts to the Municipal drain are the sole responsibility of the Owner.**

OTHER

- 89. Prior to final approval, the design and location of community mailboxes shall be to the satisfaction of Canada Post.**
- 90. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.**
- 91. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.**

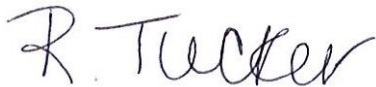
NOTES TO DRAFT APPROVAL

- 1. It is the Owners/Developers responsibility to fulfill the conditions of draft approval and ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Stratford, Development Services Division.**
- 2. All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The final plan submitted for registration, engineered design drawings and construction record drawings are to be provided in print and digital format referenced to a control network compiled to the satisfaction of the City of Stratford Infrastructure and Development Services Department in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.**

3. **The final plan approved by Corporation of the City of Stratford must be registered within thirty (30) days or the Corporation may withdraw its approval under Section 51(59) of the Planning Act, R.S.O. 1990 as amended.**
4. **All plans of subdivision are to be prepared and presented in metric units.**
5. **If final approval is not given to this Plan, within seven 7 years of the draft approval date, and no extensions have been granted, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O., 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the local municipality, must be received by the Approval Authority 60 days prior to the lapsing date.**

Please note that an updated review of the plan, and revisions to the conditions of approval, may be necessary if an extension is to be granted.

AND THAT City Council authorize staff to explore acquisition options and to enter into negotiations for the purchase of the open space block (Block 158 and Block 161).



Prepared by: Rachel Tucker, Planner



Recommended by: Jeff Leunissen, MCIP, RPP – Manager of Development Services



Joan Thomson, Acting Chief Administrative Officer

Draft By-law

BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change application Z06-18 to rezone 4110 Perth Line 36, legally described as Part of Lot 1 Con 3, AS RP 44R-636 Pt 2 for a Subdivision Development in the City of Stratford

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

AND WHEREAS the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended.

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 2b to By-law 201-2000 as amended, is hereby amended:

by adding those lands outlined in heavy solid lines and described as Residential First Density with site specific regulations R1(4)-42 and R1(4)-42 (H), Residential Fourth Density with site specific regulations R4(2)-25 and R4(2)-25(H), Park Floodplain with site specific regulations (P-5-FP), and Park (P) on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as 4110 Perth Line 36.

2. The Township of Perth East Zoning By-law No. 30-1999 as it applies to the subject lands on Schedule "A" is hereby repealed.
3. That By-law 201-2000 as amended, be further amended by adding to Section 5.4.42, being the Exceptions of the Residential First Density R1(4) Zone, the following:

"5.4.42 a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

R1(4)-42 and R1(4)-42(H) as shown on Schedule "A", Map 2b

b) Minimum Rear Yard Depth: 6.0 m

c) Exterior Side Yard Width:

Where a corner lot is situated so that its rear lot line abuts an adjacent rear lot line the exterior side yard width shall be 1.2 m. In all other cases it shall be a minimum of 4.5 m.

d) Minimum Lot Frontage (Corner Lot): 12.6 m

e) Minimum Lot Area (Corner Lot): 415 m²

f) Minimum Interior Side Yard: 1.2 m

g) Minimum Landscaped Open Space: 35%

h) Maximum Lot Coverage: 45%

i) General Use Regulations:

- i) A minimum sight triangle of 3m by 3m shall apply.
- ii) A garage shall not project more than 1.0 m beyond the building elevation facing the front lot line or the exterior lot line.
- iii) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance.
- iv) If the exterior side yard setback is less than 4.5m, no driveway shall be permitted along the exterior lot line or off of the exterior lot line.

j) Holding Provision

- i) The holding provision (H) shall apply to the lands zoned R1(4)-42(H) as outlined by Schedule "A", hereto.
- ii) Until such time as the (H) is removed, permitted uses on the lands zoned R1(4)-42(H) are limited to uses existing on the day of the passage of this By-law. The (H) shall not be removed until a noise study has been completed, accepted by the City and implemented as applicable to

the satisfaction of the satisfaction of the City for the lands outlined in Schedule "A" hereto.

4. That By-law 201-2000 as amended, be further amended by adding to Section 8.4.25, being the Exceptions of the Residential Fourth Density R4(2) Zone, the following:

"8.4.25 a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

R4(2)-25 and R4(2)-25(H) as shown on Schedule "A", map 2b

b) Permitted Use:

- street townhouse dwellings

c) Minimum Front Yard Depth: 4.5 m

d) Minimum Rear Yard Depth: 6.0 m

e) General Use Regulations:

- i) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall).
- ii) A minimum sight triangle of 3m by 3m shall apply.
- iii) A garage shall not project more than 1.0 m beyond the building elevation facing the front lot line or the exterior lot line.
- iv) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance.

f) Holding Provision

- i) The holding provision (H) shall apply to the lands zoned R4(2)-25(H) as outlined by Schedule "A", hereto.
- ii) Until such time as the (H) is removed, permitted uses on the lands zoned R4(2)-25(H) are limited to uses existing

on the day of the passage of this By-law. The (H) shall not be removed until a noise study has been completed, accepted by the City and implemented as applicable to the satisfaction of the satisfaction of the City for the lands outlined in Schedule "A" hereto.

5. That By-law 201-2000 as amended, be further amended by adding to Section 21.4.5, being the Exceptions of the Park (P) Zone, the following:

"21.4.5 a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

P-5- FP as shown on Schedule "A", map 2b

b) Permitted Uses:

- conservation use
- park

c) Definition:

- conservation use means a use dedicated towards the preservation, protection, and/ or improvement of components of the natural environment through management and maintenance.

6. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

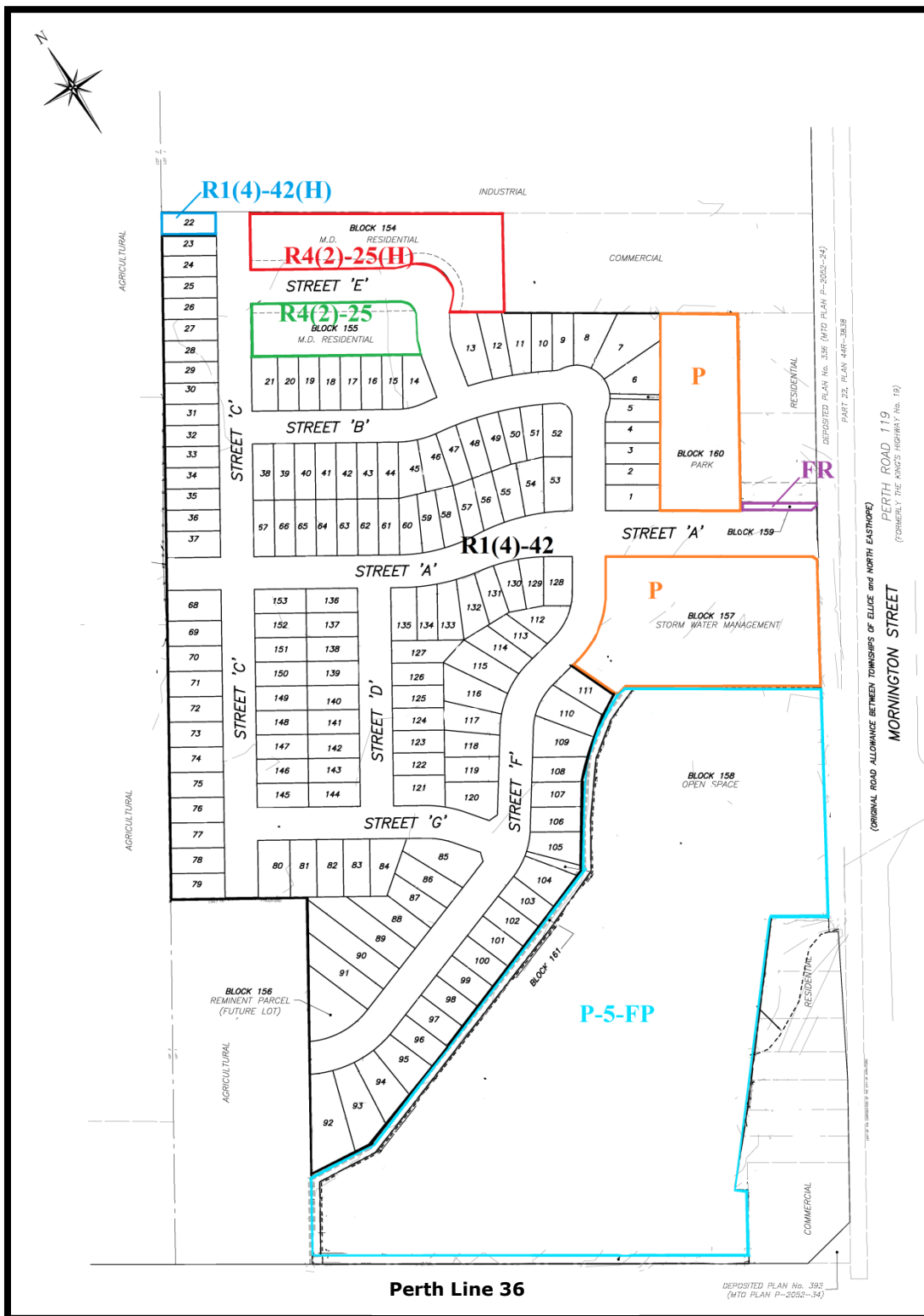
Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this ____ day of _____, 2019

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ____-2019





CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Monday, June 25, 2018 at 7:11pm in the Council Chamber, City Hall, Stratford to give the public and Council an opportunity to hear all interested persons with respect to Draft Plan of Subdivision 31T18-002 and Zone Change Application Z06-18 that affects the property municipally known as 4110 Perth Line 36, City of Stratford.

COUNCIL PRESENT: Mayor Dan Mathieson - Chair presiding, Councillors Martin Ritsma, Tom Clifford, Bonnie Henderson, Graham Bunting, Brad Beatty, George Brown, Danielle Ingram, Frank Mark, Kathy Vassilakos and Kerry McManus

REGRETS: John Paradis – Fire Chief

STAFF PRESENT: Rob Horne – CAO, Mike Humble – Director of Corporate Services, David St. Louis - Director of Community Services, Carole Desmeules – Director of Social Services, Ed Dujlovic – Director of Infrastructure & Development Services, Jacqueline Mockler – Director of Human Resources, Tatiana Dafoe – Deputy Clerk, Joan Thomson – Clerk, Jeff Bannon – City Planner, Jeff Leunissen – Manager of Development Services and Nancy Bridges – Recording Secretary.

ALSO PRESENT: Members of the public, Media.

Mayor Mathieson called the meeting to order and stated that the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Draft Plan of Subdivision 31T18-002 and Zone Change Application Z06-18 that affects the property municipally known as 4110 Perth Line 36, City of Stratford.

Mayor Mathieson explained the order of procedure for the public meeting.

STAFF PRESENTATION:

Jeff Leunissen, Manager of Development Services, described the location of the property relating to the application and noted that the development will include 166 single detached units, 2 multiple development blocks, 2 park blocks, 1 stormwater management block, 2 future infill blocks, 1 open space block and 1 walkway block. The area will be served by seven new roads, with access off Mornington Street. The applicant is also requesting an amendment to the zoning from Agricultural (A) Zone to a mixed zone, including R1(4) and R4(2) Zoning. He noted that R1(4) will permit single detached dwellings and R4(2) will permit multi-unit dwellings.

Mr. Leunissen outlined the size of the area and that it is impacted by the floodplain, therefore access off Mornington Street is preferred. The access road into the subdivision will be built wider than standard width, allowing for continued access during an emergency. He noted the application had been circulated to various agencies and the following comments were received:

- Ensure the roads are wide enough to reduce the issues with parking on narrow streets
- Ensure the lots are large enough to accommodate overnight parking on private property, as there is no overnight street parking permitted in the City
- Union Gas requested that a condition of final approval is that the necessary easements and/or agreements required are satisfactory to Union Gas

No comments have been received from the engineering department. Public comments were received including:

- In favour of residential subdivision
- Ensure floodplain is respected
- Perth Line 36 not appropriate to have access road
- Would like developer to provide secure fencing along the boundaries to the west and south
- Concerns with whether there will be changes to the cellar drain on their property as it was set up to be filtered through the property in question
- Want assurances that the trees on their property will not incur any damage
- Concerns with location of access road

Mr. Leunissen noted that the applicant is aware of the concerns and is further investigating the concern regarding drainage from the adjacent property.

The new zoning would allow for a broad range of uses and the Official Plan allows for amendments to the floodplain. He noted that the surrounding lands have a mixture of zoning.

QUESTIONS FROM COUNCIL:

Councillor Ingram highlighted the Clerk's department concerns regarding the width of the seven new roads.

Staff stated that current standards require local roads to be 20 metres wide and that in the initial application it shows Street A to be 28 metres wide.

Councillor Ritsma inquired how much of the area is floodplain.

Staff indicated that there are currently six hectares of floodplain.

Councillor McManus noted the width of Street A but wondered if this would allow for right and left turning lanes.

Staff stated that there is no final design yet and that the road is wider than standard to allow for a variety of design options.

Councillor Ingram asked for clarification on the width of Street A and whether it becomes narrower once you get further into the subdivision.

Staff noted that Street A does narrow to the standard width of a local road.

Councillor Brown emphasized the issue of having turning lanes on Street A.

APPLICANT PRESENTATION:

Maureen Zunti, a planner from Sifton Properties Limited, provided a brief description of the developer and noted they are excited to be expanding into Stratford. She noted they are working with consultants and staff to ensure the access road is in an appropriate location relating to the floodplain. She confirmed Street A will be wider than standard to allow for flexibility in the final design.

Ms. Zunti then addressed some of the concerns that have been received from the public, stating that:

- She was not aware of the cellar drain issue and will take the information back for the developer to investigate and accommodate if required
- Future development space is being used as a buffer area between Street A and the property to the West
- She explained distances between a few other key areas
- She noted that her company regularly plants trees in their developments and encouraged residents to contact them directly to note areas of concern
- The lots will be 12.5m to 15.5m and will allow for a large range of building sizes
- Sifton Properties Limited will partner with other developers to complete the project

QUESTIONS FROM COUNCIL:

Councillor Ritsma inquired whether the current waterway would be altered in any way.

Ms. Zunti stated there may be minor modifications but the intent is to add additional culverts along Mornington. The modifications may end up being only minor regrading.

Councillor Brown wondered whether a roundabout had been considered on Mornington to handle the increased traffic or if there was any consideration to having access from Quinlan road.

Ms. Zunti stated she was unaware of any discussions regarding a roundabout and that there are no plans to have an access from Quinlan road.

Councillor Bunting asked for clarification on the access points for the park areas to the south of the property. He noted the steep grade of the area.

Ms. Zunti noted that the park area to the South East will be accessed from Quinlan road and that there is the potential to add a trail system in the area and private ownership of the floodplain areas.

Staff noted they are aware of the limited functional uses of the park area and intend to deal with this in a future report.

Councillor Bunting inquired as to the size of the park area to the South West.

Ms. Zunti stated the area was 0.31 hectares.

QUESTIONS FROM PUBLIC:

William Sylvester supported the development of a residential subdivision however he expressed concerns with where the sewer system would be directed. He inquired whether the Romeo pumping station could handle the additional sewage. Mr. Sylvester stated that he had concerns regarding the surrounding agricultural properties and how they would continue to access their properties.

Staff noted that the Romeo Street sewer system would have no problem handling the additional sewage and that a new Quinlan Road pumping station is planned.

QUESTIONS FROM COUNCIL:

Councillor Henderson echoed the concern from Mr. Sylvester regarding the farm access.

Staff indicated that there had been no consideration to this issue, as currently access is on a "gentleman's agreement" basis and not likely to continue.

Councillor Vassilakos noted that no comments had been received from the school boards and she had concerns with the capacity of the surrounding schools. She suggested that staff reach out again to the school boards, as this development has the potential for a lot of children.

Ms. Zunti noted that the developer would investigate the issue of continued access to the surrounding farmland.

Councillor Ingram inquired whether there would be any semi-detached lots, affordable housing or accessible housing.

Ms. Zunti stated that there is the potential for semi-detached dwellings and townhouses however there are no final plans yet. She also stated that there would be no social housing but that accessible properties would be driven by the purchasers.

Councillor Henderson noted that it would be beneficial to encourage new developments to have accessible home options.

Ms. Zunti stated that she will bring the topic forward to the developer but it is usually up to the purchaser to choose a design. Most designs from a developer can be customized.

Mayor Mathieson adjourned the meeting at 7:47pm

Requests to receive further information, as indicated on the form at the public meeting on June 25, 2018 were received from the following:

Tom Mathieson

Dinant DeVries

Murray Keller

Lawrence Ryan

Marilyn and William Sylvester



MANAGEMENT REPORT

Date: September 9, 2019
To: Planning and Heritage Committee
From: Jeff Leunissen, Manager of Development Services
Report#: PLA19-034
Attachments: None

Title: Planning Report-Zone Change Application Z06-19, 379 Romeo Street North

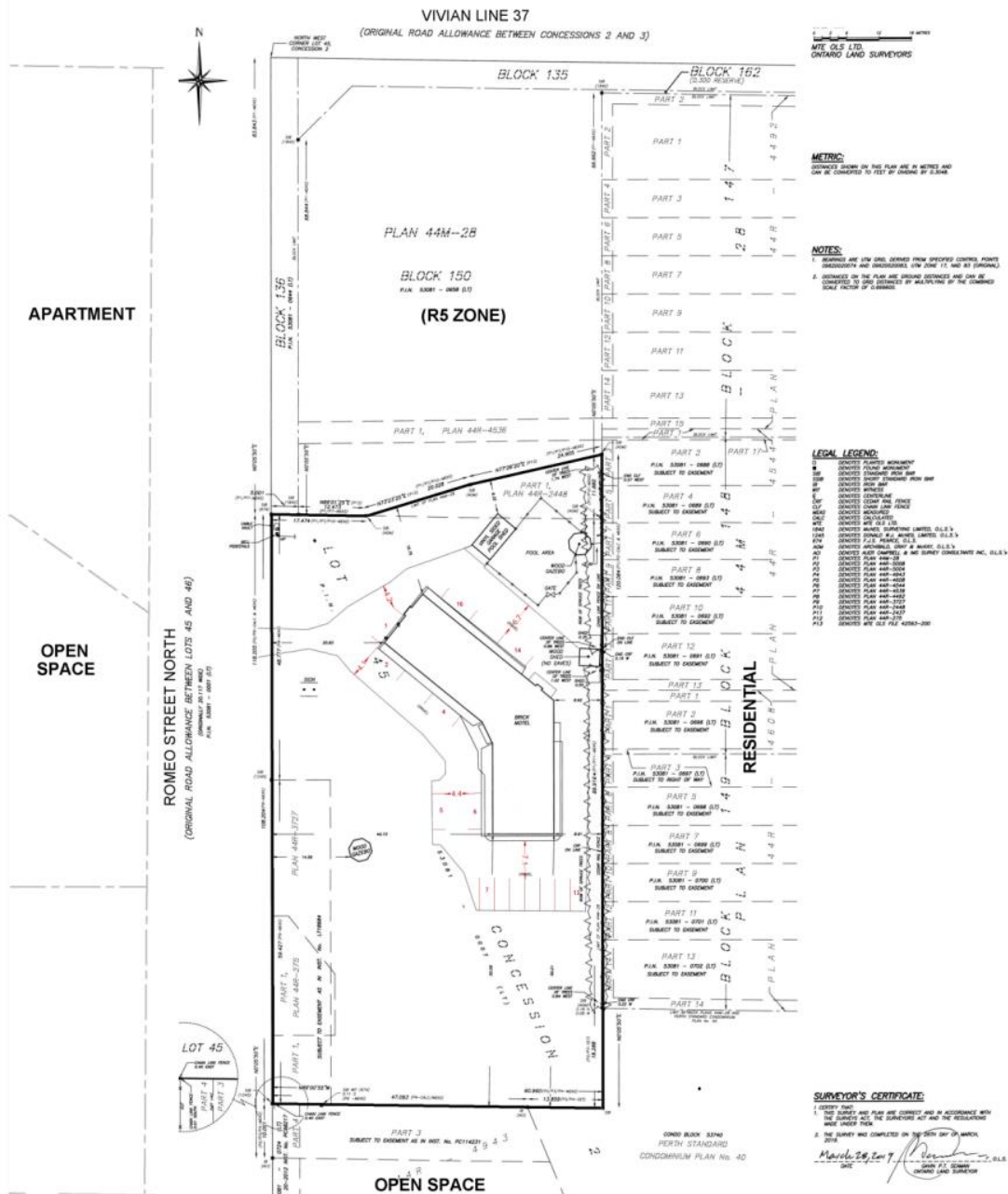
Objective: The purpose of this report is to provide staff's evaluation and recommendation on the zone change application received April 4, 2019, from GSP Group on behalf of MARS International Education Inc., to amend the zoning on 379 Romeo Street North from a Future Residential-Special (FR-2) Zone to a Residential Fourth Density-Special- R4(2)- ____ Zone to allow an apartment dwelling (to a maximum density of 50 uph), a nursing home, a quadruplex dwelling, a seniors' apartment dwelling (to a maximum density of 50 uph), a street townhouse dwelling, a townhouse dwelling and a shared living residence. A shared living residence is proposed to be defined as "a building containing dwelling units or rooms used for the accommodation of secondary school students as their residence, and which contains a common dining area for the residents thereof, and may contain a common lounge, recreation room and other amenities". A parking rate of 1 parking space per unit is proposed for the shared living residence.

A planning justification report was submitted with this application.

Background:

Subject Site: The subject lands, known municipally as 379 Romeo Street North, are located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive and are legally described as Pt Lot 45 NEH Con 2 in the City of Stratford.

Concept Plan



EXISTING CONDITIONS

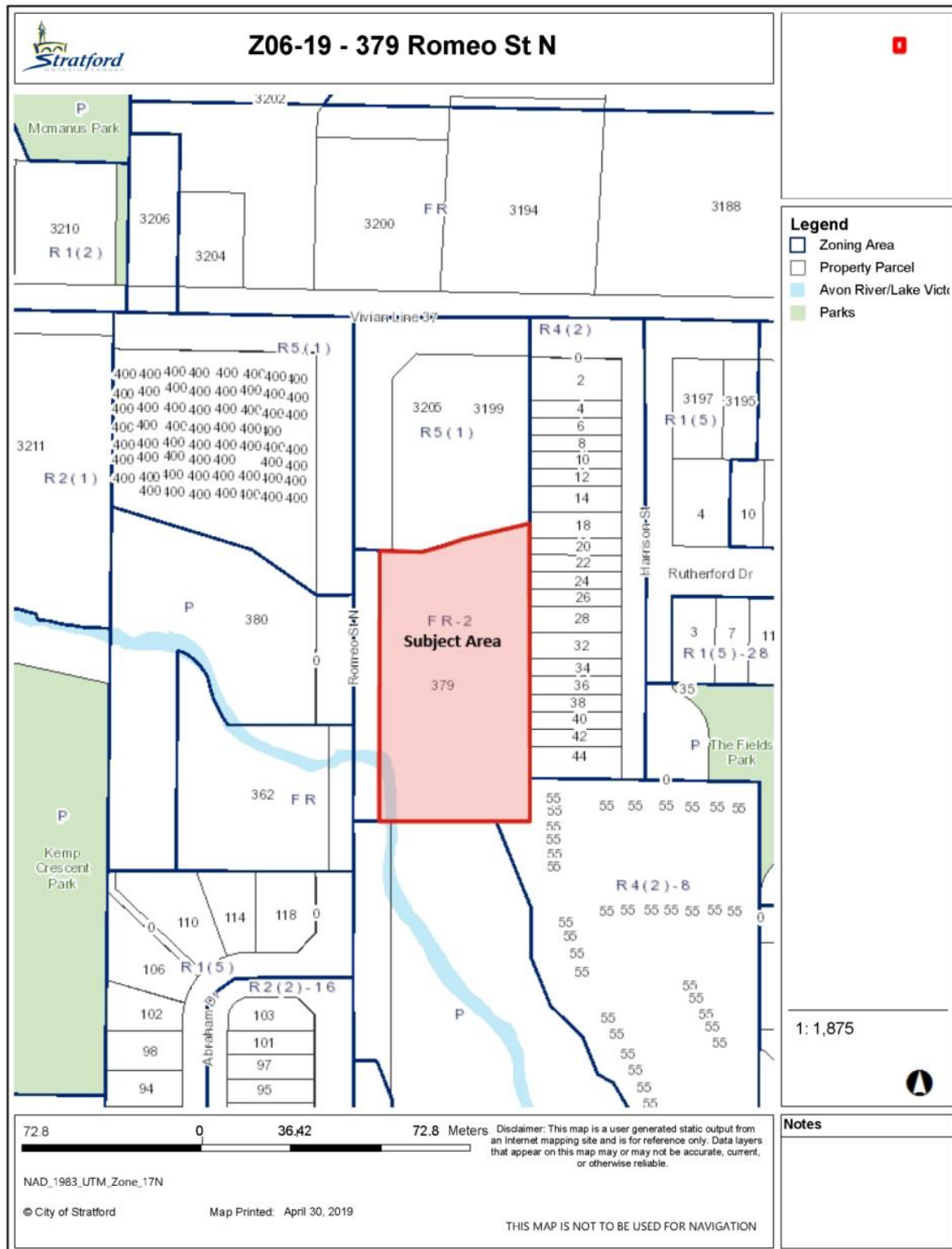
379 Romeo Street North, Stratford | April 23, 2019

NOTE: Parking Identified based on typical daily operation function of property

Scale: 1:1000 | Survey Source: MTE OLS Ltd



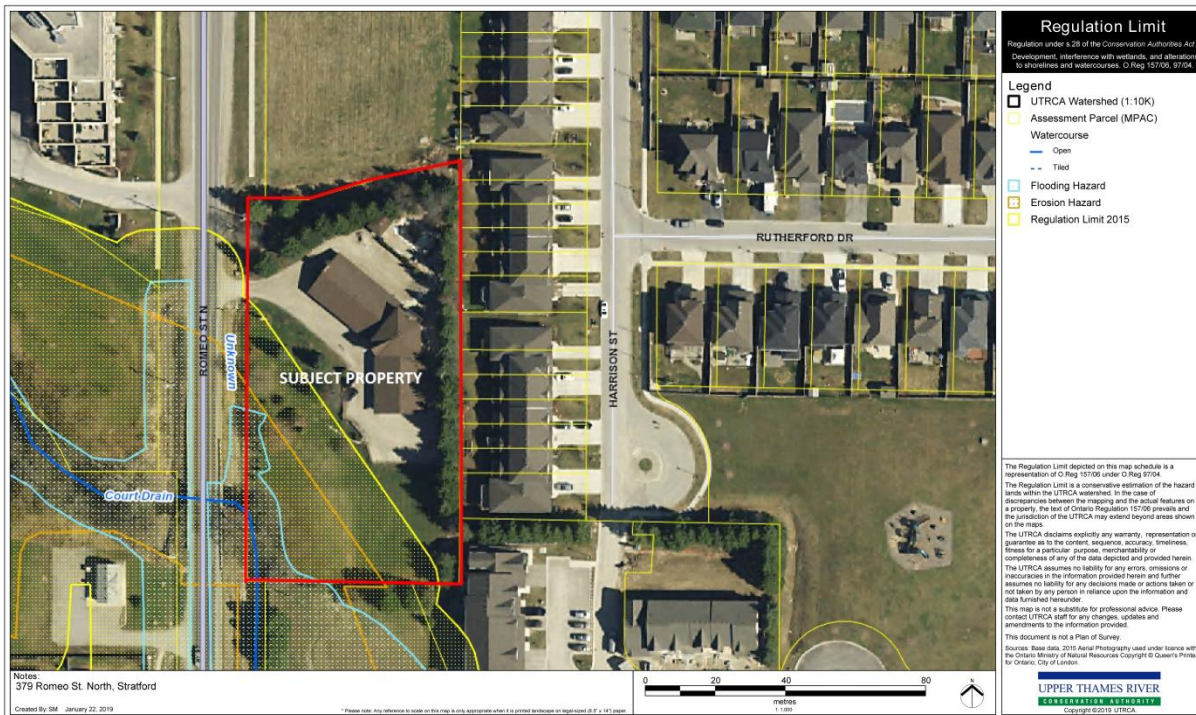
Location and Zoning Map



379 Romeo Street North



Upper Thames River Conservation Authority Mapping



Site Characteristics

Existing Use:	Hotel (18 suites)
Frontage:	108.2 m (355 ft)
Depth:	approximately 60.96 m (200 ft)
Area:	1.7 ac (6879.66 m ²)
Shape:	Irregular

Surrounding Land Uses:

North:	Residential (apartment buildings under construction)
East:	Residential (townhouses)
South:	Vacant lands zoned residential and park (privately owned)
West:	City owned lands (park and pumping station)

Agency Comments

Circulation of the application to various agencies produced the following comments to date (August 30th, 2019):

City of Stratford Infrastructure and Development Services Department – Engineering Division:

- No objection to the zone change application.
- Should site plan approval be required a 5.0 m road widening is required along the frontage of Romeo Street North.

City of Stratford Infrastructure and Development Services Department – Building Services:

- Building permits will be required for any change of use or alterations to the building.

City of Stratford Fire Department

- No comments received.

Upper Thames River Conservation Authority

- The subject lands are affected by the Authority's Regulation Limit which includes an area of erosion hazard. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires the landowners to obtain written approval from the UTRCA prior to undertaking any development or site alteration in the regulated area which includes filling, grading, construction, alteration to a watercourse and/or interference with a wetland.
- No objection to the above noted application for Zone Change. Should any development occur (within the UTRCA's Regulation Limit) in the future, a Section 28 Permit from UTRCA may be required.

Festival Hydro

- No concerns.

Huron- Perth Catholic School Board

- No concerns.

Avon Maitland District School Board

- No comments.

Township of Perth East

- This matter will be brought forward for comments at Township of Perth East Council meeting on June 4, 2019. No further comments provided.

Public Comments:

Notice of the application was sent to 154 abutting property owners on May 13, 2019. Notice was also published in the Beacon Herald on May 18, 2019. The public meeting was held on June 10, 2019. Fifteen requests for additional information including written responses from nine individuals have been received.

Prior to the public meeting report (June 10, 2019) responses were received with the following comments:

Trees and Fencing

- Will all of the trees on the site be conserved? All of the trees should be required to remain.
- The existing site is part of a wildlife area that contains rabbits, birds, squirrels and geese.
- No objection to the request if it is a requirement that the owners install a 6 ft. fence along the south property line to ensure that there is no trespassing.

Floodplain

- Are there any changes proposed to the portion of the lands regulated by UTRCA?
- Would like to see a full environmental assessment on lands regulated by UTRCA completed prior to the adoption of the rezoning request.

Traffic and parking

- The requested parking rate of 1 space does not meet the current 1.5 parking spaces. It should be required to be a minimum of 1.5 parking spaces per room/dwelling unit. There is no street parking on the east side of Romeo Street North and the requested parking rate will not be sufficient for any of the requested uses.
- This location is not close to the school, busing becomes an issue.
- The location of the current bus stop on Romeo Street North should be altered as it is too close to a driveway for the new development north of the subject lands.
- This area has seen increased traffic flow caused by various developments in the surrounding area which has created concerns about the volume of traffic on Romeo Street North and congestion at the Romeo Street North and Vivian Line 37 intersection.

- Prior to allowing additional multi-unit developments a traffic analysis should be completed. It is suggested that the intersection at Vivian Line 37 and Romeo Street North be improved.
- Vivian Line 37 is a designated truck route. With increased residential development the current transportation routing should be revisited and this truck route should be reconfigured and begin further north.

Requested Uses

- Not opposed to the development.
- This application should not be supported because of the higher density (maximum 50 uph) uses included in the requested zoning.
- Concerned that the owner will change their plans for the site without any further public consultation.
- Will there be assurances that the occupancy will be restricted to international students and that there will be supervision?
- Occupancy should be limited to 2 students per room to a maximum of 36 total.
- Concerned if there will be cooking in the rooms and any Fire Marshall regulations.
- The rezoning does not represent the best use of the property.
- This application should be postponed until a review is completed with regards to current zoning, development impacts, bike lanes, and the future impacts if this business model fails, or if a change to an alternative use is proposed.
- If the property is to be developed as residential it should be for single detached, semi-detached, or townhouse units.

Amenities

- This area does not have support facilities. This type of facility would be more appropriate in an area that provides recreational and commercial support and proximity to the school for students who would be living on this site.

Changes to the building and parking areas

- Are there any changes proposed to the site? Concerned about any changes to the site particularly demolition, new builds, extensions, expansion of asphalt areas for additional parking, removal of trees or other changes to the site to accommodate the development.
- Not opposed to the development if it does not significantly expand the footprint of the current building, and does not infringe on the natural area.
- Concerned with how a new building would look architecturally (specifically that it will look like the development north of the site). Opposed to a development similar to the one to the north.

Property Value

- Concerned about the negative impact any new build would have on the property values of surrounding lands.

Noise

- Concerned about the increase in activity on the property - loud noise or music, as this community is very quiet.

At the public meeting, the following additional comments were received:

- The zone should require that the students are bused to school.
- It is requested that should the student residence not be successful, that the City not allow a change in use or further changes to the site without public input.
- Concerned that a fence along the east lot line could impact the growth of the existing trees.
- Concerned about the safety of the pool and the students.
- Requested additional information on MARS Internationals business practices, where the students come from and why there is no easily accessible information about the organization.

After the public meeting, the following additional comments were received from one individual:

- Bunk beds would be required to accommodate 44 students within 18 rooms.
- Access to the rooms is from the exterior providing little security for the students.
- Residential school history- these in their final days become foster homes for troubled families.
- Questions about if the grassed area would become a sports field.
- Thinks that a shared living residence should be monitored as the city monitors bed and breakfasts which are less disruptive to the neighbourhood than a teen housing development.
- Residential zonings should mean private dwellings.

Analysis:

Provincial Policy Statement

Every planning decision in the Province of Ontario shall be consistent with the Provincial Policy Statement (PPS) which came into effect on April 30, 2014. The 2014 PPS provides policy direction on matters of provincial interest relating to Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

Building strong communities is achieved by promoting efficient development and land use patterns that accommodate an appropriate range and mix of residential uses (including additional units, affordable housing and housing for older persons) and by avoiding development patterns that cause environmental, public health or safety concerns.

Section 1.1.3.2 outlines that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and support active transportation.

In accordance with section 1.4.3, an appropriate range and mix of housing types and densities shall be provided to meet requirements of current and future residents by

promoting densities for new housing that efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed. The subject lands are within a designated growth area and are intended to be utilized for residential development. The proposal will provide housing to individuals that currently struggle to find housing within the community and it is located on a public transit route. All of the infrastructure required for this proposal is already in place.

A portion of the lands are regulated by UTRCA and are within the Erosion and Flooding Hazard Limit. Based on the concept plans submitted, no changes are proposed within the flood hazard limit. It is recommended that the flood hazard limit is zoned to restrict the use to a conservation use to prevent development within the floodplain and to ensure that public health and safety is protected.

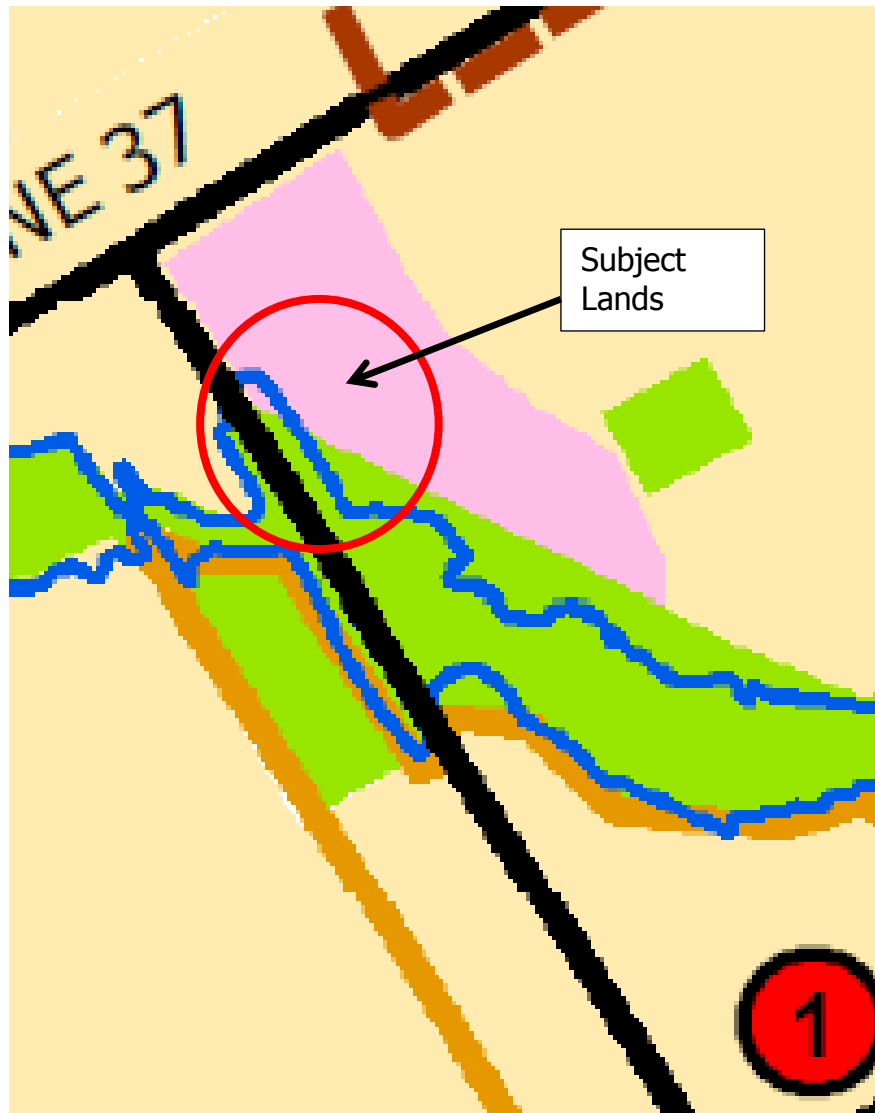
The recommended zoning is consistent with the Provincial Policy Statement.

Official Plan

The property is designated 'Medium Density Residential' in the Official Plan as a result of the Stratford Northeast Secondary Plan. A small portion at the southwest area of the lands is located within the Regulatory Flood Hazard Line on Schedule "B" of the Official Plan. Lands designated 'Medium Density Residential' shall be restricted to townhouses, quadraplex or apartment type residential uses and shall be developed with a density between 30 to 100 units per hectare. The lands are currently used for a hotel which is not a permitted use in the 'Medium Density Residential' designation. All of the requested uses are permitted within a 'Medium Density Residential Area' and will be more compatible than a commercial use in operation 24/7. Romeo Street North is a collector road. There are concerns about allowing street townhouse dwellings and a quadruplex dwelling on the subject lands. The concerns are that these uses would be an underutilization of the site due to the orientation of the lands and location of the floodplain, and that the location and number of driveways that would be required to accommodate these uses would cause a traffic hazard as Romeo Street North is a designated truck route and collector road. While section 7.2.7 has a policy encouraging joint access for land uses fronting onto collector roads, the intension of the policy is to minimize traffic hazards and improve the situation. It is not intended that joint access be required to make a site function. All parking (driveways included) shall be designed to an acceptable standard for traffic safety. As such it is recommended that street townhouse dwellings and quadruplex dwellings not be included as permitted uses in the recommended zoning by-law.

The applicant requested to allow a maximum density of 50 units per hectare for seniors apartment dwellings and apartment dwellings. It is recommended that maximum density of 40 units per hectare be applied for townhouse dwellings and 60 units per hectare for all of the other permitted uses. This is consistent with the applicants request as it is proposed that the property be duel zoned to recognize the floodplain which will reduce the size of the land available for residential uses. It is also recommended that a minimum density of 30 units per hectare be implemented for all of the proposed use in accordance with the

Excerpt of Schedule "A"
Land Use of the Official Plan



Legend

General Land Use

Class

Agricultural Area	Special Study Area Section 11.2.16
Commercial Area	Factory District Area (Section 4.9)
Downtown Core	Grand Trunk Anchor District Overlay (Refer to Section 4.11)
Gateway Mixed-Use Area	Built Boundary
Industrial Area	Municipal Boundary
Medium Density Residential	Gateway Areas
Medium Density Residential Special	Regulatory Flood Hazard
Parks and Open Space	Special Policy Areas
Residential Area	
High Density Residential	

'Medium Density Residential' policies. It is proposed that the density equivalence for a shared living residence where dwelling units are not proposed is 2 beds equals a dwelling unit and for a retirement home lodge and nursing home 3 beds equals a dwelling unit.

The lands within the Regulatory Flood Hazard Line on Schedule "B" are requested to be zoned for residential uses. In accordance with section 5.2.3 the permitted uses for lands with natural features within the related regulation limit should be limited to uses such as existing uses, conservation and preservation of the natural environmental, recreational uses to the satisfaction of UTRCA. At this time no development is proposed in the regulated area. Based on the size and location of the lands within the UTRCA flood hazard limit, it is recommended that these lands be zoned to allow uses in accordance with section 5.2.3.

The recommended zoning is consistent with the goals and objectives of the Official Plan.

Zoning By-law

The lands are zoned Future Residential-Special (FR- 2) and permit an existing single detached dwelling, group home and home occupation. The applicant is proposing to rezone the lands to a Residential Fourth Density- Special- R4(2)- ____ Zone to allow an apartment dwelling (to a maximum density of 50 uph), a nursing home, a quadruplex dwelling, a seniors' apartment dwelling (to a maximum density of 50 uph), a street townhouse dwelling, a townhouse dwelling and a shared living residence (with a parking rate of 1 parking space per unit for the shared living residence). At this time, it is proposed that the lands be used for a shared living residence within the existing building. The applicant has indicated at this time it is proposed that the motel's 18 units would be renovated to accommodate the students and a new caretaker's unit would be added for a total of 19 units.

The applicant has requested a Residential Fourth Density R4(1)-special zone. Staff are of the opinion that based on the applicable Official Plan policies, a Residential Fifth Density R5(1)- special zone is more appropriate for the lands. The R5 zone permits an apartment dwelling, nursing home, seniors' apartment dwelling and a retirement home/lodge. To ensure that this change does not have a negative impact on abutting properties it is proposed that a 7.5m rear yard setback applies, this is consistent with the R4(1) zone requested by the applicant.

The applicant has requested to allow a shared living residence. A shared living residence is proposed to be defined as "*a building containing dwelling units or rooms used for the accommodation of secondary school students as their residence, and which contains a common dining area for the residents thereof, and may contain a common lounge, recreation room and other amenities*". All Zoning By-law Amendments must be consistent with the Ontario Human Rights Code. The proposal to limit the shared living residence to secondary school students is not consistent with the Ontario Human Rights Code. Staff has no issues with the request to allow a shared living residence, however, it is recommended that the definition of shared living residence be amended to remove that it is for a secondary student to comply with the Ontario Human Rights Code. Further it is proposed

that the definition contain that the building shall include the living accommodations of the operator of the establishment to ensure that the site is adequately managed and maintained.

The applicant has requested a parking rate of 1 parking space per unit for the shared living residence. The justification provided to support this was that the requested rate is similar to the parking rate that applies to the existing hotel and it will be sufficient to ensure that students and staff have access to parking. While a rate of 1 space per unit may be appropriate for student housing, it is not permissible to limit the users to students, therefore the parking demand for a various range of users must be considered. As the number of individual residents will be determined by the number of beds not number of units, staff are of the opinion that a parking rate based on the number of beds is appropriate. Staff has determined that a parking rate of 1 space per 2 beds is appropriate to ensure that there is appropriate parking for a shared living residence facility. Should other uses within the R5 zone be proposed, the parking rates for those uses would apply.

The applicant has requested a townhouse dwelling as a permitted use. Staff have no issues with this. Since the R5(1) zone does not have regulations for a townhouse dwelling, it is proposed that a provision is included requiring that with the exception of the density and the rear yard setback that townhouse dwellings be developed in accordance with the Residential Fourth Density R4(1) zoning provisions in Table 8-1.

A portion of the lands is within the regulatory flood hazard limit. Application of a floodplain zone is consistent with section 4.7.2 of the Zoning By-law. It is recommended that these lands be zoned Park-Floodplain-Special Zone with a conservation use as the permitted use. The current Zoning By-law does not contain a definition for conservation use so planning staff are proposing to apply the following definition: conservation use means a use dedicated towards the preservation, protection, and/or improvement of components of the natural environment through management and maintenance.

The recommended zoning is considered appropriate and is sound land use planning.

Public Comments

Staff received correspondence from the public that can be grouped into the following categories: trees, fencing, floodplain, parking, traffic, requested uses, property value, and noise.

Trees: Comments were received noting that the neighbours would like to see all of the existing trees remain (particularly boundary trees) as the removal of these trees would result in loss of mature vegetation and loss of privacy for the lots to the east. The applicant has indicated that they do not have any intention of removing the boundary trees along the east lot line. The City currently does not regulate the cutting of trees on private property with the exception of lands containing woodlands (as defined by Woodlands By-law 1-2006). Where the Woodlands By-law is applicable, the owner is required to obtain a permit

to allow the removal of trees within a woodland. Based on the information available these lands are not subject to the Woodlands By-law.

Fencing: A comment was received requesting that the owner be required to install a 6 ft. boundary fence along the south lot line to ensure that there is no trespassing. The applicant noted that the owner would not have an issue with installing a fence along the south lot line for security purposes. While the City does not object to the owners clearly demarcating the southern property boundary, the Zoning By-law does not require fencing between residential uses and private lands zoned park. Further, a portion of this lot line is within the floodplain, should any screening be proposed the owners should ensure that it does not impact the floodplain.

Floodplain: A comment was received asking if there are any changes proposed to the regulated area and requesting that environmental assessments (including flooding) be submitted prior to the rezoning. There are no changes proposed to the regulated area. UTRCA has reviewed the application and has no issues with the request. City staff are proposing to zone the lands within the flood hazard limit as Park-Floodplain with special provisions limiting the use to a conservation use.

Parking: A comment was received that the minimum parking rate for a shared living residence should match the minimum required for an apartment dwelling as there is no on street parking available. City staff have reviewed the request and are proposing that a minimum parking rate of 1 space per dwelling unit or 1 space per 2 beds. Staff deemed it appropriate to base the parking rate where a dwelling unit is not proposed on the number of beds to ensure that the parking on site would be relative to the number of people living on site.

Traffic: Comments were received about the traffic flow and congestion within the area and at the Romeo Street North and Vivian Line 37 intersection. The comments included requests to have the designated truck route and bus stop location reviewed and potentially relocated. Romeo Street North and Vivian Line 37 are both classified as collector roads. Engineering Division has confirmed that Romeo Street North has excess capacity and the proposed development is not expected to adversely impact the adjacent road network. The City will monitor the Romeo Street North and Vivian Line 37 intersection to determine if improvements are required as additional developments proceed.

Requested Uses: There were concerns received about the maximum density and uses proposed and the changes to the site. Staff are recommending that the lands be zoned R5(1) - special with a minimum and maximum density. The uses and density included within staff recommendation are consistent with the Official Plan designation and will allow for efficient use of land and infrastructure on a collector road served by public transit. The number of beds/units permitted within the shared living residence will be limited by the maximum density.

Amenities: A comment was received outlining that this area does not have support facilities and that this type of facility would be more appropriate in an area that provides recreational and commercial support in close proximity for students living on site. The lands are approximately 250m from the Kemp Crescent Park, a walkable distance and there is a bus route on Romeo Street North that would allow anyone living on site easy access to various amenities.

Property Value: Concerns were received that development on the subject lands would impact property values. According to the Municipal Guide For Responding to NIMBY, prepared by Affordability and Choice Today, there were no impacts on housing prices in 25 out of 26 cases and in the 26th case, the results were inconclusive.

Noise: Concerns were received about the potential for noise issues due to the increase in activity on the property and impacts on neighbours as the community is currently very quiet. The subject lands are currently used for a commercial use and operated on a 24 hour basis. The City has a municipal by-law which restricts noise in residential zones.

Other:

The applicant has reviewed the draft by-law and has raised no objections. Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

Financial Impact: No additional claims or expenses are expected as a result of this application.

Staff Recommendation: THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

THAT the application Z06-19 to amend the zoning on 379 Romeo Street North, located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive from a Future Residential-Special (FR-2) to a R4(2)-Special Zone to allow a shared living residence and site specific provisions BE REFUSED for the reasons outlined within the planning report;

AND THAT the staff recommendation to rezone the subject lands from a Future Residential-Special (FR-2) to:

- **Residential Fifth Density- Special Zone that permits a shared living residence, a townhouse dwelling and all of the uses permitted in the R5 zone with the following site specific regulations relating to minimum and maximum density, the rear yard setback, zoning regulations for townhouse dwellings, a parking rate of 1 parking space per 2 beds or per**

dwelling unit for a shared living residence and to apply the following definition to shared living residence “a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities”; and

- **Park-Special- Floodplain (P-6-FP) zone that permits a conservation use and to apply a definition of conservation use. These lands are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.**

BE APPROVED for the following reasons:

- I. Public interest and input was considered;**
- II. The zone change is consistent with the Provincial Policy Statement;**
- III. The zone change is consistent with the City of Stratford Official Plan;**
- IV. The recommended zone change will facilitate development that is compatible with surrounding lands and appropriate for the lands and is considered to be sound land use planning;**
- V. The zone change will provide additional housing to meet the needs of existing and future residence; and**
- VI. The recommended zone change will encourage efficient use of land and infrastructure.**

R. Tucker

Prepared by: Rachel Tucker, Planner

Jeff Leunissen

Recommended by: Jeff Leunissen, MCIP, RPP – Manager of Development Services

Joan Thomson

Joan Thomson, Acting Chief Administrative Officer

Draft By-law

Being a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z06-19 by MARS International Education Inc., to amend the Future Residential- Special (FR-2) zoning on 379 Romeo Street North located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive in the City of Stratford.

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

AND WHEREAS the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be amended.

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 3 to By-law 201-2000 as amended, is hereby amended:

by adding those lands outlined in heavy lines and described as Residential Fifth Density with site specific regulations R5(1)-19 and Park- Floodplain with site specific regulations P-6-FP on Schedule "A", attached hereto and forming part of this By-law and more particularly described as Pt Lot 45 NEH Con 2 in the City of Stratford known municipally as 379 Romeo Street North.

2. That By-law 201-2000 as amended, be further amended by deleting Section 11.4.2, being the Exceptions of the Future Residential Zone (FR-2).
3. That By-law 201-2000 as amended, be further amended by adding section 9.4.18 being the Exceptions of the Residential Fifth Density (R5) Zone with the following:

- 9.4.18 a) Defined Area (379 Romeo Street North)
 R5(1)-19 as shown on Schedule "A", Map 3

b) Permitted Uses:

- shared living residence
- townhouse dwelling
- all uses permitted in the R5 zone

c) Definition:

- shared living residence means a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities.

d) Minimum Rear Yard Setback:

- 7.5 m

e) Minimum Density:

- 30 units per hectare

f) Maximum Density

- townhouse dwellings: 40 units per hectare
- all other permitted uses: 60 units per hectare

g) Density Equivalence

- shared living residence: where dwelling units are not proposed, 2 beds shall equal 1 dwelling unit
- retirement home/ lodge and nursing home: 3 beds shall equal 1 dwelling unit

h) Parking:

- shared living residence: 1 parking space per dwelling unit or 1 parking space per 2 beds.

i) General Use Regulations:

- With the exception of the provisions contained 9.4.18 d), e) and f) in townhouse dwellings shall be developed in accordance with the Residential Fourth Density R4(1) zoning provisions in Table 8-1.

4. That By-law 201-2000 as amended, be further amended by adding section 21.4.6 being the Exceptions of the Park(P) Zone with the following:

21.4.6 a) Defined Area (379 Romeo Street North)
P-6-FP as shown on Schedule "A", Map 3

b) Permitted Uses:

- conservation use

c) Definition:

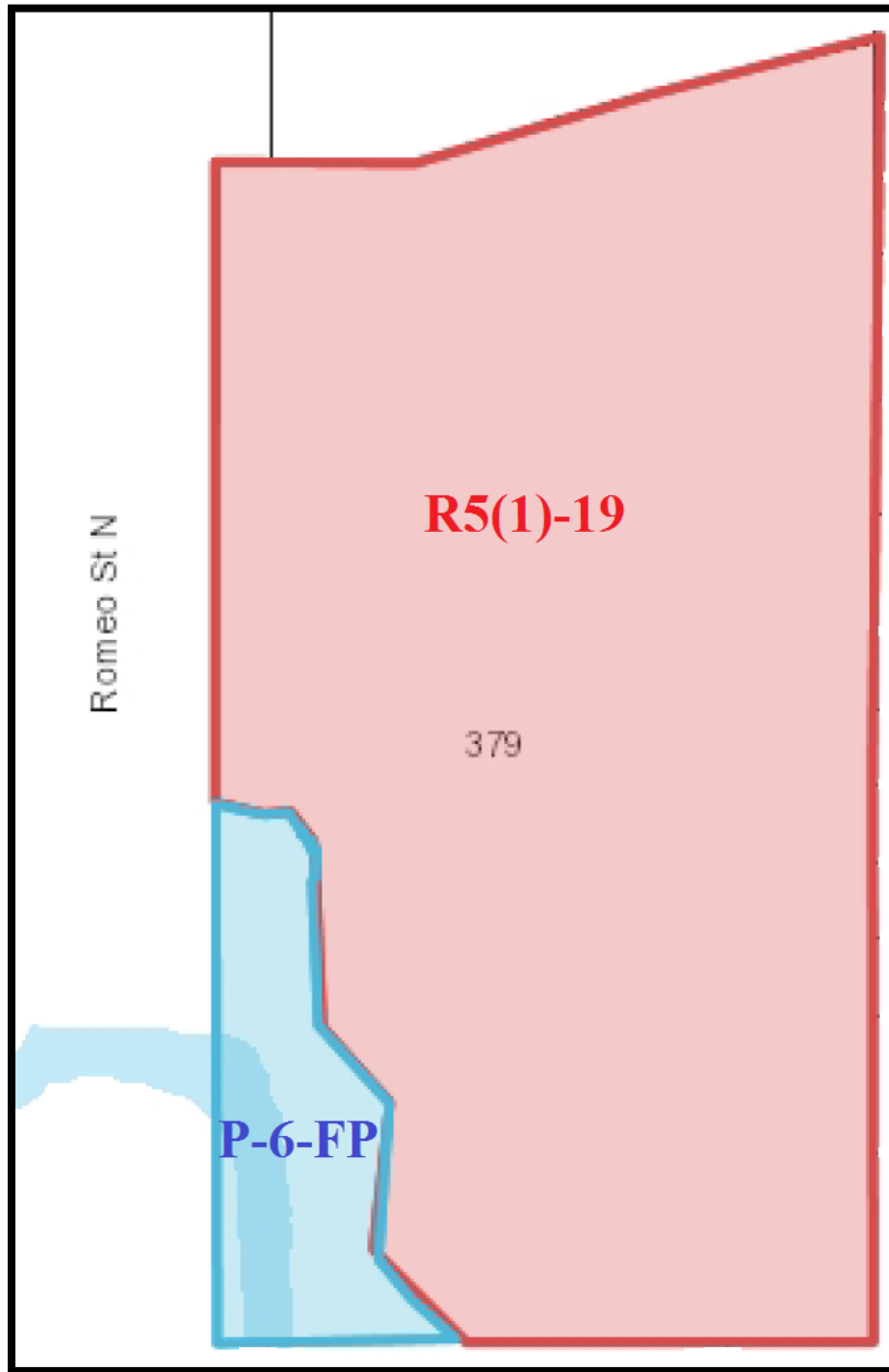
- conservation use means a use dedicated towards the preservation, protection, and/ or improvement of components of the natural environment through management and maintenance.

5. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ____-2019





CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Monday, June 10, 2019 at 7:43pm in the Council Chamber, City Hall, Stratford to give the public and Council an opportunity to hear all interested persons with respect to Zone Change Application Z06-19, relating to 379 Romeo Street North in the City of Stratford.

COUNCIL PRESENT: Mayor Mathieson – Chair presiding, Councillors Martin Ritsma, Bonnie Henderson, Graham Bunting, Danielle Ingram, Jo-Dee Burbach, Cody Sebben, Brad Beatty, Tom Clifford and Dave Gaffney.

REGRETS: Councillor Vassilakos

STAFF PRESENT: Rob Horne – CAO, Mike Humble – Director of Corporate Services, Ed Dujlovic – Director of Infrastructure & Development Services, John Paradis – Fire Chief, David St. Louis - Director of Community Services, Jacqueline Mockler – Director of Human Resources, Kim McElroy – Director of Social Services, Joan Thomson – City Clerk, Jeff Bannon – City Planner, Rachel Tucker – City Planner, Jeff Leunissen – Manager of Development Services and Nancy Bridges – Recording Secretary.

ALSO PRESENT: Members of the public, Media.

Mayor Mathieson called the meeting to order and stated that the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Zone Change Application Z06-19, relating to 379 Romeo Street North in the City of Stratford.

Mayor Mathieson explained the order of procedure for the public meeting.

STAFF PRESENTATION:

The City Planner explained that the zone change application is required to amend the zoning from a Future Residential – Special (FR-2) Zone to a Residential Fourth Density – Special – R4(2) Zone and noted that in addition to the uses currently permitted in the R4(2) zone the owner has requested to add a shared living residence, with a parking rate of one parking space per unit. She noted the existing use is a hotel and it is surrounded by residential, vacant lands and city owned lands. The applicant is proposing a residence for international high school students. The planner outlined that the requested definition of shared living residence limits it to secondary school students and that staff would review to determine if this definition is permissible under the Planning Act.

The planner noted the application was circulated to various agencies and the public. Nine public comments were received, including:

- Limiting the number of students per unit
- No cooking in the units
- Maintaining trees and installing a fence on the south lot line
- Floodplain implications
- Limited parking
- Increased traffic
- Concerns with owner changing the plans for the site without any further public consultation
- Range of Uses
- Lack of amenities in close proximity
- Negative impact on property values
- Increased noise
- Reduced privacy

QUESTIONS FROM COUNCIL:

Councillor Henderson inquired if additional parking spaces will be required on site and if accessible parking spaces would be required.

The planner noted that based on the concept plan the site currently has 14 spaces and based on the requested rate of 1 parking space per unit 19 parking spaces are required. Any new spaces must meet the minimum accessible parking requirements.

APPLICANT PRESENTATION:

Kristen Barisdale from GSP Group stated they are the representatives for MARS International Education Inc. She provided a brief description of MARS International Education Inc., noting they are a private enterprise formed for the purposes of providing safe housing for international secondary school students. Currently host families provide "home stays" for international students in Stratford and this development would provide an alternate housing option. She noted that MARS International Education Inc. has received the full support of the Avon Maitland District School Board.

Ms. Barisdale noted that the purpose of the zone change application is to convert the former motel into a student residence. Additionally there would be a supervisor unit for 24-hour on-site supervision, seven days a week. There is no proposal for exterior renovations. She noted the applicant is asking for "Shared Living Residence" to be added as a permitted use under the Residential Fourth Density (R4(2)) and that a site specific parking requirement of 1 space/unit be included.

Ms. Barisdale responded to various concerns that they have received to date, including:

- There will be no private kitchens
- There will be the ability to host summer students
- No plans to remove trees or existing mature vegetation

- Possibility of paving the driveway
- Existing open space to remain undeveloped
- Minor modifications may be required in the parking lot
- Site supervisor to manage any noise related to on-site activities
- Additional privacy fence will aid with the concerns from the surrounding units

QUESTIONS FROM COUNCIL:

Councillor Ingram inquired if MARS International Education Inc. has other properties in Ontario.

Ms. Barisdale noted that this would be their first development in the province.

Councillor Ritsma asked how many students could be accommodated in the residence.

Ms. Barisdale stated there would be 18 units with a maximum total capacity of 44 students.

Councillor Sebben inquired on the number of international students currently in Stratford.

Councillor Ritsma noted the number was between 130-140 students.

Councillor Henderson asked for clarification on the location of the site supervisor and the cafeteria.

Ms. Barisdale noted that the supervisor would be housed in the converted office space and that the current restaurant/breakfast area will be converted to a cafeteria. She noted that students may have a small fridge and microwave, but that there would be no formal cooking area in each unit.

QUESTIONS FROM THE PUBLIC:

Dennis Egan noted that there were no provisions in the by-law to cover this type of zone change request. He recommended that the wording be changed to show that the students "shall" be bused to school, not "should" be bused. He expressed concerns with the truck route, increased traffic in the area because of numerous developments and the location of the bus stop. Should the student residence not be successful, he requested that the City not allow a change in use or further changes to the site without public input.

Ian Rooke agreed with the concerns raised by the previous delegation and added the following concerns:

- Tree line should not be over trimmed in order to maintain privacy
- Addition of a fence could affect the growth of the existing trees
- Improvements to the corner of Romeo Street North and Vivian Line 37 could help with the problems created by the truck route
- lack of parking
- reduction of privacy

- safety of the swimming pool
- flooding from the nearby creek

Mr. Rooke also expressed concerns that he was not able to find any information about MARS International Education Inc. online. He noted the following questions that he felt should be answered:

- what are their business practices?
- where do the students come from?
- why is there no easily accessible information about the organization?

Mayor Mathieson adjourned the meeting at 8:14pm.

The following requests to receive further information were received, as indicated on the form at the public meeting on June 10, 2019.

Dennis Egan

Francine Lafontaine

K. Mallon

Della and Ian Rooke

Barry and Margo Smith

Katherine Horst

Jim Shaw

Bob Pilon

Susan Kummer



MANAGEMENT REPORT

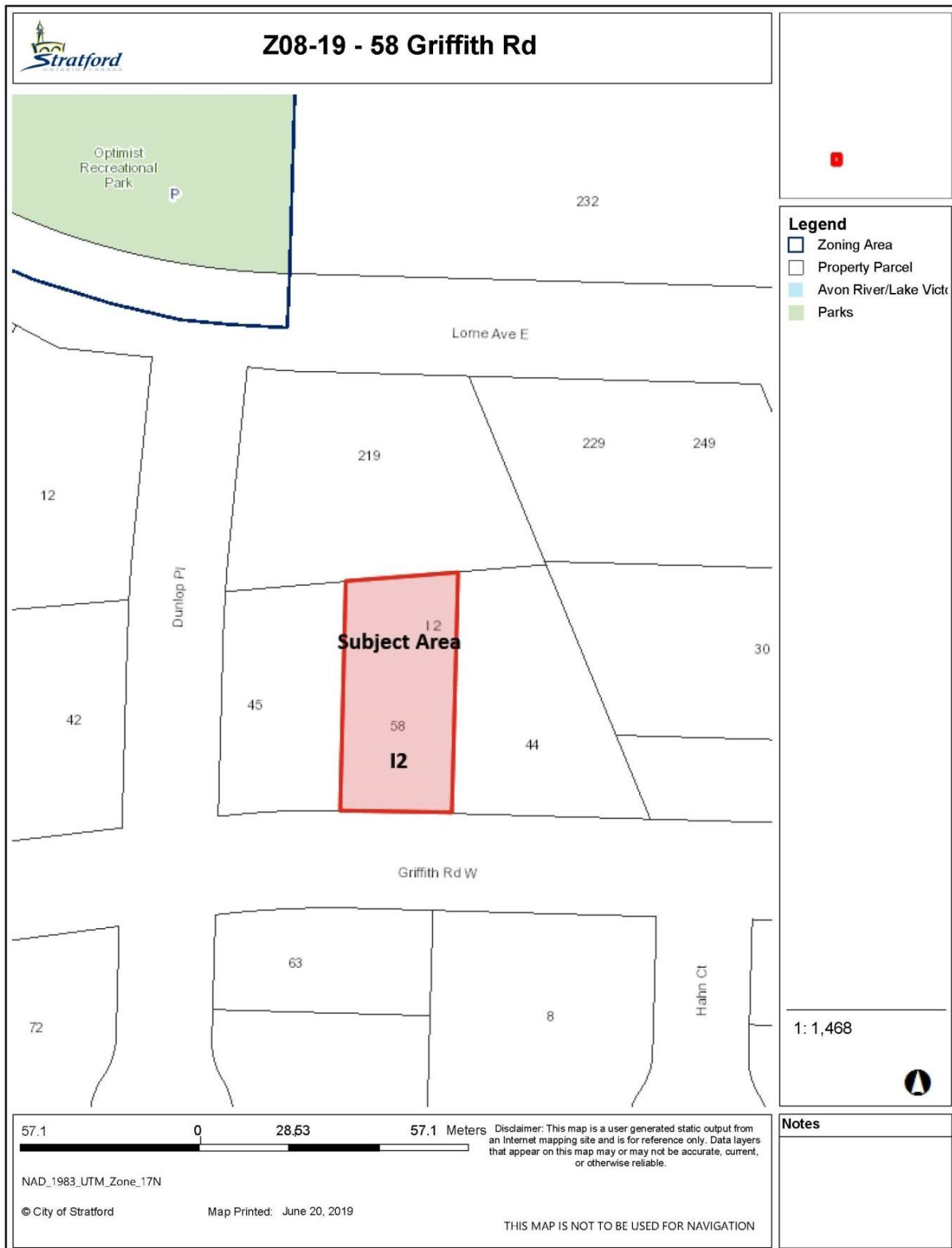
Date: September 9, 2019
To: Planning and Heritage Committee
From: Jeff Leunissen, Manager of Development Services
Report#: PLA19-036
Attachments: None

Title: Planning Report Zone Change Application Z08-19, 58 Griffith Road West

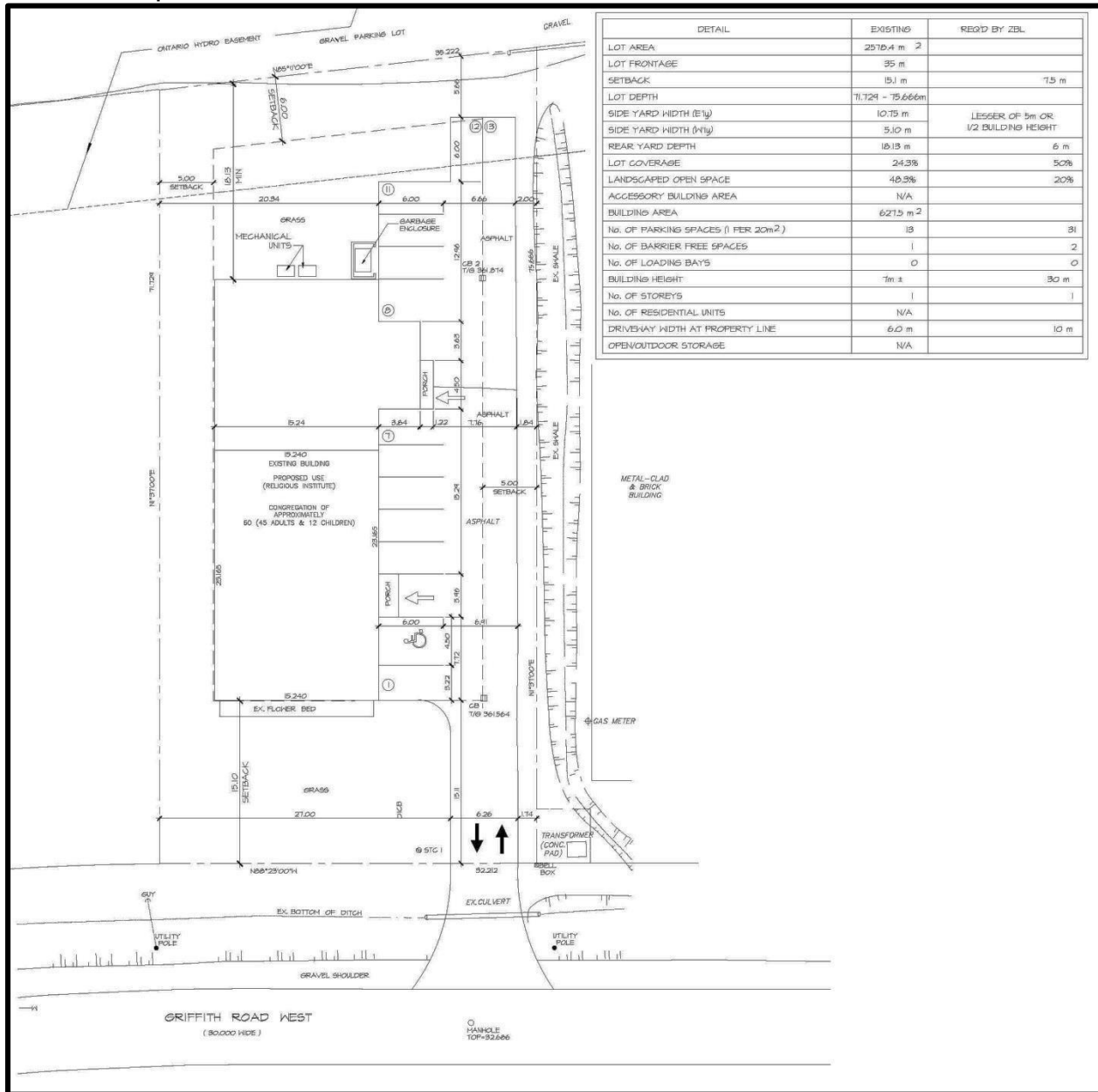
Objective: The purpose of this report is to provide staff's recommendation on the Zone Change Application submitted by Zelinka Priamo Ltd. on behalf of Dance Aarts Academy Inc., accepted on June 12, 2019, to rezone the property municipally known as 58 Griffith Road West from a General Industrial I2 Zone to a General Industrial I2- Special Zone to permit a Religious Institution as an additional permitted use and to allow a minimum of 13 parking spaces for the existing 628 m² building.

A Planning Justification Report was submitted with the application.

Location and Zoning Map



Z08-19 Concept Plan – 58 Griffith Road West



Background: The subject lands are located on the north side of Griffith Road West between Dunlop Place and Boyd Street and legally described as Part of Lot C, Concession 3 (formerly in the Gore Township of Downie) now in the City of Stratford, also known as Part 7, 44R-2535. The subject lands have an approximate area of 2578m², and a lot frontage of 35m.

Site Characteristics:

Existing Use:	628 m ² building (former dance studio)
Frontage:	35 m (114.8 ft)
Depth:	75.7 m (248.4 ft)
Area:	2578.4 m ² (0.64 ac)
Shape:	Rectangular

Surrounding Land Uses:

North:	Fuel storage depot (Industrial)
East:	Industrial Use (Industrial)
West:	Industrial Use (Industrial)
South:	Fuel storage depot (Industrial)

Agency Comments

The application was circulated to the various agencies for review and comment. The following summary represents the comments received to date (Aug 30, 2019):

Infrastructure and Development Services – Engineering Division

- Engineering Services have reviewed the notice of zone change and note that the original Site Plan Agreement has yet to be complied with. The items we require in order to release the securities held for 58 Griffith Road are as follows:
 - An As-Built survey sealed by an O.L.S.
 - Paper and electronic copies of the as-built Site Servicing Plan and Site Grading Plan in AutoCAD format version 2015 or older
 - A Storm Water Management Compliance letter from the design engineer
 - A Grading Compliance letter from the design engineer
 - Final inspections by the Fire Department, Community Services, Festival Hydro and the Engineering Department are required

Also, since the storm water management system has not been completed to date the site is in contravention of the Sewer Use By-law 65-70 and is subject to fines as per the By-law.

Fire Department

- No issues.

Upper Thames River Conservation Authority

- No objections.

Subject Lands – 58 Griffith Road West



Public Comments

Two written responses have been received to date. One person asked to be notified of future meetings in relation to the application and the other expressed a concern with the potential of their parking lot being used as overflow parking spaces.

Comments from the public are addressed in the Analysis Section of this report.

Analysis:

Existing Characteristics

The subject lands currently contain a building that was previously used as a commercial school (dance studio). Surrounding land uses consist of industrial uses to the east and west and fuel storage depots to the north and the south.

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest and is set out in three main areas: Building Strong Communities, Wise Use and

Management of Resources, and Protecting Public Health and Safety. All development applications shall be consistent with the Provincial Policy Statement (PPS).

Building strong communities is achieved by promoting efficient development and land use patterns and avoiding development patterns that cause environmental, public health or safety concerns.

Section 1.1.1 of the Provincial Policy Statement states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.

Section 1.1.3.2 of the Provincial Policy Statement states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and support active transportation.

Section 1.1.3.3 of the Provincial Policy Statement states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock.

Section 1.2.6.1 of the Provincial Policy Statement states that major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

The General Industrial I2 Zone is intended to allow for smaller scale industrial land uses. Major facilities that may be negatively impacted by the introduction of an institutional use in an industrial area generally require larger land holdings which are more commonly located in Prime Industrial I1 Zone.

The proposed development represents an opportunity for redevelopment of a building on full services that is not expected to result in greater compatibility issues than if the building were occupied by uses permitted under the existing zoning (commercial school). The property is located on a public transit route and the infrastructure required for the development is already in place.

The request to develop the subject lands for an institutional building is appropriate for the subject lands and is consistent with the 2014 Provincial Policy Statement.

Official Plan

The property is designated as Industrial Area in the Official Plan which permits a range of uses including manufacturing, assembling, repair, wholesaling and storage of goods.

Secondary uses that do not detract from the area for industrial purposes nor which would conflict with existing or potential future industrial uses, have the characteristics or functional

requirements similar to industry, and do not pre-empt the ultimate development of the lands for industrial purposes may also be permitted. Permitted secondary uses include motor vehicle sales and service establishments, institutional uses, research and development uses and education and training other than elementary schools.

The property is zoned General Industrial I2 and the surrounding area is comprised of small to medium sized industrial lots. A religious institution with the proposed congregation size is not expected to conflict with the existing or planned industrial uses in the area.

Griffith Road West is classified as a local street.

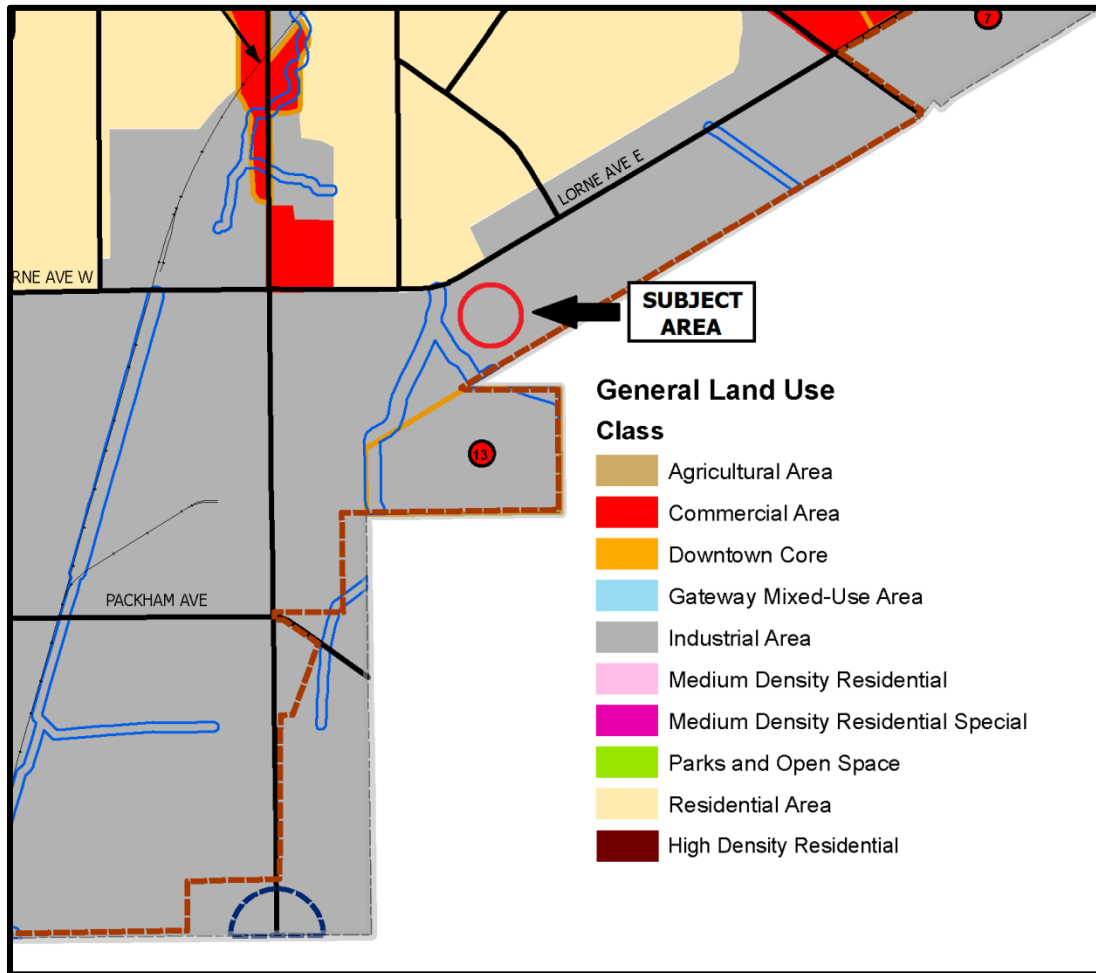
Although there are currently no other religious institutions located within industrial zones in the City, the City's Official Plan recognizes that institutional uses may be permitted as secondary uses in the designation. The number of religious institutions within industrial zones is controlled by requiring a rezoning application as the use is not permitted as a right in the zone.

The Zoning By-law requires religious institutions to provide 1 parking space for every 4 persons seating capacity. Based on a congregation of approximately 60 persons, the proposed religious institution requires 15 parking spaces. The applicant has requested the zoning amendment require 13 parking spaces. This represents two fewer parking spaces than what is required by the By-law. Based on the scale of the proposed religious institution, few, if any, land use conflicts are expected on abutting properties. Should the proposed use expand beyond the point where the subject property is not able to accommodate the use on site, it has the potential to conflict with existing and planned industrial uses on area properties. For this reason, staff is recommending the draft by-law contain provisions to limit the intensity of the proposed use.

This is the first request for a rezoning to allow a religious institution in an industrial zone and as there are no other institutional uses within the neighbourhood, staff are of the opinion that the proposed church is considered to be in conformity with the Official Plan.

Excerpt of Schedule "A"

Land Use of the Official Plan



Zoning By-Law

The lands are zoned *General Industrial I2* Zone which permits a range of uses such as a business office of a consulting engineer or surveyor, a car wash, a commercial school, a data centre, a dry cleaning establishment, an equipment service establishment, a factory store, a food processing establishment, an industrial use, a motor vehicle repair shop, a motor vehicle sales or rental establishment, a motor vehicle service station, a private club, a public use, a scientific or medical laboratory, a recreational park, a veterinarian clinic and a warehouse.

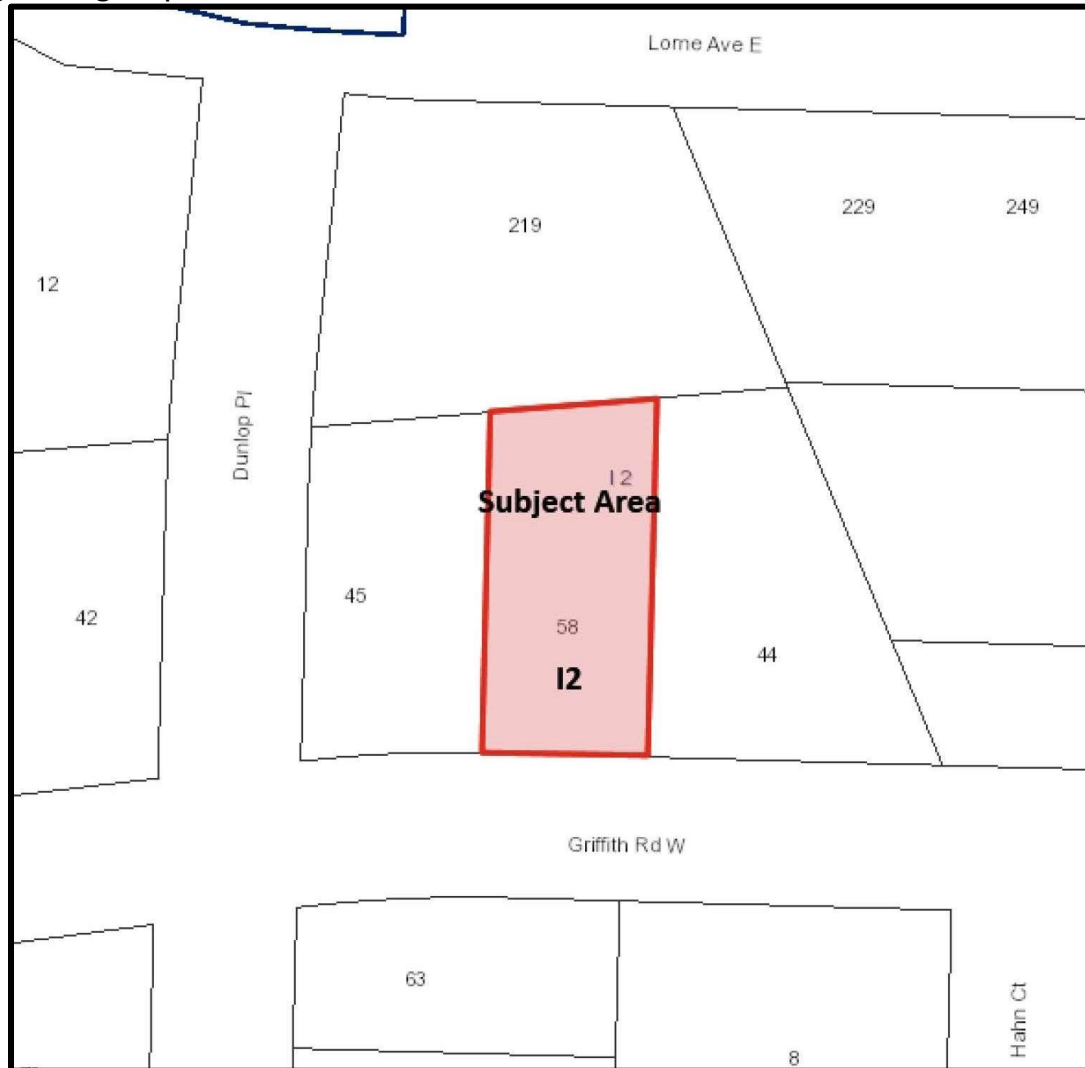
The previous use of the property as a dance studio was allowed under the existing zone as a commercial school.

The Zoning By-law requires religious institutions to provide 1 parking space per 4 person seating capacity.

The application indicates the congregation consists of approximately 58 persons, 46 adults and 12 children. If congregation size were used to determine seating capacity, the minimum number of parking spaces required by the By-law for the proposed religious institution would be 15.

The applicant is proposing to allow, in addition to the current permitted uses, a religious institution with a minimum of 13 parking spaces for the existing 628 m² building.

Existing Zoning Map



The proposed updated Comprehensive Zoning By-law requires 1 parking space for every 4 persons capacity in the largest place of assembly. This would result in a similar parking requirement to the current Zoning By-law regulations.

The subject lands are subject to a site plan agreement and the existing building restricts the expansion of parking spaces on the property. The applicant is requesting that the number of required parking spaces be reduced to 13 parking spaces. If the size of the congregation

increases or the building capacity changes, there is no additional room to accommodate increased parking on the property. Religious institutions are often located in residential areas and it is not uncommon for long-established religious institutions to accommodate some of their parking needs off-site. This overflow parking is generally accommodated on the surrounding local streets where sidewalks can safely get members of the congregation to the religious institution. Although Griffith Road West allows for on-street parking, which could accommodate an overflow, it is important to recognize that there are no sidewalks in the area and industrial vehicles decrease the safety of pedestrians and on-street parking. As a result, when rezoning industrial properties to allow for religious institutions it is important that the required parking can be reasonably accommodated on the subject lands.

Property owners in the area have expressed concerns with the potential for members of the congregation to use their parking lots if adequate parking is not being provided on the subject lands. The applicant has suggested that the property is able to accommodate parking for the existing congregation on the subject lands. Planning staff concur a proposed religious institution of approximately 60 persons with 13 on-site parking spaces will have little or no impact on area industrial uses. Planning staff are concerned that if the congregation increases in size in the future, and the number of required parking spaces is set at 13 spaces for the existing building, then additional members of the congregation will be parking off-site. Whether parking off-site is on the street or on adjacent properties, persons parking off-site will have to walk to the site on the road as there are no sidewalks along this section of Griffith Road West. For this reason, Planning staff recommends limiting the intensity of the proposed religious institution to a scale that can reasonably be expected to be accommodated on site. Planning staff discussed with the applicant that the intensity of the use could be controlled by restricting the occupant load for the religious institution. The applicant has expressed concerns with this approach and noted that it would limit the ability of the religious institution to expand the size of the congregation in the future. Planning staff have decided to recommend a parking rate of 1 per 5.5 persons of seating capacity. This maximum is considered to be reasonable as it would take into account that a portion of the congregation is children who would not be driving separate vehicles to attend the church. This number would allow for a minimal increase in the size of the congregation without creating a demand for parking that would have a negative impact on the surrounding area.

If the parking rate is increased to 1 per 5.5 persons of seating capacity then the existing 13 parking spaces would allow for 71 persons and staff are of the opinion that a site specific zone change to allow the Religious Institution is considered appropriate and appropriate for the development of the lands. The applicant has previously indicated that if the congregation grew beyond the point where it could not be accommodated, they would hold an additional service.

The recommended zoning by-law is considered appropriate as it will limit the intensity of use such that it will have minimal, if any, impacts on the industrial area.

Public Comments

Respondents to the Notice of Application expressed no objections to the proposed use but did express concerns with overflow parking issues. The recommended zoning by-law limits the intensity of use such that there should be minimal overflow parking conflicts.

Other Issues

Engineering Services has stated that the existing storm water management system has not been completed to date. The applicant is advised that they are required to complete the installation in order to avoid fines for being in contravention of Sewer Use By-law 65-70.

The property owner is in the process of completing the required site development works and the City is expecting updated drawings that support the work that is being completed.

The proposed development does not include any plans for changes to the exterior of the property. If the applicant decides to add to the exterior of the building in the future, the changes will be reviewed against the Urban Design and Landscape Guidelines if a site plan approval is required and staff will ensure that any proposed development will conform to the policies in the Urban Design and Landscape Guidelines.

This Zoning By-law Amendment is consistent with the PPS, in keeping with the Official Plan provisions, and the intent of the Zoning By-law, is considered to be consistent with the City's Strategic Priorities, and represents good planning.

Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

Financial Impact: No municipal expenses are anticipated to support the development. The applicant has not indicated any additions or expansions to the building are proposed. As no development is proposed, no Development Charges are expected from this proposal.

Staff Recommendation:

- 1. THAT the zoning of 58 Griffith Road West BE CHANGED from a General Industrial I2 Zone to a General Industrial Special I2-35 Zone which allows a Religious Institution with a minimum parking of 1 per 5.5 persons seating capacity for the following reasons:**
 - I. the request is consistent with the Provincial Policy Statement;**
 - II. the request is in conformity with the goals, objectives and policies of the Official Plan;**
 - III. the zone change will provide for a development that is appropriate for the lands;**
 - IV. public input has been considered.**

2. **AND THAT the request to require 13 parking spaces for a religious institution in the existing building be refused for the following reasons:**
- I. the request is not in conformity with the goals, objectives and policies of the Official Plan;**
 - II. the request is not appropriate for the lands.**



Prepared by: Jeff Bannon, MCIP, RPP – Planner



Recommended by: Jeff Leunissen, MCIP, RPP – Manager of Development Services



Joan Thomson, Acting Chief Administrative Officer

BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change Z08-19 to rezone the lands known municipally as 58 Griffith Road West, located on the north side of Griffith Road West between Dunlop Place and Boyd Street to allow for a site specific General Industrial I2 Zone.

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

AND WHEREAS the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended.

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 8 to By-law 201-2000 as amended, is hereby amended:

by changing from a General Industrial I2 Zone to General Industrial Special I2-35 Zone those lands outlined in heavy solid lines and described as General Industrial Special I2-35 on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as Part of Lot C, Concession 3 (formerly in the Gore Township of Downie) now in the City of Stratford, also known as Part 7, 44R-2535 in the City of Stratford and known municipally as 58 Griffith Road West.

2. That By-law 201-2000 as amended, be further amended by adding to Section 18.4, being the Exceptions of the General Industrial I2 Zone the following:

"18.4.35 a) Defined Area (58 Griffith Road West)
I2-35 as shown on Schedule "A", Map 8

b) Permitted Uses

- religious institution
- all uses permitted in the I2 Zone

- c) Minimum parking for a religious institution
- 1 per 5.5 persons seating capacity

3. This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.

Read a FIRST, SECOND AND THIRD TIME AND

FINALLY PASSED this the xxth day of xxxxxxxx 2019.

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ???-2019

58 Griffith Road West





CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Monday, July 22, 2019 at 6:14pm in the Council Chamber, City Hall, Stratford to give the public and Council an opportunity to hear all interested persons with respect to Zone Change Application Z08-19, relating to 58 Griffith Road West in the City of Stratford.

COUNCIL PRESENT: Deputy Mayor Ritsma – Chair presiding, Councillors Bonnie Henderson, Graham Bunting, Danielle Ingram, Jo-Dee Burbach, Cody Sebben, Brad Beatty, Kathy Vassilakos and Dave Gaffney.

REGRETS: Mayor Mathieson and Councillor Tom Clifford

STAFF PRESENT: Rob Horne – CAO, Mike Humble – Director of Corporate Services, Ed Dujlovic – Director of Infrastructure & Development Services, John Paradis – Fire Chief, David St. Louis - Director of Community Services, Jacqueline Mockler – Director of Human Resources, Kim McElroy – Director of Social Services, Joan Thomson – City Clerk, Tatiana Dafoe – Deputy Clerk, Jeff Leunissen – Manager of Development Services, Michael Mousley – Transit Manager, Quin Malott – Cemetery Manager, Parks & Forestry Manager, Mike Beitz – Corporate Communications Lead and Nancy Bridges – Recording Secretary.

ALSO PRESENT: Members of the public, Media.

Deputy Mayor Ritsma called the meeting to order and stated that the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Zone Change Application Z08-19, relating to 58 Griffith Road West in the City of Stratford.

Deputy Mayor Ritsma explained the order of procedure for the public meeting.

STAFF PRESENTATION:

The Manager of Development Services outlined the purpose of the Zone Change Application and noted that the change is required to change the zoning of the property from a General Industrial I2 Zone to a General Industrial I2 – Special Zone to permit a Religious Institution as an additional permitted use. The applicant is also requesting that only 13 parking spaces be required for the existing 628 m² building. The Manager showed a concept plan for the property and noted the surrounding land uses are fuel storage depots and industrial uses.

The Manager stated that in the Official Plan the lands are designated 'Industrial Area' and allow for a range of uses including manufacturing, assembling, repair, wholesaling and storage of goods. The zoning bylaw requires religious institutions to provide 1 parking

space per 4 person seating capacity. The applicant is proposing that a religious institution with a minimum of 13 parking spaces be allowed. The current zoning bylaw would require 15 parking spaces based on the congregation's size.

The Manager noted that the application was circulated to various agencies and the public. Two comments were received from the public with one noting that they want to be kept informed and the other stating no objection but requesting that their property not be used for additional off-street parking.

QUESTIONS FROM COUNCIL:

Councillor Henderson asked for clarification that the applicant is requesting 2 fewer parking spots than is required for a religious institution. She expressed concern with the parking issue.

The Manager noted that the applicant is asking for 13 parking spaces, instead of the required 15 spaces. The bylaw is based on seating capacity of the religious institution.

Councillor Ingram asked staff if the parking rate requirements would be changing in the draft zoning bylaw.

The Manager indicated that he would look into the requirements in the draft bylaw.

Councillor Burbach inquired whether on-street parking was allowed on Griffith Road.

The Manager indicated that he would look into the on-street parking regulations.

Councillor Henderson noted she had concerns with truck traffic in the area if on-street parking is allowed.

Staff would need to review the road requirements and pedestrian uses prior to making any changes.

Councillor Vassilakos noted that the applicant is requesting the zone change to allow for a religious institution and if this means the applicant has an institution already arranged. She inquired whether the services would be held on Sundays only and if the City has allowed a religious institution in an industrial space in the past.

The Manager noted that the definition of religious institution is broad and that the I2 zone does allow for non-industrial uses.

APPLICANT PRESENTATION:

Dave Hannam, Zelinka Priamo Ltd., spoke on behalf of Spotlight Church who is the current owner of the lands. He noted that the congregation currently meets in the ballroom of the Festival Inn and has been searching for a permanent location. The property in question is

currently vacant and there are no major exterior alterations planned. The building meets all accessibility and fire requirements.

Mr. Hannam noted that the Church services are held Sunday mornings from 10:30-12:00 and occasionally there are additional activities Sunday afternoons. The congregation is currently 60 members; 48 adults and 12 children. The change to the zoning bylaw parking regulations is important as the property currently has 13 parking spaces with no room for more. He noted that on-street parking is not restricted in that area, as the previous occupants made use of this parking. He noted that if children are taken out of the parking calculation, only 12 parking spots are required.

QUESTIONS FROM COUNCIL:

Councillor Vassilakos inquired what Mr. Hannam's rationale was for leaving the children out of the equation.

Mr. Hannam noted that no additional vehicles are required for the children.

Councillor Ingram inquired whether the applicant has any plans to rent out the space to other groups in the community.

Mr. Hannam stated that Spotlight Church has no intention of renting out the space.

Councillor Vassilakos expressed concern with the parking and further issues that may arise if the congregation expands.

The Manager noted that the zone change is worded that if approved the applicant would only ever require 13 parking spaces, even if the congregation expanded.

Councillor Vassilakos inquired whether there could be a formula included to adjust the requirements as the congregation increased.

The Manager noted that a formula could be used however the property does not have space to allow for any more than 13 parking spaces.

Mr. Hannam noted that during the purchase of the property, the applicant has been in contact with neighbours regarding the possibility of using nearby properties for additional parking if required. Informal discussions have taken place but no formal arrangements have been made.

QUESTIONS FROM THE PUBLIC: None.

Deputy Mayor Ritsma adjourned the meeting at 6:34pm.

There were no requests to receive further information indicated on the form at the public meeting on July 22, 2019.



MANAGEMENT REPORT

Date: September 9, 2019
To: Planning and Heritage Committee
From: Jonathan DeWeerd, Chief Building Official
Report#: PLA19-032
Attachments: None

Title: 77 Ontario Street, Heritage Alteration Permit

Objective: To consider the issuance of a Heritage Alteration Permit for alterations at 77 Ontario Street, specifically the material to be used for the replacement windows.

Background: On March 1, 2019 the owner at 77 Ontario Street applied for a Heritage Alteration Permit to complete an interior alteration of all three floors of the existing building. The main floor will remain retail with the two upper levels being converted to residential apartments. The owner is looking to replace all existing windows with new energy efficient windows of original size and design. The application also requested a new storefront to be installed in keeping with the original design idea, material, and colour.

The application was circulated to the Heritage Stratford Heritage Permit Review Committee who supported the application with conditions. It was the Permit Review Committee's recommendation that the *"permit be issued with condition that the new windows are wood and accurately match existing windows (e.g. 2nd floor windows have 3 panes)." The rationale for this recommendation was that the "existing windows are wood; HCD (Heritage District Conservation) standards say wood windows should be replaced with wood. Existing second floor windows are 3 pane; submitted elevations show only two panes."* A Heritage Alteration Permit consistent with the Permit Review Committee's recommendation was issued on April 4, 2019 for the rework of the storefront façade of the building, as well as the replacement of the second and third floor windows.

The owner of the building questioned the conditions placed by the Committee for the replacement of the existing wood windows with new wood windows. The owner has requested that vinyl windows be permitted as they are approximately \$80,000.00 cheaper to install than the wood windows the Heritage Committee is recommending. The owner has referenced sections 1.2 and 3.5 of the Heritage Conservation District (HCD) Standards and believes that the Standards do not require the wood window to be replaced with wood.

windows. The owner is willing to install the 3 panes as indicated in the conditional approval but requests that a vinyl window be permitted.

There has been correspondence between the Permit Review Committee and the Owner via the City Building staff since the original conditional approval. The final comments from the Committee were forwarded to the owner indicating they would not change their position. The owner does not want to dialogue with the Permit Review Committee further and asked that the matter be submitted to Committee and Council for consideration.

Analysis: Staff has reviewed the nature of the work, Heritage Alteration Permit, and the HCD standards specifically sections 1.2. and 3.5.

1.2.1. Repair

Much of the visual appeal of Stratford's buildings is in large part due to the decorative wood detail, for example: cornices, canopies and brackets. Where possible, existing work is to be repaired rather than replaced.

1.2.2. Replacement

If replacement is necessary, making an exact copy of the original is preferable. Investigate using other types of materials if it is impossible to make a copy using original materials. Replacing missing elements with a contemporary design might be acceptable if it is in harmony with the building as a whole.

3.5 Building Openings (Window & Doors)

3.5.2. Replacement

In order to preserve the visual quality of the façade, replacement windows and doors shall be made to fit the original masonry openings. Changing the size of the openings to accommodate standard size windows or dropping ceilings shall be avoided. The trim elements surrounding the frames, the sill, lintel and cap shall be retained. The new windows and doors shall match the original proportions, divisions, depth of inset into the wall, and detail of framing elements.

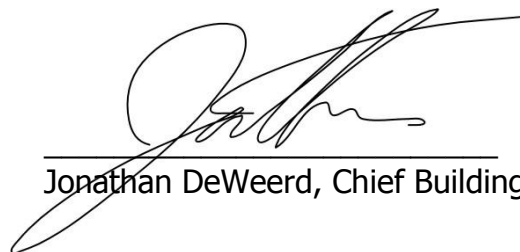
Section 3.5 of the HCD Standards speaks specifically to windows and doors. As noted above, the standard speaks to replacement windows remaining the same size and style as the original window, but does not explicitly indicate that wood windows are to be replaced with like materials. It is the opinion of staff that the HCD standards do not specifically require the wood windows to be replaced with wood.

It is also of note that Council has previously approved, on August 10, 2015, PVC windows to be installed above the first storey of 83 Ontario Street, which is part of the same block face provided that the windows incorporate the rounded corner detail. Below is a photo of the subject property as well as the window arrangement on the adjacent facades of the facade. Eighty-Three Ontario is the property on the left of the photo and the subject property, 77 Ontario, is in the red box.



Financial Impact: None.

Staff Recommendation: THAT Council accept the request of the owner to allow vinyl or PVC replacement windows to be installed on the front façade of 77 Ontario Street for the second and third storey provided that the windows match the original proportions, divisions, depth of inset into the wall, and detail of the framing elements. This includes the curved tops of the windows as well as the 3 pane divisions on the 2nd storey windows and 2 pane divisions on the 3rd storey windows.


 Jonathan DeWeerd, Chief Building Official



Ed Dujlovic, Director of Infrastructure and Development Services



Joan Thomson, Acting Chief Administrative Officer



MANAGEMENT REPORT

Date: September 9, 2019
To: Planning and Heritage Committee
From: Rob Reinecker, Municipal By-law Enforcement Officer
Report#: PLA19-035
Attachments: None

Title: Proposed exemption to Sign By-law 159-2004 – Section 12.0 – Size Requirements

Objective: To consider an exemption to the City of Stratford Sign By-law 159-2004, to permit the Stratford Perth Rotary Hospice, located at 80 Greenwood Drive, to erect a new ground “address sign” that exceeds the total permitted sign area for a property located in a residential fifth density (R5) zone.

Background: The Stratford Perth Rotary Hospice is proposing to erect a larger ground sign, using the existing sign foundation and lighting of Greenwood Court’s sign. The reason for their request is due to the Rotary Hospice sharing their driveway access with the property of 90 Greenwood Drive – Greenwood Court. This larger sign area will allow both properties to display their required address sign on one sign and also, clearly identify the facilities to motorists and/or pedestrians attending.

“address sign” – means a fascia or ground sign on which the copy is limited to the name and address of a place, building, business, organization, person, or occupancy of the premises it identifies but does not include a sign that only contains the numerical municipal address.

In accordance with the City of Stratford Sign By-law 159-2004, Section 12.0 – titled Residential, Institutional and Park Signs, permits the hospice (all other uses) to erect an “address” ground sign measuring the following:

Max Sign Area – 1.5 m² (16.1sq.ft)

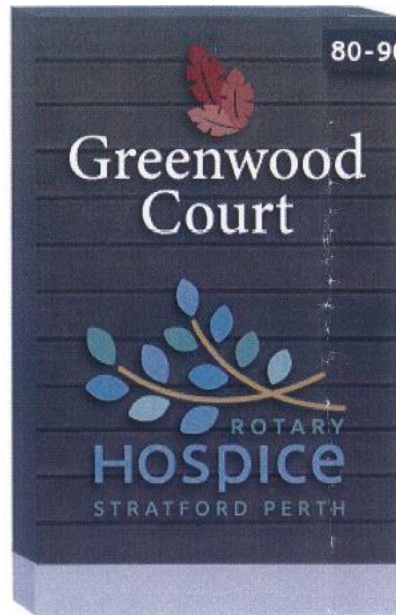
Max Height – 2.5 m² (13.12ft)

Min Street Line Setback – 1 m (3.28ft)

From the measurements submitted by the applicant, by-law enforcement has determined that the proposed ground sign will not meet the above noted max sign area requirement of

1.5 m² (16.1sq.ft). The proposed sign with both addresses displayed will be 3.58 m² (38.5sq.ft).

80-90 GREENWOOD DRIVE



Re-use of existing concrete base
60"wide x 92"high x 12"deep

A by-law officer has attended on site and the proposed sign size increase would not alter the essential character of the City or cause any hindrances to neighbouring properties.

In considering an application for a variance, the Planning and Heritage Sub-committee, Planning and Heritage Committee and Council shall have regard for:

- (i) Special circumstances or conditions applying to the land, building or use referred to in the application;
- (ii) Whether strict application of the provisions of this By-law in the context of the special circumstances applying to the land, building, or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this By-law;
- (iii) Whether the sign that is the subject of the variance will alter the essential character of the area.

Analysis: The Stratford Perth Rotary Hospice and Greenwood Court shared property entrance is relatively large and by erecting the new ground sign in the same location, it would not alter the essential character of the property or the surrounding area. The address sign is a City requirement and the proposed sign copy content will be clearly visible and will assist the applicant identify the property to the public and emergency personnel. Staff believes it satisfies the criteria for a sign variance.

Financial Impact:

\$584.00 – Sign Variance Fee

\$216.00 – Sign Permit Fee

Staff Recommendation: THAT the request by the Stratford Perth Rotary Hospice, for a Sign By-law exemption in order to erect a new 3.58 m² (38.5sq.ft) ground address sign at 80-90 Greenwood Drive, using the existing concrete foundation, be approved.



Rob Reinecker, Municipal By-law Enforcement Officer



Jonathan DeWeerd, Chief Building Official



Joan Thomson, Acting Chief Administrative Officer



A meeting of the **Heritage Stratford Committee** was held on the above date at 7:00 p.m., City Hall Annex (Avon Room), 82 Erie Street, Stratford ON

Members Present: Patrick O'Rourke – Chair Presiding, Jacob Vankooten, Jayne Trachsel, Robin Thornrose, Councillor Danielle Ingram, Robbin Hewitt, Amanda Langis, Cambria Ravenhill

Staff Present: Jeff Leunissen –Manager of Development Services, Rachel Tucker – Planner, Casey Riehl–Recording Secretary

Also Present: *Thor Dingman – President, Architectural Conservancy of Ontario – Stratford-Perth County Branch, *Roger Hilderley, *Dean Robinson

Absent: Howard Shubert

M I N U T E S

1.0 CALL TO ORDER

Patrick O'Rourke called the meeting to order at 7:00 p.m.

2.0 DISCLOSURE OF PECUNIARY INTEREST

The Municipal Conflict of Interest Act requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and to otherwise comply with the Act.

Name, Item and General Nature of Pecuniary Interest

Patrick O'Rourke	Development Services Division Report – Zone change amendment for 265 St. David Street – Mr. O'Rourke is a neighbour of this property
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3.0 ADOPTION OF PREVIOUS MINUTES – April 9, 2019

Motion by Robbin Hewitt, seconded by Amanda Langis to adopt the minutes dated April 9, 2019 as printed. Carried.

4.0 DELEGATE: Thor Dingman – Update on “Streets, Trees & Infill” Forum

Thor Dingman explained that the ACO is organizing education and outreach programs such as the recent forum held at City Hall. He reviewed some of the discussion and issues raised at the recent Streets, Trees and Infill forum. The event was well attended, with a power point presentation and guest speaker. Mr. Dingman shared the results from the public participation results from the evening. Community was identified as a high priority within heritage districts. Mr. Dingman will forward the committee a digital copy of the participation results.

Councillor Ingram noted that it was interesting that proceeding with a non-designated heritage by-law was rated the lowest importance, which is currently what staff and Heritage Stratford are working towards. Mr. Dingman noted that many in attendance ran out of time to participate in the boards that collected the data at the end of the evening. He also stated that they hope to hold another public engagement event similar to this one in the future. She also inquired if staff has had any inquiries regarding the creation of a HCD in either the Hamlet or Falstaff wards? Jeff Leunissen stated they have not.

5.0 DELEGATES: Roger Hilderley – Request for CNR Site to be added to Stratfords Non-Designated Properties Register

Roger Hilderley addressed the committee and discussed the possibility of adding the Cooper Site to the city's current register of 44 non-designated properties of interest. He reviewed previous Council minutes addressing the GTR shops and Cooper Site and the heritage significance of the property, as well as the heritage criteria met under the Ontario Heritage Act. He also referenced a Local Planning Appeal Tribunal letter and subsequent rules for the plan amendment. Mr. Hilderley stressed that the property is a significant and valuable heritage building and would very much like to have it considered for the list.

*Roger Hilderley, Dean Robinson and Thor Dingman no longer present (7:26 p.m.)

HS members discussed the request of adding the Cooper site to the non-designated properties list. Currently, the committee will move ahead with the process already underway for the 44 properties listed. In the future, there will be an opportunity to add further properties to the list and this recommendation will be considered. The site has already been identified as significant by Council.

6.0 BUSINESS ARISING FROM PREVIOUS MINUTES

(a) Updated HS Brochure – Jayne Trachsel

Jayne Trachsel shared with the committee three drafts of the new postcard. Members reviewed each copy and chose one to go ahead with. Staff will have the draft reviewed by the Accessibility Coordinator and the City Clerk before printing.

Motion by Cambria Ravenhill, seconded by Amanda Langis that Heritage Stratford spends up to a maximum of \$500.00 for the design and printing of 500 heritage postcards on recycled paper. Carried.

(b) Heritage Inventory Update – Rachel Tucker

Rachel Tucker has drafted a letter to be mailed to the 44 properties listed on the properties of interest list. She will confirm a date for the planned open house, but tentatively looking at the evening of June 20th at the Stratford Library. She is also putting together a list of frequently asked questions and an opt-out form for property owners. At the open house, they will have presentation boards set up for people to walk around and view and a short presentation to explain the process and answer questions. Patrick O'Rourke will contact the newspaper to let citizens know about the register and the upcoming open house. Ms. Tucker will also have the information sent out on social media and an update on the website. Robin Thornrose suggested a list of HS committee members would be helpful, if property owners wished to reach out and ask them any questions. Ms. Tucker will include this information in the package for any members who consent to share their contact information.

(c) Update on Heritage Alteration Permit Application & Permit Review Sub-Committee Evaluation Form – Rachel Tucker

No new updates.

(d) Heritage Conservation District Standards Update – J. Leunissen

Staff has recommended Council defer this review to the 2020 budget process. Staff and HS members will continue to research funding opportunities and partnerships.

(e) James Anderson Award Event – June 11, 2019

The plans are set for the James Anderson event on June 11, 2019. The recipients at 46 Norman Street have agreed to host the evening. The awards sub-committee will update the invitation list and make arrangements for refreshments. They will also arrange for the plaque engraving and certificates to be framed. Staff will arrange for the Mayor and the HS Chair to sign the certificates.

Motion by Jayne Trachsel, seconded by Amanda Langis that Heritage Stratford spend up to a maximum of \$650.00 on refreshments, plaque engraving and certificate framing for the James Anderson Award Event on June 11, 2019. Carried.

(f) ON Heritage Conference (May 30 – June 1) – Bluewater/Goderich

Robin Thornrose may attend the conference and can give an update at the next HS meeting.

(g) Alternate SABA Rep Position on Heritage Stratford

There was originally an alternate SABA rep on HS when the SABA position was created. However at the time, there wasn't anyone who filled the position and it was eliminated. SABA has inquired about having that alternate position added back in, as they have members now interested. It may be beneficial to have the alternate, as work schedules for the SABA reps vary, it would make having a rep at the meetings easier. SABA would still only have one vote, with the alternate filling in only if the SABA rep could not be in attendance. Both reps could attend the meeting, with the original member only voting. At this time, the chair has requested that SABA submit a letter of interest from the executive before moving forward with a request to Council. Jacob Vankooten will contact the SABA executive.

Motion by Amanda Langis, seconded by Robbin Hewitt that Heritage Stratford supports adding an alternate Stratford & Area Builders Association representative to the Heritage Stratford Committee. Carried.

7.0 DESIGNATION UPDATES

The logo previously used on the designation plaques is no longer available digitally for use. Patrick O'Rourke has contacted the company doing the plaques and they are unable to replicate the detail of the City of Stratford dramatically different logo, the Stratford Coat of Arms or the Heritage Stratford logo. Committee members would still like to identify the plaques in some way with Stratford and heritage recognition. Members discussed adding "City of Stratford" or "Heritage Stratford" to identify the plaques. Members would prefer to add "Heritage Stratford". Councillor Ingram noted that Heritage Stratford is an official advisory committee of the City, which would be a good representation on the plaques.

Motion by Cambria Ravenhill, seconded by Robin Thornrose that Heritage Stratford requests Council approve the use of "Heritage Stratford" on all future designation plaques in lieu of the old logo no longer available digitally to use. Carried.

Motion by Amanda Langis, seconded by Cambria Ravenhill that Heritage Stratford spend up to a maximum of \$400.00 for the Stratford Fairgrounds designation plaque. Carried.

8.0 DEVELOPMENT SERVICES REPORT (May 2019) – Rachel Tucker

Staff circulated this month's report. There was no discussion or questions from members.

Patrick O'Rourke inquired why a heritage alteration permit was not required or issued for the work being done at 82 Erie Street. It is his understanding that it started out as

re-pointing the bricks and grew into a larger project. Normally this would require a permit. He stated that the city should be compliant with by-law requirements.

9.0 BLUE PLAQUE UPDATE

Patrick O'Rourke has ordered the blue plaque for Dr. Salter. It should arrive in the next few weeks. Once the plaque is ready, a date in the fall can be confirmed with the property owners and invite the media and some Council representatives to attend. Mr. O'Rourke has asked the blue plaque sub-committee to work on an information package explaining the program and nomination process over the summer and present it to the committee in the fall.

10.0 NEW BUSINESS

(a) Ministry of Tourism, Culture and Sport – Bill 108 (Schedule 11) – the proposed More Homes, More Choice Act: Amendments to the Ontario Heritage Act – Jeff Leunissen

Jeff Leunissen explained that the government is doing an ominous bill affecting different legislation from various Acts, including the Heritage Act. It is establishing regulations that go into more detail on how to implement clauses, which the Heritage Act currently does not have. The second part they are changing is timelines required to notify property owners and municipalities to make decisions. They are also clarifying where it is appealable to LPAT. The Bill has received first reading. Councillor Ingram noted there is a condensed timeline, which does not allow much time for public consultation or staff input.

(b) Heritage Stratford By-Law Amendment

No new update.

11.0 NEXT MEETING DATE – Tuesday, September 10, 2019 at 7:00 p.m. – Avon Rm.

12.0 ADJOURNMENT

Motion by Cambria Ravenhill, seconded by Amanda Langis to adjourn the meeting. Carried.

Time: 8:35 p.m.