



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

**Date:** Monday, January 25, 2021

**Time:** 3:05 P.M.

**Location:** Electronic Meeting

**Committee Present:** Councillor Ingram - Chair Presiding, Councillor Ritsma - Vice Chair, Mayor Mathieson, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos

**Staff Present:** Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Janice Beirness - Director of Corporate Services, Jodi Akins - Council Clerk Secretary, Chris Bantock - Deputy Clerk, Alyssa Bridge - Manager of Planning

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/84355168443?pwd=dTUyQTVPTHd6WDY0YURjL2Y0YWsvUT09>

A video recording of the meeting will also be available through a link on the City's website at <https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

**1. Call to Order**

The Chair to call the Meeting to Order.

**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

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**3. Delegations**

None scheduled.

**4. Report of the Manager of Planning**

**4.1. Planning Report Zone Change Application Z03-20, 533 Romeo Street South (PLA21-003)**

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The agent for the applicant, Caroline Baker, Baker Planning Group, will be available at the meeting should the Committee have any questions regarding the application.

Motion by \_\_\_\_\_

**Staff Recommendation: THAT the zoning of 533 Romeo Street S BE CHANGED from a General Industrial (I2) Zone TO a General Industrial Special (I2-\_\_\_\_) Zone which allows for an athletic training facility with a maximum gross floor area of 4,080 m<sup>2</sup> and a minimum parking requirement of 1 space per 50 m<sup>2</sup> of gross floor area BE APPROVED for the following reasons:**

1. the request is consistent with the Provincial Policy Statement;
2. the request is in conformity with the goals, objectives and policies of the Official Plan;
3. the zone change will provide for a development that is appropriate for the lands;
4. the public was consulted during the zone change circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.

**5. Adjournment**

Meeting Start Time:

Meeting End Time:

Motion by \_\_\_\_\_

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




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## MANAGEMENT REPORT

<b>Date:</b>	January 25, 2021
<b>To:</b>	Planning and Heritage Committee
<b>From:</b>	Alyssa Bridge, Manager of Planning
<b>Report#:</b>	PLA21-003
<b>Attachments:</b>	Public Meeting Minutes

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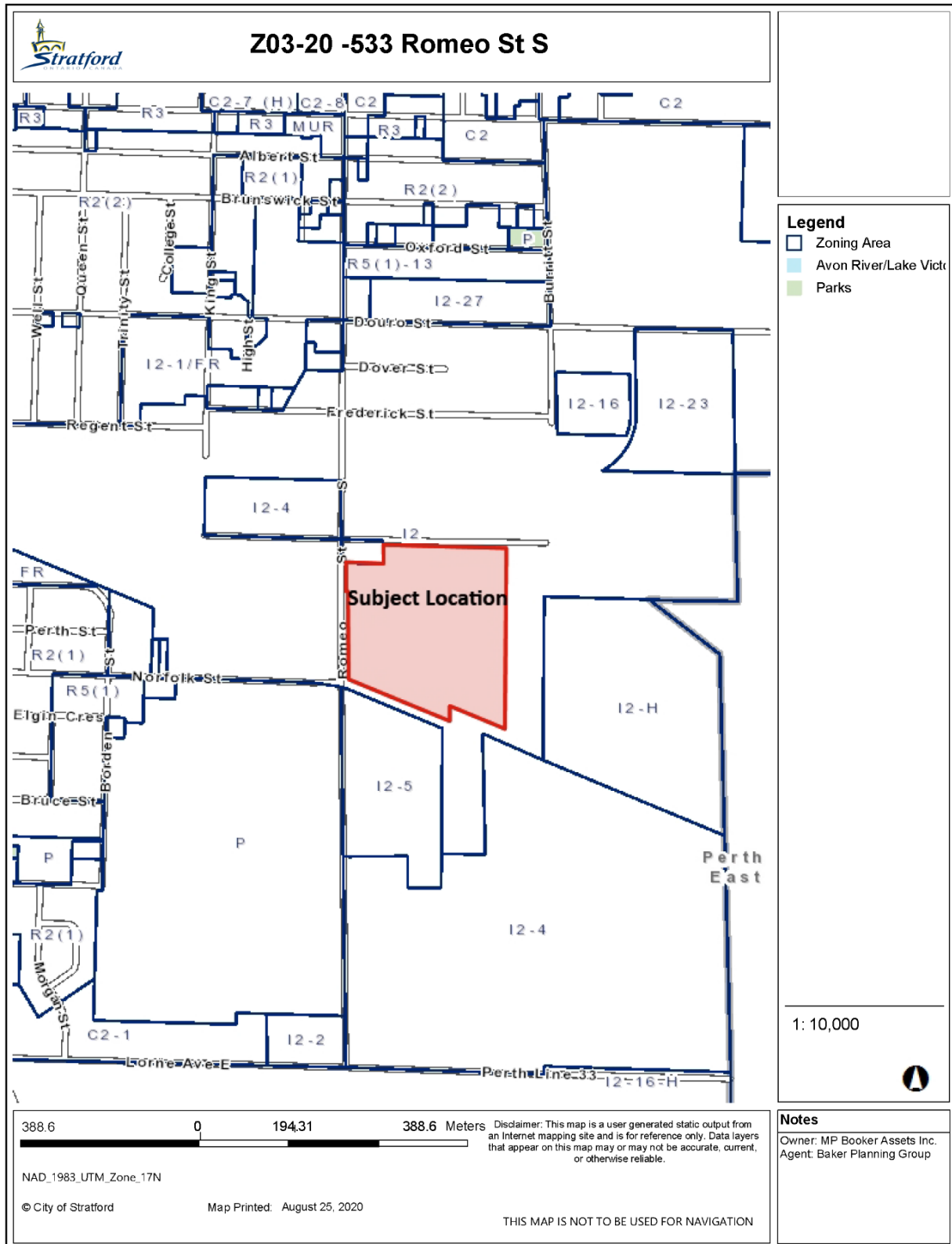
**Title:** Planning Report Zone Change Application Z03-20, 533 Romeo Street South

**Objective:** The purpose of this report is to provide staff's recommendation on the Zone Change Application submitted by Baker Planning Group on behalf of MP Booker Assets Inc. to change the zoning of the property municipally known as 533 Romeo Street S from a General Industrial I2 zone to a General Industrial I2- special zone to provide parking at a rate of 1 parking space for every 50m<sup>2</sup> and to add an athletic training facility as an additional permitted use with a maximum gross floor area of 4,080 m<sup>2</sup>.

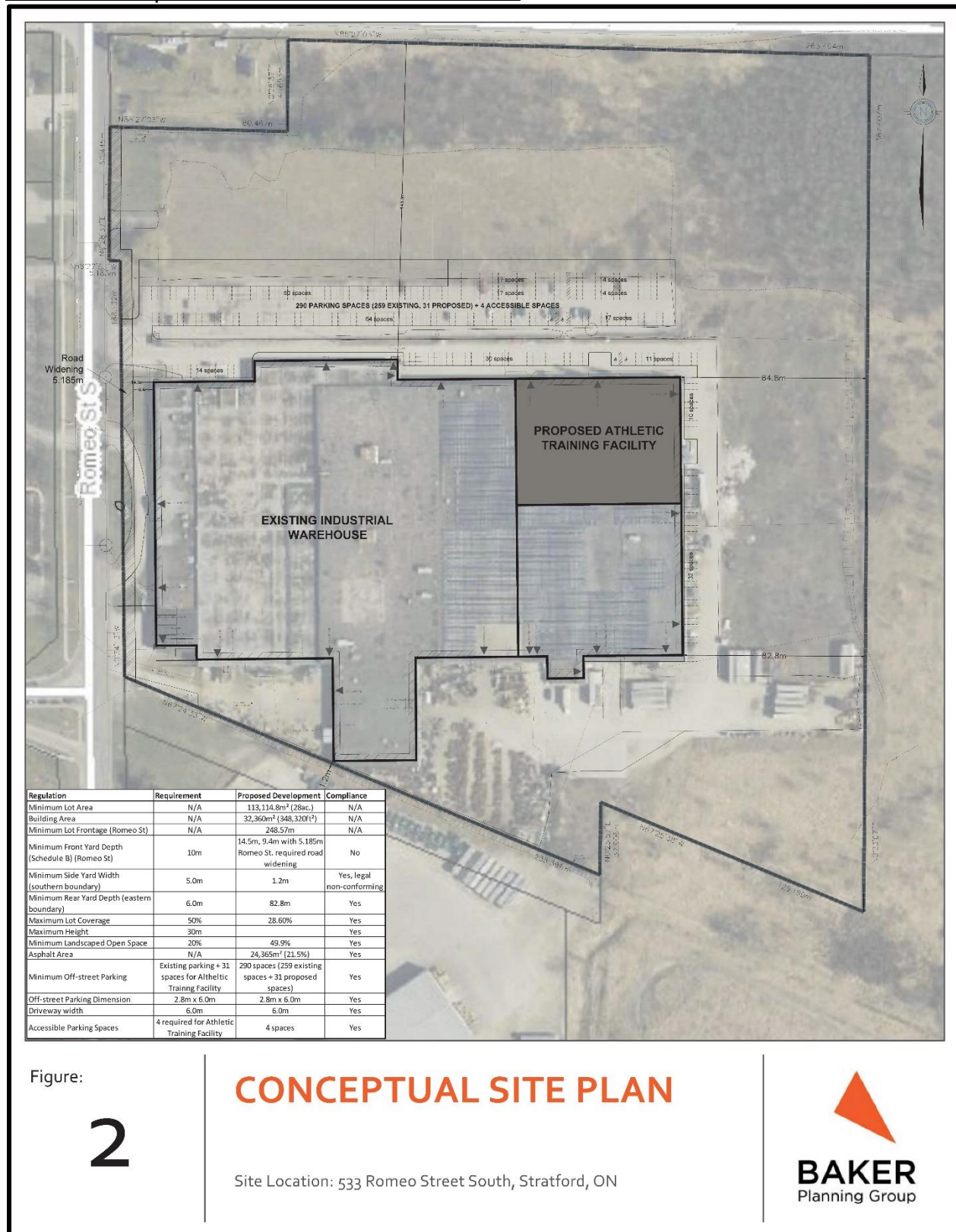
The application was accepted on August 24, 2020.

A Planning Justification report was submitted with the application.

## Location and Zoning Map



## Z03-20 Concept Plan – 533 Romeo Street South





**Background:** The subject lands are located on the east side of Romeo Street South between Park Street and Norfolk Street, legally described as PLAN 47 LOTS 890 TO 896 PT LOTS 889 AND 897 PLAN 370 LOT 1 PT LOT 6 RP 44R4616 PARTS 1 TO 3 7 TO 9 in the City of Stratford. The subject lands have an approximate area of 11.3ha (28ac) and a lot frontage of 248.6m (815.5ft).

#### Site Characteristics

Existing Use: 32,360m<sup>2</sup> industrial building  
Frontage: 248.6m (815.5 ft)  
Depth: 344m (1,128.5 ft)  
Area: 11.3ha (28ac)  
Shape: Irregular

#### Surrounding Land Uses:

North: Commercial plaza and food processing establishment (Industrial)  
East: Agriculture (Future Industrial)  
West: Industrial use (Industrial)  
South: Industrial / commercial plaza (Industrial)

#### Subject Lands – 533 Romeo Street South



### Agency Comments

Circulation of the application to various agencies produced the following comments to date (October 16, 2020):

#### Building Services

- No concerns with the proposed Zone Change Application
- It should be noted that all works relating to the Athletic Training Facility have occurred without Building Permit being obtained from the Chief Building Official and proper approvals for applicable law. An Order to Comply, Unsafe Building Order and Order Respecting Occupancy have been posted onsite due to the establishment of illegal uses without proper permits.

#### Engineering Services

- The Engineering Department has reviewed the submission for Zone Change application noted above and does not object to the zone change.
- A road widening of 5.185 m in width is required off the Romeo Street South frontage. A 1.50 m wide sidewalk is also required to be installed as per our standards across the frontage of the property on Romeo Street.
- Engineering comments regarding this site have been provided during the formal consultation and subsequent site plan processes.

#### Transit

- No concerns

#### Township of Perth East

- No concerns

#### Upper Thames River Conservation Authority

- The UTRCA can advise that we have no objection to the above noted application for Zoning By-law Amendment. We can advise that should any future development be proposed within close proximity to the Significant Woodland, an EIS may be required. The foregoing comments are provided for the information of the applicant the Planning Department, and Council.

#### Invest Stratford

- While it would be the preference of Invest Stratford that the area within the building be developed for light industrial uses, it is also understood that the indoor training/gym facility requires certain ceiling and space requirements that are not readily available or affordable elsewhere in the City. Invest Stratford is not opposed to the I2-special zone for the commercial use cited in the application. Should additional space within the building be available, the

applicant is encouraged to consider small light industrial uses that complement both the industrial and commercial uses on the property.

The remaining agency comments will be provided in a future report that will be provided to the Planning and Heritage Committee.

Public Comments:

Notice of the application was sent to 10 surrounding property owners on September 28, 2020. Notice was also published in the Beacon Herald on October 3, 2020.

One letter was submitted from the Stratford Pickleball Association in support of the application.

**Analysis:** 2020 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest in three key areas: Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety. All decisions on development applications shall be consistent with the Provincial Policy Statement.

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, by avoiding development and land use patterns which may cause environmental or public health and safety concerns and by promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.*

Section 1.1.2 of the Provincial Policy Statement states: "Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years."

Section 1.1.3.2 of the Provincial Policy Statement states: "Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion."



Section 1.3.2.3 of the Provincial Policy Statement states: *"Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility."*

The requested zoning would allow for an athletic training facility as an additional permitted use with a reduced parking rate for the subject lands. The proposed use will be located within the existing industrial building and the subject lands are located on an existing public transit route. Full municipal services are provided to the lands and the proposed additional use is not expected to have a negative impact on the surrounding industrial operations.

The Provincial Policy Statement provides direction to municipalities to prohibit residential uses and prohibit or limit other sensitive land uses in employment areas. The City's Official Plan has established permitted uses within employment areas and permits the proposed use as it would not pre-empt the development of the lands for industrial purposes. The proposed use will be located within an existing building and will have a maximum floor area to limit the size of the athletic facility.

Wise use and management of resource policies include natural heritage, water, agriculture and cultural heritage and archaeology. Significant built heritage resources, which are defined as significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to the community, shall be conserved. There are no Wise Use and Management of Resources policies applicable to this application.

Protecting public health and safety relate to natural and human made hazards such as areas prone to flooding, mine hazards, oil and gas hazards. There are no Protecting Public Health and Safety policies applicable to this application.

The subject lands are not located within any hazard areas and there are no significant built heritage resources adjacent to the property. The zone change request for an athletic training facility with a maximum gross floor area of 4,080 m<sup>2</sup> is appropriate for the subject lands and is consistent with the 2020 Provincial Policy Statement.

#### Official Plan

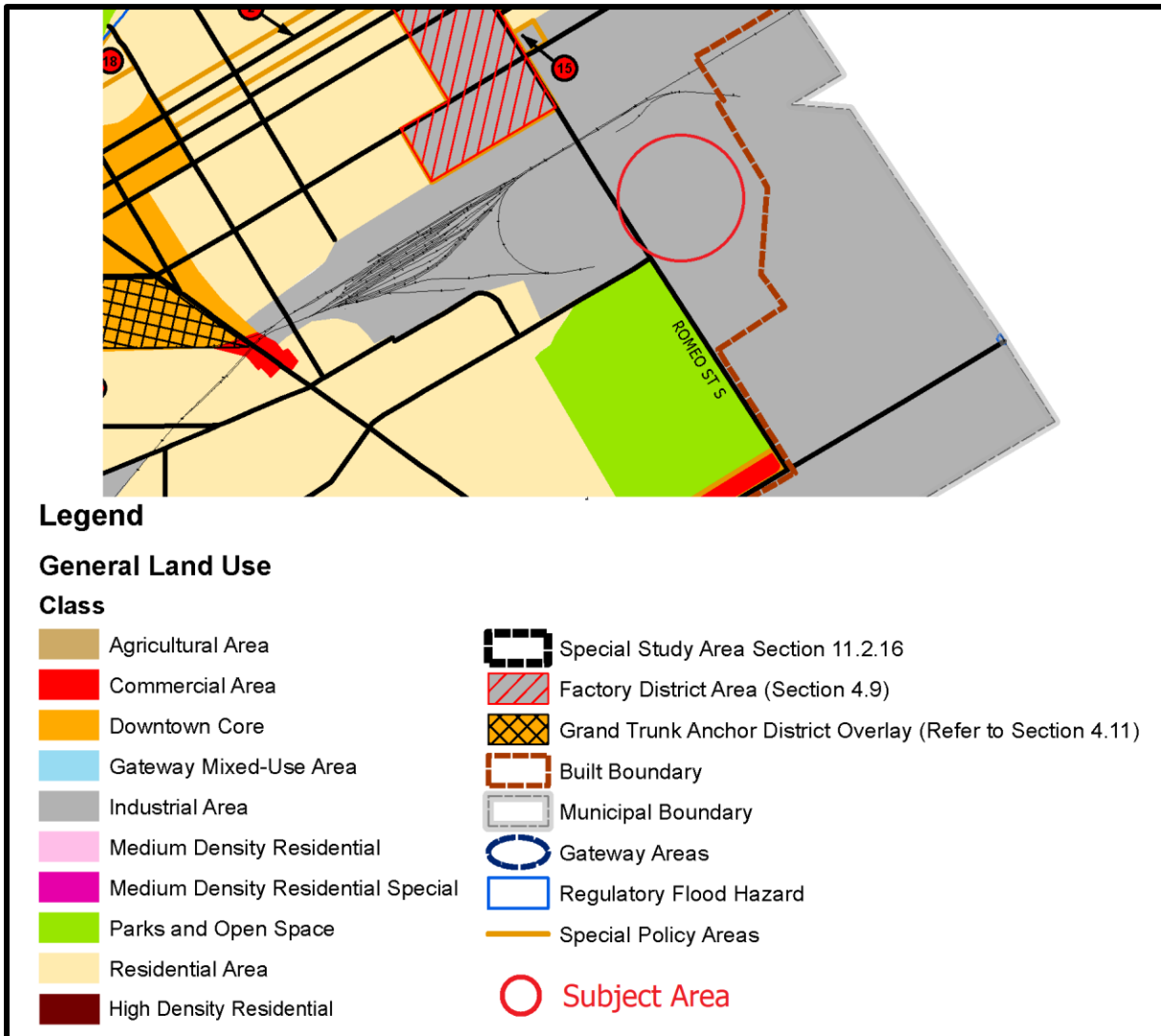
The lands are designated 'Industrial Area' which permits a range of uses including manufacturing, assembling, repair, wholesaling and storage of goods.

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.

Excerpt of Schedule "A"

Land Use of the Official Plan



Section 3.3 of the City's Official Plan states: *"the City will ensure an adequate inventory of designated, zoned and serviced land is available suitable for accommodating the expansion of existing industry and the accommodation of new industry as well as other employment uses"*

The City of Stratford recently completed an annexation of 320 acres of land to allow the City to improve its competitive position in attracting new industrial development. Prior to the annexation the City noted that there was only 242 acres of vacant industrial zoned lands in the City and less than 20 acres of privately owned serviced industrial lands. As a result, the City would have concerns with any conversion of employment lands to non employment uses. In this case, the proposal represents the utilization of the portion of the

existing building for an athletic training facility. The proposed use would not pre-empt the ultimate development of the lands for industrial purposes and would represent approximately 13% of the existing building for the training facility. The proposed zoning specifies the maximum size for the proposed use and any future requests to go beyond the maximum area specified in the by-law would be subject to a future planning process under the Planning Act. The proposed use is considered to be secondary to the main industrial uses and the area to be used for the athletic training facility could be easily converted to another permitted industrial use in the future. Staff are of the opinion that the proposed use is in conformity with the Official Plan.

#### Zoning By-Law

The subject lands are currently zoned General Industrial I2 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 Zoning By-Law requires parking to be provided at a rate of 1 parking space per 80 m<sup>2</sup> for an industrial use, 1 parking space per 100 m<sup>2</sup> for a warehouse use. The applicant is proposing a rate of 1 parking spaces per 50 m<sup>2</sup> for the proposed athletic training facility use.

The applicant has based their parking rate request on the commercial school rate of 1 parking space per 50 m<sup>2</sup> of net floor area in the existing Zoning By-Law. The applicant has noted that their occupancy varies between 40-50 people and that the maximum occupancy of the space is 65 people. The proposed zoning would limit the size of the athletic club to 4,080 m<sup>2</sup> which would result in a requirement to provide 82 parking spaces for the athletic training facility.

The Planning Justification Report states that the operating hours for the facility will be primarily in evenings and on weekends when the existing industrial and warehousing operations on site are typically closed. This will provide additional parking spaces for any overflow parking as the business operation open times are off set. The subject property is also located on a transit route which provides an alternative transportation option to access the site. Based on the maximum occupancy and size of the athletic facility, the hours of operation of the businesses and the lands being on a transit route, the proposed parking rate would be sufficient to provide adequate off-street parking on the subject lands.

Planning staff are of the opinion that the site specific zone change to add an athletic training facility as an additional permitted use with a maximum gross floor area of 4,080 m<sup>2</sup> and a parking rate of 1 space per 50 m<sup>2</sup> of gross floor area is considered to be appropriate for the use of the lands as it will limit the intensity of use such that it will have minimal, if any, impact on the industrial area.

This Zoning By-law Amendment is consistent with the PPS, is 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.

### **Alignment with Strategic Priorities:**

#### **Strengthening our Plans, Strategies and Partnerships**

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

#### **Widening our Economic Opportunities**

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

**Staff Recommendation: THAT the zoning of 533 Romeo Street S BE CHANGED from a General Industrial (I2) Zone TO a General Industrial Special (I2-\_\_\_\_) Zone which allows for an athletic training facility with a maximum gross floor area of 4,080 m<sup>2</sup> and a minimum parking requirement of 1 space per 50 m<sup>2</sup> of gross floor area BE APPROVED 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. the public was consulted during the zone change circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.**



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Prepared by: Jeff Bannon, MCIP, RPP - Planner



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Recommended by: Alyssa Bridge, Manager of Planning



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Joan Thomson, Chief Administrative Officer

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BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change Z03-20 to rezone the lands known municipally as 533 Romeo Street South, located on the east side of Romeo Street South between Park Street and Norfolk Street to allow for a site specific General Industrial I2 Zone.

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**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 9 to By-law 201-2000 as amended, is hereby amended:

by changing from a General Industrial I2 Zone to General Industrial Special with site specific regulations I2- \_\_ Zone those lands outlined in heavy solid lines on Schedule "A", attached hereto and forming part of this By-law, legally described as PLAN 47 LOTS 890 TO 896 PT LOTS 889 AND 897 PLAN 370 LOT 1 PT LOT 6 RP 44R4616 PARTS 1 TO 3 7 TO 9 and known municipally as 533 Romeo Street South.

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. \_\_ a) Defined Area (533 Romeo Street S)  
I2- \_\_ as shown on Schedule "A", Map 9
- b) Permitted Uses
- athletic training facility
  - all uses permitted in the MUR Zone

## c) Definition

For the purpose of the Defined Area, the following shall apply:

- athletic training facility means a building of part thereof, that provides the necessary indoor facilities to accommodate athletic training and/or usage, including but not limited to hockey, soccer, baseball, martial arts, pickleball, tennis and golf.

## d) Maximum gross floor area

- athletic training facility 4080 m<sup>2</sup>

## e) Parking Regulations for an athletic training facility

- 1 parking space per 50 m<sup>2</sup> of gross floor area

f) 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 xx<sup>th</sup> day of xxxxxxxx 2021.

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Mayor – Daniel B. Mathieson

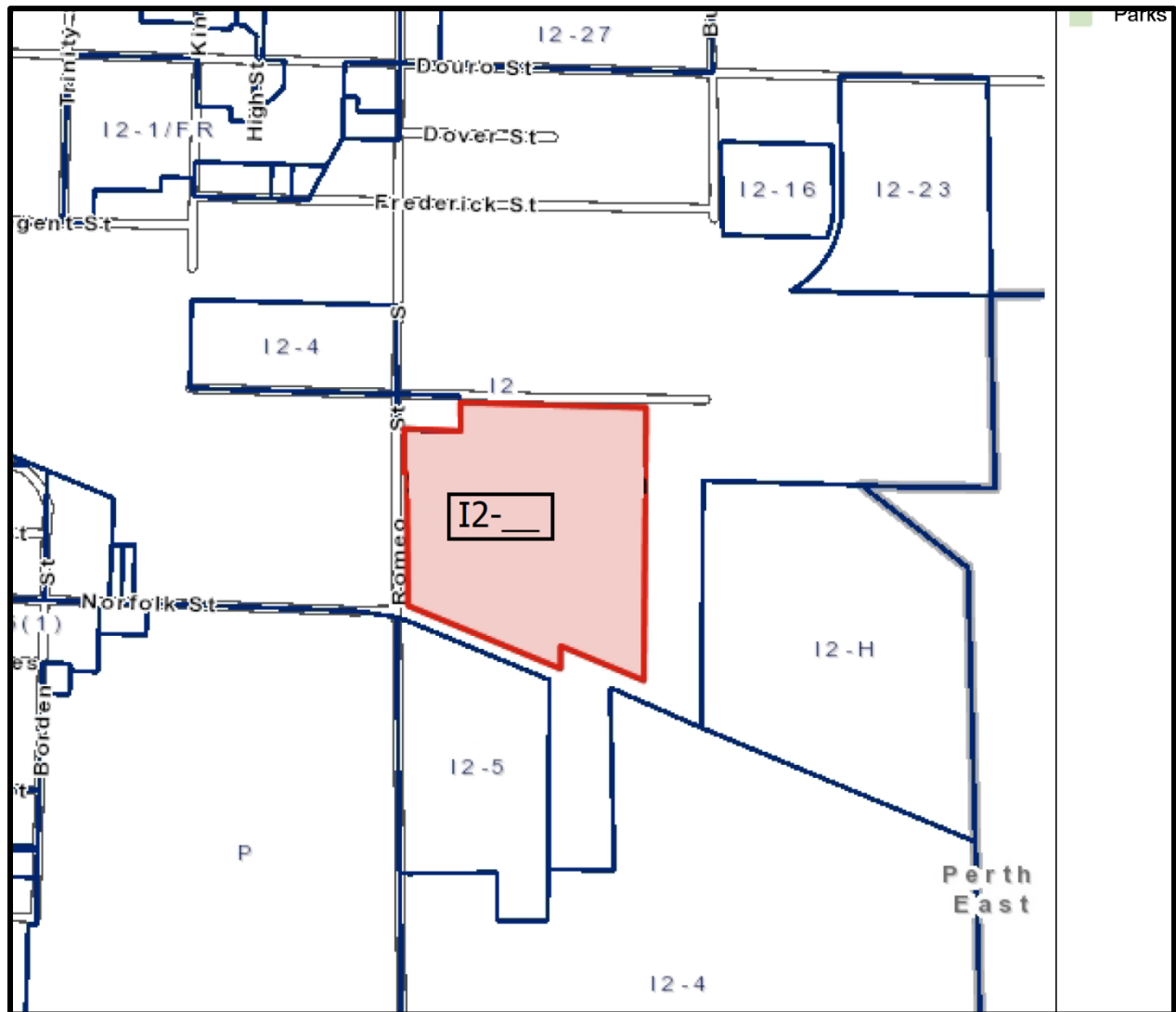
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City Clerk – Tatiana Dafoe



# **Schedule "A" to By-law ???-2021**

533 Romeo Street South





## CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Thursday, October 29, 2020 at 3:32 p.m. via electronic participation to give the public and Council an opportunity to hear all interested persons with respect to Zone Change application Z03-20 relating to 533 Romeo Street South in the City of Stratford.

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

**STAFF PRESENT:** David St. Louis - Director of Community Services, Ed Dujlovic – Director of Infrastructure & Development Services, Kim McElroy – Director of Social Services, Janice Beirness – Director of Corporate Services, Tatiana Dafoe – City Clerk, Christopher Bantock – Deputy Clerk, Jeff Bannon – Planner, John Paradis – Fire Chief, Jodi Akins – Council Clerk Secretary, Nancy Bridges – Recording Secretary.

**ALSO PRESENT:** Caroline Baker – Baker Planning Group, Julia Salvini and Jason Baier.

Mayor Mathieson called the meeting to order and stated 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 Z03-20 relating to 533 Romeo Street South in the City of Stratford.

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

### **STAFF PRESENTATION:**

Jeff Bannon, City Planner, stated the Zone Change application was submitted by Baker Planning Group and the purpose is to change the zoning of 533 Romeo Street South from a General Industrial I2 zone to a General Industrial I2-special zone to provide parking at a rate of 1 parking space for every 50m<sup>2</sup> and to add an athletic training facility as an additional permitted use with a maximum gross floor area of 4,080m<sup>2</sup>.

He noted the subject lands are located on the south side of Romeo Street South between Park Street and Norfolk Street and have an approximate area of 11.3ha. The lands are designated 'Industrial Area' and allow 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. The Planner noted the subject lands are currently zoned General Industrial I2 and Romeo Street South is designated as an arterial road.

The Planner noted the application was circulated to various agencies and 10 surrounding property owners. Building Services commented that it has no concerns with the proposed Zone Change application but noted that all works relating to the Athletic Training Facility have occurred without a building permit and proper approvals being obtained.

Engineering Services stated a road widening of 5.185m in width is required off the Romeo Street South frontage and a 1.50m wide sidewalk is also required across the frontage of the property. There were no comments received from the public to date.

### **QUESTIONS FROM COUNCIL:**

Councillor Gaffney inquired how the width of Romeo Street South and the lack of a sidewalk will affect changes being made to the rear of the building.

The Planner noted the request came from Engineering and it would be reviewed during the site plan process to see how it will move forward.

### **APPLICANT PRESENTATION:**

Caroline Baker, Baker Planning Group, noted the application is to permit a site-specific use in the I2 zone, allowing an athletic training facility with a maximum GFA of 4,080m<sup>2</sup> and 1 parking space per 50 square metres. The space is leased from the property owners and occupies 13% of the building. 73% of the space is occupied by ADS Design Solutions and 14% by Pinnacle Storage & Services. She noted there is off-street parking located to the north of the building and side and rear yards include tree cover and grass.

Ms. Baker noted the facility provides a space for training for a variety of sports and is a specialized athletic training facility, not a general workout facility. It caters to both adults and children.

The requested amendment does not create the potential for negative impact on the surrounding industrial operations and utilizes existing leasable space with parking and municipal services. The owner confirmed that existing industrial space, when part of a larger industrial building, is challenging to lease and the athletic facility provides the ability to utilize the space. She noted minimal modifications are required to the existing building to accommodate the proposed development. Site plan approval is required. The concept does include improving the parking lot which will benefit existing and future industrial users.

Ms. Baker noted this type of training facility requires a larger building floor area, typical to industrial uses, and that commercial space that has the floor area required to accommodate the necessary facility is limited.

She stated the parking rate of 1 per 50 square metres is in keeping with the requirements for a "commercial school". The maximum occupancy is 62 individuals and the application proposes having 82 parking spaces. Additional parking is available when the industrial uses are closed.

**QUESTIONS FROM COUNCIL:**

Mayor Mathieson asked for clarification on whether the facility was currently in use. Ms. Baker noted the uses have been suspended while they work through the zone change application process.

Councillor Vassilakos inquired if the application pertains to the current footprint only. Ms. Baker stated that the application is for the area currently used for the athletic facility.

**QUESTIONS FROM THE PUBLIC:**

There were no registered delegations.

Staff noted there were no questions submitted via the electronic Q & A.

Mayor Mathieson noted the matter will be considered at a future Planning and Heritage Committee meeting and that a video recording of the meeting would be posted to the City's website.

Mayor Mathieson adjourned the meeting at 3:45 p.m.

**There were no requests to receive further information from the public meeting on October 29, 2020.**