



The Corporation of the City of Stratford Planning and Heritage Sub-committee MINUTES

Date: January 28, 2021

Time: 4:30 P.M.

Location: Electronic Meeting

Sub-committee Present: Councillor Ritsma – Vice Chair Presiding, Councillor Ingram - Chair, Councillor Clifford, Councillor Vassilakos

Regrets: Councillor Bunting

Staff Present: Ed Dujlovic - Director of Infrastructure and Development Services, Jodi Akins - Council Clerk Secretary, Alyssa Bridge - Manager of Planning, Tatiana Dafoe – Clerk

1. Call to Order

The Vice Chair called the meeting to Order.

It was noted that Councillor Bunting provided regrets for the 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

No disclosures of pecuniary interest were made by a Member at the January 28, 2021 Planning and Heritage Sub-committee meeting.

3. Delegations

None scheduled.

4. Report of the Manager of Planning

4.1 Planning Report – Plan of Subdivision 31T15-001, 576 O’Loane Avenue (PLA21-002)

Sub-committee Discussion: The Manager of Planning advised that the subdivision was originally granted draft approved in 2017. Since then, the developer has had to complete a minor variance application and are now seeking modifications to the draft plan of subdivision as a result of that application.

The modifications were reviewed as follows:

- Reconfiguration of a block to include 18 new street townhouse lots;
- Reconfiguration of approved street townhouse blocks into lots;
- Overall renumbering

In response to questions, the Manager advised there were no changes to parkland and this modification is a reconfiguration, there were no changes to the number of units.

It was requested that in future, when amendments are presented, that the amended plan and Committee of Adjustment decision be included with the staff report.

Motion by Councillor Clifford

Sub-committee Recommendation: THAT the draft conditions of approval of plan of subdivision 31T15-001 be modified as follows:

Revise Condition #1 to read:

This draft approval applies to the draft plan submitted by Ian Rawlings, prepared by GSP Group, certified by Erich Rueb O.L.S., drawing no. dp16144b.dwg, dated May 15, 2017; as revised on May 5, 2020 which shows a total of 90 single-detached residential lots, 24 semi-detached residential lots, 46 street townhouse lots, 2 multiple unit blocks, one park block, four 0.3m reserve blocks, one stormwater management block, one walkway

block and one block for road widenings served by 5 new local roads.

PARKLAND

Revise Condition #21 to read:

The Owner shall convey up to 5% of the lands included in this plan to the City of Stratford for park purposes. This shall include Block 151.

Revise Condition #22 to read:

Once a total of 55 units have been registered, excluding Lots 11 to 28 and Blocks 149, 150, Park Block 151 shall be conveyed in the next registration.

Revise Condition #23 to read:

Within one year of any registration that includes Park Block 151, the Owner shall grade and seed this Block at no cost to the City and to the satisfaction of the Director of Community Services and the Director of Infrastructure and Development Services.

Fencing

Revise Condition #24 to read:

Within one year of registration of the first phase, the Owner shall erect a 1.83 m high chain link fence without gates along the common property line between the railway right-of-way and Block 152. Any other fencing arrangements shall be to the satisfaction of the Manager of Planning.

Revise Condition #25 to read:

Within one year of any registration that includes Lots 64, 65, 81-84, or 141-148, the Owner shall erect a 1.5 m high fence without gates along the rear property line of similar design and material.

Revise Condition #26 to read:

Within one year of the registration of Lots 84 & 141, the Owner shall erect a 1.5 m high fence along the west property line of Lot 141 and along the east property line of lot 84.

Revise Condition #27 to read:

Within one year of any registration that includes Lots 48 to 64 and the west limit of Block 152, the owner shall erect a height of 1.5m fence without gates along the rear lot line to prevent trespassing, to the satisfaction of the Manager of Planning.

Revise Condition #28 to read:

Within one year of any registration that includes Lots 1 to 10, the owner shall erect a height of 1.83m board on board fence on the rear lot line to the satisfaction of the Manager of Planning.

WALKWAYS

Revise Condition #29 to read:

Concurrent with final approval of the plan which includes Block 150, the Owner shall convey walkway Block 153 the City of Stratford. The Owner shall construct a 3.0 m walkway in accordance with City of Stratford standards or provide security to the City.

RAIL

Revise Condition #31 to read:

Prior to occupancy of Lots 64, 65, 81-84, or 141-148, an earthen berm shall be constructed to a minimum height of 2 metres above grade at the property line having slopes no steeper than 3 to 1. The berm shall be adjoining and parallel to the railway right-of-way.

NOISE ATTENUATION

Revise Conditions #32 i,ii, iii, iv and v to read:

The Owner has submitted a Noise and Feasibility Study dated September 21, 2015 prepared by HGC Engineering which recommends noise abatement measures. The recommendations of this study which include noise walls, EW5 Construction or equivalent, forced air central heating sized to accommodate air conditioning, central air conditioning and warning clauses are to be implemented as outlined below, to the satisfaction of the City of Stratford,

- i. Prior to occupancy for Lots 1, 140, and 148, the Owner shall construct a 2 meter high noise attenuation wall between Lots 140, 148, Lot 1 and O'Loane Avenue; between Lot 148 and Block 152; between Lot 140 and Block 149; and between Lot 1 and the northern extents of the subdivision plan.**
- ii. The following warning clause shall be included in the subdivision agreement to be registered on Title and in subsequent Offers of Purchase and Sale for Lots 2, 3, 64, 65, 81-84, 139 and 141-147:**

"Purchasers are advised that sound levels due to increasing road and rail traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels activities exceed the noise criteria of the Municipality and the Ministry of Environment."

"Warning to Solicitors: Solicitors are advised to stress the importance of the above noted warning clause when advising their clients on the purchase of units in the subdivision."

- iii. The following warning clause shall be included in the subdivision agreement to be registered on Title and in subsequent Offers of Purchase and Sale for Lots 1, 140 and 148:**

"Purchasers are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels activities exceed the noise criteria of the Municipality and the Ministry of Environment and Climate Change."

"Warning to Solicitors: Solicitors are advised to stress the importance of the above noted warning clause when advising their clients on the purchase of units in the subdivision."

- iv. The following warning clause shall be included in the subdivision agreement to be registered on Title and in**

subsequent Offers of Purchase and Sale for Lots 1-3, 64, 65, 81-84, 139, 140 and 141-147:

"This dwelling unit has been fitted with a forced air heating system and ducting was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of Environment and Climate Change. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of Ministry of Environment and Climate Change publication NPC-300 as applicable.)

"Warning to Solicitors: Solicitors are advised to stress the importance of the above noted warning clause when advising their clients on the purchase of units in the subdivision."

- v. The following warning clause shall be included in the subdivision agreement to be registered on Title and in subsequent Offers of Purchase and Sale for Lot 148:**

"This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of Environment and Climate Change.

"Warning to Solicitors: Solicitors are advised to stress the importance of the above noted warning clause when advising their clients on the purchase of units in the subdivision."

STORMWATER SERVICING

Revise Condition #39 to read:

Concurrent with final approval of the plan, the Owner shall provide all required and adequate land dedications related to the stormwater works, including Block 152, satisfactory to the City.

Carried

5. Project Update

Sub-committee Discussion: The Manager of Planning reviewed the project update and provided the following highlights:

- New plan of subdivision with associated zone change and official plan amendment applications for 4117 Perth Line 36 for a maximum of 526 residential units proposed. The public meeting is scheduled for February 23, 2021.
- New plan of condominium application for 3194 Vivian Line 37 for 28 apartment units and 33 parking units.
- A number of active site plan applications including a gas station and hotel on Erie Street/Lorne Avenue and 379 Romeo Street for three multi-residential units totaling 30 units.
- A number of active zone change applications, including 3797 Downie Road 112 and 1041 Erie Street. They will be listed at Planning and Heritage Committee on February 8, 2021.

A summary of planning applications received in 2020 and to date in 2021 were listed on the project update, as well as a summary of building permits. There was an increase in both single detached and townhouse permits issued and there were no apartment dwelling permits issued in 2020.

In response to whether anything is happening with the subdivision behind Sobeys on O'Loane Avenue, the Director of Infrastructure and Development Services advised that it has been several months since staff have heard from the developer, with the exception that they were looking into potential funding for brownfield redevelopment.

6. Advisory Committee/Outside Board Minutes

There were no Advisory Committee/Outside Board minutes to be provided to Sub-committee.

7. Next Sub-committee Meeting

The next Planning and Heritage Sub-committee meeting is February 25, 2021 at 3:30 p.m.

8. Adjournment

Motion by Councillor Ingram

Sub-committee Decision: THAT the Planning and Heritage Sub-committee meeting adjourn.

Carried

Meeting Start Time: 3:31 P.M.

Meeting End Time: 3:39 P.M.