



The Corporation of the City of Stratford  
Planning and Heritage Sub-committee  
Open Session  
AGENDA

**Date:** Thursday, January 28, 2021  
**Time:** 4:30 P.M.  
**Location:** Electronic Meeting  
**Sub-committee Present:** Councillor Ingram - Chair Presiding, Councillor Ritsma - Vice Chair, Councillor Bunting, Councillor Clifford, Councillor Vassilakos  
**Staff Present:** Ed Dujlovic - Director of Infrastructure and Development Services, Jodi Akins - Council Clerk Secretary, Alyssa Bridge - Manager of Planning

To watch the Sub-committee meeting live, please click the following link: <https://stratford-ca.zoom.us/j/86137053147?pwd=U1hFTVcvYm5Jei9aY0FXSS9FV3piQT09>  
A video recording will also be available 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 – Plan of Subdivision 31T15-001, 576 O’Loane Avenue (PLA21-002)

6 - 11

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

**Staff 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.

### **5. Project Update**

The Manager of Planning to provide a verbal update on ongoing projects in the City.

### **6. Advisory Committee/Outside Board Minutes**

There are no Advisory Committee/Outside Board minutes to be provided to Sub-committee at this time.

### **7. Next Sub-committee Meeting**

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

### **8. Adjournment**

Meeting Start Time:

Meeting End Time:

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

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



## MANAGEMENT REPORT

<b>Date:</b>	January 28, 2021
<b>To:</b>	Planning and Heritage Sub-committee
<b>From:</b>	Alyssa Bridge, Manager of Planning
<b>Report#:</b>	PLA21-002
<b>Attachments:</b>	None

**Title:** Planning Report – Plan of Subdivision 31T15-001, 576 O’Loane Avenue

**Objective:** The purpose of this report is to consider modifications to draft approval of the plan of subdivision 31T15-001 for the property at 4117 Perth Line 36.

**Background:** The plan of subdivision was draft approved on June 26, 2017. The developer previously submitted and received approval for minor variance application A02-18 for Block 108. The approved minor variance for interior street townhouse dwellings allows a minimum lot area of 171 m<sup>2</sup>, a minimum lot area for an end lot of 228m<sup>2</sup>, a minimum lot depth of 28.5m and a maximum lot coverage of 56% subject to conditions. One of the required conditions of approval is to receive approval of red-line amendments to the Draft Plan of Subdivision. The requested red-line changes include reconfiguring Block 108 to include 18 new street townhouse lots, the reconfiguring of approved street townhouse blocks into lots, the renumbering of lots and blocks on the plan and the inclusion of phasing on the draft plan. The proposed lots continue to meet the Zoning By-Law requirements.

**Analysis:** The owner of the subject lands has requested changes to the previously draft approved plan of subdivision 31T15-001. The proposed changes include the development of street townhouse lots on a portion of a Multiple Residential Block. The amendment to the Block is required to fulfill the conditions of the minor variance approved through the Committee of Adjustment. The applicant is also requesting that the phasing of the draft plan approval is included in the approval.

The numbering of all lots will be updated with the proposed new subdivision plan. The changes to blocks are summarized as follows:

	Original Block	Proposed Lot / Block
New street townhomes	108	11-28
Single Detached	103	41-46

Single Detached	104	35-40
Single Detached	105	29-34
Single Detached	106	6-10
Single Detached	107	1-5

The first phase of the development will include 27 single detached dwellings, 16 semi-detached dwellings and 28 street townhouse dwellings along with a park block, stormwater management facility and a walkway block.

The second phase will include 29 single detached dwellings, 6 street townhouse dwellings and multiple blocks.

The final phase will consist of 34 single detached dwellings, 8 semi-detached dwellings and 12 street townhouse dwellings.

Staff are also recommending that condition #31 is updated to reflect the standards of the Goderich Exeter Railway and the City's slope standards. The required height of the berm is proposed to be decreased by 0.5m.

**Financial Impact:** No municipal expenses are anticipated to support the requested changes.

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

#### **Mobility, Accessibility and Design Excellence**

Improving ways to get around, to and from Stratford by public transit, active transportation and private vehicle.

#### **Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

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

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

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

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 "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."**

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- 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."**

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Jeff Bannon, MCIP, RPP – Planner



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Alyssa Bridge, Manager of Planning



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Joan Thomson, Chief Administrative Officer