



Stratford City Council Special Council Open Session MINUTES

Meeting #: 4724th
Date: Thursday, June 29, 2023
Time: 5:30 P.M.
Location: Council Chamber, City Hall

Council Present: Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, Councillor Burbach, Councillor Henderson, Councillor Hunter, Councillor McCabe, Councillor Nijjar, Councillor Wordofa

Regrets: Councillor Briscoe, Councillor Sebben

Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Taylor Crinklaw - Director of Infrastructure and Development Services, Danielle Clayton - Recording Secretary, Vincent Wen - Planner

Also Present: Members of the public

1. Call to Order:

Mayor Ritsma, Chair presiding, called the Council meeting to order.

Land Acknowledgment

Moment of Silent Reflection

The Mayor welcomed Vincent Wen, Planner, to the City and congratulated him on his new position.

2. Declarations 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 to otherwise comply with the *Act*.

Name, Item and General Nature Thereof

No declarations of pecuniary interest were made at the June 29, 2023, Special Council meeting.

3. Orders of the Day:

3.1 Resolution - Plan of Condominium Application and Exemption from the Draft Approval Process 31CDM23-001, 3202 Vivian Line 37 (COU23-083)

Vincent Wen, Planner, referring to a PowerPoint presentation, provided an overview of Plan of Condominium Application and exemption from the Draft Approval Process, 31CDM23-0001 for 3202 Vivian Line 37. Highlights of the presentation included:

- the proposed Plan of Condominium containing a total of 35 units, 14 of which are residential units and 21 parking units;
- the remainder of the plan proposed to be a private street, visitor parking, waste disposal, a transformer, gas meter, walkways, storage area and an amenity area;
- a building permit having been issued for the two-storey residential development that forms Phase 1 of the proposed Plan of Condominium;
- the existing use of the site currently being residential and is under construction;
- the owner was granted site plan approval on August 5, 2022;
- the City continues to hold securities on this Site Plan Agreement;
- the subject lands were rezoned in September 2021 to allow for a minimum density of 55 units per hectare (uph) for townhouse dwellings, 60uph for all other permitted uses, increased minimum

rear setback, zoning regulations for townhouse dwellings, shared living residence parking rate and definition;

- the proposal will contribute to a mix housing types within the community;
- the development is located on a public transit route and all infrastructure required for the development is already in place;
- the request and request for exemption is appropriate for the subject lands and is consistent with the Provincial Policy Statement;
- the application was circulated to internal departments and external agencies on May 11, 2023; and
- staff are recommending approval of the application as the request is consistent with the Provincial Policy Statement and conforms with the goals, objectives and policies of the Official Plan.

In response to questioning, the Clerk clarified the motion should reflect that there are 157 units including 64 residential units and 93 parking units.

The Director of Infrastructure and Development Services advised that the Planning Department requested that the parking units be counted individually as 93 units. There are 64 residential units proposed along with 93 parking spaces.

R2023-321

Motion by Councillor Henderson

Seconded by Councillor Hunter

THAT the delegation of Dave Hannam, Zelinka Priamo Ltd., regarding the draft approval to Plan of Condominium, 31CDM-23001 for 3202 Vivian Line 37, be heard.

Carried.

Dave Hannam, Planner with Zelinka Priamo Ltd., provided the following information:

- no increase to the number of approved units;
- Council previously approved the maximum residential units of 64 for this development;

- each condominium unit is allocated a storage locker and one parking space; and
- the remaining parking spaces will be allocated for visitor parking.

Mr. Hannam clarified that the request is to create conveyable titles for the residential units, parking spaces and the storage lockers. At this time, Building E and the drive aisle is constructed as Phase 1 of 5. Mr. Hannam explained the registration process to have all the documents on title. It was stated that if the exemption is approved, it will be applied to all phases of the development. As each phase needs to be completed, the drawings will be presented to Council.

R2023-322

Motion by Councillor Beatty

Seconded by Councillor Hunter

THAT the City of Stratford grant draft approval to Plan of Condominium 31CDM-23001 submitted by Hyde Construction Limited, prepared by Zelinka Priamo Ltd., certified by Trevor D.A. McNeil, OLS, File No. 48291-101-CD1.2, drawing file name 48297-101-CD1.DWG, dated April 19, 2023. The Plan contains a total of 14 residential units and 21 parking spaces, located at 3202 Vivian Line 37;

THAT the City of Stratford approve the application for exemption from the Draft Plan of Condominium approval process submitted by Hyde Construction Limited, prepared by Zelinka Priamo Ltd., certified by Trevor D.A. McNeil, OLS, File No. 48291-101-CD1.2, drawing file name 48297-101-CD1.DWG, dated April 19, 2023. The Plan contains a total of 157 units including 64 residential units and 93 parking units, located at 3202 Vivian Line 37;

AND THAT the above is recommended for the following reasons:

1. **the request is consistent with the Provincial Policy Statement; and**
2. **the request conforms with the goals, objectives and policies of the Official Plan.**

Carried

4. Reading of the By-laws:

The following By-law required First and Second Readings and Third and Final Readings:

R2023-323

Motion by Councillor Nijjar

Seconded by Councillor Henderson

THAT By-law 83-2023 be read a First and Second Time.

Carried two-thirds support

R2023-324

Motion by Councillor Biehn

Seconded by Councillor McCabe

THAT By-law 83-2023 be read a Third Time and Finally Passed.

Carried

4.1 Confirmatory By-law – By-law 83-2023

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on June 29, 2023.

5. Adjournment:

R2023-325

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT the June 29, 2023, Special Council Meeting adjourn.

Carried

Meeting Start time: 5:33 P.M.

Meeting End time: 5:55 P.M.

Mayor - Martin Ritsma

Clerk - Tatiana Dafoe