



**Stratford City Council
Special Council Open Session
AGENDA**

Meeting #: 4766nd
Date: Thursday, March 20, 2025
Time: 6:30 P.M.
Location: Council Chamber, City Hall
Council Present: Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, Councillor Briscoe, Councillor Burbach, Councillor Henderson, Councillor Hunter, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa
Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Tim Wolfe - Director of Community Services, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief, Audrey Pascual - Deputy Clerk, Miranda Franken - Council Clerk Secretary

To watch the Special Council and Public Meeting live, please click the following link:

<https://video.isilive.ca/stratford/live.html>

A video recording of the meeting will also be available through a link on the City's website

<https://calendar.stratford.ca/meetings> following the meeting.

Pages

1. Call to Order:

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

Land Acknowledgment

Moment of Silent Reflection

Respectful Conduct Statement

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

3. Adjournment to Public Meetings under the Planning Act:

1 - 51

Motion by _____

THAT the Special Council Meeting adjourn to Public Meetings under the Planning Act, to hear from members of the public with respect to the following planning matters:

- Zone Change Application Z05-24 for 156 Albert Street;
- Draft Plan of Subdivision Application 31T15-001 and Zone Change Application Z06-24 for 576 O'Loane Avenue;
- Draft Plan of Subdivision Application 31T24-002 and Zone Change Application Z07-24 for 1296 O'Loane Avenue;

and to reconvene following the Public Meetings.

4. Reading of the By-laws:

52

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

4.1 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on March 20, 2025.

Motion by _____

THAT By-law 4.1 be read a First and Second Time.

Motion by _____

THAT By-law 4.1 be read a Third Time and Finally Passed.

5. Adjournment:

Motion by _____

THAT the March 20, 2025, Special and Public Council Meeting adjourn.



PLANNING REPORT

Date: March 20, 2025
To: Mayor and Council
From: Robyn McIntyre, RPP MCIP, Consulting Planner
Report#: COU25-021
Attachments: Site Plan and Public Comments Received

Title: Statutory Public Meeting Report for 156 Albert Street, proposed Zoning Change Application Z05-24.

Objective: The purpose of this report is to describe the application submitted by Zelinka Priamo Ltd. on behalf of Upper Avon Holdings Inc. for Zone Change Application Z05-24.

The application was initially submitted on November 7, 2024, and was subsequently deemed complete on November 13, 2024. Following the application being deemed complete, it was determined that site plan revisions were required to reflect the requested relief. The revisions were applied, and an updated site plan drawing dated January 22, 2025, was received for circulation.

Zoning Bylaw Amendment

The proposed Zone Change Application seeks to provide relief from a number of provisions of the City's Zoning Bylaw to allow for a former Funeral Home building to be adaptively reused as a twelve-unit apartment building with associated parking, amenities, and landscaping.

The Public Notice was circulated on February 14, 2025, and indicated that site specific provisions were required for ground-floor residential uses, a reduction in the number of required visitor parking spaces, and permission for parking in the front yard. Following a subsequent review of the application and these requests, it was determined that different and additional site-specific provisions are required to accommodate the proposal. As such, the following site-specific relief is requested:

- 1) Table 5.3.2 iii) and Section 4.21 b) – To permit a planting strip / fence height of 1.5 metres in a driveway visibility triangle whereas the Zoning Bylaw requires a maximum height of 0.75 metres.

- 2) Section 4.7.3 b) – To permit a maximum fence height of 1.5 metres in a driveway visibility triangle, whereas the Zoning Bylaw requires a maximum fence height of 0.75 metres.
- 3) Section 5.2 a) ii) – To permit a parking space width of 2.8 metres where abutting an obstruction taller than 0.2 metres, whereas the Zoning Bylaw requires a minimum width of 3.0 metres.
- 4) Section 4.7.3 a) – To permit a parking space within a driveway visibility triangle, whereas the Zoning Bylaw does not presently permit such.
- 5) Table 5.3.2 iii) – To permit parking within the required exterior side yard setback, whereas the Zoning Bylaw does not presently permit such.
- 6) Section 7.3.3.2 b) – To permit an Apartment Building to have dwelling units on the main floor within the Central Business District, whereas the Zoning Bylaw does not presently permit such.

The following reports were submitted in support of the application:

- Planning Justification Report;
- Draft Zoning Bylaw Amendment;
- Elevations and Floorplans;
- Functional Servicing Report; and
- Site Plan Drawing Set.

Location and Zoning Map



Background: The subject lands are located northwest of the intersection of Albert Street and Nile Street, legally described as LT 216 PL 20 STRATFORD; PT LT 215 PL 20 STRATFORD AS IN R78527 EXCEPT EASEMENT THEREIN ; STRATFORD. The subject lands are a corner lot, being approximately 0.12 ha in area with 38 metres of frontage on Albert Street and 32 metres of frontage on Nile Street.

Site Characteristics

Characteristic	Information
Existing Use:	Vacant Commercial Building with associated Parking.
Frontage:	38 metres – Albert Street 32 metres – Nile Street
Depth	38 metres – Albert Street
Area	0.12 hectares

Characteristic	Information
Shape	Rectangular, Corner Lot.

Surrounding Land Uses

Direction	Use
North	Commercial
East	Residential
West	Commercial
South	Residential

Subject Lands from Albert Street



Subject Lands from Nile Street



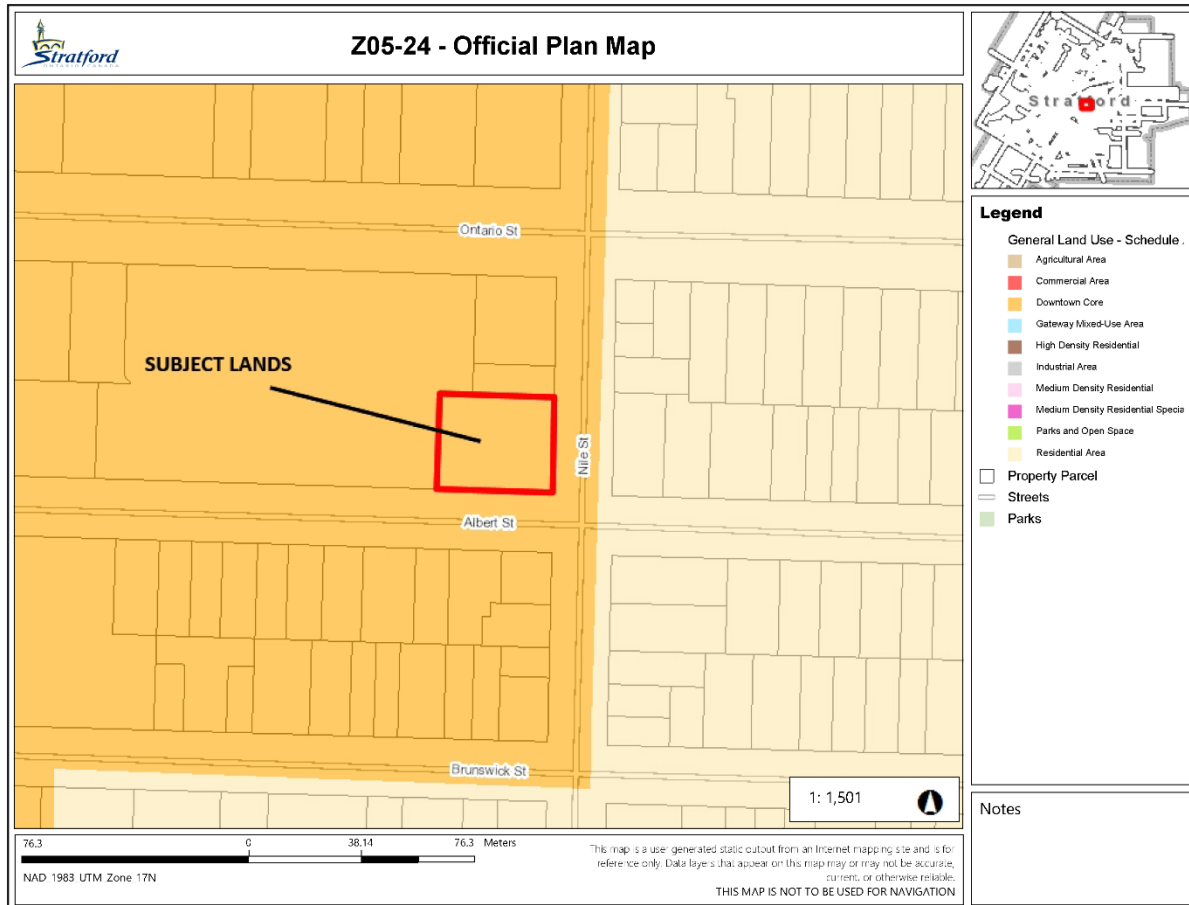
Official Plan Designation

The property is designated Downtown Core in the Official Plan. The Downtown Core designation allows for a range of commercial and residential uses and includes free standing residential buildings (4.4.2).

Compactness and intensity of development are critical elements in maintaining the distinctive character of the Downtown Core and its multi-functional role (4.4.3). The City will encourage the conversion of obsolete buildings to residential purposes (4.4.5).

Albert Street is a Collector Road and Nile Street is a Local Road. Collector Roads serve local travel demands providing connections within neighbourhoods (Table 2). Local Roads serve local travel demands by providing direct access from abutting properties to the road system (Table 2).

Official Plan Map



Zoning Bylaw

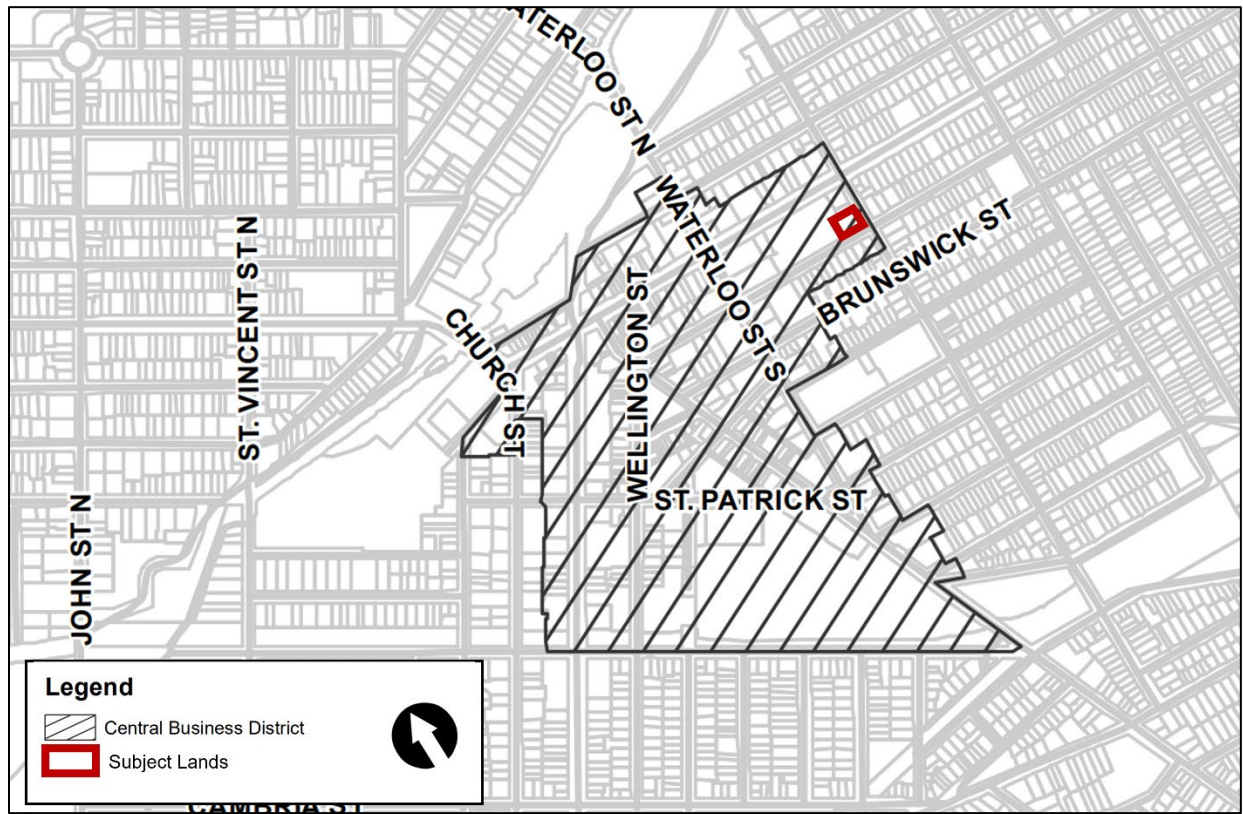
The lands are zoned Central Commercial (C3) Zone in the City of Stratford Zoning Bylaw. This zone permits a range of residential, commercial, and institutional uses. Specific permitted uses include apartment buildings, converted dwellings, professional offices, restaurants, and retail stores, among others (7.2). An Apartment Building is defined as:

"APARTMENT BUILDING means a building containing 5 or more dwelling units, owned or rented as a principal residence, each unit of which is independently accessible from a corridor system connecting with a common entrance from outside the building or from an independent entrance from outside the building, and where the occupants of such units have the common right to use halls, stairs, elevators and yards."

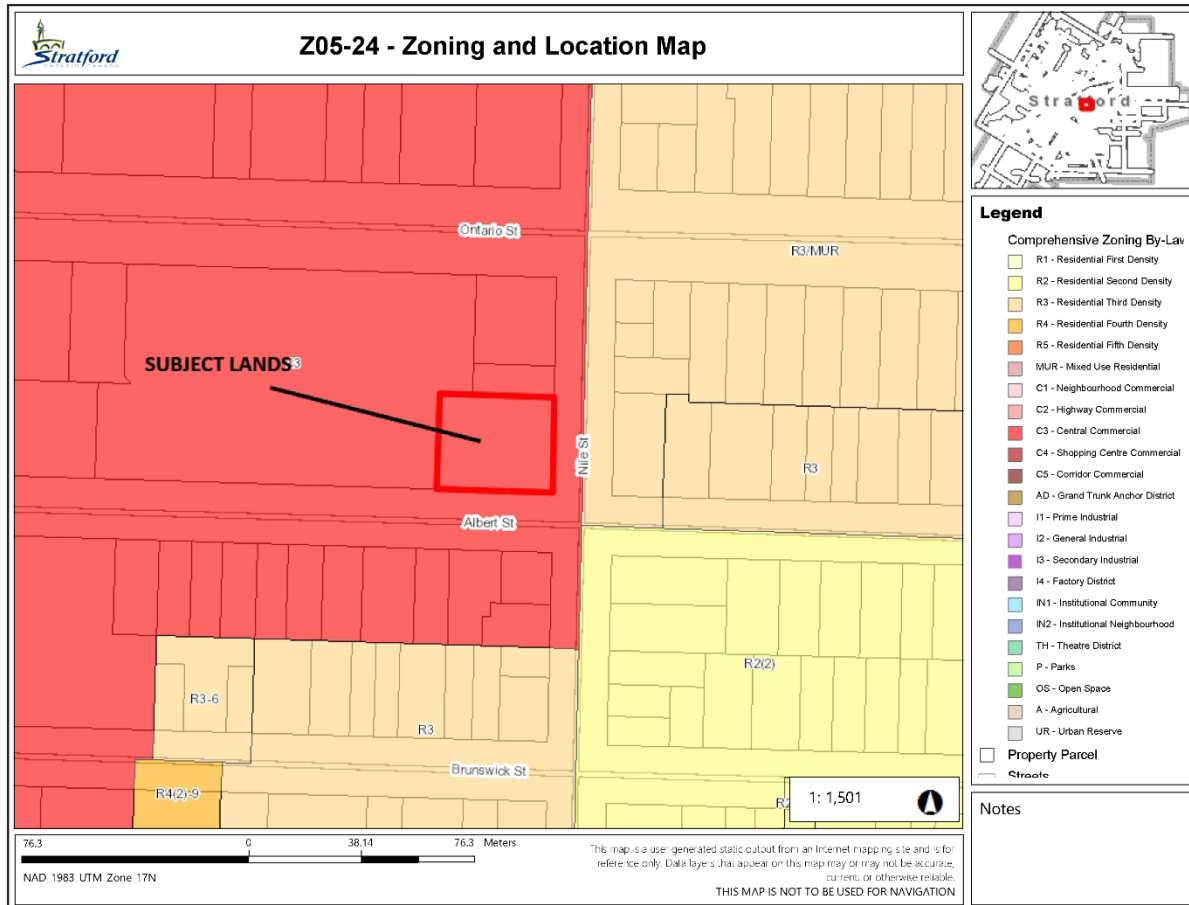
The Zoning Bylaw allows dwelling units on the main floor of an apartment building, but only outside of the Central Business District (7.3.3.2 b). The subject lands are within the Central Business District and propose an apartment building with dwelling units on the main floor.

A rezoning of the lands is required to permit dwelling units on the main floor of an apartment building in the Central Business District, and to recognize zoning deficiencies that result from the adaptive reuse of the property.

Central Business District



Zoning By-law 10-2022 Proposed Amendment Area



Agency Comments

The application was circulated to various agencies on February 14, 2025, with agency comments being due February 28, 2025. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Accessibility Advisory Committee*
 - Accessible parking
 - The site plan shows one accessible parking space. This is within the requirements of the AODA for the total number of spaces currently in the site. Will this space be an allocated space for a resident? Or will it be for visitor use?
 - The Committee would suggest that the developer please consider adding an additional accessible parking space so that if there is a disabled or elderly resident it will be available for dedicated use for the tenant. It

would be very helpful to have a dedicated accessible parking space for visitors also. Given the demographics of Stratford being a majority elderly population and that is set to increase over the next 10 years adding an accessible space at this stage of the development will save in costs of having to add accessible spaces in future years.

- *Staff Note: The Zoning Bylaw requires one barrier-free parking space for this site. The proposal presently includes one barrier-free parking space.*
- Barrier-Free Entrance
- The principal entrance to the building is indicated as barrier free and we assume that means that the doors will be fitted with power door openers and be wider (a minimum of 36") to enable mobility devices to enter smoothly.
- Access to the Building
- The Committee noted that the accessible parking space is a distance from the principal entrance. A resident will be required to navigate across the existing covered parking area before they reach the principal entrance. The Committee discussed that perhaps a crossing of some sort will be required to alert vehicles of those who will be crossing. Is the driveway flanked by a concrete sidewalk? If so then there will need to be transitions from the concrete side walk to the road and back up to the opposite concrete side walk in front of the entrance. Additionally there should be tactile plates at the points of crossing.
- Further, there will need to be a transition curb cuts from the accessible parking access aisle to the adjacent sidewalk. This would enable those using mobility devices to make use of the concrete sidewalks easily.
- The Committee would invite the developer to consider constructing an accessible unit among the 12 units that are proposed in the site plan. The Committee notes that more accessible residential units are required in Stratford not just for those living with disabilities but also for the aging community that constitutes a large proportion of those living in Stratford and those that are attracted to live in Stratford. To this end, ensuring that the bathrooms have an adequate turning radius for mobility devices, grab bars around the toilet, shower or bathtub. Please do not hesitate to contact us for further information regarding the accessibility of building interiors.

- *Canada Post Corporation*
 - Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.
 - Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.
- *Enbridge Gas*
 - Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.
- *Invest Stratford*
 - In regards to Z05-24 – 156 Albert Street, Stratford, the Housing Specialist is in favour of the conversion to residential including the request for ground level residential and parking by-law amendments. Additional housing in the walkable downtown core is desirable. We request that the proponent consider adding an affordable or attainable housing unit to the site. Please reach out to housing@investstratford.com for more information if desired.
- *Stratford Climate Action*
 - There are no comments from the Climate Action Division for this application at this time.
- *Sourcewater Protection*
 - The subject lands **are not** located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan.
- *Stratford Engineering*
 - The Engineering Division has no comments or concerns regarding this application.

- *Stratford Fire Prevention*
 - No comments from Fire Prevention at this time.
- *Stratford Parks*
 - No concerns.
- *Stratford Deputy Clerk*
 - We [have] no further concerns as the applicant has confirmed that they will meet the minimum parking requirements.

Public Comments

Notice of the application and public meeting was sent to surrounding property owners on February 14, 2025. Notice was also published in the Beacon Herald on February 22, 2025. A number of written public comments have been received to date and have been appended to the Council Agenda for the March 20, 2025 public meeting. The key concerns raised through the public comments included the following:

- Unit tenure, if units will be owned or rented.
- Unit size / square footage, and how many bedrooms are proposed in each unit.
- Number of parking spaces for visitors and assigned spaces for each unit.
- Urban Canopy, existing vs. proposed landscaping.
- Opportunities for sustainable initiatives such as reduced parking to promote active transportation.

The public's questions and comments have been provided to the applicant for a response. The following information has been provided to date:

- All units will be owned and rented by one entity.
- These are purpose-built rentals.
- These will not be subsidized.
- Each unit is 2 bedrooms and roughly 800 square feet.

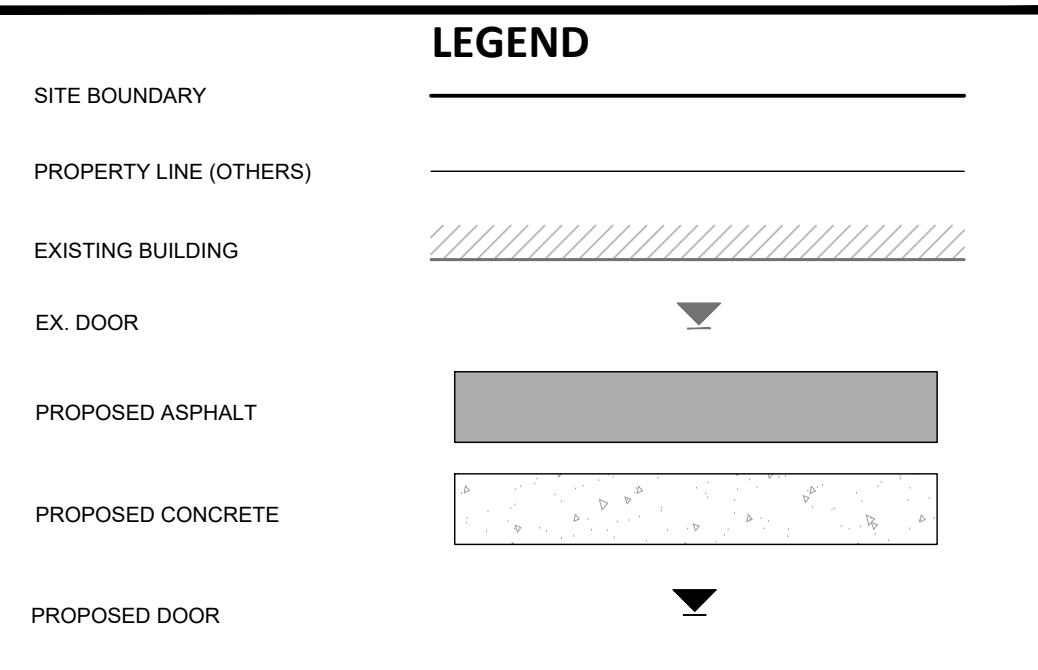
Any public comments received after this report is finalized will be provided to Council for consideration.

Analysis: To be reported in a future planning report.

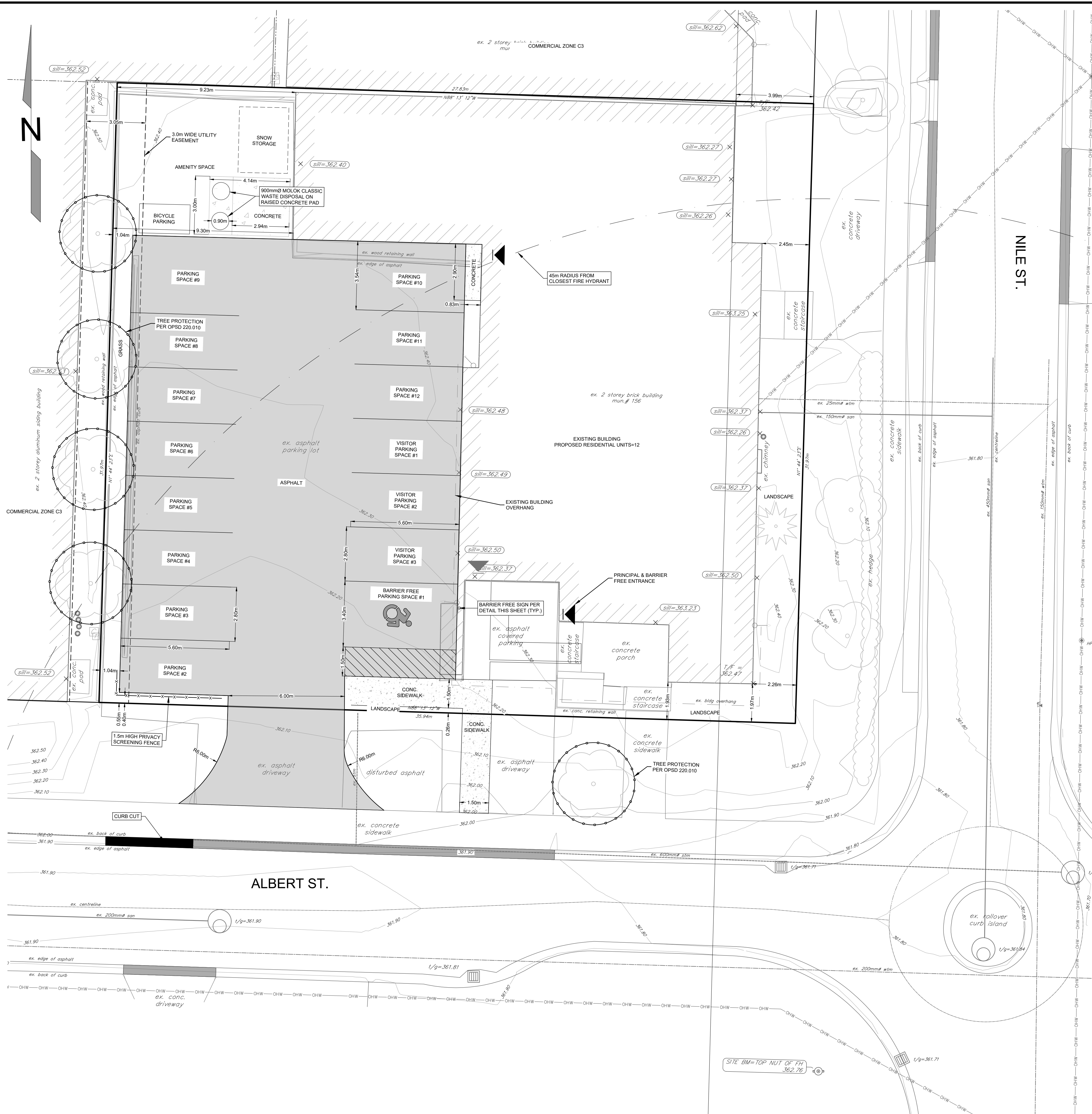
Financial Impact: To be reported in a future planning report.

Staff Recommendation: THAT Council hear all interested persons with respect to Zone Change Application Z05-24.

Recommended by:	Robyn McIntyre, RPP, MCIP, Consulting Planner
Reviewed by:	Pierre Chauvin, RPP, MCIP, Consulting Planner
	Marc Bancroft, RPP, MCIP, Manager of Planning
	Adam Betteridge, RPP, MCIP, Director of Planning and Building Services
Approved for Council by:	Joan Thomson, Chief Administrative Officer


ZONING INFORMATION:

ZONING TYPE:	CENTRAL COMMERCIAL ZONE		
ZONE:	C3		
	EXISTING	PROPOSED	REQUIRED BY ZONING BYLAW
LOT AREA	1148.985m ²	1148.985m ²	EXISTING
LOT FRONTAGE	31.97m	31.97m	EXISTING
FRONT YARD DEPTH	2.26m	2.26m	3.0m (MAX.)
REAR YARD DEPTH	9.23m	9.23m	0.0m (MIN.)
INTERIOR SIDE YARD DEPTH	0.0m	0.0m	0.0m (MIN.)
EXTERIOR SIDE YARD DEPTH	1.93m	1.93m	3.0m (MAX.)
LOT COVERAGE	40%	40%	N/A
LANDSCAPED OPEN SPACE	N/A	N/A	N/A
TOTAL APARTMENT BUILDING PARKING SPACES	N/A	12 SPACES	1 SPACE PER UNIT =1x12=12 SPACES
TOTAL VISITOR PARKING SPACES	N/A	3 SPACES	0.25 SPACES PER UNIT =0.25x12=3 SPACES
TOTAL BARRIER FREE PARKING SPACES	N/A	1 SPACE	4% OF TOTAL =0.6 SPACES
BUILDING HEIGHT	N/A	10.0m	15.0m (MAX)

BARRIER FREE (BF1) PARKING SIGN DETAIL




Zone Change Application Z06-24

From sharon [REDACTED]
 Date Tue 25-Feb-25 3:37 PM
 To Robyn McIntyre <rmcintyre@mhbcplan.com>

Hello Robyn,

As a property owner of [REDACTED] Stratford, I received a Notice of Application for Zone Change Application Z06-24 regarding 156 Albert St. **I wholeheartedly support the conversion of the existing building to multiple housing units.** The former funeral home building has been vacant for years and its redevelopment / renovation is urgently needed, before it is allowed to degrade further.

I believe that Stratford should encourage the intensification of housing within City boundaries, and especially in and around the downtown core. More residents living within easy walking distance to our downtown will help support local businesses and encourage the use of active transportation for people's daily needs.

Like the building at 156 Albert St, there are a number of other properties which have been vacated or demolished years ago, and continue to sit idle with no sign of redevelopment. These include the location of the former Ontario Street Baptist Church at the corner of Nile St. and Ontario St., the location of the former church at the northeast corner of Waterloo St. S. and Douro St., the location of the former Dominion House at the corner of Downie St. and Guelph St., a large portion of the building at the corner of Downie St. and Kent Lane, and the property at 91 Brunswick St. It is a shame that these prime properties, with easy access to transit and downtown, are not being developed to provide more housing at a time when it is so badly needed.

I hope that my neighbours will also voice their support and that Council will approve the application for the zone change required for this property to be developed into a residential multiple dwelling. I cannot think of a better purpose for the property, and I believe that it will be an asset to the neighbourhood and downtown.

Sincerely,
 Sharon Morrice



PS – I appreciate the inclusion of a Concept Plan with the notice, however most of the text is completely unreadable even with magnification. I found the plan online and the quality is not improved even with enlargement. I'm not sure if there is any way that I could have access to a better quality plan, but if so, I would be interested in looking at the details. Please advise.



Outlook

Zone change application Z06-24

From Valerie Mills-Milde [REDACTED]**Date** Sun 23-Feb-25 11:18 AM**To** Robyn McIntyre <rmcintyre@mhbcplan.com>

Dear Robyn McIntyre,

My husband and I purchased the property at [REDACTED] in August 2024 and have been living here since that time. Our home is directly next to the former funeral home's parking lot, where there now exists a beautiful, newly built cottage.

We are pleased to learn that the property at Albert and Nile streets might be repurposed to provide residential multiple dwellings. The prospect of having a derelict building falling into disrepair is sad to say the least. We believe in refurbishing and repurposing old buildings where possible, and in increasing housing in the city. Our grasp of the plan is cursory at this point but we support the proposal for parking as outlined and the remediation of landscaping on the east side of the building. We wonder what is proposed for alterations of the amenity space, as mentioned in the letter? We hope that some attention will be given to repairing and remediating the exterior of the building where needed.

We are concerned about the number of units planned for the site. Twelve units is difficult to imagine given the square footage of the building. Do some or all of the planned units fall under the category of "affordable housing" ? Will there be a mix? Has any thought been given to dedicating part of the space - perhaps on the lower level - to retail/services?

Thank you for the opportunity to express our views on the application. We certainly support it in principle and hope to see vitalization of the site.

All best,

Valerie Mills-Milde (and Michael Milde)
[REDACTED]

Unfortunately we are unable to attend the meeting on Thursday March 20th but want to have our comments and observations considered.



PLANNING REPORT

Date: March 20, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-027
Attachments: Public Comments Received

Title: Statutory Public Meeting Report for lands formerly known as 576 O'Loane Avenue for proposed modifications to Draft Plan of Subdivision 31T15-001 and Zone Change Application Z06-24

Objective: The purpose of this report is to describe the applications submitted by GSP Group Inc. (c/o Michael Witmer) on behalf of Grandville Inc. (c/o Al Allendorf) with respect to modifications to Draft Plan of Subdivision 31T15-001 and Zone Change application Z06-24. The applications were submitted in December, 2024 and deemed complete on January 30, 2025.

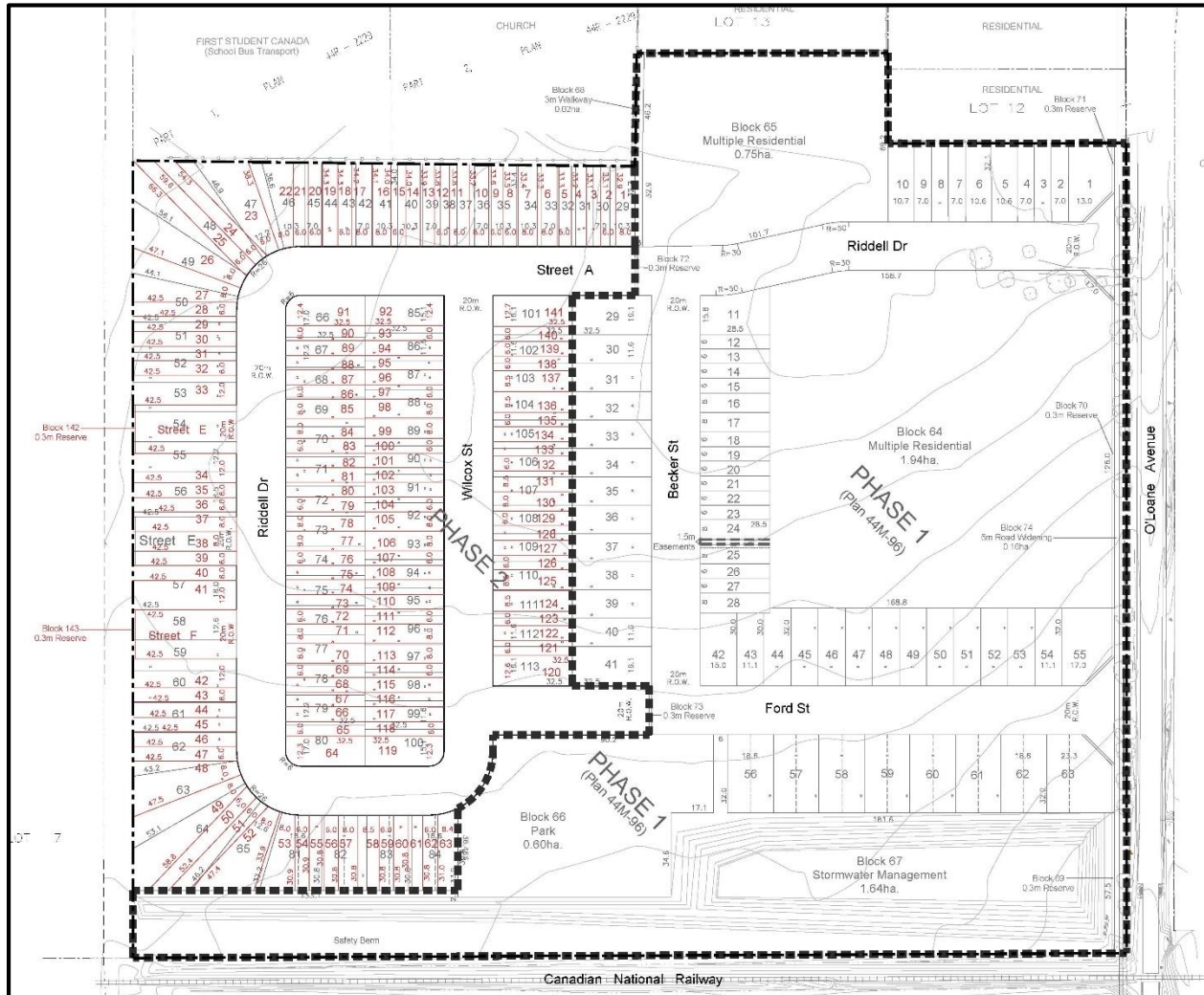
Modifications to Draft Plan of Subdivision

The proposed modifications apply to the undeveloped balance of the subdivision, being Phase 2 of the development, and legally described as Part 1 on Plan 44R-5563 excluding Plan 44M-96. Lotting adjustments are proposed to support 141 street townhouse units compared to the current draft plan approval which supports a total of 89 housing units (comprised of 63 single detached, 8 semi-detached and 18 street townhouse units). This represents an increase of 52 housing units compared to the current draft plan of subdivision. The draft plan approved road network is to remain unchanged except Street E is being adjusted further north and Street F is being added as an additional road stub on the west portion of the site.

The following documents were submitted in support of the applications:

- Proposed Modified Draft Plan of Subdivision
- Planning Justification Report
- Preliminary Stormwater Management and Servicing Brief
- Noise and Vibration Study Addendum
- On-street parking plan

Proposed Modified Draft Plan of Subdivision



Zoning By-law Amendment

The requested Zoning Change Amendment is to rezone the undeveloped balance of the subdivision from the Residential First Density (R1(5)-31) Zone, Residential Second Density (R2(2)-30) Zone and Residential Fourth Density (R4-15) Zone to a new Residential Fourth Density (R4(1)-XX) Zone to allow street townhouse dwellings subject to the following requested site-specific exceptions:

- Minimum side yard width of 2 metres compared to the required minimum side yard width of 2.5 metres under the parent R4 Zone.
- Maximum lot coverage of 52% compared to a maximum lot coverage of 40% under the parent R4 Zone.
- Maximum lot coverage of 54% for the main building and accessory buildings compared to the maximum lot coverage of 45% under the parent R4 Zone.

Location Map



Background: The entire subdivision covers approximately 13.75 hectares of land located on the west side of O'Loane Avenue and south of Huron Street, and adjacent to the Canadian National Railway to the south. Legally described as Part 1 on Plan 44R-5563 excluding Plan 44M-96, the subject applications apply to the undeveloped balance of the subdivision being a 5.3 hectare parcel of land located at the rear of the subdivision, and accessible from Riddell Drive at Becker Street and Ford Drive at Becker Street.

Site Characteristics:

Characteristic	Information
Existing Use:	vacant undeveloped land
Frontage:	20 m – Ford Drive at Becker Street 20 m – Riddell Drive at Becker Street
Depth	210 m
Area	5.3 hectares
Shape	Irregular

Surrounding Land Uses:

Direction	Use
North	Church and school bus depot
East	Future Residential
West	Farmland (Township of Perth South)
South	South of the CNR - residential subdivision containing single detached dwellings and neighbourhood park (AvonWest Park)

Subject Lands from Ford Drive and Becker Street



Subject Lands from Riddell Drive and Becker Street

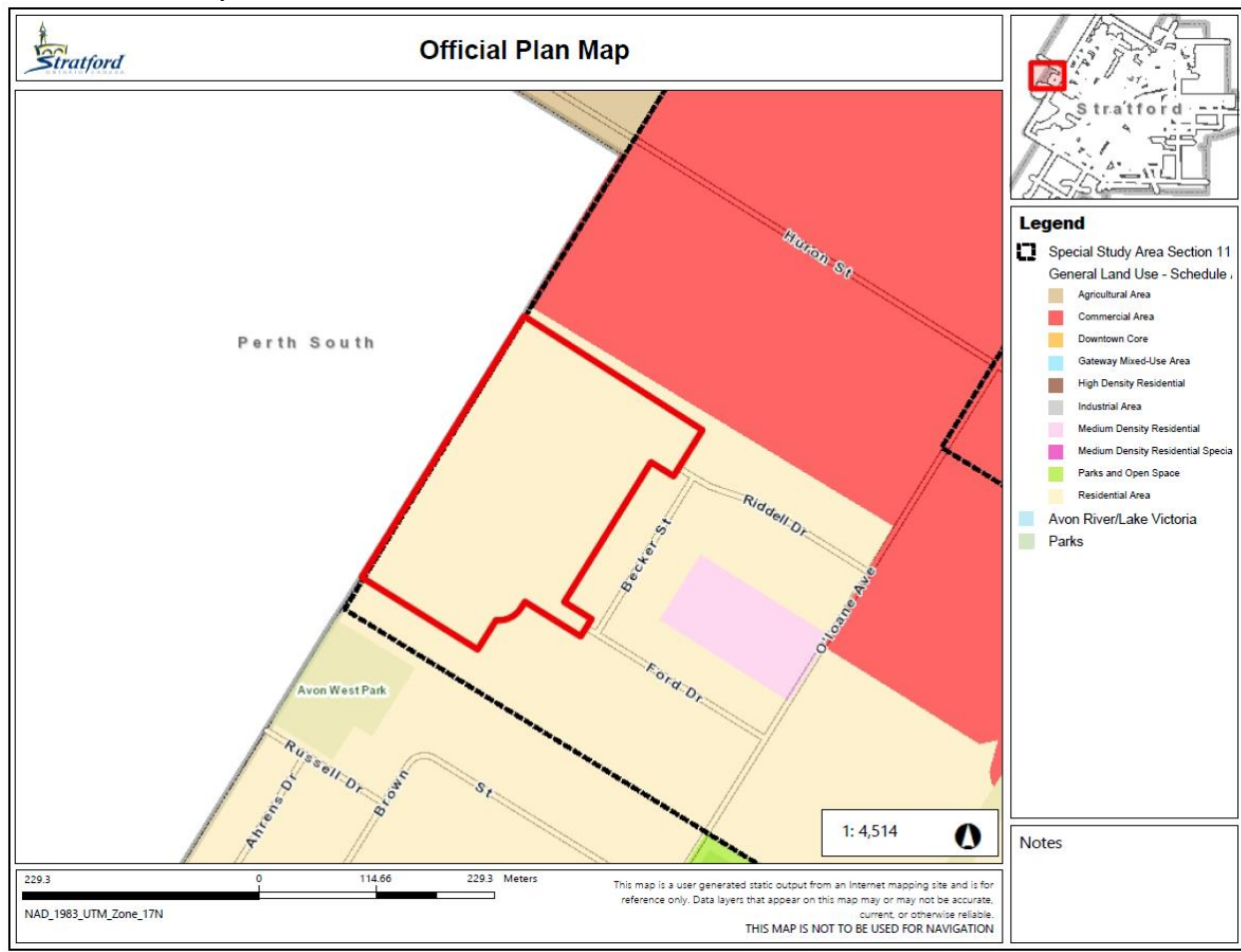


Official Plan Designation

Under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are designated Residential Area, which allows for a range of dwellings types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. Secondary uses are also allowed in the Residential Area designation including convenience commercial uses, home occupations and public uses. The density range for lands designated 'Residential Area' is between 12 and 65 units per net hectare.

Also under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are also located in a Special Policy Area applicable to the vicinity of Huron Street and O'Loane Avenue. Such lands have been identified, through the City's Commercial Needs Study (2002) and Amendment No. 10 to the City's Official Plan, as the potential location for large format retail development that cannot be accommodated or attracted to the Downtown Core. Considering the subject lands are designated Residential Area under the City's Official Plan, this Special Policy Area does not apply.

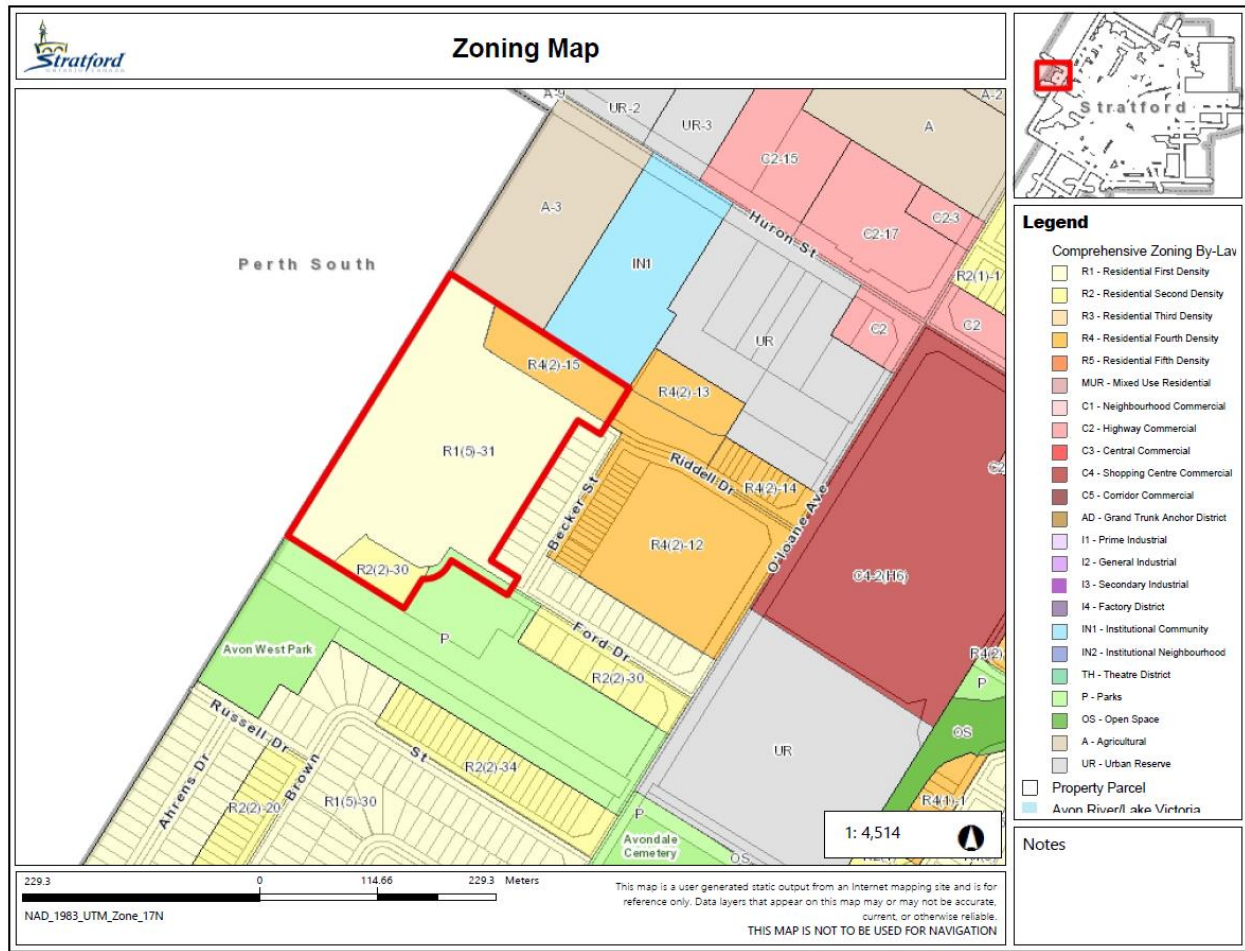
Official Plan Map



Zoning

The subject lands are currently zoned Residential First Density (R1(5)-31) Zone, Residential Second Density (R2(2)-30) Zone, and Residential Fourth Density (R4-15) under the City of Stratford Comprehensive Zoning By-law. These lands are currently zoned, respectively, to permit single detached dwellings, semi-detached dwellings and street-townhouse dwellings.

Existing Zoning Map



Agency Comments

The application was circulated to various agencies on February 14, 2025, with agency comments being due February 28, 2025. All agency comments are summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Climate Action*
 - There are no comments from the Climate Action Division for this application at this time.
- *Sourcewater Protection (Upper Thames River Conservation Authority)*
 - The subject lands **are not** located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan.
- *Stratford Fire Prevention*
 - No comments from Fire Prevention at this time.
- *Festival Hydro*
 - We have no concerns with this proposal. The existing electrical distribution layout that was designed will need to be adjusted by the applicant to accommodate the new lots.
- *Hydro One*
 - No comments or concerns at this time.

Public Comments

Notice of the application and public meeting was sent to surrounding property owners on February 14, 2025. Notice was also published in the Beacon Herald on February 22, 2025.

A number of written public comments have been received to date and have been appended to the Council agenda for the March 20, 2025 public meeting. To date, the key concerns raised by the public include:

- Traffic and the cumulative impact on O’Loane Avenue. A suggestion that a new road should connect the back half of the subdivision to Huron Street (Highway 8).
- Increased density impacts including snow removal, street parking and less privacy.
- Rental housing may lead to neighbourhood instability and property standards issues.
- Lack of greenspace proposed.

- Growth is occurring without adequate attention to infrastructure (roads) and public service delivery.

Any public comments received after this report is finalized will be provided to Council for consideration. Following the public meeting, any public comments received will be considered by Council before a decision is rendered.

Analysis: To be provided in a future planning report.

Financial Implications: To be provided in a future planning report

Staff Recommendation: THAT Council hear all interested persons with respect to the proposed modifications to Draft Plan of Subdivision 31T15-001 and Zone Change Application Z06-24.

Recommended by: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

Reviewed by: Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services

Approved for Council by: Joan Thomson, Chief Administrative Officer

From: [Max Sanchez](#)
To: [Marc Bancroft](#)
Subject: Subdivision 31T15-001 Draft Plan Concerns
Date: Friday, February 28, 2025 9:35:58 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Bancroft,

I'm writing regarding the proposed modifications to draft plan of subdivision 31T15-001. I would like to express my concerns and non-agreement to the proposed lotting adjustments and to the site specific exceptions to create a new residential fourth density.

- Significant increase in vehicle traffic, creating:
 - neighborhood congestion / parking issues / vehicles left on the street
- Overcrowding of residents, creating:
 - neighbor disputes ([REDACTED])
 - Less privacy
- Less space to pile snow and garbage bins
- More rental units instead of owners living in them, leading to neighborhood instability and less care.

Best Regards,

Max Sanchez

From: [Elizabeth Leasa](#)
To: [Marc Bancroft](#)
Subject: Modifications to draft plan 31T15-001
Date: Friday, February 28, 2025 3:11:10 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am speaking in opposition of proposed modifications to the draft plan and zoning changes.

I have several concerns regarding the proposed modifications to the draft plan, specifically the increase to density. Increasing the number of units from 89 (mix of detached, semi-detached, and townhomes) to 141 *strictly* townhome units - an increase of 52 units- will undoubtedly have significant adverse effects to the already heavy, and at times, treacherous, traffic on O'Loane, and at the intersections of O'Loane/Huron and O'Loane/Lorne. Furthermore, increasing the residential density by this magnitude while also decreasing setbacks and increasing lot coverage percentage will create a neighbourhood overly crowded with both people and vehicles. This crowding creates numerous logistical issues, including issues with snow removal and street parking. This winter is a perfect example: where would the snow go? Additionally, crowding, such as that this scenario will create, will lend to the perfect environment for development of chaos and inferior aesthetic appearance within the neighbourhood, while delivering lower quality of life and standard of living for those residing in and around the area. For lack of better wording, these proposed modifications will essentially create a ghetto. It will undoubtedly be a haven for investors.

Conversely, a modification I could endorse would be to include green space/a park, which is a glaring omission of this plan. Imagine an overcrowded and chaotic neighbourhood with zero green space for retreat.

I am uncertain who is requesting these amendments to the plan. Is it the builder making the request in attempt to fix their cash flow issues due to the current market? Or is the City making the amendment request in a feign attempt to increase the amount of [still unaffordable] housing available within the city? Regardless, it is extremely disheartening as a resident and a tax payer that made and approved plans are simply to be amended to the detriment of residents.

Again, I am opposed to the modifications to the draft plan and zoning amendments. I implore Council to also oppose these modifications.

Regards,

Elizabeth Leasa

From: [Jason Hoyles](#)
To: [Marc Bancroft](#)
Subject: Subdivision 31T15-001
Date: Sunday, March 2, 2025 2:40:04 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Marc Bancroft and Stratford Council:

I would like to address a few concerns with the proposed zoning changes to Subdivision 31T15-001.

We have been adding a lot of subdivisions all over Stratford the last few years. This is acceptable but only to a point. There are negative impacts that result when we move behind that point, which I believe we have reached. The reason I feel this way is because we have not changed our infrastructure to match the growth in housing. This is mainly seen in traffic flow everywhere we go. For the first time ever, for example, we now have a rush hour between 4:30 and 5:30. One may say that we can't change the road system in Stratford (especially along Ontario Street, Huron Street, and Erie street and in the downtown) because of various reasons. If that is true, then stop building houses and approving subdivisions. If it isn't true, then make appropriate changes to the roads.

As a school teacher, I also see that SDSS is at its max. I have been teaching in the same building for 20+ years and there are definite negative effects to having so many students crammed into the school. We are seeing similar trends in other schools within Stratford.

There is also added pressure being put on all public services. Despite what our provincial government claims, there has been less money pouring into these services and you are stressing them more by allowing more people to pour into Stratford.

Overall, what I say here about the proposed changes also applies to any other subdivisions you are planning to approve. Stop building houses. Our small town can only handle so much without you appropriately changing infrastructure and addressing the added pressures on public services.

Thanks,

Jason Hoyles

Sent from my iPhone

From: [Brenda M](#)
To: [Marc Bancroft](#)
Subject: Concerns for plan change to change to plan for subdivision 31T15-001
Date: Thursday, February 27, 2025 12:57:35 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I received notice in the mail regarding the modification to the subdivision 31T15-001 on the West side of O'Loane and south of Huron.

The change is to add 141 townhomes instead of the original plan for single detached, semi detached and 18 townhomes.

I live [REDACTED]. With the original plan I had concerns about the amount of traffic it will bring to O'Loane.

Even now without anyone living in the subdivision it is sometimes difficult to get out at Brown and O'Loane and with the increased number of people that will be living in the subdivision with the plan to build 141 townhomes I have real concerns about the volume of traffic, especially at busy times of day. Also I expect there will be a number of accidents at the intersection by Sobeys exit.

If the plan continues with 141 townhomes there should be a road out to HURON ST from the back half of that subdivision.

Brenda



PLANNING REPORT

Date: March 20, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-028
Attachments: Public Comments Received

Title: Statutory Public Meeting Report with respect to Application for Draft Plan of Subdivision 31T24-002 and Zone Change Application Z07-24

Objective: The purpose of this report is to describe the applications submitted by Glen Schnarr & Associates Inc. (c/o Mark Condello) on behalf of Cachet Developments (North Stratford) Inc. (c/o Marcus Gagliardi) with respect to Application for Draft Plan of Subdivision 31T24-002 and Zone Change Application Z07-24. The applications were submitted in December, 2024, and deemed complete on January 30, 2025.

Application for Draft Plan of Subdivision

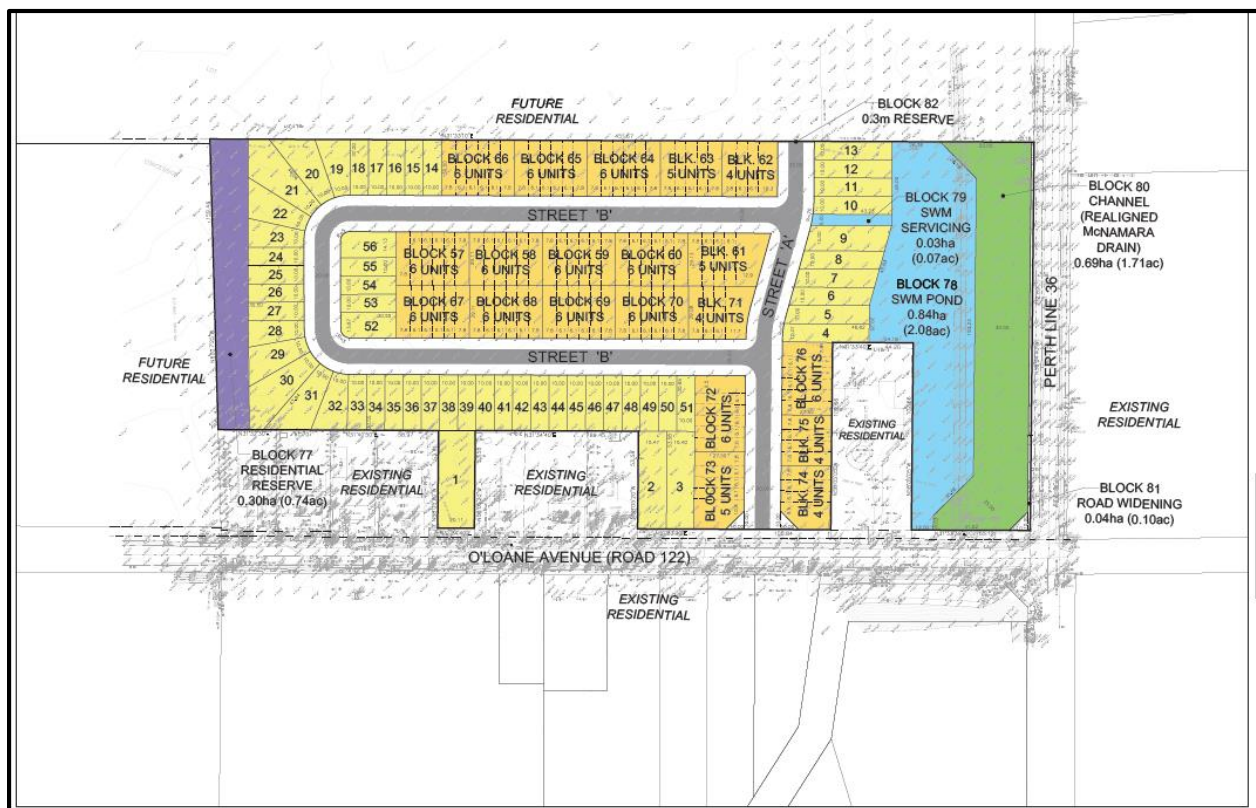
A total of 165 housing units are proposed including 56 single detached dwellings (Lots 1 to 56) and 109 street townhouse dwellings (Blocks 57 to 76). Several blocks are proposed to accommodate a Residential Reserve (Block 77), Stormwater Management (Blocks 78 & 79), Natural Heritage Channel Block associated with the McNamara Drain (Block 80), a road widening dedication along Perth Line 36 (Block 81) and 0.3 metre reserve (Block 82). The Residential Reserve (Block 77), located along the southerly portion of the site, is to be added to the adjacent lands to the south (owned by another developer) to make up the rear portion of future lots that would back onto Lots 21-30 (inclusive) shown on this proposed plan.

A new road network, comprised of Street A and Street B, would be accessible from O'Loane Avenue. Street A would provide a through connection between O'Loane Avenue and future planned residential development situated west of the site. All housing units would be accessible from the new road network except for 3 proposed single detached lots (Lots 1, 2 and 3) located on the west side of O'Loane Avenue and adjacent to existing residences. No road access is proposed to Perth Line 36 considering the McNamara Drain extends along the northerly portion of the site.

The following documents were submitted in support of the applications:

- Draft Plan of Subdivision
- Planning Justification Report
- Site Servicing Plan
- On-Street Parking Plan
- Functional Servicing Report
- Preliminary Stormwater Management Report
- Preliminary Road and Lot Drainage Plan
- Preliminary Hydraulic Analysis of McNamara Drain
- Supplemental Hydrogeological Assessment
- Geotechnical Investigation
- Transportation Impact Study
- Noise Study
- Environmental Impact Study
- Archaeological Assessment (Stages 1 and 2)

Proposed Draft Plan of Subdivision



Zoning By-law Amendment

This Application seeks to rezone the subject lands from the site-specific Agricultural (A-4) Zone to a site-specific Residential Second Density (R2(2)-XX) Zone to allow single detached dwellings, a site-specific Residential Fourth Density (R4(1)-YY) Zone to allow street townhouse dwellings and a Park (P) Zone to allow a stormwater management block and natural heritage block.

The requested (R2(2)-XX) Zone is proposed to accommodate 56 single detached dwellings. The applicant is requesting site-specific zoning provisions relating to lot area, lot frontage, setbacks, height, lot coverage, driveway width, and encroachments. The requested site-specific provisions are outlined in the table below.

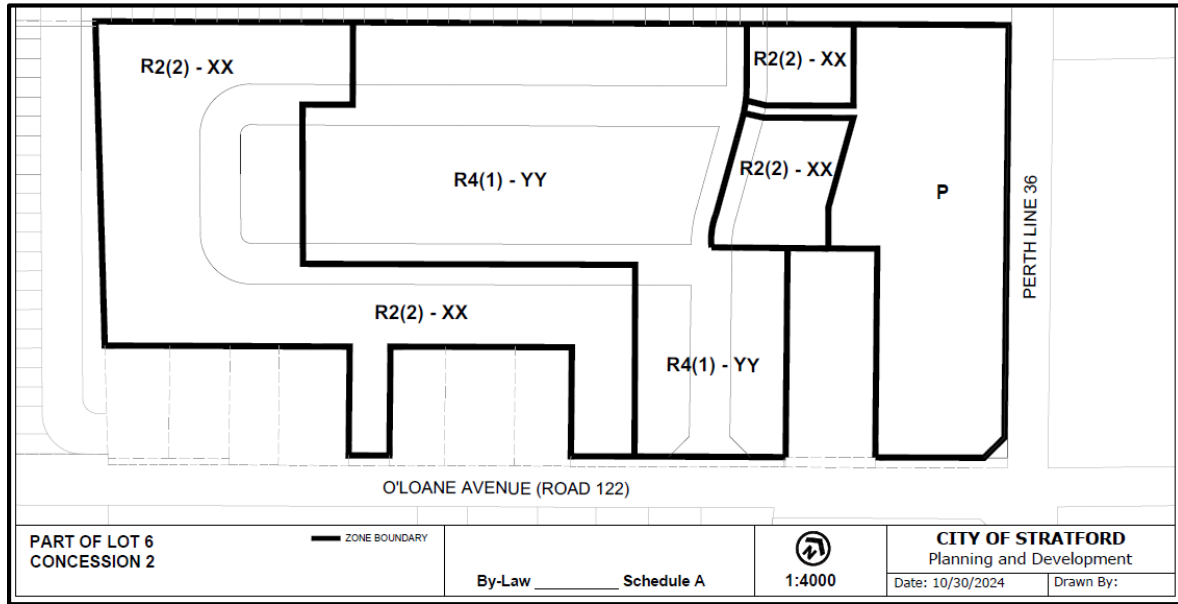
Requested R2(2)-XX	Site-Specific Provisions
Min Lot Area (Corner Lot)	350.0 m ²
Min Lot Frontage (Corner Lot)	11.5 m
Min Front Yard Depth (Dwelling)	4.5 m (to the dwelling) 6.0 m (to the garage)
Min Interior Side Yard Width	1.2 m
Min Exterior Side Yard Width	2.5 m
Aggregate Side Yard Width	1.8 m
Maximum Height	13.0 m or 3 storeys, whichever is lesser
Maximum Lot Coverage for Main Building	50%
Maximum Lot Coverage for Main Building and Accessory Buildings	53%
Encroachments (notwithstanding regulation 3.21.1e))	Bay windows, box windows and box-out windows, with or without foundation, having a maximum width of 3.0 m, may project not more than 1.0 m, exclusive of eaves and cornices, into a required front yard or required exterior side yard
Projections into Required Yards Section (notwithstanding regulation 4.20.1)	Eaves may project into the interior side yard to a maximum of 0.1 m when located on a side yard of 0.6 m.
Maximum Driveway Width (Notwithstanding regulation 5.3.1(b) i))	where a parking area is 5.5 m in width or less, the driveway may have a maximum width of 5.5 m or 55% of the lot width whichever is less.

Requested R2(2)-XX	Site-Specific Provisions
Max Garage Width (Notwithstanding Table 6.4.2 Footnote 4)	any attached or detached garage shall not exceed the fifty-five (55) percent of the elevation facing the front lot line or exterior side lot line.

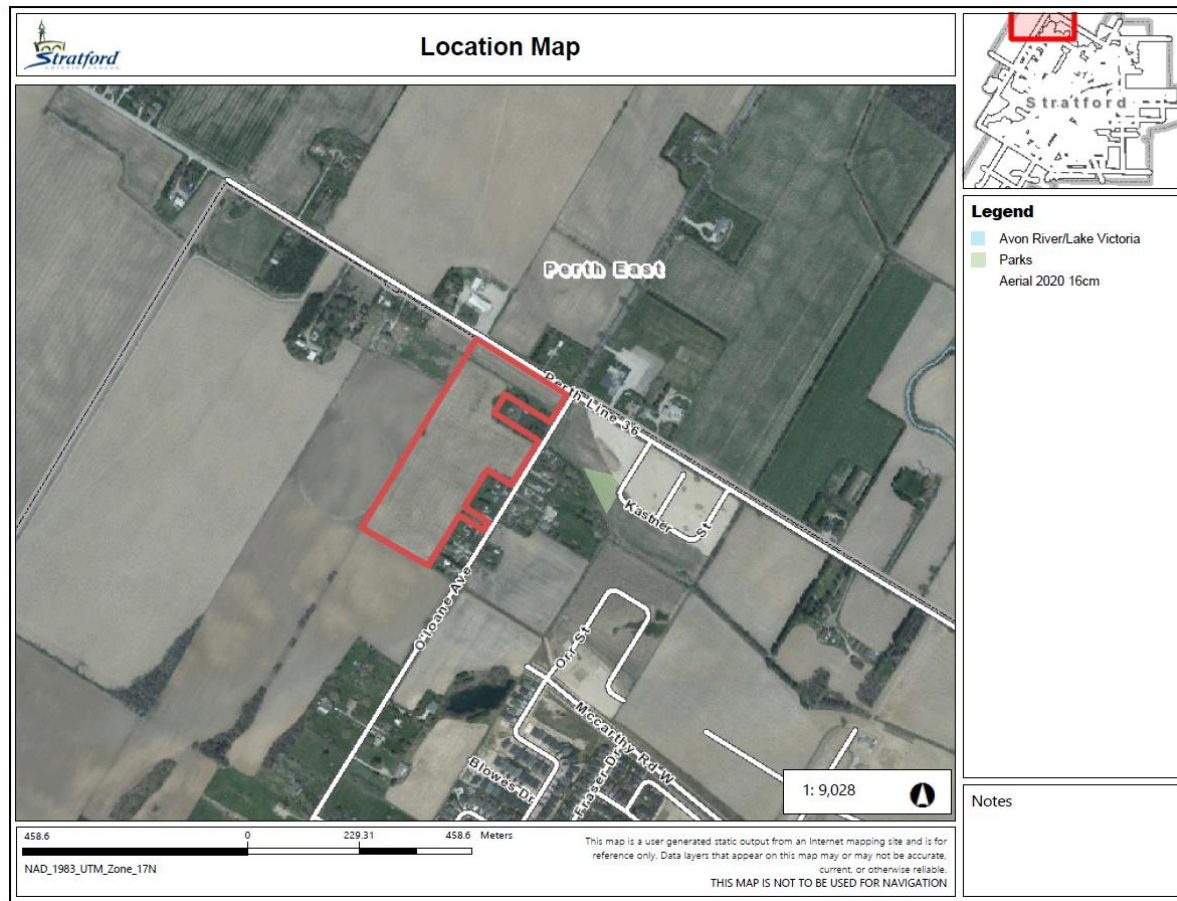
The requested R4(1)-YY Zone is proposed to accommodate 109 street townhouse dwelling units. The applicant is requesting site specific zoning provisions relating to lot area, lot frontage, lot depth, setbacks, height, lot coverage, landscaped open space, garage access, encroachments and a modified definition of "Height". The requested site-specific provisions are outlined in the table below.

Requested R4(1)-YY	Site-Specific Provisions
Min Lot Area per dwelling unit	Interior Lot: 165.0 m ² End Lot: 205.0 m ² Corner Lot: 245.0 m ²
Min Lot Frontage	End Lot: 7.5 m Corner Lot: 9.0 m
Min Lot Depth	27.0 m
Min Front Yard Depth	6.0 m to the garage 4.5 m to the dwelling
Min Interior Side Yard Width	1.2 m
Min Exterior Side Yard Width	2.0 m
Max Height	13.5 m or 3 storeys, whichever is lesser
Max Lot Coverage	65%
Max Lot Coverage (Accessory Uses)	5%
Min Landscaped Open Space	20%
Encroachments (notwithstanding regulation 3.21.e))	Bay windows, box windows and box-out windows, with or without foundation, having a maximum width of 3.0 m, may project not more than 1.0 m, exclusive of eaves and cornices, into a required front yard or required exterior side yard
Modified definition of "Height"	HEIGHT when used in reference to a building or structure with a sloped roof, means the vertical dimension between the average grade at the base of such building or structure and the mean height level between the eaves and ridge, exclusive of any permitted height exceptions.

Proposed Zoning Schedule



Location Map



Background: The subject lands are located on the west side of O’Loane Avenue and on the south side of Perth Line 36. Having an area of approximately 7.95 hectares and frontages of approximately 190 metres and 210 metres, respectively, along O’Loane Avenue and Perth Line 36, the lands are vacant and used for agricultural purposes.

Site Characteristics:

Characteristic	Information
Existing Use:	vacant undeveloped – agricultural land
Frontage:	190 m – O’Loane Avenue 210 m – Perth Line 36
Depth	210 m
Area	7.95 hectares
Shape	Irregular

Surrounding Land Uses:

Direction	Use
North	Agricultural lands (Township of Perth East)
East	Residential uses in the form of single detached dwellings
West	Agricultural lands (designated for residential development)
South	Agricultural lands (designated for residential development)

Subject Lands from Perth Line 36



Subject Lands from O'Loane Avenue

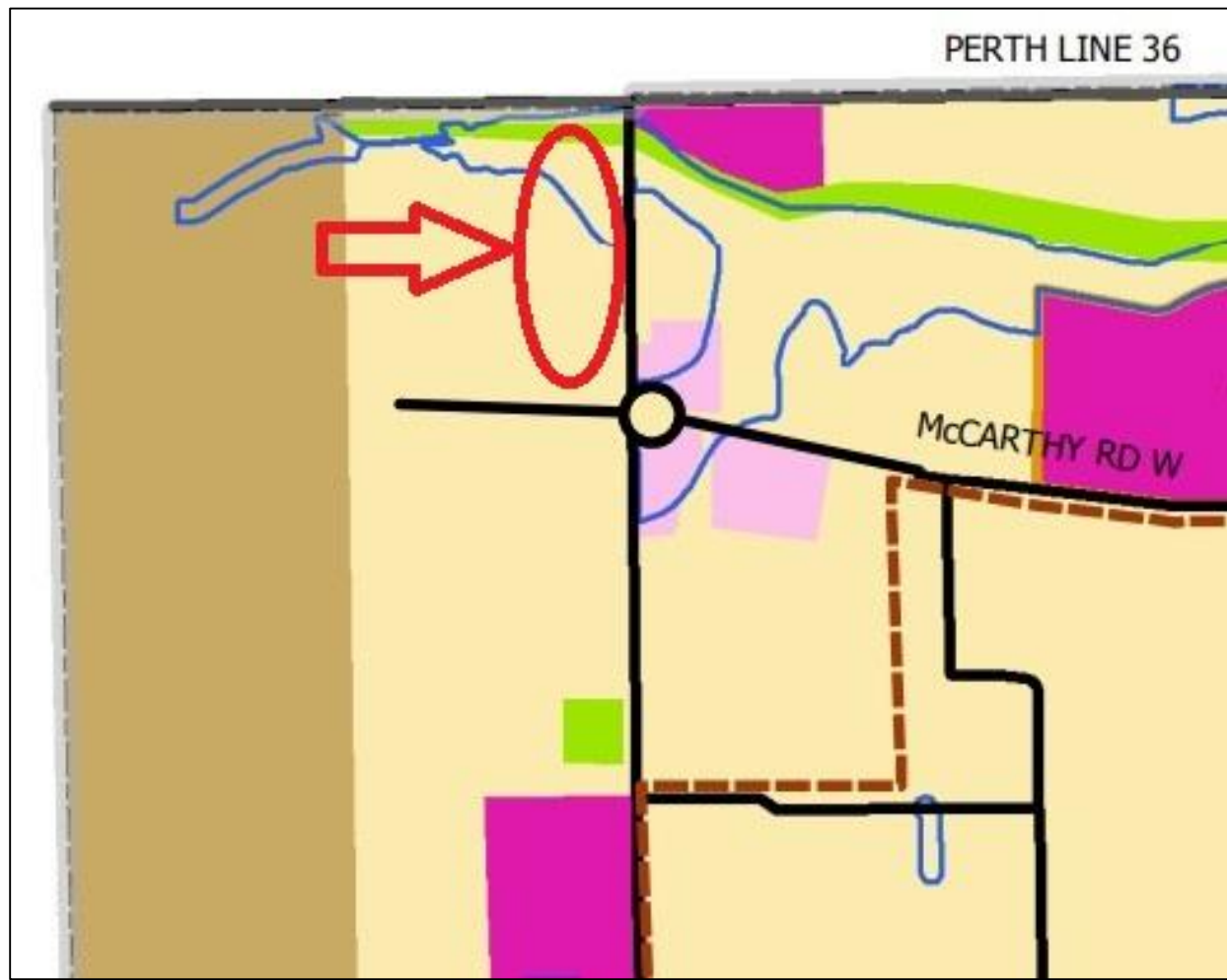


Official Plan

Under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are designated Residential Area and Parks and Open Space. A portion of the subject lands are also identified as being within the Regulatory Flood Hazard. An excerpt of Schedule "A" – General Land Use Plan of the City's Official Plan (most recent office consolidation) is provided on the following page along with an approximate location of the subject lands identified in red.

Through Amendment No. 16 to the City's Official Plan, the lands are also subject to the Stratford West Secondary Plan which provides supplementary policy direction. The Secondary Plan allows for low and medium density residential uses ranging from single detached and semi-detached dwellings to townhouse and low-rise apartment buildings subject a density range between 16 and 100 units per net hectare and subject to a maximum of 4 storeys for residential uses other than apartment dwellings. The Secondary Plan also allows for the existing floodplain related to the McNamara Drain to be modified through cut and fill grading activities subject to approvals by the City and the Upper Thames Conservation Authority (UTRCA). Lastly, the Plan also requires the undertaking of various studies including an Environmental Impact Study, Stormwater Management Report and Noise Study, which have been prepared in support of this development proposal.

Official Plan – Part of Schedule A

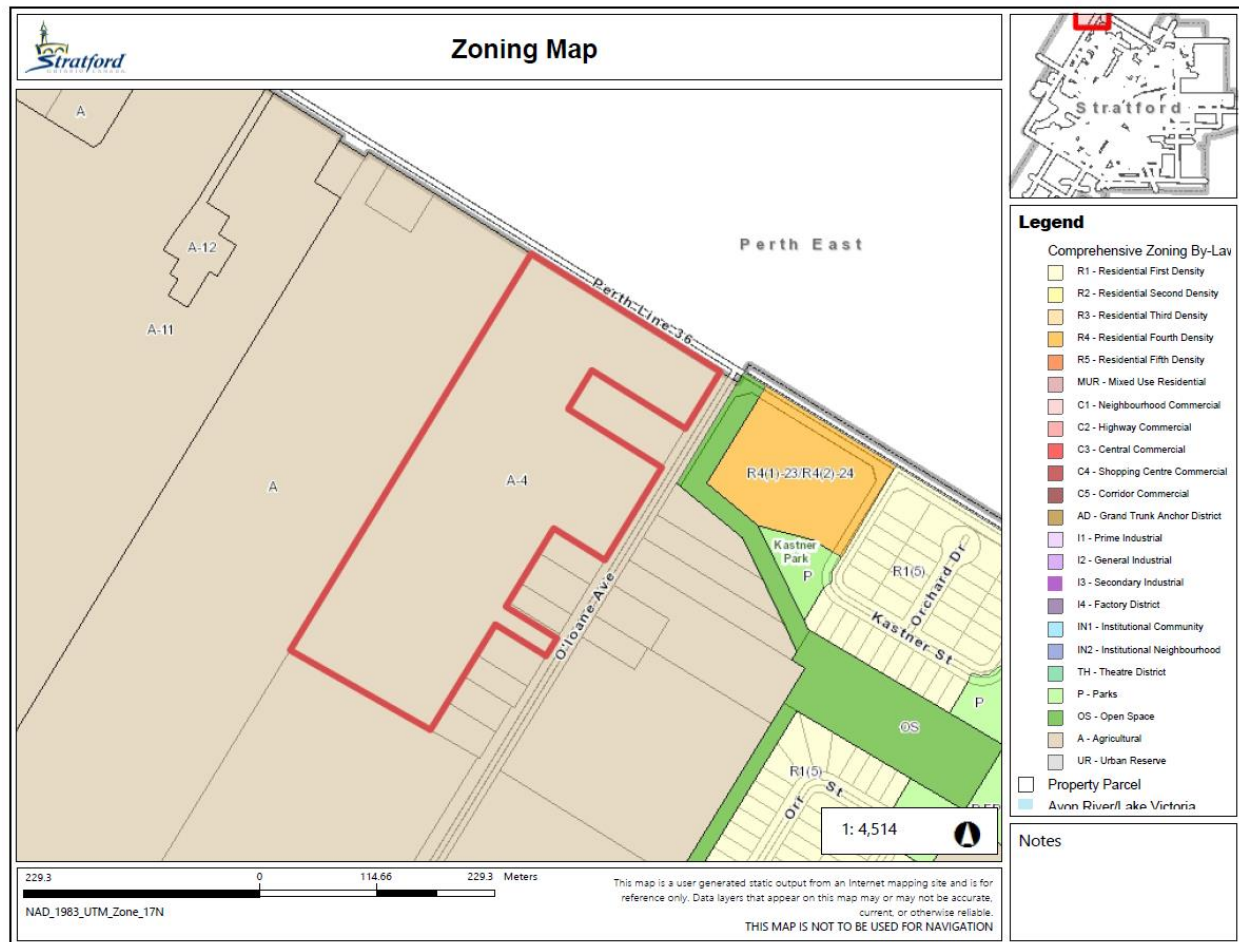


The northerly portion of the subject lands is subject to the Flood Hazard and Regulation Limit overlays as identified on Schedule B of the City's Official Plan given the McNamara Drain. These overlays generally pertain to the Avon River and its tributaries. The limits of this mapping are more precisely determined through area-specific technical studies in consultation with the Upper Thames River Conservation Authority. Studies have been undertaken to support the proposed realignment of the McNamara Drain and a revised flood plain to facilitate the development of the proposed subdivision.

Existing Zoning

The subject lands are currently zoned Agricultural (A-4) under the City of Stratford Comprehensive Zoning By-law. These lands are currently zoned agricultural uses, non-farm residential use and supportive agricultural uses. Furthermore, no buildings or structures are permitted on these lands.

Zoning Map



Agency Comments

The application was circulated to various agencies on February 14, 2025, with agency comments being due February 28, 2025. All agency comments are summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Sourcewater Protection (Upper Thames River Conservation Authority)*
 - The subject lands **are not** located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the

Clean Water Act, 2006. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan.

- *Stratford Fire Prevention*
 - No comments from Fire Prevention at this time.
- *Stratford Infrastructure & Development Services – Engineering Division*

Functional Servicing Report, Dated December 6, 2024

- Sanitary Servicing
 - An additional straight through maintenance hole with similar upstream and downstream sloped sewers shall be provided between the proposed subdivision and future O’Loane sewer for the purposes of flow monitoring.
- Municipal Water Distribution
 - The O’Loane Avenue watermain is to extend from Lot 1 to terminus point to the south.
 - A watermain on Perth Line 36 is not required.
 - A temporary connection to O’Loane Avenue is required to loop the system until the watermain on Street A can be connected to the adjacent subdivision commissioned system. Building permits will not be issued until the watermain is properly looped.
 - The developer will be required to submit their proposed water servicing design, in AutoCAD format, to the City. The City will have their consultant complete a hydraulic assessment of the proposed system, at the cost of the developer, to confirm proposed watermain sizing. (Approximate cost \$4,500)
 - Please provide a confirmation from the consultant on the number of private well(s) upon the property. All wells on the property shall be decommissioned as per O.Reg 903. A copy of the decommissioning records shall be sent to the Water Division.
- Storm Sewer Servicing
 - The rear-yard system that outlets to O’Loane Avenue must be to the proposed F. MHA21. If this system is not available, then the developer is to install the maintenance hole, required pipe and headwall.
 - Rear yard catch basins will not be accepted between Streets B & C.
 - Rear yard catch basins will be accepted behind lots 62 to 66. The grade of this lot line shall be coordinated with the adjacent developer and temporary measures may be used.
 - The easement widths shall be sized as per Standard Drawing 32. The City will not accept a reduced easement widths for RYCB.
- Stormwater Management – see SWM Report comments.
- Roadworks
 - A temporary access road to O’Loane Avenue is required until Street A is connected to the adjacent development and has an exit to either Perth Line 36 or O’Loane Avenue.

- A sidewalk is required across the O'Loane Avenue frontage.

Stormwater Management Report, Dated December 6, 2024

- The SWM Facility inlet pipe slope needs to be steeper to prevent clogging and freezing.
- Water balance is required. Water balance is to be achieved by controlling the recharge to meet pre-development conditions OR by controlling the runoff from the 90th percentile storm event. If recharge is not recommended, then controlling the runoff from the 90th percentile storm event is required. Control is in the following hierarchical order: 1) retention (infiltration, reuse, or evapotranspiration), 2) LID filtration, and 3) conventional SWM.
- Engineering will not recommend for approval until water balance is accounted for and the appropriate land within the development is provided for water balance.

Preliminary Hydraulic Analysis of McNamara Drain, Dated December 6, 2024.

- Any contemplated relocation of a municipal drain must be done in accordance with the requirements of the Drainage Act, and all costs are to be borne by the developer. City Council is to appoint an Engineer, as per the Drainage Act, for the drain realignment.
- UTRCA to review and provide approval for channelization. Draft plan will not be accepted until UTRCA accepts the channelization.

Geotechnical Investigation, Supplemental Hydrogeological Considerations

- No comments or concerns.

Stage 1 -2 Archaeological Assessment

- No comments or concerns.

Environmental Impact Study, Dated December 4, 2024, Version 1

- The City of Stratford is a single-tier municipality. The County of Perth has no jurisdiction on these lands, remove section 2.6.
- The site is 7.954 ha, not 34.6 ha.

Transportation Impact Study, Dated November 2024

- For the purposes of this report, O’Loane Avenue is considered a north-south road, while Perth Line 36 runs east-west. Update the directional references in the report and tables.
- Consider a higher trip generation per dwelling rate given the geographic location of this subdivision.
- The low-rise residential condominium/townhouse ITE land use code is more appropriate for the townhouse units.
- Table 2.2 indicates that the north and southbound streets have separate turning movement lanes instead of shared movements. All movements at the O’Loane/PL36 are shared under existing conditions.
- The study does not consider pedestrians or active transportation and does not make reference to the 2023 Transportation Master Plan. Review the TMP and update the study accordingly.
- The study should provide recommendation on the Street ‘A’ classification.

Noise Impact Study, Dated December 5, 2024

- O’Loane Avenue is an arterial street which functions as a truck route (City’s truck by-pass route) and Perth Line 36 is a collector road.
- For the purposes of this study, O’Loane Avenue is considered a north-south road, while Perth Line 36 runs east-west. Update the directional references.

Additional General Comments

- Coordinate pedestrian connections to the adjacent development.
- 0.3m reserves are to be dedicated to the City- outside of the 5m land dedication
- Provide an on-street parking map and provide a summary table of the number of parking spaces per unit.
- A tree preservation plan and arbourist report are required.
- *Stratford Building & Planning Services Department – Building Division*
 - No comments from Fire Prevention at this time.
- *Canada Post*

This agency is requesting that the owner/developer comply with the following standard requirements:

- The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

- The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Stratford.
- The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
- Canada Post further requests the owner / developer be notified of the following:
 - The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
 - Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy

- There will be no more than one mail delivery point to each unique address assigned by the Municipality
- Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Public Comments

Notice of the application and public meeting was sent to surrounding property owners on February 14, 2025. Notice was also published in the Beacon Herald on February 22, 2025.

A number of written public comments have been received to date and have been appended to the Council agenda for the March 20, 2025 public meeting.

To date, the key concerns raised by the public include:

- The City should focus on infill developments within the built-up area first and foremost before allowing development outside the built-up area that consumes agricultural land;
- Loss of agricultural land;
- Lack of proposed parkland;
- Number of housing units is too dense;
- Based on the additional traffic volume anticipated, this subdivision should have more than a single road connection;
- Vehicles exiting the subdivision could cause a nuisance with headlights shining onto existing residences located on the east side of O'Loane Avenue. An alternative suggestion from a resident is to shift the subdivision access road further south to the area (shown as Lots 1, 38 and 39 on the proposed draft plan) located between existing residences on the west side of O'Loane Avenue, in that vehicle headlights exiting the subdivision would shine onto an open field. The resident also suggested that the subdivision access road and townhouse Blocks 72-76 (inclusive) shown on the draft plan could be converted into 5 single detached lots on O'Loane Avenue and 3 single detached lots on Street B as well as a small neighbourhood park where Streets A and B meet;
- Considering O'Loane Avenue was recently reconstructed, further disruption to area residents is anticipated for additional construction work required to support the development of the subdivision; and
- Short notification window to seek public feedback.

Any public comments received after this report is finalized will be provided to Council for consideration. Following the public meeting, any public comments received will be considered by Council before a decision is rendered.

Analysis: To be provided in a future planning report.

Financial Implications: To be provided in a future planning report

Staff Recommendation: THAT Council hear all interested persons with respect to the Application for Draft Plan of Subdivision 31T24-002 and Zone Change Application Z07-24.

Recommended by: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

Reviewed by: Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services

Approved for Council by: Joan Thomson, Chief Administrative Officer

From: [Brian Crapper](#)
To: [Marc Bancroft](#)
Subject: 1296 oloane Ave
Date: Saturday, March 1, 2025 8:32:31 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Att mark bancroft

In response to the new subdivision at 1296 oloane Ave I am concerned about the volume of traffic coming onto oloane Ave with 1 exit and entrance and were it is very close to my house all we are going to see is headlights why is there not an entrance off line 36 known also as quinlan rd.

Also the type of housing being put in there .the subdivision behind us the old tuer farm was well done

With the housing proposed for 1296 is not very appealing

Another problem is this road was redone a few years backand was well done I would say the best street in stratford

Now they are going to rip up this street to accommodate the out of town builders why was this not done when the road was it was redone next you are going to say they have no money not true

Thank you

Brian



From: [Lori Stewart](#)
To: [Marc Bancroft](#)
Subject: Notice of application and Notice of Public Meeting
Date: Wednesday, February 26, 2025 7:25:21 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Marc

I am writing in regards to the development at the corner of O'Loane Ave and Quinlan Rd

I feel it is extremely disappointing that the development will consume more farm land that is becoming so precious.

I am wondering if the houses will be sold before the farmland is destroyed?

Also because my property is on a septic and well system how this will affect me? I had to install both a new well and septic in recent years which added a huge expense. Will the sewer and water be coming down as far as [REDACTED]

[REDACTED]
Regards

Lori Stewart

Sent from my iPhone

From: [Moe Biasin](#)
To: [Marc Bancroft](#)
Subject: New O'loane St. North subdivision
Date: Wednesday, February 26, 2025 6:47:35 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Resident at [REDACTED], Stratford, ON N5A 7S2, Canada.

I would like to thank you for giving residents very little time to review this new subdivision layout before the 1 week timeline expires. You guys seem to go ahead on projects with very little regard on public regard. This new subdivision will exit right in front of my house with a constant flow of headlights pointing in my front window. That is alot of cars for one subdivision entry considering the new subdivision behind me on Quinlan has half the amount of dwellings but is designed with two exit roads . As you can assume I am quite ANGRY but not surprised that you [REDACTED] arw out to screw up another project for a hefty haul in property taxes. This subdivision shoud immediately have a designation for a second road of entry and exit and an area for a park for children to play at to prevent a tragedy of kids crossing into a busy route. Use common sense for once instead of builder greed and tax greed. Make it a project where people will live happily and avoid tight living [REDACTED]

[REDACTED] Lets so this right.
 I will certainly be attending the meeting in March.

From: [Judah Bootsma](#)
To: [Planning Division](#); [Marc Bancroft](#)
Subject: Draft Plan of Subdivision Application 31T24-002 & Zone Change Application Z07-24
Date: Monday, March 10, 2025 2:50:45 PM
Attachments: [image.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Mark,
Hope all is well.

I saw the Notice of application for the subdivision on Line 36 / O'Loane ave. <https://www.stratford.ca/en/inside-city-hall/resources/BUILDING-PLANNING-SERVICES/PLANNING/Committee-of-Adjustment/Committee-of-Adjustment-Notices-and-Reports/31T24-002-and-Z07-24---1296-OLoane---Notice-of-Public-Meeting.pdf>

I have a few comments / questions / issues.

1. Is this something the City is actually interested in approving already? I Feel the amount of subdivisions and builds that are happening right now is already more growth than we can actually handle right now, and hardly any of them are selling. I'm talking to builders that are saying they aren't able to sell units for what people can afford to pay and what is being bought is a fraction of what they can do. Costs aren't going down and people's wages aren't going up. We have hundreds of townhouses proposed and approved already in the City at the below locations that aren't selling as quick as they need to and are too expensive for Stratford residents and first time homebuyers to afford...

- Line 36 / Poet & Perth
- Mornington st / Knightsbridge
- Ontario st / Beside Canadian Tire
- Bromberg / beside Sobeys on O'loane
- Orr street/ Bradshaw condos and builds
- McCarthy extension to O'Loane and all the land behind orr Street.
- Plus other condos and units on Vivian / Romeo.

2. There are lots of infill sites that still need attention before we start expanding out. For instance
 - The Fairgrounds off Britannia street,
 - The lots off Kastner Street / Line 36
 - There is also the land on the corner of Mornington & Line 36, as well off McCarthy, plus others that I would assume won't need as much of an investment from the City / Services / pumphouses, etc.
 - The builds I mentioned above.
3. If this subdivision goes ahead, what will the City's financial responsibility look like? I'm assuming you will need to heavily invest in a new pump station, bringing water

over, as well as the roads. I fear there will be Millions of dollars upfront and then nothing will sell for years (or sell slowly) and then tax payers like myself will be on the hook for things until the houses close and you can get revenue back while.

4. Have there been any studies on the impacts for traffic that will be taking place on O'Loane / Line 36 now? With all the Poet & Perth homes and lots on Kastner street only being able to access through Line 36, it will mean Mornington & O'loane will be much busier. Then when you add this subdivision its going to be quite a busy area. I don't see a roundabout or streetlight proposed for Line 36 & O'loane or Line 36 / Mornington but I think you will shortly need them which again is money from the City.
5. This land is great farmland, and expanding the City out needs to have careful thought and only done when needed / all infill options are done. This neighbourhood also looks awkward in trying to fit around the existing homes and lots there.
I would also like to see more parks and land around these homes as nothing Along line 36 seems to have parkland.

In conclusion - we're not ready for this yet.

I appreciate your time in reading this.

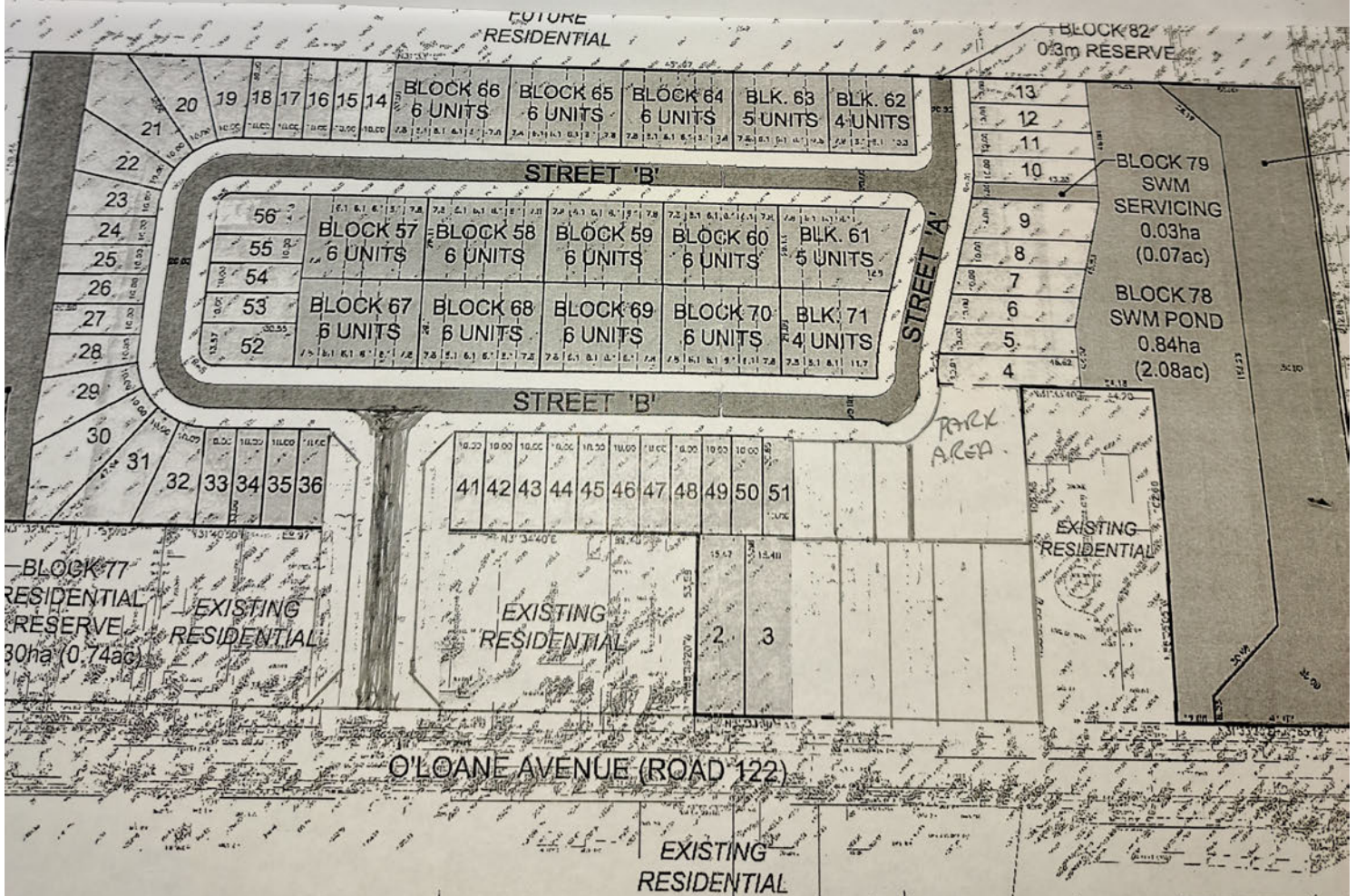
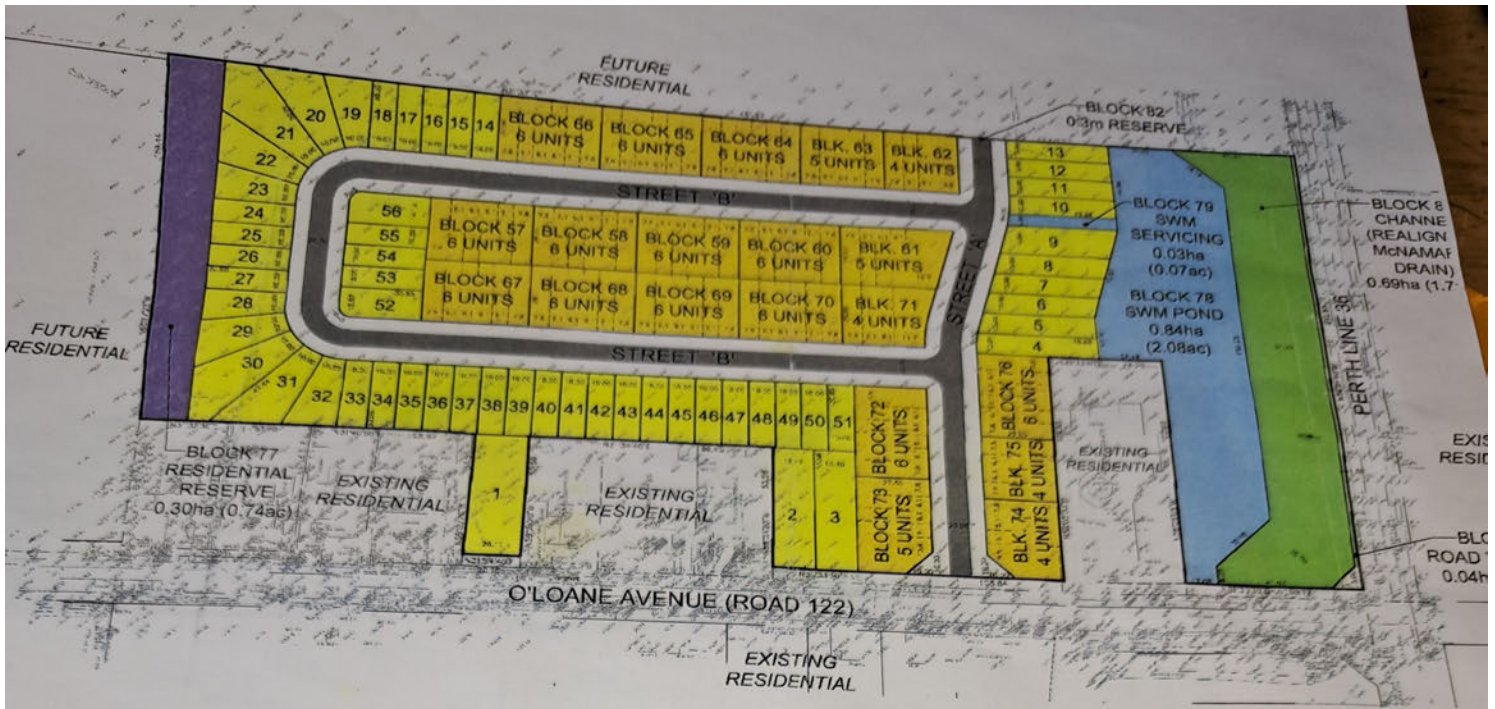
- Judah Bootsma



From: [Moe Biasin](#)
To: [Marc Bancroft](#)
Subject: Re: New O'loane St. North subdivision
Date: Tuesday, March 4, 2025 1:15:43 PM
Attachments: [devolutions_logo_6063bd4a-fbc5-4c3e-89c4-9ee599718f21.png](#)
[devolutions_logo_6063bd4a-fbc5-4c3e-89c4-9ee599718f21.png](#)
[20250304_130915.jpg](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Here is a different concept on the future development on O'loane north. It will not impact any houses with headlight traffic through their front window and provides for kids park area. I didn't want to wait until the March 20th meeting as waiting is not an option that works . Thank you.





**BY-LAW NUMBER XX-2025
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on March 20, 2025.

WHEREAS subsection 5(1) of the *Municipal Act, 2001, S.O. 2001 c.25*, as amended, (“the Municipal Act, 2001”) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS subsection 5(3) of the Municipal Act, 2001, provides that the powers of council are to be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Stratford at this meeting be confirmed and adopted by By-law;

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

1. That the action of the Council at its meeting held on March 20, 2025, in respect of each report, motion, resolution, recommendation or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. The Mayor of the Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required, and, except where otherwise provided, to execute all documents necessary in that behalf in accordance with the by-laws of the Council relating thereto.

Read a FIRST, SECOND and THIRD time and
FINALLY PASSED this 20th day of March, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe