



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

**Date:** Monday, August 10, 2020

**Time:** 3:15 P.M.

**Location:** Electronically

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

**Staff Present:** Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Janice Beirness - Acting Director of Corporate Services, Rachel Bossie - Planner

To watch the Council meeting live, please click the following link:

<https://stratford-ca.zoom.us/j/98870527291?pwd=QS9vZFc2dGtMOEg2ajlNRXdTTHUrUT09>

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

<https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

**1. Call to Order**

The Vice-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

-

-

**3. Delegations**

None scheduled.

**4. Report of the Director of Infrastructure and Development Services**

**4.1 Resolution - Planning Report August 10, 2020 Council Meeting- Zone Change Application Z01-20, 677 Erie Street (PLA20-007)**

4 - 32

Caroline Baker, agent for the applicant, will be available to answer any questions from Committee.

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

**Staff Recommendation:** THAT the application Z01-20 to amend the zoning on the west portion of 677 Erie Street located on the southeast corner of Erie Street and Lorne Avenue East from a General Industrial-Special Provision I2-32 to a General Industrial- Special Provision Holding I2-\_\_\_\_\_ H Zone to permit in addition to the existing uses:

- An eat-in restaurant with a maximum gross floor area of 223m<sup>2</sup>;
- To state that the required parking spaces for an eat-in restaurant is 1 per 4 persons seating capacity;
- To apply a parking rate of 1 space for the automatic drive through car wash;
- To require a minimum of 12 stacking spaces and a stacking lane for a drive through; and
- To apply a holding provision to prohibit a restaurant drive through until a Traffic Impact Study has been submitted and approved to the satisfaction of the City.

**BE APPROVED** for the following reasons:

1. Public interest was considered;
2. The request is consistent with the Provincial Policy Statement and Official Plan;
3. The request will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning; and

4. The request will encourage efficient use of land and infrastructure.

5. **Adjournment**

Meeting Start Time:

Meeting End Time:

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

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



---

## MANAGEMENT REPORT

**Date:** July 29, 2020  
**To:** Planning and Heritage Committee  
**From:** Ed Dujlovic, Director of Infrastructure and Development Services  
**Report#:** PLA20-007  
**Attachments:** None

---

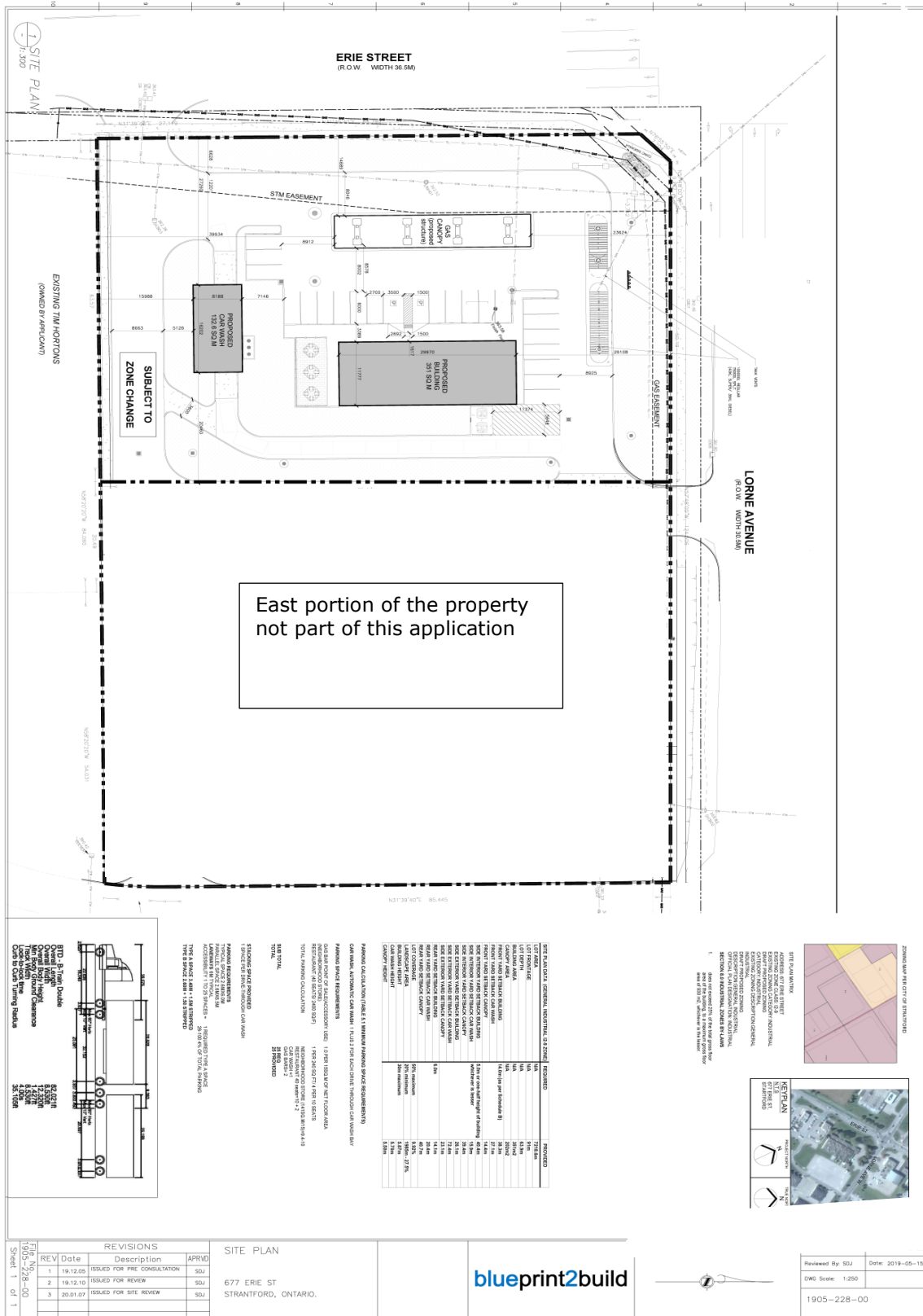
**Title:** Planning Report August 10, 2020 Council Meeting- Zone Change Application Z01-20, 677 Erie Street

**Objective:** The purpose of this report is to provide staff's evaluation and recommendation on the zone change application received February 19, 2020, from Baker Planning Group on behalf of Rambri Management Inc., to amend the zoning on the portion of 677 Erie Street that is currently zoned General Industrial- Special Provision I2-32 by permitting, in addition to the existing permitted uses an eat-in restaurant with a maximum gross floor area of 223m<sup>2</sup>, to require a minimum of 1 parking space for an automatic drive through car wash and to state that the required parking spaces for an eat-in restaurant is 1 per 4 persons seating capacity.

The subject lands are currently vacant. The applicant is proposing to build a car wash, gas station with a neighbourhood store and an eat-in restaurant on the portion of the lands zoned I2-32.

A Planning Justification Report was submitted with this application.

## Concept Plan



## Location and Zoning Map



**Background:**

Subject Site: The subject lands, known municipally as 677 Erie Street, are located on the southeast corner of Erie Street and Lorne Avenue East, and are legally described as Part of Lot C, Downie Concession 3, Parts 28-35 of 44R-5202 and Part 29 44R-5197 in the City of Stratford. The application affects the portion of the property that is currently zoned General Industrial I2-32 having an area of approximately 7,218.6m<sup>2</sup> (1.78 ac). The I2-32 zone extends approximately 61m along Lorne Avenue East and 91m along Erie Street.

Site Characteristics of lands zoned I2-32

Existing Use:	vacant lands
Frontage:	61 m (200 ft) along Lorne Avenue East
Depth:	91 m (298.56 ft) (flanking Erie Street)
Area:	7,218.6m <sup>2</sup> (1.78 ac)
Shape:	Irregular

Surrounding Land Uses:

North:	Glass Repair Establishment and Bowling Alley
East:	Vacant lands (east portion of 677 Erie Street)
South:	Restaurant
West:	Vacant Industrial Building

677 Erie Street- view from Erie Street (photo taken June 11, 2020)



### Agency Comments

Circulation of the application to various agencies produced the following comments to date (July 29, 2020):

#### **City of Stratford Corporate Services Department –Clerks Office:**

- The Clerk's Office would like to note that there should be sufficient parking on site for this establishment.

#### **City of Stratford Infrastructure and Development Services Department – Engineering Division:**

- No objection to the application however engineering does not support the addition of a drive through with the proposed eat-in restaurant unless an updated Transportation Impact Study (TIS) is submitted that is consistent with the City's TIS Guidelines.

#### **City of Stratford Infrastructure and Development Services Department – Building Services:**

- No comments received.

#### **City of Stratford Fire Department:**

- No comments received.

#### **City of Stratford Transit Division:**

- Transit has no concerns. Presently there are bus stops at the NW corner Erie Street and Lorne Avenue West #4 Queensland, Service Canada (behind McDonald's) #7 Industrial and Lorne at Railway #7 Industrial.

#### **Upper Thames River Conservation Authority:**

- No comments received.

#### **Festival Hydro:**

- No comments received.

### Public Comments:

Notice of the application was sent to 14 abutting property owners on March 10, 2020. Notice was also included in the 'Town Crier' published in the Beacon Herald on March 14, 2020. Subsequently, the meeting was cancelled in light of the coronavirus (COVID-19) outbreak. A notice of rescheduled public meeting was mailed out on June 4<sup>th</sup>, 2020 and was included in the 'Town Crier' published in the Beacon Herald on Saturday June 6, 2020. The public meeting was held June 29, 2020. No public input has been received on the application.



### History

In 2018, the owners submitted a zone change application for 677 Erie Street (City file Z09-18) to change the zoning on the west portion of the lands, subject to this application from I2-9 to an I2-32 zone to add a gas bar and neighbourhood store (with a maximum floor area of 300m<sup>2</sup>) in addition to the existing permitted uses in the I2-9 zone, and to change the zoning on the east portion of the lands from an I2-9 to an I2-33 zone to permit a hotel in addition to the existing permitted uses in the I2-9 zone. The owner also submitted an Official Plan Amendment application (City file O02-18) for the east portion of the lands to apply a special policy to allow a hotel in an 'Industrial Area'. The Official Plan Amendment and Zoning By-law Amendment were approved by City Council (By-law 88-2019 and 89-2019) on June 10, 2019. Subsequently, the owners have decided that they would also like to add an eat-in restaurant as a permitted use and alter the parking space requirement for a drive through automatic car wash and to include the current parking requirement for an eat-in restaurant in the site specific zone for the west portion of the lands.

### **Analysis:**

#### Provincial Policy Statement

Every planning decision in the Province of Ontario shall be consistent with the Provincial Policy Statement (PPS) which came into effect on May 1, 2020. The 2020 PPS provides policy direction on matters of provincial interest relating to Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

Building strong communities is achieved by promoting efficient land use and development patterns that accommodate an appropriate range and mix of uses including employment uses (commercial and industrial), promoting cost-effective development patterns to limit land consumption and servicing costs and by avoiding development patterns that cause environmental, public health or safety concerns (section 1.1.1.c).

The subject lands are within an employment area. The employment policies within section 1.3 of the PPS outlines that planning authorities shall promote economic development and competitiveness by providing an appropriate mix and range of employment uses to meet long term needs. This includes providing opportunities for a diversified economic base which supports a wide range of economic activities and ancillary uses. This is achieved by encouraging compact, mixed-use developments that incorporate compatible employment uses and by ensuring that the necessary infrastructure is provided to support the current and projected needs. Section 1.3.2.3 outlines that to maintain land use compatibility employment areas planned for industrial or manufacturing uses should prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses. The proposed eat-in restaurant is not considered a sensitive land use and it will not create any land use conflicts between any of the existing uses or permitted uses on abutting properties.

There has been a Traffic Impact Study (TIS) completed on the lands. The TIS did not include consideration for a drive through on the site. The Engineering Division is satisfied that the existing TIS demonstrates that the site could accommodate an eat-in restaurant

with maximum gross floor area of 223m<sup>2</sup> without a drive through for the restaurant. To support the addition of a restaurant drive through, an updated TIS would be required to demonstrate that the existing road infrastructure is sufficient (as required by section 1.3.1). As such, it is recommended that a holding symbol be applied to the lands to prohibit a restaurant drive through until an updated TIS has been approved to the satisfaction of the City.

There are no Wise Use and Management of Resources and Protecting Public Health and Safety concerns with this application.

Subject to the recommendation to apply a holding provision, the application is consistent with the 2020 Provincial Policy Statement.

#### Official Plan

The lands subject to this rezoning application are designated 'Industrial Area' in the Official Plan. 'Industrial Areas' permit a range of primary uses including manufacturing, assembling, repair, wholesaling and storage of goods. The goals and objectives for 'Industrial Areas' include the continued development of Stratford as a major centre for a diversified range of employment uses.

In addition to the primary uses, secondary uses and accessory uses are also permitted within an 'Industrial Area'. Secondary uses that do not detract from the area for industrial purposes nor which would conflict with existing or potential future industrial uses, have the characteristics or functional requirements similar to industry, and do not pre-empt the ultimate development of the lands for industrial purposes may also be permitted. Permitted secondary uses include motor vehicle sales and service establishments, research and development uses and education and training other than elementary schools shall also be permitted.

Accessory uses which provide services for employees or increase the attractiveness of 'Industrial Areas' to industry may be allowed provided that neighbouring areas designated for commercial purposes are not capable of providing the desired level of services to the 'Industrial Area'. Such uses are encouraged to develop in groups to form small commercial centres and would include neighbourhood stores, restaurants, and personal care establishments. The site is proposed to contain a gas station, neighbourhood store, car wash and eat-in restaurant.

The lands to the south, also designated 'Industrial Area', were previously rezoned by City Council to allow restaurants as an accessory use in an 'Industrial Area'. This has resulted in the area containing a group of commercial uses that service both area industrial uses and the general public. This group of commercial uses functions as a service commercial corridor.

The accessory use policies note that any accessory uses may only be allowed provided that neighbouring areas designated for commercial purposes are not capable of providing the

desired level of services to the 'Industrial Area'. Although there are other eat-in restaurants on Erie Street, this site would also serve the immediate surrounding 'Industrial Area' employees, would not detract from the existing commercial areas and would be in keeping with the overall uses within the area.

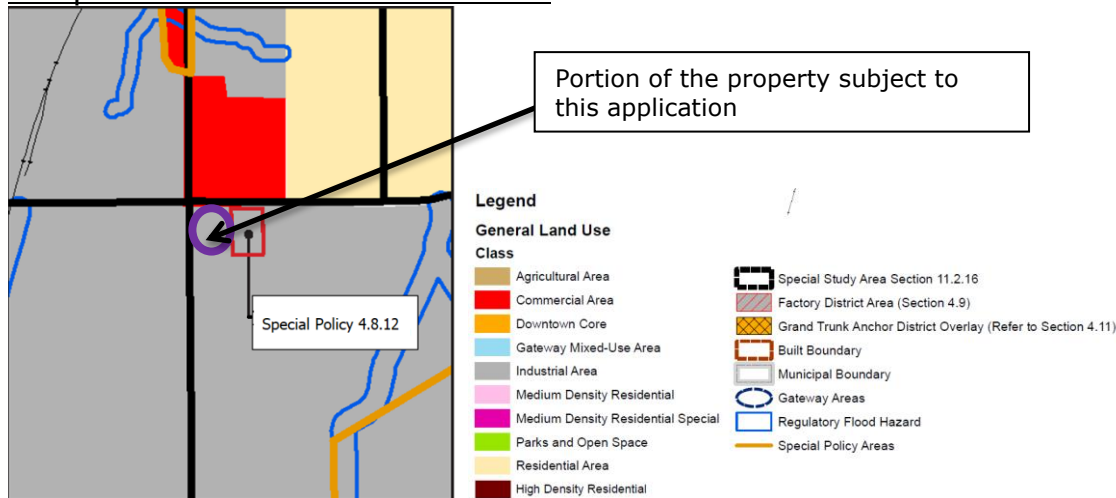
There was a Traffic Impact Study (TIS) completed on the lands, but it did not include consideration for a restaurant drive through on the site. The Engineering Division has advised that they are satisfied that the existing TIS demonstrates that in addition to the other proposed uses, that the site could accommodate an eat-in restaurant with maximum gross floor area of 223m<sup>2</sup> without an accessory drive through. To support adding a restaurant drive through, an updated TIS would be required.

Section 9.2.4 iv) of the Official Plan allows for the application of a Holding Provision where the lands are deemed appropriate for development, but that the provision of traffic have not yet been resolved. In this instance, staff are of the opinion that the application of a Holding Provision is considered warranted because the Engineering Division requires an updated TIS prior to the inclusion of a restaurant drive through on the subject lands. The applicant has no issue with this as they are not proposing a restaurant drive through at this time. It is recommended that a Holding Provision be applied to the lands to prohibit a restaurant drive through until an updated TIS study has been approved to the satisfaction of the City.

Section 7.2.7 of the Official Plan outlines that the City shall require access points on arterial and collector roads to be shared by adjoining land uses where practicable, to minimize traffic hazards. Through the site plan process, Engineering Division will review the proposed site design, on site traffic control measures, and requested accesses against the applicable policies. Any proposed internal connections will be reviewed to ensure the appropriate site plan amendments, agreements and right-of-ways, as applicable, are provided.

Subject to the recommended Holding Provision, the requested Zoning By-law Amendment is consistent with the goals and objectives of the Official Plan.

### Except Schedule 'A' of the Official Plan



### Zoning By-law

The portion of the property subject to this application is currently zoned General Industrial-Special Provision- I2-32. The I2-32 Zone permits business office of a consulting engineer or surveyor, car wash, commercial school, data centre, dry cleaning establishment, equipment service establishment, factory store, food processing establishment, gas bar, industrial use, motor vehicle repair shop, motor vehicle sales or rental establishment, motor vehicle service station, neighbourhood store (with a maximum floor area of 300m<sup>2</sup>), private club, public use, scientific or medical laboratory, recreational park, veterinarian clinic and warehouse.

In addition to the existing permitted uses, the owner is requesting to add an eat-in restaurant with a maximum gross floor area of 223m<sup>2</sup>, to require a minimum of 1 parking space for an automatic drive through car wash and to state that the required parking spaces for an eat-in restaurant is 1 per 4 persons seating capacity.

As demonstrated on the concept plan, the lands are adequately sized to accommodate an eat-in restaurant and the associated parking. The addition of an eat-in restaurant to a maximum gross floor area of 223m<sup>2</sup> will not negatively impact any of the surrounding lands and the use is compatible with existing adjacent uses. As noted above, a Holding Provision is recommended to be applied to ensure a restaurant drive through is not permitted on the site until a TIS has been submitted and accepted to the satisfaction of the City.

The applicant has included a request to include the existing parking requirement for an eat-in restaurant within the site specific zoning. The existing parking requirement is 1 per 4 persons seating capacity which shall be deemed to be the same as the maximum capacity for such building or structure permitted by the Ontario Building Code, or, where applicable, the Liquor Licensing Board of Ontario, whichever capacity is the greater (as per section 3.13.1 and 3.13.2 f) of the Zoning By-law). The City is in the process of working on a comprehensive city wide Zoning By-law update. In the latest version of the draft Zoning

By-law (dated May 29, 2019) the proposed parking rate for an eat-in restaurant is 1 per 10m<sup>2</sup> of net floor area. The applicant has indicated that the eat-in restaurant is proposed to have a maximum capacity of 40 people, requiring 10 spaces under the current Zoning By-law. Under the draft Zoning By-law, 23 parking spaces would be required for an eat-in restaurant with a floor area of 223m<sup>2</sup>. The applicant has included the request to add the existing parking rate to the site specific zone to provide certainty that the current rate will be applied to the use as they work through the site plan process. The applicant has advised that they are concerned that if this rate is not included and the draft Zoning By-law update was approved prior to site plan approval it would have a big impact on the project and would require a redesign of the site as the current site plan is designed to comply with the current requirements.

The applicant has requested to apply a parking rate of 1 parking space for an automatic drive through car wash. The car wash is proposed to be an automatic drive through car wash with no vacuum spaces. The current Zoning By-law requires 1 plus 2 parking spaces for each drive through car wash or for automatic car washes, 5 parking spaces for each car wash bay excluding the car wash bay. In the draft comprehensive Zoning By-law update the proposed parking rate for a car wash is 1 parking space plus the required stacking spaces. The draft Zoning By-law update requires a minimum of 10 stacking spaces in advance of an automatic car wash, service window, or self-serve facility, including the space at the pick-up window and a minimum of 2 stacking spaces at the terminus of each line. The stacking lanes and spaces are not to be located within the required minimum front yard or exterior side yard or within a parking area, parking aisle and it cannot obstruct parking spaces. Staff do not have an issue with the a parking rate of 1 parking space for the automatic drive through car wash as long as the requirement for stacking lanes and spaces as outlined above are included (for any drive through on the site) to ensure that the drive through will not impact the overall traffic flow of the site. It is proposed that the stacking spaces be a minimum of 2.8m in width and 6m in length to match the current parking space size requirement.

Subject to the recommended holding provision and inclusion of the requirement for stacking lanes and spaces the application is consistent with the objectives of the Zoning By-law.

Other:

The applicant has reviewed the draft by-law and has raised no objections. Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

**Financial Impact:**

No municipal infrastructure is required for the proposed development.

Development charges at a rate of \$2.64 per ft<sup>2</sup> (2020) is applicable for commercial uses.

## **Alignment with Strategic Priorities:**

### **Widening our Economic Opportunities**

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

**Staff Recommendation: THAT the application Z01-20 to amend the zoning on the west portion of 677 Erie Street located on the southeast corner of Erie Street and Lorne Avenue East from a General Industrial- Special Provision I2-32 to a General Industrial- Special Provision Holding I2- \_\_\_\_\_ H Zone to permit in addition to the existing uses:**

- **An eat-in restaurant with a maximum gross floor area of 223m<sup>2</sup>;**
- **To state that the required parking spaces for an eat-in restaurant is 1 per 4 persons seating capacity;**
- **To apply a parking rate of 1 space for the automatic drive through car wash;**
- **To require a minimum of 12 stacking spaces and a stacking lane for a drive through; and**
- **To apply a holding provision to prohibit a restaurant drive through until a Traffic Impact Study has been submitted and approved to the satisfaction of the City.**

**BE APPROVED for the following reasons:**

- I. Public interest was considered;**
- II. The request is consistent with the Provincial Policy Statement and Official Plan;**
- III. The request will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning; and**
- IV. The request will encourage efficient use of land and infrastructure.**




---

Prepared by: Rachel Bossie, Planner




---

Recommended by: Ed Dujlovic-P.Eng., Director of Infrastructure and Development Services

A handwritten signature in cursive script, reading "Joan Thomson".

---

Joan Thomson, Chief Administrative Officer



## Draft By-law

---

Being a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z01-20 for Rambri Management Inc. to rezone the west portion of 677 Erie Street, located on the southeast corner of Erie Street and Lorne Avenue East in the City of Stratford.

---

**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 36 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass holding provision by-laws;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be amended;

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

1. That Schedule "A", Map 7 to By-law 201-2000 as amended, is hereby amended:

by adding those lands outlined in heavy lines and described as General Industrial Special Provision Holding I2-\_\_\_\_-(H) Zone on Schedule "A", attached hereto and forming part of this By-law and more particularly described as the west portion of 677 Erie Street (southeast corner of Lorne Avenue East and Erie Street) in the City of Stratford.

2. That By-law 201-2000 as amended, be further amended by removing section 18.4.34 being the Exceptions of the General Industrial (I2) Zone and replacing it with the following:

- 18.4.\_\_\_\_ a) Defined Area (southeast corner of Lorne Avenue East and Erie Street)  
I2-\_\_\_\_-(H) as shown on Schedule "A", Map 7

b) Permitted Uses

- business office of a consulting engineer or surveyor
- car wash
- commercial school
- data centre
- dry cleaning establishment
- eat-in restaurant
- equipment service establishment
- factory store
- food processing establishment
- gas bar
- industrial use
- motor vehicle repair shop
- motor vehicle sales or rental establishment
- motor vehicle service station
- neighbourhood store
- private club
- public use
- scientific or medical laboratory
- recreational park
- veterinarian clinic
- warehouse

c) Maximum Gross Floor Area:

neighbourhood store	300 m <sup>2</sup>
eat-in restaurant	223m <sup>2</sup>

d) Parking Regulations:

- automatic drive through car wash: 1 parking space
- eat-in restaurant: 1 per 4 persons seating capacity. Where the required parking spaces are based upon the seating or other capacity of a building or structure, such capacity shall be deemed to be the same as the maximum capacity for such building or structure permitted by the Ontario Building Code, or, where applicable, the Liquor Licensing Board of Ontario, whichever capacity is the greater.

e) Drive Through Stacking Lane Requirements:

- for a drive through a minimum of 10 stacking spaces shall be provided in advance of the automatic car wash, service window, or self-serve facility including the space at the pick-up-window, and a minimum of 2 stacking spaces shall be provided at the terminus of each line
- each stacking space shall be a minimum of 2.8m in width and 6m in length
- stacking lanes and stacking spaces shall not be located within a required minimum front yard or minimum required exterior side yard
- stacking lanes and stacking spaces shall not be located within a parking area, or parking aisle, and shall not obstruct parking spaces.

f) Holding Provision

- the Holding Provision (H) shall apply to the subject lands as outlined by Schedule "A", hereto.
- the (H) shall not be removed for the subject lands until a Traffic Impact Study has been approved to the satisfaction of the City for the lands outlined in Schedule "A" hereto.
- Until such time as the (H) is removed, a drive through associated with an eat-in restaurant shall not be permitted on the property.

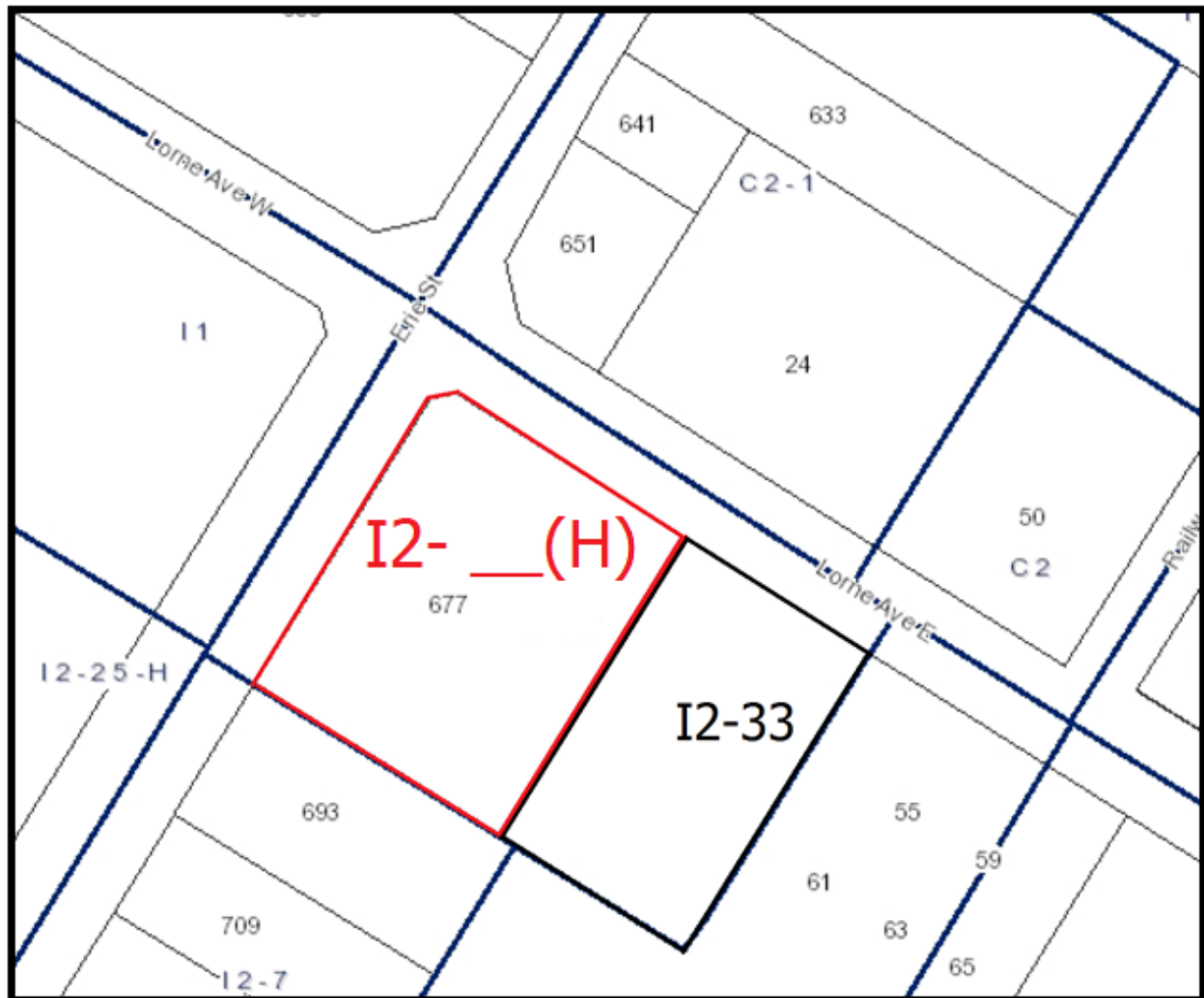
3. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

---

Mayor – Daniel B. Mathieson

---

Clerk – Tatiana Dafoe

**Schedule "A" to By-law \_\_\_\_-2020**

# 677 Erie Street Rezoning Z01-20



Monday August 10, 2020



# 677 Erie Street<sup>21</sup>

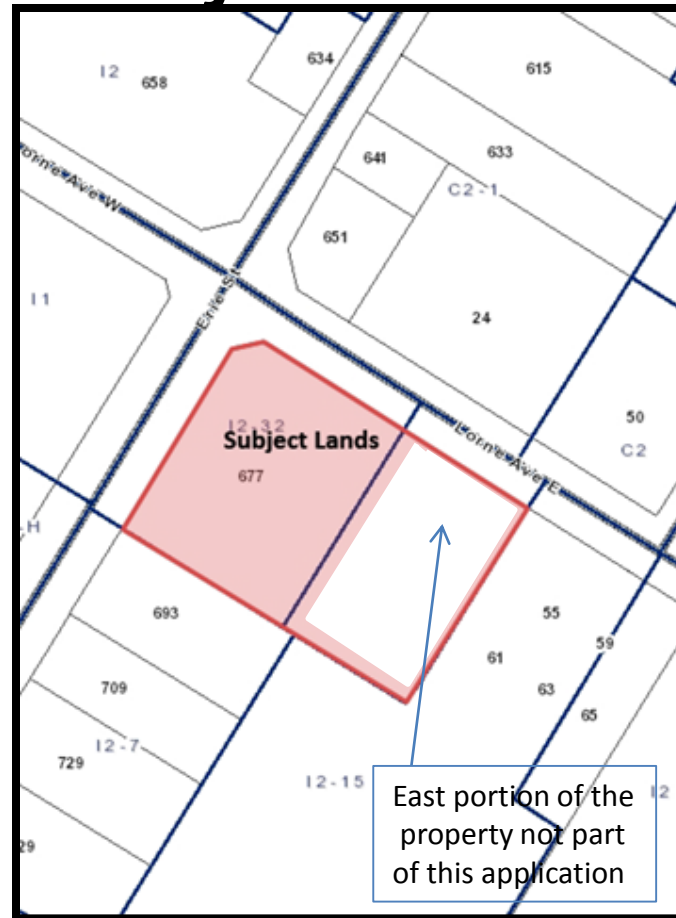
## Z01-20

An application was submitted to amend the General Industrial – Special- I2-32 zoning on the west portion of the subject lands by:

- permitting in addition to the existing permitted uses an eat-in-restaurant with a maximum gross floor area of 223m<sup>2</sup>;
- to apply a minimum parking rate of 1 parking space per an automated drive-through car wash; and
- to state that the required parking rate for an eat-in-restaurant is 1 per 4 persons seating capacity.

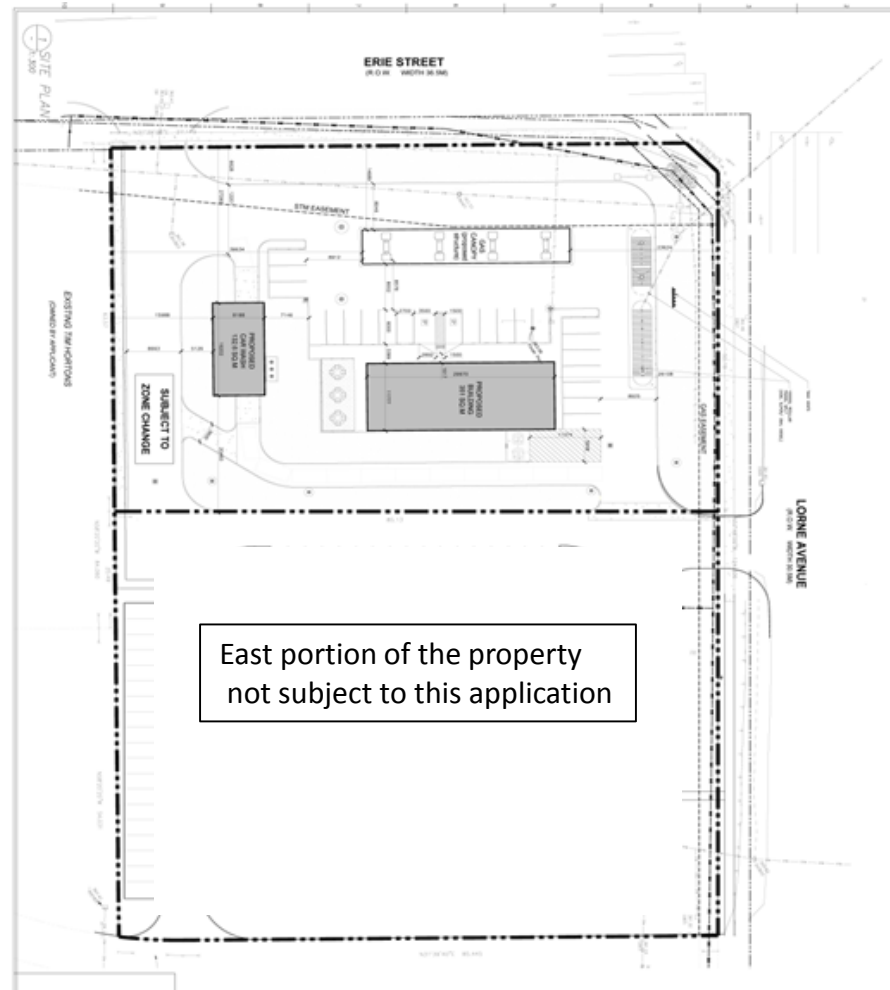


# Subject Lands





# 23 Concept Plan



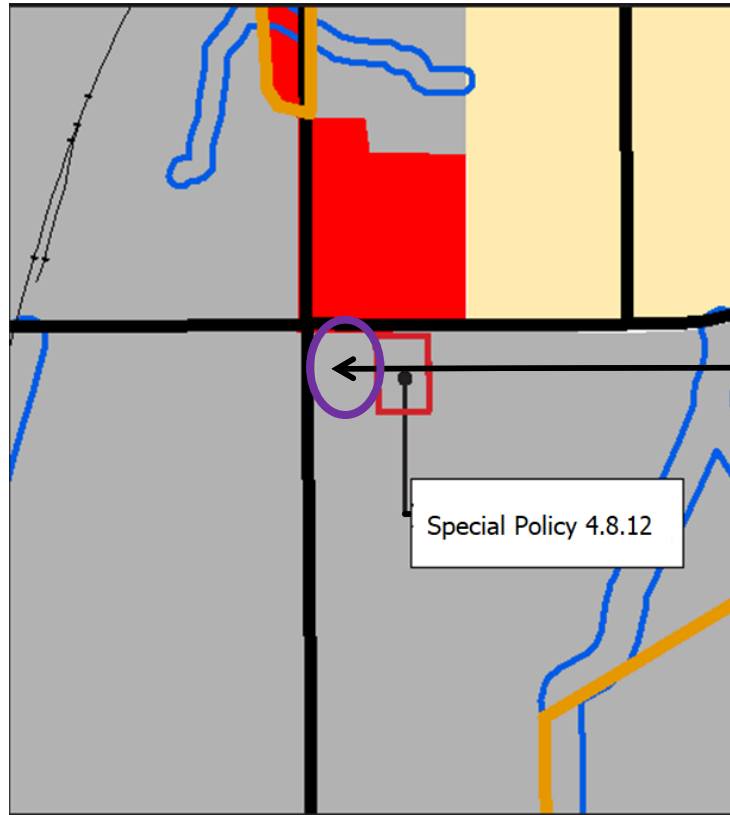
# 677 Erie Street – View From Erie Street



# Official Plan

## Excerpt Schedule 'A'

- Official Plan:  
'Industrial Area'

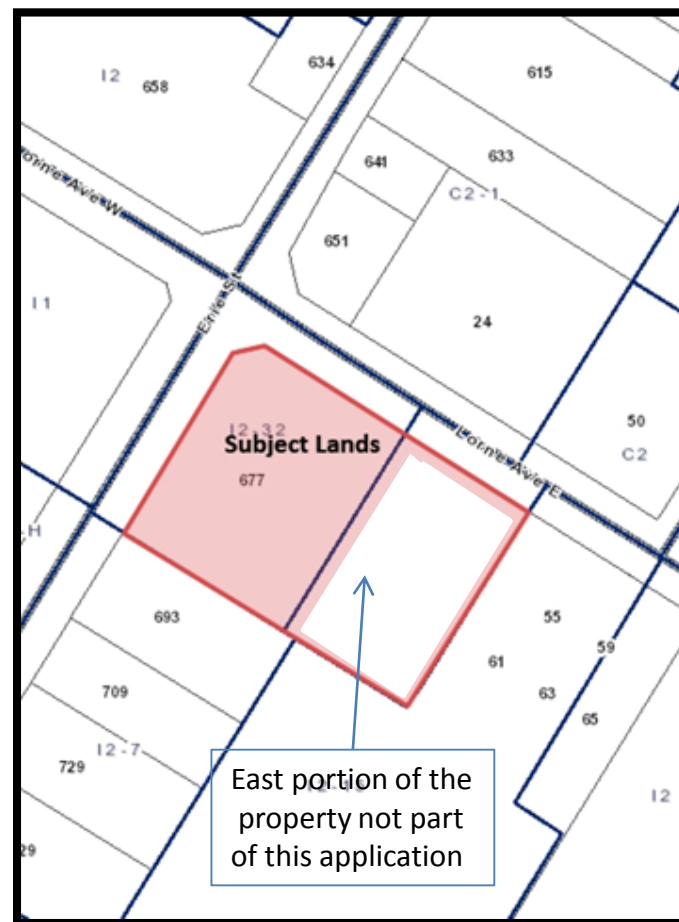


**Portion of the property  
subject to this application**



# Zoning By-law No. 201-2000

- Zoning By-law 201-2000:  
-General Industrial – I2-32



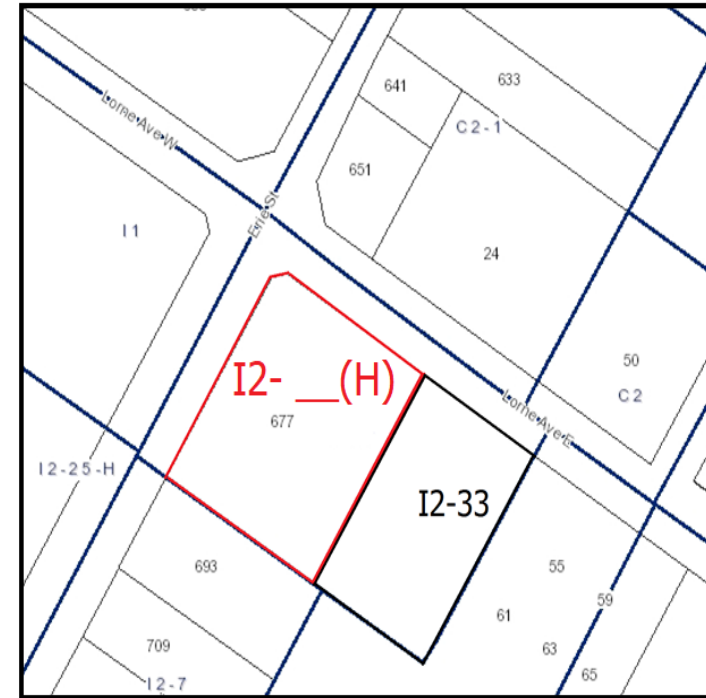


# Staff Recommendation Z01-20

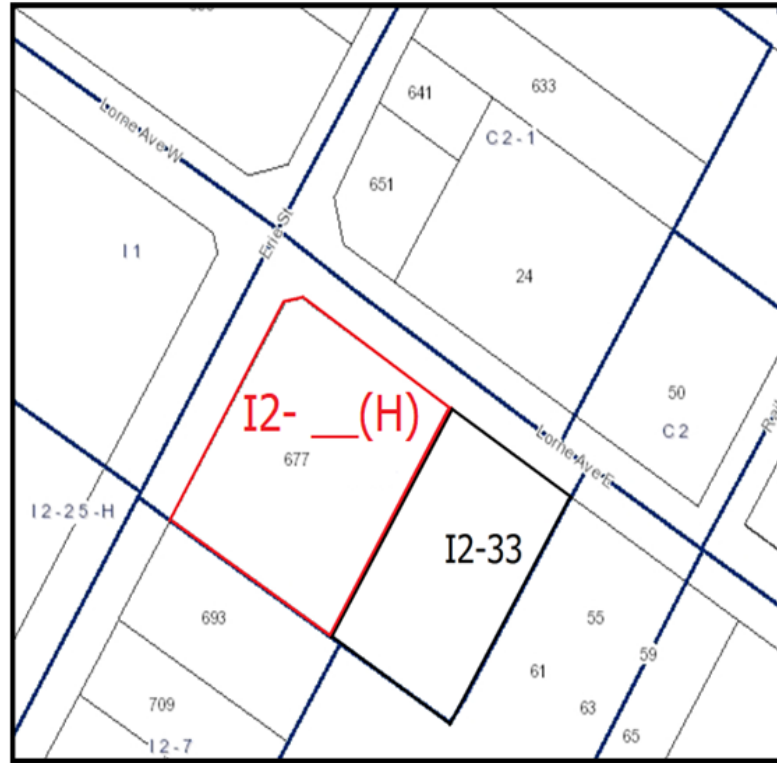
To rezone the subject lands from General Industrial I2-32 to:

I2-\_\_\_(H) to permit in addition to the permitted uses in the I2-32 zone:

- An eat-in restaurant with a maximum gross floor area of 223m<sup>2</sup>;
- To state that the required parking spaces for an eat-in restaurant is 1 per 4 persons seating capacity;
- To apply a parking rate of 1 space for the automatic drive through car wash;
- To require a minimum of 12 stacking spaces and a stacking lane for a drive through; and
- To apply a holding provision to prohibit a restaurant drive through until a Traffic Impact Study has been submitted and approved to the satisfaction of the City.



28  
677 Erie Street  
Rezoning Z01-20  
Comments or Questions





## CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Monday, June 29, 2020 at 3:01 p.m. via electronic participation to give the public and Council an opportunity to hear all interested persons with respect to Zone Change application Z01-20 relating to 677 Erie Street in the City of Stratford.

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

**STAFF PRESENT:** Joan Thomson – CAO, David St. Louis - Director of Community Services, Ed Dujlovic – Director of Infrastructure & Development Services, Tatiana Dafoe – City Clerk, Naeem Khan – Manager Information & Business Systems, Jeff Leunissen – Manager of Development Services, Rachel Bossie – Planner, Mike Beitz – Corporate Communications Lead, Jodi Akins – Council Clerk Secretary, Nancy Bridges – Recording Secretary

**ALSO PRESENT:** Caroline Baker – Baker Planning Group, members of the public and media.

Mayor Mathieson called the meeting to order and stated the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to zone change application Z01-20 relating to 677 Erie Street in the City of Stratford.

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

\*Councillor Beatty now present.

### **STAFF PRESENTATION:**

Rachel Bossie, City Planner, noted the application is to amend the current I2-32 zoning on the west portion of the subject lands to add an eat-in restaurant with a maximum gross floor area of 223m<sup>2</sup>, to apply a minimum parking rate of 1 parking space per automated drive-through car wash and to state that the required parking rate for an eat-in restaurant is 1 per 4 persons seating capacity. She stated a planning justification report was submitted with the application.

The Planner described the subject lands as being on the southeast corner of Erie Street and Lorne Avenue East and having an area of approximately 1.78 acres. The I2-32 zone extends approximately 61 meters along Lorne Avenue East and 91 meters along Erie Street. She noted the lands are currently vacant.

The Planner provided background information on the project and noted that in 2018 the owners submitted a zone change application for the property to add a gas bar and neighbourhood store to the permitted uses. It also requested a change to the zoning on the



east portion of the lands from an I2-9 to I2-33 zone to permit a hotel in addition to the existing permitted uses. The owner also submitted an official plan amendment application for the east portion of the lands to allow a hotel in an 'industrial area'. The official plan amendment and zoning by-law amendment were approved by City Council in 2019.

The lands subject to this application are designated 'Industrial Area' in the Official Plan and a range of uses are permitted. Secondary uses and accessory uses are also permitted within an 'Industrial Area'. The Planner noted that accessory uses which provide services for employees or increase the attractiveness of 'Industrial Areas' may be permitted in an 'Industrial Area' provided that neighbouring areas designated for commercial purposes are not capable of providing the desired level of services to the 'Industrial Area'.

The Planner noted the portion of the property subject to this application is currently zoned General Industrial I2-32 and permits a range of uses including a business office of a consulting engineer or surveyor, car wash, gas bar, neighbourhood store (with a maximum floor area of 300m<sup>2</sup>), etc.

She noted the application was circulated to various agencies and the following comments were received:

1. The Clerk's division would like to note that there should be enough parking on-site for this establishment.
2. The Engineering Division does not support the addition of a drive-thru with the proposed eat-in restaurant unless an updated transportation impact study is submitted that is consistent with the City's TIS guidelines.

No responses have been received to date from the public.

### **QUESTIONS FROM COUNCIL:**

Councillor Ingram requested confirmation of the current parking requirements for a restaurant and whether the rate would be increasing with the new comprehensive zoning by-law.

The Planner noted the parking rate for an eat-in restaurant in the zoning by-law is 1 parking space per 4 person capacity and noted that in the draft comprehensive zoning by-law the rate is based on floor area. She confirmed the applicant does not want to change the current rate but is requesting that it be included in the site specific zone because of the unknown timeline of the development in relation to the implementation of the new zoning by-law. Based on the information provided by the applicant, the eat-in restaurant would require 12 parking spaces under the current by-law and 15 spaces\* depending on the approved rate in the new zoning by-law and the final design of the building.

Councillor Ingram inquired whether the applicant would be submitting an updated transportation study

The Planner noted the applicant has advised that they do not intend on including a drive-thru within the development and therefore an updated transportation study is not required.

Councillor Burbach inquired whether the new private tree by-law would be applicable to this property.

The Planner noted that any removal of trees would be reviewed through the site plan process.

Councillor Gaffney questioned if the applicant would require an updated transportation study should they decide to include a drive-thru at a later date.

The Planner advised a study would be required prior to adding a drive-thru to the site.

**APPLICANT PRESENTATION:**

Caroline Baker, Baker Planning Group, noted the western portion of the site is the area subject to this zoning by-law amendment application and is proposed to include a gas station, car wash and neighbourhood store. The eastern portion is approved for a hotel and the Owner has been moving forward with design plans and has submitted site plan applications. She noted the site is part of a small service commercial corridor that is intended to service the surrounding industrial area.

She clarified that the applicant does not intend to include a drive-thru and understands that future re-zoning would be required if that changes. Ms. Baker noted that after laying out the site it was determined the site could allow for a restaurant which is why the applicant is now seeking an amendment to the approved zoning. The applicant has received interest from a number of restaurants.

Ms. Baker clarified that the request for a site-specific provision to require 1 off-street parking space per 4 dining seats will provide certainty in writing given the unknown timeline of the new zoning by-law implementation. The owner is requesting a specific off-street parking rate for a drive-thru car wash, as the current zoning by-law provides a parking rate for car bay style car washes only. Ms. Baker noted the site can accommodate the required landscape open space, building setbacks, off-street parking, accessible parking spaces, snow removal areas and truck movement with the addition of the eat-in restaurant.

**QUESTIONS FROM COUNCIL:**

Councillor Ritsma inquired about the foot traffic between the hotel and amenities and if this had been addressed.

Ms. Baker noted the site plan process has shown that the East and West portions of the property will function together and pedestrian traffic has been taken into account.

**QUESTIONS FROM THE PUBLIC:**

There were no registered delegations for this meeting.

There were no comments received from the public in the online Q&A portal.

There were no further questions or comments from members of Council or the public.

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

Mayor Mathieson adjourned the meeting at 3:20p.m.

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

\*Subsequent information: following the public meeting it was confirmed that the proposed parking rate for an eat-in restaurant in the draft comprehensive zoning by-law is 1 parking space per 10m<sup>2</sup> of net floor area. If the applicant proposed a 223m<sup>2</sup> eat-in restaurant under the draft zoning by-law provisions they would require 23 parking spaces for the eat-in restaurant not 15 parking spaces as stated.