



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

Date: March 25, 2021
Time: 3:30 P.M.
Location: Electronic Meeting

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

Regrets: Councillor Ingram

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

Also present: Members of the public

1. Call to Order

The Vice-Chair called 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

No disclosures of pecuniary interest were made by a Member at the March 25, 2021 Planning and Heritage Sub-committee meeting.

3. Delegations

3.1 Presentation by Robert Ritz

Motion by Councillor Vassilakos

Sub-committee Decision: THAT the presentation by Robert Ritz be heard.

Carried

Sub-committee Discussion: Robert Ritz advised that he provided a proposal and a written submission in response to the staff report listed as Item 4.1 on the agenda. The written submission in response to the staff report was circulated to Sub-committee members prior to the meeting.

Mr. Ritz provided an overview of the proposal. The concept is a parking garage under the Erie Street parking lot with a five story building on the surface. Parking would remain between the backs of the Wellington Street businesses and the proposed new building to alleviate concerns from business owners. The proposed design allows for enough of a turning radius that semi-trucks could get to the back of the buildings for deliveries, as well as for access by fire trucks.

Mr. Ritz referred to the slides in his presentation and described how the design could work. The financial proposal is that the developer would build the structure, sell the parking garage back to the City and then purchase one level back for parking for the building above. The financial proposal was included with the staff report.

He referred to his written submission provided in response to the staff report and elaborated on some of his comments with respect to how the financial arrangement could work. He stated the concept does not work if the cost of land is thrown in. He suggested that the City is still using the land below grade for parking, as well as generating revenue from the spaces and from taxes from the building above.

Suggestions were made for parking rate adjustments.

A Sub-committee member stated that they were in support of parking garages and it was an interesting proposal. It was noted that when the Grand Trunk Community Hub is built there will be a loss of parking.

In response to whether there was an issue with underground services, Mr. Ritz advised that the services for the Wellington Street buildings would

remain intact. With respect to the issue of groundwater, he has done research and it would be managed in the build.

4. Report of the Director of Infrastructure and Development Services

4.1 Unsolicited Proposal for the Development of the Erie Street Parking Lot (PLA21-009)

Staff Recommendation: THAT the proposal from R. Ritz Architect on behalf of Zand Development Corporation be received and filed.

Motion by Councillor Vassilakos

Sub-committee Recommendation: THAT the proposal from R. Ritz Architect on behalf of Zand Development Corporation be received and filed.

Carried

Sub-committee Discussion: The Director of Infrastructure and Development Services suggested that if Council was interested in developing a parking garage that the request for proposal (RFP) process be followed. He noted there would be a fair amount of up-front work in preparing the RFP, including legally addressing the current easements across the Erie Street parking lot, planning matters, the purchase price the City was prepared to accept and setting out the goals and objectives of the project.

Several concerns were noted with the proposal from R. Ritz Architect, including instituting a premium on above-ground parking, freezing zoning and the possibility that a tiered parking structure at the Grand Trunk site could cost less.

The cost differences between above and below-ground parking was questioned. The Director advised below-ground is typically more expensive. In response to whether there are many companies that can complete this project, the Director advised that the project is technically feasible, it is just a matter of how much it would cost. Bore holes would need to be done to check soil conditions below-grade which would help determine costs.

It was noted this matter would be listed for consideration at the April 12, 2021 Planning and Heritage Committee meeting for consideration.

5. Project Update

Sub-committee Discussion: The Manager of Planning provided highlights of ongoing planning matters as follows:

- Revisions to an existing draft plan of subdivision on Daly Avenue are underway. Staff are in the process of working through technical comments with the developer.
- There is a new residential plan of subdivision for 526 residential units in the northwest area of Stratford. The public meeting was held in February.
- Final approval for Phase 1 of 31T-18003 (Countryside Phase 3) was given recently.
- Draft plan of condominium is in progress for 3194 Vivian Line 37 for 28 apartment units and 34 parking units. Final approval was given to a plan of condominium at 456 Lorne Avenue West for 52 residential units, 38 storage locker units and 78 parking units.
- There are 8 zoning applications in progress. A public meeting has been scheduled mid-April to hear from members of the public on three of them.
- There are 10 site plan applications under review. Attention was drawn to residential site plans at 379 Romeo Street for 30 residential units and 294, 295 and 338 Bradshaw for 50 street-fronting townhouses.
- There is a Local Planning Appeal Tribunal case management hearing for 173 Huron Street on April 15, 2021 and staff will be attending.

The number of applications received to date in 2021 were reviewed, as well as the number of building permits issued. The project update in its entirety will be listed on the April 12, 2021 Planning and Heritage Committee agenda.

An update was requested on the continuation of McCarthy Road through to O'Loane Avenue project. The Director advised he is working on it with the CAO and speaking with the property owner but there is no update.

It was questioned whether there is any discussion on creating smaller, single family dwellings for seniors. The Director replied that discussions took place with one developer who is looking for land in Stratford for a 55-plus "lifestyle community" as they feel there is a market here for it. Staff have heard from developers who have expressed interest, it is just a matter of them finding land that is affordable and available. In response to whether there is City land available for a partnership and whether there would be a presentation to Council, the Director advised that the City owns a fair bit of land but has expressed

interest in using it for affordable housing. Discussion took place on the types of dwelling units that would be considered.

6. Advisory Committee/Outside Board Minutes

The following Advisory Committee/Outside Board minutes were provided for the information of Sub-committee:

- Heritage Stratford Advisory Committee minutes of January 14, February 11 and November 10, 2020 and January 12 and February 9, 2021

7. Next Sub-committee Meeting

The next Planning and Heritage Sub-committee meeting is Thursday, April 29, 2021 at 3:30 p.m.

8. Adjournment

Motion by Councillor Bunting

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

Carried

Meeting Start Time: 3:30 P.M.

Meeting End Time: 4:06 P.M.