



Stratford City Council
Special Council Open Session
AGENDA

Meeting #: 4657th
Date: June 21, 2021
Time: 6:00 P.M.
Location: Electronic Meeting
Council Present: Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos
Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Anne Kircos - Acting Director of Human Resources, Taylor Crinklaw - Director of Infrastructure and Development Services, Alyssa Bridge - Manager of Planning, Chris Bantock - Deputy Clerk

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/89955356616?pwd=MHJ6WXpqNHFrY0J4S2RaVmxtS1ViQT09>
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:

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

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 Meeting under the Planning Act - Planning Report Zone Change Application Z05-21, 16 Blake Street (COU21-066):** 1 - 11

A public comment received in response to the application is attached.

Motion by _____

THAT the Special Council Meeting adjourn to a Public Meeting under the Planning Act, to hear from members of the public with respect to Zone Change Application Z05-21 for 16 Blake Street, to reconvene following the Public Meeting.

4. **Reading of the By-laws:** 12

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

By-law 4.1 - Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on June 21, 2021.

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 June 21, 2021 Special Council Meeting adjourn.



MANAGEMENT REPORT

Date: June 21, 2021
To: Mayor and Council
From: Alyssa Bridge, Manager of Planning
Report#: COU21-066
Attachments: None

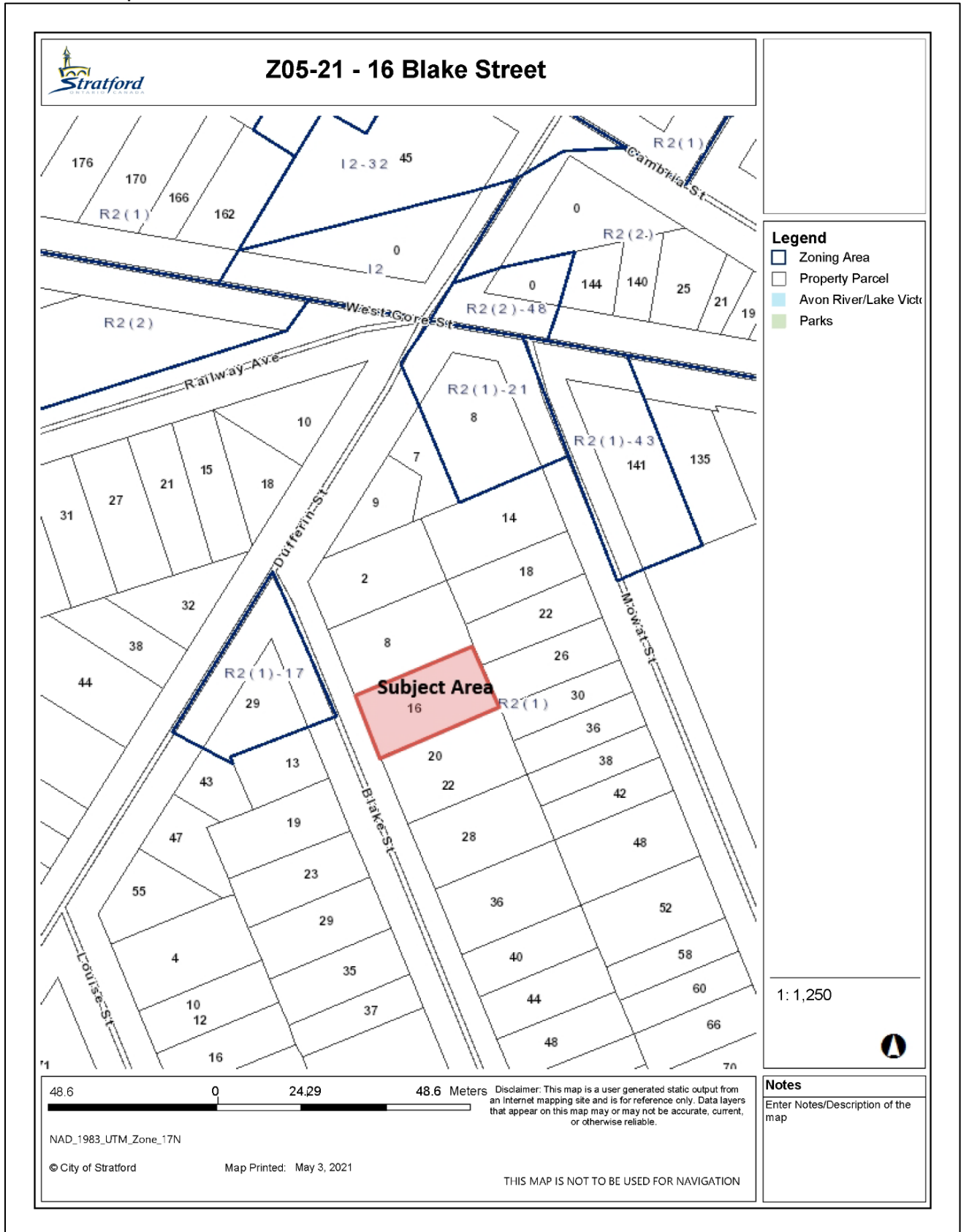
Title: Statutory Public Meeting, Zoning By-law Amendment Application Z05-21, 16 Blake Street

Objective: The purpose of this report is to describe the Zone Change Amendment application, submitted by Jordan Hayle (Hayle Housing Inc.) for lands known municipally as 16 Blake Street. The purpose of the application is to amend the existing R2(1) zoning to a R3 zone to permit a triplex.

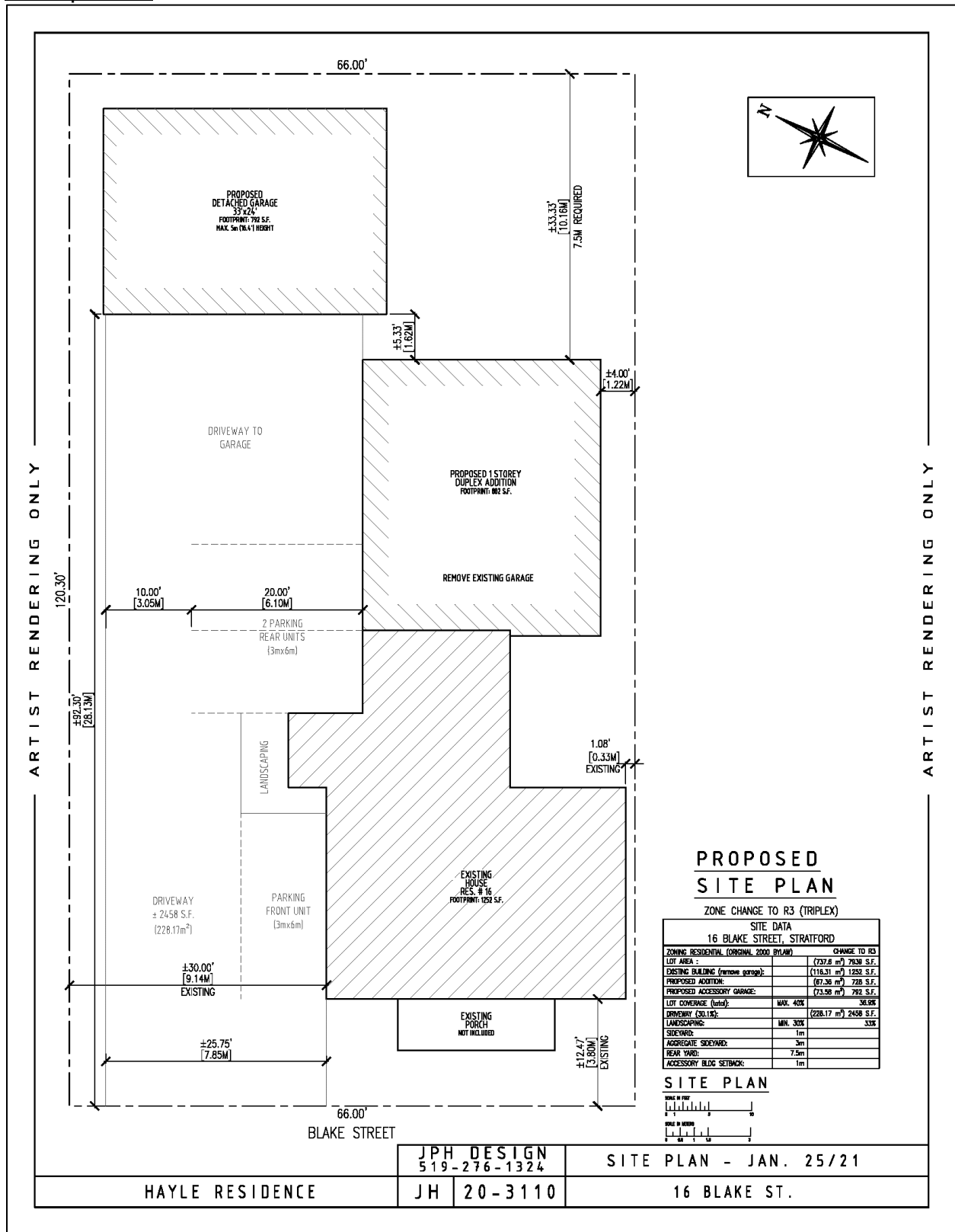
The application was accepted on April 29, 2021.

An existing and proposal site plan was submitted, along with elevations for the proposed addition and for the proposed garage.

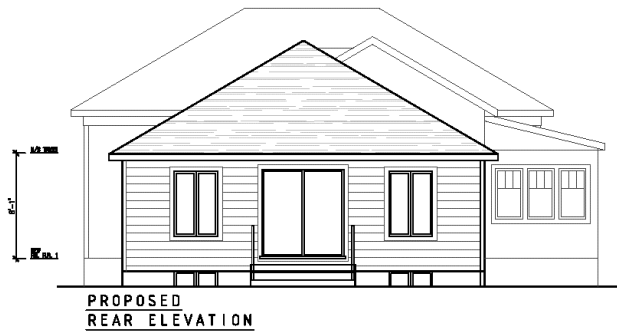
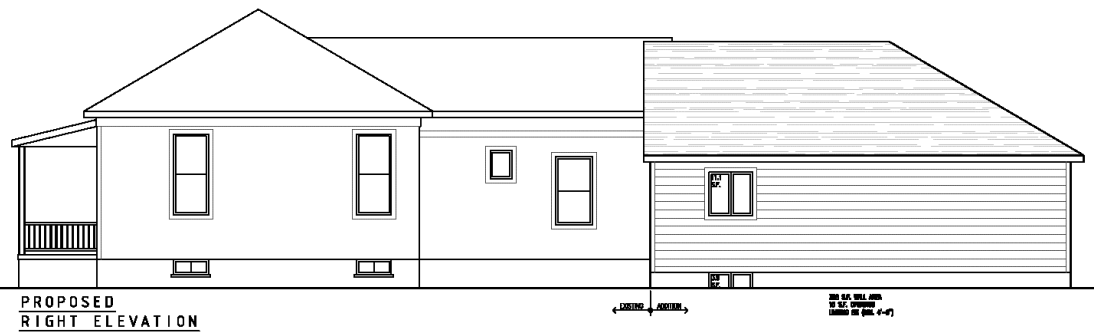
Location Map:



Concept Plan:



Elevations:



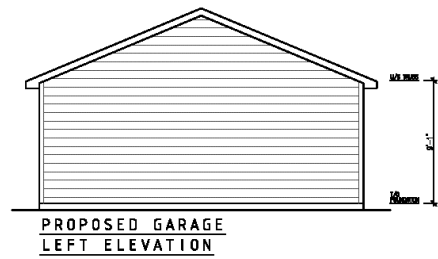
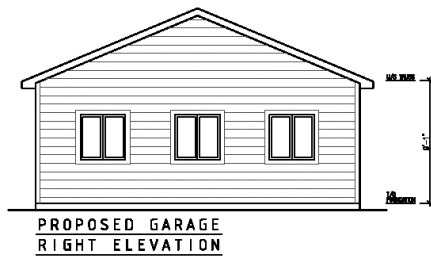
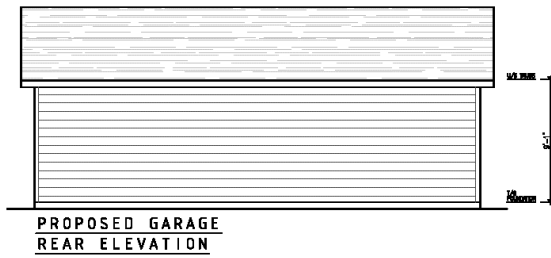
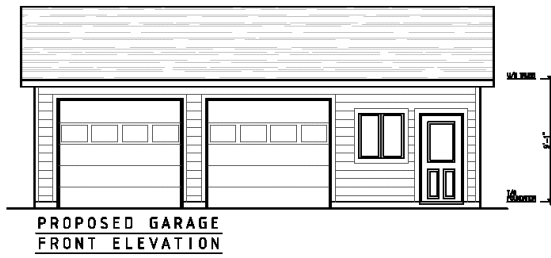
ARTIST RENDERING ONLY

ARTIST RENDERING ONLY

HAYLE RESIDENCE	JPH DESIGN 519-276-1324		SITE PLAN - JAN. 25/21
	JH	20-3110	16 BLAKE ST.

ARTIST RENDERING ONLY

ARTIST RENDERING ONLY



HAYLE RESIDENCE	JPH DESIGN 519-276-1324		SITE PLAN - JAN. 25/21
	JH	20-3110	16 BLAKE ST.

Background: The subject property is municipally addressed as 16 Blake Street and is located on the east side of Blake Street between Dufferin Street and Crooks Street and has an area of approximately 0.0738 ha (0.1823 ac). The subject land is legally described as PLAN 69 LOT 40. The application is requesting to change the zoning from R2(1) to R3 to permit a triplex.

Site Characteristics:

Characteristic	Information
Existing Use:	Single Detached Dwelling (Residential)
Frontage:	20.1m (66ft)
Depth	36.67m (120.3ft)
Area	737.6m ² (7939.46ft ²)
Shape	Regular

Surrounding Land Uses:

Direction	Use
North	Single Detached Dwelling (Residential)
East	Single Detached Dwelling (Residential)
West	Single Detached Dwelling (Residential)
South	Semi-Detached Dwelling (Residential)

Subject Land – 16 Blake Street (Photo taken May 21, 2021)

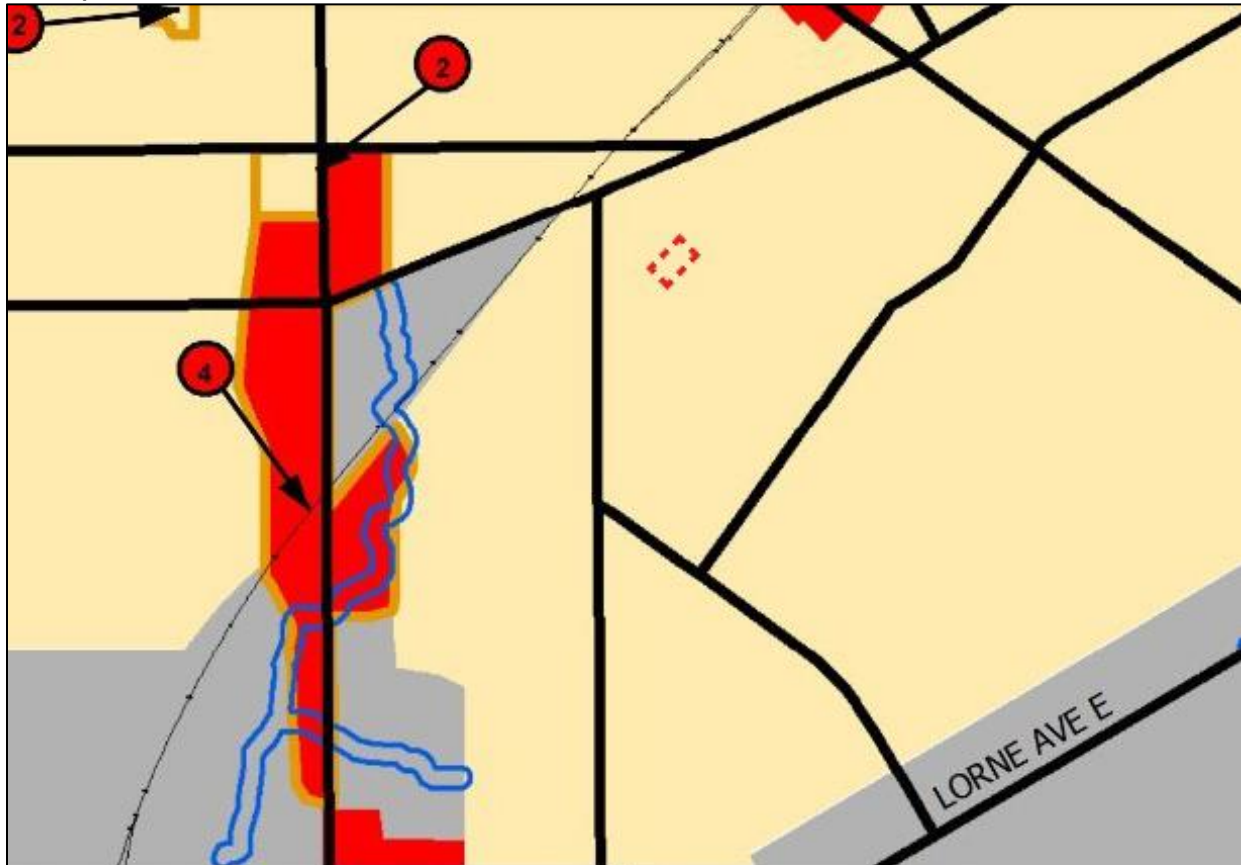


Analysis:

Official Plan Designation

The subject lands are designated as a "Residential Area" in the Official Plan. This permits low and medium density residential uses including single detached, semi-detached, triplex dwellings and townhouses.

Excerpt of Schedule 'A' of the Official Plan



Legend

General Land Use

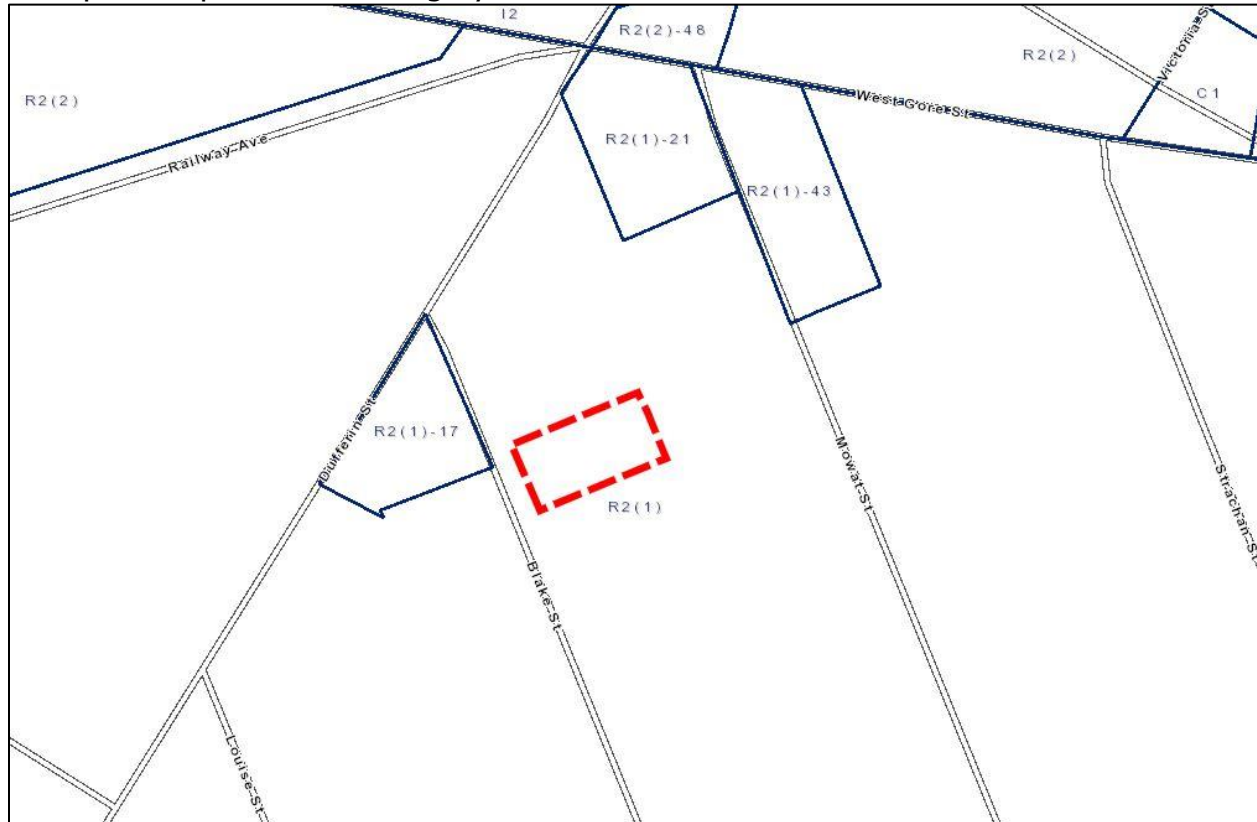
Class

- | | |
|------------------------------------|-------------------------------------------------------------|
| Agricultural Area | Special Study Area Section 11.2.16 |
| Commercial Area | Factory District Area (Section 4.9) |
| Downtown Core | Grand Trunk Anchor District Overlay (Refer to Section 4.11) |
| Gateway Mixed-Use Area | Built Boundary |
| Industrial Area | Municipal Boundary |
| Medium Density Residential | Gateway Areas |
| Medium Density Residential Special | Regulatory Flood Hazard |
| Parks and Open Space | Special Policy Areas |
| Residential Area | Subject Lands |
| High Density Residential | |

Zoning By-law

The Zone Change Amendment is requested to rezone the subject lands from Residential Second Density R2(1) to a Residential Third Density R3 zone. The R2(1) Zone permits a single detached dwelling, semi-detached dwelling, duplex dwelling, and a variety of residential uses that do not pertain to the nature of this application. The requested change to an R3 Zone would permit the dwelling (with the proposed addition) to be used as a triplex.

Excerpt of Map 8 of the Zoning By-law



Agency Comments

The application was circulated to various agencies on May 10, 2021 and the following comments have been received to date:

- Building:
 - No concerns with the Zone Change Application.
 - All comments provided with Formal Consultation Application (FC03-21) are still applicable.
 - Zone Change approval is required to be provided with building permit applications.
- Engineering:
 - At the site plan stage, Engineering will require a condition assessment of the existing sanitary lateral. Please provide us with the CCTV video for our review purposes. Our records indicate this property has a history of root

infiltration. Relining of the lateral or total replacement may be required depending on the results of the condition assessment.

- A grading and drainage plan will be required for our review purposes prior to construction.
- Estimates and deposits would be required to service the lot (if applicable) and to widen the mouth of the driveway. Contact the Engineering Department for this information.
- Community Services: No concerns.
- CN Rail:
 - The Owner shall integrate noise mitigation measures in the construction of the proposed triplex as recommended by RAC/FCM guidelines (<https://www.proximityissues.ca/>).
 - The following clause should be interested in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:
 - "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
- Conseil scolaire Viamonde: No comment.

Public Comments

The application was circulated to 79 abutting property owners on May 10, 2021 and was published in the Town Crier on May 29, 2021. There have been two public comments received to date, expressing opposition to the application and raising concerns related to a decrease in property values, privacy, the removal of mature trees and inadequate sewage.

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

Alignment with Strategic Priorities:

Strengthening our Plans, Strategies and Partnerships

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

Widening our Economic Opportunities

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

Staff Recommendation: THAT Council hear all interested persons with respect to Zoning By-law Amendment Z05-21.



Victoria Nikoltcheva, Planner



Alyssa Bridge, MCIP, RPP, Manager of Planning



Joan Thomson, Chief Administrative Officer

From: pomabbey
Sent: Thursday, May 27, 2021 11:03 AM
To: Victoria Nikoltcheva <
Subject: Zone change

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

Mr. Mayor and Stratford Council

I would like to oppose zone change application Z05-21 for 16 Blake St. I feel this change will decrease my property value substantially. I have lived here for 22 years and over those years I have spent a lot of money to create a beautiful backyard that I can relax and enjoy. Surrounding neighbours have always kept their properties neat and tidy and a pleasure to look at. I really don't care to have to look at a concrete or asphalt parking lot. This change will see the removal of 5 very mature trees and 95% of the green space. I do not see the need for a 792 sq. ft. garage which I have heard will eventually be turned into another rental unit. There has never been any sewer upgrades in this area and I know for a fact that during heavy rains this property has suffered sewage backup. What will happen if another 2 possibly 3 households are added to an already existing sewer problem.

I am asking council to please refuse this application for rezoning.

Patricia Petrie
8 Blake St.



**BY-LAW NUMBER _____-2021
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 June 21, 2021.

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

AND WHEREAS subsection 5(3) of the *Act* 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 June 21, 2021 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 21st day of June, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe