



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

Date: August 9, 2021
Time: 3:15 P.M.
Location: Electronic Meeting
Committee Present: Councillor Ritsma - Chair Presiding, Councillor Ingram - Vice-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, Taylor Crinklaw - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Anne Kircos - Acting Director of Human Resources, Alyssa Bridge - Manager of Planning, Chris Bantock - Deputy Clerk, Jodi Akins - Council Clerk Secretary

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/85402260078?pwd=THdZQ2pEZTg4U3djTVo3M3hZektyUT09>
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 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 Manager of Planning

4.1. Minor Modification to Draft Plan of Subdivision 31T17-001, Northwest Stratford (PLA21-015)

7 - 15

Motion by _____

Staff Recommendation: THAT the conditions of draft approval of plan of subdivision 31T17-001 be modified as follows:

Revise Condition 1 to read:

1. This draft approval applies to Plan of Subdivision 31T-17001 submitted by GSP Group, prepared for Northwest Stratford Developments Inc., and Marcor Farms Ltd., certified by Terry Dietz O.L.S., dated July 15, 2021, File No. 31T-17001, drawing no. 8004.40, which shows a total of 123 single detached residential lots, 3 duplex residential lots and 8 multi residential blocks, 2 park blocks, 2 walkway blocks, 13 0.3m reserve blocks, 1 stormwater management block, 1 McNamara Drain block and 1 sanitary pumping station block all served by the extension of Butler Cove Drive, Robertson Drive, Davidson Drive and Bradshaw Drive, and 1 new local street.

Revise Condition 26 to read:

1. Prior to registration of any phase, the Owner shall provide the City with a 10m wide easement for a forcemain from the north limit of Block 134 to the southerly limit of Perth Line 36, at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 27 to read:

1. Prior to registration of any phase, the Owner shall provide the City with a temporary 20m wide easement over the future extension of Bradshaw Drive, north of McCarthy Road West for construction and access to Block 134 to the satisfaction of the Manager of Engineering. This easement shall be required until Bradshaw Drive, north of McCarthy Road West, is dedicated as public highway. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 28 to read:

1. Prior to the registration of any phase, the Owner shall provide the City with a temporary 10m wide easement, for construction and access to Block 134. The temporary easement is to be located approximately 10m east of the future extension of Bradshaw Drive, north of McCarthy Road West and shall be to the satisfaction of the Manager of Engineering at the cost of the Owner. The Manager of Engineering shall determine when the easement is no longer required. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 30 to read:

1. Prior to registration of any phase, the Owner shall provide the City with an easement over Block 134 for the construction of the pumping station to the satisfaction of the Manager of Engineering. The easement shall be released concurrent with the transfer of the land to the City. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 31 to read:

1. Concurrent with registration of the plan, Block 134 is to be dedicated to the City. The size and configuration shall be to the satisfaction of the Manager of Engineering. All costs associated with the transfer of the lands shall be borne by the Owner. The Owner may submit a claim in accordance with the Development Charges By-law #45-2017.

Revise Condition 38 to read:

1. The Owner shall dedicate Block 131 and Block 132 to the City of Stratford for Park purposes pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 131 and Block 132 will satisfy the parkland dedication requirements for all lands within the boundary of this draft plan and approximately 5.8ha of land to the west also owned by the Owner.

Revise Condition 39 to read:

1. The subdivision agreement shall contain a provision outlining that parkland dedication may be conveyed to the City in phases until the third registration at which time all of the parkland dedication (Block 131 and Block 132) shall be conveyed to the City to the satisfaction of the Manager of Development Services. All costs associated with the conveyance of the lands shall be borne by the Owner.

Revise Condition 40 to read:

1. In conjunction with the submission of engineering drawings, the Owner shall submit park design and grading and servicing plans for Block 131 and Block 132 which shall accommodate a 4m wide pathway on Block 137 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services.

Revise Condition 41 to read:

1. The subdivision agreement shall contain a provision requiring the Owner to complete the grading and seeding of Block 131 and Block 132 all at once within one year of the first registration to the satisfaction of the Director of Infrastructure and Development Services and the Director of Community Services. No access will be provided to Block 131 and Block 132 from McCarthy Road West.

Revise Condition 42 to read:

1. Concurrent with registration, the Owner shall convey Block 136 (3m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.

Revise Condition 43 to read:

1. Concurrent with the third registration, the Owner shall convey Block 137 (4m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.

Revise Condition 44 to read:

1. Concurrent with the registration of any phase that includes Block 135, the Owner shall provide an easement over Block 135 and extending west to the limit of the additional lands owned by the applicant in favour of the City. All costs associated with the registration of the easement shall be borne by the Owner.

Revise Condition 45 to read:

1. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 135 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

Revise Condition 46 to read:

1. The Subdivision Agreement shall contain a provision requiring the façade of any multi-unit developments on Blocks 124, 125, 126, 127 and 128 to address abutting streets to the satisfaction of the Manager of Development Services.

Revise Condition 47 to read:

1. Prior to submission of engineering drawings, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on Lots 1-13, 891, 92 and 112 and Blocks 124, 125, 126, 127 and 128 abutting McCarthy Road West which considers alternative noise abatement measures that are to be applied in accordance with the requirements of the M.O.E. to the satisfaction of the Manager of Development Services. The final accepted recommendations shall be constructed or installed by the Owner and may be incorporated into the subdivision agreement.

Revise Condition 48 to read:

1. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Lots 122-113, Blocks 125, 126 and 130 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

Revise Condition 53 to read:

1. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 133, to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 54 to read:

1. Minor revisions to the size of Block 133 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Manager of Engineering. Any cost associated will be the responsibility of the Owner.

Revise Condition 55 to read:

1. All costs associated with the construction of the access driveway to serve Block 133 will be at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 76 to read:

1. The regrading and channelization of Block 135 and land

extending west to the limit of the additional lands owned by the applicant is to be completed all at once to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. No works shall be completed in contravention of the Drainage Act.

Revise Condition 77 to read:

1. All works on Block 135 and land extending west to the limit of the additional lands owned by the applicant and the McNamara Drain shall be completed generally in keeping with the Master Drainage Plan prepared by McCormick Rankin Corporation and approved report, 2007 to the satisfaction to Upper Thames River Conservation Authority and Director of Infrastructure and Development Services.

Revise Condition 78 to read:

1. The channelization and regrading of Block 135 and land extending west to the limit of the additional lands owned by the applicant shall be to the satisfaction of the Director of Infrastructure and Development Services and the Upper Thames River Conservation Authority. Channelization and regrading within Block 135 and the lands extending to the west is to occur prior to any excavation or regrading within the existing flood plain limits on Blocks 123, 127, 128 and 129 to ensure flood storage is maintained. Lastly, the Owner agrees to provide certification the channelization and regrading noted above has been completed in accordance with the approved plans.

5. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by _____

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



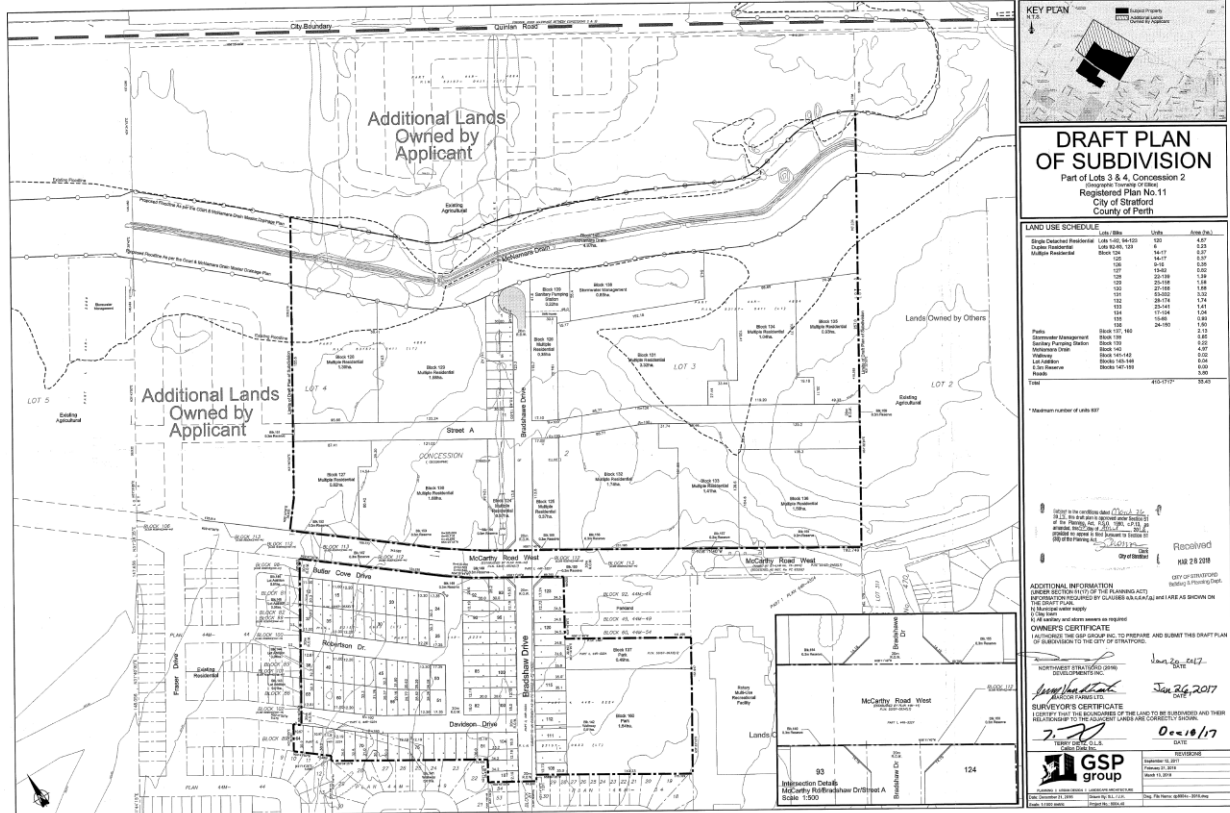
MANAGEMENT REPORT

Date: August 9, 2021
To: Planning and Heritage Committee
From: Alyssa Bridge, Manager of Planning
Report#: PLA21-015
Attachments: None

Title: Minor Modification to Draft Plan of Subdivision 31T17-001, Northwest Stratford

Objective: The purpose of this report is to consider modifications to the draft approval of plan of subdivision 31T17-001 for the properties located at 4117 Perth Line 36, 495 McCarthy Road West and Block 97, 44M-44.

Background: In 2019, the City granted draft approval to Plan of Subdivision 31T17-011. The draft plan of subdivision included 120 single-detached residential lots, 3 duplex lots, 13 multi residential blocks, 2 park blocks, 2 walkway blocks, 4 lot addition blocks, 13 0.3m reserve blocks, 1 stormwater management block, 1 McNamara Drain block and 1 sanitary pumping station block all served by the extension of Butler Cove Drive, Robertson Drive, Davidson Drive and Bradshaw Drive and 1 new local street. A condition of draft approval limits the total number of residential units within the draft plan to 837.



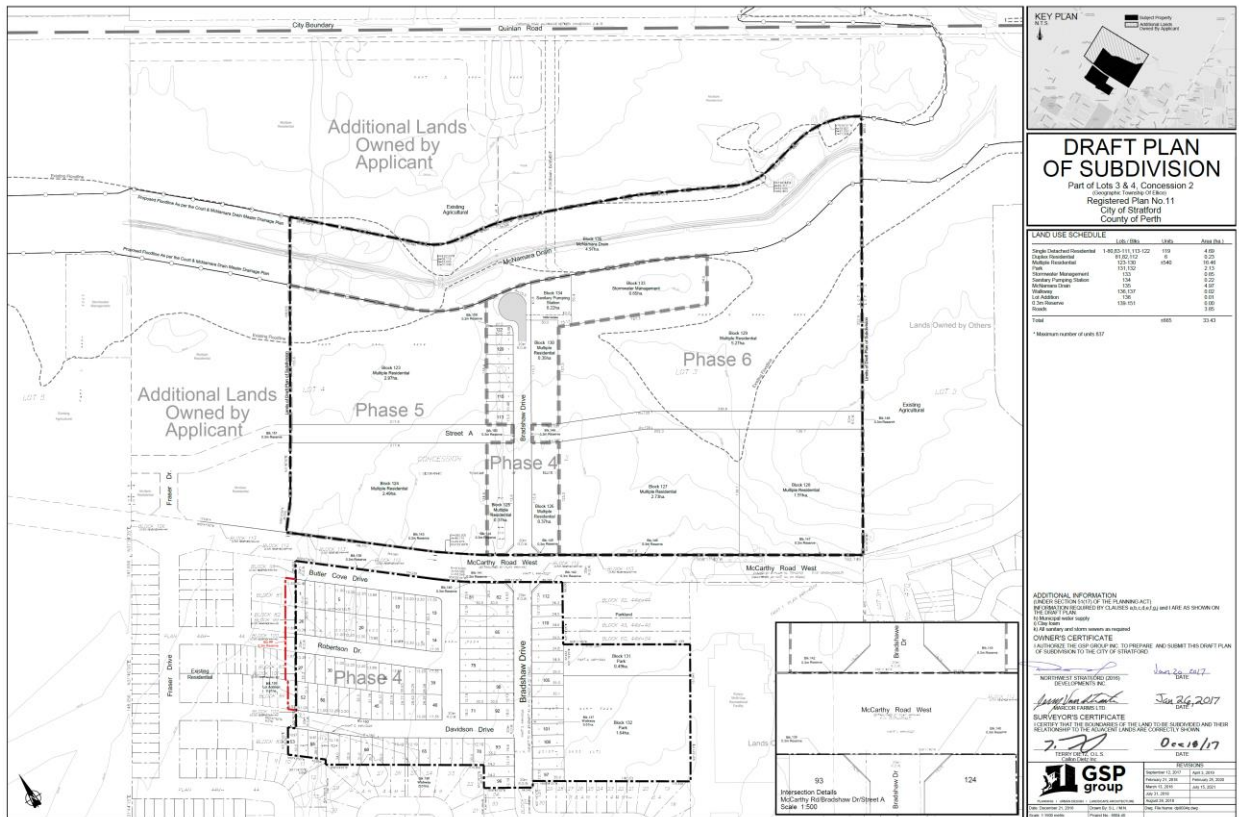
The first phase of this subdivision was granted final approval (registered) in August 2020. This phase of registration included all draft approved single detached lots, 3 duplex residential lots, 3 street townhouse blocks, 1 stormwater management block, 1 pumping station block, 2 park blocks, 2 walkway blocks and 8 0.3m reserve blocks served by the extension of Butler Cove Road, Robertson Drive, Davidson Drive and Bradshaw Drive.

Analysis: The applicant has now requested a modification to the draft approved plan of subdivision for the lands north of McCarthy Road West. Through the initial draft approved plan of subdivision, 10 multiple residential blocks were created to allow for the future phasing of the subdivision. Since that time, the applicant's timing for registration of these lands and phasing plans have changed. As a result, the applicant has requested to modify the draft approved plan of subdivision to merge the multiple residential blocks into larger blocks to align with the proposed development concept on the future Site Plan and Vacant Land Condominium applications for the subject lands.

Specifically, the proposed modification would:

- merge Block 128 and 129;
- merge Block 127 and 130;
- merge Blocks 131, 134 and 135;
- merge a portion of Block 132 and 133;
- merge a portion of Block 133 and 136; and

- add a new block boundary line between Block 133 and Block 136;
- renumber a number blocks so they are numbered sequentially;
- update the conditions of draft approval to reflect the new block numbering.



The development of the modified block pattern will still meet the intent of the original draft approval as the blocks will be developed for multiple residential development through a Vacant Land Plan of Condominium and Site Plan applications. The proposed modifications does not alter any proposed rights of way and any existing easements are not being changed through this modification.

The proposed modifications to draft plan of subdivision are consistent with the Provincial Policy Statement and conform with the City's Official Plan. In accordance with the Planning Act, as the modifications are minor in nature no public meeting or notice is required.

Financial Impact: No municipal expenses are anticipated to support the requested changes.

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.

Staff Recommendation: THAT the conditions of draft approval of plan of subdivision 31T17-001 be modified as follows:

Revise Condition 1 to read:

1. **This draft approval applies to Plan of Subdivision 31T-17001 submitted by GSP Group, prepared for Northwest Stratford Developments Inc., and Marcor Farms Ltd., certified by Terry Dietz O.L.S., dated July 15, 2021, File No. 31T-17001, drawing no. 8004.40, which shows a total of 123 single detached residential lots, 3 duplex residential lots and 8 multi residential blocks, 2 park blocks, 2 walkway blocks, 13 0.3m reserve blocks, 1 stormwater management block, 1 McNamara Drain block and 1 sanitary pumping station block all served by the extension of Butler Cove Drive, Robertson Drive, Davidson Drive and Bradshaw Drive, and 1 new local street.**

Revise Condition 26 to read:

26. **Prior to registration of any phase, the Owner shall provide the City with a 10m wide easement for a forcemain from the north limit of Block 134 to the southerly limit of Perth Line 36, at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.**

Revise Condition 27 to read:

27. **Prior to registration of any phase, the Owner shall provide the City with a temporary 20m wide easement over the future extension of Bradshaw Drive, north of McCarthy Road West for construction and access to Block 134 to the satisfaction of the Manager of Engineering. This easement shall be required until Bradshaw Drive, north of McCarthy Road West, is dedicated as public highway. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.**

Revise Condition 28 to read:

28. **Prior to the registration of any phase, the Owner shall provide the City with a temporary 10m wide easement, for construction and access to Block 134. The temporary easement is to be located approximately 10m east of the future extension of Bradshaw Drive, north of McCarthy Road West and shall be to the satisfaction of the Manager of**

Engineering at the cost of the Owner. The Manager of Engineering shall determine when the easement is no longer required. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 30 to read:

- 30. Prior to registration of any phase, the Owner shall provide the City with an easement over Block 134 for the construction of the pumping station to the satisfaction of the Manager of Engineering. The easement shall be released concurrent with the transfer of the land to the City. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.**

Revise Condition 31 to read:

- 31. Concurrent with registration of the plan, Block 134 is to be dedicated to the City. The size and configuration shall be to the satisfaction of the Manager of Engineering. All costs associated with the transfer of the lands shall be borne by the Owner. The Owner may submit a claim in accordance with the Development Charges By-law #45-2017.**

Revise Condition 38 to read:

- 38. The Owner shall dedicate Block 131 and Block 132 to the City of Stratford for Park purposes pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 131 and Block 132 will satisfy the parkland dedication requirements for all lands within the boundary of this draft plan and approximately 5.8ha of land to the west also owned by the Owner.**

Revise Condition 39 to read:

- 39. The subdivision agreement shall contain a provision outlining that parkland dedication may be conveyed to the City in phases until the third registration at which time all of the parkland dedication (Block 131 and Block 132) shall be conveyed to the City to the satisfaction of the Manager of Development Services. All costs associated with the conveyance of the lands shall be borne by the Owner.**

Revise Condition 40 to read:

- 40. In conjunction with the submission of engineering drawings, the Owner shall submit park design and grading and servicing plans for Block 131 and Block 132 which shall accommodate a 4m wide pathway**

on Block 137 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services.

Revise Condition 41 to read:

- 41. The subdivision agreement shall contain a provision requiring the Owner to complete the grading and seeding of Block 131 and Block 132 all at once within one year of the first registration to the satisfaction of the Director of Infrastructure and Development Services and the Director of Community Services. No access will be provided to Block 131 and Block 132 from McCarthy Road West.**

Revise Condition 42 to read:

- 42. Concurrent with registration, the Owner shall convey Block 136 (3m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.**

Revise Condition 43 to read:

- 43. Concurrent with the third registration, the Owner shall convey Block 137 (4m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.**

Revise Condition 44 to read:

- 44. Concurrent with the registration of any phase that includes Block 135, the Owner shall provide an easement over Block 135 and extending west to the limit of the additional lands owned by the applicant in favour of the City. All costs associated with the registration of the easement shall be borne by the Owner.**

Revise Condition 45 to read:

- 45. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 135 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.**

Revise Condition 46 to read:

46. **The Subdivision Agreement shall contain a provision requiring the façade of any multi-unit developments on Blocks 124, 125, 126, 127 and 128 to address abutting streets to the satisfaction of the Manager of Development Services.**

Revise Condition 47 to read:

47. **Prior to submission of engineering drawings, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on Lots 1-13, 891, 92 and 112 and Blocks 124, 125, 126, 127 and 128 abutting McCarthy Road West which considers alternative noise abatement measures that are to be applied in accordance with the requirements of the M.O.E. to the satisfaction of the Manager of Development Services. The final accepted recommendations shall be constructed or installed by the Owner and may be incorporated into the subdivision agreement.**

Revise Condition 48 to read:

48. **As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Lots 122-113, Blocks 125, 126 and 130 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.**

Revise Condition 53 to read:

53. **Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 133, to the satisfaction of the Director of Infrastructure and Development Services.**

Revise Condition 54 to read:

54. **Minor revisions to the size of Block 133 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Manager of Engineering. Any cost associated will be the responsibility of the Owner.**

Revise Condition 55 to read:

55. All costs associated with the construction of the access driveway to serve Block 133 will be at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 76 to read:

76. The regrading and channelization of Block 135 and land extending west to the limit of the additional lands owned by the applicant is to be completed all at once to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. No works shall be completed in contravention of the Drainage Act.

Revise Condition 77 to read:

77. All works on Block 135 and land extending west to the limit of the additional lands owned by the applicant and the McNamara Drain shall be completed generally in keeping with the Master Drainage Plan prepared by McCormick Rankin Corporation and approved report, 2007 to the satisfaction to Upper Thames River Conservation Authority and Director of Infrastructure and Development Services.

Revise Condition 78 to read:

78. The channelization and regrading of Block 135 and land extending west to the limit of the additional lands owned by the applicant shall be to the satisfaction of the Director of Infrastructure and Development Services and the Upper Thames River Conservation Authority. Channelization and regrading within Block 135 and the lands extending to the west is to occur prior to any excavation or regrading within the existing flood plain limits on Blocks 123, 127, 128 and 129 to ensure flood storage is maintained. Lastly, the Owner agrees to provide certification the channelization and regrading noted above has been completed in accordance with the approved plans.



Alyssa Bridge, MCIP, RPP, Manager of Planning

A handwritten signature in dark ink, appearing to read "Taylor Crinklaw". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Taylor Crinklaw, Director of Infrastructure and Development Services

A handwritten signature in dark ink, appearing to read "Joan Thomson". The signature is cursive and somewhat compact.

Joan Thomson, Chief Administrative Officer