



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

Meeting #: 4662nd
Date: August 16, 2021
Time: 6:00 P.M.
Location: Electronic Meeting
Council Present: Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Bunting, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, 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, Chris Bantock - Deputy Clerk, Jodi Akins - Council Clerk Secretary, Alyssa Bridge - Manager of Planning, Victoria Nikoltcheva - Planner, Nancy Bridges - Recording Secretary

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/82640346237?pwd=OHNSYzd0ZlpSeSsyb0VsazJXSWVTZz09>

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.

Councillors Burbach and Sebben have provided regrets for this meeting.

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 - 21

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 the following planning matters:

- Zone Change Application Z06-21 for 215 Douro Street
- Zone Change Application Z08-21 for 100 Gordon Street
- Zone Change Application Z09-21 for 379 Ontario Street

to reconvene following the Public Meeting.

4. Reading of the By-laws:

22

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 August 16, 2021.

5. Adjournment:

Motion by _____

THAT the August 16, 2021 Special Council Meeting adjourn.



MANAGEMENT REPORT

Date: August 16, 2021
To: Mayor and Council
From: Alyssa Bridge, Manager of Planning
Report#: COU21-088
Attachments: None

Title: Statutory Public Meeting, Zoning By-law Amendment Application Z06-21, 215 Douro Street

Objective: The purpose of this report is to describe the Zone Change Amendment application, submitted by Derek & Elissa Vann and Grey & Staci Leis for lands municipally addressed as 215 Douro Street. The purpose of the application is to amend the existing R2(1)-7 zoning to a site-specific R2(1) zone to add a bakery as a permitted use.

The application was accepted on June 14, 2021.

A proposed site plan and Planning Justification Report were submitted with the application.

Background: The subject property is municipally addressed as 215 Douro Street and is located on the south side of Douro Street between Well Street and Queen Street, having an area of approximately 0.048 hectares (0.119 acres). The subject lands are legally described as PLAN 47 W PT LOT 497 in the City of Stratford. The application is to rezone the property from a R2(1)-7 zone that permits a triplex to a site-specific R2(1) zone to permit a bakery as an additional permitted use.

Location and Zoning Map:





Site Characteristics:

Characteristic	Information
Existing Use:	Triplex
Frontage:	19.71m (64.67ft)
Depth	24.38m (79.99ft)
Area	483m ² (5198.97ft ²)
Shape	Regular

Surrounding Land Uses:

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

Subject Land – 215 Douro Street (Photo taken July 16, 2021):

215 Douro Street – Frontage on Well Street (Photo taken July 16, 2021):



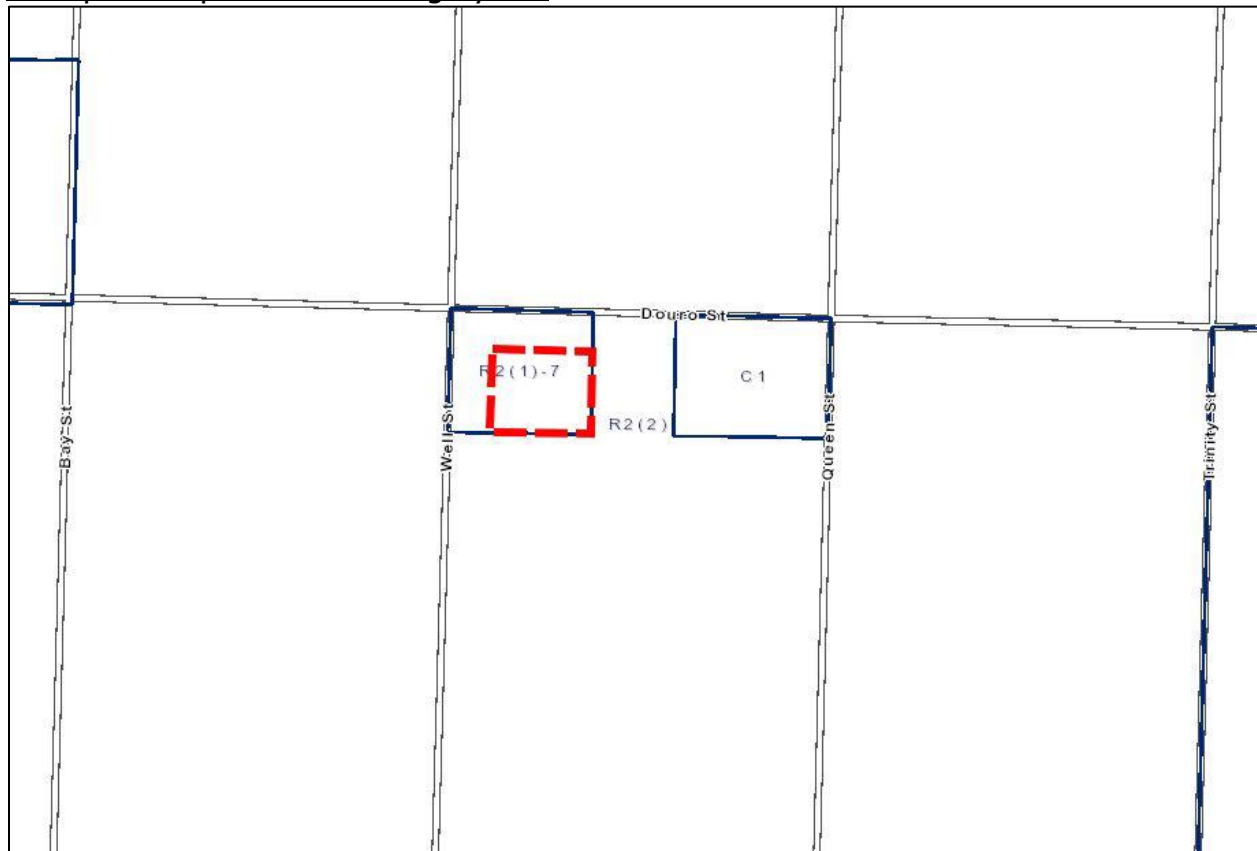
Analysis:

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.

The goals and objectives for Residential Areas allow non-residential uses which are complementary to, or compatible with, the neighbourhood or which meet neighbourhood needs and do not individually or cumulatively undermine essential neighbourhood qualities.

Excerpt of Map 5 of the Zoning By-law



Agency Comments

The application was circulated to various agencies on July 19, 2021, and the following comments have been received to date:

- Engineering:
 - No objection to the zone change.
- Community Services:
 - No concerns.
- Upper Thames River Conservation Authority:
 - No objection.

Public Comments

The application was circulated to 112 abutting property owners on July 19, 2021, and was published in the Town Crier on July 24, 2021. No public comments have been received to date.

Any agency or public comments received after the completion of this report will be provided to the Planning and Heritage Committee in a future report.

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.

Staff Recommendation: THAT Council hear all interested persons with respect to Zoning By-law Amendment Z06-21.



Victoria Nikoltcheva, Planner



Alyssa Bridge, MCIP, RPP, Manager of Planning



Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: August 16, 2021
To: Mayor and Council
From: Alyssa Bridge, Manager of Planning
Report#: COU21-089
Attachments: None

Title: Public Meeting Report, Zone Change Application Z08-21, 100 Gordon Street

Objective: The purpose of this report is to describe Zone Change Application, Z08-21, for 100 Gordon Street. The application is requesting to amend the existing C2-9 zoning to a Residential Fifth Density R5(1) zoning to permit the conversion of the existing building into seven (7) residential dwelling units.

A draft plan of condominium application (31CDM21-002) has also been submitted.

The application was deemed complete on July 12, 2021.

A Planning Justification Report was submitted with this application.

Background: The subject property is located on the west side of Gordon Street, north of Ontario Street and is legally described as Lot 93 to 96, Registered Plan 125, Part 2 44R-2743, City of Stratford and is subject to Site Plan Agreement #220, executed in 1993 for the construction of the existing building.

Location and Zoning Map:



Site Characteristics:

Characteristic	Information
Existing Use:	Commercial (one and a half story office building)
Frontage:	42.5 meters
Depth	30.7 meters
Area	0.13 hectares
Shape	Regular

Surrounding Land Uses:

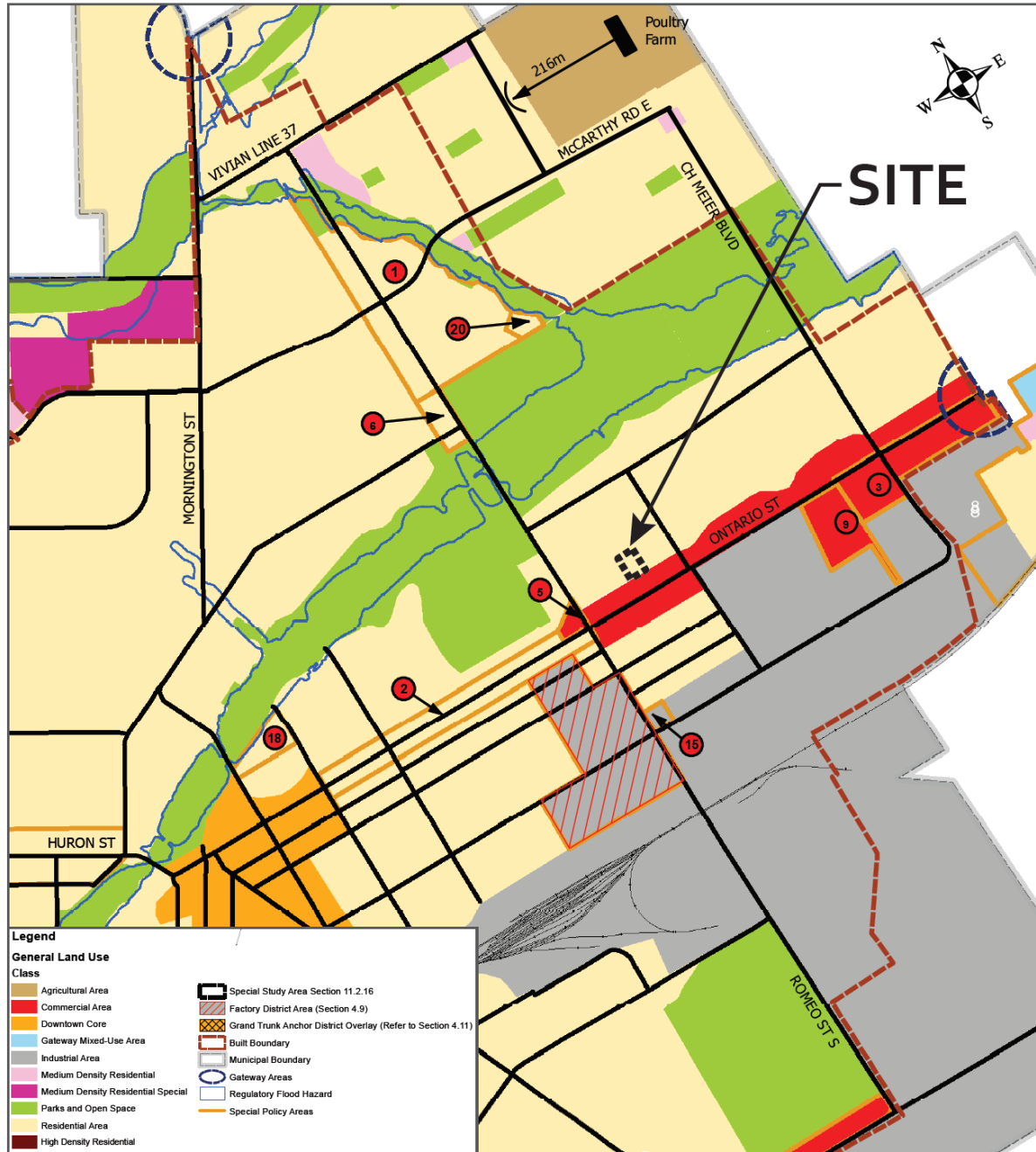
Direction	Use
North	Residential
East	Residential/Commercial
South	Commercial
West	Residential

Subject Land – 100 Gordon Street (Photo taken July 20, 2021)

Official Plan Designation

The subject property is designated "Residential Area" in the Official Plan. This designation permits a range of residential uses including triplex dwellings, townhouse dwellings and low-rise apartments. The maximum permitted density in the Residential Area designation is 65 units per hectare.

Excerpt of Schedule 'A' to the Official Plan



Zoning By-law

The subject property is zoned C2-9 (Highway Commercial) in the City's Zoning By-law. A business office and a professional office are the permitted uses in the C2-9 zone.

Agency Comments

The application was circulated on July 19, 2021. The following comments have been received to date:

- City Clerk's Department: No concerns.
- Engineering Division: No objection.
- Community Services: No concerns.
- Upper Thames River Conservation Authority:
 - The subject site is outside of the regulated area and the UTRCA has no comments.

Public Comments

Notice of the Application was sent to 68 abutting property owners on July 19, 2021. Notice was also included in the Town Crier public in the Beacon Herald on July 24, 2021. No responses have been received to date.

Any agency or public comments received after the completion of this report will be provided to Planning and Heritage Committee in a future report.

Analysis: To be reported in a future planning report.

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.

Staff Recommendation: THAT Council hear all interested persons with respect to Zone Change Application Z08-21.



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 from the end.

Taylor Crinklaw, Director of Infrastructure and Development Services

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

Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: August 16, 2021
To: Mayor and Council
From: Alyssa Bridge, Manager of Planning
Report#: COU21-090
Attachments: None

Title: Statutory Public Meeting, Zoning By-law Amendment Application Z09-21, 379 Ontario Street

Objective: The purpose of this report is to describe the Zone Change Amendment application, for the lands known municipally as 379 Ontario Street. The purpose of the application is to amend the existing MUR zone to a site-specific MUR zone to permit a hobby shop as an additional permitted use.

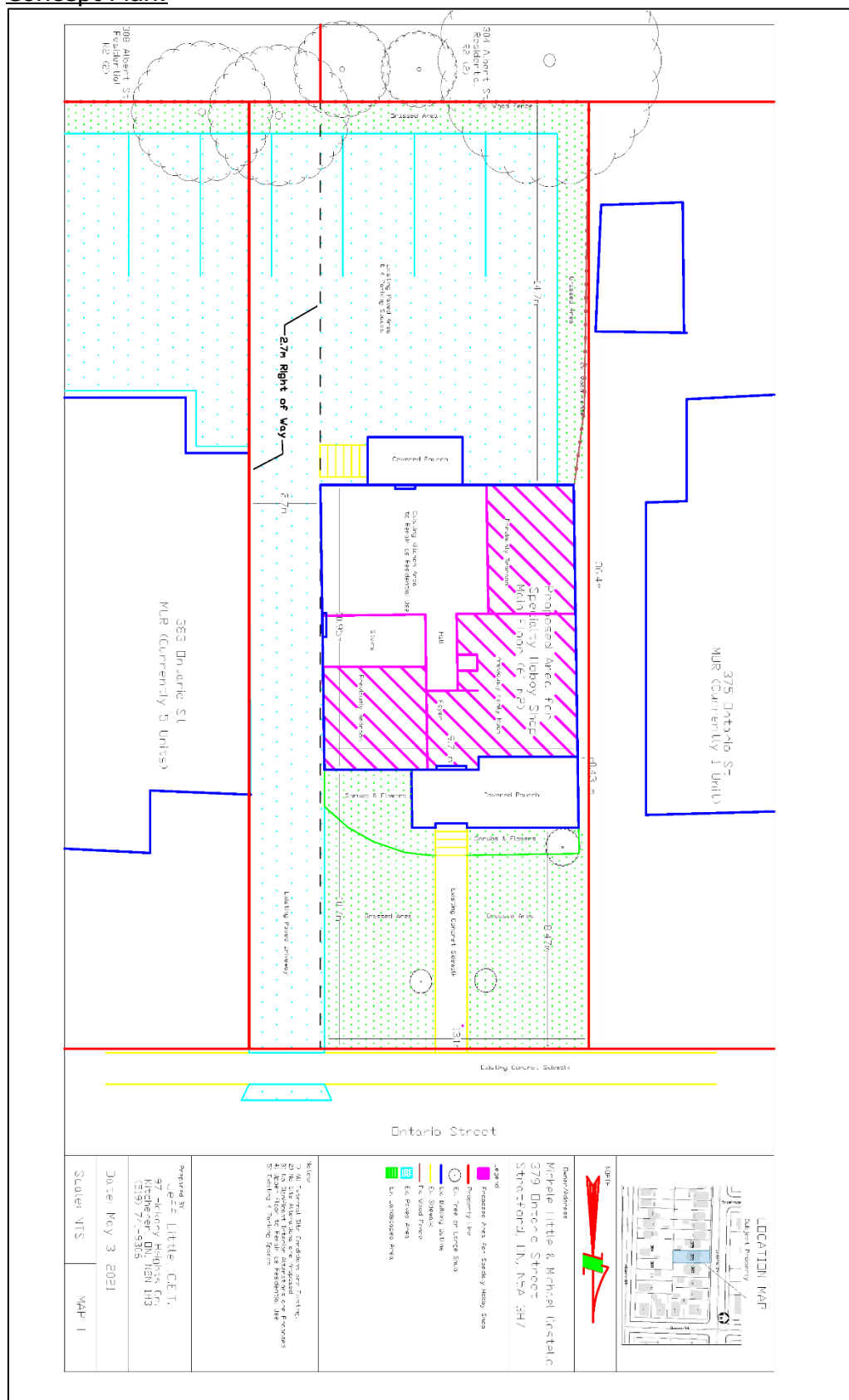
The application was accepted on July 5, 2021.

A proposed site plan outlining the floor area of the proposed use was submitted with the application.

Location Map:



Concept Plan:



Background: The subject property is municipally addressed as 379 Ontario Street and is located on the south side of Ontario Street between Front Street and Queen Street and has an area of approximately 0.045 hectares (0.112 acres). The subject lands are legally described as PLAN 47 E PT LOT 10 W PT LOT 11 SUBJ TO ROW in the City of Stratford. The application is to rezone the property from a MUR zone to a site-specific MUR zone to permit a hobby shop as an additional permitted use.

Site Characteristics:

Characteristic	Information
Existing Use:	Duplex
Frontage:	13.01m (42.88ft)
Depth	36.4m (119.42ft)
Area	474.56m ² (5108.12ft ²)
Shape	Regular

Surrounding Land Uses:

Direction	Use
North	Vacant Land (Residential)
East	Fiveplex (Residential)
West	Single Detached Dwelling (Residential)
South	Single Detached Dwelling (Residential)

Subject Lands – 379 Ontario Street (Photo taken July 16, 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.

The goals and objectives for Residential Areas allow non-residential uses in these areas which are complementary to, or compatible with, the neighbourhood or which meet neighbourhood needs and do not individually or cumulatively undermine essential neighbourhood qualities.

The subject lands are within Special Policy Area 2 as per Schedule 'A' of the Official Plan. A mix of residential, commercial and institutional uses are encouraged within this area.

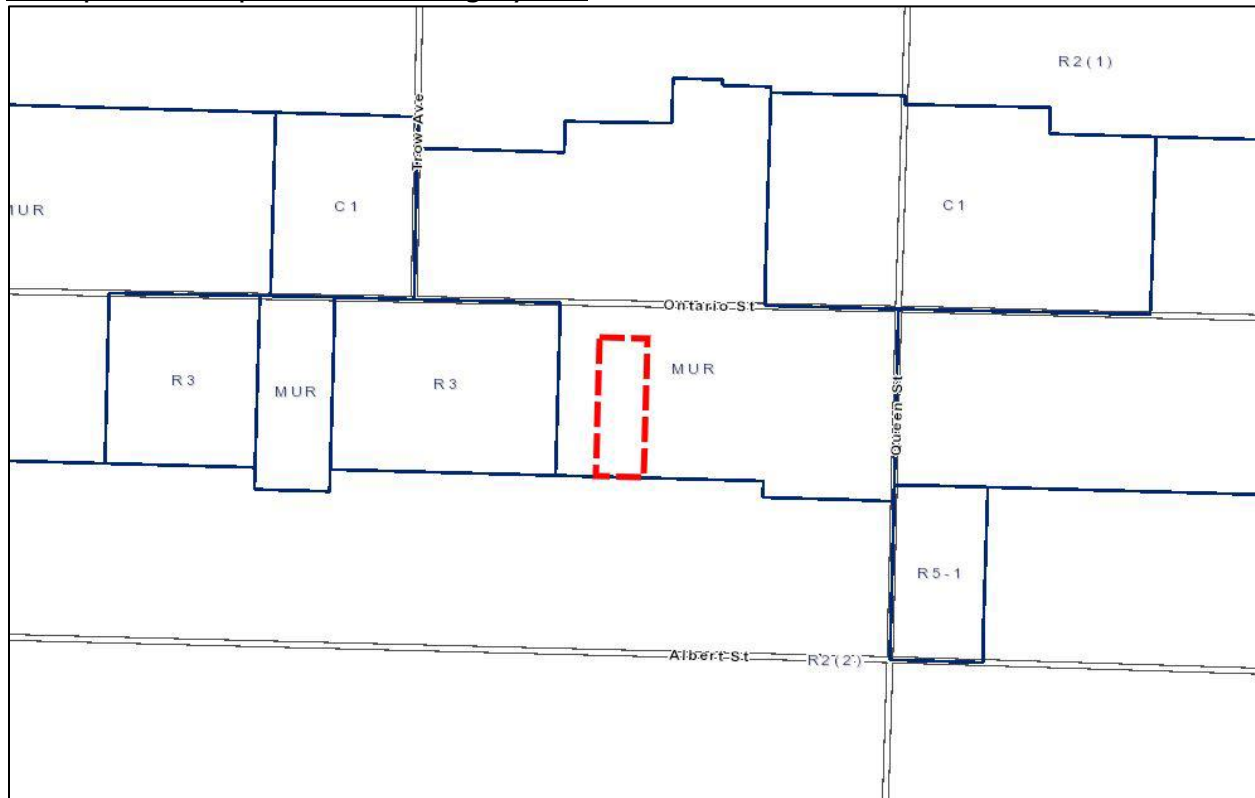
Excerpt of Schedule 'A' of the Official Plan



Zoning By-law

The Zone Change Amendment is requested to rezone the subject lands from Mixed Use Residential MUR zone to a site-specific Mixed Use Residential MUR zone. The MUR zone permits a duplex dwelling and some commercial uses such as a personal care establishment, home occupation, clinic and business office.

Excerpt from Map 5 of the Zoning By-law



Agency Comments

The application was circulated to various agencies on July 19, 2021, and the following comments have been received to date:

- Engineering:
 - No objection.
- Community Services:
 - No concerns.
- Upper Thames River Conservation Authority:
 - No objection.

Public Comments

The application was circulated to 108 abutting property owners on July 19, 2021, and was published in the Town Crier on July 24, 2021. No public comments have been received to date.

Any agency or public comments received after the completion of this report will be provided to the Planning and Heritage Committee in a future report.

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.

Staff Recommendation: THAT Council hear all interested persons with respect to Zoning By-law Amendment Z09-21.



Victoria Nikoltcheva, Planner



Alyssa Bridge, MCIP, RPP, Manager of Planning



Joan Thomson, Chief Administrative Officer



**BY-LAW NUMBER XX-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 August 16, 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 August 16, 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 16th day of August, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe