



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

Meeting #: 4668th
Date: October 18, 2021
Time: 5:00 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, Karmen Krueger - Acting Director of Corporate Services, Anne Kircos - Acting Director of Human Resources, Taylor Crinklaw - Director of Infrastructure and Development Services, Alyssa Bridge - Manager of Planning, Chris Bantock - Deputy Clerk, Rachel Bossie - Planner, Nancy Bridges - Recording Secretary

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/87026245888?pwd=ZHdzaU1ITzBOUEVEEd0JiYVdOY0diUT09>

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: 1 - 7

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 matter:

- **Zone Change Application Z12-21 for 7 and 9 Cobourg Street**

to reconvene following the Public Meeting.

4. Reading of the By-laws: 8

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 October 18, 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 October 18, 2021 Special Council Meeting adjourn.



MANAGEMENT REPORT

Date: October 18, 2021
To: Mayor and Council
From: Alyssa Bridge, Manager of Planning
Report#: COU21-105
Attachments: None

Title: Statutory Public Meeting, Zone Change Application Z12-21, 7 and 9 Cobourg Street

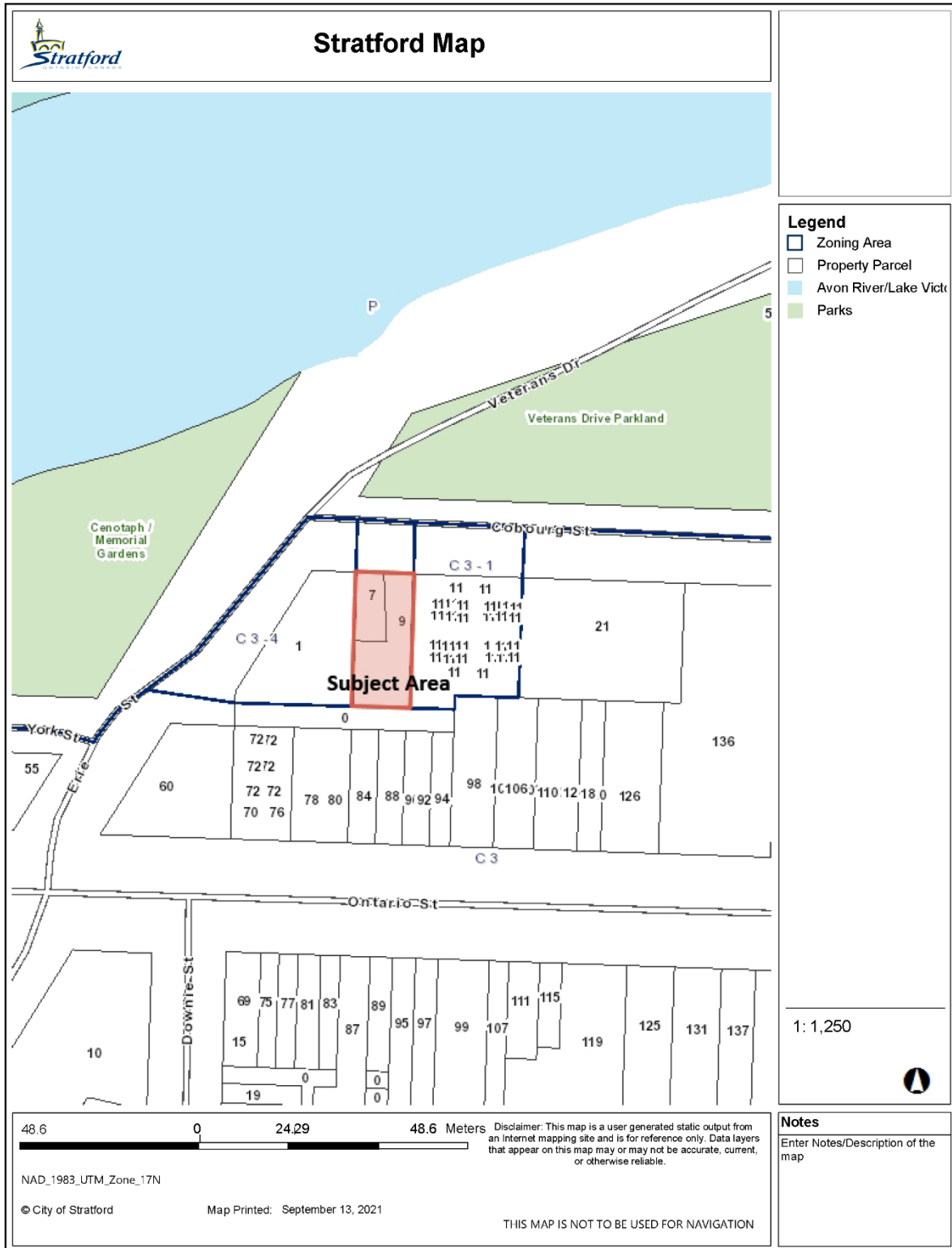
Objective: The purpose of this report is to describe Zone Change Application Z12-21, for 7 and 9 Cobourg Street. The application is requesting to amend the existing Central Commercial (C3) zoning to a site-specific C3 zone to permit the existing buildings to be used as a dwelling unit.

The application was deemed complete on September 8, 2021.

A Planning Justification Report has been submitted with this application.

Background: The subject properties are located on the south side of Cobourg Street between Erie Street and Waterloo Street South. The property located at 7 Cobourg Street is legally described as Plan 20, Pt Lot 1, Pts 1, 2 and 3 RP 44R-3467 subject to ROW R37321 and 9 Cobourg Street is legally described as Plan 20, Pt Lot 1, subject to ROW R385029.

Location and Zoning Map:



Site Characteristics:

Characteristic Information	7 Cobourg Street	9 Cobourg Street
Existing Use	Inn	Inn
Frontage	7.4m	9.4m
Depth	18.3m	35.7m
Area	147.7m ²	452.9m ²
Shape	Irregular	Irregular

Surrounding Land Uses:

Direction	Use
North	Parkland- Veterans Drive Parkland
East	Residential- Apartment Dwellings
South	Right-of-Way and Mixed-use Commercial
West	Residential- Apartment Dwellings

Subject Land – 7 and 9 Cobourg Street (Photo taken October 5, 2021)

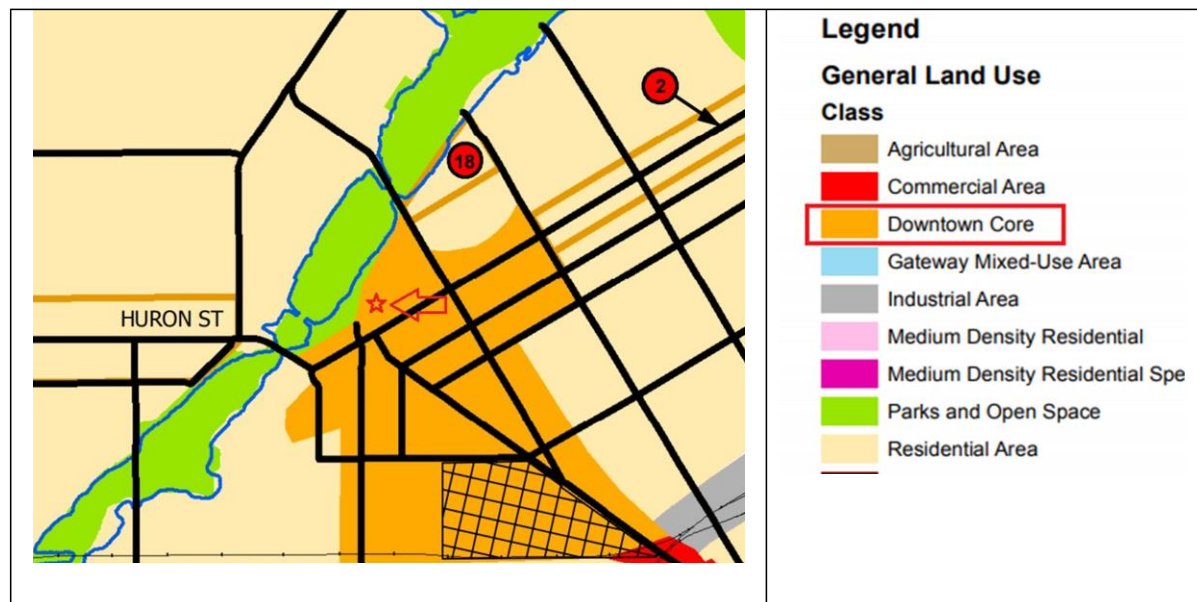


Official Plan

The subject property is designated "Downtown Core" and is located within the "Heritage Area" in the Official Plan. The "Downtown Core" designation permits all types of retail uses, offices, hotels, entertainment, governmental facilities and facilities for communities such as recreational centres and open spaces. Residential uses are permitted in the upper stories of commercial buildings, as a component of mixed-use developments, in former industrial or commercial buildings or in free standing structures.

The property is within the Heritage Conservation District designated under Part V of the Ontario Heritage Act. Section 3.5.4 of the Official Plan outlines that development in Heritage Conservation Districts shall be reviewed in the context of the applicable Heritage District Plan and may require a heritage alteration permit if any alterations or changes to the appearance of the property and buildings are to be made. At this time no exterior alterations have been proposed to the site. If alterations to the exterior are proposed, a Heritage Alteration Permit may be required.

Excerpt of Schedule 'A' to the Official Plan



Zoning By-law

The lands are zoned Central Commercial (C3) and are located within the Central Business District. Residential uses are permitted in the C3 zone above the first storey.

The request would allow a dwelling unit within the main floor. In accordance with section 3.13.2 f) of the Zoning By-law one parking space per dwelling unit will be required. The applicant is proposing one dwelling unit on each property. Staff are working with the applicant to ensure parking is adequately addressed.

Agency Comments

The application was circulated on September 21st, 2021. The following comments have been received to date:

- Clerks Division:
 - No concerns if minimum parking requirements are met.
- Canada Post:
 - No comments on the zoning change however if this building is being converted into a building with 3 or more units then a mail panel will be required to be installed by the owner / developer in accordance with the lock box assembly (LBA) requirements.
- Engineering Division:
 - No objection.
- Community Services:
 - No concerns.
- Building Services Division:
 - If there are any changes to the use of the building to operate as individual dwelling units and no longer an Inn, or for additional dwelling units being added to the building, a Building Permit would be required to be obtained and renovation work required to be completed.

Public Comments

Notice of the Application was sent to 72 abutting property owners on September 21, 2021. Notice was also included in the Town Crier public in the Beacon Herald on September 25, 2021.

Public comments have been received voicing concerns about adequate parking on the properties and the location of the existing wood burning fireplace at 9 Cobourg Street and its impacts on air quality of adjacent apartment units.

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 report.

Financial Impact: If assessment values remained the same, and the tax rate reduced from Commercial to Residential, the tax rate would reduce by approximately half. Any changes to assessed property values cannot be estimated at this time but could impact taxes collected as well.

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 Z12-21.



Rachel Bossie, 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 October 18, 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 October 18, 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 18th day of October, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe