



Stratford City Council  
Regular Council Open Session  
AGENDA

- Meeting #:** 4670th  
**Date:** November 8, 2021  
**Time:** 3:00 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, David St. Louis - Director of Community Services, Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, Karmen Krueger - Acting Director of Corporate Services, Anne Kircos - Acting Director of Human Resources, 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/81935621982?pwd=RTRXQnFRYVJ2MHNCUzVxaHkxSzIBQT09>

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.

Moment of Silent Reflection

**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 of Pecuniary Interest

**3. Adoption of the Minutes:**

18 - 35

Motion by \_\_\_\_\_

**THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated October 25, 2021 be adopted as printed.**

**4. Adoption of the Addendum/Addenda to the Agenda:**

Motion by \_\_\_\_\_

**THAT the Addendum/Addenda to the Regular Agenda of Council and Standing Committees dated November 8, 2021 be added to the Agenda as printed.**

**5. Report of the Committee of the Whole In-Camera Session:**

**5.1. At the October 25, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

5.1 Appointments to Stratford Public Library Board - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

6.1 Administrative Salary Review - Labour relations or employee negotiations (section 239.(2)(d)).

Motion by \_\_\_\_\_

**THAT Ana Costa Reis and Mackenzie Kipfer be appointed as citizen representatives to the Stratford Public Library Board to fill mid-term vacancies to November 14, 2022, or until a successor is appointed by Council.**

Motion by \_\_\_\_\_

**THAT City of Stratford Administrative employees receive an economic adjustment of 2% effective January 1, 2021, as previously funded in Council's approved 2021 budget;**

**THAT an annual economic adjustment equivalent to the union agreement increase for the duration of the agreement be implemented;**

**AND THAT the direction to implement an annual economic adjustment**

for Administrative employees, equivalent to the union agreement increase for the duration of the agreement, can be amended by Stratford City Council.

- 5.2. At the November 2, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

3.1 Good Governance Education and Training Session

[A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.
2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee. 2006, c. 32, Sched. A, s. 103 (1). (section 239.(3.1))].

As the purpose of the In-camera Session was to provide education and training no direction was given.

- 5.3. The November 8, 2021, Session, under the Municipal Act, 2001, has been cancelled.

6. Hearings of Deputations and Presentations:

- 6.1. Presentation by Stop Violence Against Women (VAW) Perth County 36 - 39

Motion by \_\_\_\_\_

THAT the presentation by Stop Violence Against Women (VAW) Perth County Co-Chairs Emily Schurter and Rose Rabidoux, regarding the statistics collected by their organization and on the request to create a safer environment in the community, be heard.

- 6.2. Official Plan Amendment Application OPA01-20 and Zone Change Application Z06-20, 370-396 Ontario Street 40 - 69

Motion by \_\_\_\_\_

THAT the following persons be heard regarding Official Plan Amendment Application OPA01-20 and Zone Change Application Z06-20, 370-396 Ontario Street:

- Thor Dingman
- Ted Nescier

- Hayden Bulbrook
- Richard Wood
- Barb Shaughnessy
- Lesley Walker-Fitzpatrick
- Caroline Annandale
- Sharon Collingwood
- Robert Ritz
- Nancy Smith
- Gary Annandale
- Mike Sullivan
- Benjamin Holthof and Marcus Letourneau

Motion by \_\_\_\_\_

**THAT correspondence from the following persons be received regarding Official Plan Amendment Application OPA01-20 and Zone Change Application Z06-20, 370-396 Ontario Street:**

- Mona Thomas
- Barbara Collier Blackburn
- Pia Zeni
- Joyce Steinacker
- Hayden Bulbrook
- Dan Schneider
- Charlene Gordon
- Jeff Thomas
- Seana McKenna
- Allan Tye
- Kim Foster and Kevin Gormley
- Thor Dingman
- Mike Sullivan
- Mary Walton
- Penny Dufour

- Patricia Hagedorn
- Richard Wood

## 7. Orders of the Day:

- 7.1. Resolution - Consulting Services for the Transportation Master Plan (COU21-111) 70 - 72
- Motion by \_\_\_\_\_
- Staff Recommendation: THAT the Request for Proposal (RFP2021-46) for Transportation Master Plan Consulting Services be awarded to IBI Group Professional Services Inc. at a total cost of \$180,940.12 including HST;**
- AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the Contract agreement.**
- 7.2. Resolution - Connecting Links Program for Ontario Street (COU21-112) 73 - 74
- Motion by \_\_\_\_\_
- Staff Recommendation: THAT pre-budget approval is authorized for Ontario Street Resurfacing from Gordon Street to 420m east of C.H. Meier Boulevard to be constructed in 2022 at an estimated cost of \$1,500,000;**
- AND THAT the City submit an application to the Connecting Links Program 2022-2023 to obtain up to 90% of the eligible project costs for the Ontario Street Resurfacing project, with the remainder of the project to be funded by the existing Storm Capital Reserve;**
- AND THAT the Director of Corporate Services be authorized to sign and submit the application on behalf of the municipal corporation.**
- 7.3. Resolution - Service Delivery Review – Transfer Payment Agreement for Municipal Modernization Program Intake 2, Implementation Stream (COU21-113) 75 - 76
- Motion by \_\_\_\_\_
- Staff Recommendation: THAT the Mayor, City Clerk and Chief Administrative Officer, or their respective delegates, be authorized to execute the Transfer Payment Agreement and other necessary documentation and reports with the Ontario Ministry of Municipal Affairs and Housing as required for the purpose of implementing the Service Delivery Review – Reduce the Use of Paper business case with funding from the Municipal Modernization Program, Intake 2.**
- 7.4. Resolution - Winterfest 2021 Request for Exemption from By-Law 5-2006 77 - 86

(COU21-114)

Motion by \_\_\_\_\_

**Staff Recommendation:** THAT an exemption to Section 8.2 (a) of By-law 5-2006 be granted to The Stratford Winter-Land BIA Committee to allow for an open burn from 4:00 pm – 9:00pm on Friday November 26 and on Saturday, November 27 and Sunday November 28, 2021 from 9am – 5:00pm in the Market Square;

THAT Delegation of Authority By-law 135-2017, as amended, be further amended to delegate authority to the Fire Chief or the Deputy Fire Chief to approve exemptions to the Open Burn By-law 5-2006 for events, subject to the event being held annually, the original request for exemption to the Open Burn By-law being previously approved by Stratford City Council, and subject to no concerns being identified by the Fire Chief or Deputy Fire Chief;

AND THAT should concerns to an Open Burn By-law exemption request from an event organizer be identified by the Fire Chief or Deputy Fire Chief, the request shall be presented to Stratford City Council for consideration at a Regular meeting.

**8. Business for Which Previous Notice Has Been Given:**

None scheduled.

**9. Reports of the Standing Committees:**

**9.1. Report of the Planning and Heritage Committee:**

Motion by \_\_\_\_\_

THAT the Report of the Planning and Heritage Committee dated November 8, 2021 be adopted as printed.

**9.1.1. Planning Report Zone Change Application Z08-21 & Draft Plan of Condominium Application 31CDM21-002, 100 Gordon Street (PLA21-024)**

87 - 108

THAT the zoning of 100 Gordon Street BE CHANGED from a Highway Commercial C2-9 zone to a Residential Fifth Density R5- special R5(1)-22 zone with site specific regulations to allow a rear yard depth of 5.2m, an northern side yard width of 2.6m, a depth of 5.6m for parking spaces and a maximum driveway width of 9.1m and BE APPROVED for the following reasons:

- the request is consistent with the Provincial Policy

Statement;

- the request is in conformity with the goals, objectives and policies of the Official Plan;
- the zone change will provide for a development that is appropriate for the lands; and
- the public was consulted during the zone change circulation and no public input was received.

THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

AND THAT the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Condominium 31CDM-21002 subject to the following conditions:

- This approval applies to the Draft Plan of Condominium submitted by Baker Planning Group, prepared by N.A. Geomatics Inc., certified by David J. Raithby, OLS, File No. 21-6018, drawing file name 21-6018-DRAFT.dwg, dated Oct 12, 2021. The Plan contains a total of 16 units including 7 residential units and 9 parking units.
- This draft approval is for a Standard Plan of Condominium under Part X of the Condominium Act, 1998.
- The development is to be registered as one condominium corporation.
- This approval of the draft plan applies for a period of five (5) years, and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
- Prior to final approval for the registration of any condominium corporation within the development , the City of Stratford, is to be advised in writing that:
  1. the Owner's consulting engineer has submitted a final lot grading certificate which has been accepted by the City within the phase limits;
  2. the proposed plan of condominium showing any "as constructed" buildings and structures has been submitted and accepted by the City as in

compliance with all applicable zoning by-law regulations; within the phase limits; and,

3. the fire route and fire route signs have been installed to the satisfaction of the City.
- Prior to the registration of the Condominium the Owner shall:
    - a. Construct each building and structure to, at a minimum, the standard of "has been constructed", as defined by subsection 6(1) of Ontario Regulation 48/01, and at a minimum to the state of being sufficient to ensure the independent operation of the condominium corporation and the condominium development in perpetuity (the "Minimum Construction Requirements"). This information shall be evidenced by an engineer's signed certification (to be appended as Schedule G to the Declaration, and to be in the form required by subsection 5(8) of Ontario Regulation 48/01), that all buildings and structures within the lands subject to the plan of condominium application have been constructed in accordance with the regulations made under the Condominium Act, 1998, including in respect to all matters set out in section 6(1) of Ontario Regulation 48/01.
    - b. Complete, in addition to the Minimum Construction Requirements, all other works described on the approved Site Plan, engineering drawings, and building permit drawings for the development and the lands subject to the plan of condominium application, and have all building inspections passed by the Chief Building Official or his/her designate of the City of Stratford (the "Additional Work").

Alternatively, at the sole discretion of the City of Stratford, the Owner may provide a comprehensive report and cost estimate for completion of all outstanding Additional Work prepared by an Engineer in good standing with the Professional Engineer's of Ontario to the satisfaction of the City of Stratford, acting reasonably (the "Report"). The Report shall itemize all outstanding Additional Cost



Requirements for the condominium development, and provide a detailed breakdown of estimated costs to complete such work, pay unpaid works, plus a 15% contingency value being the total Additional Work to the satisfaction of the City of Stratford. Prior to condominium registration, the total value of the Additional Work shall be provided to the City of Stratford in an irrevocable Letter of Credit, the form and content of which shall be acceptable to the City and the City Solicitor. The Letter of Credit shall provide the City of Stratford with the security to cover the costs associated with all of the outstanding Additional Work until the building permit has been closed.

In the event the Owner fails or neglects to:

1. complete all of the outstanding Additional Work; or,
2. pay for unpaid works;

then the City of Stratford shall provide written notice (the "City Notice") of such failure or neglect and require the Owner to rectify the failure or neglect within a specified reasonable period of time. If the Owner has not rectified the failure or neglect within the timeline set out in the City Notice, or is not diligently working towards remedying the failure or neglect (other than a financial default), as determined by the City of Stratford in its sole and absolute discretion then the City of Stratford may draw down or call upon the Letter of Credit in part or in full to complete the outstanding Additional Work and/or pay for the unpaid works within 15 days after giving notification to the Owner of the City's intent to complete the Additional Work. The Letter of Credit shall be released upon the completion of the outstanding Addition Work (including required maintenance and warranty periods) and payment of all unpaid works to the satisfaction of the City of Stratford.

- Prior to final approval for the registration of the Condominium Plan, the Manager of Planning is to be

satisfied that the Condominium Declaration shall contain the appropriate provisions to ensure:

1. unitized parking spaces are to be owned by residential unit owners.
- Prior to final approval for the registration of any condominium corporation within this development, a list of apartment numbers and the corresponding legal descriptions that will be in place upon registration of the plan of condominium shall be submitted to the City to the satisfaction of the Manager of Planning.
  - Prior to final approval for the registration of any Condominium Corporation a plan shall be provided demonstrating that the unit boundaries in conjunction with the approved site plan are in compliance with the applicable Zoning By-law regulations.
  - The Condominium Declaration shall contain appropriate provisions requiring municipal addressing and/or door point numbers to be posted on the façade of each Unit in accordance the City's Municipal Addressing By-law 47-2008 to the satisfaction of the Manager of Planning.
  - Prior to final approval for the registration of the development as a condominium corporation by the Approval Authority, the Manager of Planning, City of Stratford, is to be advised in writing by the City of Stratford Corporate Services Department, Tax Division that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
  - Prior to final approval for the registration or the development as a condominium corporation, the Manager of Planning is to be advised in writing by Canada Post that the Owner has confirmed mail delivery equipment has been supplied and installed to the satisfaction of Canada Post.
  - The Condominium Declaration shall contain a provision that outlines that telecommunications, mail delivery equipment, water lines and appurtenances, hydro, perimeter fencing, parking, sanitary sewer lines and appurtenances are to be described as a common

element and may include items that are external to the buildings and items that service more than one Unit or the Units and common elements and are to be operated, repaired, and maintained by the Condominium Corporation to the satisfaction of the Manager of Planning.

- The digital copy of the plans provided are required containing the plan of condominium in Auto CAD native format (.dwg), stored as a single file, with all of the classes of features (eg. building footprint, Unit boundaries, interior roadways, access to public street, retaining walls, noise attenuation walls, fences, etc.) separated into different layers. For further information, please contact City of Stratford Infrastructure and Development Services Department.
- Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City of Stratford a complete submission consisting of all required clearances and final plans, and to advise the City of Stratford in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City of Stratford, such submission will be returned to the Owner without detailed review by the City.

Notes:

- Pursuant to Section 51(59) of the Planning Act, if a plan approved under Section 51(58) of the Planning Act is not registered within 30 days of approval, the City of Stratford may withdraw its approval.
- If final approval is not given to this Plan, within 5 years of the draft approval date, and no extensions have been granted, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O., 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the local municipality, must be received by the Approval Authority 60 days prior to the lapsing date.

- All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The final plan submitted for registration, engineered design drawings and construction record drawings are to be provided in print and digital format referenced to a control network compiled to the satisfaction of the City of Stratford Engineering Department in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.
- For the purposes of clarification no Occupancy Permit shall not be issued and no occupancy shall be permitted for any particular unit until all of the requirements of the Ontario Building Code in relation to occupancy for any particular Unit has been achieved including but not limited to the Additional Work related to the Unit.
- The Owner is advised that clearances from the following agencies are required:
  - City of Stratford Corporate Services Department, Tax Division
  - City of Stratford Infrastructure and Development Services Department, Manager of Planning
  - City of Stratford Infrastructure and Development Services Department, Chief Building Official
  - City of Stratford Infrastructure and Development Services Department, Engineering Division
  - Canada Post

That the above is recommended for the following reasons:

1. the request is consistent with the Provincial Policy Statement; and
2. the request conforms with the goals, objectives and policies of the Official Plan

**9.1.2. Planning Report, Zoning By-law Amendment Application Z05-21, 16 Blake Street (PLA21-025)** 109 - 125

THAT Application Z05-21 to amend the zoning on 16 Blake

Street located on the east side of Blake Street from a Residential Second Density R2(1) Zone to a Residential Third Density R3 Zone to permit a triplex dwelling BE APPROVED for the following reasons:

- public interest was considered;
- the request is consistent with the Provincial Policy Statement and conforms with the Official Plan;
- the public was consulted during the zone change circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report; and
- the request will facilitate development that is appropriate for the lands, is compatible with the surrounding lands and is good planning.

**9.1.3. Planning Report, Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street (PLA21-026)** 126 - 159

THAT application OP01-20 to redesignate 380, 388, 390 and 396 Ontario Street from Residential Area to a Special High Density Residential Area to permit a maximum height of 14.5m and a maximum density of 91 units per hectare and application Z06-20 to amend the zoning on 380, 388, 390 and 396 Ontario Street from MUR and C1 to a Residential Fourth Density R4(2) to permit stacked townhouse dwelling units with site specific regulations BE APPROVED for the following reasons:

1. the request is consistent with the Provincial Policy Statement;
2. the request is in conformity with the goals, objectives and policies of the Official Plan;
3. the Official Plan Amendment and zone change will provide for a development that is appropriate for the lands;
4. the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.

AND THAT Council pass a resolution that no further notice is

required under Section 34(17) of the Planning Act.

## 9.2. Report of the Social Services Committee

Motion by \_\_\_\_\_

**THAT the Report of the Social Services Committee dated November 8, 2021 be adopted as printed.**

### 9.2.1. Housing Focused Street Outreach Program (SOC21-013)

160 - 163

THAT the report titled "Housing Focused Street Outreach Program" (SOC21-013) be received for information.

## 10. Notice of Intent:

None scheduled.

## 11. Reading of the By-laws:

The following By-laws require First and Second Readings and Third and Final Readings and could be taken collectively upon unanimous vote of Council present:

Motion by \_\_\_\_\_

**THAT By-laws 11.1 to 11.8 be taken collectively.**

Motion by \_\_\_\_\_

**THAT By-laws 11.1 to 11.8 be read a First and Second Time.**

Motion by \_\_\_\_\_

**THAT By-laws 11.1 to 11.8 be read a Third Time and Finally Passed.**

### 11.1. Amend Zoning By-law 201-2000 to Rezone Lands Known Municipally as 380, 388, 390 and 396 Ontario Street

164 - 166

To amend By-law 201-2000 as amended, with respect to zone change application Z06-20 to amend the Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) Zones on 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue to a Residential Fourth Density R4(2) zone with site specific regulations.

### 11.2. Adopt Official Plan Amendment No. 30

167 - 171

To adopt Official Plan Amendment No. 30 to redesignate the subject lands from 'Residential Area - Special Policy Area 2' to 'High Density Residential – Special Policy Area 22'.

- |              |   |           |
|--------------|---|-----------|
| <b>11.3.</b> | <b>Acceptance of Proposal and Undertaking of Work for Transportation Master Plan Consulting Services</b>  | 172       |
|              | To authorize the acceptance of the proposal and the undertaking of the work by IBI Group Professional Services Inc., for Transportation Master Plan consulting services [RFP-2021-46].  |           |
| <b>11.4.</b> | <b>Amend Zoning By-law 201-2000 to Rezone Lands Known Municipally as 100 Gordon Street</b>  | 173 - 175 |
|              | To amend Zoning By-law 201-2000 as amended, with respect to zone change Z08-21 to rezone the lands known municipally as 100 Gordon Street, located on the west side of Gordon Street between Ontario Street and Willow Street to allow for a site specific Residential Fifth Density R5 Zone.   |           |
| <b>11.5.</b> | <b>Amend Zoning By-law 201-2000 to Rezone Lands Known Municipally as 16 Blake Street</b>  | 176 - 177 |
|              | To amend By-law 201-2000 as amended, with respect to zone change application Z05-21, to rezone the lands known municipally as 16 Blake Street, legally described as Plan 69 Lot 40, located on the east side of Blake Street between Dufferin Street and Crooks Street in the City of Stratford to allow for a Residential Third Density (R3) Zone. |           |
| <b>11.6.</b> | <b>Amend By-law 178-2018 to Make Appointments to the Stratford Public Library Board</b>   | 178       |
|              | To amend By-law 178-2018, as amended, to make appointments to the Stratford Public Library Board.   |           |
| <b>11.7.</b> | <b>Authorize Execution of Transfer Payment Agreement for Municipal Modernization Program Intake 2 Funding</b>   | 179 - 180 |
|              | To authorize the execution of the Transfer Payment Agreement and other related documents for funding under the Municipal Modernization Program, Intake 2, between Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Municipal Affairs and Housing and The Corporation of the City of Stratford.          |           |
| <b>11.8.</b> | <b>Amend By-law 135-2017 to Delegate Authority to Approve Exemptions to the Open Air Burning By-law</b>   | 181 - 183 |
|              | To amend By-law 135-2017, as amended, to delegate Council's authority to the Fire Chief or the Deputy Fire Chief to approve exemptions to Open Air Burning By-law 5-2006.   |           |

**12. Consent Agenda: CA-2021-134**

Council to advise if they wish to consider any items listed on the Consent Agenda.

**13. New Business:****14. Adjournment to Standing Committees:**

The next Regular Council meeting is November 22, 2021 at 3:00 p.m.

Motion by \_\_\_\_\_

**THAT the Council meeting adjourn to convene into Standing Committees as follows:**

- **Infrastructure, Transportation and Safety Committee [3:05 p.m. or thereafter following the Regular Council meeting];**
- **Finance and Labour Relations Committee [3:10 p.m. or thereafter following the Regular Council meeting];**
- **Planning and Heritage Committee [3:15 p.m. or thereafter following the Regular Council meeting];**

**and to Committee of the Whole if necessary, and to reconvene into Council.**

**15. Council Reconvene:****15.1. Declarations of Pecuniary Interest made at Standing Committees**

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.

Declarations of Pecuniary Interest made at Standing Committee meetings held on November 8, 2021 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

**15.2. Reading of the By-laws (reconvene):**

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



**By-law 11.9 Confirmatory By-law**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on November 8, 2021.

Motion by \_\_\_\_\_

**THAT By-law 11.9 be read a First and Second Time.**

Motion by \_\_\_\_\_

**THAT By-law 11.9 be read a Third Time and Finally Passed.**

**15.3. Adjournment of Council Meeting**

Meeting Start Time:

Meeting End Time:

Motion by \_\_\_\_\_

**THAT the November 8, 2021 Regular Council meeting adjourn.**



## **Stratford City Council Regular Council Open Session MINUTES**

Meeting #:	4669th
Date:	Monday, October 25, 2021
Time:	3:00 P.M.
Location:	Electronic Meeting
Council Present in Council Chambers:	Mayor Mathieson - Chair Presiding
Council Present Electronically:	Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos
Staff Present in Council Chambers:	Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Chris Bantock - Deputy Clerk
Staff Present Electronically:	Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, Karmen Krueger - Acting Director of Corporate Services, Anne Kircos - Acting Director of Human Resources, Jodi Akins - Council Clerk Secretary, Mike Mousley - Manager of Transit, Stephanie Potter - Policy and Research Associate, Alex Burgess - Manager of Ontario Works, Alyssa Bridge - Manager of Planning, Jeff Bannon - Planner, Rachel Bossie - Planner
Also Present:	Members of the public and media

**1. Call to Order:**

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

Moment of Silent Reflection

**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 of Pecuniary Interest

No declarations of pecuniary interest were made by a member at the October 25, 2021, Regular Council meeting.

**3. Adoption of the Minutes:**

R2021-471

**Motion by** Councillor Bunting

**Seconded by** Councillor Burbach

**THAT the Minutes of the Regular Meeting dated October 12, 2021 and the Special Meeting dated October 18, 2021 of Council of The Corporation of the City of Stratford be adopted as printed.**

**Carried**

**4. Adoption of the Addendum to the Agenda:**

R2021-472

**Motion by** Councillor Ingram

**Seconded by** Councillor Ritsma

**THAT the Addendum to the Regular Agenda of Council and Standing Committees dated October 25, 2021, to add receipt of correspondence and additional delegations to the Planning and Heritage Committee agenda, be added to the Agenda as printed.**

**Carried**

**5. Report of the Committee of the Whole In-Camera Session:**

**5.1 At the September 27, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

4.1 City Industrial Land Pricing Policy – Annual Review - Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years).

R2021-473

**Motion by** Councillor Clifford

**Seconded by** Councillor Vassilakos

**THAT the Industrial Land Prices Policy E.1.2, be amended as follows:**

- **the price per acre in Phase 2 of the Wright Business Park be increased from \$125,000 per acre to \$135,000 per acre effective April 1, 2022 for any remaining unsold lots or effective June 1, 2022 if the lands are in reserve status;**
- **the price per acre in the Crane West Business Park be increased from \$145,000 per acre to \$155,000 per acre effective April 1, 2022 for any remaining unsold lots or effective June 1, 2022 if the lands are in reserve status;**
- **the remaining 12 acre parcel in Phase 1 of the Wright Business Park be increased by \$10,000 to \$120,000 per acre and sold at a set price of \$1,440,000 effective April 1, 2022 if the lands remain unsold or effective June 1, 2022 if the lands are in reserve status;**

**AND THAT the Industrial Land Prices Policy E.1.2, be reviewed as part of any new City industrial lands being made available for sale to ensure that the price per acre between new and remaining/existing lands are adjusted and balanced accordingly.**

**Carried**

**5.2 At the October 12, 2021 Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

4.1 Proposed Disposition of Land in the Crane West Business Park - Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years).

R2021-474

**Motion by** Councillor Gaffney

**Seconded by** Councillor Vassilakos

**THAT The Corporation of the City of Stratford hereby consents to the sale of Lot 1 Plan 44R-5904 designated as Part of Lot 2, Concession 3 (Downie) designated as Parts 6, 7, and 8 on Reference Plan 44R-5904, in the City of Stratford, County of Perth, in the Crane West Business Park, to 2389273 Ontario Limited.**

**Carried**

**5.3 At the October 18, 2021, Session under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

3.1 Good Governance Education and Training Session - A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.
2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee. 2006, c. 32, Sched. A, s. 103 (1). (section 239.(3.1)).

As the purpose of the In-camera Session was to provide education and training no direction was given.

**5.4 At the October 25, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

4.1 Potential Ontario Land Tribunal Settlement – 236 Britannia Street - Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (section 239.(2)(e)) and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));

5.1 Appointments to Stratford Public Library Board - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

6.1 Administrative Salary Review - Labour relations or employee negotiations (section 239.(2)(d));

7.1 Proposed Renewable Natural Gas Project Update - Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them (section 239.(2)(h)); A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization (section 239.(2)(i)); A position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)); and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

At the In-camera Session direction was provided on all items.

## **6. Hearings of Deputations and Presentations:**

None scheduled.

## **7. Orders of the Day:**

### **7.1 Correspondence - OLT File No. LC120027**

A decision was rendered by the Ontario Land Tribunal (OLT) in File No. LC120027 regarding 1353837 Ontario Incorporated v. Stratford (City).

For the information of Council.

### **7.2 Correspondence - Perth County Municipal Association Annual Meeting**

The annual Perth County Municipal Association meeting will be held on November 17, 2021 beginning at 8:30 a.m. The deadline to register is November 12, 2021 and further information is included on the attached invitation.

For the information of Council.

**7.3 Resolution - Albert Street Road Widening (COU21-106)**

R2021-475

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Ingram

**THAT The Corporation of the City of Stratford accept Part 5 Plan 44R-5881 as public highway and dedicate it as forming part of Albert Street.**

**Carried**

**7.4 Resolution - Employment Services Transformation – Call for Proposal and Consortium Agreement (COU21-107)**

R2021-476

**Motion by** Councillor Gaffney

**Seconded by** Councillor Burbach

**THAT Council of The Corporation of the City of Stratford authorize the entering into of the Consortium Agreement between the four Consolidated Municipal Service Managers in the Stratford-Bruce Peninsula Economic region, including the County of Huron, County of Bruce, and Grey County, with Bruce County acting as the lead agency;**

**THAT the Mayor and Clerk, or their respective delegates be authorized to sign the Consortium Agreement on behalf of the municipal corporation;**

**THAT staff be authorized to complete the Provincial Call for Proposal to formally be considered for the role of Service System Manager for community-based employment and training services within the Stratford-Bruce Peninsula economic region;**

**THAT any proposed final agreement between the Province of Ontario and consortium be signed by Bruce County, as the Consortium lead, subject to the program being 100% funded by the Province of Ontario and cost neutral to the City of Stratford;**

**AND THAT the proposed Service System Manager agreement be established on business and legal terms satisfactory to all members of the Consortium and their governing bodies; with final approval for a Provincial agreement being subject to Council approval at a future date.**

Carried

**7.5 Resolution - Community Transportation: Update and Program Extension (COU21-108)**

R2021-477

**Motion by** Councillor Ritsma**Seconded by** Councillor Bunting

**THAT staff be authorized to submit revised budget documents to the Ministry of Transportation for the continuation of the Community Transportation Pilot Program to 31 March 2025 at current service levels;**

**THAT the Mayor, City Clerk and Chief Administrative Officer, or their respective delegates, be authorized to execute the Transfer Payment Agreement and other necessary documentation/reports with the Ministry of Transportation as required for the purpose of extending the Community Transportation Pilot Program to 31 March 2025;**

**AND THAT staff be directed to work with Metrolinx, municipal and community partners, and key stakeholders to build a business case for increased GO Train frequency and service sustainability.**

Carried

**7.6 Resolution - Veterans Affairs Canada Community War Memorial Application – Memorial Gardens Restoration (COU21-109)**

R2021-478

**Motion by** Councillor Henderson**Seconded by** Councillor Burbach

**THAT City staff be authorized to apply to the Veterans Affairs Canada's Community War Memorial Fund for Stratford Memorial Gardens restoration and accessibility upgrades;**

**THAT the City's share of the Memorial Gardens restoration funding be allocated through the Parks facilities improvement budget subject to approval of the City's VAC grant application by Veterans Affairs Canada;**

**THAT the Mayor and Clerk, or their respective delegates, be authorized to enter into a Contribution Agreement with Veterans**



**Affairs Canada to carry out the Memorial Gardens restoration project subject to approval of the City's VAC grant application by Veterans Affairs Canada;**

**AND THAT an exemption be granted from the Purchasing Policy under section 42.1 to award the restoration work directly to Andersons Cemetery Contracting subject to approval of the City's VAC grant application by Veterans Affairs Canada.**

**Carried**

**7.7 Resolution - Follow-up on Action Taken in Response to the Closed Meeting Investigation Report 2020-01 (COU21-110)**

R2021-479

**Motion by** Councillor Clifford

**Seconded by** Councillor Ingram

**THAT the report entitled "Follow-up on Action Taken in Response to the Closed Meeting Investigation Report 2020-01" (COU21-110), be received for information.**

A question and answer period ensued between members and staff with respect to:

- direction not being permitted to request that staff alter previous agendas or minutes to include a general description of the matters considered at previous In-camera Sessions;
- preparation of a listing or summary of minutes being considered as falsifying corporate records; and,
- the closed meeting investigation process being followed for any future concerns or complaints received regarding the City's compliance with section 239 of the Municipal Act.

Mayor Mathieson called the question on the motion.

**Carried**

**8. Business for Which Previous Notice Has Been Given:**

**8.1 Declaration of 51 McNab Street as Surplus and Disposition of Municipal Property**

Notice of Intent to Declare Surplus and to Dispose of 51 McNab Street was given in accordance with Policy P.3.1. on October 14 and 16, 2021 in

the Town Crier and under Section 10 - Notice of Intent on the October 12, 2021, Regular Council agenda.

R2021-480

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Ingram

**THAT City Council hereby declares Part Lot 2, Plan 86, Stratford as in STF56501, except R230008, R286303, R152207, City of Stratford, County of Perth, being all of PIN 53109-0103 (LT), save and except for a road widening and daylight triangle, being vacant city-owned land known municipally as 51 McNab Street, to be surplus to the needs of The Corporation of the City of Stratford;**

**AND THAT the method of disposal of the surplus land be by direct sale to an abutting property owner with a condition of the sale that the land is to be purchased in its entirety and in the same name that is on title.**

**Carried**

## **9. Reports of the Standing Committees:**

### **9.1 Report of the Infrastructure, Transportation and Safety Committee:**

R2021-481

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Burbach

**THAT the Report of the Infrastructure, Transportation and Safety Committee dated October 25, 2021 be adopted as printed.**

**Carried**

#### **9.1.1 Climate Change Planning Update (ITS21-036)**

THAT the Greenhouse Gas Reduction Plan be adopted;

THAT the City of Stratford set a target to reduce greenhouse gas emissions of 30% by 2030 and net-zero by 2050;

THAT a review be conducted annually on the status of the City's emissions reduction targets;

AND THAT the City of Stratford adopt the One Planet Living Principles.

**9.1.2 Climate Change Planning Update (ITS21-036)**

THAT a Climate Change Implementation Plan, including a green standards policy, be developed;

THAT the contract of the Shared Climate Change Coordinator be referred to staff for review;

AND THAT a Climate Change Coordinator position for the City of Stratford be referred to 2022 budget deliberations.

**9.1.3 Traffic and Parking By-law Amendments (ITS21-029)**

THAT Traffic and Parking By-law 159-2008 as amended, be further amended to include:

- City Parking Lots, unless otherwise designated, under Section 8(1)(j); and,
- additional provisions in which towing is permitted under Section 82.

AND THAT the Clerk be directed to bring forward a by-law to amend the Traffic and Parking By-law to give effect to the proposed changes contained in Report ITS21-029.

**9.1.4 Cooper Lot Free Permit Program (ITS21-030)**

THAT Traffic and Parking By-law 159-2008 as amended, be further amended to include 30, 72-hour permit parking for downtown residents in the Cooper Lot;

AND THAT the Clerk be directed to bring forward a by-law to amend the Traffic and Parking By-law to give effect to the proposed changes contained in Report ITS21-030.

**9.1.5 Cooper Lot Free Permit Program (ITS21-030)**

THAT a monthly permit program for the Cooper or Downie parking lots be referred to staff for review.

**9.1.6 Milton Street and Nile Street All-Way Stop Request (ITS21-035)**

THAT the Report on the Milton Street and Nile Street All-Way Stop Request (ITS21-035) be received for information.

**9.1.7 Milton Street and Nile Street All-Way Stop Request (ITS21-035)**

THAT staff be requested to review the reduction of the 50 km/hour speed limit to 40 km/hour on local streets and to bring a report back to Sub-committee.

**9.1.8 Walnut Street Safety Concerns**

THAT staff add the installation of a sidewalk on Walnut Street between Dufferin and Nelson Street to the list of required sidewalks.

**9.1.9 2021 Fluoride Action Plan Update (ITS21-032)**

THAT the report entitled 2021 Fluoride Action Plan Update (ITS21-032) be received by for information.

**9.1.10 Upper Thames River Conservation Authority (UTRCA) Risk Management Services Progress Report 2021 (ITS21-033)**

THAT the Upper Thames River Conservation Authority Risk Management Services Progress Report for 2021 be received for information.

**9.1.11 Fireworks Alternatives (ITS21-034)**

THAT the report from the Fire Chief on fireworks alternatives (ITS21-034) be received for information;

AND THAT Report ITS21-034 be shared with the City organizations that produce annual fireworks shows.

**9.1.12 Request to Consider Fully or Partially Subsidizing the Humane Society Surrender Fee (ITS21-031)**

THAT the report entitled "Request to Consider Fully or Partially Subsidizing the Humane Society Surrender Fee" (ITS21-031) be received for information;

AND THAT the request to partially or fully subsidize surrender fees be filed.

## **9.2 Report of the Planning and Heritage Committee:**

R2021-482

**Motion by** Councillor Ritsma

**Seconded by** Councillor Sebben|

**THAT the Report of the Planning and Heritage Committee dated October 25, 2021 be adopted as printed.**

**Carried**

### **9.2.1 Planning Report, Zoning By-law Amendment Application Z09-21, 379 Ontario Street (PLA21-022)**

THAT Application Z09-21 to amend the zoning on 379 Ontario Street located on the south side of Ontario Street from a Mixed Use Residential (MUR) Zone to a site-specific Mixed Use Residential (MUR) Zone to permit a hobby shop BE APPROVED for the following reasons:

1. Public interest was considered;
2. The request is consistent with the Provincial Policy Statement and conforms with the Official Plan; and
3. The request will facilitate development that is appropriate for the lands, is compatible with the surrounding lands and is good planning.

### **9.2.2 Sign Permit – Ground Sign to be Erected in Place of Existing Ground Sign, 166-194 Ontario Street (PLA21-016)**

THAT the variance request by the owner of 166-194 Ontario Street to erect a new ground/pylon sign in the current location be approved.

### **9.2.3 Proposed Exemption from Sign By-law 159-2004 Section 13.0, 925 Ontario Street (PLA21-020)**

THAT the request by Florence Signs, on behalf of City Pizza, for a Sign By-law exemption to erect a fascia sign at 925 Ontario Street exceeding the 20% coverage, be approved.

### **9.2.4 Annual Building Permit Fee Report 2020 (PLA21-019)**

THAT a one-time transfer from the Special Projects Reserve of \$90,998.85 to the Building Reserve be authorized;

AND THAT funding of the remaining 2020 Building Inspection Admin G-251-2400 deficit of \$156,456.73 with the Building Permit Reserve G-07-BSUR-0000 be approved.

**9.3 Report of the Finance and Labour Relations Committee:**

R2021-483

**Motion by** Councillor Bunting

**Seconded by** Councillor Gaffney

**THAT the Report of the Finance and Labour Relations Committee dated October 25, 2021 be adopted as printed.**

**Carried**

**9.3.1 Financial Statements and Commentary for Festival Hydro Inc. (FHI) for Q2 ending June 30, 2021 (FIN21-023)**

THAT the Festival Hydro Inc. financial statements and commentary for the period ending June 30, 2021, be received for information.

**9.3.2 Financial Statements and Commentary for Rhizome (Festival Hydro Services Inc.-FHSI) for Q2 ending June 30, 2021 (FIN21-024)**

THAT the Festival Hydro Services Inc. financial statements and commentary for the period ending June 30, 2021, be received for information.

**10. Notice of Intent:**

None scheduled.

**11. Reading of the By-laws:**

The following By-laws required First and Second Readings and Third and Final Readings and were taken collectively upon unanimous vote of Council present:

R2021-484

**Motion by** Councillor Ingram

**Seconded by** Councillor Burbach

**THAT By-laws 136-2021 to 143-2021 be taken collectively.**

**Carried** unanimously

R2021-485

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Henderson

**THAT By-laws 136-2021 to 143-2021 be read a First and Second Time.**

**Carried** two-thirds support

R2021-486

**Motion by** Councillor Bunting

**Seconded by** Councillor Beatty

**THAT By-laws 136-2021 to 143-2021 be read a Third Time and Finally Passed.**

**Carried**

**11.1 Amend Zoning By-law 201-2000 to Rezone Lands Known Municipally as 379 Ontario Street - By-law 136-2021**

To amend By-law 201-2000 as amended, with respect to zone change application Z09-21, to rezone the lands known municipally as 379 Ontario Street located on the south side of Ontario Street between Front Street and Queen Street in the City of Stratford to allow for a site-specific Mixed Use Residential (MUR) Zone.

**11.2 Execution of Consortium Agreement for Employment Services Transformation - By-law 137-2021**

To authorize the execution of the Consortium Agreement between The Corporation of the City of Stratford, The Corporation of the County of Bruce, The Corporation of the County of Grey, and The Corporation of the County of Huron.

**11.3 Authorize Transfer to 2389273 Ontario Limited of Parts 6, 7 and 8, Plan 44R-5904 in the Crane West Business Park - By-law 138-2021**

To authorize the transfer (conveyance) to 2389273 Ontario Limited of Parts 6, 7 and 8, Plan 44R-5904, in the Crane West Business Park.

**11.4 Accept Transfer from JDR Properties Inc. of Part 5, Plan 44R-5881 - By-law 139-2021**

To accept the transfer (conveyance) from JDR Properties Inc. of Part 5, Reference Plan 44R-5881 as a condition of consent application B04-21 for 362 Albert Street.

**11.5 Dedication of Part 5, Plan 44R-5881 as Public Highway - By-law 140-2021**

To dedicate Part 5 on Reference Plan 44R-5881, as a public highway forming part of Albert Street in the City of Stratford.

**11.6 Amend Traffic and Parking By-law 159-2009 Section 82, Towing of Illegally Parked Vehicles - By-law 141-2021**

To amend Section 8(1)(j), No Parking in Unposted Locations, and Section 82, Towing of Illegally Parked Vehicles, of the Traffic and Parking By-law 159-2008, as amended.

**11.7 Amend Traffic and Parking By-law 159-2008, Schedule 19, Parking Permits - By-law 142-2021**

To amend Schedule 19, Parking Permits, of the Traffic and Parking By-law 159-2008, as amended, to provide for 30 permits allowing a maximum of 72-hour parking time limit for permit holders in the Cooper Lot.

**11.8 Authorize Execution of Transfer Payment Agreement to Extend the Community Transportation Pilot Program - By-law 143-2021**

To authorize the execution of the Transfer Payment Agreement and other related documents between Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Transportation and The Corporation of the City of Stratford, to extend the Community Transportation Pilot Program to March 31, 2025.

**12. Consent Agenda: CA-2021-129 to CA-2021-133**

R2021-487

**Motion by** Councillor Sebben

**Seconded by** Councillor Ritsma

**THAT CA-2021-132, being a resolution from the Municipality of Leamington regarding long term care homes, be endorsed.**

**Carried**

**13. New Business:**

**13.1 Hamlet Estate Repairs**

**Motion by** Councillor Ingram

**Seconded by** Councillor Burbach



THAT repairs to the sidewalk, curb cut and apron next to Hamlet Estates on John Street be referred to 2022 budget deliberations.

Discussion ensued with respect to:

- the public sidewalk and curb cut on John Street being the City's responsibility;
- correspondence regarding the concerns having been forwarded to staff for awareness;
- the deficient infrastructure being dealt with by staff and not requiring budget referral;
- device and staff inspections having not previously identified these deficiencies; and,
- these repairs being included as a part of the workplan moving forward.

The motion on the floor was withdrawn.

### **13.2 Central Highschool Police Response**

A member expressed thanks to Stratford Police Services regarding their immediate and efficient response to a threat at Central Highschool. Following an investigation, they confirmed the threats circulating on social media did not involve Stratford Central, now known as Stratford Intermediate School.

### **13.3 City Hall Flagpole**

A member advised of concerns received regarding the flagpole recently installed in front of City Hall. Mayor Mathieson advised that the donated flag poll was installed due to the difficulty with installing flags at the top of City Hall and that requests to raise flags at City Hall will be done so on the new flagpole moving forward.

## **14. Adjournment to Standing Committees:**

The next Regular Council meeting is November 8, 2021 at 3:00 p.m.

R2021-488

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Clifford

**THAT the Council meeting adjourn to convene into Standing Committees as follows:**

- **Planning and Heritage Committee [7:15 p.m. or thereafter following the Regular Council meeting];**
- **Social Services Committee [7:20 p.m. or thereafter following the Regular Council meeting]; and**

**and to Committee of the Whole if necessary, and to reconvene into Council.**

**Carried**

**15. Council Reconvene:**

**15.1 Declarations of Pecuniary Interest made at Standing Committees**

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.

Declarations of Pecuniary Interest made at Standing Committee meetings held on October 25, 2021 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

Mayor Mathieson declared a pecuniary interest on Item 4.1, "Planning Report Zone Change Application Z08-21 & Draft Plan of Condominium Application 31CDM21-002, 100 Gordon Street (PLA21-024)", of the Planning and Heritage Committee agenda as he is a principal owner of one of the properties.

**15.2 Reading of the By-laws (reconvene):**

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

**Confirmatory By-law - By-law 144-2021**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on October 25, 2021.

R2021-489

**Motion by** Councillor Ingram

**Seconded by** Councillor Ritsma

**THAT By-law 144-2021 be read a First and Second Time.**

**Carried** two-thirds support

R2021-490

**Motion by** Councillor Bunting

**Seconded by** Councillor Gaffney

**THAT By-law 144-2021 be read a Third Time and Finally Passed.**

**Carried**

### **15.3 Adjournment of Council Meeting**

R2021-491

**Motion by** Councillor Burbach

**Seconded by** Councillor Clifford

**THAT the October 25, 2021 Regular Council meeting adjourn.**

**Carried**

Meeting Start Time: 3:00 P.M.

Meeting End Time: 3:34 P.M.

Reconvene Meeting Start Time: 6:56 P.M.

Reconvene Meeting End Time: 6:57 P.M.

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Mayor - Daniel B. Mathieson

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Clerk - Tatiana Dafoe

# STOP VIOLENCE AGAINST WOMEN

## COORDINATING COMMITTEE OF PERTH COUNTY

August 10, 2021

Dear Mayor Dan Mathieson and the Stratford City Council,

The Stop Violence Against Women Coordinating Committee of Perth County (Stop VAW) is writing to share our concerns for the women and children who experience violence in our community and seek your support in creating a safer community for everyone.

### Challenges, gaps and barriers

The recently released Community Safety and Well-being Plan Roadmap for Collaboration: 2021-2024 highlights the need for a multi-sectoral approach to address community safety and well-being, and further identifies that women and children in abusive situations are a priority population.

The Community Safety and Well-being Plan Roadmap report states that “for vulnerable members of our communities, there is often a gap between the challenges they face and the resources they can access when they face those challenges.”

Stop VAW has compiled annual ‘snapshots’ of statistics that help to shed light on the reality of violence against women in Perth County. The 2020 Snapshot highlighted some of the local challenges and gaps for women and children in Perth County, including:

- Limited finances and resources of violence against women agencies to meet the community need, resulting in the service system operating in a crisis-oriented way with little consistency in prevention investments being made.
- Absence of a sexual assault centre. Women needing this service, including a rape kit, have to travel outside the county for support and care.
- Absence of a safe injection site. Safe injection sites provide clean supplies, education and care to people who use substances. The lack of a safe injection site in Perth places women and gender non-conforming people at increased risk of violence, sexual violence, overdose, and accidental drug poisonings.
- Limited shelter space. 119 women fleeing violent situations had to be turned away from emergency shelter in 2020 due to lack of space, with an average waitlist of 38 families trying to live safely and access second stage housing.
- Affordable housing is scarce and waitlists for social housing increase every day.

Stop VAW also collected several stories from women with lived experience of abuse regarding their experiences accessing services in Perth County. These stories, along with feedback shared by our Survivor Advisory group, provide important insights to effectively improve services; and as one woman stated, help us “get a much better understanding of how (our) responses and interactions can have a big impact on whether women become survivors, or remain trapped as victim(s).”

# STOP VIOLENCE AGAINST WOMEN

## COORDINATING COMMITTEE OF PERTH COUNTY

Violence against women is a complex issue and needs involvement and support from all levels of government. It is in our best interest to work together to ensure that communities and agencies have the resources, capacity and skills to:

- Address underlying causes of violence against women and children
- Protect and support women who experience violence both at home and at work
- Work directly with men to reduce their risk for violence
- Increase accessible, available supports for families including: income supports, affordable housing, food security, counselling
- Provide public education of neighbours, friends, family members, co-workers and employers to engage them to be able to respond to violence against women supportively and safely
- Multi-sectoral approach that includes 'no-blame' accountability practices, trauma and violence informed training, enhanced coordination, knowledge mobilization, innovation-sharing across the service system, and an open-door policy between service sectors


Stop VAW is a partnership of community partners with an aim to strengthen linkages among agencies and service providers, improve service navigation, provide training and skill development, and enhance inter-agency collaboration, coordination and integration. More information about who we are and what we do can be found at [www.stopvawperth.ca](http://www.stopvawperth.ca)

### **We can do better – we must do better**

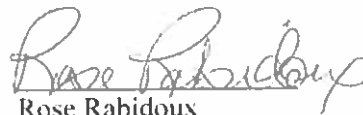
We urge you to consider your contribution to ending violence against women in our community. Your influence and leadership can help us develop a community response, with a commitment to prevention, safety and well-being.

Stop VAW would welcome the opportunity to discuss addressing the above mentioned challenges and gaps, as well as exploring new and innovative strategies and initiatives. We can be reached at [stopvaw@wightman.ca](mailto:stopvaw@wightman.ca).

Sincerely,



Emily Schurter  
Stop VAW Co-chair



Rose Rabidoux  
Stop VAW Co-chair

# Snapshot 2020

JANUARY - DECEMBER 2020

*Measuring the success & strength by  
the health and wellbeing of all citizens*

VAW = Violence Against Women  
DV = Domestic Violence, SV = Sexual Violence  
PAR = Partner Assault Response

Perth County population = 76,796

Incl. Stratford & St.Marys (2016 census)



## POLICING & JUSTICE



(Stratford Police stats)

726	Police DV Calls
276	Police DV Charges (248M, 28F)
30	Police reported SV
57	PAR Completions (FSPH)
3	Victim Services reported Human Trafficking (VS)

## SAFETY & SUPPORTS



118	Women and children in shelter
221	Women and children using second stage
14	Self-identified Indigenous women in shelter/ receiving support (8% of women in shelter/second stage)
96	Reports of SV to VAW services (OP, EMC, VS)
262	Reports of DV to VAW services (OP, EMC, VS)
332	VAW/DV Counselling (OP, EMC, FSPH)
	(Choices for Change stats)
1063	Accessed substance abuse counselling services
121	Accessed counselling services for family member substance abuse
185	Naloxone kits distributed

## CRISIS & HELPLINE



1343	Women's Shelter Crisis/Helpline Calls (OP, EMC)
78	Youth Shelter Crisis/Helpline Calls (SL)
495	Mental Health Crisis Calls (CO, FSPH)
281	Victim Services Crisis Calls (VS)

## HOUSING & WAITLIST



38 (Families)	Waitlist for second stage housing (EMC)
16	Applicants on the centralized waiting list for RGI housing with special priority status to flee abuse (As of Dec 2020)
49	Women on the By-Name-List actively experiencing homelessness (As of Dec 2020)
141	Accessing emergency accommodation through the community homelessness prevention initiative (40% are single women)

## CHILDREN & YOUTH



167	Child protection cases with exposure to DV (17.6% of all investigations)
76%	Families using Supervised Access Program services due to DV
951	CAS Investigations opened (26% which relate to partner violence)
175	Children in CAS care (13% of which are Indigenous)
7	Youth in Shelter
209	Children who received counselling (Not including private practices)

## SERVICE GAPS



- Lack of shelter space
  - 119 women had to be turned away from emergency shelter.
  - There were on average 38 families on the waitlist for second stage.
- We do not have a sexual assault centre in Perth County.
- Victims of sexual assault must leave Perth County to obtain a rape kit .
- We do not have a safe injection site in Perth County. The nearest site receives over 20,000 visits a year.
- Affordable housing is scarce and waitlists for social housing increases every day. Accessibility to market rent is stagnant.

## ADVANCEMENTS



- Increased collaboration and creativity by organizations to deliver gender-based violence awareness messaging
- New Survivor Advisory group sharing existing barriers and challenges to VAW-related services in Perth County, providing Stop VAW with advice informed by their experience, and allowing the survivor's voice to inform the work of Stop VAW

## COVID-19 IMPACT



Risk of intimate partner violence increases during pandemics. Physical distancing measures intended to contain COVID-19 exposure and illness also reduce women's access to supports and increase their daily exposure to potential abuse. The control and intimidation tactics already used by partners who cause harm, can be compounded by their use of Covid-19 controlling behaviours. (Learning Network)

- 6% increase in DV calls to police from 2019 to 2020
- Longer shelter stays due to increased risk of violence
- Lower shelter numbers due to required limits on spacing/bedding
- Limited services as agencies pull focus from VAW to pandemic issues
- Increase in referrals because of limited services
- Fluctuating counselling numbers
- More calls seeking support and outreach during isolation
- Lack of jury trial
- Positive: Victims in court didn't have to be in the same physical space as their abuser

## STOP VAW MEMBERSHIP & PARTICIPATING AGENCIES

**\*= Stop VAW Member    \* = Contributed to this 2020 snapshot**

- |   |   |
|---|---|
| ** Choices for Change (CFC)                           | ** Optimism Place (OP)                                |
| * ConnexOntario (CO)                                  | * Probation & Parole (PP)                             |
| ** Crown Attorney's Office                            | ** Regional HIV/AIDS Connection (RHAC)                |
| ** The Emily Murphy Centre (EMC)                      | ** Stratford/Perth Shelterlink (SL)                   |
| ** Family Services Perth-Huron (FSPH)                 | ** Stratford Police (SP)                              |
| * Huron-Perth Catholic District School Board          | ** Stratford Social Services Housing Division (HD)    |
| ** Huron Perth Children's Aid Society (CAS)           | ** Supervised Access Visitation and Exchange HP (SAP) |
| * Huron Perth Healthcare Alliance (HPHA)              | * United Way Perth-Huron                              |
| * Huron Perth Public Health (HPPH)                    | ** Victim Services Bruce Grey Perth (VS)              |
| * Ministry of Children, Community and Social Services | * Victim Witness Assistance Program Stratford (VWAP)  |
| * Ontario Provincial Police (OPP)                     |   |

Mona Thomas  
 ■ Cobourg Street  
 Stratford, ON

Thursday, October 28, 2021

**Attention:** Stratford City Councilors et al

**Subject:** Queen/Trow Development

Good Afternoon:

According to the Ontario.ca website: *“the key responsibilities as a councilor are to support the municipality and its operations while ensuring that the public and Municipality’s well-being and interests are maintained.”*

I would like to begin by acknowledging and thanking Councilors Ritsma, Clifford, Sebben and Gaffney for doing just that; not because they have voted to deny the developer’s current application to change the Official Plan and redesignate their property from a “Stable Residential Area” to a “High Density Residential Area” but rather because they are upholding the Official Plan and in doing so they *“...support the municipality and its operations while ensuring that the public and Municipality’s well-being and interests are maintained.”*

My family and I are proud residents of Stratford. We live in the Falstaff area; our home is at 312 Cobourg Street. We were shocked to hear that our elected officials voted in favor of the designation to “High Density Residential Area”. Each Stratford councilor and Mayor Mathieson are elected officials by the residents of Stratford. You each have a seat at the table and a vote on the function of Stratford because we have put you there and entrusted you to represent our best interests. It is inconceivable that as taxpayers we are in a defensive mode against our elected representatives. The majority of our Stratford councilors, and Mayor Mathieson himself, are in support of this outside developer and forcing us, their constituents, to band together against you and the developer’s request.

We are investing our personal funds and time to fight against this because it is not in the best interest of our city or our neighborhood. Many of you are simply not doing what you have been elected to do which is to *“...support the municipality and its operations while ensuring that the public and Municipality’s well-being and interests are maintained.”* Something is fundamentally wrong with this.

Allowing the developers application to redesignate from a “Stable Residential Area” to a “High Density Residential Area” doesn’t sound like Council has any interest to *“...support the municipality and its operations while ensuring that the public and Municipality’s well-being and interests are maintained.”*



It's not always easy to do the right thing knowing there could be political and financial repercussions. I urge council and Mayor Mathieson to reconsider their decision and have the forethought and courage to make the right decision on behalf of the citizens and City of Stratford and deny the request submitted by the developer. **NO CHANGE TO OUR ORIGINAL PLAN.**

It is unclear why Mayor Mathieson and council are firmly supporting the developers' request without *"...ensuring that the public and Municipality's well-being and interests are maintained."* The developer is a for-profit business entity whose goal is to generate the maximum return on their investment. I have not heard of a single viable & long-term considered reason why Mayor Mathieson and council are supporting the request made by the developer instead of *"...ensuring that the public and Municipality's well-being and interests are maintained."*

Please reconsider your positions and uphold your responsibilities as Stratford City councilors and the Mayor of Stratford. In accordance with the City Charter as it is clearly outlined on the Stratford.ca website – **preserve our community and our heritage**, **NO CHANGE TO OUR ORIGINAL PLAN.**

Thank you for your time and consideration.

Mona Thomas

**From:** J BLACKBURN <[REDACTED]>  
**Sent:** Sunday, October 31, 2021 1:48 PM  
**To:** Bonnie Henderson [REDACTED]  
**Cc:** Tatiana Dafoe [REDACTED]  
**Subject:** CHANCERY PROJECT

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

I REQUEST THAT THESE COMMENTS AND CONCERNS BE LISTED AND RECORDED, FOR CONSIDERATION AND INCLUSION IN UPCOMING MEETING AGENDAS.

Dear Councillor Henderson,

I was disappointed to learn that you have supported the the Official Plan change requested by Chancery Developments, also supported b the city planning department.

If this change to the Official Pan is allowed, there could be serious consequences to Stratford's neighbourhoods. Not only is the proposed development not appropriate for the site, it does not respect the height, massing and density of adjacent buildings. It also has complete disregard for the preservation of the character of the architectural heritage of Stratford.

Perhaps even more disturbing is that the condos will be designed for wealthier owners. Stratford has already become a city where only moneyed people can afford to live. This project, of course, makes a healthy profit for the developer and gives the city coffers a few more tax dollars. Why then, does Council not look at the plan of local architect, Robert Ritz, whose proposal would offer a range of low, mid and upper-priced condos while still maintaining the conditions of the existing Official Plan, as well as the integrity of the character of the neighbourhood.

Stratford has declared itself to be in a state of climate emergency. Why then if a plan by a local architect can save existing houses, reconfiguring them to create more living space, would Council sanction the tearing down of these houses? It is in the interest of the planet at large and the city of Stratford in particular that we put a stop to the destruction of houses and trees to. make way for developments that do nothing to alleviate the shortage of affordable housing.

It is my sincere hope that you will reconsider your decision to support the proposed change to the Official Plan and Zoning Bylaw amendment.

Yours respectfully,  
Barbara Collier Blackburn

October 31, 2021

Dear Mayor Mathieson, and Councillors Henderson, Beatty, Bunting, Ingram, Burbach and Vassilakos

**Re: Zone Change Application Z06-20 & Official Plan Amendment Application OPA01-20**

First, I am not against property development. I welcome considered and respectful design and thoughtful planning that is in keeping with the surrounding residential area.

It is with great concern that I have recently been made aware of proposed changes in the Official Plan and Zoning By-law to allow a significant increase in the residential density between Ontario Street and Cobourg Street.

There are several items that I believe should result in the City rejecting the development proposal:

1. The site is too narrow to transition from single home lots to a massive 4-story condominium complex with 34 units and associated parking arrangements. The proposed development is unquestionably not appropriate for the site.
2. Traffic flow in and out will cause chaos when one considers the "highway" volume on Ontario Street as well as the peak volumes on both Queen Street, Cobourg Street and Trow Avenue when the Festival Theatre is in season.
3. The proposed structure will dwarf the abutting residential homes on Cobourg Street and Trow Avenue, and does not respect the height, massing and density of adjacent buildings, as is required under the Official Plan. Why should the city consider such a dramatic change in this well established and peaceful neighbourhood?
4. If this plan is accepted and an exemption is granted, we feel it sets a very dangerous precedent for the city as a whole. It could change the character of Stratford itself, and lead to further similar development proposals in our stable residential areas.

For all the reasons above, I trust you will not support the proposed change to the Official Plan and Zoning Bylaw amendment.

Respectfully,



Pia Zeni

St Vincent St South  
Stratford, ON

October 31, 2021

## **Comment regarding proposed Ontario Street development between Queen Street and Trow Avenue**

I have been thinking, as a long-time resident of Stratford, of the buildings I've worked or lived in, or have otherwise been connected with, over the years.

My first job was at Silverwood Dairies in the mid-1950s, in the days when the horse-drawn wagons delivered the milk. That was about where the Shoppers Drug Mart parking lot on Ontario Street is now. And, then I went over to 91 to 99 Erie Street, where I worked at Jack Hood School Supplies, which in turn was torn down for a parking lot.

From there I went to the former R.M. Ballantyne textile plant on Ballantyne Avenue, where I worked for Scholars Choice. That building was eventually demolished, too. The condominiums that were subsequently built at the site are easy to look at. They fit in well with the local streetscape, with the local neighbourhood. For all of my elementary school years, I went to Juliet Public School, which was eventually torn down for more housing.

For thirty-eight years, I lived at 405 Ontario Street, and I remember when the houses at 406 and 414 Ontario Street were torn down for a gas station. These were lovely old homes, and there was a beautiful old home where the former Golden Bamboo restaurant building stands now, clearly an eyesore. We're used to seeing the Domino's Pizza on the corner opposite the Golden Bamboo, and that's okay.

A lot of the changes are progress, but a lot of it isn't. I remember walking home from my work downtown sometime in the 1960s, and you'd see all the beautiful old trees being cut down to widen the roadway. That, again, is progress, but some of those things are heartbreaking.

Years later, when I came over to live on Front Street, I was amongst the neighbourhood that fought against having a hotel built at the former R.M. Ballantyne site between Front and North Streets. There would have been a hotel built down by the Avon River, which would have been terrible. There was a plan, next, to build a seven storey condo, which was reduced to four storeys when the residents objected. It's now a beautiful part of the neighbourhood, with two mid-rise condos by the river. At 210 Water Street, near where I now live, there was a proposal to put in a big school, which fortunately didn't happen.

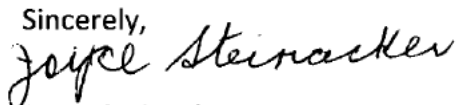
On Ontario Street, where the Golden Bamboo is an eyesore, now, after years of being vacant, what's being proposed does not look right. Just the huge building itself doesn't look right. Building it amongst all those older homes, where I grew up, just doesn't fit in. It's not the right place for such a building.


When I think about this, some other things about Stratford come to mind. I remember the old post office in the city. I remember being there as a youngster. It was a beautiful building. It would be really something for tourists to look at, but it's gone. Years ago, the City Hall would have been gone, as well. I still see people on the street looking over at that building and taking pictures to take home. It's a beautiful building, but that would have been gone, too.

In closing, I want to say that much of the economic vitality of Stratford is closely connected to the success of the Stratford Festival since 1953. Stratford is seen by many Canadians, and tourists from elsewhere, as Canada's cultural tourism destination. The beautiful old houses, along Ontario Street and nearby streets where the Festival Theatre and Tom Patterson Theatre are located, are key features of Stratford as a tourist destination.

In the early 1900s, R. Thomas Orr led a successful effort to arrange for existing parks along the Avon River to be joined together and cleaned up. Then, along came a proposal to build a railway along the river. Many residents supported the proposed railway line because it would bring prosperity, but R. Thomas Orr argued, on the contrary, that keeping the parkland intact made better economic sense. A referendum in 1913 saved the parkland by a margin of 127 votes. Tom Patterson, among other people, have argued that, had the park system been destroyed, the Festival would not have happened.

The historic corridor along Ontario Street is an economic asset of tremendous value to the city. Destruction of the historic character of the street will not serve the city's long-term economic needs, any more than destruction of the city's parkland in the early 1900s would have served Stratford's future needs. There are a lot of things in Stratford that have changed and a lot of them probably needed to be changed, but the 380-396 Ontario Street proposal is not one of them. I wish to request that you please reconsider and deny the Chancery application as passed at the Planning and Heritage Sub-committee meeting of October 25, 2021.

Sincerely,  
  
 Joyce Steinacker,

 Front Street,

Stratford, ON   


**From:** Hayden Bulbrook [REDACTED]  
**Sent:** Saturday, October 30, 2021 12:14 PM  
**To:** Jodi Akins [REDACTED]; Tatiana Dafoe [REDACTED]  
**Subject:** Register to Speak: Planning and Heritage Committee, November 8th, 2021

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

Dear Jodi and Tatiana,

Please accept this email as my formal request to speak to the Planning and Heritage Committee on November 8th, 2021, as it pertains to Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street (PLA21-026)

Please add these comments to the agenda of that meeting:

*Mayor Matheson, Councillors,*

*I'm not going to get into the technicalities as many others have. I won't attempt to explain the architectural value of the extant properties at risk - even though that is my career in cultural heritage and my passion through my Stratford History publications, in which I have taught keen locals about our rich history. I won't even quote Jane Jacobs.*

*And I won't persuade all of you, but I know - oh yes, I know - that some of you are on the fence about this development. I know that you are conflicted in your beliefs and values, you want to see something happen on this land, and that is fair, but you also don't believe that amending the official plan and rezoning this area is the necessary step. No, you are conflicted in this, as we all are, indeed - and that is okay.*

*But deep down, you are questioning the implications that an official plan amendment and rezoning this area to high density can - and ultimately will - have. You are looking beyond the short term that offers the shiny prize of tax revenue. You are thinking about the consequences that this development will have, not only on the built fabric of our heritage-minded city, but on our community values. You know that what the planners are saying about this development not setting a precedent is simply untrue, for it will set a precedent that makes it acceptable to chip away and diminish the very things that make Stratford a fine city - again, not just the built fabric, but the refuge that Stratford offers for tourists, newcomers, and those with an appreciation for old world charm and beauty within this province, within this country. That is what you have to consider:*

*While I recently moved to London for my career, I plan to come back to Stratford with my beautiful girlfriend, who will someday be my wife, and raise a family here. I plan to come back - I will come back. But only if I come back to a place that has the charm and beauty and way of life that it does, now, hold dearly. Otherwise, there will be nothing worth coming back to, for to come back won't be coming back - at all - if Stratford becomes just another city, when Stratford is no longer Stratford. Perhaps I sound dramatic, but this development has tremendous impacts - impacts that may alter the fabric of our fine city more than any other decision you've had to make, councillors*

*Therefore, I ask, councillors, as a young Stratfordite, whose passion for this city is fervent, perhaps obsessive, to make the right decision. Consider that effective, sound, and diligent development can happen on this land **without** amending the official plan, **without** rezoning. Good development can happen within the confines you've helped shape - within **your** official plan. It can happen with local architects, local builders, and local developers - all of whom know this city to its roots and have an immense interest in preserving what makes Stratford a unique, prosperous place.*

*So, you who are uncertain of which way to go with this decision, I ask you to oppose the official plan amendment and rezoning. In doing so you uphold the values that would make our city's visionaries, like R. Thomas Orr, proud, and you uphold values for our city's future generation. My children, your grandchildren.*

*Thank you*

Best,

**Hayden Bulbrook**

Cultural Heritage Specialist

TMHC Inc., 1108 Dundas Street

London, ON

// @StratfordHistory (<https://www.instagram.com/stratfordhistory>)

November 1, 2021

Mayor and Councillors  
City of Stratford  
City Hall  
Stratford, ON N5A 2L3

Dear Mayor Mathieson and Councillors of the City of Stratford:

Re: Proposed Ontario Street Redevelopment — Stratford's Time to Lead

On November 8 you have a historic decision to make.

You will be deciding this issue — whether to okay the proposed redevelopment of part of Ontario Street between Queen and Trow Streets— *right in the middle of COP26*, the 2021 United Nations Climate Change Conference.

We are all coming late to grasping the grave threat that greenhouse gas (GHG) emissions pose to our economy, our society and our safety. COP26 is perhaps humanity's last best hope of summoning the will to tackle the existential crisis of our time. This will require world-wide commitment and action.

Everyone will need to do their part. Individuals, businesses and organizations, communities and governments at all levels. Governments and politicians especially have the responsibility to lead, and to lead-by-example.

The decision you have to make here — on proposal for new construction with complete destruction of three older structures — is a tailor-made opportunity to demonstrate climate change leadership.

You have heard cogent arguments against this proposed development based on planning, heritage, and stable neighbourhoods. This moment though requires you to confront the GHG/environmental reasons for turning this particular proposal back:

- Demolishing sound buildings to make way for new builds entirely wastes resources (the materials and embodied energy in a structure);
- Demolition activity, including transporting the waste, releases carbon emissions (this is part of the embodied carbon or carbon footprint of a building which stays locked up if demolition is avoided);
- New construction is heavily concrete-reliant; cement, the key ingredient, is one of the largest contributors of GHG emissions in the built environment;



- Crucially, *the emissions created by demolition and new construction cannot be offset, no matter how energy-efficient the new structure might be.*

In short, keeping, retrofitting and reusing the Ontario Street buildings — and integrating them into a less intensive redevelopment — is the environmentally better solution. Say that's what you're looking for, and you'll see what happens.

It is perhaps for Stratford and its citizens alone to decide what kinds of neighbourhoods it wants and how much it values its history and heritage (although why have Heritage Corridors and Heritage Areas if you don't respect them?). Those of us in St. Marys and elsewhere, though, are free to hold you to account for the environmental repercussions of your decisions, which ultimately affect us all.

A global climate emergency can't be met with the same old approaches. COP26 is a challenge to you, like everyone, to think about what we can do every day to combat climate change. But as municipal leaders you are called on to do more: *to use a tough environmental lens in making planning and development decisions.*

On November 8: This isn't about protecting the past but using our older building stock to find solutions for the future. Step it up, Stratford.

Sincerely,

Dan Schneider  
St. Marys

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**From:** Charlene Gordon [REDACTED]  
**Sent:** Monday, November 1, 2021 4:45 PM  
**To:** Tatiana Dafoe [REDACTED]  
**Subject:** OPPOSED TO Planning Report, Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street

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

Hello, Ms Dafoe.

Please register my opposition to Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street. While intensification is certainly a worthwhile goal, doing so by permitting development that is too tall for the heritage neighbourhood involved is not acceptable.

As a member of Committee of Adjustment and a former member of City Council, I have been involved in many planning decisions. Always the guiding principle has been – what will the impact be on the community today? In ten years? In seventy years? Is the decision going to benefit Stratford for the long term?

As a community, we realize significant tourism revenues from visitors who admire our park system and our heritage buildings. However, Council took measures many years ago to ensure that the character of our older neighbourhoods was not destroyed by bed & breakfast operators who sought to operate excessively large businesses. These operators wanted to capitalize on neighbourhood character while imposing an incompatible scale of operations that would eventually destroy the original ambiance. The proposed amendment is similar in nature. The scale – most specifically, the height – of the development which would be enabled by the amendment is neither appropriate nor desirable and will permanently damage the ambiance of the surrounding area. This, in turn, will lead to undesirable economic and social impacts.

Again, I state my opposition to the proposed amendment. Please ensure that this email is recorded as part of the record of proceedings on this matter.

Regards,

Charlene Gordon

**Charlene Gordon**

[REDACTED] Centre Street –  
Stratford, ON [REDACTED]  
[REDACTED]

[edgo@cyg.net](mailto:edgo@cyg.net)

Jeff Thomas  
 ■ Cobourg Street  
 Stratford, ON

Monday, November 1, 2021

**Attention:** Stratford City Councilors et al

**Subject:** Queen/Trow Development

Good Afternoon:

My family and I live in the Falstaff area of Stratford and are knowingly blessed to live in a beautiful area of a beautiful city. Like each of the people I have spoken with in our neighborhood, I am disappointed that Council and the Mayor are of the mindset that turning a “Stable Residential Area” to a “High Density Residential Area” will benefit not only Falstaff but Stratford in General.

Not only am I disappointed but I am also unclear as to how these elected representatives came to this position. Did they consider the negative daily impact it will have on the residents of Cobourg Street between Queen Street and Trow Avenue (increased noise volume, significant reduction of direct sunlight, negative odors from the location of the waste receptacles associated with the development)? Furthermore, the area is already impacted with the increased traffic from Dominos, and with the entrance to the development parking area across the street have Council or the Mayor considered the probability of traffic issues / accidents with the increased traffic volume – let alone during Theatre Season?

From the proposed drawings I have viewed as created by the developer it appears that the development will not at all blend into the local city-scape but instead stand out. This is unfortunate as this is one of the first “truly residential” blocks (primarily housing on both sides of Ontario Street) as visitors enter the downtown area and it will be marred by this oversized tenement.

It is evident that the developer will achieve a greater economic benefit with the “High Density Residential Area” but what is more important, and what should be the primary concern, is what are the benefits to the local community, the City of Stratford and its citizens?

- Increased traffic? No.
- Increased traffic congestion? No.
- Increased environmental impact (noise and vehicular emissions for instance)? No.
- Social benefit? No.
- Environmental benefits? No.

I would like to know from each Councilor and the Mayor what are the top 3 reasons they themselves support approving the developers request to have the zoning changed from a “Stable Residential Area” to a “High Density Residential Area”. I don’t want to hear opinions but instead would ask to have each Councilor and the Mayor provide 3 separate reasons each as to what the benefits are to the residents of the local area and the City of Stratford for having this request approved. That allows for 21 fact-based, independent reasons

supporting how this change from a “Stable Residential Area” to a “High Density Residential Area” will benefit the City of Stratford.

1. Brad Beatty
2. Graham Bunting
3. Jo-Dee Burbach
4. Bonnie Henderson
5. Danielle Ingram
6. Kathy Vassilakos
7. Dan Mathieson

Knowing that the City of Stratford promotes environmental initiatives such as remote electric vehicle charging stations and carbon footprint reduction (as listed on the Stratford.ca website) how does the negative environmental impact to the residents in the Queen / Trow area fall into these initiatives? For example, the residents will be exposed to increased vehicular traffic which brings with it increased vehicular emissions and increased noise pollution. What plans do Council and the Mayor have to combat this in the best interests of the residents of the City of Stratford?

Lastly we have the visual appearance of the proposed tenement. The tenement (from the proposed conceptual drawings I have seen) does not resemble the local areas architecture or design style. Instead it appears to be a modern, multi-unit tenement that does not consider the traditional, and consistent, architecture of the surrounding area.

My wife and I own an established and respected industrial contracting firm that successfully completes projects across North America. Each project is always a “Win – Win” for both parties (our company earns a profit and our customers receive high-quality goods and services) and in the case of the proposed “High Density Residential” property it is completely unclear to me what the “Win” is for the City of Stratford, Falstaff and the residents in the surrounding neighborhood.

I eagerly look forward to your reply to my inquiries.

Jeff Thomas  
[REDACTED] Cobourg Street  
Stratford, Ontario

To Stratford City Councillors and Mayor Mathieson,

Was I surprised that the Heritage and Planning Committee voted in favour of the condominium development on Ontario Street, one that could only be built by changing the requirements set out in the Official Plan, protecting it as a Heritage Corridor by restricting heights and setbacks?

Sadly, no. I have seen buildings demolished and new ones built in the Heritage District of Stratford, despite public outcry. The developers always seem to get their way, if they wait long enough. Even after first making outrageous demands, they are often praised for making some kind of "compromise" that still ensures their extreme profit and a community's defacing.

Though not surprised, I am disheartened and disappointed. Why bother having a Heritage Corridor or a Heritage District if you can just override the conditions and protections in it? Is there so little respect for the countless hours previous City leaders spent making these plans and protections for the City? I urge more Councillors to vote against the proposed changes to the Official Plan requested by Chancery Developments, as did Councillors Clifford, Gaffney, Ritsma and Sebben. The proposed zoning change allows six storeys: that is untenable on Ontario Street in the Heritage Corridor. If zoning changes, future developers may not want to build less. It is a dangerous precedent. The proximity to the actual street (which I gather is to be widened in the near future) presents an unwelcoming wall of brick, to those who walk, ride or drive by. This is the Main Street of Stratford. Other developers could create housing and increase density without changing the official plan. I urge you to stop the constant concessions to developers, and keep the promises of your predecessors.

Respectfully,

Seana McKenna



November 2, 2021

Dear Mayor Mathieson, Members of City Council, and Alyssa Bridge, Manager of Planning

I am writing to you as the president of the Architectural Conservancy Ontario Stratford-Perth County Branch.

On May 16, 2021 I sent you a letter expressing our organization's opposition to the proposed development for 390-396 Ontario Street. I have attended the Zoom meetings over the last several months and am dismayed that although the developer's revised plan is better than the original plan, it was not defeated by the committee, in spite of the excellent, persuasive presentations.

Before I proceed any further, I would like to take this opportunity to thank the four councillors who voted to oppose the development.

To those who voted to approve the development: I find it difficult to understand how you could vote in this way after having heard, seen, and read the presentations made by so many of Stratford's citizens, presentations that were evidence-based, thoughtful, informed, intelligent, and made with the best interests of not only the neighbourhood surrounding the proposed development, but also the interests of Stratford as a whole. These presentations were definitely not a case of nimbyism, but rather a demonstration of a passionate concern for our city.

I will reiterate and expand upon my points against the development that I made in my earlier letter:

- 1) The proposal conflicts with the City of Stratford's official plan that outlines the area as a heritage corridor. We understand that from time to time exceptions need to be made to the official plan. In this instance there is absolutely no compelling need to make such an exception as this is just about a particular developer being permitted to do as he pleases. What is the point of having an official plan, and why bother designating

heritage corridors if exceptions are made so easily? Leaving the one building intact is better than destroying all four of them, but it is still not acceptable, nor is it necessary. The unnecessary destruction of our built heritage is not just a simple matter of demolition to make way for the new, it is the destruction of the heritage and history of our city, our province, and our country.

2) The scale and mass of the revised proposal is still unsympathetic to the surrounding streetscape of Ontario, Trow, Cobourg, and Queen Streets. We all realize that intensification is necessary, but this proposal is not at scale.

3) Such a development sets a precedent for the further deterioration of this and the other heritage corridors. We have been assured that each case is considered separately, but it is hard for anyone to believe that once such an exception is made that other developers will try to push their agendas for larger buildings where they should not be situated, and that the planning department and city council will feel pressured to approve their demands.

4) The demolition of the three heritage buildings along with the removal of mature trees conflicts with the city's climate emergency declaration, and is especially concerning during the current climate talks. The greenest building is the one that has already been built, and the energy and pollution required to demolish and remove three structures is substantial. These structures should be retrofitted and renovated.

Please take seriously the informed comments of all of the presenters and letter-writers and reverse the committee's decision in order to make the right decision for the City of Stratford, our province, and for the climate. Remember that if you do decide to let this development proceed, you will be discouraging the citizens of Stratford from participating, as many people will assume that no matter what solid evidence is presented, city council will just do what it pleases, ignoring its own official plan. Many will assume that there is no point in making presentations or sending letters to council, and many will even assume that there is absolutely no point in voting in municipal elections if the council is going to ignore the citizens who express legitimate concerns and evidence. Such cynicism is not in the best interest of a robust democracy.

Thank you.

Allan Tye  
President, ACO Stratford-Perth County



Dear Councillor:

**Re: Zone Change Application Z06-20 & Official Plan Amendment Application OPA01-20**

We wonder about the effects of what we call 'mission creep'. Small incremental variances that eventually add up to a gradual shift in objectives, often resulting in an unplanned long-term commitment and making a mockery of Stratford's Official Plan.

The effect we worry about is that when one property achieves a variance as requested in this particular case, amounts to another property owner/developer asking for a similar variance citing the one from before that was granted. Eventually there's no cohesive planning and policy. It's plainly obvious in this case that the zoning by law could be met if the developer or builder amended the amount of dwelling units on the site downward without compromising the OP.

We see this type of 'siege mentality' happening around town where property owners or developers continually lobbying local government at committee of adjustment level. This is forcing local residents to be constantly on the lookout for threats to their homes & living standards such as extra tall buildings, buildings imposing large shadow or privacy issues upon their homes along with parking & driving chaos to local non arterial streets.

Would it be unreasonable thinking from us should this variance be granted to see another application for an increase in dwelling units on the property as the next 'mission creep' agenda such was proposed in the original application for this site.

Our heritage area (as included in schedule E of the official plan) should be cared for, preserved and not watered down with infill intensification development at 'any' cost!

This 'Heritage Corridor' is in danger of being eroded or simply disappearing altogether if this type of development is allowed.

Furthermore, we find it alarming the number of heritage type buildings, churches, and old growth trees that are being levelled in the name of progress. Has anyone on council taken a moment to evaluate the impact this has on our community as a whole. Once these places/trees are gone it's forever.

We seem to be undervaluing the irreplaceable charm of our old city.

Many wonderful cities in Europe are tourist destinations because of their rich cultural values and architectural charm which form a large part of their attraction. Encouraging tourism to our city gets more difficult from city dwellers in places like Toronto when we start to look like them.

They're coming here to escape the concrete high density jungles they live in.

Thank you,

Kim Foster

Kevin Gormley

████ Ontario St, Stratford, On. █████

████████████████

Thor Dingman  
■ St Vincent Street South  
Stratford, Ontario  
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November 2, 2021

Mayor and City Councillors  
City of Stratford  
City Hall, 1 Wellington Street  
Stratford, Ontario

Official Plan Amendment Application OPA1-20 and Zone Amendment Z06-20, 370-396 Ontario Street

I am writing to register my opposition to the redesignation of the subject lands to “High Density Residential”. I oppose the redesignation on the grounds the proponent’s Planning Report by MHBC, dated October 2020 and the proponent’s Revised Planning Report by MHBC, dated June 2021 and the City Staff report are incomplete.

The subject lands fall within the Special Policy Area “**4.5.4.2 Special Policy Areas Mixed Use**” of the Official Plan. This is delineated by area number two on Schedule A to the Official Plan. The Special Policy area recognizes the significance of low-rise, mixed-use neighbourhood on the approach to the ‘Downtown Core’ along Ontario Street between Romeo Street and Nile Street.

The Special Policy Area requires “the conversion or enlargement of existing residential buildings in a manner which retains their external character or alternatively their replacement by buildings designed in an architectural manner with and sympathetic to the established residential and heritage character of the area will be expected”. The Special Policy Area is a direct recognition of the significant heritage value of the Ontario Street corridor as a transition zone between the Historic Core and the highway commercial areas on the periphery of the city. In effect, the 4.5.4.2. Special Policy Area identifies and formalizes the function of the corridor as a buffer between the heritage core and contemporary 20<sup>th</sup> century settlement in the city.

In my review of the proponent’s Planning Report and the City Staff Report I find the application and implementation of 4.5.4.2. Special Policy Areas Mixed Use is substantially absent in the rationale to support the redesignation of the subject lands to High Density Residential. I request that the application be denied until conformance with the Official plan can be substantially demonstrated.

Sincerely,

Thor Dingman  
Stratford

Submitted by Mike Sullivan

To his worship the Mayor and members of Stratford council. Herewith are my concerns about the Queen/Trow planned development.

### 1. Official Plan amendment

The planner, and the committee, have ignored the requirements in the current official plan:

4.5.3.1 for Stable Residential Areas that 'intensification will be modest and incremental'

4.5.3.1 v) Intensification 'conform with the density provisions of the Section 4.5.3.3' which limits development to low and medium density

The planner in fact pulls out other portions of the section but ignores the above which prohibit intensification to high density in stable residential areas. It is suggested that by making an application to amend the official plan, these prohibitions are no longer valid, which is not the case.

4.5.3.4 The maximum height for residential development shall be three storeys in Stable Residential Areas...

Again the planner suggests that this prohibition is waived by the application for an amendment to the official plan.

4.6.4 Applications for new High Density Residential Area designations...criteria:

High Density Residential uses are:

a) intermixed with medium density development

The planner completely ignores this requirement and does not analyze this at all in the report. The remaining clauses are given significant discussion, but the first is ignored altogether, because that criteria cannot be met by this proposal. There are no medium density developments in the vicinity.

To accept the planner's ignoring of the very clear words of the Official Plan, you will be giving the Official Plan's word no meaning whatsoever. The citizens of Stratford count on the plain meaning of the words in the official plan. The Official plan employs these prohibitions for a reason – High Density Development is not in itself prohibited, but it certainly is not permitted in Stable Residential Neighbourhoods (4.5.3.3) nor is it permitted to be placed where it is not intermixed with medium density development (4.6.4 (a)). And it is certainly not 'modest and incremental' where it goes from low density immediately to high density. There is nothing incremental about this proposal. To suggest, as the planner does several times that since all high density proposals require an official plan amendment (presumably because there are none such on the official plan maps), renders the whole of the official plan meaningless. All prohibitions in the official plan can be made to disappear with any amendment for whatever purpose. The planner's advice is baffling at best.

### 2. Climate Lens and Carbon Reduction

The city has now adopted the 30% target from 2017 to 2030. This proposal will increase GHG emissions from the current state, and will 'lock in' permanent emissions from the building probably and certainly from the 47 internal combustion engined vehicles which will be accommodated on this land. The planner was advised of these concerns at the September meeting, but there is no mention of climate change, carbon reduction, or the environment generally in the report. There is no indication that these

Submitted by Mike Sullivan

stacked townhouses will be passively built. Absent any requirement by the city or the province, it is likely these buildings will be built and heated and cooled with significant amounts of energy, probably fossil fuel energy, which locks in emissions and energy consumption for the life of the buildings.

The recent flooding of the golf course and the Avon River is an indication of how important run-off conservation will become in the future. Yet this proposal adds a 47 car parking lot on an asphalt surface. A significant addition to the need for the city to deal with run-off and prevent flooding. No hint that the surface of this lot could be porous, and certainly no indication that the planner considered this.

If there is truly a climate emergency, this cannot stand. Planners need to examine development proposals through a climate lens, and report on the net effects so that council can determine just how much more difficult the 30% Carbon reduction target will be to reach.

### 3. Heritage and the Environment

Stratford's heritage is reflected in the decisions it has made to preserve it. Heritage corridors, heritage conservation districts, and heritage sections of the city are all efforts to preserve it. This proposal will destroy some of that heritage. Worse still, by agreeing to it, and with all the twisting of the words of the Official Plan, you are opening the door to every other heritage property owner to replace their property with much more lucrative High-density housing. Calling it special won't stop it. There is nothing special about changing the meaning of the clear words of the Plan to fit the proposal. Once agreed to, it will begin the long slow march to uniform High-density on these corridors.

Hayden Bulbrook has done a very thorough analysis of the heritage of each of the existing properties. I hope you all read it. He mentions that the adaptive reuse of buildings (which is a direction in the Official Plan) is a much more environmentally friendly option. Tearing them down will create 200 Tonnes of waste for our landfill. Not friendly. Some have suggested that because denser housing is more energy efficient, it is preferable to adaptive re-use. But, the embodied energy in the old buildings, combined with the energy needed (particularly for concrete) to build the proposed structures, means it will take as much as 57 years of the efficiency of the new build to compensate for the energy lost to demolition and rebuilding. These issues must be taken into account in your decision.

I would therefore request that council reject this proposal as it does not meet the clear words of the Official plan, in particular the prohibition against high density intensification in stable residential neighbourhoods.

I would also ask that council direct the planning department to start to use a climate lens in their decision making process, and to report back to council on policies and procedures which conflict with such a lens.

**From:** Mary Walton <[REDACTED]>  
**Sent:** Tuesday, November 2, 2021 3:00 PM  
**To:** Dan Mathieson <[REDACTED]>; Danielle Ingram  
 [REDACTED]; Cody Sebben [REDACTED]; Bonnie Henderson  
 [REDACTED]; Tom Clifford [REDACTED] Martin Ritsma  
 [REDACTED]; Brad Beatty [REDACTED] Dave  
 Gaffney <[REDACTED]>; Graham Bunting [REDACTED]; Alyssa Bridge  
 [REDACTED]; Tatiana Dafoe [REDACTED]  
**Subject:** We Could Have It All

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

Your Worship, Mayor Mathieson, Members of Council Ms. Bridge,

In the song, "Rolling in the Deep", by Adele, there is a line, "We could have had it all", that sums up the conundrum we now find ourselves in in the debate over the Chancery development on Ontario Street. The Mayor and some Councillors on one side: residents (property owners of Stratford) and 4 Councilors on the other. I wish, through my personal experience in another venue, to suggest that both sides can find common ground and **we could have it all.**

In 1979, my husband and I purchased a home on Thomas Street in Oakville. It was one duplex (a ship builders' bunk house) away from Lakeside Park and Lake Ontario. We bought it very cheaply because it was in an undesirable location in Oakville. Oakville was an automobile town and the desirable real estate was in east Oakville, close to the Ford Plant. What we did not know at the time was that we were buying in the soon to be designated Heritage Conservation District (1081), Old Oakville, one of the first such districts in Ontario.

The driving force behind this movement was the then Mayor of Stratford, Harry Barrett 1973 - 1985. An elitist? an Ivory Tower academic? No, a very pragmatic politician, a plumber by occupation. Harry's goal was to reclaim the waterfront for the citizens of Oakville. And this goal was realized in spades! By freezing the area in time - through Heritage conservation and restoration and emphasizing the area's history as a ship building community and a destination on the Underground railroad, the tours of Old Oakville, historic re-creations, and concerts in Lakeside Park - the city increased tourism exponentially.

We lived in a ship builder's cottage, built in the 1800s, no more than 1100 sq. ft, which we renovated inside and loved even though we could not increase the size as we were now in a designated historic area. We moved from the area in 1986 because of work commitments. The ship builder's cottage, which we had purchased for \$80,000 in 1979, sold in the \$240,000s. No loss of income despite renovations (Ironically, it was flipped the next year for a selling price in the \$300,000s.)

In 1999, I purchased another historic home in Old Oakville on Reynolds Street, built by James O'Connor, a cabinet maker, in 1856. It was no larger than the first and an estate sale. The owner, a widow, had died in the home, so to say it needed a great deal of work, is an understatement. It was listed at \$500,000. Before offering on the house, I had a building inspection done which confirmed the list of challenges. I offered \$280,000. The building inspector, hired by the listing agent, said if I was stupid enough to want to buy it after the inspection, the estate should take the offer. He reminded the agent that the building inspection was now a public document, that any future buyer could see. I bought the house for \$280,000, and immediately renovated it to make it livable. It sold privately for \$550,000 in 2009. The taxes on that little wee house, which had a patio-sized lot, started in the \$5000s per year and had risen to the \$6000s by the time I sold it. Nice revenue for the Town's coffers!

Fast forward to 2018: the same house which had been added on to (summer kitchen removed and replaced with a 2-storey addition and a poured concrete basement in place of the stone cellar) sold for just shy of \$2 million.

The salient points of this history lesson are manifold. 1) the residents in a historic district did not suffer financially because of the designation; 2) the Town of Oakville's coffers did not suffer from the tax revenues; 3) rather than finding Old Oakville elitist, 2 other neighborhoods in Oakville applied for Heritage designation and received it: First and Second Street Heritage Conservation District, 1987, and Trafalgar Road Heritage Conservation District, 1994. The Downtown was designated a Heritage Conservation District in 2013, bringing the total to 4. The designation of the Trafalgar Road neighborhood as a Heritage Conservation District guarantees the approach to the downtown remains consistent with the downtown core and the adjacent Heritage Conservation Districts. It is much like the Heritage Corridor of Ontario Street, which leads to Stratford downtown, a designated Historic Conservation District, and the Festival's theaters. Ontario Street sells the idea that Stratford is special.

In a Heritage District Conservation Study prepared for The Architectural Conservancy of Ontario by the Heritage Resources Centre of the University of Waterloo, December 2012, the following conclusions were drawn:

- By-in-large the goals set for individual Heritage Conservation Districts have been achieved
- Satisfaction with living and owning property in districts is overwhelming
- Municipalities should keep better records of applications for alterations
- Real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas
- Resident's thoughts about real estate show an understanding of what is happening in their districts, and a majority thought the value increased
- Residential districts have higher scores in our evaluation

- A large part of the success of a district is due to the management of the area at the City level
- The longer districts operate the better they perform
- Active citizen groups play a large role in education about a district
- Districts over 400 properties have lower scores

In my opening remarks, I referenced a line from a song by Adele: "We could have had it all". How does that relate heritage conservation districts in Ontario to the decision you make on the Chancery development? Stratford's Heritage districts, much like Oakville's, attract tourists from all over the world. Those tourists love the architecture of our heritage districts, of our B & B's. They show the evolution of Stratford from our past to the present. The plaques on houses, the walking tours and books written on our history tell the tourists that we are a community of railroad workers, mill rights, builders, stone masons, artists, restaurant owners, doctors, lawyers, teachers, clerics, politicians, etc. The new neighborhoods within our city show we are modern, that we embrace change and growth; the factories, that we include manufacturing; the white lands that surround our city, and our Farmers' Markets, that we are a community of farmers; our restaurants that we embrace farm to table cuisine. Most importantly, the totality of neighborhoods shows our children and our grandchildren where they came from and our vision for the future.

You have a chance to embrace this concept starting with the choices you make around the development on Ontario Street between Queen and Trow. You can tear down the old as of little value and replace them with a series of stacked townhouses which no one can honestly argue are accessible either to our young people who need **affordable** housing or to seniors who need **assistive devices** to navigate their world. Or you can adopt an incremental infill and repurposing plan which preserves the old and includes the new. You have only to view Robert Ritz's slides to see what a development sympathetic to the heritage corridor would look like.

The lesson learned from Oakville is clearly that preservation and incremental infilling reward both the city coffers through tourism and tax revenue and the homeowner through appreciating home value. Incremental infilling and adaptive reuse go a long way to safeguarding the climate, as others have pointed out, so that our children and grandchildren have a future to look forward to which will allow them to put their own stamp on Stratford.

**Yes, we can have it all!**

Respectfully.

Mary Margaret Walton

■ Cambria Street (a 1994 infill Ontario cottage)



**From:** Penny Dufour [REDACTED]  
**Sent:** Tuesday, November 2, 2021 8:48 AM  
**To:** [REDACTED] City Clerks <[REDACTED]>  
**Subject:** Zone Change Application Z06-20 & Official Plan Amendment Application OPA01-20

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

Dear Ms Dafoe, I formally request that the comments and concerns below be listed and recorded, for consideration and inclusion in upcoming meeting agendas.

Dear Councillor:

Stratford's Official Plan (OP) was produced in consultation with the public. Included in the purposes of the OP is the provision that the OP is "to inform the general public, special interest groups, private interests and enterprises of the intended nature and direction of the use of land and the development, re-development, servicing and improvement of the City and how the general public and these groups and interests may access and participate effectively in the planning process of the City."

Under the Official Plan, 370-396 Ontario Street is in a Stable Residential Area, located in a

Heritage Area on a Heritage Corridor. We expect the City to defend this designation.

Under OP Section 4.5.3.1 "Stable Residential Areas", Stable Residential Areas are residential areas where potential new development or redevelopment is limited. **Any intensification will be modest and incremental** occurring through changes such as development of vacant lots, accessory apartments, or other forms of residential housing that meet the criteria below. Applications for new development in such areas **shall be evaluated** based on their ability to generally maintain the following elements of the structure and character of the immediate surrounding residential area:

- i) scale of development respects the **height, massing and density of adjacent buildings** and is appropriate for the site;
- ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;
- iii) respects the relationship between the rear wall of buildings and rear yard open spaces;
- iv) siting of buildings in relation to abutting properties ensures that there will be **no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided**;
- v) **conforms with density provisions of the Section 4.5.3.3**;

vi) conforms with the policies of Section 3.5, Heritage Conservation and preserves designated and listed heritage buildings and structures, and where located adjacent to such buildings and structures is designed to be compatible;

Please do not allow this amendment to the Official Plan. The proposed development is neither appropriate for the site nor does it respect the height, massing and density of adjacent buildings. We expect that the City will respect its OP and preserve the Heritage Area and Heritage Corridor.

Any development on this site should conform to Official Plan 3.5.8 "Infilling in Heritage Areas" and the City is obliged to ensure that, where infilling is proposed, the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced.

Respectfully,

Penny Dufour  
209 Douro Street  
Penny Cell 647-986-1485

**From:** Patricia Hagedorn [REDACTED]  
**Subject:** Queen'Trow Proposed Development  
**Date:** November 2, 2021 at 7:27:47 PM EDT  
**To:** [REDACTED]  
**Cc:** Patricia Hagedorn [REDACTED]

Dear Bonnie,

Why is Stratford's Official Plan not being respected for an out of town developer or any developer?

Isn't this setting a dangerous precedent for more requests to change the Plan?

I wouldn't want this development in my back yard. The parking lot lights on all night, the noise of people and vehicles disturbing my sleep and my inability to sit outside in the evening to read or visit, the loss of traditional back yards with gardens, trees.

The loss of breezes and sunlight. We all need sunlight for our Mental Health and well being. Garbage dumpsters serving 47 apartments in view and odorific??

I am asking your to reconsider your vote for Stratford residents whom you were elected to represent.

Let's keep our Heritage for future generations!!

Sincerely,

Patricia Hagedorn

[REDACTED] Kathryn Cres, Stratford  
[REDACTED] [REDACTED]

**From:** Richard Wood <[REDACTED]>  
**Subject:** Chancery Queen Trow Development  
**Date:** November 1, 2021 at 2:50:16 PM EDT  
**To:** Danielle Ingram [REDACTED]

Dear Councillor Ingram,

Re: Chancery Queen Trow development

You expressed strong support for this development and for change to Stratford's official plan that would allow for a high density residence on the heritage corridor.

Can you explain why you did so?

So far as I can see, there are no redeeming reasons why you would make this choice.

The development is not, as you implied, affordable housing. Had that been the developer's intention, they surely would not have missed the opportunity to promote it as such. Instead, the developer's agent said that affordability was something that they might be able to take into consideration, inadvertently providing clear confirmation that this is not to be an affordable housing unit. Why, then, would you suggest that it was?

The official plan makes room for moderate increases in intensification that would meet intensification targets consistent with provincial goals. Why would you insist on dramatic levels of intensification? Where, other than developer profit, is the need?

If you feel that dramatic intensification beyond that stipulated in provincial goals is desirable for environmental preservation, why have you ignored alternate plans for this site that would not require the demolition of existing housing stock? Such demolition will produce 40 tons of carbon waste per house.

The alternate plan that Robert Ritz has proposed for this site would result in potentially affordable apartments for young people. My understanding is that the Ritz plan could commit to affordability, unlike the project that is now planned for the site. If affordability is important to you, as you imply, why not choose a plan

that facilitates affordability?

You seemed to blithely ignore citizen protest, paying it no heed in your remarks supporting the development. That, I thought, was telling. One was left with a sense that the articulate, impassioned presentations you heard could and should be readily dismissed. Can you explain why?

You also seemed to dismiss concerns about heritage and the neighborhood's desire to protect same. What is your position on heritage?

So you're endorsing a high density plan that violates Stratford's official plan, that sets the stage for future similar violations, that undercuts Heritage, that misrepresents affordability, that doesn't support accessibility, and that saddles the neighborhood with a structure that looms over adjacent buildings, compromising winter light and afflicting proximate neighbors with light from a parking lot that will invade their homes all night long. I am at a loss to understand why you would advocate such a choice. Can you help me better appreciate your position?

Richard Wood



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## MANAGEMENT REPORT

**Date:** November 8, 2021  
**To:** Mayor and Council  
**From:** Nancy Roulston, Manager of Engineering  
**Report#:** COU21-111  
**Attachments:** None

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**Title:** Consulting Services for the Transportation Master Plan

**Objective:** To retain a consultant to create an Integrated Transportation Master Plan by updating and combining our 2010 Transportation Master Plan and 2014 Bike and Pedestrian Master Plan.

**Background:** The current version of the City's Transportation Master Plan was completed in 2010, while a Bike and Pedestrian Master Plan was completed in 2014. The recommendations of the Master Plans need to be updated and re-evaluated to ensure they reflect the current priorities of the City and provide guidance for the future. This Master Plan update is included in the 2021 Capital Budget.

Our existing Master Plans are only partially implemented, and it would be beneficial to create one integrated plan to eliminate potential conflicts between the two plans, and to provide for a single budgeting and planning tool plan for all transportation modes. City Council passed the following resolution to provide direction on this matter.

"THAT the Bike and Pedestrian Master Plan be updated and included with an integrated Transportation Master Plan and consideration be given to have a section relating to Vision Zero."

The City of Stratford issued an RFP for consultant services to complete a Transportation Master Plan by early 2023 which will incorporate both road based and active transportation modes.

**Analysis:** The Request for Proposal was issued on the City's Bids and Tenders website, with eight firms submitting proposals. A committee consisting of three Council members and two staff representatives reviewed and evaluated the submissions received. The evaluation process was based on the following criteria:

Part A: Technical Proposal

Category	Available Points
Project Understanding and Implementation Plan	30
Company Experience and Project Team	30
Project Management	15
Total Available Points – Part A	75

All consulting firms which scored a minimum of 75% in Part A (56.25 points) were eligible to have their financial proposal evaluated. Based on the above criteria, three firms met the requirements, scoring as follows: IBI Group Professional Services (Canada) Inc. (62.1), R.V. Anderson Associates Limited (60.9), and WSP Canada Inc. (58.2). The financial proposals for the qualified submissions were opened and evaluated using the financial component information below.

Part B: Financial Proposal

The financial component of the Proposal was scored based on a relative pricing scale with respect to the mean of the shortlisted proposed project fees.

50% below mean	10 out of 10	25 points
40% below mean	9 out of 10	22.5 points
30% below mean	8 out of 10	20 points
20% below mean	7 out of 10	17.5 points
10% below mean	6 out of 10	15 points
Mean Price	5 out of 10	12.5 points
10% above mean	4 out of 10	10 points
20% above mean	3 out of 10	7.5 points
30% above mean	2 out of 10	5 points
40% above mean	1 out of 10	2.5 points
50% above mean	0 out of 10	0 points

Part B of the bids were opened with IBI Group Professional Services (Canada) Inc. submitting a bid of \$160,124 (excluding HST), R.V. Anderson Associates Limited submitting a bid of \$153,950 (excluding HST), and WSP Canada Inc. submitting a bid of \$158,740 (excluding HST).

The resulting final scores were as follows:

- IBI Group Professional Services (Canada) Inc. 74.2
- R.V. Anderson Associates Limited 74.0
- WSP Canada Inc. 70.5

Based on the evaluation criteria for Parts A and B as noted in the RFP2021-49, the Committee is recommending IBI Group Professional Services (Canada) Inc. be retained at a cost of \$160,124.00 plus HST, for a total bid of \$180,940.12, which is \$162,942.18 after HST rebate.

**Financial Impact:** The 2021 Capital Budget includes \$175,000.00 for the Transportation Master Plan. This project is wholly funded by the Development Charge reserve R-DGS-ADMIN. The balance in this Development Charge reserve fund at December 31, 2020 was \$415,275.00 – a sufficient level to fund this project in the amount of \$162,942.18.

**Alignment with Strategic Priorities:**

**Mobility, Accessibility and Design Excellence**

Improving ways to get around, to and from Stratford by public transit, active transportation and private vehicle.

**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.

**Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

**Staff Recommendation: THAT the Request for Proposal (RFP2021-46) for Transportation Master Plan Consulting Services be awarded to IBI Group Professional Services Inc. at a total cost of \$180,940.12 including HST;**

**AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the Contract agreement.**




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Nancy Roulston, Manager of Engineering




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Taylor Crinklaw, Director of Infrastructure and Development Services




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Joan Thomson, Chief Administrative Officer





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## MANAGEMENT REPORT

**Date:** November 8, 2021  
**To:** Mayor and Council  
**From:** Nancy Roulston, Manager of Engineering  
**Report#:** COU21-112  
**Attachments:** None

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**Title:** Connecting Links Program for Ontario Street

**Objective:** To obtain Council's approval to apply for Connecting Links funding for the Resurfacing of Ontario Street.

**Background:** Ontario Street, Highway 7/8, is a subject to a connecting link agreement with the Ministry of Transportation. As such, we are eligible to receive funding for up to 90% of the cost of eligible works required for maintenance and operation of the highway.

The condition of the road from Gordon Street to the east City limits has been recently assessed and has a pavement quality index rating of 49-69 with an average of 54, which is considered poor for an arterial road. The storm sewers, sanitary sewers and watermains are 20-60 years old and in acceptable condition.

**Analysis:** The 2022-23 Connecting Links program was announced in September 2021, and applications for funding must be submitted by November 19, 2021.

Staff would like to apply for funding to resurface Ontario Street from Gordon Street to the City limits.

The maximum amount of funding that can be applied for is \$3,000,000. The entire project, from Gordon Street to the City limits, including engineering and geotechnical costs, is estimated to be in the range of \$1,500,000. The Connecting Links program provides up to 90% of the eligible costs for successful applications.

If the grant is approved, design, tendering and construction will be completed in 2022. This project is currently included in the draft proposed 2022 Capital Budget.

**Financial Impact:** Our current estimate for design and construction is \$1,500,000. The City would receive approximately \$1,350,000 in connecting link funding for the eligible roadworks, with the remainder of the funds being provided by the City.

**Alignment with Strategic Priorities:**

**Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

**Staff Recommendation: THAT pre-budget approval is authorized for Ontario Street Resurfacing from Gordon Street to 420m east of C.H. Meier Boulevard to be constructed in 2022 at an estimated cost of \$1,500,000;**

**AND THAT the City submit an application to the Connecting Links Program 2022-2023 to obtain up to 90% of the eligible project costs for the Ontario Street Resurfacing project, with the remainder of the project to be funded by the existing Storm Capital Reserve;**

**AND THAT the Director of Corporate Services be authorized to sign and submit the application on behalf of the municipal corporation.**



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Nancy Roulston, Manager of Engineering



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Taylor Crinklaw, Director of Infrastructure and Development Services



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Joan Thomson, Chief Administrative Officer



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## MANAGEMENT REPORT

**Date:** November 8, 2021  
**To:** Mayor and Council  
**From:** Stephanie Potter, Policy and Research Associate  
**Report#:** COU21-113  
**Attachments:** None

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**Title:** Service Delivery Review – Transfer Payment Agreement for Municipal Modernization Program Intake 2, Implementation Stream

**Objective:** To recommend execution of a Transfer Payment Agreement between the Ministry of Municipal Affairs and Housing and the City of Stratford for \$162,500 in funding from the Municipal Modernization Program, Intake 2, Implementation Stream to help implement our Service Delivery Review – Reduce the Use of Paper business case.

**Background:** The City of Stratford recently undertook a corporate-wide [Service Delivery Review](#), which included a recommendation to Reduce the Use of Paper throughout the corporation. The report was presented to Council in February 2021 (COU21-024) and the following resolution was approved (R2021-65):

**That staff be authorized to apply to the Ministry of Municipal Affairs Municipal Modernization Program Intake 2 for funding to implement the creation of a Citizen Portal and Financial Systems Enhancement, identified in the Paperless Service Delivery Review business case.**

In October 2021, the City was notified that our application was successful, and MMAH has forwarded the Transfer Payment Agreement to secure the funding.

**Analysis:** The funding provided by MMAH will enable the integration of a Citizen Portal and Financial Systems Enhancement program. These projects represent implementation of approximately 10% of the paper business case, and will act as the platform for implementing the remainder of the business case. The projects are already in progress, as both were included in the 2021 capital budget.

**Financial Impact:** The Municipal Modernization Program Intake 2 Implementation Stream is a cost sharing grant that covers up to 65% of project costs. Under the terms of the agreement, the Government of Ontario would cover up to \$162,500 in eligible project costs. Capital costs to implement the two proposed paperless initiatives are expected to be as follows:

- Citizen Portal: \$150,000 through an RFP process;
- Financial Systems Enhancement: \$25,000 in professional services;

= \$175,000 in total initial project costs, 65% of which would be funded.

The financing for the Citizen Portal and the Financial Systems Enhancement were included in the 2021 budget. The grant will reduce these costs. Please note that there will be ongoing annual operational costs associated with maintaining these product licences, as well as ongoing monitoring and maintenance by City staff.

### **Alignment with Strategic Priorities:**

#### **Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

**Staff Recommendation: THAT the Mayor, City Clerk and Chief Administrative Officer, or their respective delegates, be authorized to execute the Transfer Payment Agreement and other necessary documentation and reports with the Ontario Ministry of Municipal Affairs and Housing as required for the purpose of implementing the Service Delivery Review – Reduce the Use of Paper business case with funding from the Municipal Modernization Program, Intake 2.**




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Stephanie Potter, Policy and Research Associate




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Joan Thomson, Chief Administrative Officer




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## MANAGEMENT REPORT

**Date:** November 8, 2021  
**To:** Mayor and Council  
**From:** Neil Anderson, Deputy Fire Chief  
**Report#:** COU21-114  
**Attachments:** Open Fire and Burning By-law 5-2006

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**Title:** Winterfest 2021 Request for Exemption from By-Law 5-2006

**Objective:** To request an exemption to the City of Stratford Open Burn By-law 5-2006 for the 2021 Winterfest and to delegate authority to the Fire Chief to approve certain exemption requests under this by-law.

**Background:** The Stratford Winter-Land BIA Committee would like to request an exemption to the City of Stratford's Open Burn By-law from Friday November 26 to Sunday November 28.

As part of their event, the Stratford Winterfest Committee would like to have two open burn locations in Lower Queens Park that would operate outside of the permitted hours.

**Analysis:** The request is for an exemption to Section 8.2 (a) of By-law 5-2006. All other conditions of Section 8.2 will be met as part of this request.

8.2 No person shall burn or allow to burn, a recreational fire except: a) between the hours of 4:00 pm and 11:00 pm;

*Request to extend hours from 10:00 am – 5:00 pm on Saturday, January 25, 2020 and from 10:00 am – 2:00 pm on Sunday, January 26, 2020.*

8.2(b) commercially produced charcoal, briquettes or clean or dry seasoned wood shall only be used;

*Seasoned wood will be used*

8.2(c) the recreational fire shall be confined in such a manner as to preclude the escape from the fire of combustible solids such as sparks and ash;

*Fire department approved vessels will be used*

8.2(d) where the dimensions of the fuel being burnt are totally confined within the appliance at all times;

*Firewood will be contained within the unit*

8.2 (e) in an outdoor location that provides a minimum of 5 metres clearance in all directions from any building, structure, overhead wire or other combustible material;

*5 meter clearance will be met*

8.2(f) with an effective extinguishing agent of sufficient size and with the capability of extinguishing the fire immediately available for use;

*Fire extinguishing agent will be present*

8.2 (g) where the recreational fire is attended, controlled and supervised at all times by a competent person and is completely extinguished before the recreational fire site is vacated.

*The fire will be supervised at all times.*

The Stratford Fire Department is working with The Stratford Winter-Land BIA Committee to ensure all safety measures are in place.

Staff are also seeking direction to amend the City's Delegation of Authority By-law 135-2017, as amended, following direction from Council received in 2019, prior to the COVID-19 pandemic. That direction was:

**AND THAT delegating authority to the Fire Chief to approve exemptions to Open Burn By-law 5-2006 for yearly events be referred to staff for review.**

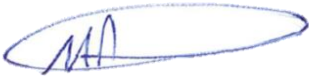
Following a staff review, it is recommended that Council delegate their authority to grant certain exemptions.

**Financial Impact:** None.

**Staff Recommendation: THAT an exemption to Section 8.2 (a) of By-law 5-2006 be granted to The Stratford Winter-Land BIA Committee to allow for an open burn from 4:00 pm – 9:00pm on Friday November 26 and on Saturday, November 27 and Sunday November 28, 2021 from 9am – 5:00pm in the Market Square;**

**THAT Delegation of Authority By-law 135-2017, as amended, be further amended to delegate authority to the Fire Chief or the Deputy Fire Chief to approve exemptions to the Open Burn By-law 5-2006 for events, subject to the event being held annually, the original request for exemption to the Open Burn By-law being previously approved by Stratford City Council, and subject to no concerns being identified by the Fire Chief or Deputy Fire Chief;**

**AND THAT should concerns to an Open Burn By-law exemption request from an event organizer be identified by the Fire Chief or Deputy Fire Chief, the request shall be presented to Stratford City Council for consideration at a Regular meeting.**



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Deputy Fire Chief, Neil Anderson



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Joan Thomson, Chief Administrative Officer

**BY-LAW NUMBER 5-2006  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to regulate the setting of open fires, including establishing the times during which open fires may be set and to repeal By-law 68-96 and all amendments thereto.

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**WHEREAS** the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c.4, as amended (the "FPPA") provides that a council of a municipality may pass by-laws regulating fire prevention, including the prevention of the spreading of fires, and regulating the setting of open air fires, including establishing the times during which open air fires may be set;

**AND WHEREAS** the Council of The Corporation of the City of Stratford ("Council") deems it expedient to regulate the setting of open fires, including establishing the times during which open air fires may be set;

**AND WHEREAS** Council is empowered under section 128 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended to pass by-laws to prohibit and regulate public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisance;

**AND WHEREAS** Council considers excessive smoke, smell, airborne sparks with ember to be or could become or cause public nuisance by creating negative health effects on neighbouring residents, increasing fire exposure hazards, infringing the use and enjoyment of neighbouring properties;

**NOW THEREFORE BE IT ENACTED** as a By-law of The Corporation of the City of Stratford as follows:

**1.0 TITLE**

1.1 This By-law shall be cited as the "Open Air Burning By-law".

**2.0 DEFINITIONS**

2.1 For the purpose of this By-law:

- a) "**authorized container**" means a metal drum of not more than 1.21 metres in height and 0.914 metres in diameter which is open on one end and that end is covered with a fire screen which prevents the emission of sparks or flames into the atmosphere;
- b) "**barbeque**" means a portable or fixed device including a hibachi, a permanent structure designed and intended solely for the cooking of food in the open air and other similar devices designed and intended solely for the cooking of food in the open air, but does not include devices designed for personal warmth, fire pits or recreational fires;
- c) "**burn permit**" means a permit issued by the Fire Chief authorizing an open air fire;
- d) "**City**" means The Corporation of the City of Stratford;
- e) "**combustible waste**" means, but is not limited to used vehicle bodies, tires, oil, grease, paint, cloth, rags, plastics, kitchen waste, food, scraps,



garbage, refuse or other material which contents include the aforementioned;

- f) **"Fire Chief"** means the Fire Chief, Deputy Fire Chief, and Director of Fire Prevention for the City of Stratford Fire Department and any other person employed in or appointed to the City of Stratford Fire Department and assigned to undertake fire protection service;
  - g) **"highway"** means and includes a common and public highway, street, roadway, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, designed and intended for, or used by the general public;
  - h) **"open air burning"** means any fire in an authorized container set by any person in any open place, yard, field, or construction area which is not enclosed by a building or structure, located within the boundaries of the City of Stratford;
  - i) **"outdoor solid fuel burning appliance"** means any manufactured enclosed appliance, whether portable or fixed in place, constructed of non-combustible material, that contains a chamber located within the firebox of the appliance used to contain a combustion flame, a stack to control the flow of air or combustion gases from the appliance, a spark arrestor located at the end of the stack to control dispersment of sparks, and is enclosed on all sides;
  - j) **"permit holder"** means any person, organization, partnership, company or group that has been granted by the Fire Chief, a valid permit under this By-law for an open air burning;
  - k) **"permitted hours"** means from 9:00 am until 4:00 pm local time in the same day;
  - l) **"recreational fire"** means the burning of clean wood products in an outdoor solid fuel burning appliance for personal heating, enjoyment, religious ceremony or similar purpose, but does not include a barbeque. A recreational fire is limited in size to 0.1 cubic metre (3.4 cubic feet);
  - m) **"yard waste"** includes but is not limited to leaves, brush, grass and vegetation clippings, wood chips, peat moss and other material which contents include the aforementioned.
- 2.2 In this By-law, whenever a word imparts the masculine gender it is deemed to include the feminine gender.
- 2.3 In this By-law, the singular sense is deemed to be inclusive and interchangeable with the plural sense.

### 3.0 BURN PERMITS

- 3.1 Any person may make application in writing to the Fire Chief for a burn permit to authorize open air burning or allow open air burning in an authorized container within the City, in accordance with the provisions of this By-law.
- 3.2 Notwithstanding section 3.1 herein, the Fire Chief may issue a burn permit to authorize open air burning or allow open air burning in a container, other than in an authorized container.
- 3.3 The applicant shall, together with his application and at the time of the application, forward payment in the amount as established from time to time in the City's User Fee By-law.
- 3.4 Where the applicant is not the owner of the land on which the fire will occur, the applicant shall together with this application and at the time of application, provide written approval of the property owner for a burn permit to be issued.

- 3.5 No permit shall be processed until payment is made. Any default in such payment shall result in the immediate revocation of the burn permit.
- 3.6 The Fire Chief may:
- a) Revoke or refuse to grant a burn permit for open air burning if the owner or occupant of the property or the permit holder has contravened the provisions of this By-law or if the owner, occupant or permit holder has not complied with any conditions attached to a permit for an open air burn that may have been imposed by the Fire Chief on a previous occasion;
  - b) Temporarily suspend a burn permit for open air burning where the temporary suspension of the permit;
    - i) Promotes compliance with the conditions of approval granted;
    - ii) Takes into consideration the conduct of the owner or occupant of the property or the permit holder;
    - iii) Takes into account the public interest;
    - iv) Takes into account the state of the premises, facilities, equipment or vehicle;
    - v) Takes into account whether or not it is a First, Second, Third, or more breach of the conditions of approval;
    - vi) Takes into account whether the owner or occupant of the property or the permit holder surrendered the permit to the Fire Chief.
- 3.7 The Fire Chief may withdraw a burn permit for an open air burning, if in the Fire Chief's opinion this By-law is being contravened.
- 3.8 Upon notification by the Fire Chief to extinguish an open air burning, the land owner, occupant or permit holder shall immediately extinguish the fire.
- 3.9 Should any land owner or occupant fail to extinguish an unapproved fire when ordered to do so by the Fire Chief, the Fire Chief may take action to have the fire extinguished and the person who owns or occupies the land on which the open air burning is located, shall be responsible for any and all costs incurred by the City of Stratford Fire Department in its efforts to extinguish the fire.

#### **4.0 OPEN-AIR BURNING**

- 4.1 Except as otherwise provided in this By-law, no person shall open-air burn or allow open-air burning without a burn permit from the Fire Chief.
- 4.2 Except as otherwise provided under this By-law, no permit holder shall set or maintain open air burning or cause open air burning to be set or maintained:
- a) except in an authorized contained;
  - b) so as to decrease the visibility on any highway so as to cause, or potentially cause an accident;
  - c) so as to cause danger to any person or structure;
  - d) in a highway, park, walkway, public land, or upon any vacant or other land owned by the City, without first having obtained permission to do so from the property owner;
  - e) so as to create an odour which causes discomfort to any person residing in the area;
  - f) when rain or fog is present;

- g) at times when a smog alert has been declared. The appropriate Federal and/or Provincial Government agency shall be used as the source for this information;
  - h) when the wind is in such a direction or intensity so that the fire or smoke causes discomfort to any person or causes loss of enjoyment of normal use of the property in the immediate area;
  - i) within 5 metres of an overhead wire;
  - j) except during permitted hours, unless expressly authorized by a burn permit issued under the provisions of this By-law;
  - k) in contravention of the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
  - l) burn combustible materials, plastics, rubber, animal carcasses, petroleum products, demolition debris or any other item or material which will cause excessive smoke or fumes;
  - m) on land without the written permission of the owner of the land. Such permission shall be evidenced by the signature of the owner of the land on the application for the burn permit required pursuant to this By-law; or
  - n) without a burn permit, and fail to immediately extinguish such fire upon the request of the Fire Chief.
- 4.3 Where a burn permit has been issued pursuant to this By-law, the person to whom the burn permit has been issued, is responsible for the supervision of the fire, and shall:
- a) ensure that no damage is done to any property or injury caused to any person while open air burning or allowing open air burning and shall otherwise jointly and severally be responsible for any damage or injury to persons or property as a result of open air burning or allow open air burning;
  - b) ensure that the open air burning is kept at least 5 metres from any dwelling, structure, overhead wire or other combustible material;
  - c) ensure that the open air burning is attended at all times by the permit holder and shall ensure that such person attends to such fire until the fire is completely extinguished;
  - d) ensure that sufficient equipment and resources are available at the burn site to properly control or extinguish the fire and for ensuring that the fire is completely extinguished as may be required by the Fire Chief or otherwise at the end of the burn;
  - e) ensure that the fire is completely extinguished before leaving the burn site;
  - f) ensure that the Fire Chief is informed, prior to setting a fire, of the approximate time the fire will be set and extinguished and the name of the person who will be supervising such fire; and
  - g) give access to the property by the Fire Chief at all times during the term of the permit.

## 5.0 BURN BAN

- 5.1 Notwithstanding the provisions of this By-law, the Fire Chief may institute a burn ban at any time, as may be deemed necessary in the opinion of the Fire Chief

and it is in the interests of public safety. No person, organization, partnership, company or group shall be entitled to a burn permit during a burn ban.

- 5.2 No person shall open air burn or allow open air burning at any time during a burn ban.

## **6.0 EXEMPTIONS**

- 6.1 No permit shall be required for:

- a) a barbeque; or
- b) a recreational fire wholly contained within an outdoor solid fuel burning appliance.

- 6.2 The City of Stratford Fire Department shall be exempt from the provisions of this By-law for the purposes of educating and training individuals.

## **7.0 BARBEQUES**

- 7.1 Barbeques being used to cook food shall be attended, controlled and supervised at all times by a competent person.

- 7.2 The only approved fuels for use in barbeques are commercially produced charcoal, briquets or other commercial fuels such as natural gas and propane gas that are produced specifically for the purpose of cooking.

- 7.3 Barbeques shall not be permitted on balconies.

## **8.0 RECREATIONAL FIRES**

- 8.1 Recreational fires contained within outdoor solid fuel burning appliances specifically designed for recreational fires shall be permitted subject to the provisions of this By-law which apply.

- 8.2 No person shall burn or allow to burn, a recreational fire except:

- a) between the hours of 4:00 pm and 11:00 pm;
- b) commercially produced charcoal, briquets or clean, or dry seasoned wood shall only be used;
- c) the recreational fire shall be confined in such a manner as to preclude the escape from the fire of combustible solids such as sparks and ash;
- d) where the dimensions of the fuel being burnt are totally confined within the appliance at all times;
- e) in an outdoor location that provides a minimum of 5 metres clearance in all directions from any building, structure, overhead wire or other combustible material;
- f) with an effective extinguishing agent of sufficient size and with the capability of extinguishing the fire immediately available for use;
- g) where the recreational fire is attended, controlled and supervised at all times by a competent person and is completely extinguished before the recreational fire site is vacated.

- 8.3 No person shall burn or allow to burn, a recreational fire:

- a) when the wind is in such a direction or intensity so that the fire or smoke causes discomfort or safety risk to any person or causes loss of enjoyment of normal use of the property in the immediate area;
  - b) when rainy or foggy weather are present;
  - c) at times when a smog alert has been declared. The appropriate Federal and/or Provincial Government agency shall be used as the source for this information;
- 8.4 The owner or occupant of the land on which the recreational fire is taking place must take steps to ensure that adjacent properties are protected and that the byproducts of recreational fires do not have a negative impact on persons or the environment.
- 8.5 No person shall fail to immediately extinguish a recreational fire upon the request of the Fire Chief or enforcement officer.
- 8.6 The owner or occupant of property wherein a recreational fire is occurring must give access to the property by the Fire Chief at all times during the recreational fire.

## **9.0 USER FEES**

- 9.1 In addition to the burn permit fee(s) required under this By-law, the Fire Chief may charge user fees for the attendance of the Fire Chief at any location to control, extinguish or regulate open air burning or recreational fires in accordance with this By-law, said user fees as set by the City's User Fee By-laws.
- 9.2 In the event that payment is not received by the City within 90 days, the outstanding balance may be collected and recovered in the same manner and in the same priority as municipal taxes.

## **10.0 SCOPE**

- 10.1 This By-law shall apply to all land within the geographic limits of the City of Stratford.

## **11.0 SEVERABILITY**

- 11.1 Should any section of this By-law be declared by a court of competent jurisdiction to be ultra vires or illegal for any reason, the remaining parts shall nevertheless remain valid and binding, and shall be read as if the offending section or part had been struck out.

## **12.0 OFFENCES**

- 12.1 Any person who contravenes any provision of this By-law is guilty of an offence and liable on conviction to a penalty not exceeding \$5,000 exclusive of costs and the provisions of the *Provincial Offences Act*, R.S.O. 1990, c.P.33 as amended, shall apply to the said fine.
- 12.2 In the event of a contravention of any of the provisions of this By-law, the City, in addition to any other remedies contained herein may enter upon the lands and do such work as is necessary to rectify the breach and all expenses thereof which shall be recoverable from the owner(s) in the same manner and in the same priority as municipal taxes.
- 12.3 A burn permit issued under this By-law may be revoked by the Fire Chief if the permit holder fails to comply with the requirements of the permit and/or any of the provisions of this By-law.

**13.0 ADMINISTRATION AND ENFORCEMENT**

- 13.1 The City of Stratford Fire Department is responsible for the administration of this By-law.
- 13.2 Any Police Officer or Municipal Law Enforcement Officer of the City designated by Council for the purpose of this Section is authorized to enforce this By-law.

**14.0 REPEAL**

- 14.1 Upon the passage of this By-law, By-law 68-96 and all amendments thereto, shall be repealed.
- 14.2 Any existing investigation, legal proceeding or remedy under By-law 68-96 shall be continued as if By-law 68-96 had not been repealed.

**15.0 ENACTMENT**

- 15.1 This By-law shall come into force and effect immediately upon the passing thereof.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of January, 2006.

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Mayor – Daniel B. Mathieson

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Clerk – Joan L. Thomson



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## MANAGEMENT REPORT

**Date:** October 25, 2021  
**To:** Planning and Heritage Committee  
**From:** Alyssa Bridge, Manager of Planning  
**Report#:** PLA21-024  
**Attachments:** None

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**Title:** Planning Report Zone Change Application Z08-21 & Draft Plan of Condominium Application 31CDM21-002, 100 Gordon Street

**Objective:** The purpose of this report is to provide staff's recommendation on the Zone Change Application and to consider draft approval of a plan of condominium submitted by Baker Planning Group on behalf of MP Booker Assets Inc. to change the zoning of the property municipally known as 100 Gordon Street from a Highway Commercial C2-9 Zone to a site specific Residential Fifth Density R5(1) – Zone to permit the conversion of the existing building into seven (7) residential dwelling units.

The proposed draft Plan of Condominium contains a total of 7 residential units, 9 parking units and common elements including visitor parking spaces, utility room, storage room, hallways, elevator, landscape areas and accessible parking spaces.

The zone change application and draft plan of condominium were deemed complete on July 12, 2021.

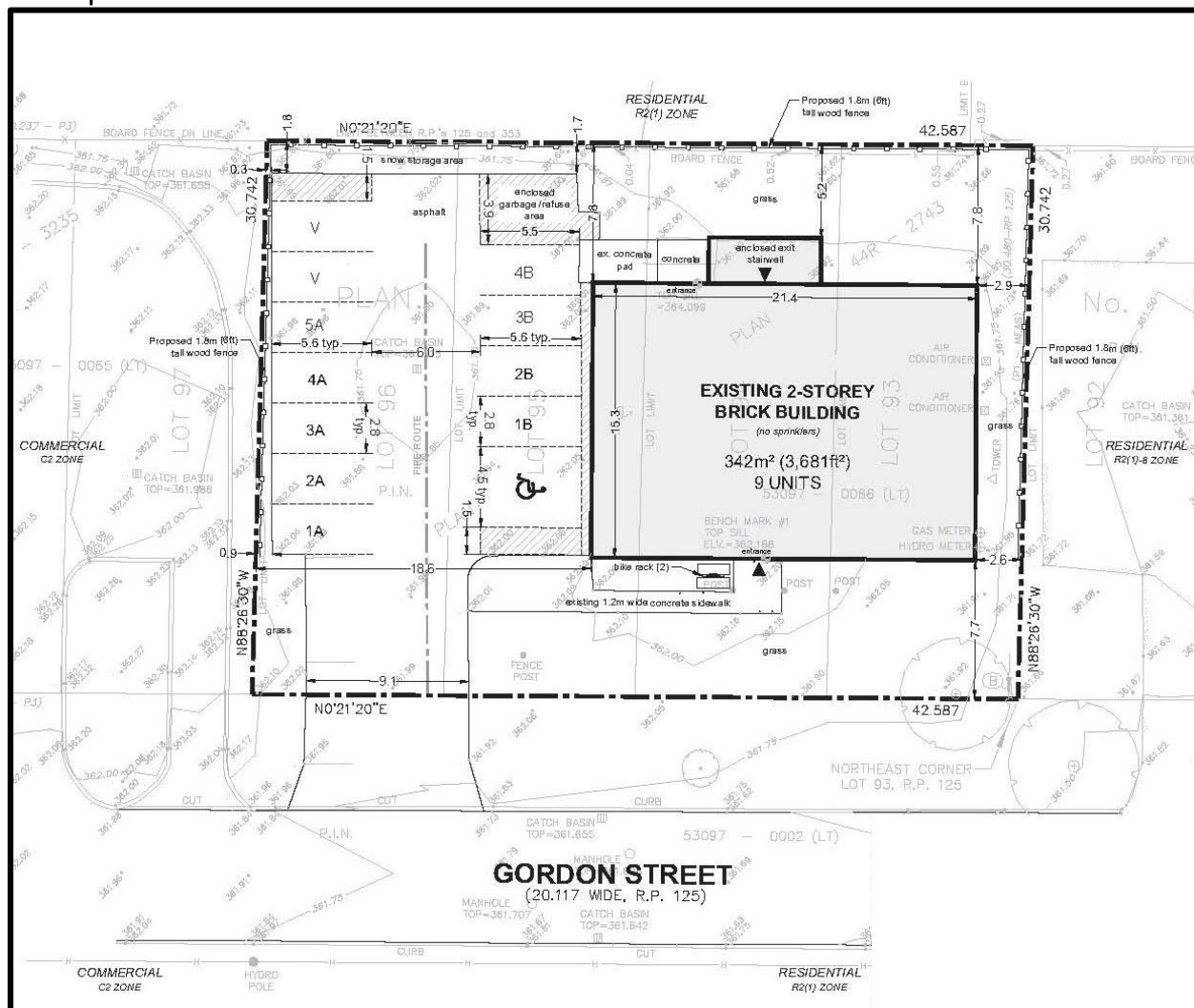
A Planning Justification Report was submitted with these applications.

Location and Zoning Map:





## Concept Plan:



## Background:

### Agency Comments – Zone Change application

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.
- Festival Hydro: No comments.
- Building Services: No concerns.
- Upper Thames River Conservation Authority:
  - The subject site is outside of the regulated area and the UTRCA has no comments.

### Agency Comments – Draft Plan of Condominium application

The application was circulated on August 25, 2021. The following comments have been received to date:

- City Clerk’s Department: No concerns as sufficient parking is being provided on the property.
- Conseil scolaire Viamonde: No comment.
- Engineering Division: No objection.
- Fire Department: No comment.
- Hydro One: No comments or concerns.
- Community Services: No concerns.
- Festival Hydro: No concerns.
- Canada Post:
  - Service type and location
    1. Canada Post will provide mail delivery service to the condominiums through centralized Lock Box Assembly.
    2. The development includes plans for (a) multi-unit building(s) with a common indoor entrance(s). The developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post’s specifications.
  - Developer timeline and installation
    1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the Lock Box Assembly.
  - Additional Developer Requirements:
    1. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
    2. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
    3. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
    4. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

5. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
    - Any required walkway across the boulevard, per municipal standards
    - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
    - A Community Mailbox concrete base pad per Canada Post specifications.
- Building Services:
    - Prior to sign off on the Condo the Building Department will require;
      - All buildings are substantially complete, safe, functional and ready for occupancy
      - Certification from the design engineer that has been accepted by the City confirming that all site works have been completed
      - Final lot grading will need to be submitted and approved by City Engineering Department
  - 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 as of October 4, 2021.

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

### 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)



### **Analysis:**

#### 2020 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest and is set out in three main areas: Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety. All decisions on planning matters are required to be consistent with the Provincial Policy Statement (PPS).

Building strong communities is achieved by promoting efficient development and land use patterns and avoiding development patterns that cause environmental, public health or safety concerns.

Section 1.1.1 of the Provincial Policy Statement states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The policy also promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Section 1.1.3.2 of the Provincial Policy Statement states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and support active transportation. Specifically, 1.1.3.2 states:

*Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.*

The City's infrastructure has adequate capacity to accommodate an apartment building on the subject lands.

Section 1.4.3 of the Provincial Policy Statement states:

*Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed.*

Sufficient off-street parking and amenity area is being provided on the subject lands and existing infrastructure is in place to support the proposed land use.

Section 3.2.2. of the Provincial Policy Statement states:

*Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.*

The applicant has completed a Record of Site Condition which has been filed in the Environmental Site Registry.

The PPS supports new developments which efficiently uses land, resources, infrastructure and public service facilities. The proposed apartment building would contribute to a mix of land uses in the neighbourhood and is located on a public transit route. The proposal allows for the intensification of the lands on full municipal services which exist and have sufficient capacity to accommodate the proposed residential use. The proposed Draft Plan of Condominium and the request to zone the property to Residential Fifth Density R5(1) special to allow residential uses are consistent with the 2020 PPS.

#### Official Plan

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.

Gordon Street is classified as a local street.

The Guiding Principles of the Official Plan include the encouragement of appropriate intensification and infill which reflects the existing context of the City with respect to factors such as height and design. Conflicts between land uses are to be minimized and complete communities, which meet residents' needs throughout their life, are encouraged.

As part of the City's Growth Management and Intensification Strategy, Section 3.2 of the Official Plan supports the review of existing zoning regulations and other development standards to remove barriers to intensification. These standards include parking and setback requirements. The intensification strategy also states a City intensification target of 25% for City-wide residential growth within the built boundary.

The requested setback reductions that recognize the existing building and parking lot configuration will allow for additional dwelling units in a residential area that contributes to achieving the residential intensification target.

Section 3.4.1 of the Official Plan recognizes the need to protect the viability of the community by ensuring there is a full range of housing types designed to meet occupancy, health and safety standards, tenure, form and affordability for current and future residents. The proposed development contributes to a range of housing types and choices that are near commercial development along Ontario Street.

The Official Plan supports intensification within Stable Residential Areas that is modest and incremental and that maintains criteria identified in Section 4.5.3.1. The section states:

*Stable residential areas are residential areas where potential new development or redevelopment is limited. Any intensification will be*

*modest and incremental occurring through changes such as development of vacant lots, accessory apartments, or other forms of residential housing that meet the criteria below. Applications for new development in such areas shall be evaluated based on their ability to generally maintain the following elements of the structure and character of the immediate surrounding residential area:*

- i) scale of development respects the height, massing and density of adjacent buildings and is appropriate for the site;*
- ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;*
- iii) siting of buildings in relation to abutting properties ensures that there will be no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided;*
- iv) satisfies the City with respect to the proposed grading, drainage and stormwater management, and, in particular that there is no impact on adjacent properties;*
- v) has regard for the City's Urban Design and Landscape Guidelines.*

The scale of the development respects the massing and density of other buildings along Gordon Street and as there are no changes being made to the exterior façade and the building will continue to be compatible with the character in the neighbourhood. Fencing exists along the rear property line and the applicant is proposing fencing along both side lot lines. As a result there are no additional impacts to the privacy of adjacent residences as a result of the proposed development.

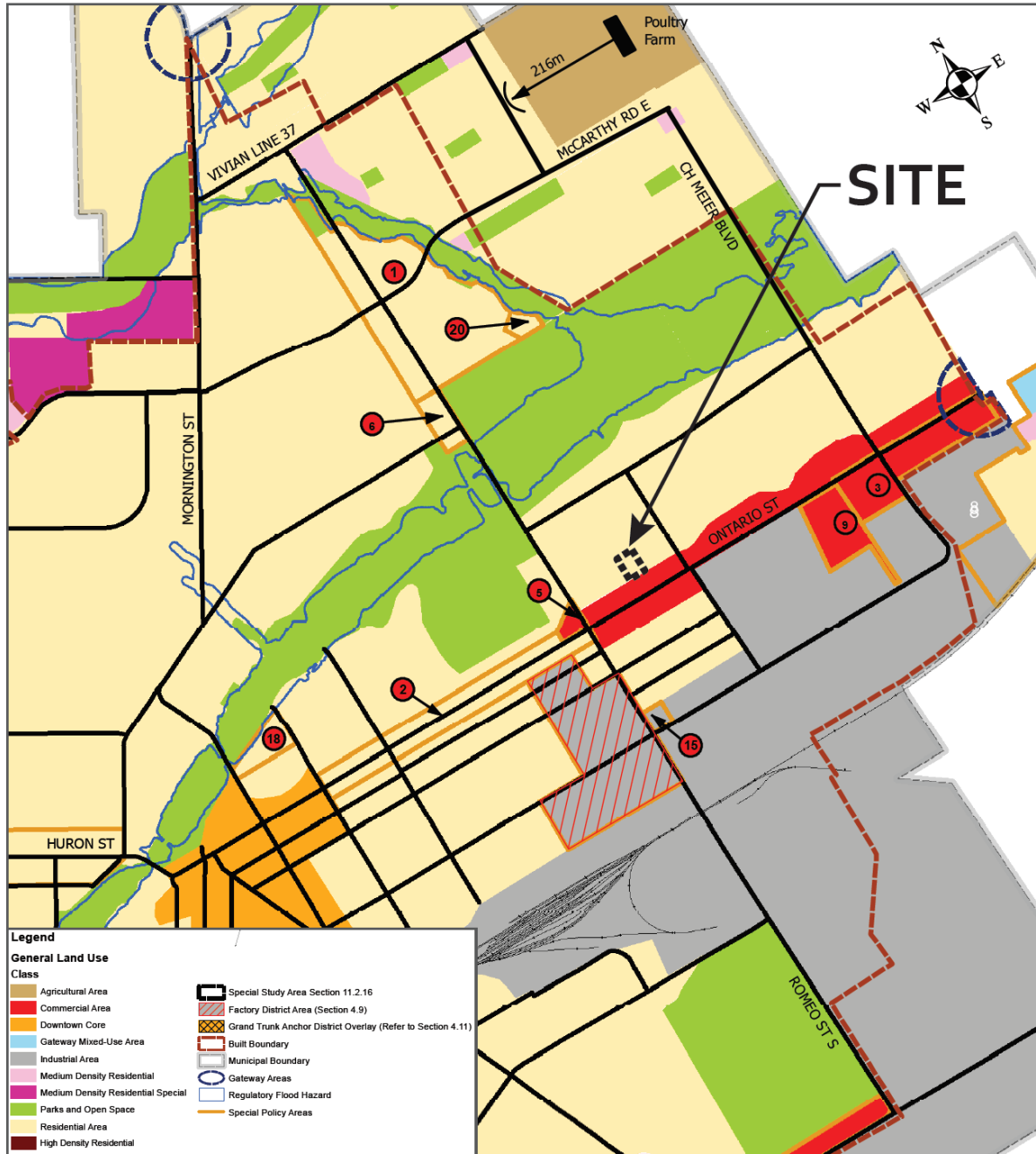
Section 5.8 of the Official Plan recognizes that with any development the applicant is to demonstrate that on-site soil quality is suitable for the proposed use. The applicant has completed a Record of Site Condition which has been filed in the Environmental Site Registry.

The proposed zone change application to establish an apartment building at 100 Gordon Street and proposed Draft Plan of Condominium conforms with the Official Plan.

In accordance with section 9.4, Plans of Condominium are to conform to the general policies and designations of the Official Plan and must create a minimum number of units appropriate to allow for the reasonable, independent operation of a condominium corporation. The proposed draft Plan of Condominium conforms to the general policies

and designations of the Official Plan and will allow for the reasonable, independent operation of a Condominium Corporation.

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.



The applicant is proposing a site specific R5(1) Zone with special provisions to recognize the existing setbacks and parking situation on the property. The applicant is requesting a rear yard depth reduction from 6.0m to 5.2m, a north side yard width reduction from 3.0m to 2.6m, a reduction in the required size of parking space depths from 6m to 5.6m and an increase in the width of the driveway from 8m to 9.1m. The requested provision to increase in the maximum width of the driveway was not discussed at the public meeting. If Council decides to approve the rezoning application they should also pass a resolution that no further notice is required under the Planning Act.

The applicant has submitted a sketch that demonstrates that they will be able to meet the other requirements of the Residential R5(1) Zone with the requested special site-specific zone.

The requested reductions to the rear yard and side yard setbacks are intended to recognize the location of the existing building. The rear yard reduction is needed to accommodate an enclosed fire escape. A privacy fence is to be constructed along the property lines and the impacts to privacy on the neighbouring residential properties is minimal. The reduced setbacks recognize the location of the existing building and the request will not have an impact on the character of the surrounding neighbourhood.

The applicant has requested a reduction in depth of the parking spaces from 6.0m to 5.6m and an increase in the allowable width of a driveway for a dwelling from 8.0m to 9.1m. The requested reduction in the depth of parking spaces is consistent with the regulations being proposed in the draft comprehensive Zoning By-Law and the increased width of the driveway is being requested to recognize the width of the existing driveway. The parking lot layout is not being altered and being that the property is located adjacent to commercial land uses, the width of the driveway is not out of character with the surrounding neighbourhood.

Staff are of the opinion that the submitted sketch shows how the property can functionally accommodate the proposed apartment building with minimal impacts on the streetscape of the neighbourhood.

The draft plan of condominium is proposing to unitize 9 parking spaces, to provide 2 visitor parking spaces and one Barrier Free parking space as part of the common element. The Barrier Free parking space is not a visitor parking space but is still within the common element. The proposed Draft Plan of Condominium will meet the proposed Zoning By-Law requirements.

Draft Plan of Condominium conditions were sent to the applicant on October 8, 2021.

This Zoning By-law Amendment and Draft Plan of Condominium is consistent with the PPS, is in conformity with the Official Plan provisions, meets the intent of the Zoning By-law, is consistent with the City's Strategic Priorities and represents good planning.

Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

**Financial Impact:** No municipal expenses are anticipated to support the development. The developer will be required to pay development charges for 7 apartment dwelling units at a rate of \$6007 for 1 bedroom units and \$9353 for 2 bedroom units. The developer will also receive a development charge credit for the conversion of the commercial space. Due to infill nature of the proposed development, no additional municipal assets will be added to the asset management plan as requiring maintenance and replacement.

### **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 zoning of 100 Gordon Street BE CHANGED from a Highway Commercial C2-9 zone to a Residential Fifth Density R5- special (R5(1)-\_\_\_) zone with site specific regulations to allow a rear yard depth of 5.2m, an northern side yard width of 2.6m, a depth of 5.6m for parking spaces and a maximum driveway width of 9.1m and BE APPROVED for the following reasons:**

- I. the request is consistent with the Provincial Policy Statement;**
- II. the request is in conformity with the goals, objectives and policies of the Official Plan;**
- III. the zone change will provide for a development that is appropriate for the lands; and**
- IV. the public was consulted during the zone change circulation and no public input was received.**

**THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;**

**AND THAT the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Condominium 31CDM-21002 subject to the following conditions:**

- a. This approval applies to the Draft Plan of Condominium submitted by Baker Planning Group, prepared by N.A. Geomatics Inc., certified by**

**David J. Raithby, OLS, File No. 21-6018, drawing file name 21-6018-DRAFT.dwg, dated Oct 12, 2021. The Plan contains a total of 16 units including 7 residential units and 9 parking units.**

- b. This draft approval is for a Standard Plan of Condominium under Part X of the Condominium Act, 1998.**
- c. The development is to be registered as one condominium corporation.**
- d. This approval of the draft plan applies for a period of five (5) years, and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.**
- e. Prior to final approval for the registration of any condominium corporation within the development , the City of Stratford, is to be advised in writing that:**
  - i) the Owner's consulting engineer has submitted a final lot grading certificate which has been accepted by the City within the phase limits;**
  - ii) the proposed plan of condominium showing any "as constructed" buildings and structures has been submitted and accepted by the City as in compliance with all applicable zoning by-law regulations; within the phase limits; and,**
  - iii) the fire route and fire route signs have been installed to the satisfaction of the City.**
- f. Prior to the registration of the Condominium the Owner shall:**
  - i) Construct each building and structure to, at a minimum, the standard of "has been constructed", as defined by subsection 6(1) of Ontario Regulation 48/01, and at a minimum to the state of being sufficient to ensure the independent operation of the condominium corporation and the condominium development in perpetuity (the "Minimum Construction Requirements"). This information shall be evidenced by an engineer's signed certification (to be appended as Schedule G to the Declaration, and to be in the form required by subsection 5(8) of Ontario Regulation 48/01), that all buildings and structures within the lands subject to the plan of condominium application have been constructed in accordance with the regulations made under the Condominium Act, 1998, including in respect to all matters set out in section 6(1) of Ontario Regulation 48/01.**

- ii) **Complete, in addition to the Minimum Construction Requirements, all other works described on the approved Site Plan, engineering drawings, and building permit drawings for the development and the lands subject to the plan of condominium application, and have all building inspections passed by the Chief Building Official or his/her designate of the City of Stratford (the "Additional Work").**

**Alternatively, at the sole discretion of the City of Stratford, the Owner may provide a comprehensive report and cost estimate for completion of all outstanding Additional Work prepared by an Engineer in good standing with the Professional Engineer's of Ontario to the satisfaction of the City of Stratford, acting reasonably (the "Report"). The Report shall itemize all outstanding Additional Cost Requirements for the condominium development, and provide a detailed breakdown of estimated costs to complete such work, pay unpaid works, plus a 15% contingency value being the total Additional Work to the satisfaction of the City of Stratford. Prior to condominium registration, the total value of the Additional Work shall be provided to the City of Stratford in an irrevocable Letter of Credit, the form and content of which shall be acceptable to the City and the City Solicitor. The Letter of Credit shall provide the City of Stratford with the security to cover the costs associated with all of the outstanding Additional Work until the building permit has been closed.**

**In the event the Owner fails or neglects to:**

- i. complete all of the outstanding Additional Work; or,**
- ii. pay for unpaid works;**

**then the City of Stratford shall provide written notice (the "City Notice") of such failure or neglect and require the Owner to rectify the failure or neglect within a specified reasonable period of time. If the Owner has not rectified the failure or neglect within the timeline set out in the City Notice, or is not diligently working towards remedying the failure or neglect (other than a financial default), as determined by the City of Stratford in its sole and absolute discretion then the City of Stratford may draw down or call upon the Letter of Credit in part or in full to complete the outstanding Additional Work and/or pay for the unpaid works within 15 days after giving notification to the Owner of the City's intent to complete the Additional Work. The Letter of Credit shall be released upon the completion of the outstanding Addition Work**

**(including required maintenance and warranty periods) and payment of all unpaid works to the satisfaction of the City of Stratford.**

- g. Prior to final approval for the registration of the Condominium Plan, the Manager of Planning is to be satisfied that the Condominium Declaration shall contain the appropriate provisions to ensure:
 
  - i. unitized parking spaces are to be owned by residential unit owners.****
- h. Prior to final approval for the registration of any condominium corporation within this development, a list of apartment numbers and the corresponding legal descriptions that will be in place upon registration of the plan of condominium shall be submitted to the City to the satisfaction of the Manager of Planning.**
- i. Prior to final approval for the registration of any Condominium Corporation a plan shall be provided demonstrating that the unit boundaries in conjunction with the approved site plan are in compliance with the applicable Zoning By-law regulations.**
- j. The Condominium Declaration shall contain appropriate provisions requiring municipal addressing and/or door point numbers to be posted on the façade of each Unit in accordance the City's Municipal Addressing By-law 47-2008 to the satisfaction of the Manager of Planning.**
- k. Prior to final approval for the registration of the development as a condominium corporation by the Approval Authority, the Manager of Planning, City of Stratford, is to be advised in writing by the City of Stratford Corporate Services Department, Tax Division that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.**
- l. Prior to final approval for the registration or the development as a condominium corporation, the Manager of Planning is to be advised in writing by Canada Post that the Owner has confirmed mail delivery equipment has been supplied and installed to the satisfaction of Canada Post.**
- m. The Condominium Declaration shall contain a provision that outlines that telecommunications, mail delivery equipment, water lines and appurtenances, hydro, perimeter fencing, parking, sanitary sewer lines and appurtenances are to be described as a common element**

and may include items that are external to the buildings and items that service more than one Unit or the Units and common elements and are to be operated, repaired, and maintained by the Condominium Corporation to the satisfaction of the Manager of Planning.

- n. The digital copy of the plans provided are required containing the plan of condominium in Auto CAD native format (.dwg), stored as a single file, with all of the classes of features (eg. building footprint, Unit boundaries, interior roadways, access to public street, retaining walls, noise attenuation walls, fences, etc.) separated into different layers. For further information, please contact City of Stratford Infrastructure and Development Services Department.
- o. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City of Stratford a complete submission consisting of all required clearances and final plans, and to advise the City of Stratford in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City of Stratford, such submission will be returned to the Owner without detailed review by the City.

**Notes:**

1. Pursuant to Section 51(59) of the Planning Act, if a plan approved under Section 51(58) of the Planning Act is not registered within 30 days of approval, the City of Stratford may withdraw its approval.
2. If final approval is not given to this Plan, within 5 years of the draft approval date, and no extensions have been granted, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O., 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the local municipality, must be received by the Approval Authority 60 days prior to the lapsing date.
3. All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The final plan submitted for registration, engineered design drawings and construction record drawings are to be provided in print and digital format referenced to a control network compiled to the satisfaction of the City of Stratford Engineering Department in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.

- 4. For the purposes of clarification no Occupancy Permit shall not be issued and no occupancy shall be permitted for any particular unit until all of the requirements of the Ontario Building Code in relation to occupancy for any particular Unit has been achieved including but not limited to the Additional Work related to the Unit.**
- 5. The Owner is advised that clearances from the following agencies are required:**
- **City of Stratford Corporate Services Department, Tax Division**
  - **City of Stratford Infrastructure and Development Services Department, Manager of Planning**
  - **City of Stratford Infrastructure and Development Services Department, Chief Building Official**
  - **City of Stratford Infrastructure and Development Services Department, Engineering Division**
  - **Canada Post**
- ii) That the above is recommended for the following reasons:**
- a. the request is consistent with the Provincial Policy Statement; and**
  - b. the request conforms with the goals, objectives and policies of the Official Plan**




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Jeff Bannon, MCIP, RPP Planner




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Alyssa Bridge, MCIP, RPP, Manager of Planning




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Joan Thomson, Chief Administrative Officer

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BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change Z08-21 to rezone the lands known municipally as 100 Gordon Street, located on the west side of Gordon Street between Ontario Street and Willow Street to allow for a site specific Residential Fifth Density R5 Zone.

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**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended.

**NOW THEREFORE BE IT ENACTED** by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 6 to By-law 201-2000 as amended, is hereby amended:

by changing from a Highway Commercial C2-9 Zone to a Residential Fifth Density R5(1) Special with site specific regulations R5(1)- \_\_ Zone those lands outlined in heavy solid lines on Schedule "A", attached hereto and forming part of this By-law, legally described as Lot 93 to 96, Registered Plan 125, Part 2 44R-2743, in the City of Stratford and known municipally as 100 Gordon Street.

2. That By-law 201-2000 as amended, be further amended by adding to Section 9.4, being the Exceptions of the Residential Fifth Density R5 Zone the following:

- "9.4. \_\_ a) Defined Area (100 Gordon Street)  
R5-\_\_ as shown on Schedule "A", Map 6
- b) Minimum rear yard depth 5.2m
- d) Minimum northern side yard width 2.6m
- e) Minimum depth for a parking space 5.6m



f) Maximum driveway width 9.1m

g) This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.

Read a FIRST, SECOND AND THIRD TIME AND  
FINALLY PASSED this the xx<sup>th</sup> day of xxxxxxx 2021.

\_\_\_\_\_  
Mayor – Daniel B. Mathieson

\_\_\_\_\_  
City Clerk – Tatiana Dafoe

### Schedule "A" to By-law ???-2021

100 Gordon Street





## **CITY OF STRATFORD PUBLIC MEETING MINUTES**

A **PUBLIC MEETING** was held on Monday, August 16, 2021, at 6:11 p.m., via electronic participation, to give the public and Council an opportunity to hear all interested persons with respect to Zone Change Application Z08-21 relating to 100 Gordon Street in the City of Stratford.

**COUNCIL PRESENT:** Councillors Brad Beatty, Graham Bunting, Tom Clifford, Dave Gaffney, Bonnie Henderson, Danielle Ingram, Martin Ritsma, Cody Sebben and Kathy Vassilakos.

**STAFF PRESENT:** Joan Thomson – Chief Administrative Officer, Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Anne Kircos - Acting Director of Human Resources, Taylor Crinklaw - Director of Infrastructure and Development Services, Tatiana Dafoe – City Clerk, Alyssa Bridge – Manager of Planning, Victoria Nikoltcheva – Planner, Jeff Bannon – Planner, Chris Bantock – Deputy Clerk, Jodi Akins – Council Clerk Secretary and Nancy Bridges – Recording Secretary.

**ALSO PRESENT:** Michele Little, Caroline Baker and members of the public.

**REGRETS:** Mayor Mathieson and Councillor Burbach

Tatiana Dafoe, City Clerk called the meeting to order and stated the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Zone Change Application Z08-21 relating to 100 Gordon Street in the City of Stratford.

The City Clerk explained the order of procedure for the public meeting.

### **STAFF PRESENTATION**

Jeff Bannon, Planner, noted the property at 100 Gordon Street is designated a C2-9 zone and the application requests a change to a Residential Fifth Density R5(1) zone. This would permit the conversion of the existing building into seven residential dwelling units. He noted a Planning Justification Report and Draft Plan of Condominium were submitted with the application.

The subject lands are located on the west side of Gordon Street, north of Ontario Street. It is designated "Residential Area" in the Official Plan and permits a range of residential uses including triplex dwelling, townhouse dwelling and low-rise apartments. The maximum permitted density in the Residential Area designation is 65 units per hectare. The Planner noted the subject property is zoned C2-9 (Highway Commercial) and permits a business office and a professional office.

The Planner stated there have been no comments received from various agencies or the public.

### **QUESTIONS FROM COUNCIL**

No questions from Council.

### **APPLICANT PRESENTATION**

Caroline Baker, Baker Consulting Group, noted the Draft Plan of Condominium was submitted concurrently to create individual dwellings at the land registry office. The existing building will be used to create the dwellings and will require some exterior changes. The building will have both one and two-bedroom units, ranging in size from 700 to 900 square feet. Ms. Baker noted the building has an existing elevator.

Ms. Baker indicated an environmental site assessment has been completed because the site is currently non-residential. A servicing letter noted there are enough existing services on the site and the concept is compatible with surrounding land uses. There is sufficient infrastructure in place to support seven dwellings.

### **QUESTIONS FROM THE PUBLIC**

There were no registered delegations by members of the public. Staff advised there were no questions submitted via the electronic Q & A during the meeting.

The City Clerk noted the matter will be considered at a future Planning and Heritage Committee meeting and that a video recording of the meeting would be posted to the City's website.

The City Clerk adjourned the meeting at 6:20 p.m.

**There were no requests to receive further information from the public meeting on August 16, 2021.**



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## MANAGEMENT REPORT

**Date:** October 25, 2021  
**To:** Planning and Heritage Committee  
**From:** Alyssa Bridge, Manager of Planning  
**Report#:** PLA21-025  
**Attachments:** None

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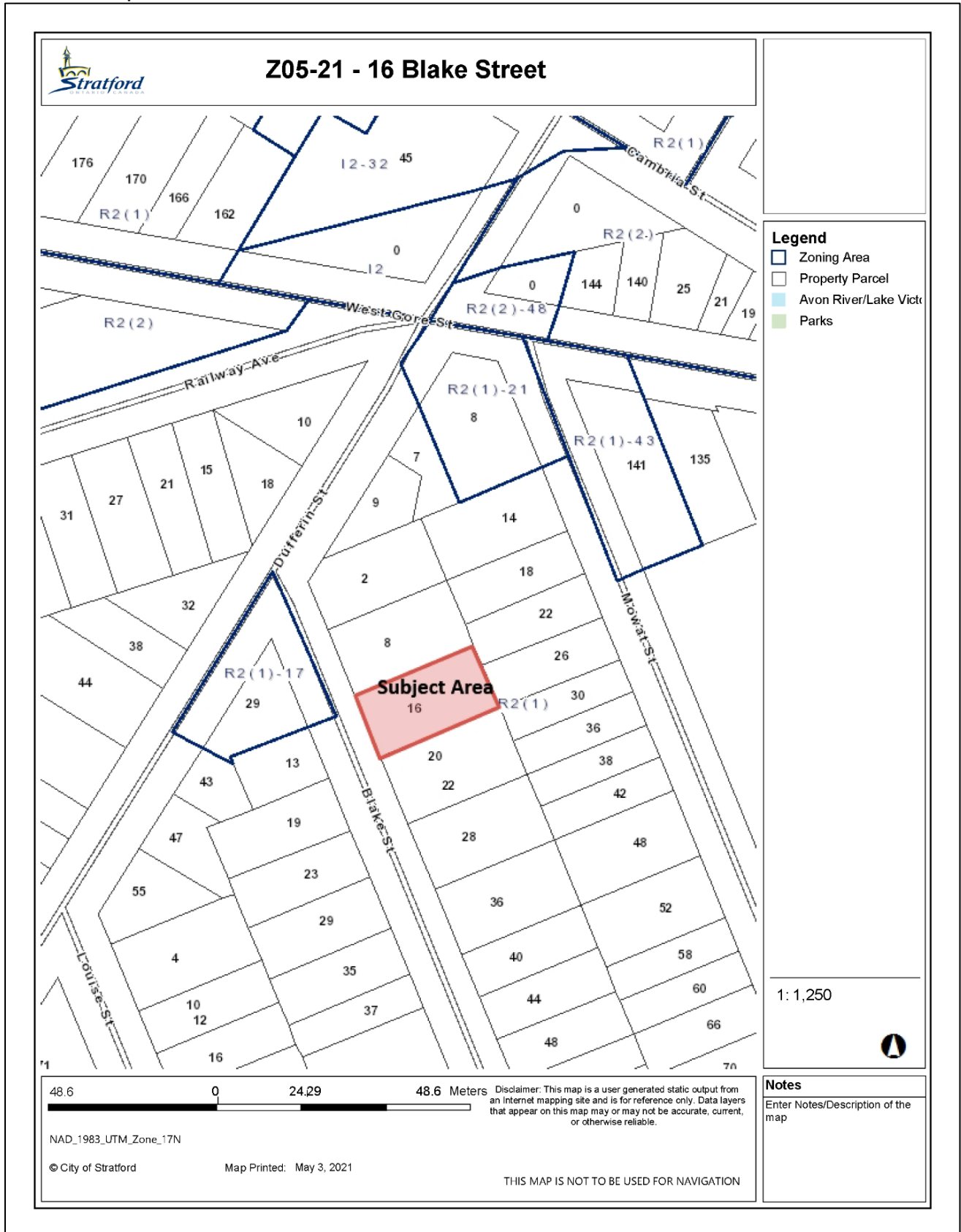
**Title:** Planning Report, Zoning By-law Amendment Application Z05-21, 16 Blake Street

**Objective:** The purpose of this report is to describe staff's evaluation and recommendation of Zone Change Amendment Application Z05-21 for 16 Blake Street, submitted by Jordan Hayle (Hayle Housing Inc.). The purpose of the application is to amend the existing Residential Second Density (R2(1)) Zone to a Residential Third Density (R3) Zone to permit a three unit converted dwelling (triplex).

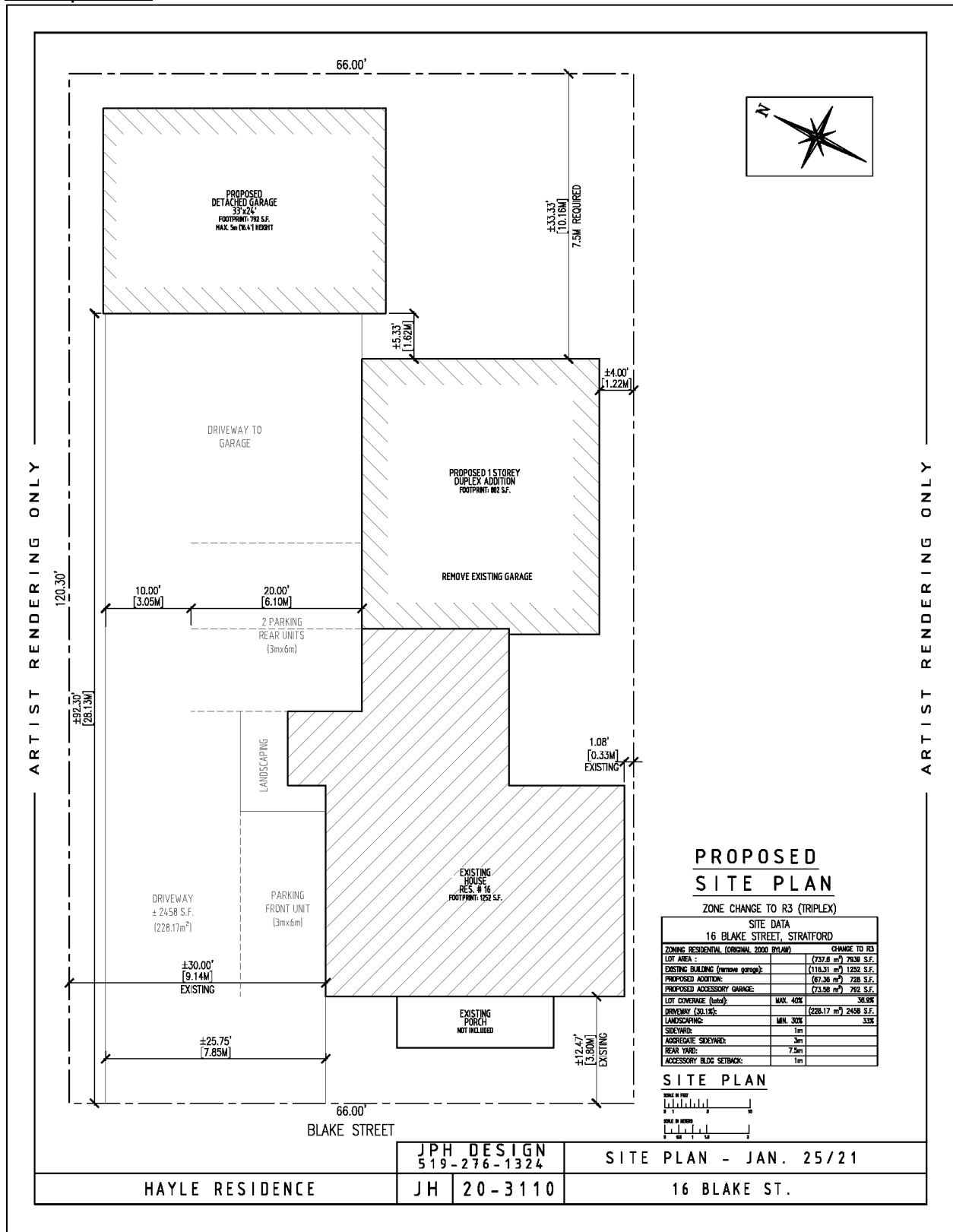
The application was accepted on April 29, 2021.

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

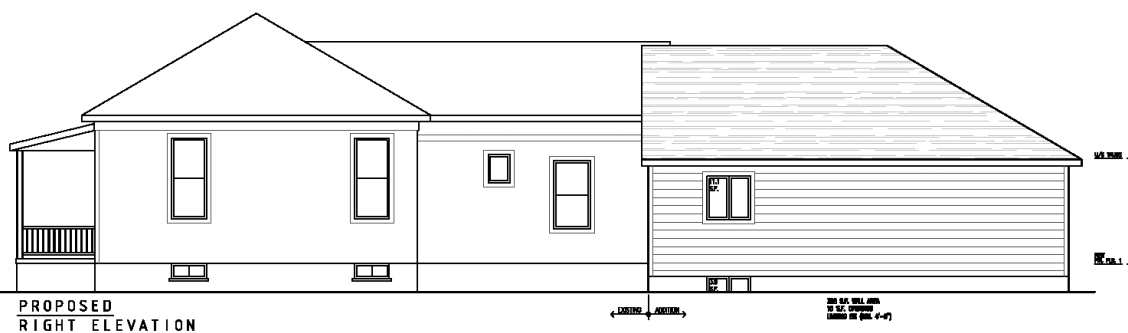
Location Map:



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.

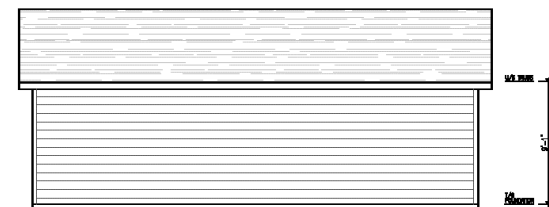


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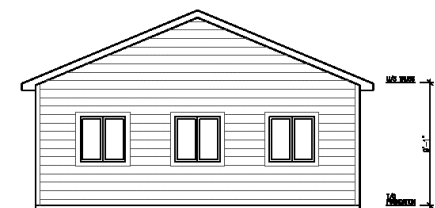
ARTIST RENDERING ONLY



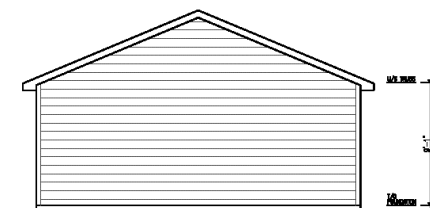
PROPOSED GARAGE  
FRONT ELEVATION



PROPOSED GARAGE  
REAR ELEVATION



PROPOSED GARAGE  
RIGHT ELEVATION



PROPOSED GARAGE  
LEFT ELEVATION

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 three unit converted dwelling (triplex).

Site Characteristics:

Characteristic	Information
Existing Use:	Single Detached Dwelling (Residential)
Frontage:	20.1m (66ft)
Depth	36.67m (120.3ft)
Area	737.6m <sup>2</sup> (7939.46ft <sup>2</sup> )
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)



### 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:
  - 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

Notice of the application was sent to 79 abutting property owners on May 10, 2021. Notice was also included in the 'Town Crier' published in the Beacon Herald on May 29,

2021. The public meeting was held on June 21, 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, the removal of mature trees/greenspace, sanitary, increased paved areas, and the accessory building.

### **Analysis:**

#### Provincial Policy Statement

All planning decisions in the Province of Ontario shall be consistent with the Provincial Policy Statement (PPS) which came into effect on May 1, 2020. The 2020 PPS provides policy direction on matters of provincial interest relating to Building Strong Healthy Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

Building strong communities is achieved by promoting efficient development and land use patterns that accommodate an appropriate range and mix of residential uses (including additional units, affordable housing and housing for older persons) that meet the social, health and well-being requirements and by avoiding development patterns that cause environmental, public health or safety concerns.

There are no Building Strong Healthy Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety issues with the application. Should the application be approved, it will result in additional dwelling units within the city. The application is consistent with the Provincial Policy Statement.

#### Official Plan

The subject lands are designated "Residential Area" in the Official Plan and are located in a "Heritage Area". The primary use of land within "Residential Areas" is to be single, two and multiple unit dwellings.

The 'Heritage Area' policies note that when infilling in a 'Heritage Area' that the inherent heritage qualities of the area or corridor shall be retained, restored and ideally enhanced. The owners are proposing to use the existing building with a single storey addition at the rear to add two additional dwelling units. No infilling is proposed.

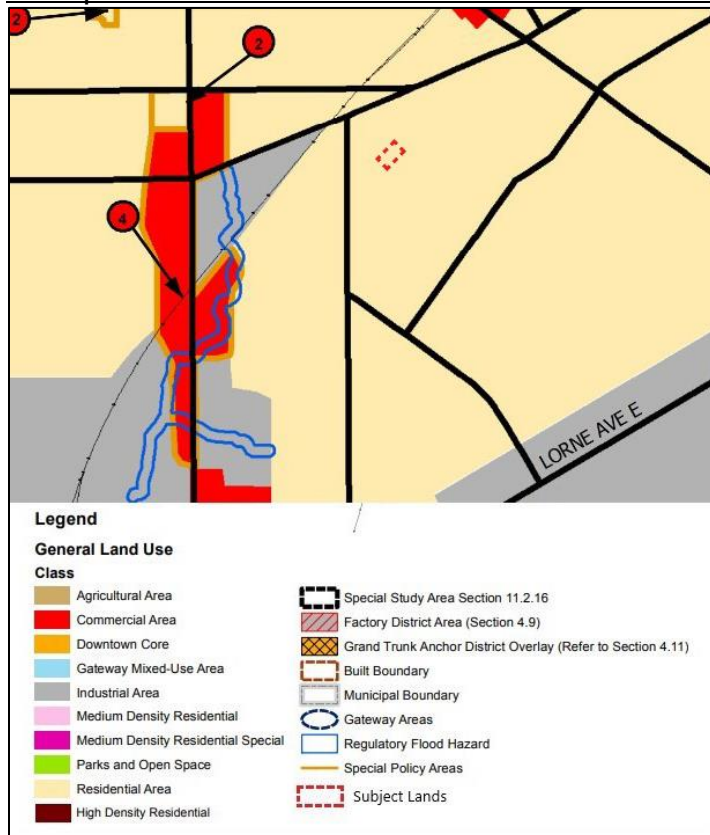
The "Residential Areas" goals and objectives include maintaining essential neighbourhood qualities, privacy, upkeep, public health, safety, compatibility with the surrounding neighbourhood and to achieve a mix of housing types to provide diversity in the housing stock and more affordable housing opportunities. Where intensification is proposed municipal services must be able to accommodate the development. Engineering has advised that the existing sanitary system within the area requires upgrades to accommodate the additional dwelling units. To address this issue the applicant has received a sign off from their plumbing permit and has been working to finalize the upgrades to the sanitary. While the proposal does require the removal of trees on site, any removal of trees on the subject property to accommodate the proposed development will be required to comply with the City's Private Tree By-law By-law 86-2020.

The housing policies in section 3.4 of the Official Plan outline that the City shall ensure that there is a full range of housing choices (form and affordability) that are designed to meet occupancy, health and safety standards to meet the needs of all current and future residents. The application would result in the creation of two additional dwelling units.

The subject lands are located within a Stable Residential Area. Intensification within Stable Residential Areas is intended to be modest and incremental in nature and should respect the height, massing and density of adjacent buildings and be appropriate for the site. Intensification shall have no significant negative impacts with respect to privacy and shadowing. The applicant is proposing a single storey addition at the rear of the existing bungalow where the garage is currently located to accommodate two additional dwelling units.

The proposed amendment conforms with the Official Plan policies through: allowing for adequate servicing of the units, respecting the height, massing and density of the neighbourhood, through siting the proposed addition to ensure that there are no negative impacts with respect to privacy and shadowing, meeting setback requirements and providing adequate parking on-site.

Excerpt from Official Plan Schedule 'A' – Land Use:



### Zoning By-law

The subject lands are currently zoned Residential Second Density R2(1) which permits a range of residential uses including a single detached dwelling, a two unit converted dwelling, a duplex dwelling, and a semi-detached dwelling. The application was submitted to rezone the property to a Residential Third Density (R3) Zone to allow the owner to convert the existing single detached dwelling into three dwelling units.

The R3 Zone contains specific regulations for a three converted dwelling (triplex) relating to parking, lot frontage, and lot area. These requirements are to ensure that the property can accommodate additional dwelling units while ensuring that amenity space, traffic, neighbourhood characteristics and compatibility with the surrounding neighbourhood is maintained. The size of the property exceeds the minimum lot frontage and lot area requirements for the proposed use, and the concept plan demonstrates that the lot will continue to meet all the other zone requirements. The application maintains the intent of the Zoning By-law.

### Public Comments

Staff received correspondence from the public that can be grouped into the following categories: trees/ removal of greenspace, sanitary, increased paved areas and property value, accessory building.

Trees/ removal of greenspace: Comments were received noting that the proposal would require the removal of 5 mature trees and greenspace on the property. The City of Stratford regulates the removal trees on private property through the Private Tree Preservation By-law #86-2020. If a permit is required through Community Services in accordance with the by-law, the owner may be required to replace the trees or provide compensation to the City for the removal of the trees. The applicant is removing greenspace to accommodate additional parking and a garage. The concept plan demonstrates that the driveway, accessory building, and landscaped open space comply with the minimum zone requirements in the requested Residential Third Density (R3) Zone.

Sanitary: Comments were received about the existing sewer issues within the area. There are concerns that adding additional dwelling units to the property will exacerbate the existing sewer issues within the area. The owner has completed and received a sign off on their plumbing permit and is in the process of finalizing the replacement of the sanitary service. Should this rezoning application be approved the owner will be required to finalize the works prior to the issuance of a building permit.

Property values: Comments were received with concerns that the proposal will substantially reduce property values within the area. The Provincial Policy Statement and Official Plan encourage intensification and using existing land and infrastructure to achieve intensification. The proposed rezoning and current policies provide an appropriate balance between increasing land use potential and ensuring that any future developments are compatible with the existing surrounding land uses and

neighbourhood characteristics. According to the Municipal Guide for Responding to NIMBY, prepared by Affordability and Choice Today, 26 studies were completed across Canada and the United States on the impacts of affordable housing on housing prices. Of the 26 studies, 25 concluded that there were no impacts on housing prices and the 26<sup>th</sup> study was inconclusive.

Accessory building: Comments were received concerning the size of the proposed accessory building and concerns that it will eventually be turned into another dwelling unit. The proposed accessory building complies with the zoning provisions for accessory buildings. The Zoning By-law does not allow the conversion of the accessory building into a dwelling unit. Should the owner decide that they would like to do so further planning approvals would be required.

Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

**Financial Impact:** Replacement of the total length of the sanitary service was required to support the proposed intensification. Through the Sanitary Service Replacement Program, the owner received a grant of \$2,000 in September 2021 from the City towards the replacement fee of the remaining length of the service from the property line to the building.

Development charges to convert the existing single detached dwelling to a three unit converted dwelling are not applicable for the second unit but will apply to the third unit at a rate of \$10,658.00 (2021).

The property will continue to be assessed as residential. If the property alterations result in changes to assessed property value, it will impact the assessment and taxes collected.

### **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.

#### **Developing our Resources**

Optimizing Stratford's physical assets in planning a sustainable future for Stratford's resources and environment by increasing housing supply.

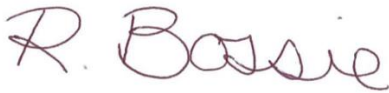
#### **Widening our Economic Opportunities**

Strengthening Stratford's economy by developing, attracting, and retaining a diversity

of businesses and talent by increasing residential development at all levels of affordability.


**Staff Recommendation: THAT Application Z05-21 to amend the zoning on 16 Blake Street located on the east side of Blake Street from a Residential Second Density R2(1) Zone to a Residential Third Density R3 Zone to permit a triplex dwelling BE APPROVED for the following reasons:**

- I. public interest was considered;**
- II. the request is consistent with the Provincial Policy Statement and conforms with the Official Plan;**
- III. the public was consulted during the zone change circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report; and**
- IV. the request will facilitate development that is appropriate for the lands, is compatible with the surrounding lands and is good planning.**




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Rachel Bossie, MCIP, RPP, Planner




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Alyssa Bridge, MCIP, RPP, Manager of Planning




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Joan Thomson, Chief Administrative Officer



## Draft By-law

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Being a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z05-21, to rezone the lands known municipally as 16 Blake Street, legally described as Plan 69 Lot 40, located on the east side of Blake Street between Dufferin Street and Crooks Street in the City of Stratford to allow for a Residential Third Density (R3) Zone.

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**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended.

**NOW THEREFORE BE IT ENACTED** by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 8 to By-law 201-2000 as amended, is hereby amended:

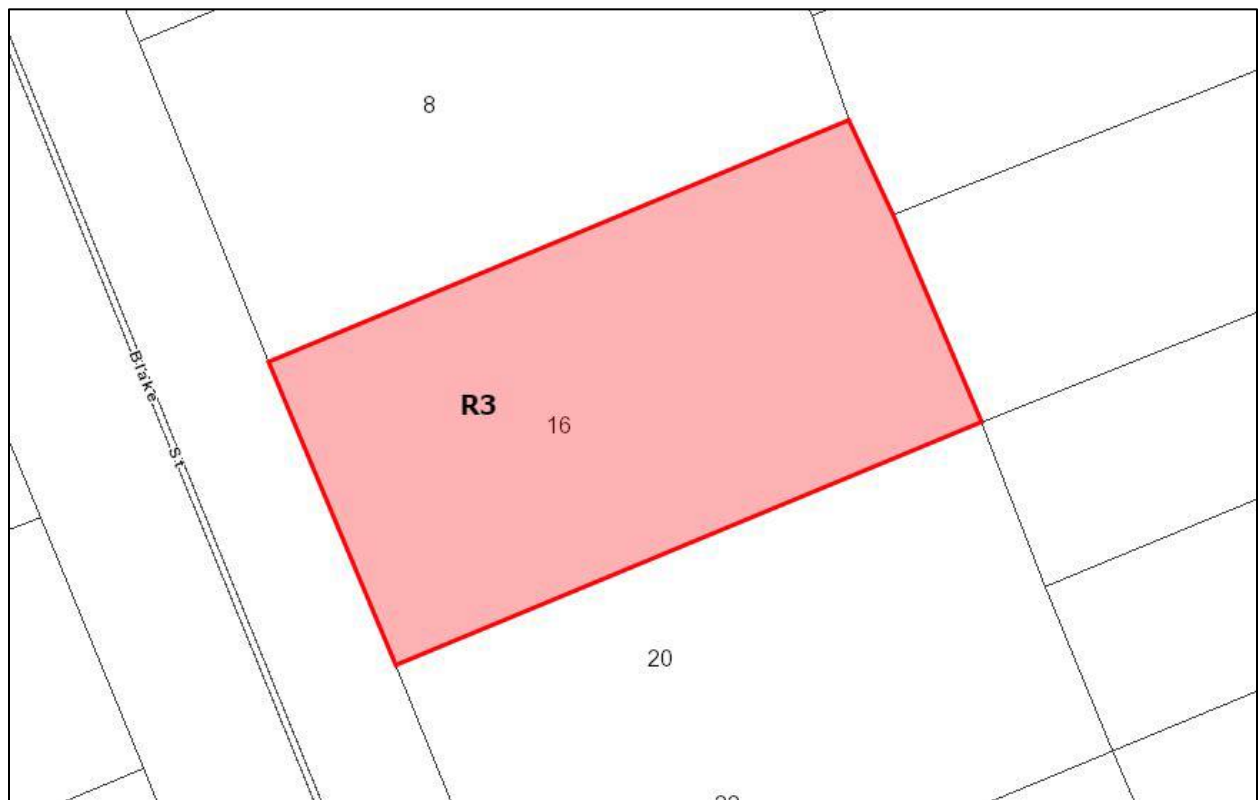
by changing from Residential Second Density (R2(1)) Zone to a Residential Third Density (R3) Zone, those lands outlined in heavy solid lines and described as Residential Third Density (R3) on Schedule "A", attached hereto and forming part of this By-law, and legally described as Plan 69 Lot 40 known municipally as 16 Blake Street.

2. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

\_\_\_\_\_  
Mayor – Daniel B. Mathieson

\_\_\_\_\_  
Clerk – Tatiana Dafoe

**Schedule "A" to By-law \_\_\_\_ -2021**





## **CITY OF STRATFORD PUBLIC MEETING MINUTES**

A **PUBLIC MEETING** was held on Monday, June 21, 2021, at 6:02 p.m., via electronic participation to give the public and Council an opportunity to hear all interested persons with respect to Zone Change Application Z05-21 relating to 16 Blake Street in the City of Stratford.

**COUNCIL PRESENT:** Deputy Mayor Ritsma – Chair-presiding, Councillors Brad Beatty, Graham Bunting, Jo-Dee Burbach, Tom Clifford, Dave Gaffney, \*Bonnie Henderson, Danielle Ingram and Kathy Vassilakos.

**STAFF PRESENT:** Taylor Crinklaw – Director of Infrastructure & Development Services, David St. Louis – Director of Community Services, Kim McElroy – Director of Social Services, Anne Kircos – Acting Director of Human Resources, Tatiana Dafoe – City Clerk, Chris Bantock – Deputy Clerk, Alyssa Bridge – Manager of Planning, John Paradis – Fire Chief, Victoria Nikoltcheva – Planner and Nancy Bridges – Recording Secretary.

**ALSO PRESENT:** Jordan Hayle, Applicant.

**REGRETS:** Mayor Mathieson, Joan Thomson – Chief Administrative Officer and Councillor Sebben.

Deputy Mayor Ritsma called the meeting to order and stated the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Zone Change Application Z05-21 relating to 16 Blake Street in the City of Stratford.

Deputy Mayor Ritsma explained the order of procedure for the public meeting.

### **STAFF PRESENTATION**

Victoria Nikoltcheva, Planner, noted the property at 16 Blake Street is currently zoned R2(1) and allows for a single detached dwelling. The zone change amendment would change the property to an R3 zone to permit a triplex. The subject property is located on the east side of Blake Street between Dufferin Street and Crooks Street and has an area of 737.6 m<sup>2</sup>.

The Planner noted the lands are designated "Residential Area" in the Official Plan and this permits low to medium density residential uses including single detached, semi-detached, triplex dwellings and townhouses. The requested zone change would permit the dwelling and proposed addition to be used as a triplex.

The Planner stated the application was circulated to various agencies and the following comments were received:

**Building:**

- 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, a condition assessment of the existing sanitary lateral will be required.
- Grading and drainage plan along with estimates and deposits for widening the driveway and possibly servicing the lot will be required for review purposes.

The application was circulated to 79 abutting property owners and two public comments were received to date, expressing opposition to the application. Concerns related to decrease in property values, privacy, the removal of mature trees and inadequate sewage.

**QUESTIONS FROM COUNCIL**

Councillor Ingram inquired whether there are any other triplexes in the area. The Planner noted there are other site specific zoned properties in the area that permit triplexes. Councillor Ingram further inquired if this proposal would be subject to a tree replacement plan. The Planner confirmed it would be.

Councillor Ingram questioned whether the sanitary service concerns related to capacity in the sewer line or if it is lateral. Taylor Crinklaw, Director of Infrastructure and Development Services advised he reviewed the concerns and stated there is no indication that the sewer would reach capacity and the most likely issue would come from tree roots on the lateral side.

**APPLICANT PRESENTATION**

Jordan Hayle, of Hayle Housing Inc., advised there is a neighbouring property that is a fourplex and the property directly across the street contains 4-5 units. The purpose of the application is to ensure there is sufficient room for parking and that the main floor unit would be accessible. Mr. Hayle stated the increased density would be beneficial to the housing crisis in Stratford. Attainable housing and increased density are the goals of the project. A triplex would also reduce the light pollution from headlights as there would be fewer vehicles.

**QUESTIONS FROM COUNCIL**

No questions from Council.

**QUESTIONS FROM THE PUBLIC**

There were no registered delegations by members of the public. Staff advised there were no questions submitted via the electronic Q & A during the meeting.

In closing, Mr. Hayle requested the application be considered to address the housing crisis in the city.

\*Councillor Henderson now present at the meeting at 6:12 p.m.

Mr. Hayle clarified they are considering the tree replacement plan and that there is only one mature tree that may be removed if the application is approved.

Deputy Mayor Ritsma noted the matter will be considered at a future Planning and Heritage Committee meeting and that a video recording of the meeting would be posted to the City's website.

Deputy Mayor Ritsma adjourned the meeting at 6:13 p.m.

**The were no requests to receive further information from the public meeting on June 21, 2021.**




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## MANAGEMENT REPORT

**Date:** October 25, 2021  
**To:** Planning and Heritage Committee  
**From:** Alyssa Bridge, Manager of Planning  
**Report#:** PLA21-026  
**Attachments:** None

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**Title:** Planning Report, Official Plan Amendment Application OPA01-20 and Zone Change Amendment Z06-20, 370-396 Ontario Street

**Objective:** The purpose of this report is to provide staff's evaluation and recommendation of revised Official Plan Amendment OPA 01-20 and Zone Change Amendment Z06-20 applications, submitted by MHBC Planning on behalf of Chancery Development Ltd. for lands known municipally as 380-396 Ontario Street.

The purpose of the revised applications are to:

1. Redesignate the subject lands from "Residential Area" to "High Density Residential".
2. Rezone the 380, 388, 390 and 396 Ontario Street lands from "Mixed Use Residential (MUR)" and "Neighbourhood Commercial (C1)" to a site-specific "Residential Fourth Density (R4(2))". Site-specific regulations are proposed to permit stacked townhouse dwellings, for the exterior side yard width, building height, maximum density and accessible parking space dimensions.

Following the Public Meeting held in January 2021, the Neighbourhood Meeting held in April 2021 and the Planning Heritage Committee meeting held on September 27, 2021 the applicant has submitted revised applications. The revised applications request to permit two, 3.5 storey stacked townhouse buildings, each containing 15 units with a net site density of 91 units per hectare. The property located at 370 Ontario Street has been removed from the Official Plan Amendment and Zone Change applications.

The applications were accepted on November 16, 2020 and were revised in June 2021 and October 2021. A Planning Justification Report, Shadow Study and Functional Site Grading, Servicing and Stormwater Management Report were submitted with the application.

**Background:** The subject lands are municipally addressed as 370, 388, 390 and 396 Ontario Street, are located on the north side of Ontario Street between Trow Avenue and Queen Street and have an area of approximately 0.44 ha (1.09 ac). The subject lands are legally described as; 370 Ontario Street – Pt Lt 25 Pl 32 Stratford, as in R334791; 388 Ontario Street – Pt Lt 25 Pl 32, Lt 26 Pl 32, Pt Lts 27 And 68 Pl 32 Stratford Designated As Parts 3 And 4 On Reference Plan 44r-5403, S/t And T/w R307334, Stratford; 390 Ontario Street - Pt Lt 27 Pl 32 Stratford, Pt Lt 68 Pl 32 Stratford As In R385361, S/t & T/w R385361, Stratford; 396 Ontario Street - Lt 28 Pl 32 Stratford, Pt Lt 27 Pl 32 Stratford, Pt Lt 67 Pl 32 Stratford, Pt Lt 68 Pl 32 Stratford As In R135887, Stratford; in the City of Stratford.

#### Revised Proposed Development (October 2021)

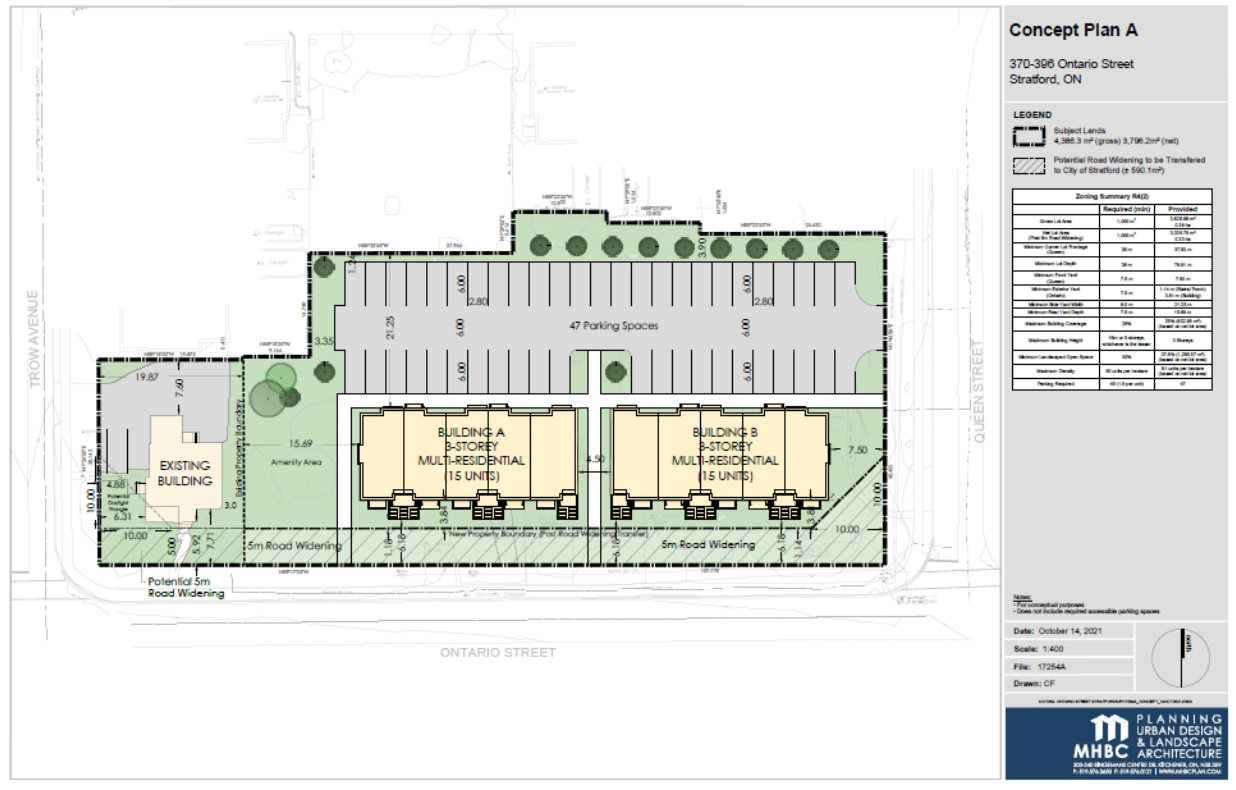
At the September 27, 2021 Planning and Heritage Committee meeting, the following resolution was passed:

THAT application OP01-20 to redesignate 370, 388, 390 and 396 Ontario Street from Residential Area to High Density Residential Area be referred to staff to review possible overall height reductions of the development with the applicant that would be more acceptable to the area.

In response to this resolution and public comments received, the applicant has revised the subject applications and the development concept. The following changes have been made:

- The four-storey apartment building has been replaced with two, 3.5 storey stacked townhouse buildings. Three storeys are fully above grade and one storey is partially below grade.
- A reduction in the total height of the proposed development from 17.5 metres to 14 metres.
- The total number of new units has been further reduced from 34 to 30.
- The existing dwelling located at 370 Ontario Street is proposed to be retained and these lands have been removed from the Official Plan Amendment and Zone Change Amendment applications.

Revised Concept Plan (October 2021)



Conceptual Elevations (October 2021)





**Analysis:**Provincial Policy Statement

The Provincial Policy Statement (PPS), 2020 came into effect on May 1, 2020. The PPS is issued under Section 3 of the Planning Act and provides direction on matters of Provincial interest related to land use planning and development. The Planning Act requires that all decisions affecting planning matters shall be consistent with the PPS.

Section 1.1.1 of the PPS states that:

“1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.”

The proposed Official Plan Amendment and Zone Change amendment are consistent with Section 1.1.1 of the PPS by:

- Promoting efficient development patterns through the development of an underutilized site located within the Built Boundary of the City of Stratford that provides for the efficient use of land and existing municipal services;
- Providing for the development of 30 stacked townhouse units, that contributes to provision of a range and mix of housing types within the City of Stratford;
- Providing intensification of a site near existing transit routes, parks and the Downtown Core; and

- Providing for barrier free units in the proposed development in accordance with the Ontario Building Code.

Section 1.1.3 of the PPS sets out a policy framework with respect to Settlement Areas. Policy 1.1.3.1 directs that Settlement Areas shall be the focus of growth and development. Policy 1.1.3.2 of the PPS further specifies that:

“1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed; and
- g) are freight-supportive”.

The subject lands are located within the settlement area of the City of Stratford and lands located within the settlement area are intended through the City’s Official Plan (OP) to be the focus of growth and development in the City. The proposed development will utilize existing municipal infrastructure, removing any additional asset maintenance and replacement requirements identified in the asset management plan. In addition, the subject lands are located in proximity to existing public transit.

Policy 1.1.3.5 of the PPS requires Planning Authorities to establish and implement minimum targets for intensification and redevelopment within built up areas. The subject properties are located within the Built Up Area identified on Schedule A of the OP. The OP also contains a minimum intensification target that specifies 25% of all new residential growth is to occur within the Built Up Area between 2013-2033. The proposed development would contribute to the achievement of this target.

Section 1.7 of the PPS sets out a framework to support long term economic prosperity. The proposed development is consistent with this framework through:

- the provision additional housing supply in the City that is in a form that supports the provision of a range of housing options for a diverse workforce;
- optimizing the use of land and infrastructure through the development of an underutilized site with existing municipal services that have capacity to accommodate the proposed development; and
- encouraging a sense of place by providing a built form that contributes to the inherent heritage qualities of the Official Plan’s Heritage Area and Heritage Corridor and by promoting a built form that is street-oriented in design that activates the streetscape.

Section 1.8 of the PPS sets out a policy framework with respect to Energy Conservation, Air Quality and Climate Change. The proposed development is consistent with this framework through the development of the subject lands with a compact built form in proximity to public transit and commercial and recreational land uses.

Section 2.6 of the PPS sets out a policy framework with respect to Cultural Heritage and Archaeology. Policies 2.6.1 and 2.6.2 require the conservation or significant built heritage resources, as well as requires Planning authorities to not permit development and site alteration on land adjacent to a protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. The PPS defines built heritage resources as being located on a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers. The subject properties are not adjacent to any properties designated under Parts IV or V of the Ontario Heritage Act. Additionally, the City of Stratford's Heritage Advisory committee, Heritage Stratford has undertaken a comprehensive analysis of properties with heritage value in the City with the University of Waterloo's Heritage Resource Centre. Through this work, none of the existing dwellings were identified for as potential for designation under the Heritage Act or for inclusion on the City's non-designated heritage registry. As a result, the proposed applications are consistent with the Cultural Heritage policies of the PPS.

The proposed Official Plan Amendment and Zone Change Amendment are consistent with the PPS, 2020.

#### City of Stratford Official Plan

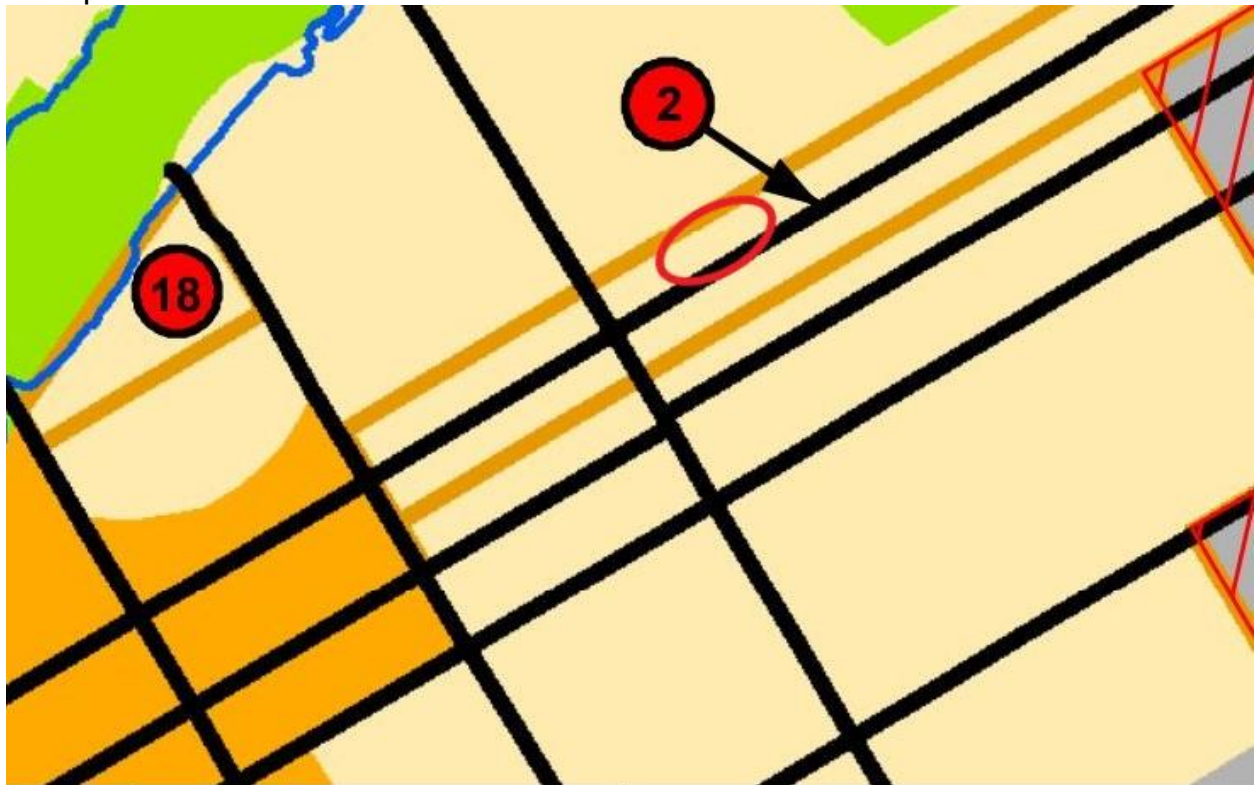
The City of Stratford Official Plan (OP) was adopted by Council on January 25, 1993 and was comprehensively updated through Official Plan Amendment No. 21 in 2016. The OP establishes the goals, objectives and policies to manage and direct growth in the City of Stratford to the year 2033.

The subject lands are designated Residential Area on Schedule A – General Land Use Plan. The Residential Area designation permits a variety of low and medium density residential uses including single detached, semi-detached, duplex dwellings and low-rise apartments. The OP specifies a maximum density of 65 units per hectare within the Residential Area designation. In addition, the OP specifies maximum heights for lands with the Residential Area designation. The subject lands are within a Stable Residential Neighbourhood and as such currently have a maximum height of three storeys as specified by OP Policy 4.5.3.4.

The subject lands are also designated as Mixed Use Special Policy Area – Special Policy Area 2. The Official Plan encourages a mix of residential, commercial and institutional uses within this special policy area.

The subject lands are also within a Heritage Area and Heritage Corridors as identified on Schedule E of the OP. The OP requires that where infilling within Heritage Areas and Heritage Corridors is proposed the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced.

Excerpt of Official Plan – Schedule “A”



**Legend**

**General Land Use**

**Class**

- Agricultural Area
- Commercial Area
- Downtown Core
- Gateway Mixed-Use Area
- Industrial Area
- Medium Density Residential
- Medium Density Residential Special
- Parks and Open Space
- Residential Area
- High Density Residential

- Special Study Area Section 11.2.16
- Factory District Area (Section 4.9)
- Grand Trunk Anchor District Overlay (Refer to Section 4.11)
- Built Boundary
- Municipal Boundary
- Gateway Areas
- Regulatory Flood Hazard
- Special Policy Areas
- Subject Lands

The proposed Official Plan Amendment seeks to redesignate the subject lands to High Density Residential. This designation permits a maximum height of six storeys and a maximum density of 100 units per hectare.

### Residential Areas

The OP contains a series of Goals and Objectives for land located within the Residential Area designation. These are contained in Section 4.5.1 of the OP and are as follows:

- i. "To maintain in all residential areas the essential neighbourhood qualities of quiet enjoyment, privacy, upkeep, public health and safety and basic municipal services.
- ii. To ensure that where intensification of development is proposed in residential areas, it is compatible in terms of scale, density and design with neighbouring development and adheres to sound planning principles related to servicing, traffic, site design and amenities, provided there is sufficient capacity in the City's municipal services to accommodate that development.
- iii. To achieve a mix of housing types and a minimum average density of housing in the development of new residential areas in order to provide diversity in the housing stock, more *affordable* housing opportunities and a more efficient investment and ongoing maintenance of municipal services and facilities."

The subject applications proposed the intensification of 4 properties with frontage along Ontario Street through the development of two, 3.5 storey stacked townhouse buildings, with 15 units each (30 total units).

Through this existing Residential Area designation and associated OP policies, it has been determined that a three storey building is compatible in terms of scale and density with neighbouring development. The additional height requested through the subject applications will continue to be compatible in terms of scale, density and design with the neighbouring development. The proposed building is located along an arterial road, and the requested Zone Change Amendment has proposed regulations that situate the footprint of the proposed building along Ontario Street and Queen Street to minimize any impacts related to privacy or shadowing.

There is sufficient capacity in the City's municipal services to accommodate the proposed development. In addition, the proposed development contributes to the achievement of the provision of a mix of housing types within the City as well as contributes to providing diversity in the housing stock of a primarily single-detached residential neighbourhood.

### Intensification Target

The OP also provides direction with respect to growth management within the City, including policy direction with respect to intensification. Specially, Policy 3.2.2 i) of the OP specifies that:

“The City’s intensification target is 25% of City-wide residential growth within the “Built Boundary” as designated on Schedule “A”, General Land Use Plan, between 2013 and 2033. The City shall also promote efficient use of land and infrastructure in all areas of the community including lands in the Built Boundary and lands between the Built Boundary and the City boundary which are recognized as designated greenfield areas.”

The subject lands are located within the City’s Built Boundary as identified on Schedule A of the OP. The proposed development would contribute to the achievement of the intensification target. In addition, the proposed development provides for the efficient use of land and infrastructure through the redevelopment of vacant and/or underutilized sites utilizing existing municipal infrastructure.

#### Housing Mix Target

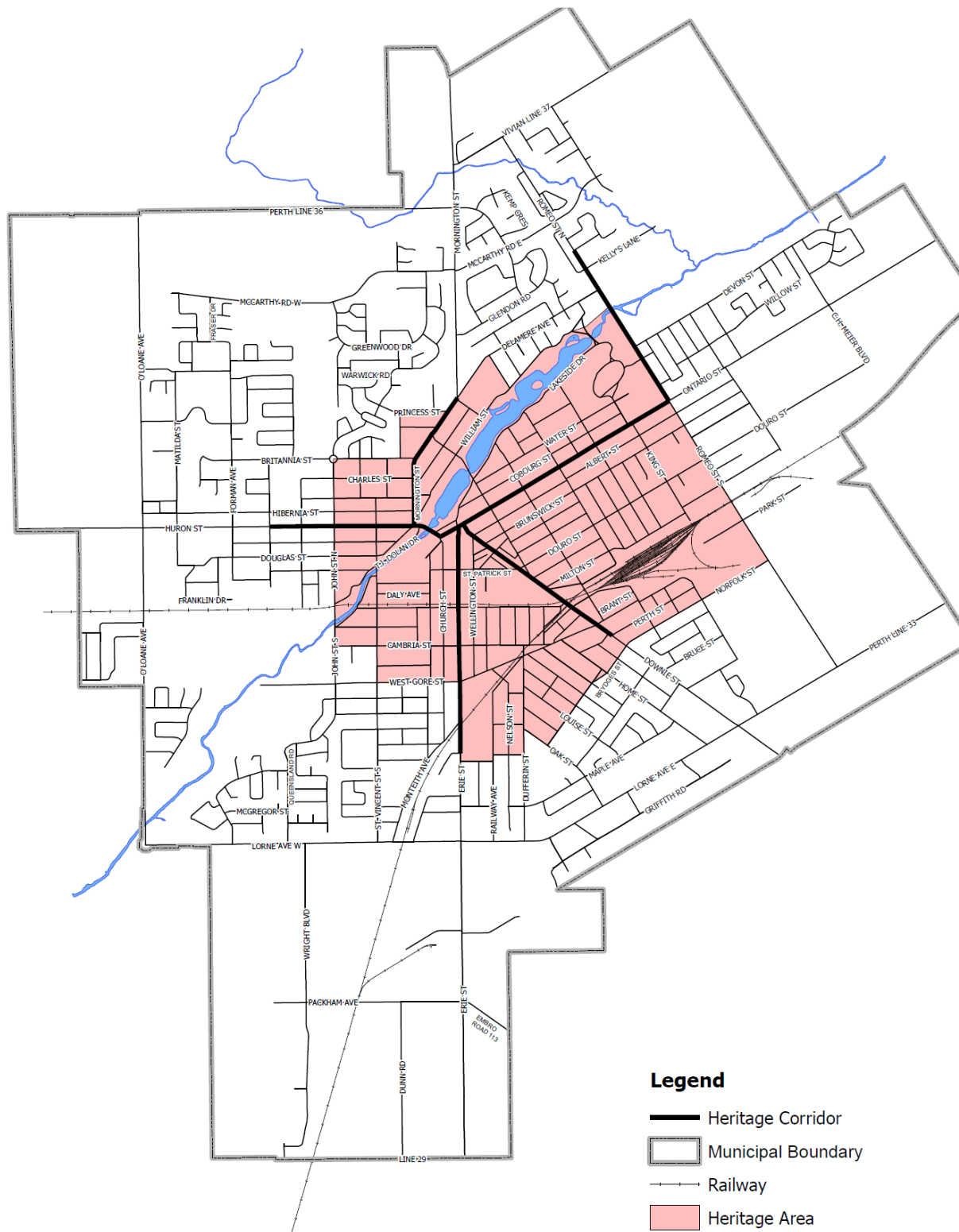
In addition to the intensification target, the City’s Official Plan also contains a housing mix target. Policy 3.1.2 iii specifies that the City’s housing mix target for 2033 is 53% low density, 17% medium density and 30% high density. The proposed development would create 30 stacked townhouse units. As a result, the proposed development would contribute to the achievement of the OP target of 30% of all dwellings units within the City in 2033 as high density.

#### Heritage Areas and Corridors

The subject lands are located within the Heritage Areas and Heritage Corridors as identified on Schedule E of the OP. OP Policy 3.5.8 states that:

“In the ‘Heritage Areas’ and the ‘Heritage Corridors’ as shown on Schedule “E”, the City will ensure that, where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced unless overriding conditions of public health and safety warrant otherwise.”

Excerpt of OP Schedule E – Heritage Areas & Corridors



The Heritage Areas and Heritage Corridors encompass a large area of the City and includes the Downtown Core as well as areas zoned for mixed-use, residential, commercial and institutional purposes. Existing development within the Heritage Area and along the Heritage Corridors is not homogenous in character with a variety of building types, heights, materials and land uses. The Heritage Area and Heritage Corridor policy of the Official Plan does not require a Heritage Impact Assessment to determine conformity with this policy.

The subject applications would provide for a development with setbacks along Ontario Street that are similar in nature to the surrounding streetscape. The proposed building design includes a pitched roof with a rhythm that reflects the rooflines of existing single-detached dwellings along Ontario Street, front porches with stairs providing pedestrian access to Ontario Street, street facing windows, building materials and a building articulation that have similar qualities to buildings within the Heritage Area and Heritage Corridor, overall maintaining the heritage qualities of the area. In addition, through the development of a series of properties that includes two existing single detached dwellings, a vacant lot and a vacant/underutilized commercial site and the retention of the existing building located at 370 Ontario Street, the subject applications will enhance the heritage qualities of the area through the redevelopment of the vacant and underutilized properties.

#### High Density Residential Areas

The OP contemplates new High Density Residential development occurring in the City. To achieve this, the OP contains a policy framework to guide the establishment of new High Density Residential Areas. Section 4.6.1 of the Official Plan contains the goals and objectives for High Density Residential Areas. These goals and objectives provide the foundation for the establishment of new High Density Residential Areas in locations which generally respect adjacent development.

Policy 4.6.4 of the Official Plan sets out the criteria for establishing new High Density Residential Areas. The Official Plan specifically requires an Official Plan Amendment for applications for new High Density Residential Area. Further, the OP establishes the compatibility of the proposed development with adjacent development by evaluating applications for new High Density Residential Areas against the following criteria:

- i) a mix of development forms and densities;
- ii) high density residential uses are:
  - a. intermixed with medium density development and/or commercial, office and institutional components as part of mixed use developments;
  - b. primarily street oriented in design; and,
  - c. located with direct access to collector and arterial roads, park and greenland areas, community facilities and/or commercial areas.



- iii) designed to ensure that there are no significant negative impacts with respect to privacy and shadowing, and that appropriate buffering can be provided for any adjacent lands in the Residential Area designation;
- iv) size and scale of the development is such that it can be integrated with any adjacent residential areas, in particular conforms with the policies of Section 3.5, Heritage Conservation and preserves designated and listed heritage buildings and structures, and where located adjacent to such buildings and structures is designed to be compatible; and,
- v) municipal services with the capacity to accommodate the proposed development are, or can be made, available.

The subject applications provide a development that widens the range of development forms and densities through two, 3.5 storey stacked townhouse buildings (30 units in total) that is primarily street oriented in design. Access to the proposed development is off Queen Street which has a direct connection to Ontario Street, an arterial road, minimizing traffic impacts on the surrounding neighbourhood. The subject site is located within 400 metres of a number of parks and recreational opportunities and is located in proximity to the Downtown Core and commercial uses along Ontario Street.

The OP also requires that the proposed development be designed to ensure that there are no significant negative impacts with respect to privacy and shadowing and that appropriate buffering can be provided for any adjacent residential areas. It is important to note that the OP policies require no significant negative impacts with respect to shadowing and privacy, meaning that it is anticipated that development that is High Density Residential in nature will have some impact with respect to shadowing and privacy.

To demonstrate that there are no significant negative impacts with respect to shadowing, the applicant has submitted a Shadow Study which assessed the impact of shadowing for the Spring/Fall Equinox, the Summer Solstice and the Winter Solstice. Generally speaking, shadow impacts are considered to be negative if the surrounding properties are impacted by shadows for long durations during the day. Residential amenity areas and public open spaces are considered to be the most sensitive to shadow impacts and commercial properties, parking lots and public streets are considered to be less sensitive to shadow impacts.

The Shadow Study demonstrated the following:

- During the Spring/Fall shadows are primarily contained within the subject property. There will be shadowing on the adjacent property on Trow Avenue in the morning hours. These shadows are typical of a two-storey development and would represent existing conditions. No significant negative impact is anticipated for the Spring/Fall.

- During the Summer, shadows are primarily contained within the site with the exception of later day (6:00pm onwards). Shadow impacts later in the day are anticipated to impact the property located at the northeast corner of Ontario Street and Queen Street (Dominos Pizza). There are no impacts on adjacent residential buildings and no significant negative impacts are anticipated.
- During the winter, the residential properties located to the north of the subject site will experience shadow impacts. Shadow impacts are considered to be more acceptable in the Winter as outdoor amenity areas are not used as frequently. In addition, due to the length of shadows in December, the amenity areas of these properties already experience similar shadows from the existing buildings on site, adjacent buildings and fencing.

The Shadow Impacts as a result of the proposed development are largely limited to Winter shadows. There are no significant shadow impacts in the Spring, Summer and Fall.

The Shadow Study submitted was based on the original development proposal of a 4 storey (17.5 metre) building, setback on average 15 to 21 metres from the property line, with two storey elements within 1.5 metres of the property line. The revised concept will lower the overall height of the building to 3.5 stories (14 metres) setback on average 21 metres from the northerly property line. Based on the revised development concept and the original Shadow Study, staff are of the opinion that there are no significant negative impacts with respect to shadowing from the revised development proposal.

To address buffering and privacy, the proposed buildings are sited on average 21 metres from the property line shared with the residential properties located to the north, over 20 metres from the residential properties to the south (on the opposite side of Ontario Street). In addition, landscape buffers are proposed between the parking area and the northerly property boundary. The reduction in height from 4 stories to 3.5 storeys (17.5 metres to 14 metres), in combination with the proposed setback from the northerly lot boundary ensure that there are no significant negative impacts with respect to privacy and that appropriate buffering is provided.

The size and scale of the revised development concept provides for integration with the surrounding residential areas. The subject lands are not located adjacent to any properties designated under Part IV or Part V of the Heritage Act and municipal services are available to service the proposed development.

### Height and Density

OP Policies 4.6.5 and 4.6.6 specify the requirements for height and density within the High Density Residential Area designation. The minimum density for lands within this designation is 65 units per hectare and the maximum density is 100 units per hectare. The minimum height for lands within this designation is three storey (other than a

podium that may be two storeys) and the maximum height is six storeys. The proposed development is for a two, 3.5 storey, 30 unit (15 units/building) stacked townhouse development with a density of 91 units per hectare which conforms with the High Density Residential designation height and density requirements of the OP.

### Stable Residential Areas

In addition, to the High Density Residential area criteria contained in OP Policy 4.6.4, the OP contains a policy framework (Policy 4.5.3.1) for new development or redevelopment within Stable Residential Areas. The subject applications satisfy this framework as follows:

- The scale of development respects the massing and density of adjacent buildings. A 3.5 storey building is proposed, which is a ½ storey greater than what is permitted by the current zoning for the subject properties. Two buildings are proposed to break up the building massing along Ontario Street.
- The proposed building is oriented towards Ontario Street. This orientation provides a setback of approximately 21 metres between the proposed building and the adjacent residences to the north.
- Parking is oriented to the rear of the building to minimize visual impacts from the adjacent streets.
- The density proposed exceeds the maximum density specified in 4.5.3.3 and an Official Plan Amendment has been requested to recognize the proposed density.
- The Shadow Study submitted has demonstrated that there is no significant negative impact with respect to shadow impacts. With the exception of shadow impacts in the winter, most of the shadowing from the proposed development is contained within the subject lands.
- A Functional Services report was prepared. The study does not identify any potential grading, drainage or stormwater impacts to adjacent properties.
- To address any potential significant trees or other natural features located on the subject properties, a Tree Preservation Plan will be required as part of a future Site Plan application.
- The subject properties are not located adjacent to any properties designated under Part IV or Part V of the Heritage Act. The revised development concept proposes the existing dwelling located at 370 Ontario Street to be preserved.
- The proposed development has vehicular access from Queen Street and pedestrian access from Ontario Street, Queen Street and Trow Avenue. Existing driveways along Ontario Street will be closed.
- The proposed development does not hamper the orderly development of adjacent properties.
- The proposed development has regard for the City's Urban Design Guidelines through the siting of the proposed building along Ontario Street, the siting of the parking at the rear of the site and the proposed entrances along the Ontario Street frontage.

### Community Design Strategy

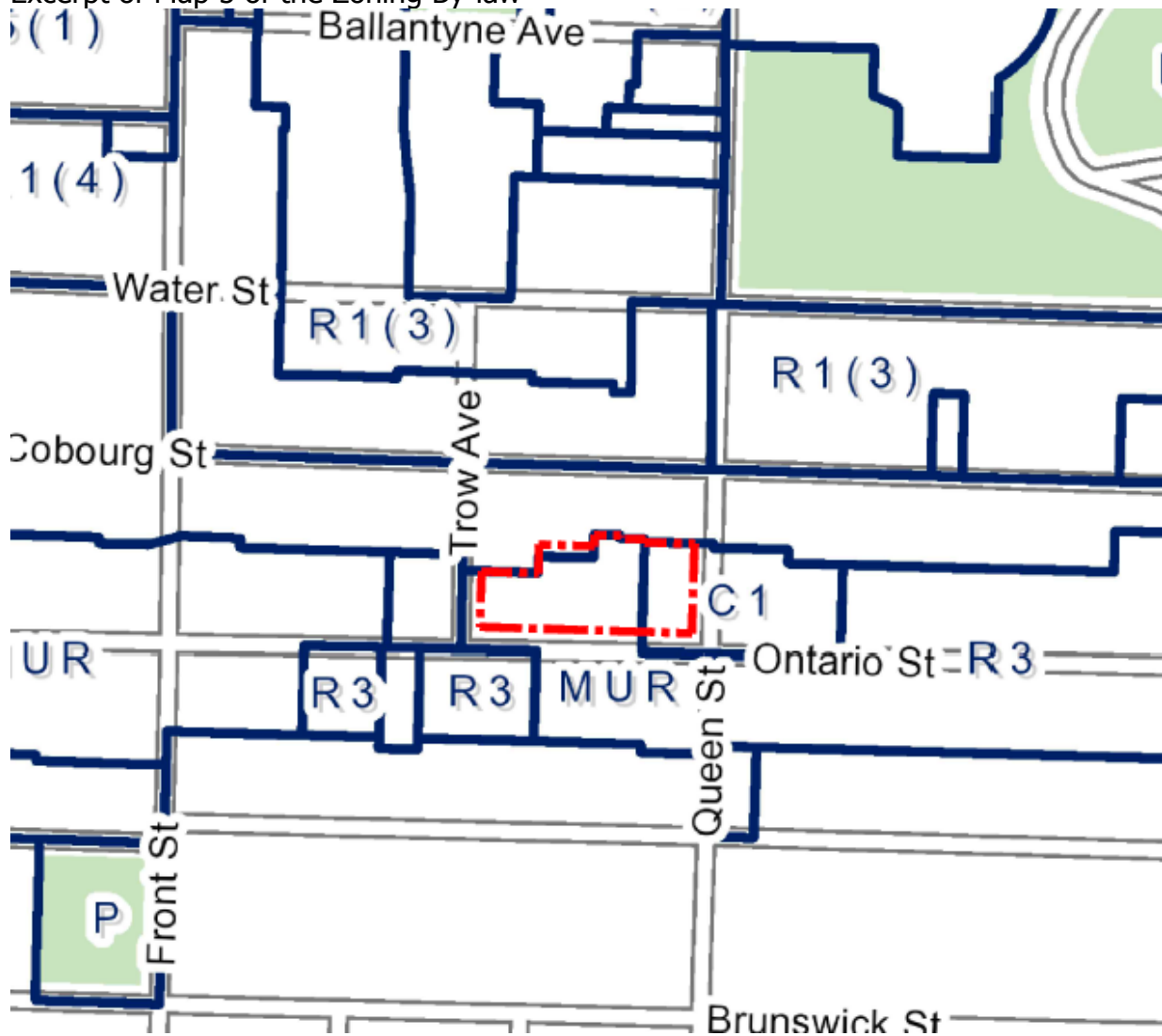
Chapter 6 of the OP sets out the Community Design Strategy for the City. The policies of this chapter are intended to ensure that the City's distinctive identity, visual quality and urban character is maintained and enhanced. The subject applications conform with the Community Design Strategy of the OP through the provision of a mix of housing types and through the the siting of parking areas and the siting and massing of the proposed building in a manner that assists in the creation of high quality streetscapes by situating the building mass adjacent to the street and at intersections to frame the street space.

Staff are of the opinion that the subject applications conform with the City of Stratford Official Plan.

#### City of Stratford Zoning By-law

370, 388 and 390 Ontario Street are currently zoned Mixed Use Residential (MUR) and 396 Ontario Street is zoned Neighbourhood Commercial (C1). A range of uses are permitted within the MUR zone including a boarding house, a duplex, nursing home, an inn, professional office and a retirement home. The maximum height specified in the MUR zone is 10 metres and a maximum lot coverage of 40%. The C1 zone permits a variety of uses including a dwelling unit, home occupation, take out or eat in restaurant and a neighbourhood store. A maximum building height of 10 metres and a maximum lot coverage of 40% is permitted.

Excerpt of Map 5 of the Zoning By-law



The Zone Change application requests to rezone 380, 388, 390 and 396 Ontario Street to a Residential Fourth Density R4(2) with site-specific regulations. The site-specific regulations are outlined below.

#### Building Height

The amendment has requested to establish a maximum building height of 14 metres and 3.5 stories; whereas 15 metres or 5 stories (whichever is lesser) is permitted in the R4(2) zone. The height requested will accommodate a 3.5 storey stacked townhouse building with a pitched roof design. The maximum building height requested is within the height range permitted within a High Density Residential Area of three to six stories requested through the associated Official Plan Amendment application.

### Exterior Side Yard Setback

The amendment has requested a reduced exterior side yard width of 3.0 metres, whereas the R4(2) requires an exterior side yard width of 7.5 metres. Due to the irregularly shaped nature of the subject lands, Ontario Street is considered the exterior side yard. A 5 metre road widening is required along Ontario Street as part of a future Site Plan application. Until Ontario Street is widened in the future, the functional setback of the building will be 8 metres. Existing setbacks along Ontario Street between Front Street and Parkview Drive were analysed through the applicant's Planning Justification Report. It demonstrated that existing setbacks along Ontario Street in this location vary and most of the existing buildings have setbacks that align with the setback requested. The requested site-specific exterior side yard width regulation will assist in creating a strong street presence along an arterial roadway as well as enhancing the streetscape along the Ontario Street corridor.

### Maximum Density

A maximum density of 91 units per hectare has been requested, whereas the R4(2) zone permits a maximum density of 50 units per hectare. The maximum density requested is within the maximum density permitted in the High Density Residential Area designation applied for through the associated Official Plan Amendment. The density has been calculated on the area of the site proposed to the zoned R4(2) after a 5 metres road widening and 10 metre daylighting triangle are conveyed to the City through a future site plan application.

### Accessible Parking Spaces

The application has also requested to amend the accessible parking space widths to reflect the dimensions of the Accessibility for Ontarians with Disabilities Act Type A and Type B space dimensions (Type A 3.4 metres x 6.0 metres and Type B 2.4 metres x 6.0 metres).

Staff recommend that the Type B width of 2.8 metres in the draft Comprehensive Zoning By-law be utilized for this Zone Change amendment.

### Agency Comments

The applications were circulated to various agencies on December 8, 2020 and the following comments have been received to date:

- Building Services:
  - General Building Department Comments

- Development charges are applicable at the current Residential Rates.
    - Building permits would be required to be obtained prior to any work commencing.
    - Demolition permits are required to be obtained for any proposed building to be demolished. Please note separate demolition permits for each property would be required to be applied for and permits obtained before any demolition work commences.
  - Requirements for Planning Applications
    - An updated Phase II Environmental Assessment is required as part of the planning applications
    - It is noted that the Record of Site Condition will be required prior to issuance of Building Permit(s)
    - Provide a Building Code Matrix with the site plan application.
    - A proposed grading plan will be required to be submitted with the site plan application.
    - As part of the site plan application the applicant will be required to provide confirmation that the properties have all been merged, as building permit will not be able to be issued for a building over multiple properties.
  - Services
    - Site service designs for storm, sanitary and water are required to be submitted with the site plan application. These designs are required to be completed by a P.Eng.
    - Designer is required to show all hydrants, and fire department connection locations, please ensure dimensions to the building are shown to demonstrate conformance with the Ontario Building Code (OBC). This will be a requirement for site plan.
    - Ensure fire access and fire access routes are shown on the site plan and demonstrate conformity with 3.2.5 of the OBC.
  - Life/Fire
    - Applicant shall give consideration, when preparing the construction drawings to the spatial separation requirements of the OBC.
  - Barrier Free
    - Barrier free requirements are applicable to the proposed building. Please ensure for site application the designer denotes all applicable barrier free requirements, from Section 3.8 of the OBC, on the site plan.
- Engineering Division:
  - Engineering has no objections to the Official Plan Amendment and Zone Change applications.
  - Engineering has reviewed the Functional Site Grading, Servicing and SWM Report and have the following comments:
    - Our records indicate that 33 Trow Avenue shares a sanitary lateral with 370 Ontario Street. The developer will be required to verify

the existing sanitary servicing, and provide a solution for maintaining service to 33 Trow Avenue.

- City of Stratford stormwater management criteria for this site as follows; Quantity control – the development must overcontrol the 250-year post development peak flows to match the 5-year existing flows. Quality control – post development flows are to obtain a minimum of Ministry of Environment, Conservations and Parks (MOECP) Enhanced quality control (80% suspended solid removal) - recommend low impact development where applicable.

### Public Comments

Notice of the application was sent to 159 surrounding property owners on December 8, 2020. Notice was also published in the Beacon Herald on December 12, 2020. A Public Meeting was held on January 18, 2021.

City staff have received comments from over 30 area residents, including e-mails, letters and phone calls in opposition to the proposed development. As a result of the public interest in the subject application, a neighbourhood meeting was held via Zoom on April 22, 2021 with the developer, City staff and 48 members of the public in attendance.

Public comments received with responses from staff are summarized thematically below:

1. Physical separation of the proposed building to surrounding residential properties (requesting cross-sections to better understand the proposal)

Response: The proposed buildings are setback 21 metres from the northerly property line and 6.5 metres from Queen Street. The recommended amendment contains a maximum height regulation to provide certainty for the future development of the subject lands.

2. Building height and number of proposed residential units

Response: Following the statutory public meeting and neighbourhood meeting and in response to the public's comments, the developer has revised the proposed building. The revised development concept is a 3.5 storey stacked townhouse development with a maximum height of 14 metres. 30 units are proposed.

3. The potential for rental units, which would see issues with maintenance and upkeep

Response: Regardless of the tenure of the building (rental versus ownership),



maintenance and upkeep of the building would be subject to the City's Property Standards By-law.

4. Privacy, shadow and overlook to Cobourg Street residential backyards

Response: The Official Plan policies for establishing new high density residential areas require that there are no significant negative impacts with respect to shadowing. A Shadow Impact Study was submitted with the application demonstrating that there are no significant negative impacts with the proposed four-storey building.

The proposed building is set back approximately 21 metres from the residential properties to the north, conforming with the minimum setbacks specified in the R4(2) zone and providing adequate separate distance to minimize issues of privacy and overlook.

5. Traffic impact on both Trow Avenue and Queen Street, particularly the queuing to turn onto Ontario Street

Response: City Engineering staff have reviewed the proposed development and have determined that there are no concerns with respect to traffic generated, the location of the proposed access and queuing as the size of the proposed development will not generate traffic levels that will impact the size of frequency of queuing occurring at the intersection of Queen and Ontario Streets.

6. The potential for visitor parking on adjacent City streets

Through the future Site Plan application, the provision of on-site visitor parking will be required.

7. The ability of the road network to support the additional traffic

Response: City Engineering staff have reviewed the proposed development and are of the opinion that the traffic volumes generated from the proposed development can be accommodated in the current road network.

8. What scenario would warrant a signalized intersection at Ontario Street and Queen Street?

Ontario Street is a Connecting Link Road. Approval from the Ministry of Transportation would be required for a signalized intersection at this location. Due to the close proximity of the signalized intersection at Front Street (275 metres), approval for the Ministry of Transportation would be unlikely.

9. Building design and the integration with the heritage area surrounding the property

Response: The building design meets the objectives of the Official Plan with respect to the siting of the building along the Ontario property line and the siting of the parking to the rear of the building. The building design contains one level of structured parking to minimize surface parking on the site. In addition, the design incorporates a pitched roof, articulation and building materials to reflect the heritage qualities of the surrounding neighbourhood.

10. The length of the building along Ontario Street

Response: As part of the revised concept plan, the massing of the building was reduced and two buildings are now proposed. The existing building at 370 Ontario Street is proposed to be retained and outdoor amenity space is also proposed along Ontario Street.

11. The placement of balconies

Response: Balconies are not proposed on the elevation of the building facing the Cobourg Avenue properties.

12. Lack of green space

Response: The development meets the minimum landscaped open space requirement of the R4(2) zone of 30%.

13. Conformity to the Official Plan policies for Stable Residential Areas and the Heritage Area

Response: Detailed analysis on conformity with the OP policies for Stable Residential Areas and Heritage Areas and Heritage Corridors is contained within the Analysis Section of this report.

14. Impact on the cultural significance of the Ontario Street corridor

Response: Ontario Street (from Romeo Street to Huron Street) is identified as a Heritage Corridor on Schedule E to the OP. Detailed analysis on conformity with the OP Policies for Heritage Areas and Heritage Corridors is contained in the Analysis Section of this report.

15. Consideration of the cultural and built heritage resources on the property should be considered

Response: The subject properties do not contain properties designated under Part IV or Part V of the Heritage Act. The subject properties also do not contain any buildings that are identified on the City's Non-Designated Heritage registry.

16. The absence of commercial uses within the development

Response: The Official Plan does not require that High Density Residential development include a commercial component. The subject property is located in proximity to commercial uses in the Downtown Core as well as along Ontario Street to the east.

17. The location of off-street parking

Response: Parking for the proposed development will be accommodated on site. The proposed developments complies with the Zoning By-law requirement of 1.5 space/apartment unit.

18. Potential noise and light impacts on the residential area

Response: Through the future Site Plan application, details of lighting for the at grade parking areas will be determined. Recent developments in the City have utilized directional lighting for parking areas to minimize impact on adjacent residences.

19. Lack of land area for snow storage

Response: Details on the size and location of the snow storage areas will be addressed through a future Site Plan application.

20. Environmental impact of demolishing the existing buildings and rebuilding with new materials

Response: The OP does not currently contain policies that restrict the demolition of existing buildings where redevelopment is proposed.

21. The removal of existing housing stock

Response: The proposed redevelopment will result in the removal of an existing commercial building and several single detached homes. They will be replaced with 30 stacked townhouse units which will add additional housing stock to the City of Stratford in excess of what is proposed to be demolished and will contribute to the diversity of the housing stock within the City.

22. The potential effect of the proposed use on the financial position of the City

Response: The proposed development will utilize existing municipal services and not add to the underfunded assets required to be maintained and replaced as identified by the asset management plan. In addition, development charges and parkland dedication will be required and municipal property taxes will be collected from the future units.

### 23. Concern about the builder and lack of sample projects

Response: The proposed development will be required to go through the Site Plan approval process whereby all of the details of the development are reviewed by City staff and agencies, securities required and a Site Plan agreement registered on the title of the property.

### 24. Concern about maintaining the OP and precedent.

Response: The OP sets out a policy framework for the establishment of new High Density Residential Areas that requires an amendment to the OP. The subject applications have addressed this policy framework and a fulsome analysis of the development proposal the OP policies is contained in the Analysis section of this report.

Any future application for High Density Residential development will be evaluated against the criteria in the OP based on the site context and the development proposal. In addition, there are a number of existing multi-storey residential buildings in the City that have been built within approximately the last ten years including but not limited to:

- 456 Lorne Avenue (4 storey building)
- 235 and 255 John Street North (two, four storey buildings)
- 25, 45, 65, 85 and 105 Oxford Street (four, four storey building)
- 30 Front Street (4 storey buildings)

There are also a number of four and five storey buildings within the City that are older than ten years old, including but not limited to:

- 163 Norfolk (three, four storey buildings)
- Elgin Street/Essex Street (cluster of four story buildings)
- The Arden Park Hotel (5 storeys)
- 36 Front Street (5 storeys)

### Summary

The Official Plan Amendment (OP01-20) and Zoning By-law Amendment (ZC06-20) are consistent with the PPS, conforms with the Official Plan and the intent of the Zoning By-law, is consistent with the City's Strategic Priorities and represents good planning.

Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning

and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

**Financial Impact:** 30 townhouse units are proposed. Development Charges for townhouse units are \$10,658/unit.

Due to infill nature of the proposed development, no additional municipal assets will be added to the asset management plan as requiring maintenance and replacement.

Despite the removal of a commercial building and two single detached dwellings, it is expected that there will be an increase to taxation revenues with the addition of 30 new stacked townhouse units.

### **Alignment with Strategic Priorities:**

#### **Widening our Economic Opportunities**

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

**Staff Recommendation: THAT application OP01-20 to redesignate 380, 388, 390 and 396 Ontario Street from Residential Area to High Density Residential Area and application Z06-20 to amend the zoning on 380, 388, 390 and 396 Ontario Street from MUR and C1 to a Residential Fourth Density R4(2) to permit stacked townhouse dwelling units with site specific regulations BE APPROVED for the following reasons:**

- I. the request is consistent with the Provincial Policy Statement;**
- II. the request is in conformity with the goals, objectives and policies of the Official Plan;**
- III. the Official Plan Amendment and zone change will provide for a development that is appropriate for the lands;**
- IV. the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.**

**AND THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act.**




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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.

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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.

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Joan Thomson, Chief Administrative Officer



# City of Stratford

Official Plan Amendment No. \_\_

Adopted

AMENDMENT NO. \_\_ TO THE OFFICIAL PLAN  
OF THE CITY OF STRATFORD

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**Section 1 – Title and Components**

This amendment shall be referred to as Amendment No. \_\_ to the Official Plan of the City of Stratford. Sections 1 to 4 constitute background information and are not part of the formal Amendment. Section 5 constitutes the formally adopted Amendment to the Official Plan.

**Section 2 – Purpose of the Amendment**

The purpose of this amendment is to redesignate the subject lands from 'Residential Area - Special Policy Area 2' to 'High Density Residential'.

**Section 3 – Location**

The Subject Lands are municipally addressed as 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue in the City of Stratford.

**Section 4 – Basis of Amendment**

The subject lands are designated 'Residential Area – Special Policy Area 2 (4.5.4.2) on Schedule A of the City of Stratford Official Plan. The proposed Official Plan Amendment would redesignate the subject lands to 'High Density Residential' to allow for two, 3.5 storey stacked townhouse buildings containing 30 total dwelling units on the subject lands. The proposed development provides for a density of 91 units per hectare and represents a high density intensification opportunity within the Built Boundary.

The proposed development will make efficient use of an underutilized site within the existing Built Boundary, which has access to full municipal services and is located in a mixed use area.

The basis for this amendment is as follows:

1. The proposed development is consistent with the Provincial Policy Statement
2. The proposed amendment conforms with the City of Stratford Official Plan.
3. The Official Plan Amendment will facilitate intensification and redevelopment on lands within the Built Boundary, contributing to the City's intensification target and high density residential housing target.
4. The subject lands appropriately located for intensification being, in a mixed use area, on an arterial road and proximate to existing transit.
5. The proposed development has been designed to be compatible with the surrounding neighbourhood.
6. The proposed developmental can be adequately serviced through connections to existing municipal infrastructure and stormwater management can be accommodated on site with connections to existing municipal storm sewers.



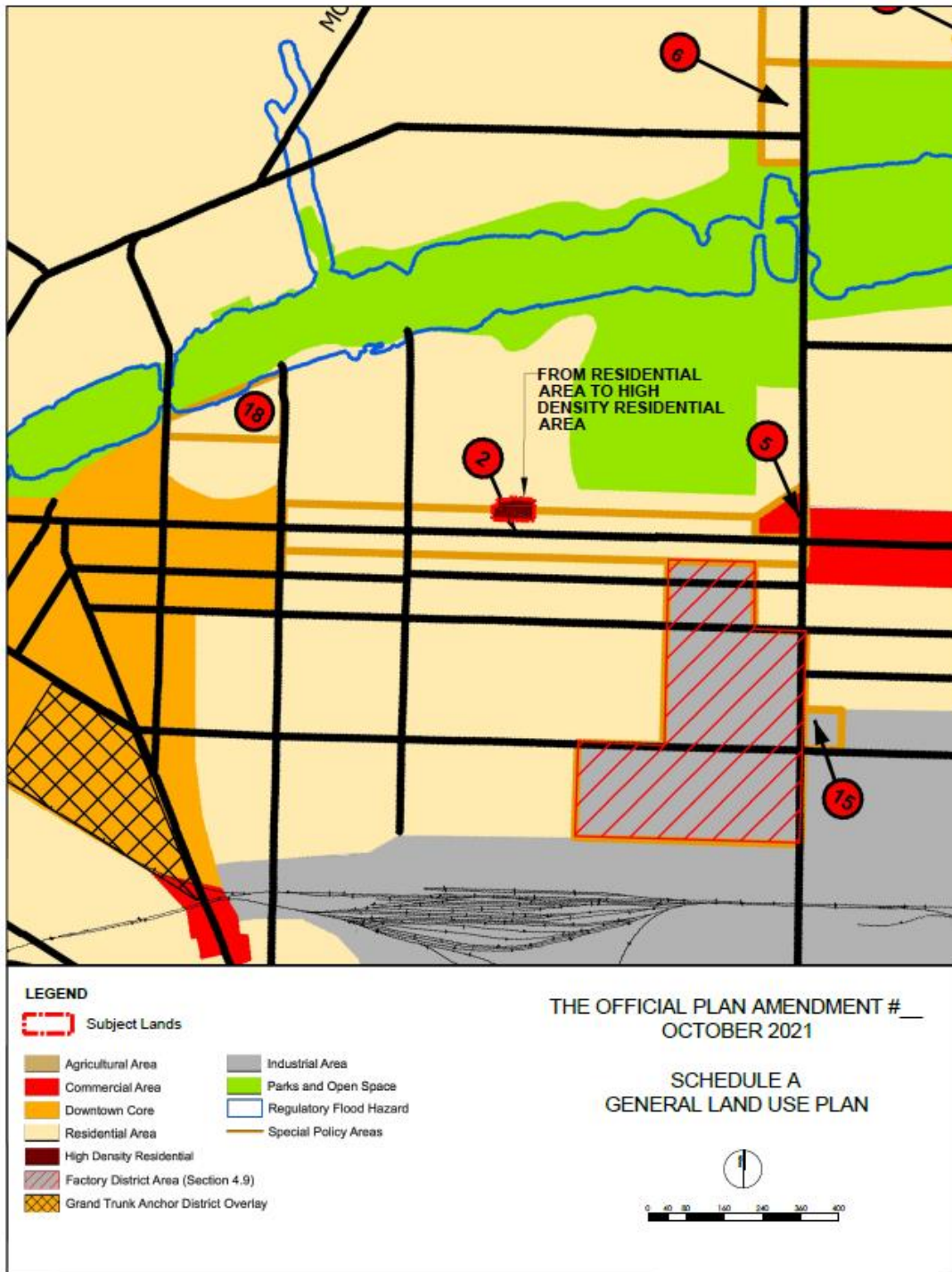
**Section 5 – The Amendment**

The Official Plan of the City of Stratford is amended as follows:

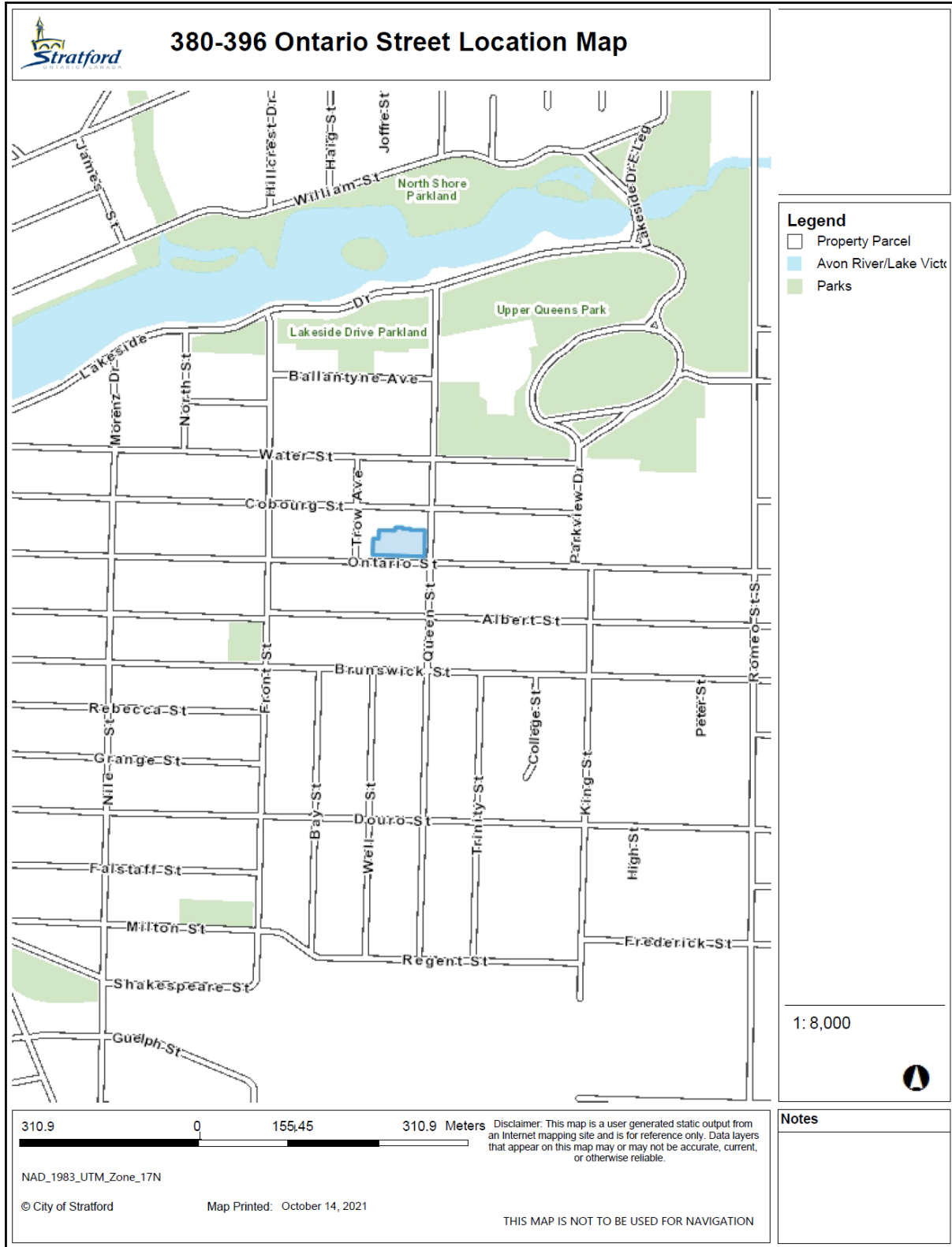
- (a) Schedule "A" of the Official Plan of the City of Stratford is amended by designating the subject lands as 'High Density Residential'.

The Amendment is illustrated on Schedule "A" of this Amendment.

Schedule "A"  
To Official Plan Amendment No. XX



### Location Map



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BEING a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z06-20 to amend the Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) Zones on 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue to a Residential Fourth Density R4(2) zone with site specific regulations.

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**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended.

**NOW THEREFORE BE IT ENACTED** by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Key Map 5 to By-law 201-2000 as amended, is hereby amended:

by changing from Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) to Residential Fourth Density (R4(2)) with site specific regulations, those lands outlined in heavy solid lines and described as (R4(2)-) on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as Part of Lot 69 Plan 32, Part 1 and Part 2 44R-5403 known municipally as 380, 388, 390 and 396 Ontario Street, Stratford Ontario.

2. That By-law 201-2000 as amended, be further amended by adding to Section 9.4. being the Exceptions of the Residential Fourth Density (R4(2)) Zone the following:

"8.4.\_

- a) Defined Area (380, 388, 390 and 396 Ontario Street)

Residential Fourth Density (R4(2)-\_) as shown on Schedule "A", Map 5

- b) Permitted Uses – Street townhouse dwelling  
 Townhouse dwellings  
 Stacked townhouse dwelling  
 Quadraplex

c) Definitions:

“Stacked townhouse dwelling” means a residential building containing four (4) or more dwelling units which are horizontally and vertically separated in a split level or stacked manner, where each dwelling unit egresses directly outside and no egress is provided from the dwelling unit to a common corridor.

- d) Maximum building height - 14 metres

- e) Maximum Number of Storeys – 3.5

- f) Exterior side yard width - 3.0 metres

- g) Accessible parking spaces dimensions:

- a. Type A 3.4 metres x 6.0 metres
- b. Type B 2.8 metres x 6.0 metres

- h) General Use Regulations:

Where a lot or block in the Residential Fourth Density (R4) zone abuts a lot or block in another residential zone, then that part of the said lot abutting such residential lot shall be used for no other purpose than providing a planting strip in accordance with the provisions in section 3.14.

3. This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.

Read a FIRST, SECOND AND THIRD TIME AND

FINALLY PASSED this the xx<sup>th</sup> day of xxxxxxxx 2021.

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Mayor – Daniel B. Mathieson

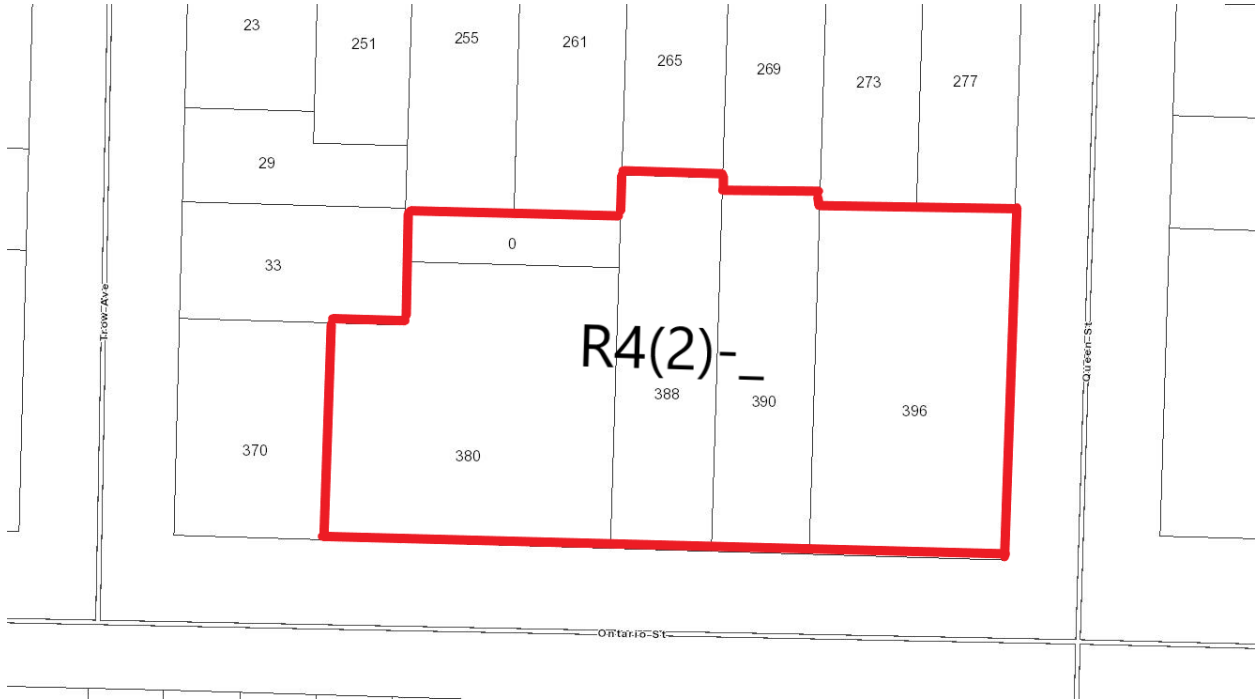
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City Clerk – Tatiana Dafoe

**Schedule A to By-law XX-2021**

**Adopted this \_\_\_ day of \_\_\_\_\_, 2021**

**380, 388, 390 and 396 Ontario Street**





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## MANAGEMENT REPORT

**Date:** October 13, 2021  
**To:** Social Services Sub-committee  
**From:** Alex Burgess, Manager of Ontario Works  
Kim McElroy, Director of Social Services  
**Report#:** SOC21-013  
**Attachments:** None

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**Title:** Housing Focused Street Outreach Program

**Objective:** To provide Council with an update regarding the implementation of the Housing Focused Street Outreach Program which is a partnership with Choices for Change and the Stratford Police Services.

**Background:** Currently, our local by-name list identifies 119 individuals experiencing chronic homelessness across Stratford, Perth County and St Marys. Over the course of the last 18 months, individuals sleeping rough have become more visible in the community as affordable housing options become less attainable and informal housing options such as couch surfing are less prevalent due to the COVID-19 pandemic and other external factors. The by-name list shows an average of 6 move-ins per month for individuals experiencing chronic homelessness over the last 12 months. Though chronic homelessness in our community is not a new occurrence, the visibility of individuals sleeping rough in our community has drawn attention from members of the public who may not have been aware of the prevalence of homelessness in the local area. The City of Stratford, as the Consolidated Municipal Service Manager (CMSM), operates the emergency shelter program for adults and families over the age of 25 through the utilization of local hotels and motels. Optimism Place provided emergency shelter and outreach services for victims of domestic violence and Stratford-Perth Shelterlink provides emergency shelter and outreach services for youth aged 16-24. Although there are emergency shelter programs in place, one of the gaps identified is that there are times outside of regular business hours when individuals are not eligible for these services due to service restrictions or eligibility requirements, are still in need of outreach support.

The City of Stratford Social Services Outreach Worker program currently provides street outreach services across the City of Stratford, Perth County and St Marys. The primary



focus of this program is connecting with individuals sleeping rough and supporting them in their movement along the housing continuum toward permanent housing. Services provided vary from basic needs such as supporting with the requirements of income support programs to reviewing eligibility for emergency shelter provision, the provision of food support and hygiene kits and ensuring they are connected to the appropriate service providers in the community. Alongside street outreach services, the Social Services Outreach Worker (SSOW) team also oversees the housing focused emergency shelter program, provides case management to individuals experiencing homelessness and housing stability support for individuals living within the Perth and Stratford Housing Corporation and with private market landlords. The SSOW team has been working closely with Choices for Change Peer Outreach staff over the past 6 months to support individuals sleeping rough and those accessing emergency shelter, and this agreement offers the opportunity to further enhance the already successful partnership.

**Analysis:** The new Housing Focused Street Outreach Program is designed to complement the existing outreach support team by supporting residents of Stratford, Perth County, and St. Marys who are actively experiencing homelessness and meet the local definition of unsheltered homelessness, outside our regular business hours. This includes but is not limited to activities such as the distribution of “survival gear,” connections to coordinated access, assistance with document readiness and referrals to other programs and services to address barriers to housing stability. The program involves a partnership with Stratford Police Services (SPS), Choices for Change and the United Way Huron-Perth (UWPH). The SPS provided the program a vehicle as well as additional funding for basic needs and technology support for clients sleeping rough, allowing them to stay engaged with programs and community partners.

The City of Stratford is providing funding to Choices for Change for two street outreach workers who will work 5 days per week, Tuesday-Saturday, and be available for on-call support on Sunday and Monday. The exact provision of on-call support is still being defined through ongoing discussion with Choices for Change. The program shall be mobile and visible in the community, taking a proactive approach to engaging individuals experiencing unsheltered homelessness and responding to concerns raised by community agencies or members of the public in a prompt and appropriate manner. The focus of the program is to engage individuals sleeping rough in a person-centered approach with the primary objective of securing long-term, permanent housing.

Furthermore, the program will:

- Provide proactive street outreach to individuals sleeping rough and create a community map for use by Social Services to ensure encampments are identified and regular outreach is completed there.
- Make referrals to appropriate community agencies and connections to safe, appropriate accommodations.
- Support with provision of basic needs and other items such as hygiene kits, cell phones, footwear/clothing and food.

- Support participants with accessing community agencies to complete housing searches.
- Ensuring referrals to the By-Name list are completed and support the participants with document readiness requirements.

The expected outcomes of the program include:

- Identifying a more accurate number of individuals experiencing unsheltered homelessness.
- Increased client experience of system navigation and response.
- Increased in-person supports for unsheltered homelessness outside of regular service hours.
- Increased support for businesses and agencies interacting with clients experiencing homelessness.
- Increased number of clients experiencing positive outcomes.
- Increased access to supports that manage safety and security.

The program is being funded through the Social Services Relief Fund and will be funded in alignment with the Stratford Connection Centre, which is expected to launch this Fall. This agreement has been executed by Choices for Change and City staff through delegated authority provided in report **COU20-035**. The funding agreement begins on October 1, 2021 and runs until September 30, 2024.

**Financial Impact:** The Housing Focused Street Outreach Program is 100% provincially funded through Phase 3 of the Social Services Relief Fund.

### **Alignment with Strategic Priorities:**

#### **Strengthening our Plans, Strategies and Partnerships**

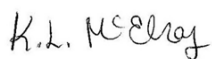
Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

**Staff Recommendation: THAT the report titled "Housing Focused Street Outreach Program" (SOC21-013) be received for information.**




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Alex Burgess, Manager of Ontario Works




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Kim McElroy, Director of Social Services

A handwritten signature in cursive script that reads "Joan Thomson".

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Joan Thomson, Chief Administrative Officer



**BY-LAW NUMBER XXX-2021  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z06-20 to amend the Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) Zones on 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue to a Residential Fourth Density R4(2) zone with site specific regulations.

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**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended;

**NOW THEREFORE BE IT ENACTED** by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Key Map 5 to By-law 201-2000 as amended, is hereby amended:

by changing from Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) to Residential Fourth Density (R4(2)) with site specific regulations, those lands outlined in heavy solid lines and described as (R4(2)-) on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as Part of Lot 69 Plan 32, Part 1 and Part 2 44R-5403 known municipally as 380, 388, 390 and 396 Ontario Street, Stratford Ontario.

2. That By-law 201-2000 as amended, be further amended by adding to Section 8.4. being the Exceptions of the Residential Fourth Density (R4(2)) Zone the following:

"8.4.29

- a) Defined Area (380, 388, 390 and 396 Ontario Street)

Residential Fourth Density (R4(2)-29) as shown on Schedule "A", Map 5

- b) Permitted Uses – Street townhouse dwelling  
Townhouse dwellings  
Stacked townhouse dwelling  
Quadraplex

- c) Definitions:

“Stacked townhouse dwelling” means a residential building containing four (4) or more dwelling units which are horizontally and vertically separated in a split level or stacked manner, where each dwelling unit egresses directly outside and no egress is provided from the dwelling unit to a common corridor.

- d) Maximum building height - 14 metres
  - e) Maximum Density – 91 units per hectare
  - f) Maximum Number of Storeys – 3.5
  - g) Exterior side yard width - 3.0 metres
  - h) Accessible parking spaces dimensions:
    - a. Type A 3.4 metres x 6.0 metres
    - b. Type B 2.8 metres x 6.0 metres
  - i) General Use Regulations:  
Where a lot or block in the Residential Fourth Density (R4) zone abuts a lot or block in another residential zone, then that part of the said lot abutting such residential lot shall be used for no other purpose than providing a planting strip in accordance with the provisions in section 3.14.
3. This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 8th day of November, 2021.

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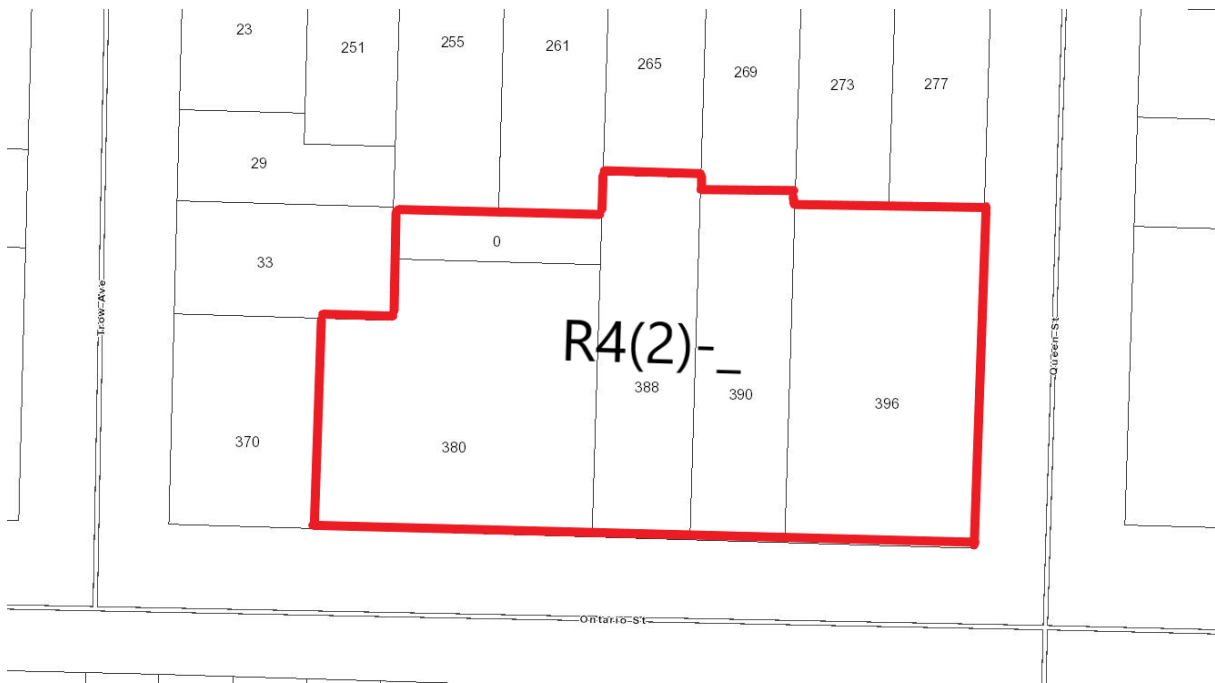
Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe

Schedule A to By-law XXX-2021  
Adopted this 8th day of November, 2021

380, 388, 390 and 396 Ontario Street



11.2



**BY-LAW NUMBER XXX-2021  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

---

BEING a By-law to adopt Official Plan Amendment No. 30 to redesignate the subject lands from 'Residential Area - Special Policy Area 2' to 'High Density Residential – Special Policy Area 22'.

---

**WHEREAS** Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provide that the Council of a municipality may, by by-law, adopt amendments to its Official Plan;

**AND WHEREAS** the Council has provided adequate information to the public and held at least one meeting in accordance with the *Planning Act*;

**AND WHEREAS** the public interest was considered by Council to the need to adopt an amendment to the Official Plan of the City of Stratford for the subject lands;

**AND WHEREAS** the Council has determined that the request for an amendment is consistent with the Provincial Policy Statement, conforms with the goals and objectives of the Official Plan, will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning and will encourage efficient use of land and infrastructure;

**NOW THEREFORE** the Council of The Corporation of the City of Stratford in accordance with the *Planning Act*, R.S.O. 1990, c.P.13 as amended, hereby enacts as follows:

1. That Amendment No. 30 to the Official Plan of the City of Stratford, consisting of the attached text and schedules, is hereby adopted.
2. The Clerk is hereby authorized and directed to proceed with the giving of written notice of Council's decision in accordance with the provisions of the *Planning Act*.
3. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 8th day of November, 2021

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe

11.2



# City of Stratford Official Plan Amendment No. 30

Adopted: November 8, 2021



11.2

## AMENDMENT NO. 30 TO THE OFFICIAL PLAN OF THE CITY OF STRATFORD

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### **Section 1 – Title and Components**

This amendment shall be referred to as Amendment No. 30 to the Official Plan of the City of Stratford. Sections 1 to 4 constitute background information and are not part of the formal Amendment. Section 5 constitutes the formally adopted Amendment to the Official Plan.

### **Section 2 – Purpose of the Amendment**

The purpose of this amendment is to redesignate the subject lands from 'Residential Area - Special Policy Area 2' to 'High Density Residential – Special Policy Area 22'.

### **Section 3 – Location**

The Subject Lands are municipally addressed as 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue in the City of Stratford.

### **Section 4 – Basis of Amendment**

The subject lands are designated 'Residential Area – Special Policy Area 2 (4.5.4.2) on Schedule A of the City of Stratford Official Plan. The proposed Official Plan Amendment would redesignate the subject lands to 'High Density Residential – Special Policy Area 22' to allow for two, 3.5 storey stacked townhouse buildings containing 30 total dwelling units on the subject lands. The proposed development provides for a density of 91 units per hectare and represents a high density intensification opportunity within the Built Boundary.

The proposed development will make efficient use of an underutilized site within the existing Built Boundary, which has access to full municipal services and is located in a mixed use area.

The basis for this amendment is as follows:

1. The proposed development is consistent with the Provincial Policy Statement
2. The proposed amendment conforms with the City of Stratford Official Plan.
3. The Official Plan Amendment will facilitate intensification and redevelopment on lands within the Built Boundary, contributing to the City's intensification target.
4. The subject lands appropriately located for intensification being, in a mixed use area, on an arterial road and proximate to existing transit.
5. The proposed development has been designed to be compatible with the surrounding neighbourhood.
6. The proposed developmental can be adequately serviced through connections to existing municipal infrastructure and stormwater management can be accommodated on site with connections to existing municipal storm sewers.

### **Section 5 – The Amendment**

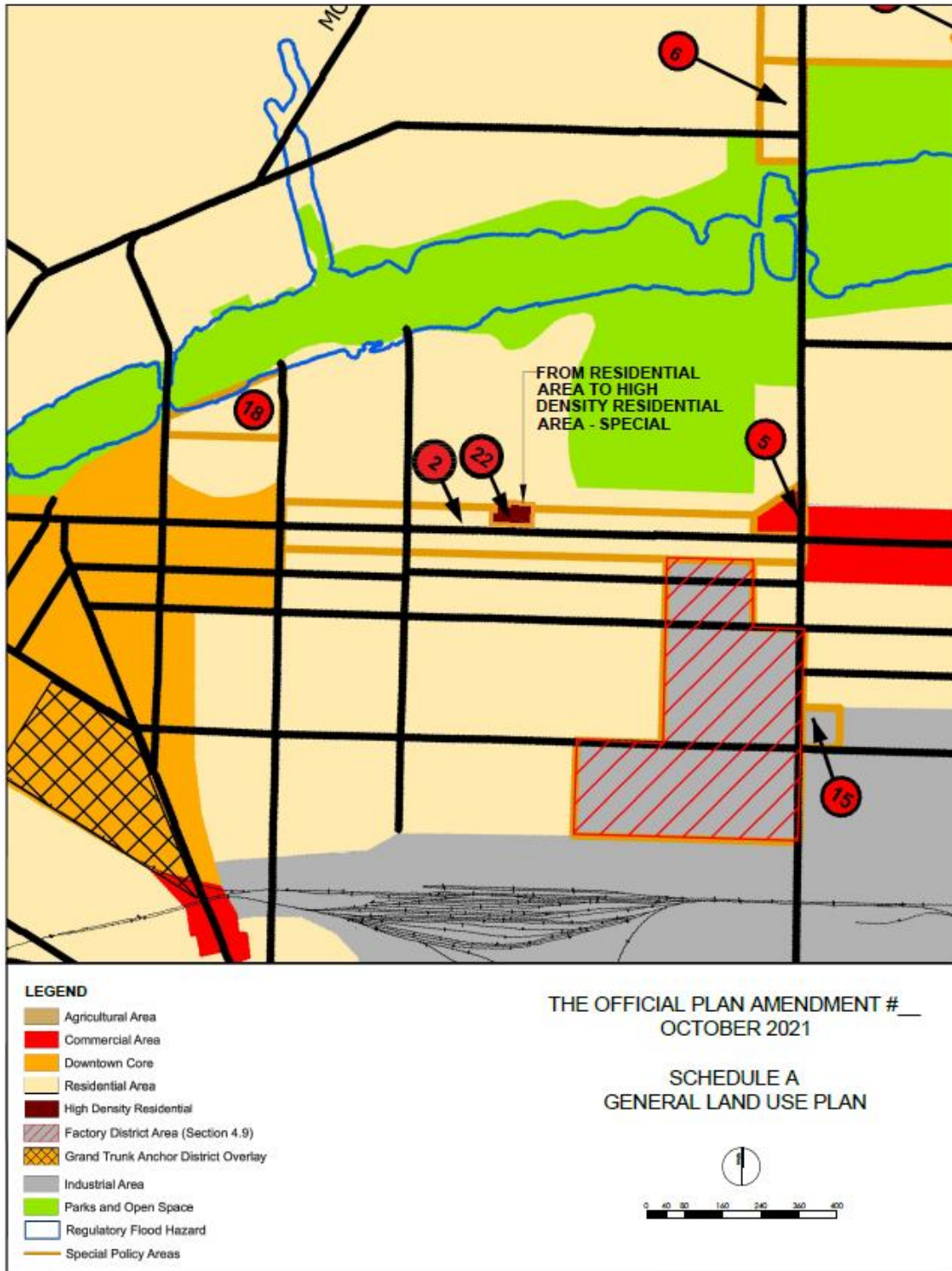
The Official Plan of the City of Stratford is amended as follows:

- (a) Schedule 'A' of the Official Plan of the City of Stratford is amended by designating 380, 388, 390 and 396 Ontario Street as 'High Density Residential' with a Special Policy Area 22.
- (b) By adding Section 4.6.7 to the Official Plan:
 

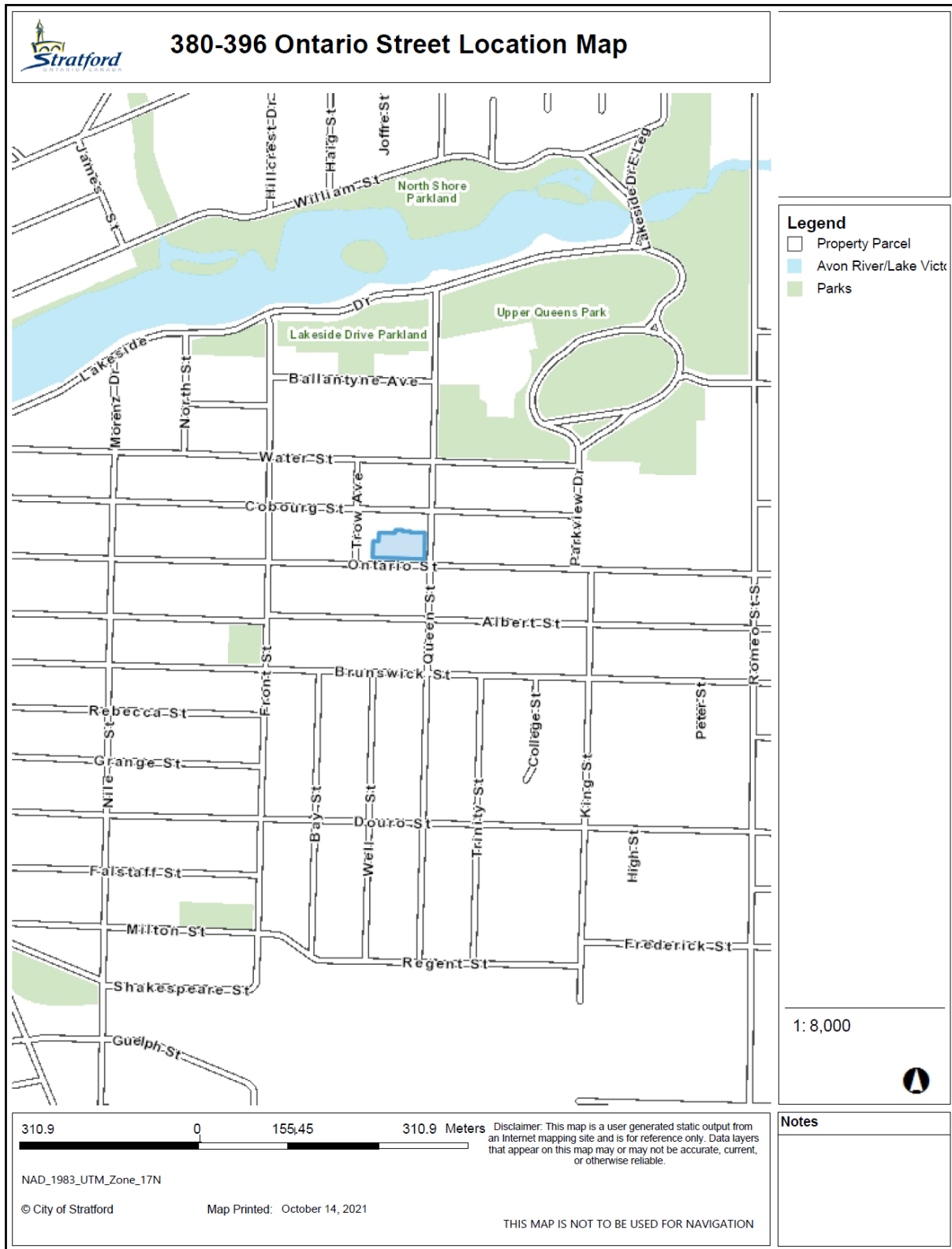
"On the lands identified on Schedule 'A' as Special Policy Area 22, a maximum density of 91 units per hectare and a maximum height of 14.5 meters is permitted."

The Amendment is illustrated on Schedule 'A' of this Amendment.

Schedule 'A'  
To Official Plan Amendment No. 30



### Location Map





**BY-LAW NUMBER XXX-2021  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to authorize the acceptance of the proposal and the undertaking of the work by IBI Group Professional Services Inc., for Transportation Master Plan consulting services [RFP-2021-46].

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**WHEREAS** Section 8.(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 10.(1) of the Municipal Act 2001 provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**NOW THEREFORE BE IT ENACTED** by Council of The Corporation of the City of Stratford as follows:

1. That the proposal of IBI Group Professional Services Inc., for Transportation Master Plan consulting services [RFP-2021-46] be accepted.
2. That the accepted proposal value is \$180,940.12 including HST.
3. That IBI Group Professional Services Inc., is authorized to undertake the said work in accordance with the accepted proposal and as further directed by the Director of Infrastructure and Development Services or authorized delegate.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 8th day of November, 2021.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2021  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change Z08-21 to rezone the lands known municipally as 100 Gordon Street, located on the west side of Gordon Street between Ontario Street and Willow Street to allow for a site specific Residential Fifth Density R5 Zone.

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**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended;

**NOW THEREFORE BE IT ENACTED** by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 6 to By-law 201-2000 as amended, is hereby amended:

by changing from a Highway Commercial C2-9 Zone to a Residential Fifth Density R5(1) Special with site specific regulations R5(1)-22 Zone those lands outlined in heavy solid lines on Schedule "A", attached hereto and forming part of this By-law, legally described as Lot 93 to 96, Registered Plan 125, Part 2 44R-2743, in the City of Stratford and known municipally as 100 Gordon Street.

2. That By-law 201-2000 as amended, be further amended by adding to Section 9.4, being the Exceptions of the Residential Fifth Density R5 Zone the following:

- |                |  |      |
|----------------|--|------|
| <u>"9.4.21</u> | a) <u>Defined Area</u> (100 Gordon Street)<br>R5(1)-22 as shown on Schedule "A", Map 6 |      |
|                | b) Minimum rear yard depth   | 5.2m |
|                | d) Minimum northern side yard width  | 2.6m |
|                | e) Minimum depth for a parking space   | 5.6m |
|                | f) Maximum driveway width  | 9.1m |

- g) This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.
3. This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 8th day of November, 2021.

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Mayor – Daniel B. Mathieson

---

Clerk – Tatiana Dafoe

Schedule A to By-law XXX-2021  
 Adopted this 8th day of November, 2021

100 Gordon Street





**BY-LAW NUMBER XXX-2021  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z05-21, to rezone the lands known municipally as 16 Blake Street, legally described as Plan 69 Lot 40, located on the east side of Blake Street between Dufferin Street and Crooks Street in the City of Stratford to allow for a Residential Third Density (R3) Zone.

---

**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended;

**NOW THEREFORE BE IT ENACTED** by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 8 to By-law 201-2000 as amended, is hereby amended:

by changing from Residential Second Density (R2(1)) Zone to a Residential Third Density (R3) Zone, those lands outlined in heavy solid lines and described as Residential Third Density (R3) on Schedule "A", attached hereto and forming part of this By-law, and legally described as Plan 69 Lot 40 known municipally as 16 Blake Street.

2. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 8th day of November, 2021.

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Mayor – Daniel B. Mathieson

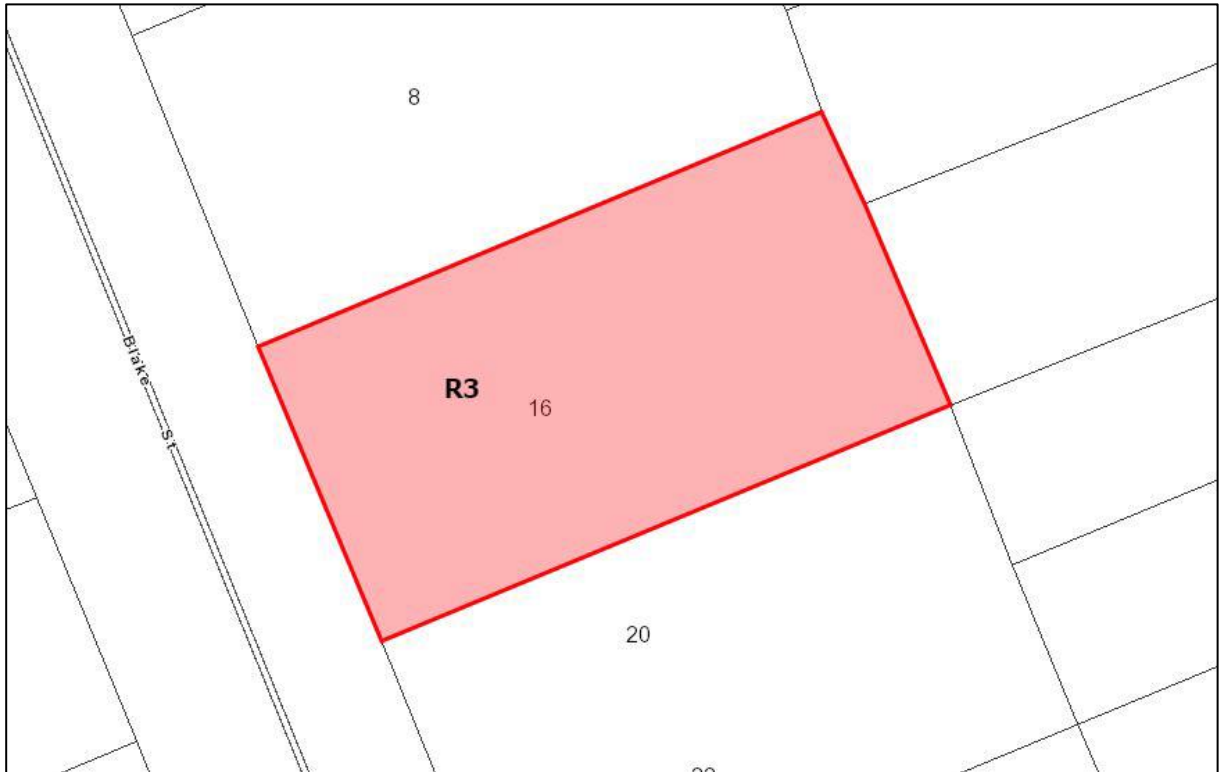
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Clerk – Tatiana Dafoe



Schedule A to By-law XXX-2021  
Adopted this 8th day of November, 2021

16 Blake Street





**BY-LAW NUMBER XXX-2021  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to amend By-law 178-2018, as amended, to make appointments to the Stratford Public Library Board.

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**WHEREAS** Council of The Corporation of the City of Stratford adopted By-law 178-2018 to appoint Council Members to Sub-committees of Council and Standing Committees of Council and to Advisory Committees, Boards and Agencies and to appoint Citizens to Advisory Committees and Boards during the 2018 term of municipal office;

**AND WHEREAS** Council of The Corporation of the City of Stratford deems it necessary to make further appointments to its Advisory Committees, Committees and Boards;

**NOW THEREFORE BE IT ENACTED** by Council of The Corporation of the City of Stratford as follows:

1. That By-law 178-2018 as amended, is further amended by deleting Section 2.14 (b) and replacing with the following new section:

"2.14 (b) Ana Costa Reis is hereby appointed to the Stratford Public Library Board for a four-year term ending November 14, 2022 or until a successor is appointed by City Council."

2. That By-law 178-2018 as amended, is further amended by deleting Section 2.14 (i) and replacing with the following new section:

"2.14 (i) Mackenzie Kipfer is hereby appointed to the Stratford Public Library Board for a four-year term ending November 14, 2022 or until a successor is appointed by City Council."

3. All other provisions of By-law 178-2018 remain in force and effect.
4. This By-law shall come into force and take effect upon final passage thereof.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 8th day of November, 2021.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2021  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

---

BEING a By-law to authorize the execution of the Transfer Payment Agreement and other related documents for funding under the Municipal Modernization Program, Intake 2, between Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Municipal Affairs and Housing and The Corporation of the City of Stratford.

---

**WHEREAS** Section 8.(1) of the *Municipal Act, 2001, S.O. 2001, c.25 as amended*, provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** it is deemed expedient to authorize the execution of a Transfer Payment Agreement ("Agreement") with Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Municipal Affairs and Housing, for funding under the Municipal Modernization Program, Intake 2, for the purpose of implementing the Service Delivery Review – Reduce the Use of Paper business case;

**NOW THEREFORE BE IT ENACTED** by the Council of The Corporation of the City of Stratford as follows:

1. That the Mayor, Clerk, or their respective delegates, are hereby authorized to execute on behalf of The Corporation of the City of Stratford the Transfer Payment Agreement for funding under the Municipal Modernization Program, Intake 2, for the purpose of implementing the Service Delivery Review – Reduce the Use of Paper business case between Her Majesty the Queen in right of the Province of Ontario, represented by the Minister of Municipal Affairs and Housing, and The Corporation of the City of Stratford in a form satisfactory to Legal Services.
2. That the Mayor and Clerk, or their respective delegates, as applicable, and the delegate specified in Schedule "B" of the Agreement are hereby authorized to execute on behalf of The Corporation of the City of Stratford any amendment to the Agreement or ancillary document necessary to fulfil the requirements in a form satisfactory to Legal Services.
3. That the Mayor, Clerk, or the Chief Administrative Officer, or their respective delegates, have the delegation of authority to execute any and all required documentation, on behalf of The Corporation of the City of Stratford as required under the Agreement.
4. That this By-law shall come into force and effect upon passage.

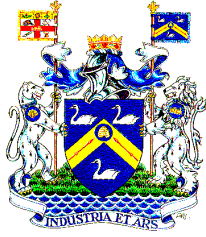
Read a FIRST, SECOND and THIRD time and  
FINALLY PASSED this 8th day of November, 2021.

---

Mayor – Daniel B. Mathieson

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City Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2021  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

---

BEING a By-law to amend By-law 135-2017, as amended, to delegate Council's authority to the Fire Chief or the Deputy Fire Chief to approve exemptions to Open Air Burning By-law 5-2006.

---

**WHEREAS** the Council of The Corporation of the City of Stratford enacted By-law 135-2017 to delegate certain authority to certain officials and employees of The Corporation of the City of Stratford or to authorize certain routine administrative practices;

**AND WHEREAS** By-law 135-2017 is amended from time to time by Council as deemed appropriate;

**AND WHEREAS** the Council of The Corporation of the City of Stratford adopted Delegation of Powers and Duties Policy as required under section 270 of the *Municipal Act, 2001* with respect to the delegation of Council's legislative and administrative authority;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it necessary to amend By-law 135-2017, as amended, to delegate certain authority to the to the Fire Chief or the Deputy Fire Chief to approve exemptions to the Open Air Burning By-law 5-2006 for events, subject to the event being held annually, the original request for exemption to the Open Burn By-law being previously approved by Stratford City Council, and subject to no concerns being identified by the Fire Chief or Deputy Fire Chief;

**AND WHEREAS** should concerns to an Open Air Burning By-law exemption request from an event organizer be identified by the Fire Chief or Deputy Fire Chief, the request shall be presented to Stratford City Council for consideration at a Regular meeting;

**NOW THEREFORE BE IT ENACTED** by Council of The Corporation of the City of Stratford as follows:

1. That the Council of The Corporation of the City of Stratford hereby delegates Council's authority to the Fire Chief or Deputy Fire Chief to approve exemptions to Open Air Burning By-law 5-2006 under certain conditions.
2. That Schedule "A" of By-law 135-2017, as amended, be further amended by adding the provision in Schedule "A" attached hereto, to the said Schedule "A" of By-law 135-2017, as amended.
3. All other provisions of By-law 135-2017, as amended, shall remain in force and effect.

## 11.8

4. This By-law shall come into force upon its final passage.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 8th day of November, 2021.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe

**THIS IS SCHEDULE "A" to By-law XXX-2021**

Adopted this 8th day of November, 2021

**Amending Schedule "A"  
To By-law 135-2017, as amended**

	<b>DELEGATED AUTHORITY</b>	<b>DELEGATE</b>	<b>SOURCE OF POWER OR DUTY</b>	<b>DELEGATION RESTRICTIONS</b>	<b>COMMUNICATION</b>	<b>Previously Delegated</b>	<b>New</b>
2.10	Authority to approve exemptions to the Open Air Burning By-law 5-2006 for events.	Fire Chief Deputy Fire Chief	<i>Municipal Act, 2001</i>  <i>Fire Protection and Prevention Act, 1997, S.O. 1997</i>	Subject to: <ul style="list-style-type: none"> <li>the event being held annually;</li> <li>the original request for exemption to the Open Air Burning By-law being previously approved by; Stratford City Council</li> <li>no concerns being identified by the Fire Chief or Deputy Fire Chief.</li> </ul>	Notice to Council on the next available Consent Agenda for their information when staff exercise their delegated authority.	No	Yes



**STRATFORD CITY COUNCIL**  
**CONSENT AGENDA**

November 8, 2021

**REFERENCE NO.    CONSENT AGENDA ITEM**

CA-2021-134            In accordance with By-law 135-2017, the Infrastructure and Development Services Department provides notification that the following streets were temporarily closed to through traffic, local traffic only:

- Brunswick Street from Queen Street to Trinity Street beginning Friday, October 22, 2021 for approximately 5 months through to March 31, 2022 to facilitate the construction of the Queen Street Storm Trunk Sewer.

Brunswick Street from King Street to Trinity Street will be temporarily designated as 2 way traffic to provide access for local residents.





**BY-LAW NUMBER XXX-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 November 8, 2021.

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**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 November 8, 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 8th day of November, 2021.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe