



The Corporation of the City of Stratford Planning and Heritage Committee MINUTES

Date: Monday, January 24, 2022

Time: 7:21 P.M.

Location: Electronic Meeting

Committee Present in Council Chambers: Mayor Mathieson

Committee Present Electronically: Councillor Ritsma - Chair Presiding, Councillor Ingram - Vice-Chair, Councillor Beatty, Councillor Bunting, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos

Regrets: Councillor Burbach

Staff Present in Council Chambers: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk

Staff Present Electronically: Taylor Crinklaw - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, Karmen Krueger - Acting Director of Corporate Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Anne Kircos - Acting Director of Human Resources, Alyssa Bridge - Manager of Planning, Chris Bantock - Deputy Clerk, Jeff Bannon - Planner

1. Call to Order

The Chair called the Meeting to Order.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

No declarations of pecuniary interest were made by a member at the January 24, 2022, Planning and Heritage Committee meeting.

3. Delegations

None scheduled.

4. Report of the Manager of Planning

4.1 Planning Report – Modification to Draft Approved Plan of Subdivision 31T18-003, 4178 Perth Line 36 (PLA22-001)

Staff Recommendation: THAT the draft conditions of approval of plan of subdivision 31T18-003 be modified as follows:

Revise Condition #1 to read:

This draft approval applies to the draft plan submitted by Zelinka Priamo Ltd., prepared by MTE, certified by Trevor McNeil O.L.S., Drawing No. DP1 dated Nov. 21/2019, as red line amended, which shows a total of 99 single detached residential lots, 1 multiple unit development block, 1 park block, 1 access block, 2 stormwater management blocks, 3 open space blocks, 2 road widenings blocks and 6-0.3m reserve blocks all served by 2 new local streets.

Revise Condition #15 to read:

The Owner shall dedicate all 0.3 m reserve block (Blocks 108 to 113, both inclusive) to the City of Stratford free of encumbrances, to the satisfaction of the City.

PARKLAND

Revise Condition #22 to read:

The Owner shall dedicate Block 106 to the City of Stratford for Park purposes and pay the City cash-in-lieu for 0.731 ha of parkland pursuant

to the provisions of Section 51.1 of the Planning Act. The dedication of Block 106 and cash-in-lieu for 0.731 ha shall satisfy the parkland dedication requirements for all lands within the boundary of this draft plan and within the boundary of draft approval 31T-12001A. All costs associated shall be borne by the Owner.

Revise Condition #23 to read:

In conjunction with the submission of engineering drawings, the Owner shall submit park design and grading and servicing plans, for review and approval by the Director of Infrastructure and Development Services, which accommodate an east-west pathway on Blocks 103 and 105 to the satisfaction of the Director of Community Services and the Director of Infrastructure and Development Services.

Revise Condition #24 to read:

The Owner shall grade, service and seed Block 106 within one year of final approval of the appropriate phase, to the satisfaction of the Director of Community Services and the Director of Infrastructure and Development Services.

Trails/Bikeways/Pedestrian Easements

Revise Condition #27 to read:

Prior to final approval, the Owner shall dedicate a blanket easement for public access through Blocks 103, 104, 105 & 107 in favour of the City to the satisfaction of the Manager Development Services.

STORMWATER SERVICING:

Revise Condition #33 to read:

Concurrent with final approval of the plan, the Owner shall provide all required and adequate land dedications related to the stormwater works, including Blocks 101 & 102, satisfactory to the City.

TRANSPORTATION:

Revise Condition #50i)b) to read:

The Owner shall construct a 1.5 metres (5') sidewalk on the following streets to the satisfaction of the City Engineer within a time-frame as directed by the City Engineer:

b) Street 'B' - abutting the exterior side yard of lot 60 and the frontage of lots 59 to 75 including Blocks 100, 102 and 106.

Connecting Roads/Terminations

Revise Condition #54 to read:

The Owner shall convey road widening Blocks 114 and 115 to the City of Stratford free of encumbrances and at no cost to the City to the satisfaction of the City.

Delete condition #55

Conservation Regulation Area And FLOODPLAIN

Revise Condition #60 to read:

The regrading and channelization of Blocks 103, 104 and 105 is to be completed all at once generally in keeping with the Master Drainage Plan prepared by McCormick Rankin Corporation and approved report, 2007 to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. No works shall be completed in contravention of the Drainage Act.

Revise Condition #61 to read:

Channelization and regrading within Blocks 103, 104 and 105 is to occur prior to any excavation or regrading within the existing flood plain limits to ensure flood storage is maintained. The Owner agrees to provide certification the channelization and regrading noted above has been completed in accordance with the approved plans to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

Committee Discussion: The Planner, referring to a PowerPoint presentation, provided an overview of the modification to draft approved plan of subdivision for 4178 Perth Line 36. Highlights of the presentation included:

- the plan originally being approved by Council in February 2020;
- proposing to remove connecting street 'D' from the plan to convert the land to an additional residential building lot;

- an overview of the revised conditions being requested for approval; and,
- modifications to the plan being consistent with Provincial Policy Statement, conforming to the City's Official Plan, and complying with the requirements and intent of the City's Zoning By-law.

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

- the removed connecting street being on the eastern side of the plan of subdivision; and,
- reducing traffic within residential areas.

Motion by Councillor Ingram

Seconded by Councillor Clifford

Committee Recommendation: THAT the draft conditions of approval of plan of subdivision 31T18-003 be modified as follows:

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Carried

4.2 Planning Report, Official Plan Amendment OPA01-21 and Zoning By-law Amendment Z01-21 for 4117 Perth Line 36 (PLA22-002)

Staff Recommendation:

Official Plan Amendment:

THAT the application OP01-21 to amend the Official Plan designation on the subject lands by amending Schedule "A" to a 'Medium Density Residential Area-Special' designation to permit a range of residential uses at a density of 16-100 units per net hectare; permit a maximum height of 6 storeys for apartment dwellings and 4 storeys for other residential uses; to designate a portion of the lands 'Parks and Open Space'; and to alter the 'Regulatory Flood Hazard' limit and to amend Schedule "B" by altering the 'Regulatory Flood Hazard' limit, and UTRCA Regulation limit BE APPROVED.

Zoning By-law Amendment:

THAT the application Z01-21 to amend the zoning on the subject lands from Agriculture in the Township of Perth East Zoning By-law 30-1999 to:

- Residential Fourth Density R4(2)-XX(H1) and a Residential Fourth Density R4(2)-XX(H1)(H2) zone that permits cluster townhouse dwellings, single detached, semi-detached, townhouses, triplex dwellings, back-to-back townhouses, and stacked townhouses and apartment dwelling units with two sets of site specific regulations (one for apartment dwellings and the other for all other permitted uses), height, minimum and maximum density, parking, setbacks from public roads, lot coverage, landscaped open space, and setbacks,
- Park (P) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre,
- Park- Floodplain (P-FP) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre. These lands are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures,

Be APPROVED.

Approval of the Official Plan Amendment and Zoning By-law Amendment is recommended because:

1. public interest was considered;

2. the request is consistent with the Provincial Policy Statement;
3. the request is consistent with the goals and objectives of the Official Plan;
4. the recommended zone change will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;
5. it will provide a wide range of housing to meet the needs of the existing and future residents and
6. the recommended zone change will encourage efficient use of land and planned infrastructure.

Committee Discussion: The Manager of Planning, referring to a PowerPoint presentation, provided an overview of the Official Plan amendment and Zoning By-law amendment for 4117 Perth Line 36. Highlights of the presentation included:

- applications having been deemed complete for the lands in January, 2021;
- the applicant having entered into an agreement of purchase and sale for the lands located north of the McNamara Drain;
- an overview of the amendment specifications being provided;
- the development permitting a range of housing types;
- servicing only being available for a maximum of 392 dwelling units;
- a holding provision being recommended until future servicing constraints have been addressed;
- an additional holding provision being applied to the lands within the existing floodplain;
- submission of an updated Vegetation Management Plan being required by the applicant;
- the lands being located within Stratford West Secondary Plan; and,
- the applications being consistent with the Provincial Policy Statement, the City's Official Plan, and the general intent of the City's Zoning By-law.

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

- the lands being the second subdivision going East from O'Loane Avenue;
- future requirements for sidewalks on Line 36 being unknown;
- the conceptual site plan showing a variety of town homes but no apartments or staked townhouses;
- a maximum of 392 dwelling units being just over 25 units per net hectare;
- floodplain areas having limited access for public roadways; and,
- infrastructure being in place to install a traffic light system once warranted.

Motion by Councillor Ingram

Seconded by Councillor Bunting

Committee Decision: THAT Caroline Baker and Kevin Fergin be heard regarding Official Plan Amendment OPA01-21 and Zoning By-law Amendment Z01-21 for 4117 Perth Line 36.

Carried

Caroline Baker, agent for the applicant, and Kevin Fergin, Vice President of Development, referring to a PowerPoint presentation, provided an overview of the Official Plan amendment and Zoning By-law amendment for 4117 Perth Line 36. Highlights of the presentation included:

- an introduction to Reid's Heritage Homes being provided;
- the project bringing forward a needed residential mix to the City;
- an overview of the amendment applications being provided;
- the conceptual site plan having a maximum of 392 dwelling units;
- 134, 150, and 106 units being proposed for the three development phases, respectively;
- sidewalks being contemplated on Quinlan Road to accommodate pedestrian traffic;

- Taking climate into consideration with a sustainable development approach;
- increasing design accessibility by minimizing slope and adding risers where needed; and,
- construction of a community park and use of existing vegetation being proposed for the site.

A question and answer period ensued with respect to:

- net zero home design options being available;
- geothermal piping having presented challenges in the past for residential development;
- an approximate market cost per unit being between \$495,000 and 695,000;
- accessibility options being available and discussed with each owner;
- typically having 1.25 parking spaces per unit being assigned to visitor parking;
- back-to-back townhomes being the only unit types without a garage space;
- driveways with garages being able to fit a full sized vehicle;
- the width of the road provided being 7m for the travelled portion and an additional 1.8m for sidewalks;
- designs including an option to add an electric vehicle charging station in the garage;
- a phased approach being taken due to the holding provision related to servicing constraints;
- an upgrade to the pumping station requiring a complete review of the downstream system; and,
- annexed lands being required to apply to the Ontario Energy Board to allow Festival Hydro to service the area.

Motion by Councillor Ingram

Seconded by Councillor Beatty

Committee Recommendation:

Official Plan Amendment:

THAT the application OP01-21 to amend the Official Plan designation on the subject lands by amending Schedule "A" to a 'Medium Density Residential Area-Special' designation to permit a range of residential uses at a density of 16-100 units per net hectare; permit a maximum height of 6 storeys for apartment dwellings and 4 storeys for other residential uses; to designate a portion of the lands 'Parks and Open Space'; and to alter the 'Regulatory Flood Hazard' limit and to amend Schedule "B" by altering the 'Regulatory Flood Hazard' limit, and UTRCA Regulation limit BE APPROVED.

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- **Park (P) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre,**
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Be APPROVED.

Approval of the Official Plan Amendment and Zoning By-law Amendment is recommended because:

- 1. public interest was considered;**
- 2. the request is consistent with the Provincial Policy Statement;**
- 3. the request is consistent with the goals and objectives of the Official Plan;**
- 4. the recommended zone change will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;**
- 5. it will provide a wide range of housing to meet the needs of the existing and future residents and**
- 6. the recommended zone change will encourage efficient use of land and planned infrastructure.**

It was questioned whether the City intends to provide additional servicing and why a holding provision was required. The Manager of Planning advised that the holding provision was added because the density requested exceeds the property allocation through the pumping station. If future upgrades allowed for a greater density then the holding provision could be lifted rather than going through the rezoning process.

The Chair called the question on the motion.

Carried

5. Adjournment

Motion by Councillor Clifford

Seconded by Councillor Sebben

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

Carried

Meeting Start Time: 7:21 P.M.

Meeting End Time: 8:21 P.M.