



STRATFORD CITY COUNCIL ADDENDA

Adoption of Addenda to the Regular Council Agenda:

Motion by

THAT the Addenda to the Regular Agenda of Council dated July 22, 2024, be added to the agenda as printed to include the following:

6. Hearings of Deputations and Presentations:

6.2 Request for Delegation Regarding Item 8.1 Notice of Motion from Councillor Sebben

Following publishing of the agenda, the persons below requested to speak to Item 8.1 in support of the proposed motion:

- Barb Shaughnessy
- Jason Davis

Following the publishing of the agenda, the following comments were received:

- Mike Sullivan, dated July 22, 2024

Motion

THAT Barb Shaughnessy and Jason Davis be heard.

Motion

THAT the written correspondence from Mike Sullivan dated July 22, 2024, regarding Item 8.1 Notice of Motion from Councillor Sebben, be received.

6.3 Request for Delegation Regarding Item 5.1 Proposed Disposition of Land (Long-Term Care Home)

Following the publishing of the agenda, Jason Davis requested to speak to Item 5.1 to address concerns with the proposal.

Motion

THAT Jason Davis be heard.

10. Notice of Intent

10.1 Notice of Public Meeting under the Planning Act

Attachment – Notice of Application and Public Meeting under the Planning Act

Notice is hereby given that Stratford City Council will hold a public meeting under section 34 and 21 of the Planning Act on Monday, August 12, 2024, at 7:00 p.m. to hear from members of the public on the following application:

- Zoning By-law Amendment Application (Z02-24) and Official Plan Amendment Application (OPA01-24), 3188 Vivian Line 37

For more information please see the attached Notice.

July 22, 2024

To: Members of Stratford City Council

From: Mike Sullivan

Six reasons council should vote yes to Councillor Cody Sebben's motion and press 'pause' on a flawed policy.

1. As it has been applied to the public, it is illegal. Courts have already decided that cities can't restrict speech in a council chamber.
2. It is very costly. City IT staff had to devise a way to intercept every phone call and email from those banned, and redirect it to the lawyer, including blocking all calls with no caller id. The law firm then raked in the cash, not just giving legal advice, and writing letters to those banned, but acting as a kind of switchboard.
3. It has a profoundly chilling effect on engaging the public. Others have now expressed a fear of speaking. And volunteers who have been threatened with the policy are now having to reconcile their desire to volunteer with the chill of the policy.
4. It was never applied according to its terms. Those banned were never spoken to before the ban, as is required. They were never allowed to see the complaints against them. The policy has specific rules for when the CAO is a complainant, and they were not followed. The policy requires appeals within 14 days, and the city stalled and delayed for almost 3 months.
5. It is clear that the use of the policy to prevent citizens from accessing city hall had the opposite effect. City hall itself was rendered unable to hold several meetings due to the failure of the policy. Police know they are not able to detain peaceful citizens.
6. There are several other, much more effective ways to deal with 'real' harassment. The mayor has the power to expel anyone who in his opinion is disruptive or breaches council decorum. The integrity commissioner can deal with breaches of the council code of conduct. And the administration can and apparently does issue trespass notices to persons who are physically dangerous when using city facilities.

Pressing 'pause' while these flaws are corrected, and the policy application made legal, does not harm the city. The city lived without this policy for many years. It can stand a few more months while it is corrected.



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*

Official Plan Amendment Application OPA01-24

Zoning By-law Amendment Application Z02-24

GSP Group

3188 Vivian Line 37

City of Stratford Council will hold a public meeting on **Monday, August 12, 2024 at 7:00 p.m.** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zoning By-law Amendment Application (Z02-24) and Official Plan Amendment Application (OPA01-24) under Section 34 and Section 21 of the Planning Act, R.S.O. 1990.

The application affects the property with the municipal address of 3188 Vivian Line 37 located on the north side of Vivian Line 37 between Romeo Street North and Fairfield Drive, having an area of approximately 2.33 ha (5.76 ac). The subject lands are legally described as CON 3 PT LOT 45 NEH NOW IN STRATFORD AS RP 44R1587 PART 2 AND RP 44R3838 PART 16 in the City of Stratford.

Proposal

The proposed Official Plan Amendment application and Zoning Bylaw Amendment application would allow for the construction of a Long-Term Care Home and Retirement Home with all associated parking, landscaping, and site features.

Official Plan Amendment Application [OPA01-24]

The purpose of the Official Plan Amendment application is to add a site-specific policy to the existing 'Residential Area' designation. The existing 'Residential Area' designation allows institutional uses, including the proposed Long-Term Care Home and Retirement Home. Site specific provisions are requested to increase the maximum height on the north portion of the site from 4 storeys to 5 storeys, and to increase the maximum height on the south portion of the site from 4 storeys to 7 storeys.

Zoning Bylaw Amendment Application [Z02-24]

The purpose of the Zoning Bylaw Amendment application is to rezone the property from Agricultural ("A") and Urban Reserve ("UR") to two separate site-specific Community Institutional Zones ("IN1-____" and "IN1-____"). Different site-specific provisions are requested for the north portion of the site, and the south portion of the site. The following site-specific provisions are requested for each:

North Portion

- Section 2.3.2 b) of the Zoning Bylaw shall not apply;

- To limit the total number of beds permitted in the Nursing Home to 288;
- To reduce the minimum south interior side yard setback to 0.0 metres, whereas the Zoning Bylaw currently requires 9.9 metres;
- To reduce the minimum overall Landscaped Open Space requirement to 26%, whereas the Zoning Bylaw currently requires 35%;
- To add a provision stating that the Landscaped Open Space requirement shall include green roofs above ground level, for clarity;
- To reduce the minimum Landscaped Open Space requirement for Parking Lots with more than 50 parking spaces to 9.5%, whereas the Zoning Bylaw currently requires 15%;
- To add a provision stating that the vertical area of any decorative fencing or walls shall count towards the minimum Landscaped Open Space requirement for Parking lots with more than 50 parking spaces, for clarity;
- To remove the requirement for a planting strip between parking areas or aisles and lot lines where the IN1-XX zone (north portion of 3188 Vivian Line 37) and the IN1-XX zone (south portion of Vivian Line 37) abut, whereas the Zoning Bylaw currently requires a 1.5 metre planting strip or 0.15-metre-wide fence, wall, hedge, or shrub;
- To reduce the minimum bicycle parking requirement for the Nursing Home to 6 spaces, whereas the Zoning Bylaw currently requires 34 spaces;
- To add a provision that allows bicycle parking to be within 35 metres of the principle building entrance or the main employee entrance, whereas the Zoning Bylaw currently requires that bicycle parking be within 35 metres of the principle building entrance only;
- To reduce the minimum number of loading spaces for a Nursing Home to 2, whereas the Zoning Bylaw currently requires 3 spaces;
- To reduce the minimum loading space setback from the south interior lot line to 0.0 metres, whereas the Zoning Bylaw currently requires 1 metre where abutting a non-residential zone;
- To add a provision stating that a loading space shall not be required to be abutting the Nursing Home building, whereas the Zoning Bylaw currently requires that the space abut the building; and
- To allow access and maneuvering to and from a loading space to exceed the boundaries of the subject lands only into a Right-of-Way easement registered in

favour of the subject lands, whereas the Zoning Bylaw currently requires that access and maneuvering must be located on the same lot.

South Portion

- Section 2.3.2 b) of the Zoning Bylaw shall not apply;
- To allow a Personal Care Establishment and Personal Service Establishment accessory to a Retirement Home, whereas the Zoning Bylaw does not currently permit these as primary or accessory uses in the IN1 Zone;
- To reduce the minimum west interior side yard setback to 6.0 metres, whereas the Zoning Bylaw currently requires 12.25 metres;
- To reduce the minimum eastern interior side yard setback to 9.0 metres for a canopy, whereas the Zoning Bylaw currently requires 12.25 metres;
- To reduce the minimum rear yard setback to 0.0 metres, whereas the Zoning Bylaw currently requires 7.5 metres;
- To increase the maximum lot coverage to 34.5%, whereas the Zoning Bylaw currently allows a maximum of 30%;
- To remove the requirement for a planting strip between parking areas or aisles and lot lines where the IN1-XX zone (north portion of 3188 Vivian Line 37) and the IN1-XX zone (south portion of Vivian Line 37) abut, whereas the Zoning Bylaw currently requires a 1.5 metre planting strip or 0.15-metre-wide fence, wall, hedge, or shrub;
- To remove the parking requirement for a Personal Care Establishment and Personal Service Establishment accessory to a Retirement Home, whereas the Zoning Bylaw currently requires parking to be provided at a rate of 1 parking space per 30 square metres of net floor area for a Personal Care Establishment and a Personal Service Establishment;
- To reduce the minimum number of loading spaces required for a Retirement Home to 1, whereas the Zoning Bylaw currently requires 3;
- To reduce the minimum loading space setback from the rear lot line to 0.0 metres, whereas the Zoning Bylaw currently requires 1 metre where abutting a non-residential zone;
- To add a provision stating that a loading space shall not be required to be abutting the Retirement Home building, whereas the Zoning Bylaw currently requires that the space abut the building; and
- To allow access and maneuvering to and from a loading space to exceed the

boundaries of the subject lands only into a Right-of-Way easement registered in favour of the subject lands, whereas the Zoning Bylaw currently requires that access and maneuvering must be located on the same lot.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Robyn McIntyre - Tel: (519) 576-3650 ext. 821, Fax: (519) 271-5966 – rmcintyre@mhbcplan.com - City of Stratford, Building and Planning Services Department by **August 2, 2024** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

*Agencies: Please respond by: **Friday, July 19, 2024.**
If you choose to respond via fax, please use 519-271-5966.*

If you wish to be notified of the adoption of the proposed Zoning Amendment and Official Plan Amendment or of the refusal of a request to amend the Zoning By-Law and Official Plan, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission to the City of Stratford before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Further information may be obtained by visiting the Building and Planning Services Department offices located at 82 Erie Street, Stratford or by calling 519-271-0250 ext. 5345 during business hours.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: tdafoe@stratford.ca or by telephone at the number below.

If you require this document in an alternate format contact City Hall at 519-271-0250 ext. 5237 or email: clerks@stratford.ca

This Notice of Public Meeting was included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, July 20, 2024. This Town Crier is also posted to the City of Stratford website: www.stratford.ca.

If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated July 19, 2024

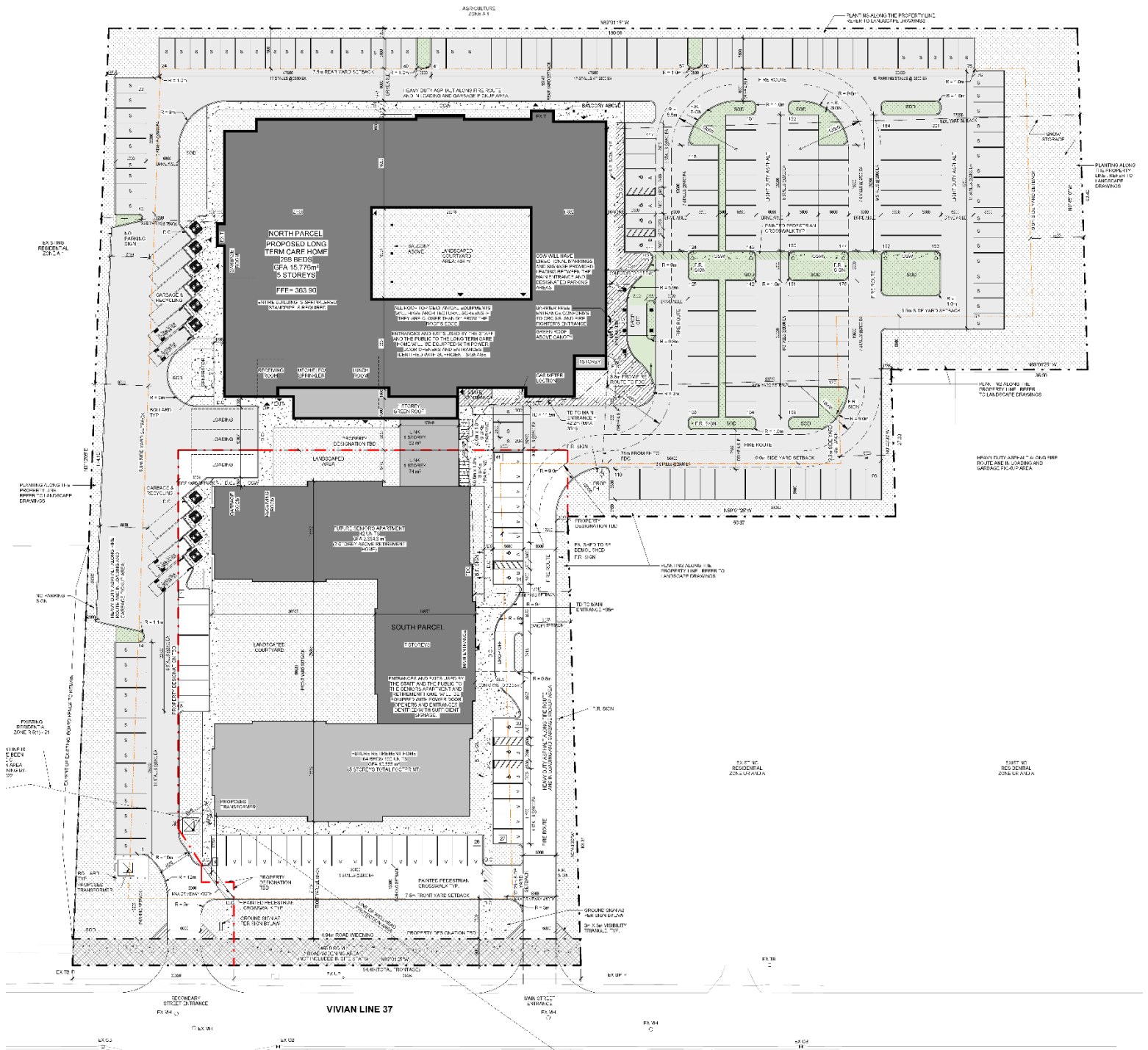
Robyn McIntyre, Planner
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 576-3650 ext. 821 Fax: (519) 271-5966

Cc: Stratford LTC LP (c/o PeopleCare – Wade Stever)
GSP Group (c/o Rachel Bossie)
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map



Concept Plan



Note: Staff understand that the notes and details on this concept plan may be difficult to interpret on this notice. If you would like a digital version of this plan where you can zoom in on the notes and details, please reach out to planning@stratford.ca.