



Stratford Committee of Adjustment

**Public Hearing Pursuant to Sections 45 and 53 of the
*Planning Act R.S.O 1990, Ch. P.13.***

AGENDA

Date: Wednesday, November 20, 2024

Time: 4:00 p.m.

Location: Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

Committee Members:

Andy Bicanic – Chair, Charlene Gordon, Ajay Mishra, Roger Black, Justine Nigro

Staff:

Marc Bancroft – Manager of Planning, Alex Burnett – Planner, Jade McGowan – Planning Student, Sofia Melo – Planning Student, Eva Baker – Planning Coordinator

1. Call to Order

The Chair to call the meeting to order.

Opening remarks and land acknowledgement.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The Municipal Conflict of Interest Act requires any member declaring a pecuniary interest and the general nature thereof, where the interest of a member 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 and to otherwise comply with the Act.

No disclosures of pecuniary interest were made by a member at the November 20, 2024, Committee of Adjustment meeting.

3. General Business

None.

4. Adoption of the Previous Minutes

THAT the minutes from the Stratford Committee of Adjustment meeting dated October 16, 2024 be adopted as printed.

Motion by: C. Gordon
Seconded by: A. Mishra
Carried.

5. Current Applications

5.1 A26-24 – 22 Wingfield Avenue

Owner: Maiz Property Holdings Ltd.

Agent: Chris Machado, Arcadia Home Design

Request: The purpose of this application A26-24 under Section 45(1) of the Planning Act, R.S.O. 1990, is to facilitate the conversion of an existing semi-detached dwelling into a duplex dwelling through the construction of an Additional Residential Unit in the basement.

Variance(s) Requested:

Table 6.4.2 – Regulations in the Residential Second Density Zone: to decrease the minimum lot area for a duplex dwelling from 450 m² to 312.0 m².

Table 6.4.2 – Regulations in the Residential Second Density Zone: To decrease the minimum lot frontage for a duplex dwelling from 15 m to 9.7 m.

Agency Comments:

This minor variance application was circulated to agencies for comments on October 24, 2024. The following comments were received:

City of Stratford Building Department:

- No comments or concerns.

City of Stratford Engineering Department:

- No comments or concerns.

City of Stratford Accessibility, Diversity, and Inclusion:

- No comments or concerns.

City of Stratford Climate Action Division:

- No comments or concerns.

City of Stratford Fire Department:

- No comments or concerns.

Invest Stratford – Housing Consortium:

- Supportive of increased rental housing being created.

Enbridge Gas:

- No comments or concerns.

Festival Hydro:

- Customer to contact Festival Hydro requesting a service layout if alterations (or an upgrade) are required to the existing hydro service or metering to suit.

Upper Thames River Conservation Authority:

- No comments or concerns.

Canada Post:

- No comments or concerns.

Public Comments

A Public Notice was provided to neighbouring property owners within 60 metres on October 25th, 2024, in accordance with the provisions of the Planning Act. In addition, notice of the proposed application was published in the Town Crier of the Beacon Herald on October 26th, 2024. At the time of writing this report, one (1) letter was received from a neighbouring property owner. Concerns included parking availability for the proposed additional dwelling unit and on-street overnight parking.

J. Gowan presented the application and gave a brief overview of the report and concluding with recommending approval of the application subject to 1 condition.

J. Nigro inquired if there was a reason why a variance is required for the conversion to duplex if ARUs are permitted. A brief discussion occurred about the fact that the Zoning By-law has not caught up to the provincial policy changes and that work is currently underway to update our zoning by-law to address ARUs and conversions of existing dwellings.

The applicants agent was given an opportunity to provide comments.

C. Machado (Agent) gave a brief overview of the reasoning for this variance. He expressed support of the recommendation from the planning department. He states that the owner will be redoing the driveway and is agreeable to confirming that the driveway width is sufficient.

Questions were then opened to the Committee.

R. Black- Asked if a sidewalk was planned in front of the property as there isn't one currently.

C. Machado- A walkway is planned from the house to driveway only.

Questions and Comments were the opened to the public.

Directly Adjacent neighbour to 22 Wingfield (Miguel): Stated that the driveway is not wide enough for 2 vehicles and they were not interested in a duplex to be attached to their house. His reasoning was that in their opinion the basement is not large enough to accommodate a residential unit. Also, parking side by side on the driveway would be unsightly. He also stated he was concerned about setting a precedent in the neighbourhood, which would result in more people creating additional residential units and increasing the volume of vehicles parked on the street. He also expressed concern over noise and their ability to enjoy their home due to noise coming from the additional residential unit.

Public discussion closed.

Committee Discussion

C. Gordon – Inquired which unit would be assigned the garage parking space.

C. Machado (agent) explained that the owner would be assigning the parking spaces to the units and he wasn't aware of the parking arrangements between the units. The owner is open to widening the driveway to accommodate a better parking arrangement.

R. Black asked if noise proofing is being considered between the upper unit and proposed basement unit.

C. Machado (agent) stated that additional consideration could be directed to soundproofing between the units and that he will pass it along to the owner.

J. Nigro asked if tandem parking is permitted if the proposed unit is an ARU or classified as a duplex.

A. Burnett stated that tandem parking is permitted.

J. Nigro asked if the applicant will need to request an additional minor variance if the driveway width does not meet zoning by-law provisions.

A. Burnett stated that once the driveway alteration permit is received staff will review and determine if it meets zoning.

Decision of the Committee

Moved by: A. Mishra

Seconded by: J. Nigro

THAT the City of Stratford Committee of Adjustment APPROVE Application A26-24, submitted by Maiz Property Holdings Ltd. for lands described as Plan 44M-2 Part Lot 3 as RP 44R3852 Part 1, and municipally known as 22 Wingfield Avenue in the City of Stratford, as it relates to:

1. Table 6.4.2 – Regulations in the Residential Second Density Zone: to decrease the minimum lot area for a duplex dwelling from 450 m² to 312.0 m².

2. Table 6.4.2 – Regulations in the Residential Second Density Zone: To decrease the minimum lot frontage for a duplex dwelling from 15 m to 9.7 m.

Subject to the following condition:

- i) That the width of the existing driveway be confirmed to the satisfaction of the City's Manager of Planning to be in compliance with the City's Comprehensive Zoning By-law. If the width is deemed insufficient, a driveway alteration application will be required to provide sufficient space for two parking spaces.

Carried.

6. **Next Meeting** – December 18, 2024, at 4:00 p.m. – City Hall Council Chambers (upper level), located at 1 Wellington Street, Stratford.

A. Bicanic noted he will not be present. C. Gordon agreed to Chair the meeting.

7. **Adjournment**

Motion by: R. Black

Seconded by: J. Nigro

THAT the November 20, 2024 Stratford Committee of Adjustment meeting adjourn.

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