



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

A **PUBLIC MEETING** was held on Monday, March 20, 2023, at 6:02 p.m., via electronic participation to give the public and Council an opportunity to hear all interested persons on the proposed Zone Change Application, Z09-22, for the property with the municipal address of 46 General Hospital Drive and 130 Youngs Street, Stratford.

**COUNCIL PRESENT:** Mayor Martin Ritsma – Chair presiding, Councillors Brad Beatty, Lesley Biehn, Jo-Dee Burbach, Bonnie Henderson, Mark Hunter, Larry McCabe, Harjinder Nijjar and Cody Sebben.

**STAFF PRESENT:** Joan Thomson - Chief Administrative Officer, John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, Tim Wolfe – Director of Community Services, Kim McElroy – Director of Social Services, Anne Kircos - Director of Human Resources, Karmen Krueger – Director of Corporate Services, Andrea Hächler – Manager of Planning, Tatiana Dafoe – City Clerk, Chris Bantock – Deputy Clerk, Danielle Clayton – Recording Secretary, Jonathan DeWeerd – Chief Building Official, and Robyn McIntyre – Planning Consultant for the City of Stratford.

**ALSO PRESENT:** Brandon Flewwelling – GSP Group, Francesco Sabatini – Huron Perth Healthcare Alliance, David Campbell, Julio Martinez, John T. Jones, and members of the public and media.

**REGRETS:** Councillor Taylor Briscoe and Councillor Geza Wordofa.

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 on the proposed Zone Change Application, Z09-22, for the property with the municipal address of 46 General Hospital Drive and 130 Youngs Street, Stratford.

The Mayor explained the order of procedure for the public meeting.

### **STAFF PRESENTATION**

Robyn McIntyre, Consulting Planner for the City of Stratford, referring to a PowerPoint presentation, stated the proposed Zone Change Application was for the property located at 46 General Hospital Drive and 130 Youngs Street, Stratford. The application was submitted by GSP Group on behalf of the Stratford General Hospital to amend the Special Institutional Community Zone (IN1-1) to allow for the construction of a parking lot. The Consulting

Planner advised that there are no proposed changes to any buildings on the subject property.

The subject lands are located on the northwest corner of St. Vincent Street South and West Gore Street at the intersection. The lands are approximately 5.38 hectares with frontage on St. Vincent Street South, West Gore Street, John Street South, and Cambria Street. The surrounding land usage is mostly residential to the north, east and south with a cemetery and park to the west. The subject lands are designated residential and are located within Special Policy Area 10 in the City of Stratford's Official Plan and the residential designation permits certain non-residential uses that are complementary to the neighbourhoods.

The Consulting Planner advised that currently the site-specific zoning requires a 55-meter landscaped open space setback from St. Vincent Street South to be maintained. The requested Zoning By-law amendment would request that the setback be amended to 7.7 meters to allow for a parking lot to be constructed for hospital staff. The proposed parking lot would contain 89 spaces and would be connected to the existing parking lot network within the site.

The Consulting Planner stated that the application was circulated for comments on January 4, 2023, to all required agencies and no concerns were received. Public comments were received from two neighbouring property owners. One property owner noted that there were no concerns regarding the application. The second property owner indicated concerns with the identification of the proposed lands and the proposed parking lot. Through correspondence with the property owner, it was confirmed that the subject lands are located at 46 General Hospital Drive and 130 Youngs Street only. The neighbouring property is currently used as overflow parking and is not subject to the requested Zoning By-law amendment. The Consulting Planner advised that concerns were expressed regarding the proposed street scaping and landscaping stating that the existing buffering could be considered insufficient for some dwellings along West Gore Street. The Consulting Planner stated that there is additional street scaping and landscaping proposed along West Gore Street and St. Vincent Street South as part of the application.

## **QUESTIONS FROM COUNCIL**

Councillor Henderson questioned if the reference to the northeast corner should actually be the southeast corner of the subject lands. The Consulting Planner advised that when she was referencing the intersection, it was only looking at the bottom corner on the location map, shown in the presentation, which would be considered north of St. Vincent Street South and West Gore Street.

Councillor Henderson questioned if a similar style of shrub would continue along the proposed parking lot. The Consulting Planner stated that landscaping is proposed as part of the application, but the details would be addressed during the site plan approval process. Councillor Henderson questioned if the landscaping will only be along West Gore Street. The

Consulting Planner advised that landscaping is proposed along West Gore Street and St. Vincent Street South.

Councillor Henderson questioned if the current signage on the subject lands will be changed. The Consulting Planner stated that no changes are proposed to the existing signs. The proposed parking lot would allow for the existing signs to remain in their current location and still allows for the sight triangle to be maintained.

Councillor Burbach noted that the City has been working towards installing sidewalks around the hospital and that Cambria Street, between St. Vincent Street South and John Street, is scheduled to have a sidewalk installed. Councillor Burbach questioned how the proposed parking lot would integrate with a proposed sidewalk. The Director of Infrastructure and Development Services stated that if the proposed Zone Change Application is approved, the sidewalk would be addressed during the site plan approval process.

## **APPLICANT PRESENTATION**

Brandon Flewwelling, Planning Consultant with GSP Group, referring to a PowerPoint presentation, advised the purpose of the Zone Change Application is to permit an on-site parking lot. Mr. Flewwelling advised that the proposed parking lot would provide on site parking and there are no new direct access points to the surrounding streets being proposed. He noted that internally there will be access to the existing parking lots. Mr. Flewwelling stated that the need for the proposed parking lot is to provide an additional parking lot for staff which is located closer to the hospital. Mr. Flewwelling indicated that comments had been received that the parking lots are not currently full, and it has been questioned whether there is a need for an additional parking lot. Mr. Flewwelling stated that as the hospital begins resuming all of its programs and resources, the parking lots will be in demand. The proposed parking lot is to accommodate staff parking and be proactive with the growth of the hospital.

Mr. Flewwelling reviewed the conceptual plan for the proposed parking lot. There would be a 7.7-meter buffer between the parking lot and St. Vincent Street South and West Gore Street. Following approval of the Zone Change Application, landscaping and streetscaping details would be finalized through the site plan approval process. Mr. Flewwelling advised that the existing hospital sign on the subject lands would remain in place with no changes proposed.

Mr. Flewwelling reviewed the current zoning of the subject lands as outlined by the City's Planning Consultant. He stated that the existing zoning would be maintained but would modify a site-specific provision to reduce the setback to 7.7 meters.

## **QUESTIONS FROM COUNCIL**

Councillor Henderson stated that work is being undertaken to install a sidewalk around the entire property of the hospital. Councillor Henderson questioned if there would be sufficient

room for a sidewalk and the proposed landscaping surrounding the proposed parking lot. Mr. Flewwelling advised that the sidewalk and location of landscaping would be addressed during the site plan approval process.

Councillor Henderson stated that the addition of the proposed parking lot is helpful for the Conestoga College students. Councillor Henderson questioned if the sign at the northeast corner will stay in that location. Mr. Flewwelling indicated that the sign will not be changing.

Councillor Burbach questioned if this proposed parking lot is a low impact design for the drainage system. Mr. Flewwelling advised that the details regarding the drainage system have not been worked out. He noted that public comments were received regarding the drainage of the proposed parking lot along with snow removal. He indicated that these items would be focused on during the site plan approval process once the Zone Change Application has been approved. Mr. Flewwelling stated that WalterFedy Engineering has been retained to work with GSP Group on the site plan process.

Councillor Burbach questioned if any there would be any infrastructure within the parking lot for pedestrian safety. Mr. Flewwelling stated that there are a couple on site sidewalks that do allow for pedestrian movement through the site. Any additional safety measures and sidewalks would be addressed through the site plan approval process.

Councillor Henderson questioned if there are proposed accessible spots for the parking lot. Mr. Flewwelling stated that the addition of accessible spots would be discussed during the site plan approval process.

## **QUESTIONS FROM THE PUBLIC**

David Campbell, resident of St. Vincent Street, stated that his home is located directly across from the proposed parking lot and requested a berm be built to create a noise and light barrier. Mr. Campbell advised that headlights from the parking lot cause an annoyance and often shine into various front windows of homes along the street. It was suggested that a greater barrier be installed instead of trees due to snow clearing operations in the winter which can be quite loud. Mr. Campbell advised that he is supportive of the additional parking spaces and the installation of the final stretch of sidewalk.

Julio Martinez, resident of 191 St. Vincent Street South, expressed concerns with the noise from snow removal with the current parking lot and is hoping that the new parking lot will have better noise barriers. Mr. Martinez questioned if the entrance to Conestoga College could be closed for more parking spaces to be added and to reduce the flow of traffic onto St. Vincent Street South. Mr. Martinez noted that halogen vehicle headlights often shine very brightly into neighbouring properties as the lots are used 24 hours a day. Mr. Martinez requested that the landscaping be recreated on St. Vincent Street South as it has been done with the other parking lots. Mr. Martinez suggested that EV charging stations be added to the proposed parking lot as there are no charging stations on site.

John Jones, resident, questioned if there is a planned exit or entrance from the proposed parking lot onto Youngs Street. Mr. Jones congratulated everyone involved to this point as a lot of work goes into bringing these applications forward. Mr. Jones expressed concerns regarding the flow of traffic from the parking lot onto Youngs Street. Additional concerns were expressed that Cambria Street is quite busy as vehicles tend to not follow the speed limit. If additional traffic is funneled onto Cambria Street through St. Vincent Street it will cause more problems in the area. Mr. Jones highlighted various accidents that have happened in the area and raised concerns regarding the stop sign at St. Vincent Street as people do not obey the stop sign. Mr. Jones advised that the bus route now travels along St. Vincent Street and often cannot make the turn at the corner at the intersection if other vehicles are stopped at the stop sign. When the bus is forced to stop in this area and wait for the vehicle at the stop sign to continue travelling it becomes difficult for other drivers to have a clear view. Mr. Jones suggested that vehicles should not have access to St. Vincent Street South to avoid further congestion at the intersection. Mr. Jones further suggested that the north parking lot exit be removed, and an exit be added to West Gore Street as the sightlines are more favourable.

Mr. Jones requested that speed reduction signs be installed on Cambria Street and West Gore Street like the ones on John Street. He requested that shrubs and trees be planted like a berm to reduce noise and maintain green space.

Julio Martinez requested that the existing lighting in the current parking lots be recreated for the new parking lot. These lights tend to aim the beams down creating less light pollution.

Mr. Flewwelling advised that he has made notes on all comments that have been made.

The Mayor noted that this matter will be considered at a future Regular Council meeting and that a video recording of the meeting would be posted to the City's website.

The Mayor adjourned the meeting at 6:37 p.m.

**The following requested to receive further information from the public meeting on March 20, 2023:**

- **Eric Wellington**