



Consolidated Comments

Date: July 22, 2024
File: Official Plan Amendment OPA01-24
Zoning Bylaw Amendment Z02-24
Address: 3188 Vivian Line 37, Stratford
Owner/Agent: City of Stratford
GSP Group

This memo is a summary of the agency comments received on Official Plan Amendment application OPA01-24 and Zoning Bylaw Amendment Z02-24 as submitted on June 28th, 2024 for the lands municipally known as 3188 Vivian Line 37, Stratford. This memo is a summary, the applicant is strongly encouraged to review the fulsome comments.

1. Canada Post Corporation

- 1.1. Currently Canada Post does not have any additional comments for this application.
- 1.2. Comments provided as part of the associated Formal Consultation Application include the following:
 - 1.2.1. Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.
 - 1.2.2. Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.

2. Festival Hydro

- 2.1. Festival Hydro has no concerns with the OPA and Zoning applications.

3. Huron Perth Public Health

- 3.1. At this time Huron Perth Public Health does not have any specific concerns or feedback related to the current Official Plan Amendment (OPA01-24) and Zoning Bylaw Amendment (Z02-24) at 3188 Vivian Line37, Stratford.

4. Township of Perth East

- 4.1. Perth East has no comments or concerns for the proposed development.

5. Quadro

- 5.1. Quadro has no issues with this application.

6. City of Stratford Building Department

- 6.1. Official Plan Amendment OPA01-24
 - 6.1.1. No concerns from Building with the proposed official plan amendment for increase in building height.
- 6.2. Concerns with the proposal for a 0m setback to property line for the link portion that extends over property lines. Easements for this will be required to be established for this setback to be applicable. Easements to be completed prior to the issuance of building permits for the 0m setback to be applicable, once completed no concerns with proposed amendment.

7. City of Stratford Climate Change Department

- 7.1. Parking: has there been any consideration given to providing EV-ready parking stalls to future-proof the development? This would include adding adjacent energized power outlets (i.e. an electrical junction box or a receptacle) where an EV supply equipment (EVSE - i.e. an EV charger) can be installed in the future. Having this planned for some parking stalls would help achieve sustainability goals further. Although EV parking is not a requirement under the current Zoning bylaw, the applicant may consider planning for providing energized power outlets only.

8. City of Stratford Infrastructure Services Department

- 8.1. Official Plan Amendment OPA01-24
 - 8.1.1. The Engineering Division has no comments or concerns regarding the Official Plan Amendment (OPA-24).
- 8.2. Zoning Bylaw Amendment Z01-24

- 8.2.1. Landscape open space reduction – engineering is accepting of including green roofs as part of the calculation, however, using the area of the vertical face of fencing is not acceptable.

9. City of Stratford Fire Prevention Department

- 9.1. No comments from Fire Prevention at this time.

10. City of Stratford Parks Department

- 10.1. No issue with Zoning Bylaw Amendment.

11. City of Stratford Transit Department

- 11.1. No concerns from Transit.

12. Upper Thames River Conservation Authority

- 12.1. The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the Conservation Authorities Act, the Planning Act, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

12.2. Conservation Authorities Act

- 12.2.1. The subject lands are not affected by any regulations (Ontario Regulation 41/24) made pursuant to Section 28 of the Conservation Authorities Act.

12.3. Drinking Water Source Protection – Clean Water Act

- 12.3.1. The subject lands are located within a vulnerable area. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:

<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

12.4. Recommendation

- 12.4.1. The UTRCA has no objections or requirements for this application. Thank you for the opportunity to comment.

13. Wightman

- 13.1. We have no comment.

14. Other

14.1. Though circulated on these applications, no comments were received from the following agencies:

14.1.1. Bell Canada c/o MMM Group Limited

14.1.2. Enbridge Gas

14.1.3. Rogers Cable TV

14.1.4. Rogers Communications – Service Expansion

14.1.5. Hydro One Networks Inc.

14.1.6. Ministry of Municipal Affairs and Housing

14.1.7. Ontario Power Generation (Hydro One)

14.1.8. Technical Standards & Safety Authority

14.1.9. Corporation of the County of Perth

14.1.10. City of Stratford – Clerks Department

14.1.11. City of Stratford – Business Improvement Association