

MANAGEMENT REPORT

Date: October 15, 2024
To: Mayor and Council
From: Nicolette van Oyen, Consulting Senior Planner MHBC Planning;
Juliane von Westerholt, Consulting Associate MHBC Planning
Report Number: COU24-121
Attachments: Draft By-law 53-55 Worsely Part Lot Control Exemption

Title: Part Lot Control Exemption for Lot 3, Registered Plan 44M-91, further identified as Parts 1-13, Reference Plan 44R-6259, municipally addressed as 53-55 Worsley Street

Objective: The purpose of this report is to consider a request by the owner/developer to grant a Part Lot Control Exemption By-law to permit creation of separate lots for each of the semi-detached dwellings such that each unit will be under separate ownership.

Background: The subject lands are located within a registered plan of Subdivision, registered as Plan 44M-91 which plan contains lots for single-detached dwellings as well as Lot 3 which was intended for a semi-detached dwelling as permitted in the R2(1)-41 zoning applying to the lands. The proposed lots and semi-detached dwellings meet the minimum requirements of the City of Stratford Zoning By-law.

Subject Site: The subject lands are located on the south side of Worsley Street approximately midway between St. Vincent Street South and Birmingham Street, legally described as Lot 3 of Registered Plan 44M-91. Each of the proposed lots have an approximate lot area of 306.3 square metres (3,297 square feet) and frontage of 11.82 metres (38.8) feet per dwelling unit.

Site Characteristics:

Existing use: Semi-detached dwelling (2 semi-detached dwelling units)

Frontage: 11.82 metres each per dwelling unit (38.8 feet)

Depth: 25.92 metres (85.04 feet)

Area: 306.3 square metres (3,297 square feet)

Surrounding Land Uses:

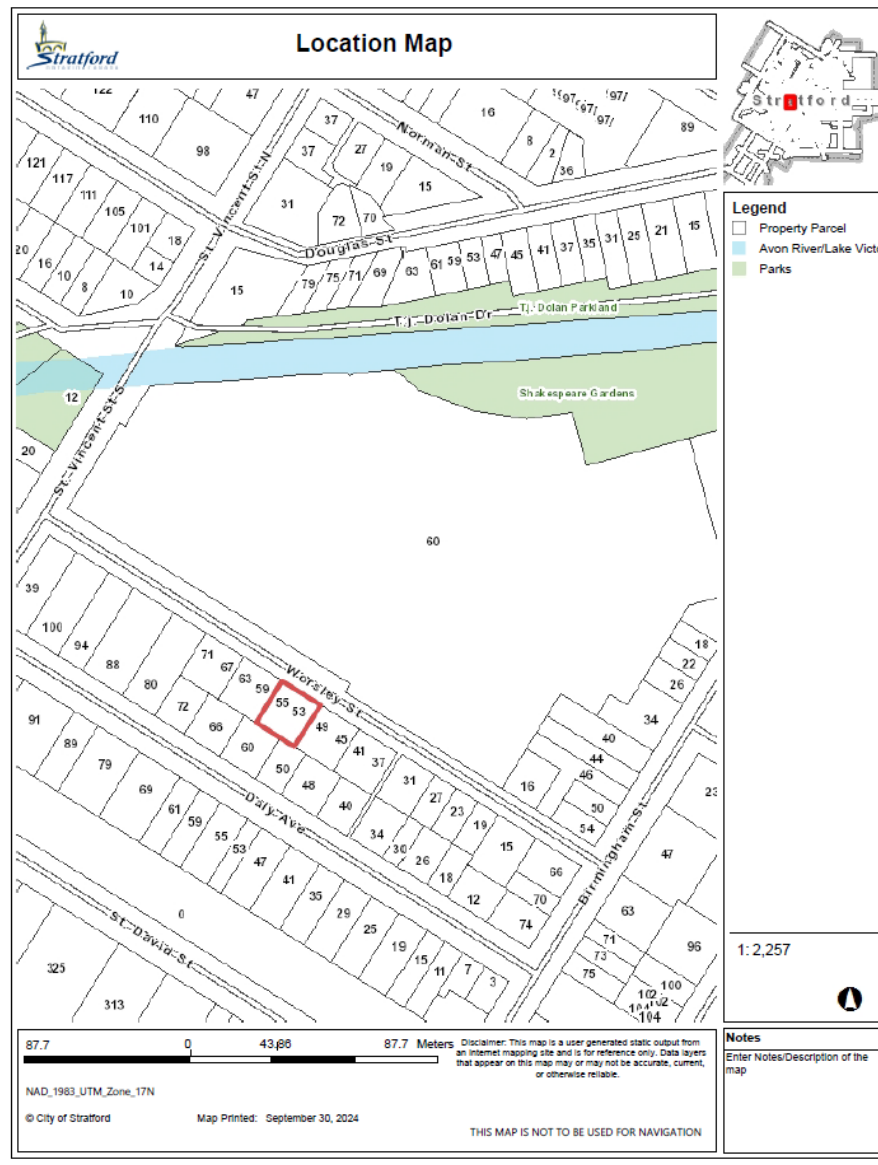
North: Stratford Intermediate School

East: Low rise residential

West: Low rise residential

South: Low rise residential

Location Map:



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The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest and is set out in three areas: Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety. All decisions on planning matters are required to be consistent with the Provincial Policy Statement (PPS).

The zoning approval and proposed development of the subject property is supported by the City of Stratford Official Plan designation of "Residential Areas" which supports low rise residential development including semi-detached dwellings.

Financial Implications:

There are no direct financial implications from this report, however, approval for this exemption results in the creation of additional lots that will ultimately contribute to the taxable assessment base of the City.

Alignment with Strategic Priorities:

Building Housing Stability

This report aligns with this priority as this proposal supports increasing housing availability.

Alignment with One Planet Principles:

Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Staff Recommendation: THAT Council approve the application for part lot control exemptions for a one (1) year term from the date of this Council approval for lands legally described as Lot 3 of Registered Plan 44M-91 and more specifically as Parts 1-13 of Reference Plan 44R-6259, municipally addressed as 53-55 Worsley Street.

Prepared by:

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