



**BY-LAW NUMBER XX-2024
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to amend By-law 10-2022 as amended, with respect Zoning By-law Amendment application Z01-24, 93 Trinity Street, legally described as all of Lots 501-504, 531-534, 551-558, 575-582, 599, 600, 630-632, 649-651 and 656 of Part of College Street (Closed), Registered Plan No. 47, City of Stratford.

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

AND WHEREAS the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 10-2022, as amended, known as the Zoning By-law, be further amended;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 5 to By-law 10-2022 as amended, is hereby amended by adding those lands outlined in heavy solid lines and described as Residential Fifth Density Zone with site specific regulations R5(3)-2 on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as 93 Trinity Street legally described as all of Lots 501-504, 531-534, 551-558, 575-582, 599, 600, 630-632, 649-651 and 656 of Part of College Street (Closed), Registered Plan No. 47, City of Stratford.
2. That By-law 10-2022 as amended, be further amended by adding Section 15.5.28 (R5(3)-2), being Zone Exceptions of Residential Fifth Density Zone, to add the following:

15.5.28

- a) the uses of "Cluster Townhouse Dwellings", "Stacked Townhouse Dwellings", & "Street Townhouse Dwellings" to the permitted uses, in addition to all other uses permitted in the R5 Zone.
- b) Notwithstanding Section 3, the lot lines shall be deemed as follows:
 - i. Douro Street – Front Lot Line
 - ii. Trinity Street – Exterior Side Lot Line

iii. King Street – Exterior Side Lot Line

- c) Notwithstanding Section 4.20.1, balconies, porches, and decks are permitted to encroach into the required front yard setback and exterior side yard setback and shall be no closer than 0 metres from the lot line of an existing building.
- d) Notwithstanding Section 4.20.1, architectural adornments including but not necessarily restricted to, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, and pilasters, shall be no closer than 0 metres from any lot line to an existing building.
- e) Notwithstanding Section 4.30.1, a walkway connecting to a dwelling unit shall have a maximum width of 2.0 metres.
- f) Notwithstanding Section 5.0, off-street parking shall be provided as follows:
 - i. Studio/1 Bedroom Dwelling Unit: 0.75 parking spaces/unit, plus 0.14 parking spaces/unit dedicated to visitor parking
 - ii. 2 and 3-Bedroom Dwelling Unit: 1 parking spaces/unit, plus 0.14 parking spaces/unit dedicated to visitor parking
 - iii. Any form of Townhouse Dwelling: 1.25 parking spaces/unit, plus 0.14 parking spaces/unit dedicated to visitor parking
- g) Notwithstanding Table 5.5.4, one (1) loading space per 100 dwelling unit is required.
- h) Notwithstanding Table 6.4.5:
 - i. Maximum Density:
 - 1.45 Floor Space Ratio
 - ii. Maximum Lot Coverage: 40%
 - iii. Maximum Height: 36 metres
 - iv. Minimum Front Yard Setback:
 - Existing Buildings: 0 metres
 - New buildings: 3.0 metres
 - v. Minimum Exterior Side Yard Setback (Trinity Street):
 - Existing Buildings: 0 metres
 - New buildings: 1.5 metres
 - vi. Minimum exterior Side Yard Setback (King Street):
 - New Buildings: 3.0 metres
 - vii. Minimum setback to a property line for any building or structure with a height greater than 22 metres: 17 metres
 - viii. Minimum Rear Yard Setback:
 - Any Townhouse Dwelling: 1.5 metres
 - Apartment Building: 7.5 metres
- i) For the purposes of the R5(3)-2 Zone, Floor Space Ratio shall mean the figure obtained when the gross floor area on a lot is divided by the

lot area. Only gross floor area that constitutes a storey shall contribute to the calculation of the Floor Space Ratio.

3. This by-law shall come into effect upon Final Passage in accordance with the *Planning Act*.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 15th day of October, 2024.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XX-2024
Adopted this 15th day of October, 2024**

Amending By-law 10-2022
Of
The Corporation of the City of Stratford

93 Trinity Street

