



PLANNING REPORT

Date: February 10, 2025
To: Mayor & Council
From: Alexander Burnett, Intermediate Planner
Report Number: COU25-015
Attachments: Location Map
Approved Site Plan SP09-22
Initial Phase Draft Plan

Title: Plan of Condominium Application and exemption from the draft approval process
31CDM24-001 – 4117 Perth Line 36

Objective: The purpose of this report is to consider the approval of a proposed Plan of Condominium and exemption from the draft approval process to facilitate condominium ownership of the residential units and parking spaces, located at 4117 Perth Line 36. The exemption process is intended to apply to applications that have previously undergone a complete evaluation, are subject to a site plan agreement, comply with the Zoning By-law, and no further conditions of approval are required by the municipality for the development.

Background: An application for a Plan of Condominium and exemption from the draft approval process was received by the City for the lands known municipally as 4177 Perth Line 36, Reference Plan 44R-6110, Part of Lots 3 & 4, Concession 2 (formerly in the Geographic Township of Ellice) in the City of Stratford. The property is located on the south side of Perth Line 36 between Kastner Street and Mornington Street and is informally known as the 'Poets & Perth' development.

The proposed Plan of Condominium contains a total of 133 townhouse dwellings and 6 parking units. The initial phase of the proposed plan contains the first 54 of the townhouse dwellings and 3 parking units. The remainder of the plan is proposed to contain common elements, including private streets, visitor parking spaces, walkways, storage areas, and amenity areas. Site Plan approval (SP09-22) was granted on August 25, 2023, for the plan consisting of 133 townhouse dwellings, and an application for future phases is currently undergoing review. As such, the requested exemption for the first phase of the proposed development can be considered appropriate.

Site Characteristics:

Existing Use: Residential (under construction)

Frontage: Approximately 812.44 m

Depth: Approximately 224.34 m

Area: Approximately 49493 m

Shape: Irregular

Surrounding Land Uses:

North: Agricultural (Perth East)

East: Open space

West: Residential

South: Open space, future residential

Agency Comments

Circulation of the plan to agencies on November 21, 2024 resulted in the following comments:

City of Stratford Building & Planning Department – Building Division:

Prior to sign off on the Condo the Building Department will require the following for the Condo:

- All buildings are substantially complete, safe, functional and ready for occupancy,
- Fire Routes will need to be fully complete and to the satisfaction of the City of Stratford Fire Department,
- Certification from the design engineer, that has been accepted by the City, that all site works and servicing have been completed,
- Final Lot Grading Certification will need to be submitted and approved by the City Engineering Department.

City of Stratford Infrastructure Department – Engineering Division:

- No comments or concerns.

City of Stratford Corporate Services – Clerks Division:

- No concerns related to parking.

City of Stratford Infrastructure Department – Climate Division:

- It is recommended that a percentage of outdoor parking spaces be developed as “EV-ready”, to enable future installation of Level 2 EV chargers (at a minimum). EV-ready provisions can include adding adjacent energized power outlets (i.e. an electrical junction box or a receptacle) where EV supply equipment (EVSE – i.e. an EV charger) can be installed in the future.

Upper Thames River Conservation Authority:

- Provided that the UTRCA is circulated on the site plan submission for the 'Future Phases' the UTRCA has no objections or requirements related to the proposed draft plan of condominium.
- The UTRCA has reviewed the grading for the site and building openings for Phase 1 through the site plan approval process (SP09-22) and has no further comments. A Section 28 permit (#159-22) has been issued for the works within Phase 1 (sub-phases 'Initial Phase' & 'Phase 1').

Bell Canada:

- Bell Canada reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:
 - 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
 - 2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

The Planning Act does not require a public meeting to be held prior to a municipality considering draft plan approval exemption of the Plan of Condominium.

History:

The subject lands were rezoned on February 14, 2022, from the Agricultural (A) zone to a Residential Fourth Density R4(2)-28 zone, Park (P) zone, and Floodplain (FP) zone to permit cluster housing in the form of single detached, semi-detached, triplex, townhouse dwellings, back-to-back townhouse dwellings, stacked townhouse dwellings and apartment dwellings. Site specific regulations were requested related to lot coverage, density, landscaped open space and setbacks.

The owner was granted Site Plan approval (SP09-22) on August 25, 2023 for the first phase of the proposed development to facilitate the development of 133 townhouse dwellings. An application for Site Plan approval is currently being reviewed by the City for the proposed second phase of the development. Building permits haven been issued for the first phase, and the City continues to hold securities on this Site Plan Agreement.

Analysis:

All planning decisions in the Province of Ontario shall be consistent with the Provincial Planning Statement (PPS) which came into effect on October 20th, 2024, and is intended to streamline the provincial planning framework and replaces the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe, with an emphasis on more enabling housing policies. The 2024 PPS provides policy direction on matters of provincial interest relating to Building Homes, Sustaining Strong and Competitive Communities, Infrastructure and Facilities, Wise Use and Management of Resources, and Protecting Public Health and Safety. All decisions on planning matters are required to be consistent with the PPS.

Section 2.1.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents of the regional market area. Municipalities shall permit and facilitative all housing options required to meet the social, health, economic, and well-being of current and future residents, as well as all types of residential intensification. Municipalities shall promote densities for new housing that efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed.

The PPS states that new development should take place in designated growth areas that are adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The subject lands are intended to be utilized for a residential development and will contribute to a mix of housing types that efficiently use land, resources, and infrastructure within the city. Additionally, the City's infrastructure has adequate capacity to accommodate cluster townhouse dwellings on the subject lands and the proposed Plan of Condominium provides a sufficient amount of off-street parking and amenity areas to support a residential use.

As a result, there are no Wise Use and Management of Resources or Protecting Public Health and Safety issues with this application. The request for Draft Plan of Condominium approval is appropriate for the subject lands and is consistent with the PPS.

Official Plan

The property is designated 'Medium Density Residential Special Area' in the City of Stratford's Official Plan and is subject to the Residential Area and Stratford West Secondary Plan policies. The goals and objectives within the Residential Area policies and the Stratford West Secondary Plan include ensuring development and intensification is compatible in terms of scale, density and design with neighboring developments and adheres to sound planning principles relating to servicing, traffic, site design and amenities.

In accordance with Section 9.4, Plans of Condominium are to conform to the general policies and designations of the Official Plan and must create a minimum number of units appropriate to allow for the reasonable, independent operation of a condominium corporation. The proposed Plan of Condominium conforms to the general policies and designations of the Official Plan and will allow for the reasonable, independent operation of a Condominium Corporation.

Zoning By-Law

The property is zoned Residential Fourth Density R4(2)-28 and townhouse dwelling units are permitted within this zone. The development meets all requirements of the Zoning By-law as approved through Site Plan agreement SP09-22.

This Plan of Condominium is consistent with the PPS, conforms with the Official Plan provisions and the Zoning By-law, is considered to be appropriate for the development of the lands and represents good planning. Agency comments included in this report have been addressed through the site plan agreement applicable to the subject lands. The City's Climate Division did recommend that EV-ready charging spaces be developed on site. Although there is no policy direction in the Official Plan or regulations under the CZBL to require EV chargers, this topic will be considered by planning staff as part of the Official Plan review process and the subsequent required update to the Comprehensive Zoning By-law.

There are no further conditions of approval required by the City or any agencies and as such, the request for condominium exemption is appropriate. No further public consultation is warranted considering the public consultation required previously to establish the zoning of the lands.

Financial Implications:

Development charges have been collected as part of the building permit application. No municipal expenses are anticipated to support the condominium development.

Staff Recommendation: THAT the City of Stratford approve the application for exemption from the Draft Plan of Condominium approval process submitted by Quinlan Road Developments GP Inc., prepared by Deanna Rowe, certified by James M. Laws, OLS, Project No. 31090-22, dated November 13, 2024. The plan contains a total of 133 residential units and 6 parking spaces, located at 4117 Perth Line 36;

AND THAT the above is recommended for the following reasons:

- **the request is consistent with the Provincial Planning Statement; and**
- **the request conforms with the goals, objectives and policies of the Official Plan.**

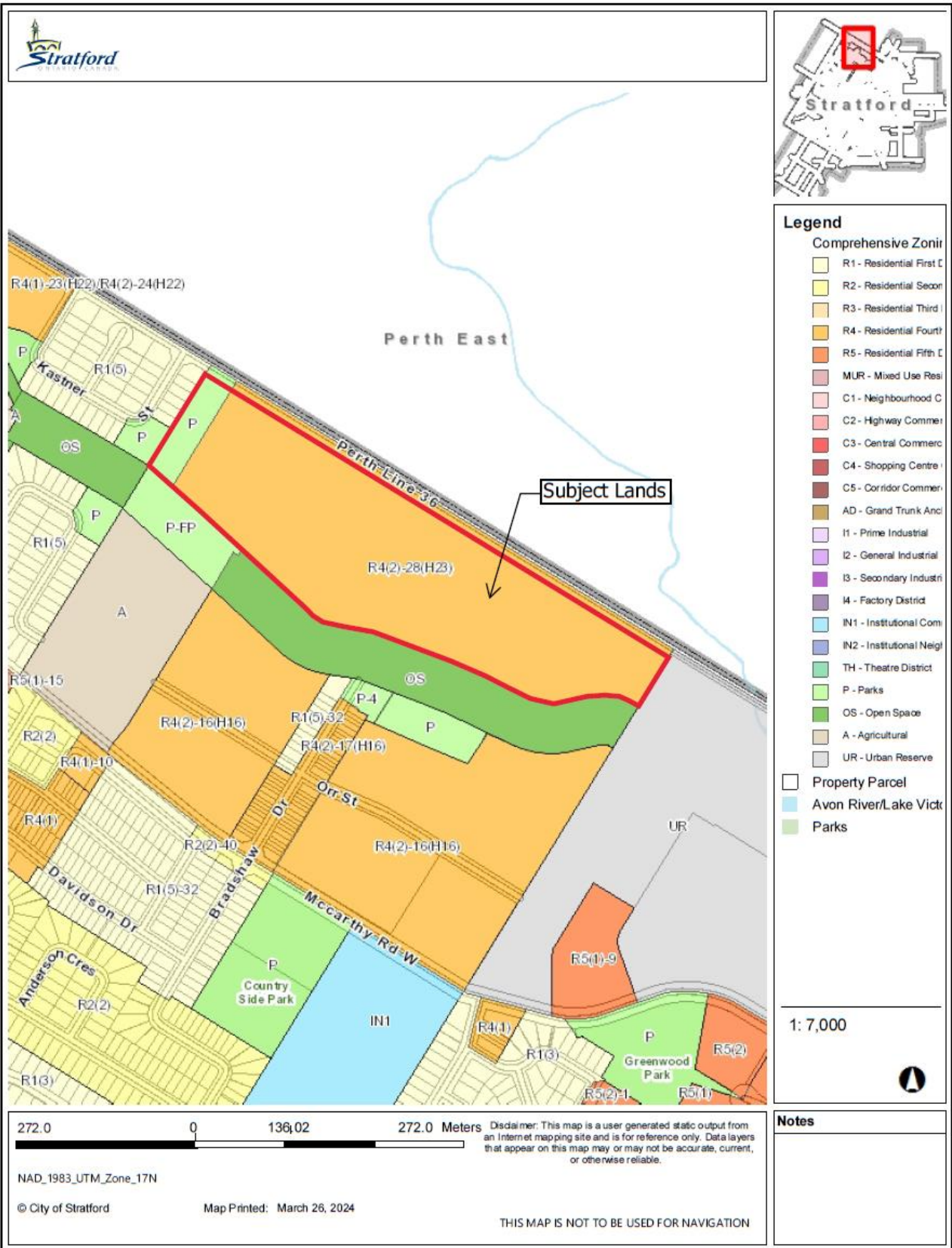
Prepared by:
Reviewed by:

Alexander Burnett, Intermediate Planner
Marc Bancroft, Manager of Planning, MPL, MCIP, RPP
& Adam Betteridge, Director of Building and Planning,
MPA, MCIP, RPP

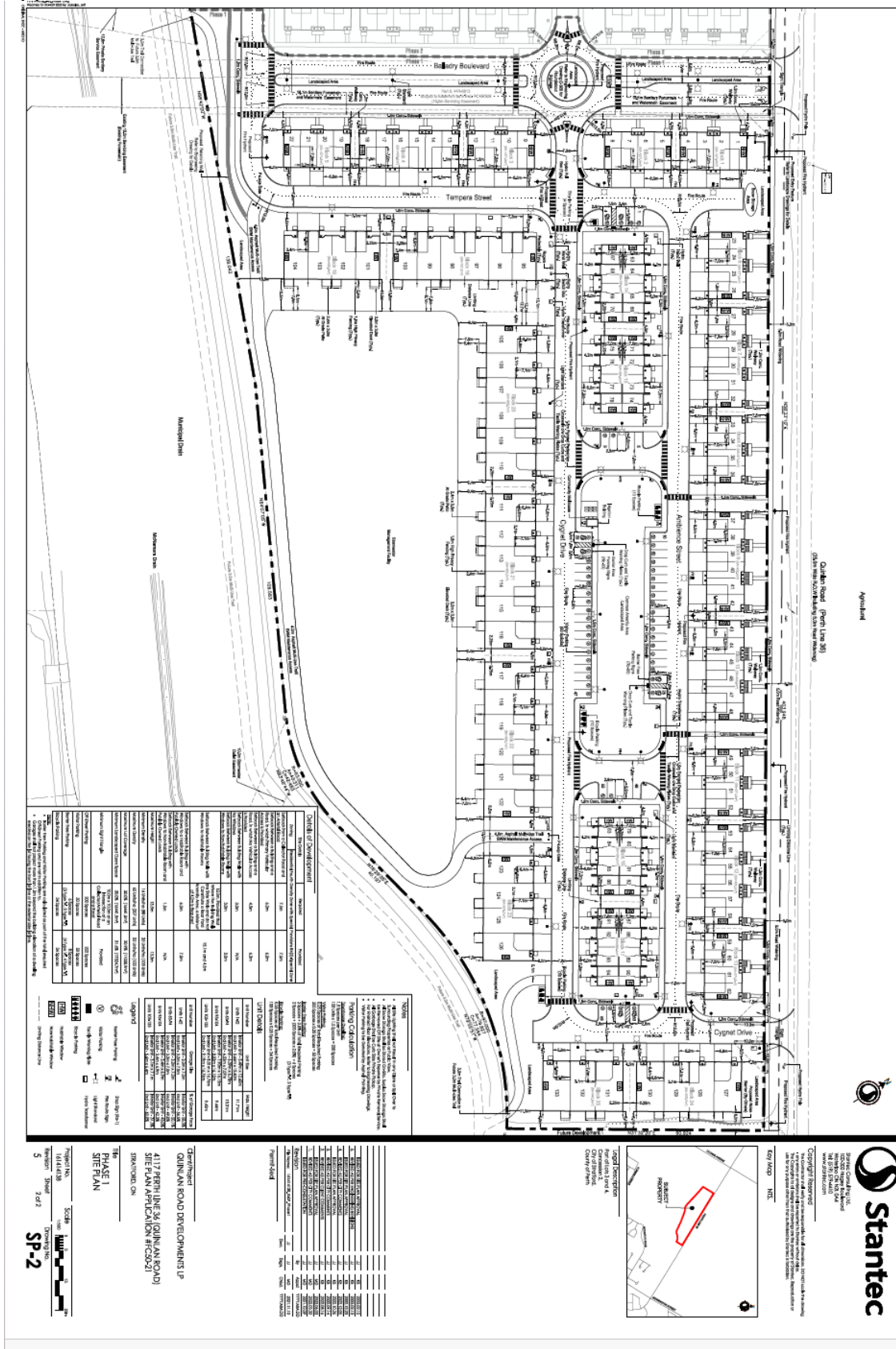
Approved for Council by:

Joan Thomson, Chief Administrative Officer

Location Map



Approved Site Plan SP09-22



SCHEDULE OF DEVELOPMENT		Area	Volume
1. TOTAL DEVELOPMENT	1.00	1.00	1.00
2. OFFICE BUILDING	0.75	0.75	0.75
3. PARKING	0.25	0.25	0.25
4. LANDSCAPING	0.00	0.00	0.00
5. TOTAL	1.00	1.00	1.00

Item	Description	Quantity	Notes
1	Office Building	1	See Schedule of Development
2	Parking	1	See Schedule of Development
3	Landscaping	1	See Schedule of Development

QUINLAN ROAD DEVELOPMENTS LP
1177 BURNHAM (QUINLAN ROAD)
SHEWAN ARMITAGE INCORPORATED
 SHEWAN ARMITAGE INCORPORATED
 2000 WESTLAND AVENUE, SUITE 200
 GRAND RAPIDS, MI 49503

THE
PHASE I
PRELIMINARY
SITE PLAN

5 2023-09-21
 2023-09-21
 2023-09-21

SP-2



Site Description
 1177 BURNHAM (QUINLAN ROAD)
 GRAND RAPIDS, MI 49503

Scale
 1" = 40'

North Arrow

Legend

- Office Building
- Parking
- Landscaping

Initial Phase Draft Plan

