

PLANNING REPORT

Date: March 20, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-027
Attachments: Public Comments Received

Title: Statutory Public Meeting Report for lands formerly known as 576 O'Loane Avenue for proposed modifications to Draft Plan of Subdivision 31T15-001 and Zone Change Application Z06-24

Objective: The purpose of this report is to describe the applications submitted by GSP Group Inc. (c/o Michael Witmer) on behalf of Grandville Inc. (c/o Al Allendorf) with respect to modifications to Draft Plan of Subdivision 31T15-001 and Zone Change application Z06-24. The applications were submitted in December, 2024 and deemed complete on January 30, 2025.

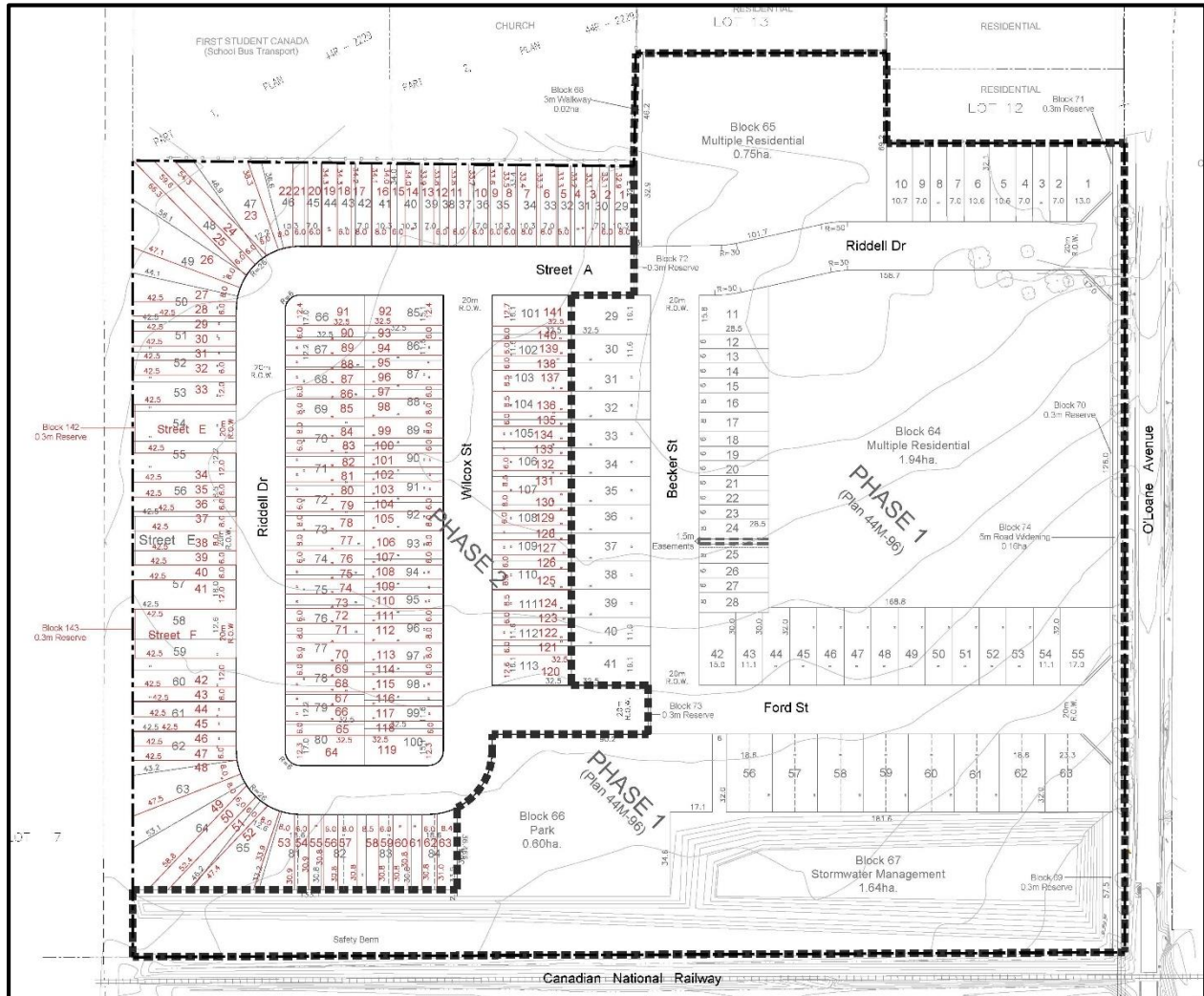
Modifications to Draft Plan of Subdivision

The proposed modifications apply to the undeveloped balance of the subdivision, being Phase 2 of the development, and legally described as Part 1 on Plan 44R-5563 excluding Plan 44M-96. Lotting adjustments are proposed to support 141 street townhouse units compared to the current draft plan approval which supports a total of 89 housing units (comprised of 63 single detached, 8 semi-detached and 18 street townhouse units). This represents an increase of 52 housing units compared to the current draft plan of subdivision. The draft plan approved road network is to remain unchanged except Street E is being adjusted further north and Street F is being added as an additional road stub on the west portion of the site.

The following documents were submitted in support of the applications:

- Proposed Modified Draft Plan of Subdivision
- Planning Justification Report
- Preliminary Stormwater Management and Servicing Brief
- Noise and Vibration Study Addendum
- On-street parking plan

Proposed Modified Draft Plan of Subdivision



Zoning By-law Amendment

The requested Zoning Change Amendment is to rezone the undeveloped balance of the subdivision from the Residential First Density (R1(5)-31) Zone, Residential Second Density (R2(2)-30) Zone and Residential Fourth Density (R4-15) Zone to a new Residential Fourth Density (R4(1)-XX) Zone to allow street townhouse dwellings subject to the following requested site-specific exceptions:

- Minimum side yard width of 2 metres compared to the required minimum side yard width of 2.5 metres under the parent R4 Zone.
- Maximum lot coverage of 52% compared to a maximum lot coverage of 40% under the parent R4 Zone.
- Maximum lot coverage of 54% for the main building and accessory buildings compared to the maximum lot coverage of 45% under the parent R4 Zone.

Location Map



Background: The entire subdivision covers approximately 13.75 hectares of land located on the west side of O'Loane Avenue and south of Huron Street, and adjacent to the Canadian National Railway to the south. Legally described as Part 1 on Plan 44R-5563 excluding Plan 44M-96, the subject applications apply to the undeveloped balance of the subdivision being a 5.3 hectare parcel of land located at the rear of the subdivision, and accessible from Riddell Drive at Becker Street and Ford Drive at Becker Street.

Site Characteristics:

Characteristic	Information
Existing Use:	vacant undeveloped land
Frontage:	20 m – Ford Drive at Becker Street 20 m – Riddell Drive at Becker Street
Depth	210 m
Area	5.3 hectares
Shape	Irregular

Surrounding Land Uses:

Direction	Use
North	Church and school bus depot
East	Future Residential
West	Farmland (Township of Perth South)
South	South of the CNR - residential subdivision containing single detached dwellings and neighbourhood park (AvonWest Park)

Subject Lands from Ford Drive and Becker Street



Subject Lands from Riddell Drive and Becker Street

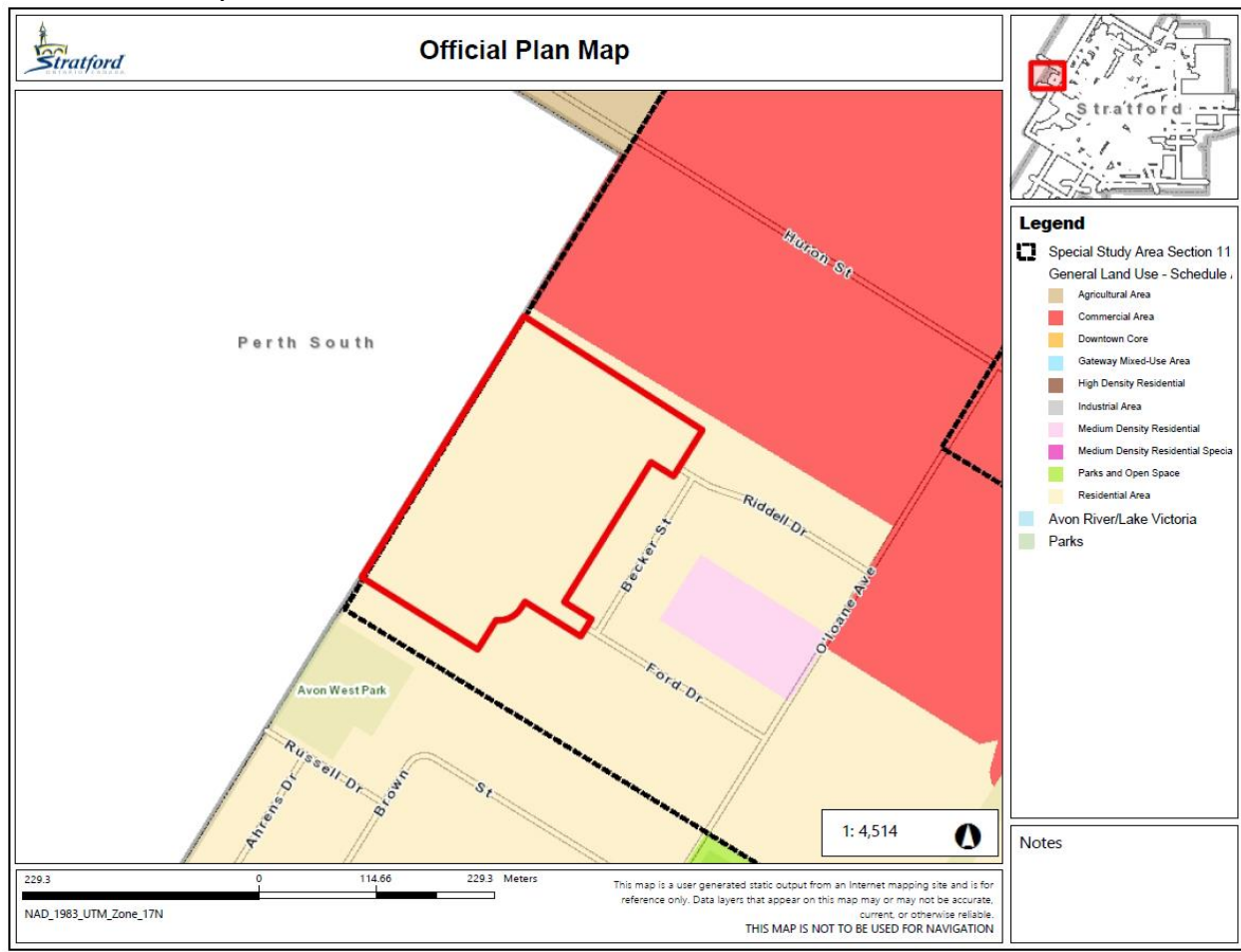


Official Plan Designation

Under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are designated Residential Area, which allows for a range of dwellings types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. Secondary uses are also allowed in the Residential Area designation including convenience commercial uses, home occupations and public uses. The density range for lands designated 'Residential Area' is between 12 and 65 units per net hectare.

Also under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are also located in a Special Policy Area applicable to the vicinity of Huron Street and O'Loane Avenue. Such lands have been identified, through the City's Commercial Needs Study (2002) and Amendment No. 10 to the City's Official Plan, as the potential location for large format retail development that cannot be accommodated or attracted to the Downtown Core. Considering the subject lands are designated Residential Area under the City's Official Plan, this Special Policy Area does not apply.

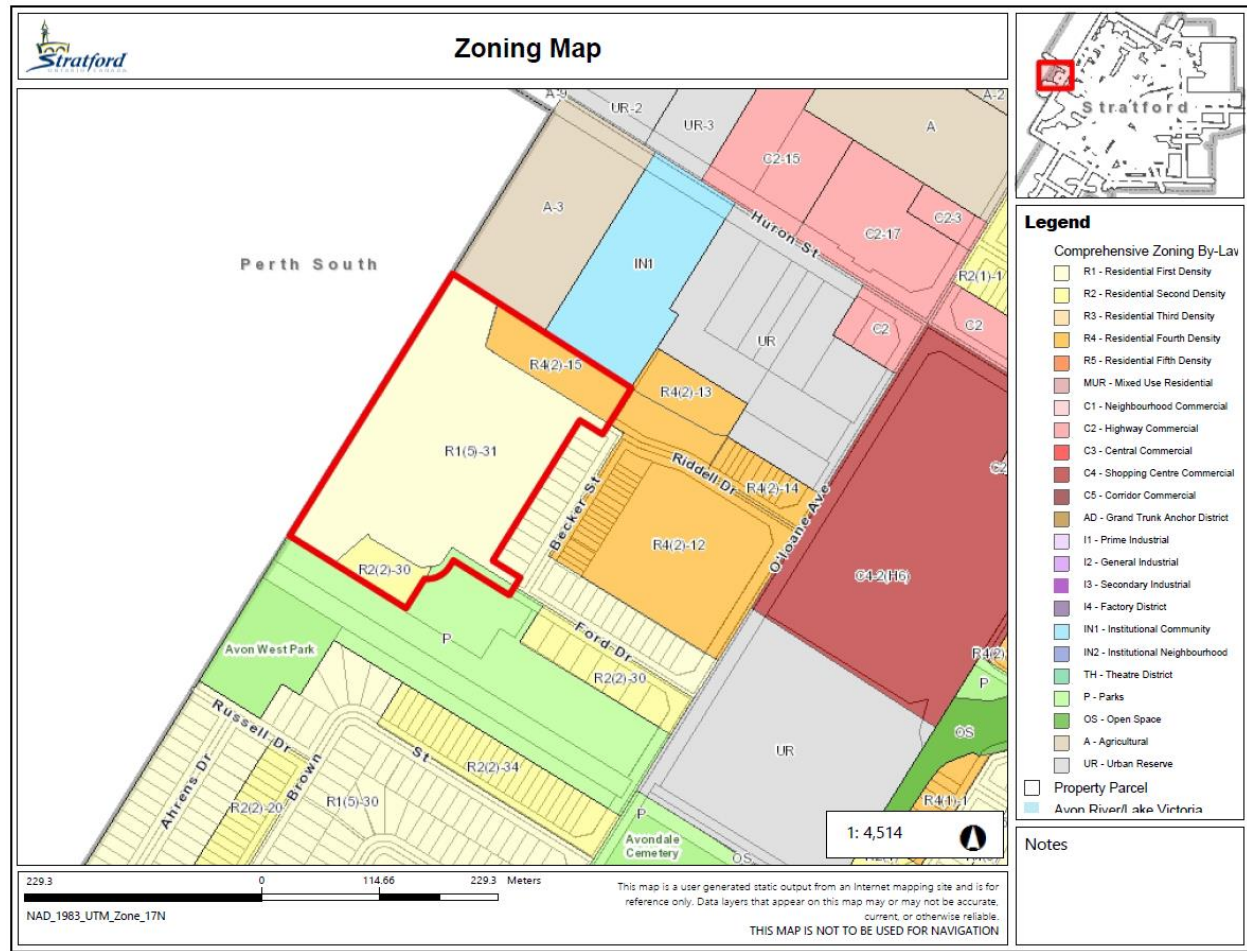
Official Plan Map



Zoning

The subject lands are currently zoned Residential First Density (R1(5)-31) Zone, Residential Second Density (R2(2)-30) Zone, and Residential Fourth Density (R4-15) under the City of Stratford Comprehensive Zoning By-law. These lands are currently zoned, respectively, to permit single detached dwellings, semi-detached dwellings and street-townhouse dwellings.

Existing Zoning Map



Agency Comments

The application was circulated to various agencies on February 14, 2025, with agency comments being due February 28, 2025. All agency comments are summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Climate Action*
 - There are no comments from the Climate Action Division for this application at this time.
- *Sourcewater Protection (Upper Thames River Conservation Authority)*
 - The subject lands **are not** located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan.
- *Stratford Fire Prevention*
 - No comments from Fire Prevention at this time.
- *Festival Hydro*
 - We have no concerns with this proposal. The existing electrical distribution layout that was designed will need to be adjusted by the applicant to accommodate the new lots.
- *Hydro One*
 - No comments or concerns at this time.

Public Comments

Notice of the application and public meeting was sent to surrounding property owners on February 14, 2025. Notice was also published in the Beacon Herald on February 22, 2025.

A number of written public comments have been received to date and have been appended to the Council agenda for the March 20, 2025 public meeting. To date, the key concerns raised by the public include:

- Traffic and the cumulative impact on O’Loane Avenue. A suggestion that a new road should connect the back half of the subdivision to Huron Street (Highway 8).
- Increased density impacts including snow removal, street parking and less privacy.
- Rental housing may lead to neighbourhood instability and property standards issues.
- Lack of greenspace proposed.

- Growth is occurring without adequate attention to infrastructure (roads) and public service delivery.

Any public comments received after this report is finalized will be provided to Council for consideration. Following the public meeting, any public comments received will be considered by Council before a decision is rendered.

Analysis: To be provided in a future planning report.

Financial Implications: To be provided in a future planning report

Staff Recommendation: THAT Council hear all interested persons with respect to the proposed modifications to Draft Plan of Subdivision 31T15-001 and Zone Change Application Z06-24.

Recommended by: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

Reviewed by: Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services

Approved for Council by: Joan Thomson, Chief Administrative Officer