

PLANNING REPORT

Date: March 20, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-028
Attachments: Public Comments Received

Title: Statutory Public Meeting Report with respect to Application for Draft Plan of Subdivision 31T24-002 and Zone Change Application Z07-24

Objective: The purpose of this report is to describe the applications submitted by Glen Schnarr & Associates Inc. (c/o Mark Condello) on behalf of Cachet Developments (North Stratford) Inc. (c/o Marcus Gagliardi) with respect to Application for Draft Plan of Subdivision 31T24-002 and Zone Change Application Z07-24. The applications were submitted in December, 2024, and deemed complete on January 30, 2025.

Application for Draft Plan of Subdivision

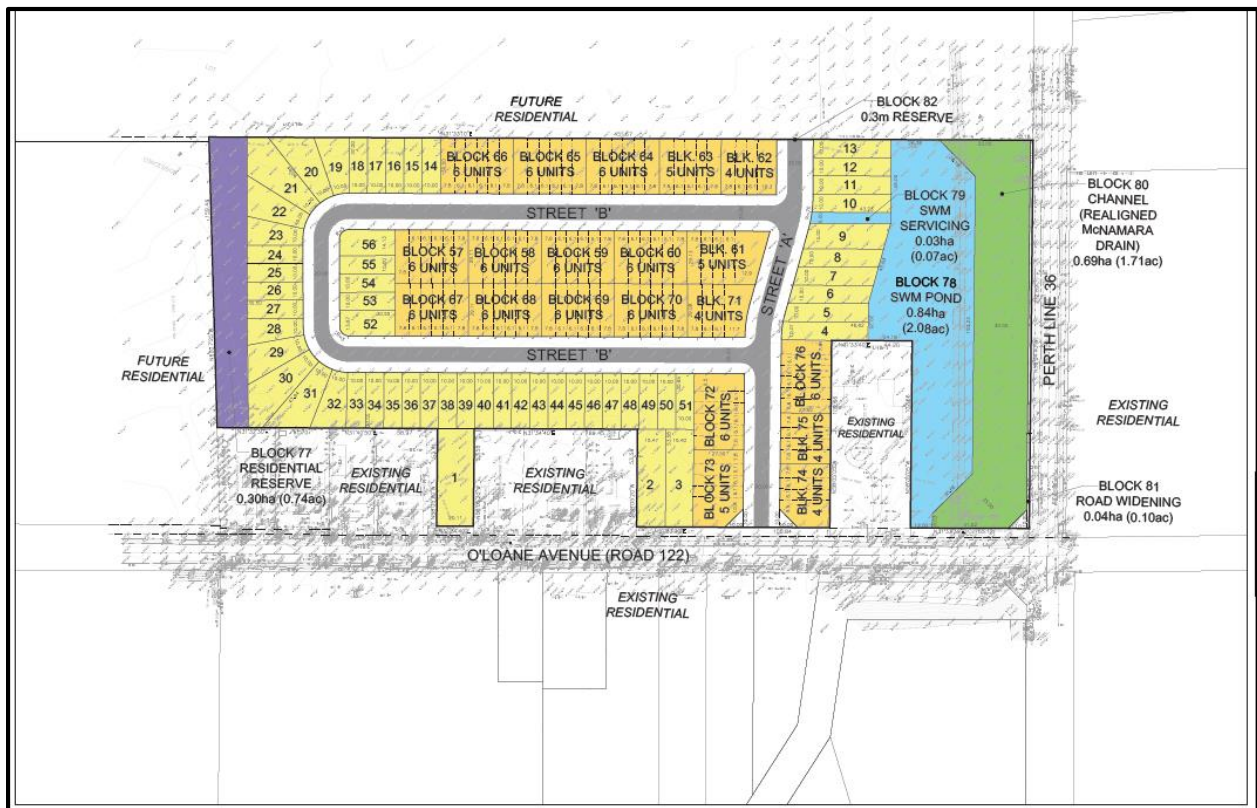
A total of 165 housing units are proposed including 56 single detached dwellings (Lots 1 to 56) and 109 street townhouse dwellings (Blocks 57 to 76). Several blocks are proposed to accommodate a Residential Reserve (Block 77), Stormwater Management (Blocks 78 & 79), Natural Heritage Channel Block associated with the McNamara Drain (Block 80), a road widening dedication along Perth Line 36 (Block 81) and 0.3 metre reserve (Block 82). The Residential Reserve (Block 77), located along the southerly portion of the site, is to be added to the adjacent lands to the south (owned by another developer) to make up the rear portion of future lots that would back onto Lots 21-30 (inclusive) shown on this proposed plan.

A new road network, comprised of Street A and Street B, would be accessible from O'Loane Avenue. Street A would provide a through connection between O'Loane Avenue and future planned residential development situated west of the site. All housing units would be accessible from the new road network except for 3 proposed single detached lots (Lots 1, 2 and 3) located on the west side of O'Loane Avenue and adjacent to existing residences. No road access is proposed to Perth Line 36 considering the McNamara Drain extends along the northerly portion of the site.

The following documents were submitted in support of the applications:

- Draft Plan of Subdivision
- Planning Justification Report
- Site Servicing Plan
- On-Street Parking Plan
- Functional Servicing Report
- Preliminary Stormwater Management Report
- Preliminary Road and Lot Drainage Plan
- Preliminary Hydraulic Analysis of McNamara Drain
- Supplemental Hydrogeological Assessment
- Geotechnical Investigation
- Transportation Impact Study
- Noise Study
- Environmental Impact Study
- Archaeological Assessment (Stages 1 and 2)

Proposed Draft Plan of Subdivision



Zoning By-law Amendment

This Application seeks to rezone the subject lands from the site-specific Agricultural (A-4) Zone to a site-specific Residential Second Density (R2(2)-XX) Zone to allow single detached dwellings, a site-specific Residential Fourth Density (R4(1)-YY) Zone to allow street townhouse dwellings and a Park (P) Zone to allow a stormwater management block and natural heritage block.

The requested (R2(2)-XX) Zone is proposed to accommodate 56 single detached dwellings. The applicant is requesting site-specific zoning provisions relating to lot area, lot frontage, setbacks, height, lot coverage, driveway width, and encroachments. The requested site-specific provisions are outlined in the table below.

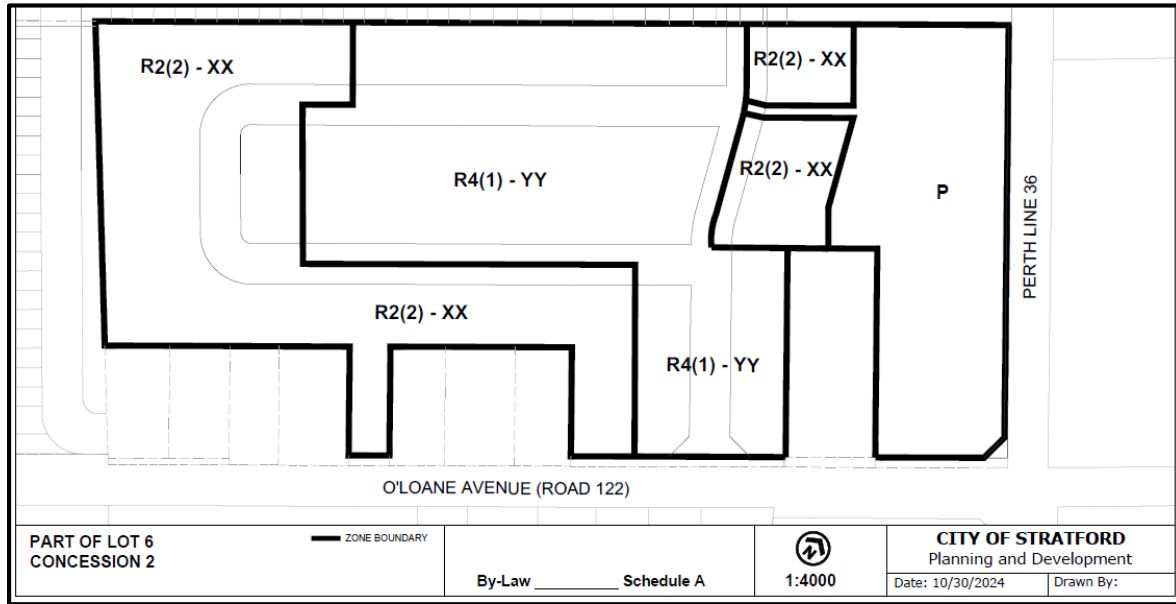
Requested R2(2)-XX	Site-Specific Provisions
Min Lot Area (Corner Lot)	350.0 m ²
Min Lot Frontage (Corner Lot)	11.5 m
Min Front Yard Depth (Dwelling)	4.5 m (to the dwelling) 6.0 m (to the garage)
Min Interior Side Yard Width	1.2 m
Min Exterior Side Yard Width	2.5 m
Aggregate Side Yard Width	1.8 m
Maximum Height	13.0 m or 3 storeys, whichever is lesser
Maximum Lot Coverage for Main Building	50%
Maximum Lot Coverage for Main Building and Accessory Buildings	53%
Encroachments (notwithstanding regulation 3.21.1e))	Bay windows, box windows and box-out windows, with or without foundation, having a maximum width of 3.0 m, may project not more than 1.0 m, exclusive of eaves and cornices, into a required front yard or required exterior side yard
Projections into Required Yards Section (notwithstanding regulation 4.20.1)	Eaves may project into the interior side yard to a maximum of 0.1 m when located on a side yard of 0.6 m.
Maximum Driveway Width (Notwithstanding regulation 5.3.1(b) i))	where a parking area is 5.5 m in width or less, the driveway may have a maximum width of 5.5 m or 55% of the lot width whichever is less.

Requested R2(2)-XX	Site-Specific Provisions
Max Garage Width (Notwithstanding Table 6.4.2 Footnote 4)	any attached or detached garage shall not exceed the fifty-five (55) percent of the elevation facing the front lot line or exterior side lot line.

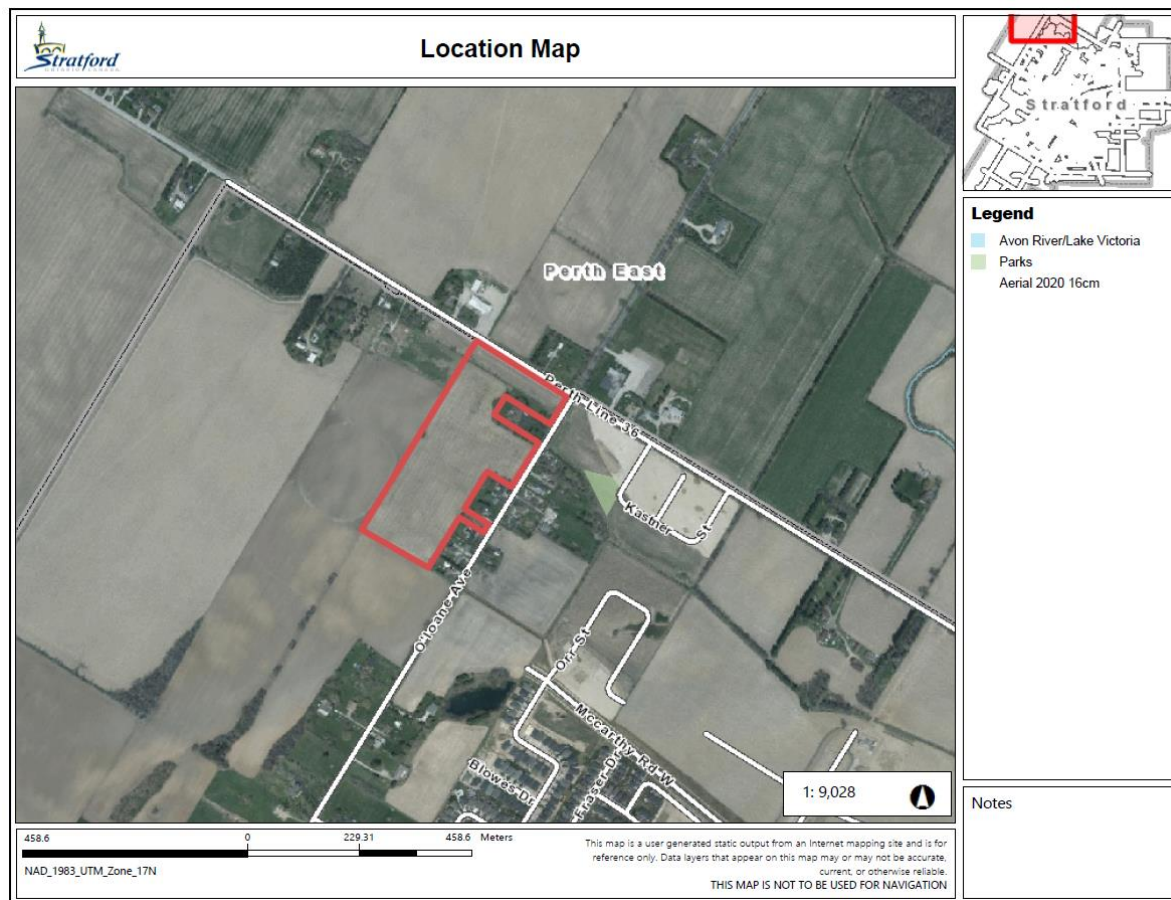
The requested R4(1)-YY Zone is proposed to accommodate 109 street townhouse dwelling units. The applicant is requesting site specific zoning provisions relating to lot area, lot frontage, lot depth, setbacks, height, lot coverage, landscaped open space, garage access, encroachments and a modified definition of "Height". The requested site-specific provisions are outlined in the table below.

Requested R4(1)-YY	Site-Specific Provisions
Min Lot Area per dwelling unit	Interior Lot: 165.0 m ² End Lot: 205.0 m ² Corner Lot: 245.0 m ²
Min Lot Frontage	End Lot: 7.5 m Corner Lot: 9.0 m
Min Lot Depth	27.0 m
Min Front Yard Depth	6.0 m to the garage 4.5 m to the dwelling
Min Interior Side Yard Width	1.2 m
Min Exterior Side Yard Width	2.0 m
Max Height	13.5 m or 3 storeys, whichever is lesser
Max Lot Coverage	65%
Max Lot Coverage (Accessory Uses)	5%
Min Landscaped Open Space	20%
Encroachments (notwithstanding regulation 3.21.e))	Bay windows, box windows and box-out windows, with or without foundation, having a maximum width of 3.0 m, may project not more than 1.0 m, exclusive of eaves and cornices, into a required front yard or required exterior side yard
Modified definition of "Height"	HEIGHT when used in reference to a building or structure with a sloped roof, means the vertical dimension between the average grade at the base of such building or structure and the mean height level between the eaves and ridge, exclusive of any permitted height exceptions.

Proposed Zoning Schedule



Location Map



Background: The subject lands are located on the west side of O’Loane Avenue and on the south side of Perth Line 36. Having an area of approximately 7.95 hectares and frontages of approximately 190 metres and 210 metres, respectively, along O’Loane Avenue and Perth Line 36, the lands are vacant and used for agricultural purposes.

Site Characteristics:

Characteristic	Information
Existing Use:	vacant undeveloped – agricultural land
Frontage:	190 m – O’Loane Avenue 210 m – Perth Line 36
Depth	210 m
Area	7.95 hectares
Shape	Irregular

Surrounding Land Uses:

Direction	Use
North	Agricultural lands (Township of Perth East)
East	Residential uses in the form of single detached dwellings
West	Agricultural lands (designated for residential development)
South	Agricultural lands (designated for residential development)

Subject Lands from Perth Line 36



Subject Lands from O'Loane Avenue

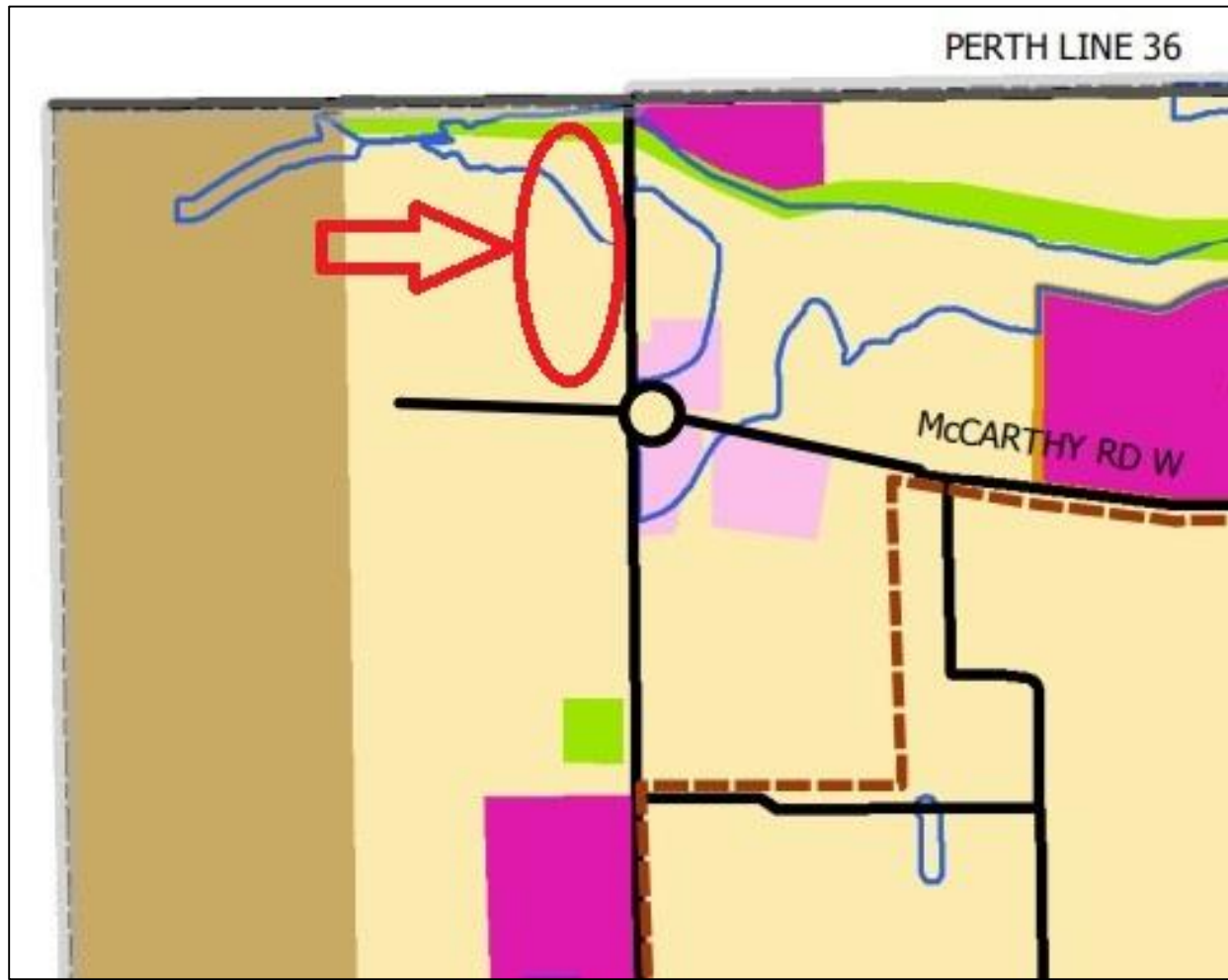


Official Plan

Under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are designated Residential Area and Parks and Open Space. A portion of the subject lands are also identified as being within the Regulatory Flood Hazard. An excerpt of Schedule "A" – General Land Use Plan of the City's Official Plan (most recent office consolidation) is provided on the following page along with an approximate location of the subject lands identified in red.

Through Amendment No. 16 to the City's Official Plan, the lands are also subject to the Stratford West Secondary Plan which provides supplementary policy direction. The Secondary Plan allows for low and medium density residential uses ranging from single detached and semi-detached dwellings to townhouse and low-rise apartment buildings subject a density range between 16 and 100 units per net hectare and subject to a maximum of 4 storeys for residential uses other than apartment dwellings. The Secondary Plan also allows for the existing floodplain related to the McNamara Drain to be modified through cut and fill grading activities subject to approvals by the City and the Upper Thames Conservation Authority (UTRCA). Lastly, the Plan also requires the undertaking of various studies including an Environmental Impact Study, Stormwater Management Report and Noise Study, which have been prepared in support of this development proposal.

Official Plan – Part of Schedule A

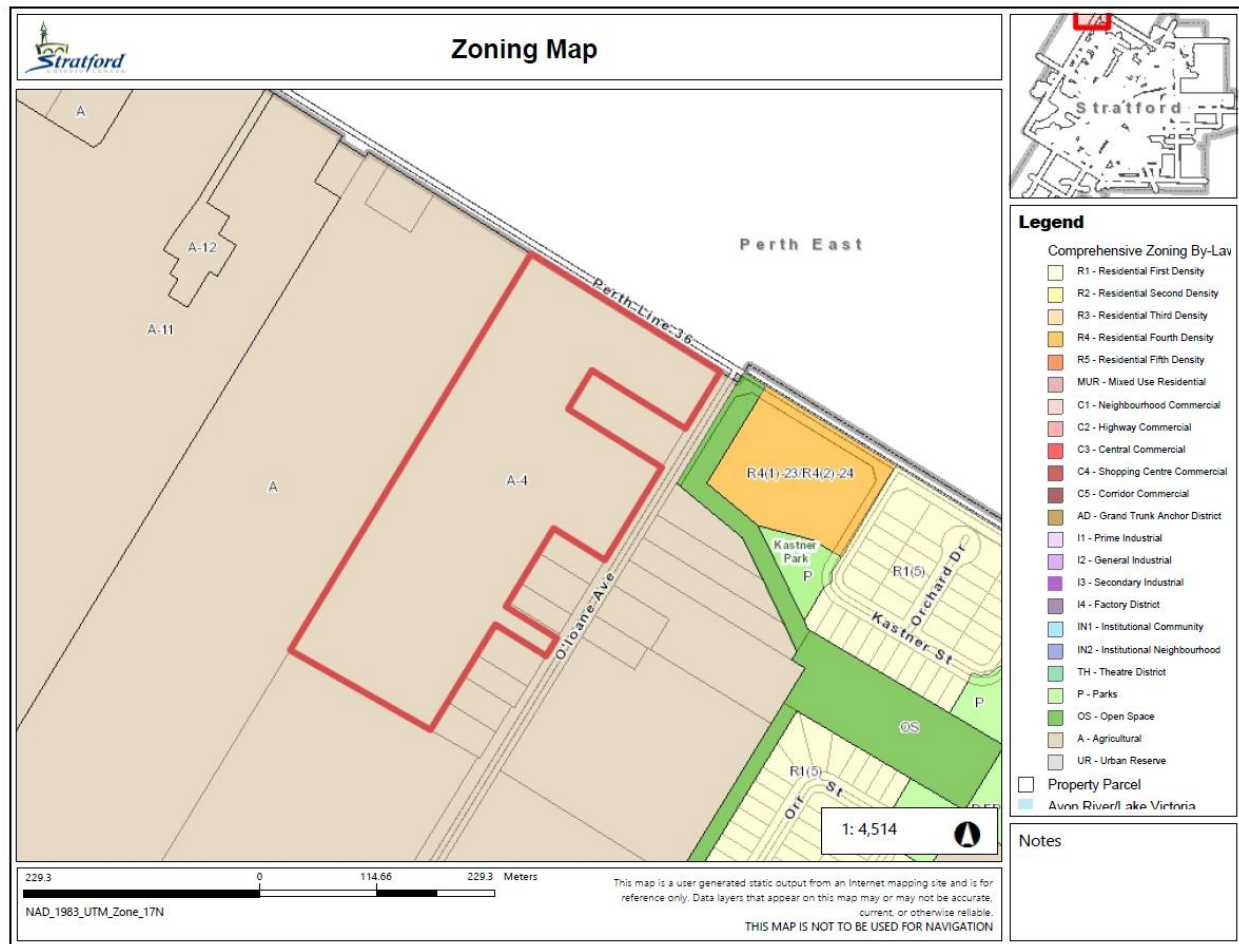


The northerly portion of the subject lands is subject to the Flood Hazard and Regulation Limit overlays as identified on Schedule B of the City's Official Plan given the McNamara Drain. These overlays generally pertain to the Avon River and its tributaries. The limits of this mapping are more precisely determined through area-specific technical studies in consultation with the Upper Thames River Conservation Authority. Studies have been undertaken to support the proposed realignment of the McNamara Drain and a revised flood plain to facilitate the development of the proposed subdivision.

Existing Zoning

The subject lands are currently zoned Agricultural (A-4) under the City of Stratford Comprehensive Zoning By-law. These lands are currently zoned agricultural uses, non-farm residential use and supportive agricultural uses. Furthermore, no buildings or structures are permitted on these lands.

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.

- *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.
- *Stratford Infrastructure & Development Services – Engineering Division*

Functional Servicing Report, Dated December 6, 2024

- Sanitary Servicing
 - An additional straight through maintenance hole with similar upstream and downstream sloped sewers shall be provided between the proposed subdivision and future O’Loane sewer for the purposes of flow monitoring.
- Municipal Water Distribution
 - The O’Loane Avenue watermain is to extend from Lot 1 to terminus point to the south.
 - A watermain on Perth Line 36 is not required.
 - A temporary connection to O’Loane Avenue is required to loop the system until the watermain on Street A can be connected to the adjacent subdivision commissioned system. Building permits will not be issued until the watermain is properly looped.
 - The developer will be required to submit their proposed water servicing design, in AutoCAD format, to the City. The City will have their consultant complete a hydraulic assessment of the proposed system, at the cost of the developer, to confirm proposed watermain sizing. (Approximate cost \$4,500)
 - Please provide a confirmation from the consultant on the number of private well(s) upon the property. All wells on the property shall be decommissioned as per O.Reg 903. A copy of the decommissioning records shall be sent to the Water Division.
- Storm Sewer Servicing
 - The rear-yard system that outlets to O’Loane Avenue must be to the proposed F. MHA21. If this system is not available, then the developer is to install the maintenance hole, required pipe and headwall.
 - Rear yard catch basins will not be accepted between Streets B & C.
 - Rear yard catch basins will be accepted behind lots 62 to 66. The grade of this lot line shall be coordinated with the adjacent developer and temporary measures may be used.
 - The easement widths shall be sized as per Standard Drawing 32. The City will not accept a reduced easement widths for RYCB.
- Stormwater Management – see SWM Report comments.
- Roadworks
 - A temporary access road to O’Loane Avenue is required until Street A is connected to the adjacent development and has an exit to either Perth Line 36 or O’Loane Avenue.

- A sidewalk is required across the O'Loane Avenue frontage.

Stormwater Management Report, Dated December 6, 2024

- The SWM Facility inlet pipe slope needs to be steeper to prevent clogging and freezing.
- Water balance is required. Water balance is to be achieved by controlling the recharge to meet pre-development conditions OR by controlling the runoff from the 90th percentile storm event. If recharge is not recommended, then controlling the runoff from the 90th percentile storm event is required. Control is in the following hierarchical order: 1) retention (infiltration, reuse, or evapotranspiration), 2) LID filtration, and 3) conventional SWM.
- Engineering will not recommend for approval until water balance is accounted for and the appropriate land within the development is provided for water balance.

Preliminary Hydraulic Analysis of McNamara Drain, Dated December 6, 2024.

- Any contemplated relocation of a municipal drain must be done in accordance with the requirements of the Drainage Act, and all costs are to be borne by the developer. City Council is to appoint an Engineer, as per the Drainage Act, for the drain realignment.
- UTRCA to review and provide approval for channelization. Draft plan will not be accepted until UTRCA accepts the channelization.

Geotechnical Investigation, Supplemental Hydrogeological Considerations

- No comments or concerns.

Stage 1 -2 Archaeological Assessment

- No comments or concerns.

Environmental Impact Study, Dated December 4, 2024, Version 1

- The City of Stratford is a single-tier municipality. The County of Perth has no jurisdiction on these lands, remove section 2.6.
- The site is 7.954 ha, not 34.6 ha.

Transportation Impact Study, Dated November 2024

- For the purposes of this report, O’Loane Avenue is considered a north-south road, while Perth Line 36 runs east-west. Update the directional references in the report and tables.
- Consider a higher trip generation per dwelling rate given the geographic location of this subdivision.
- The low-rise residential condominium/townhouse ITE land use code is more appropriate for the townhouse units.
- Table 2.2 indicates that the north and southbound streets have separate turning movement lanes instead of shared movements. All movements at the O’Loane/PL36 are shared under existing conditions.
- The study does not consider pedestrians or active transportation and does not make reference to the 2023 Transportation Master Plan. Review the TMP and update the study accordingly.
- The study should provide recommendation on the Street ‘A’ classification.

Noise Impact Study, Dated December 5, 2024

- O’Loane Avenue is an arterial street which functions as a truck route (City’s truck by-pass route) and Perth Line 36 is a collector road.
- For the purposes of this study, O’Loane Avenue is considered a north-south road, while Perth Line 36 runs east-west. Update the directional references.

Additional General Comments

- Coordinate pedestrian connections to the adjacent development.
- 0.3m reserves are to be dedicated to the City- outside of the 5m land dedication
- Provide an on-street parking map and provide a summary table of the number of parking spaces per unit.
- A tree preservation plan and arbourist report are required.
- *Stratford Building & Planning Services Department – Building Division*
 - No comments from Fire Prevention at this time.
- *Canada Post*

This agency is requesting that the owner/developer comply with the following standard requirements:

- The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

- The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Stratford.
- The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
- Canada Post further requests the owner / developer be notified of the following:
 - The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
 - Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy

- There will be no more than one mail delivery point to each unique address assigned by the Municipality
- Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

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:

- The City should focus on infill developments within the built-up area first and foremost before allowing development outside the built-up area that consumes agricultural land;
- Loss of agricultural land;
- Lack of proposed parkland;
- Number of housing units is too dense;
- Based on the additional traffic volume anticipated, this subdivision should have more than a single road connection;
- Vehicles exiting the subdivision could cause a nuisance with headlights shining onto existing residences located on the east side of O'Loane Avenue. An alternative suggestion from a resident is to shift the subdivision access road further south to the area (shown as Lots 1, 38 and 39 on the proposed draft plan) located between existing residences on the west side of O'Loane Avenue, in that vehicle headlights exiting the subdivision would shine onto an open field. The resident also suggested that the subdivision access road and townhouse Blocks 72-76 (inclusive) shown on the draft plan could be converted into 5 single detached lots on O'Loane Avenue and 3 single detached lots on Street B as well as a small neighbourhood park where Streets A and B meet;
- Considering O'Loane Avenue was recently reconstructed, further disruption to area residents is anticipated for additional construction work required to support the development of the subdivision; and
- Short notification window to seek public feedback.

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 Application for Draft Plan of Subdivision 31T24-002 and Zone Change Application Z07-24.**

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