



PLANNING REPORT

Date: March 24, 2025
To: Mayor and Council
From: Alexander Burnett, Intermediate Planner
Report Number: COU25-032
Attachments: Public Comments Received

Title: Statutory Public Meeting Report for lands known as 963 O'Loane Avenue for Zone Change Application Z01-25

Objective: The purpose of this report is to describe the application submitted by Baker Planning Group (c/o Caroline Baker) on behalf of Pol Quality Homes (c/o Daryl Pol) with respect to Zone Change application Z01-25. The applications were submitted in January 2025 and deemed complete on February 14, 2025.

Zoning By-law Amendment

The requested Zoning Change Amendment is to rezone subject lands from the Residential Second Density (R2(1)-1) Zone, to a new Residential Fifth Density (R5(2)-XX) Zone to permit 3 apartment buildings containing 38 units, subject to the following requested site-specific exceptions:

- Minimum front yard depth of 4.5 metres compared to the required minimum front yard depth of 10 metres under the parent R5(2) Zone.
- Minimum front yard setback from an arterial road of 4.5 metres compared to the minimum required setback of 7.5 metres.
- Minimum southernly side yard setback of 4.0 metres compared to the minimum requirement of 5.0 metres under the parent R5(2) Zone.
- Maximum lot coverage of 40% compared to a maximum lot coverage of 30% under the parent R5(2) Zone.
- Minimum of 0 loading spaces for 38 apartment units.

Please note that circulation of the subject application listed the applicant's request for R5(3)XX zoning, whereas this is incorrect, and the applicant is instead requesting R5(2)XX zoning.

The following documents were submitted in support of the application:

- Planning Justification Report
- Concept Site Plan and Elevations
- Arborist Report
- Functional Servicing Report

Location Map



Background:

The subject lands, legally known as Part Lot 1, Plan 93 in the City of Stratford, are approximately 0.63 hectares in size and are located on the east side of O’Loane Avenue, south of Short Street and north of Oakdale Avenue, adjacent to the S.E.R.C Baseball Diamond and Bell Court.

Site Characteristics:

Characteristic	Information
Existing Use:	Single detached dwelling (to be removed)
Frontage:	59.27 m
Depth	101.24 m

Characteristic	Information
Area	0.63 hectares
Shape	Rectangular

Surrounding Land Uses:

Direction	Use
North	Semi-detached dwellings
East	Semi-detached dwellings
West	Single detached dwellings, agricultural lands
South	Athletic fields

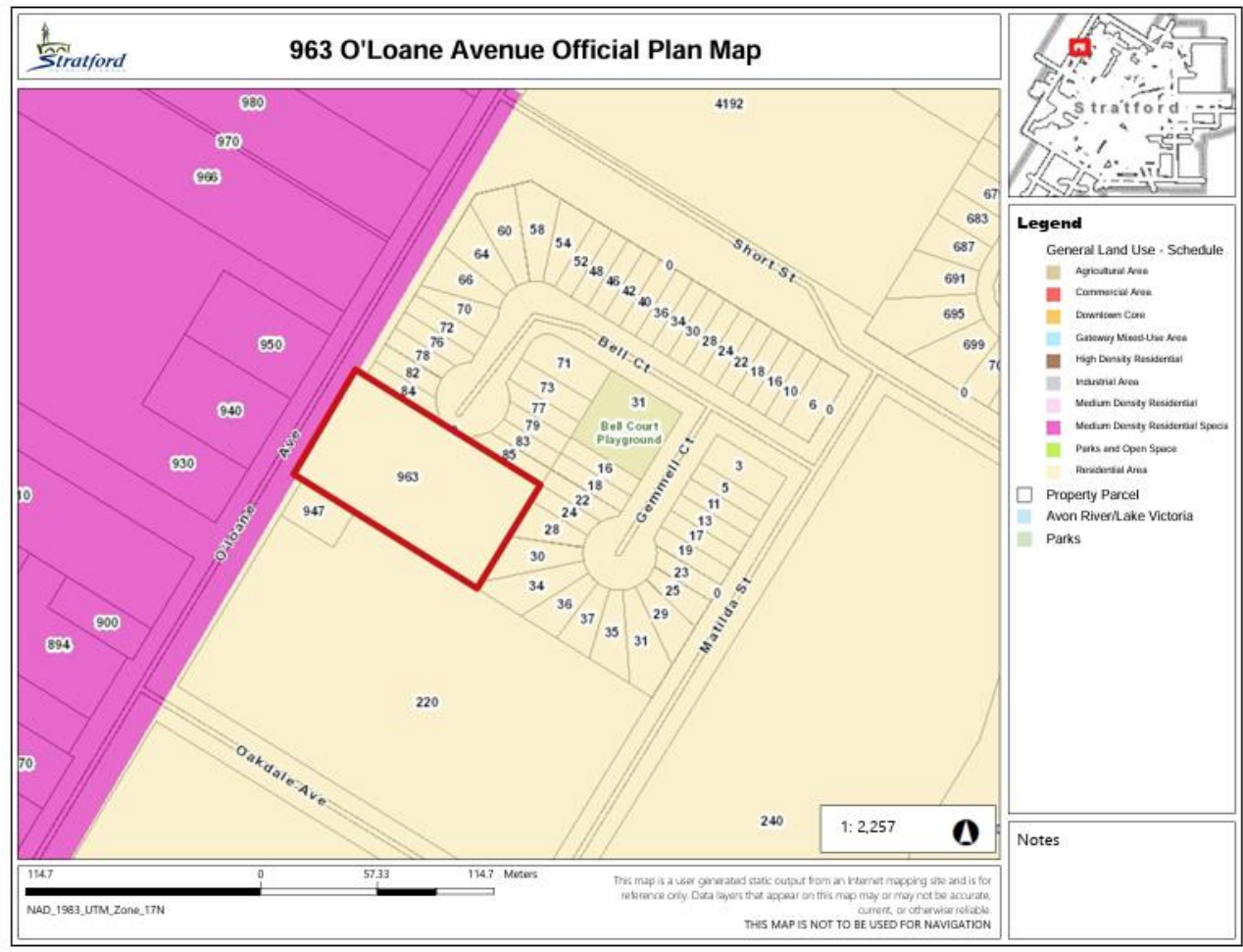
Site Photo



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 dwelling 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 permitted for lands designated 'Residential Area' is between 12 and 65 units per net hectare.

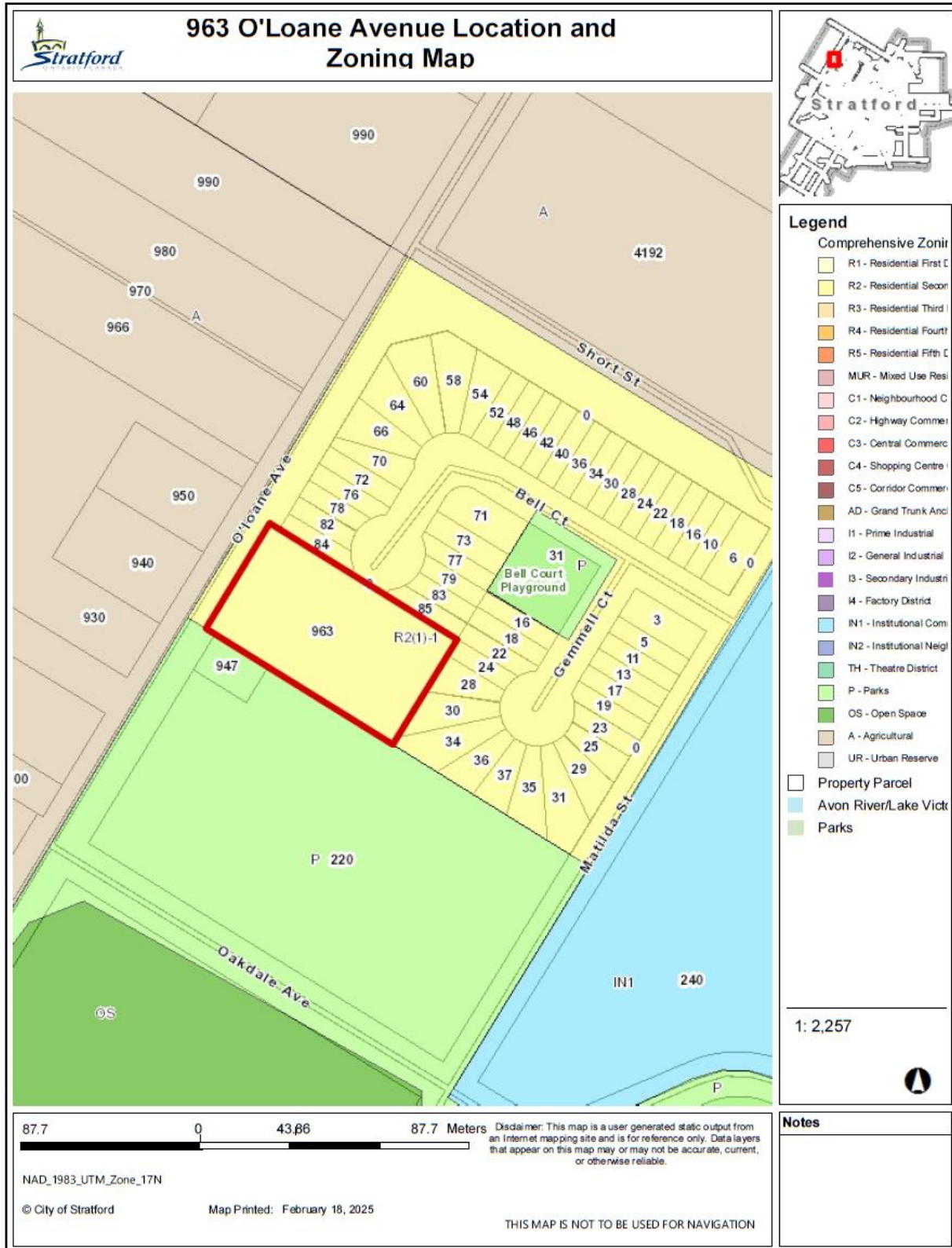
Official Plan Map



Zoning

The subject lands are currently zoned Residential Second Density (R2(1)-1) Zone under the City of Stratford Comprehensive Zoning By-law. The R2(1)-1 zone permits semi-detached dwellings and group homes.

Existing Zoning Map



Agency Comments

The application was circulated to various agencies on February 20, 2025, with agency comments being due March 7, 2025. All agency comments are summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Infrastructure Services Department*
 - No comments or concerns.
- *Stratford Building Services*
 - Building has no comments at this time for the proposed Zoning By-law Amendment.
- *Stratford Fire Prevention*
 - No comments from Fire Prevention at this time.
- *Stratford Housing Consortium*
 - The Housing Specialist is in favour of the increased density on this site and the proposed two affordable units.
- *Sourcewater Protection (Upper Thames River Conservation Authority)*
 - The subject lands are located within a Wellhead Protection Area A10 to which the policies of the Thames-Sydenham and Region Source Protection Plan apply. This property and application have already received a S. 59 2(b) Notice to allow the application to proceed under the conditions that:
 - 1) Fuel Handling and Storage is Prohibited in quantities of 250L or Above
 - 2) Future Road Salt Storage is Prohibited
 - Quantities of 20kg or above Exposed
 - Quantities of 100Kg or above Partially Exposed (including road salt containers)
 - In addition, Storm Water Management Facilities (infiltration and outfall) may be considered a significant drinking water threat. Through the municipality completing a CLI-ECA, policies within the Source Protection Plan could apply. For more information, please refer to the Source Protection Plan: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>.

- *Enbridge Gas Inc*
 - Enbridge Gas does not object to the proposed application, however, we reserve the right to amend or remove development conditions.

- *Canada Post*
 - Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.
 - Our Multi-unit policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.
 - Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. **Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.**
 - In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:
 - 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 20, 2025. Notice was also published in the Beacon Herald on February 22, 2025.

Several written public comments have been received to date and have been appended to the Council agenda for the March 24, 2025 public meeting. To date, the key concerns raised by the public include:

- Removal of trees and impact to local wildlife.
- Risk of flooding and impacts to groundwater.
- Increased density in the neighbourhood.
- Increased traffic on O'Loane Avenue.
- Risk of increased parking on nearby streets.

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 reported in a future planning report.

Financial Implications: To be reported in a future planning report.

Staff Recommendation: THAT Council hear all interested persons with respect to Zone Change Application Z01-25.

Recommended by: Alexander Burnett, Intermediate Planner

Reviewed by: 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