

PLANNING REPORT

Date: May 27, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-064
Attachments: Proposed Part Lot Control Exemption By-law

Title: Application for Part Lot Control Exemption (PLC02-25) for Lots 56 to 63 (inclusive) on Registered Plan 44M-96, municipally addressed as 3, 7, 11, 13, 17, 19, 23, 25, 29, 31, 35, 37, 41, 43, 47, and 51 Ford Drive.

Objective: The purpose of this report is to consider a request by Grandville Inc. (c/o Al Allendorf) to allow a part lot control exemption to permit the creation of separate lots for each unit of the semi-detached dwellings, such that each unit will be under individual ownership.

Background: The subject lands are located on the south side of Ford drive and west of O'Loane Avenue. These lands are designated Residential Area under the City's Official Plan and zoned site specific Residential Second Density R2(2)-30, which permits semi-detached dwellings. The lands are situated within Phase 1 of the Thames West Subdivision registered as Plan 44M-96, for the property formerly known as 576 O'Loane Ave. Beyond Phase 1, the balance of the lands has draft plan of subdivision approval (File No. 31T15-001) to which the developer is currently seeking approval to modify the remaining lots to accommodate street townhouse dwellings.

Site Characteristics:

Characteristic	Information
Existing Use:	Vacant – eight (8) building lots, each generally subject to:
Frontage:	18.65 m
Depth	32.0 m
Area	596.8 m ²
Shape	Regular

Surrounding Land Uses:

Direction	Use
North	Vacant single detached lots
East	Vacant lands designated Residential on the east side of O'Loane Avenue
South	Railway
West	Future Park

The eight lots (Lots 56 to 63, inclusive) are intended for semi-detached dwellings and permitted according to the Comprehensive Zoning By-law. To be subdivided in half, each of the proposed lots would generally have a frontage of approximately 9.3 m and an area of approximately 299.2 m²

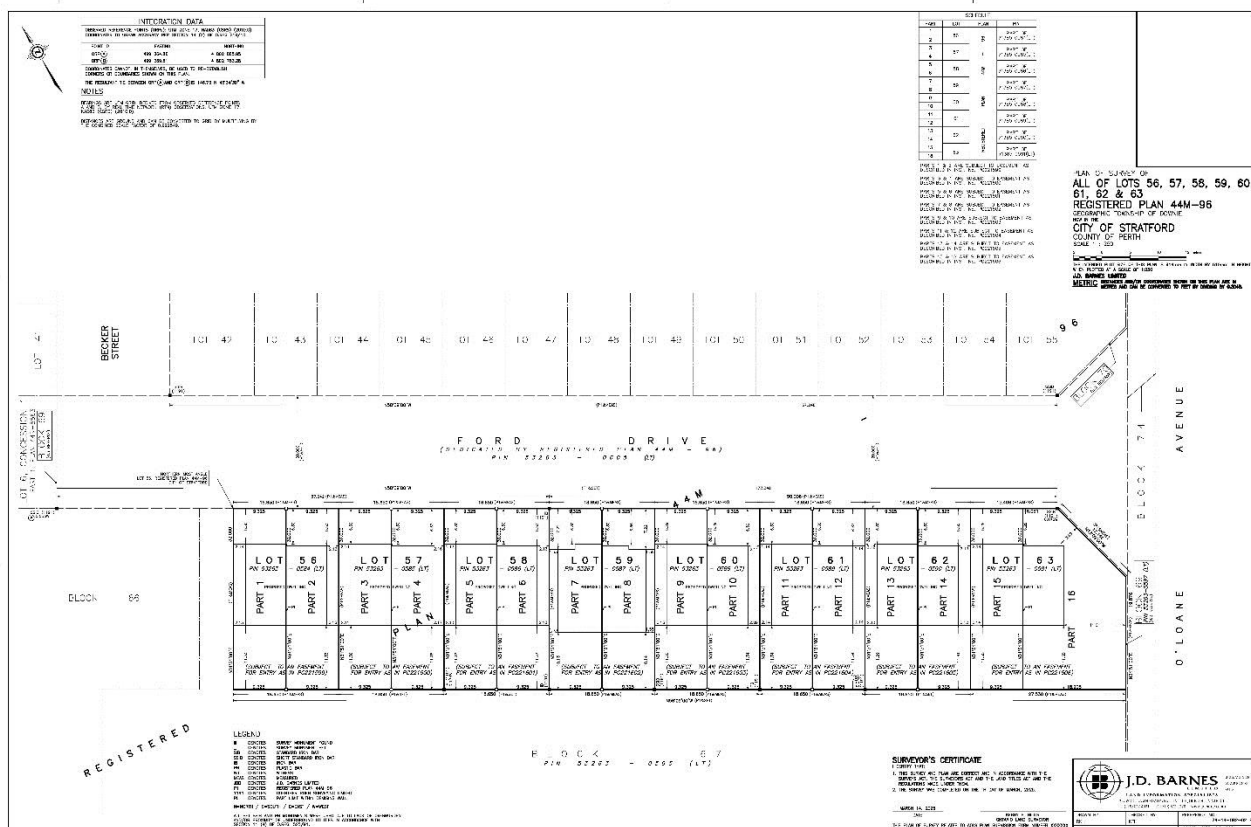
Location Map



Please note that the aerial image shown above is from 2020 and therefore does not show construction activity that has since occurred in the area including the street

townhouse dwellings on the east side of Becker Street which are nearing construction completion.

Reference Plan



Analysis: A comprehensive evaluation was undertaken in the planning report for the original Draft Plan Subdivision application (31T15-001) and zone change application (Z07-15), which demonstrated consistency with provincial policy and conformity with the City of Stratford Official Plan. The planning report also contemplated the development of the subject lands to accommodate semi-detached dwellings. The proposed lots meet the requirements of the City of Stratford Comprehensive Zoning By-law. Exempting the lands from Part Lot Control will facilitate the sale of the individual semi-detached dwelling units. In all, this proposal is appropriate for the subject lands.

The City's Engineering division has no concerns regarding the application.

Financial Implications:

No municipal expenses are anticipated. Development Charges will be calculated for the dwelling units and collected at the time of the issuance of a building permit.

Staff Recommendation: THAT Council approve Application for Part Lot Control Exemption (PLC02-25) to exempt Lots 56-63 (inclusive) on Registered Plan 44M-96 from Part Lot Control for one year from the date of the passing of the By-law in accordance with Reference Plan 44R-6351 to create 16 separate parcels of land, each of which would contain a semi-detached dwelling unit.

Recommended by:

Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

Reviewed and Approved for Council by:

Adam Betteridge, MPA, MCIP, RPP, Interim Chief Administrative Officer / Director of Building and Planning Services