

PLANNING REPORT

Date: June 23, 2025
To: Mayor and Council
From: Alexander Burnett, Intermediate Planner
Report Number: COU25-074
Attachments: Public Comments Received

Title: Statutory Public Meeting Report for lands known as 220 Albert Street for Zone Change Application Z03-25

Objective: The purpose of this report is to describe the application submitted by GSP Group Inc. (c/o Richard Kelly-Ruetz) on behalf of Sally's Place (c/o Sara Headley) with respect to Zone Change application Z03-25. The application was submitted in April 2025 and deemed complete on May 23, 2025.

Zoning By-law Amendment

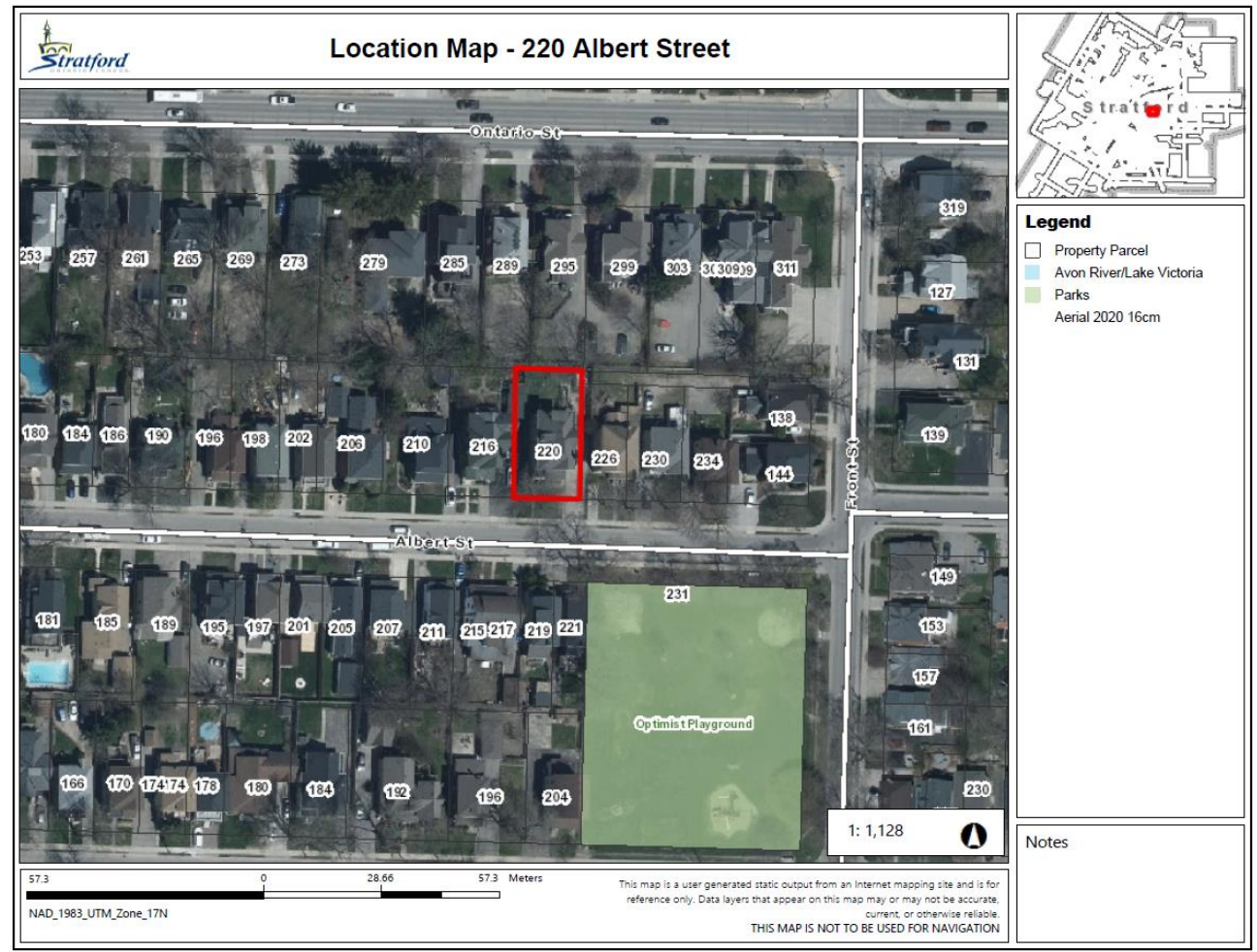
The requested Zoning Change Amendment is to rezone the subject lands from the Residential Third Density R3 Zone to a compound site specific Residential Third Density R3 and Mixed-Use Residential MUR Zone (R3/MUR – XX) to permit the conversion of the existing triplex into an inn with site-specific provisions:

- All required parking spaces for an inn with three dwelling units may be located within the existing driveway.

The following documents were submitted in support of the application:

- Planning Justification Report
- Property survey

Location Map



Background:

The subject lands, legally known as Plan 20 E PART LOT 222 in the City of Stratford, are approximately 516 m² in size and are located on the north side of Albert Street, between Nile Street and Front Street.

Site Characteristics:

Characteristic	Information
Existing Use:	Triplex dwelling
Frontage:	Approximately 16.13 m
Depth	Approximately 31.14 m
Area	Approximately 516 m ²
Shape	Rectangular

Surrounding Land Uses:

Direction	Use
North	Single detached dwellings, Mixed Use residential uses
East	Single detached dwelling
West	Single detached dwellings
South	Single and semi-detached dwellings, public park

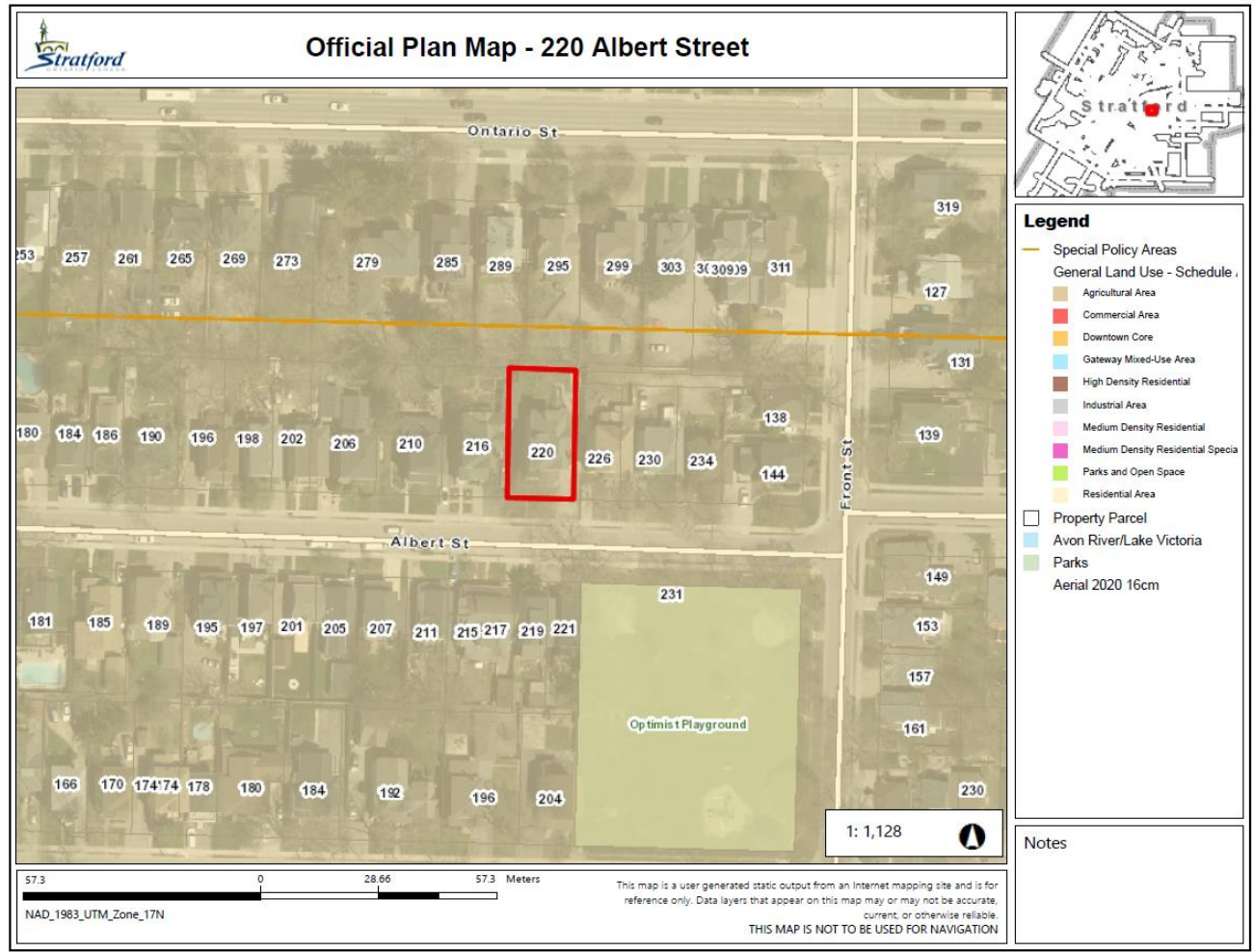
Site Photo



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 triplexes, townhouses, and low-rise apartment buildings. The density range permitted for lands designated 'Residential Area' is between 12 and 65 units per net hectare.

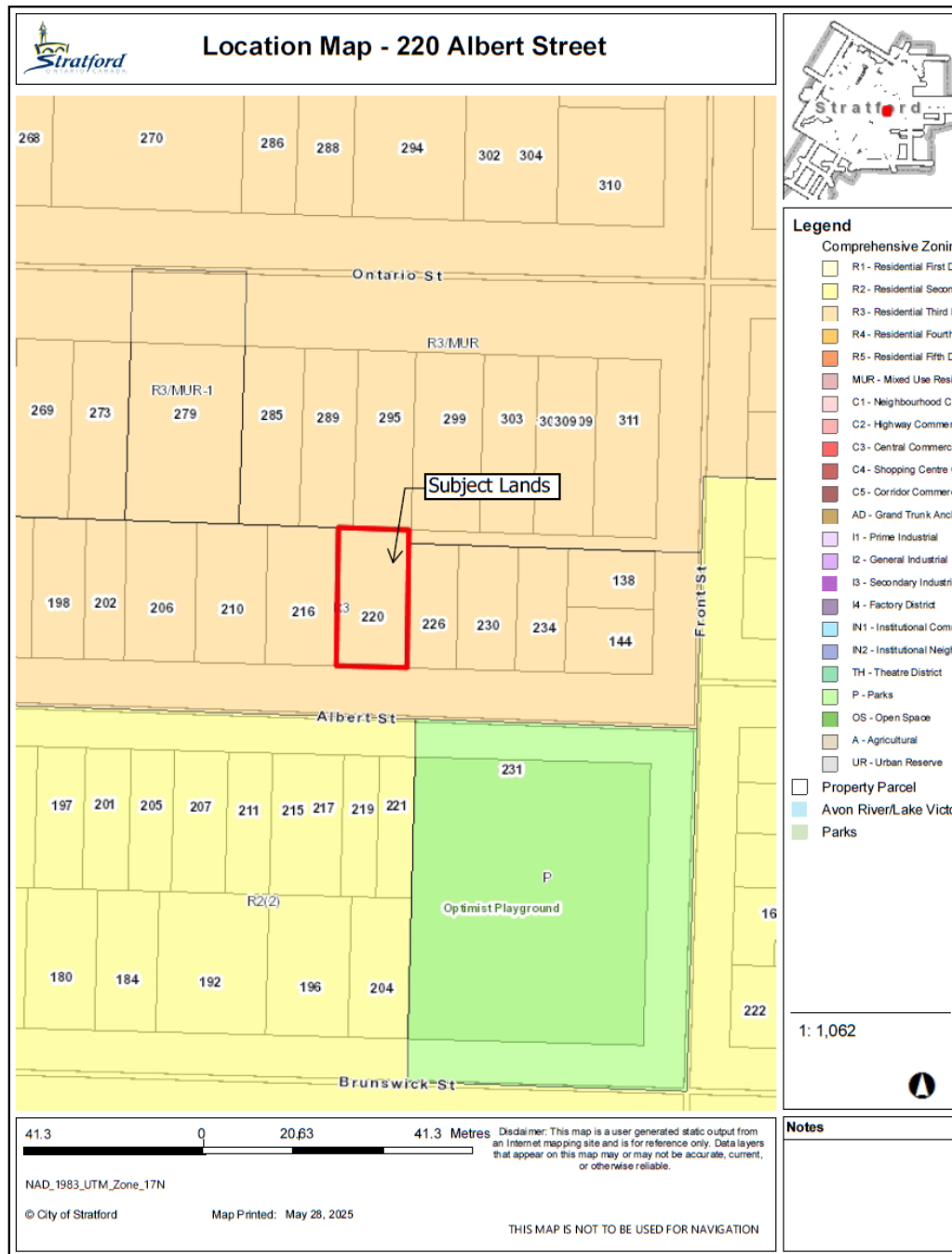
Official Plan Map



Zoning

The subject lands are currently zoned Residential Third Density R3 Zone under the City of Stratford Comprehensive Zoning By-law. The R3 zone permits triplex dwellings in addition to quadraplex and single detached dwellings.

Existing Zoning Map



Agency Comments

The application was circulated to various agencies on May 30, 2025, with agency comments being due June 9, 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*
 - License required to be issued by the City of Stratford By-Law Department. Contact bylaw@stratford.ca to obtain a license prior to operating an Inn on the property.
- *Stratford Fire Prevention*
 - No concerns
- Stratford Clerks Division
 - The Clerk's Office has reviewed the application and would like to note that traffic and parking restrictions in the area surrounding the subject property exist as follows:
 - Albert Street is a one-way street travelling east between Waterloo Street to Romeo Street
 - There is no parking permitted on the north side of Albert Street between Waterloo Street to Romeo Street
 - Due to the width of the street, parking opposite a driveway is not permitted on Albert Street
 - There is no parking permitted on both sides of Front Street between Lakeside Drive to Shakespeare Street
 - The City of Stratford's Traffic and Parking By-law also prohibits parking on municipal streets between 2:00 a.m. to 6:00 a.m. all year round (Traffic and Parking By-law Section 8(1)(j)).
 - The above-noted restrictions prohibit any on-street parking on Front Street. There are limited on-street parking spaces available along the south side of Albert Street opposite the subject property. The Parking Office regularly receives complaints regarding parking on Albert Street particularly with respect to vehicles blocking driveways or vehicles parked opposite of driveways.
 - Due to the limited parking availability on the surrounding streets and the city-wide restriction on overnight parking, considerations should be taken for potential overflow parking from the property.

- *Festival Hydro*
 - No hydro related concerns with the proposal. If there is a need to upgrade the existing hydro service or change the number of hydro metres, the customer, or customers contractor is to reach out to Festival Hydro to request a service layout.

Public Comments

Notice of the application and public meeting was sent to surrounding property owners on May 30, 2025. Notice was also published in the Beacon Herald on May 31, 2025.

Several written public comments have been received to date and have been appended to the Council agenda for the June 23, 2025 public meeting. To date, the key concerns raised by the public include:

- Removal of three long-term rental units
- Overflow parking onto Albert Street
- Potential through lane between Ontario Street and Albert Street (as the owner owns the abutting properties to the north)
- Disruption to the residential character of the neighbourhood
- Precedent for further commercialization of residential properties in the neighbourhood

Letters in support of the application were also received.

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 Z03-25.

Recommended by:	Alexander Burnett, Intermediate Planner
Reviewed by:	Marc Bancroft, Manager of Planning, MPL, MCIP, RPP
Approved for Council by:	Adam Betteridge, MPA, MCIP, RPP, Director of Planning and Building Services / Interim Chief Administrative Officer