



**The Corporation of the City of Stratford
Planning and Heritage Committee
Open Session
AGENDA**

Date: Monday, July 23, 2018

Time: 6:15 P.M.

Location: Council Chamber, City Hall

Committee Present: Councillor Ritsma - Chair Presiding, Councillor Ingram - Vice Chair, Mayor Mathieson, Councillor Beatty, Councillor Brown, Councillor Bunting, Councillor Clifford, Councillor Henderson, Councillor Mark, Councillor McManus, Councillor Vassilakos

Staff Present: Joan Thomson - City Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, Michael Humble - Director of Corporate Services, Carole Desmeules - Director of Social Services, David St. Louis - Director of Community Services, Jacqueline Mockler - Director of Human Resources, Jeff Leunissen - Manager of Development Services, Tatiana Dafoe - Deputy Clerk, Mike Beitz - Corporate Communications Lead

Pages

1. Call to Order

The Chair to call the Meeting to Order.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

3. Delegations

None scheduled.

4. Report of the Manager of Development Services

4.1 Planning Report Zone Change Application Z06-17, 456 Lorne Avenue West (PLA18-018)

4 - 31

Hugh Handy, agent for the applicant, and Ann Cornish, resident, have requested to address Committee following the staff presentation.

Motion by _____

THAT Hugh Handy and Ann Cornish be heard.

Motion by _____

Staff Recommendation:

1. **THAT Council, resolve in accordance with Section 34(17) of the Planning Act, that no further public notice is required to consider the applicants request to amend the accessible parking regulations, specifically to allow Type A and Type B parking spaces and a pedestrian access aisle;**
2. **THAT the zoning of 456 Lorne Avenue West BE CHANGED from a Future Residential (FR) Zone which permits an existing single detached dwelling, group home and home occupation to a Residential Fifth Density R5(1) Special Zone to permit apartment dwellings, a nursing home, seniors apartment dwellings and a retirement home/lodge with the following special provisions: to allow for an exterior side yard setback of 6.0 metres, to allow a width of 3.4 metres for Type A barrier free parking spaces and a width of 2.6 metres for Type B barrier free parking spaces provided that an adjacent unobstructed access aisle of 1.5 metre is that is shared between the barrier parking spaces, to require a side yard setback of 30 m, a rear yard setback of 15 m, a minimum planting strip width of 7.5 m, a bicycle parking rate of 0.25 spaces per apartment dwelling, and a parking space width at the end an aisle of 2.8 m for the following reasons:**

public input was considered;

the request is consistent with the Provincial Policy Statement;

the request is consistent with the goals and objectives of the Official Plan; and

the zone change will provide additional housing to meet the needs of the current and future residents.

5. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by _____

Committee Decision: THAT the Planning and Heritage Committee meeting adjourn.



MANAGEMENT REPORT

Date: July 23, 2018
To: Planning and Heritage Committee
From: Jeff Leunissen, Manager of Development Services
Report#: PLA18-018
Attachments: None

Title: Planning Report Zone Change Application Z06-17, 456 Lorne Avenue West

Objective: The purpose of this report is to provide staff's recommendation on the Zone Change Application submitted by GSP Group, on behalf of Labelle/RHP Stratford, on November 27, 2017, our file - Z06-17, to rezone the property at 456 Lorne Avenue West from a Future Residential (FR) Zone which permits an existing single detached dwelling, a group home and a home occupation to a Residential Fifth Density R5 Special Zone to allow apartment dwellings, a nursing home, seniors apartment dwellings and a retirement home/lodge with the following special provisions: an exterior side yard setback of 6.0 metres, a width of 3.4 metres for Type A barrier free parking spaces and a width of 2.6 metres for Type B barrier free parking spaces provided that an adjacent unobstructed access aisle of 1.5 metre is included. The access aisle may also be shared between the barrier free parking spaces.

With the application, the following reports/studies were submitted:

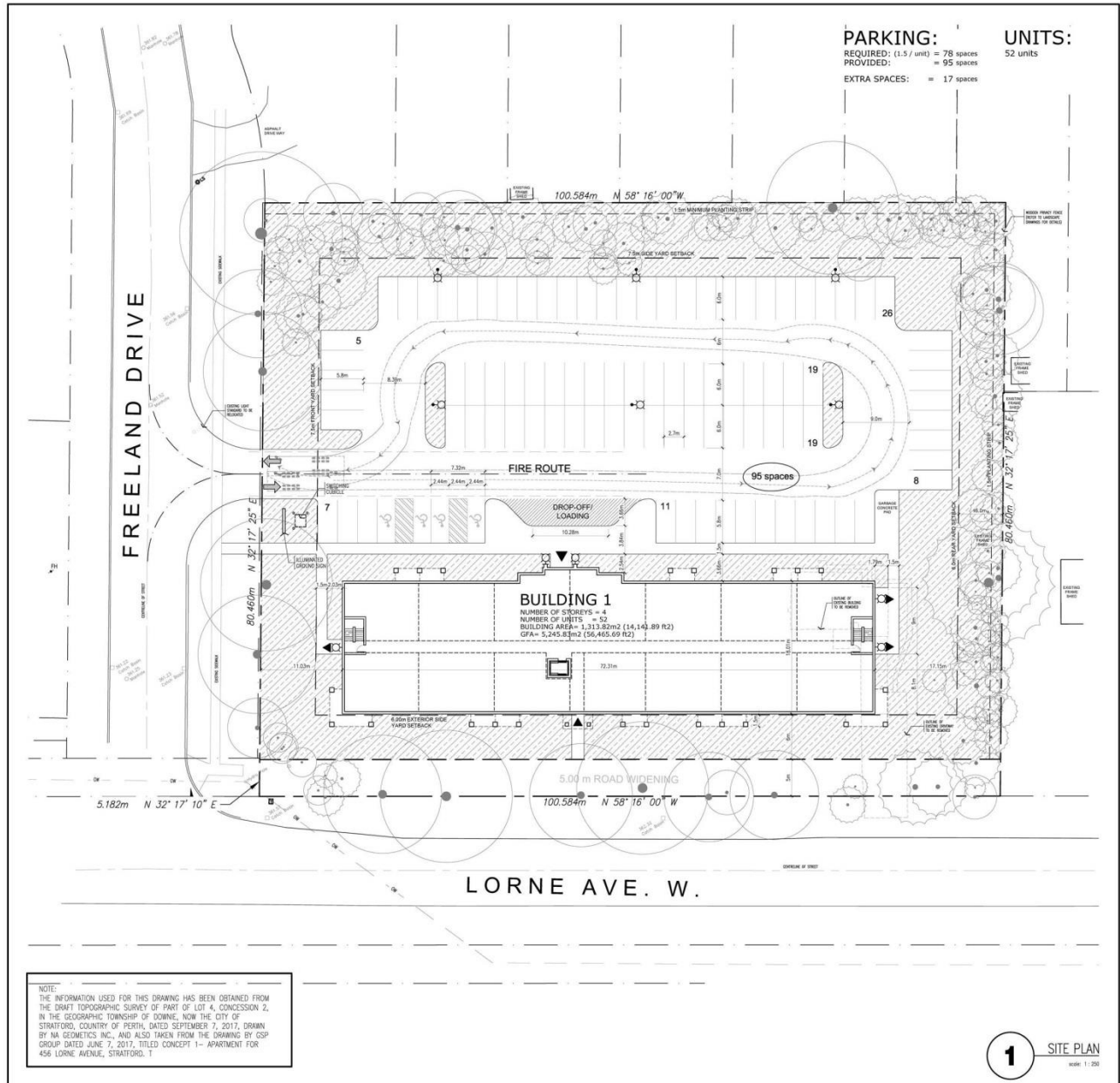
- Planning Justification Report, prepared by GSP Group
- Functional Servicing Report and Stormwater Management Analysis, prepared by MTE
- Stormwater Management Report, prepared by MTE
- Phase 1 Environmental Site Assessment, prepared by Chung & Vander Doelen
- Geotechnical Investigation, prepared by Chung & Vander Doelen
- Stage 1-2 Archaeological Assessment, prepared by AMICK Consultants Limited
- General Vegetation Overview Report, prepared by GSP Group
- Natural Feature Characterization Report, prepared by Natural Resource Solutions Inc.

After the public meeting on January 22, 2018, the applicant prepared a Natural Feature Characterization Report to address concerns raised by the Upper Thames River Conservation Authority (UTRCA). The report has now been completed and reviewed by the UTRCA.

Zoning and Location Map



Site Plan



Background:

Subject Site: The subject lands are located on the northeast corner of Lorne Ave West and Freeland Drive, legally described as Part Lot 4, Concession 2 (Geographic Township of Downie) in the City of Stratford, having 100m of frontage on Lorne Ave West and 80m of frontage on Freeland Drive with an area of 0.8ha.

Site Characteristics:

Existing Use:	Single Detached Dwelling, plantation
Frontage:	80.5 m (264.1 ft)
Depth:	100.6 m (330.1 ft)
Area:	8,092.6 m ² (26,550.5 ft ²)
Shape:	Rectangular

Surrounding Land Uses:

North:	Single Detached Dwellings (Residential)
East:	Single Detached Dwellings (Residential)
West:	Pumping Station, Social Services Building (Residential)
South:	Farm (Industrial)

Agency Comments

The applications were circulated to the various agencies for review and comment. The following summary represents the comments received to date (July 13, 2018):

Infrastructure and Development Services – Engineering Division

- We have reviewed the application and have no concerns.

Water - There is adequate water capacity available from the 150 mm watermain off Lorne Avenue West frontage.

Sanitary - The site has adequate sanitary capacity available from the 200 mm sanitary sewer off Freeland Drive.

Storm - There is adequate storm capacity available from the 450 mm storm sewer off Freeland Drive.

Traffic – we have reviewed the site with respects to potential traffic impacts and Engineering has no concerns. The site requires that a 5.182 m road widening dedication on Lorne Ave West and a 10 m x 10 m Daylight Triangle dedication is required at the intersection of Lorne Avenue West and Freeland Drive.

Upper Thames River Conservation Authority

Original response dated January 25, 2018

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard for policies contained within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006). These

policies include regulations made pursuant to Section 28 of the Conservation Authorities Act, and are consistent with the natural hazard and natural heritage policies contained in the Provincial Policy Statement (2014). The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject property is located within a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

The subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act.

The City of Stratford has identified the woodlands located on the subject lands as being significant. This is shown in the City of Stratford Official Plan on Schedule "B" designated Natural and Naturalized Woodlands. Section 5.2.2, Natural Heritage Feature Boundaries, of the City of Stratford Official Plan, states that the deletion of any natural heritage feature identified on Schedule "B" shall be subject to the approval of the City, in consultation with the UTRCA and the Ministry of Natural Resources where applicable.

Further, Section 5.2.3 – Permitted Uses, establishes the specific permitted uses on lands identified on Schedule "B". The UTRCA would advise that while the woodlands located on the subject property are not a regulated feature, the City, by having identified them (on Schedule "B") recognizes their importance to the overall natural heritage landscape within the City.

While a "General Vegetation Overview and Tree Management Plan" has been prepared by GSP Group, the UTRCA would note that such a study does not consider any significant wildlife habitat which may exist in the natural heritage feature. The identification of potential significant wildlife habitat would typically be found in an Environmental Impact Study (EIS).

The Functional Servicing and Stormwater Management (SWM) Analysis report by MTE Consultants Inc. dated November 24, 2017 was reviewed. The functional report considers the infrastructure at the planning level and does not yet consider the detailed design and therefore, detailed design SWM information should be provided at the design stage of the project. The following review comments are based on our review of the aforementioned report:

1. Please provide SWM hydrologic and hydraulic calculations under the pre and post-development conditions, along with supporting information such as catchment areas supported by contour info under the pre- and post-development conditions and quantity and quality control etc. Detailed design should incorporate the 2, 5, 10, 25, 50, 100 and 250-year storm events;
2. LID practices are mentioned under section 4 of the report. The UTRCA encourage SWM LID for small site development such as this one. The detailed design of the SWM LID measures should be submitted at the detailed design stage of the

- project; 3. Section 2.3 of the report mentioned the MOECC normal quality control (70% for suspended solid removal). UTRCA recommends MOECC enhanced quality control (80%) for suspended solids removal in the absence of a watershed study. Please consider enhancing the water quality requirements;
4. Please provide a table showing hydrologic parameters/calculations for the site under the existing and proposed conditions condition such as CN, IDF parameter and Ia etc.;
 5. Please provide details on how the runoff from the site during minor and major storms will be controlled and conveyed at the detailed design stage;
 6. Please make sure that the existing storm sewer on the Freeland Drive has enough capacity to accept and convey runoff from the proposed development;
 7. Please consider any external area that may flow on to the site; and
 8. A sediment and erosion control drawing will be required at the detail design stage (signed and sealed by P.Eng).

The Clean Water Act (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

The UTRCA can advise that moving forward, pre-consultation for any applications dealing with natural heritage or natural hazards should be initiated by the City. While natural heritage features are not always regulated by the Authority (unless associated with a wetland and/or watercourse/erosion hazard), the City of Stratford Official Plan recognizes the importance of their function and makes specific reference to the UTRCA's involvement in such matters. We advise that UTRCA staff look forward to being involved in preconsultation meetings for future applications.

Updated response dated July 10, 2018

On January 25, 2018 UTRCA staff sent a letter to the City with respect to application number Z06-17, affecting lands at 456 Lorne Ave, Stratford. A copy of these comments has been attached for Council's consideration. In general, the comments spoke to the fact that the "General Vegetation Overview and Tree Management Plan" as prepared by GSP Group, was not sufficient to support the application, as it did not consider the potential presence of any significant wildlife habitat (SWH). As a result

of this, Natural Resource Solutions Inc. (NRSI) was retained to complete a Natural Feature Characterization Report, which was completed and dated June, 2018.

NRSI prepared a document titled "Proposed Residential Development Natural Feature Characterization" per an approved (by UTRCA) Terms of Reference. The submission was able to fulfil the requirements of the approved Terms of Reference, considered all potential significant wildlife habitat, identified all vegetation communities found on site and provided sufficient detail on the woodland habitat itself. Ultimately, the report stated that no significant wildlife habitat exists on the subject property. Additionally, the recommendation was made that tree and vegetation removal occur outside the peak breeding bird period – "tree and vegetation removals should occur before this date (April 15), and should not occur within the peak breeding bird period (April 30 -August15). The UTRCA agrees with the recommendation(s) set forth by NRSI in the above noted report, and can confirm that the work completed satisfies the earlier concerns held by the UTRCA with respect to significant wildlife habitat.

As outlined in UTRCA's initial letter, dated January 25, 2018, the woodlands located on the subject property are identified as being significant (Schedule "B" in the City of Stratford Official Plan). While the UTRCA advocates for the protection of significant natural heritage features, the features themselves are designated and protected at the local, municipal level. To provide further background into the natural heritage features within the City of Stratford, UTRCA staff generally refer to the 2004 study referenced below:

In the City of Stratford: Natural Heritage Inventory (June 2004) produced by the UTRCA, it was recommended (in section 3.4.2 Natural Heritage – Woodlands Recommendations) "1. That all remaining natural woodlands in the City of Stratford be maintained. It is further recommended that a range of options for protecting and enhancing natural woodlands be assessed and that a comprehensive City plan be developed".

While the UTRCA advocates for the preservation and enhancement of significant natural heritage features, it is the decision of the local municipality to determine if these features may be considered for removal. The UTRCA can advise that the Terms of Reference and subsequent Natural Heritage submission from NRSI adequately addressed the concerns of the UTRCA specific to considering any potential significant wildlife habitat. We look forward to having preconsultation meetings with City staff in the future when any development proposals may impact existing natural heritage features.

Canada Post

- As the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Lorne Ave West frontage (east portion)

Lorne Ave West (west portion)



Freeland frontage



Public Comments

Notice of the application was sent to 70 abutting property owners on December 15, 2017. Notice was also published in the Beacon Herald on December 23, 2017. Ten letters and emails have been received as a result of the zone change circulation and one phone call was received from a neighbour who asked questions about the application, but did not submit any formal correspondence. One letter respondent indicated support for the application and nine written respondents expressed concerns or are opposed to the application. A summary of concerns and/or objections is as follows:

- There will be increased noise from the development and additional noise impacting the neighbourhood due to the loss of trees and greenspace
- The loss of the trees and wildlife will have a negative impact on the neighbourhood
- The proposed building will not be aesthetically pleasing
- Stormwater runoff and snow will not be able to be accommodated on the property and will impact adjacent neighbours
- The property is being overdeveloped, there is too much parking/asphalt and not enough greenspace or amenity area
- The development will result in increased traffic which impacts the safety of the neighbourhood
- The development will result in increased noise
- Adjacent property values will be impacted by the development
- The building will create shadowing on the adjacent properties
- There will be a loss of privacy in the neighbourhood
- Abutting properties will experience light pollution
- Parking problems will be increased on the surrounding streets
- The increased population cannot be accommodated in the neighbourhood
- The grain operations on the adjacent property already impact the existing neighbourhood and will have a negative impact on the proposed development
- There is a concern with the lack of time for neighbours to respond to the development
- The massing of the building is too large
- The parking lot will negatively impact the adjacent neighbours
- The quiet neighbourhood will be disrupted
- There is a lack of amenities on the property and services are not within a walkable distance from the property

At the public meeting, the adjacent neighbour requested that a fence be located along the east property line.

After the public meeting, one respondent that operates a grain elevator nearby expressed concerns with potential complaints that may result from noise and dust from their harvest season. They requested that a noise study be completed during their harvest season to determine impacts on the proposed development.

In response to the Notice of Consideration, sent on July 9, 2018, staff has received one additional comment indicating they “vote NO for the zone change”.

Concerns raised by the public have been addressed in the analysis section of this report.

Analysis:

Existing Situation

The subject lands contain a single detached dwelling on 0.8 ha. Also situated on the property is a plantation consisting of native and non-native species either planted or successional in the last 70 years. There are no significant natural heritage features or species on the site that have the potential to be adversely affected by the proposal.

Land uses to the north, east and west included low profile residential uses. Given the size of the subject lands, with appropriate site planning which would include adequate setbacks, landscaping, retention of trees, location of the driveway and garbage storage facilities, compatibility issues can be addressed.

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest and is set out in three main areas: Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety. All development applications shall be consistent with the Provincial Policy Statement (“PPS”).

Building strong communities is achieved by promoting efficient development and land use patterns and avoiding development patterns that cause environmental, public health or safety concerns.

Section 1.1.1 of the Provincial Policy Statement states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.

Section 1.1.3.2 of the Provincial Policy Statement states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and support active transportation.

Section 1.4.3 of the Provincial Policy Statement states that an appropriate range and mix of housing types and densities shall be provided to meet requirements of current and future residents by promoting densities for new housing that efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed.

The PPS states that new development should take place in designated growth areas that are adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The PPS defines affordable rental housing as the least expensive of

- A unit for which the rent does not exceed 30% of gross annual household income, or
- A unit for which the rent is at or below the average market rent of a unit in the regional market area.

The 2016 Census reported the median total income of households in 2015 for Stratford was \$64,772 which works out to \$5,398 per month. 30% of \$5,398 equals \$1,619. The owners have advised units will range in price from \$1,575 to \$1,625 per month. Such rents would meet the definition of affordable according to the PPS.

The Property is situated within a designated growth area and the subject lands are intended to be utilized for a residential development. The proposal will contribute to a mix of housing types within the community and the development is located on a public transit route. All of the infrastructure required for the development is already in place.

The proposed Zone Change is considered to be consistent with the Building Strong Communities policies of the Provincial Policy Statement.

Wise Use and Management of Resource policies include natural heritage, water, agriculture and cultural heritage and archaeology.

Section 2.1 of the Provincial Policy Statement states that natural features and areas shall be protected for the long term. Natural heritage features are defined as significant wetlands, significant coastal wetlands, fish habitat, and significant woodlands. Significant woodlands are defined as "ecologically important in terms of features such as species composition, age of trees and stand, functionally important due to its locations, size or due to the amount of forest cover in the planning area or economically important due to site quality, species, composition or past management history." The applicant has completed a Natural Feature Characterization Report which has been reviewed by the UTRCA. There are no significant or sensitive features or species on the site. Tree removal should only occur outside of breeding bird and bat roosting season. The concerns relating to the potential significant wildlife habitat have been met. The amendment is consistent with the Wise Use and Management of Resources policies of the PPS.

Protecting public health and safety policies relate to natural and human made hazards such as areas prone to flooding, mine hazards, oil and gas hazards. There are no public health and safety concerns associated with this property.

The Official Plan and Zoning By-law amendments are consistent with the Protecting Public Health and Safety Policies of the PPS.

The request to develop the subject lands as proposed is appropriate for the subject lands, and considered to be consistent with the 2014 PPS.

Official Plan

The property is designated as Residential Area and is identified as a Natural and Naturalized Woodlands on Schedule "B" – Natural Heritage and Natural Hazards in the Official Plan.

Freeland Drive is classified as a local road and Lorne Avenue West is classified as an arterial street. The Residential Area designation permits a range of dwelling types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. The designation allows residential uses to a maximum density of 65 units per hectare and building heights of up to 4 storeys.

Section 4.5.1 Goals and Objectives for Residential Areas, of the Official plan states that a goal of the City is to achieve a mix of housing types and a minimum average density of housing in the development of new residential areas in order to provide diversity in the housing stock, more affordable housing opportunities and a more efficient investment and ongoing maintenance of municipal services and facilities.

The proposed development offers an apartment development that contributes to the diversity of housing stock in the neighbourhood. Adequate municipal services and facilities are available and the development is an efficient use of the existing infrastructure.

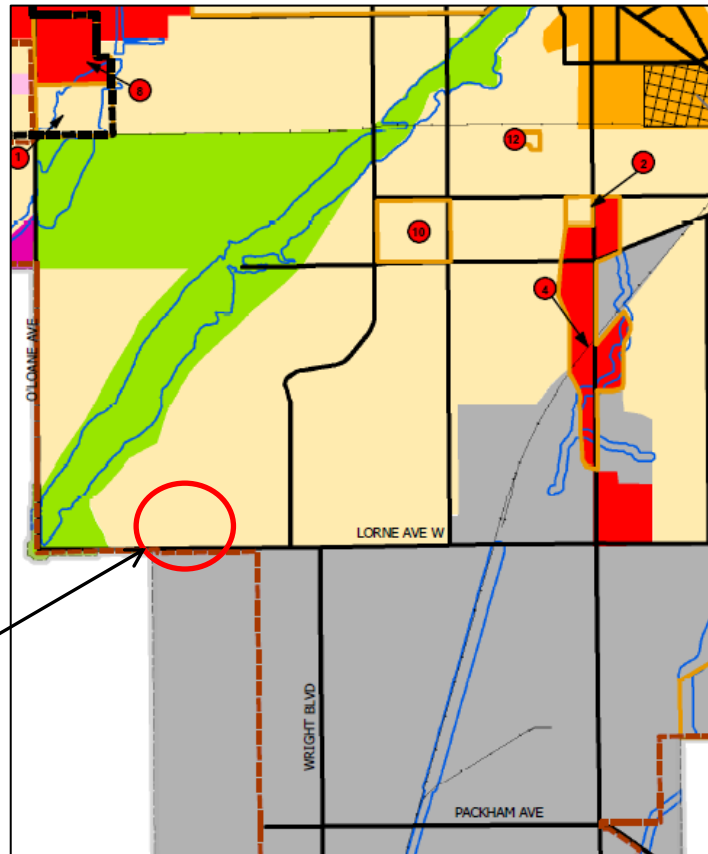
Where intensification is proposed within stable residential areas, the application is to be evaluated Section 4.5.3 Stable Residential Areas. New development in Residential Areas must maintain certain elements of the structure and character of the immediate surrounding area. The development is expected to include the following elements:

- *scale of development respects the height, massing and density of adjacent buildings and is appropriate for the site;*
- *respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;*
- *siting of buildings in relation to abutting properties ensures that there will be no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided;*
- *alignment of any proposed streets with existing streets promotes acceptable traffic circulation.*

The proposed development is located on an arterial road and the developer has directed massing of the apartment dwelling towards Lorne Avenue West. With the exception of one single detached dwelling, residential development on the north side of this blockface backlot onto the arterial road and no residential dwellings front onto Lorne Ave West west of the subject lands. The proposed development will establish an aesthetically pleasing streetscape on this portion of Lorne Ave West.

Excerpt of Schedule "A"
Land Use of the Official Plan

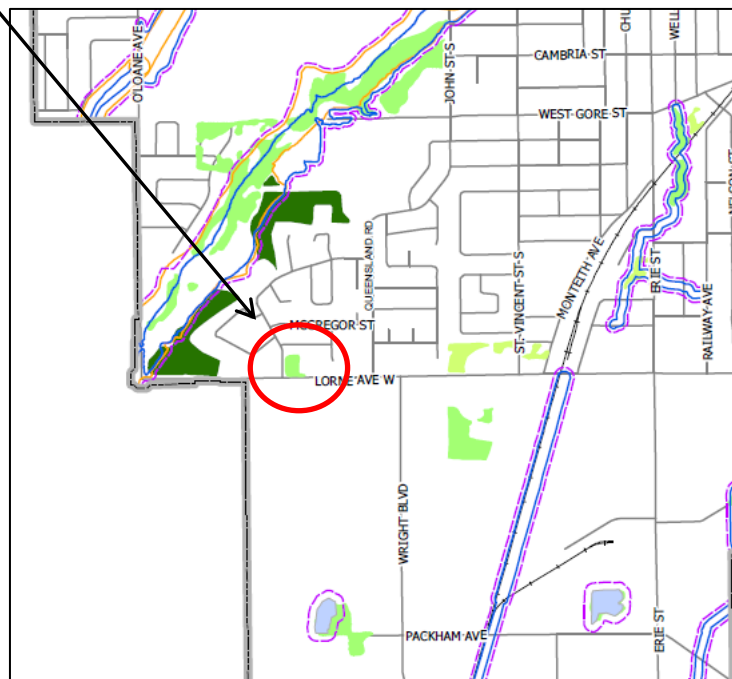
Residential Area



Subject Lands

Excerpt of Schedule "B"
Natural Heritage and Natural
Hazards of the Official Plan

Natural and Naturalized
Woodlands



The developer is providing sidewalk linkages and has completed a tree management report that incorporates the retention of existing trees and the planting of new landscaping to provide screening of the building from adjacent single detached dwellings. The siting of the apartment dwelling will provide for privacy and minimal shadowing on adjacent lands. Site specific setbacks are recommended to ensure the building is situated on the site as shown on the concept plan. Engineering Services have noted that the road network will continue to operate at acceptable levels and traffic will be able to be controlled without any additional street improvements.

The Natural and Naturalized Woodlands area has been identified through the Stratford Natural Heritage Study and staff have accepted the submission of a General Vegetation Overview and Tree Management Plan to evaluate the woodland. As the lands are an identified feature on Schedule "B", the policies of Section 5.2 apply.

Section 5.2.2ii) Natural Heritage Feature Boundaries, of the Official Plan states that an Official Plan Amendment shall not be required for boundary refinements or deletion of any natural heritage feature identified on Schedule "B", subject to the approval of the City, in consultation with the UTRCA.

The applicant has submitted a General Vegetation Overview and Tree Management Plan and a Natural Feature Characterization Report to evaluate the woodland and the potential impacts of the development on significant wildlife habitat. The General Vegetation Overview noted that there were no significant tree specimens on the subject lands and the vegetative unit consists mainly of species plant or successional in the last 70 years. The UTRCA has also noted that the concerns relating to the potential significant wildlife habitat have been met.

Section 6.2.3 v) of the Official Plan states that the siting of parking areas, and the siting of buildings, particularly on arterial and collector roads, shall generally assist in the creation of high quality streetscapes. 6.2.3.vii) states that parking areas for apartments shall be designed to minimize where they directly front onto the street and where they do front onto a street, their visual impact shall be reduced by screening with low fences and landscaping. The proposed apartment is situated in close proximity to Lorne Avenue West and will create an aesthetically pleasing streetscape and the parking area is being screened by the building itself, maintenance of existing trees along the northern and eastern boundary, a landscape strip along Freeland Drive.

The subject lands are at the intersection of an arterial road and a local road, Lorne Avenue West and Freeland Drive respectively. Arterial roads service both regional and local traffic and direct access to abutting properties may be restricted whereas local roads serve local traffic without any restrictions no access to abutting properties. The site plan application shows access to Freeland Drive opposite a City pumping station. The introduction of turning movements on this section of Freeland Drive will not impact its function as a local road which would not be the case had access been proposed to Lorne Avenue West. Engineering staff have reviewed the zone change application and site plan applications and have expressed no concerns.

The proposed zone change application has been reviewed against the policies of the Official Plan and is considered to be in conformity with the plan.

Zoning By-Law

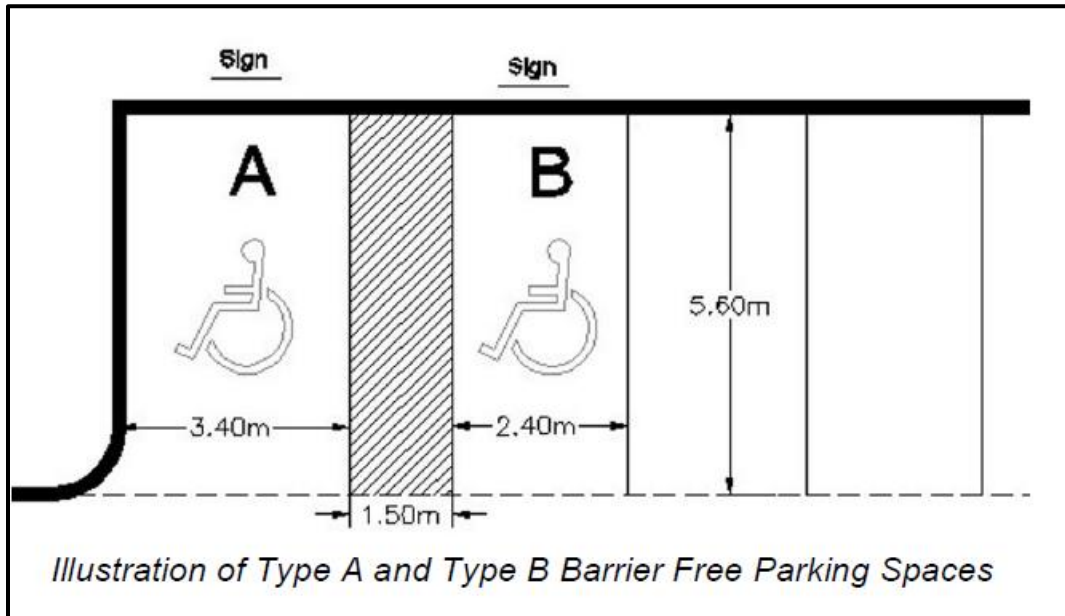
The lands are zoned Future Residential Zone (FR) which permits existing single detached dwelling, group home and home occupation.

The Residential Fifth Density R5 Zone permits an apartment dwelling, nursing home, seniors' apartment dwelling and retirement home/lodge to a maximum density of 100 units per hectare and a maximum height of 15 m. The applicant has also requested a special provision to allow a reduced exterior side yard width from 15.0 m on Lorne Avenue West to 6.0 m.

The existing Future Residential Zone is intended to recognize the Residential policies in the Official Plan and encourage the residential development of the lands through a rezoning application. The applicant is proposing a development that is in keeping with the density requirements in the Official Plan. The applicant has requested a reduction in the exterior side yard setback to allow the proposed building to be located closer to Lorne Avenue West which creates a stronger streetscape along the arterial road. The setback also allows for additional screening of the development from the single detached dwellings on Sutter Street and increase privacy from the lower density zone. In order to ensure any future multi-family building is situated on the south portion of the site, it is recommended the side yard and rear yard setback be increased from $\frac{1}{2}$ the height of the building (which in this instance is 7.5 m) and 6 m to 30m and 15 m respectively. It is also recommended the width of the planting strip be increase from 1.5 m to 7.5 m. None of these special provisions will alter the proposed development, but they will provide assurances to neighbouring property owners that the future development satisfied the stable residential policies of the Official Plan by ensuring the building is sited such that there will be no significant impacts with respect to privacy or shadowing.

The applicant has begun the site plan approval process and they have identified two additional changes to the Residential Fifth Density zone provisions that would allow for the development to proceed as proposed. Both changes are to Barrier Free Parking standards. One change is to allow Type A and Type B barrier free parking space and the second is to require an unobstructed pedestrian access aisle (see below) to achieve the following: bring them into conformity with provincial standards and allow for additional parking. Similar provisions are being proposed in the City's updated comprehensive Zoning By-Law. This request was not circulated with the original notice of the Public Meeting and Council would need to resolve that no further public notice is required to consider the additional change to the proposed zoning if they intend to approve the applicant's request.

Type A and Type B Accessible Parking Spaces



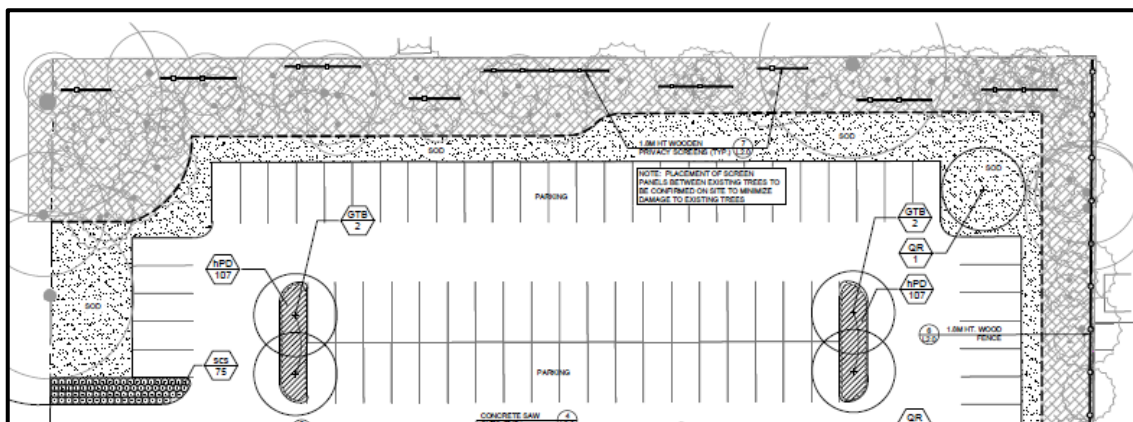
In accordance with the Official Plan policies encouraging active transportation, it is recommended bicycle parking rate provisions be added to the recommended zoning.

Issues Raised by the Public

Impacts of the building on the surrounding neighbourhood (Massing, shadowing, privacy, size, elevations)

The closest part of the proposed building is approximately 49 m from the rear lot line of properties fronting onto Sutter Street. The massing of the building is being directed away from single detached residential buildings on Sutter Street and towards Lorne Avenue West. Building elevations are currently being reviewed with the applicant's site plan application. Included in the site plan application is a 10 m wide landscape strip immediately adjacent to Sutter Street, opaque fencing located to protect the privacy of abutting properties while protecting trees (see figure below)

Excerpt of Submitted Site Plan



The location of the building on the southern portion of the site will minimize shadowing and privacy impacts on the adjacent properties. A planting strip is also being implemented along shared property boundaries and the loading area has been moved to accommodate the neighbour to the east.

Parking and Traffic

Residents are concerned about the number of vehicles on area streets; they already experience difficulty making left turn movements from Freeland Drive to Lorne Avenue West. Engineering Services have reviewed traffic impacts on the surrounding properties and are of the opinion the current road network will be able to accommodate the increased traffic that will be generated from the proposed development. For this reason, no traffic study was warranted in this instance. The developer is intending to provide additional parking spaces above the zoning by-law requirements to ensure that the development does not lead to additional parking on adjacent local roads.

Noise

A noise study was not required as part of the submission for the development. The lands are currently zoned for residential development. There are no outdoor amenity areas located next to the arterial road. During the site plan approval process staff may include warning clauses advising future residents of potential noise impacts from adjacent uses/roads. The building will function as a noise barrier between noise generated on Lorne Avenue West and the grain operation on the south side of Lorne Avenue West and residential uses on Sutter Street.

Loss of an amenity area, wildlife, and trees

The applicant has completed a General Vegetation Overview and confirmed existing trees consist of plantation containing native and non-native species either planted or successional in the last 70 years. There are no significant natural heritage features or species on the site and no linkages with other natural heritage features. The applicant has also completed a Tree Management Plan and is proposing to retain approximately 80 existing trees within the landscape strip along the northern property line and 40 trees along the eastern property line. Retaining in excess of 120 existing trees will ensure there is no loss of amenity area for existing residential uses.

The applicant has undertaken a Natural Feature Characterization Report and confirmed there are no significant species. The Natural Feature Characterization Report does recommend tree and vegetation removal not take place between bird nesting and bat roosting periods – April 30th to September 30th. The UTRCA has reviewed the Natural Feature Characterization Report and concurs with its recommendation.

Stormwater Management

The applicant has provided a Functional Servicing Report and Stormwater Management Analysis. The development is proposed to connect to municipal storm sewers. Stormwater will be controlled on-site and the development will not increase any water flows to adjacent properties. Engineering Division has not expressed any concerns with the applicants plan to control stormwater flows.

Property Values

Some area property owners have expressed concerns that property values on adjacent lands will be impacted by the development. According to "Housing In My Backyard: A Municipal Guide For Responding To NIMBY, published by the Federation of Canadian Municipalities, this issue has been studied in Canada and the United States across a variety of neighbourhoods and development proposals. In no community did property values decrease; in fact, property value increases were reported in some cases.

Urban Design and Landscape Guidelines

Council approved the City's Urban Design and Landscape Guidelines in May 2014. The policies state that buildings should be located and designed to define the public realm and frame streets, internal drive aisles, sidewalks, parking areas and amenity spaces. The proposed development has been reviewed against the Urban Design and Landscape Guidelines and a site plan approval is required. The building location, parking and landscaping all conform to the landscape guidelines and are complementary to the streetscape in the area.

Council Adopted Strategic Priorities

On January 27, 2014, Council adopted Strategic Priorities for the next three to five years. The three priority pillars are: Long Term Financial Planning, Affordable Living, and Active Healthy Lifestyle. Allowing appropriate intensification on existing infrastructure is a wise use of resources and supports the financial well-being of the City, it provides a allows for a range of housing options which generally supports housing affordability and with appropriate pedestrian connections, it promotes healthy living. The recommended zone change is considered to be in keeping with the City's Strategic Priorities.

This Zoning By-law Amendment is consistent with the PPS, in keeping with the Official Plan provisions, and the intent of the Zoning By-law, is considered to be consistent with the City's Strategic Priorities, and represents good planning.

Financial Impact: Development charges for apartment dwellings vary based on the number of bedrooms. The development charge for a bachelor and one bedroom apartment is \$5,709 and for two or more bedroom apartment \$8,890 (2018 figures). Development charges for a 52 unit apartment will range from \$298,868 to 462,280.

No municipal expenses are anticipated to support the development.

Staff Recommendation:

- 1. THAT Council, resolve in accordance with Section 34(17) of the Planning Act, that no further public notice is required to consider the applicants request to amend the accessible parking regulations, specifically to allow Type A and Type B parking spaces and a pedestrian access aisle;**

2. THAT the zoning of 456 Lorne Avenue West BE CHANGED from a Future Residential (FR) Zone which permits an existing single detached dwelling, group home and home occupation to a Residential Fifth Density R5(1) Special Zone to permit apartment dwellings, a nursing home, seniors apartment dwellings and a retirement home/lodge with the following special provisions: to allow for an exterior side yard setback of 6.0 metres, to allow a width of 3.4 metres for Type A barrier free parking spaces and a width of 2.6 metres for Type B barrier free parking spaces provided that an adjacent unobstructed access aisle of 1.5 metre is that is shared between the barrier parking spaces, to require a side yard setback of 30 m, a rear yard setback of 15 m, a minimum planting strip width of 7.5 m, a bicycle parking rate of 0.25 spaces per apartment dwelling, and a parking space width at the end an aisle of 2.8 m for the following reasons:

- I. public input was considered;**
- II. the request is consistent with the Provincial Policy Statement;**
- III. the request is consistent with the goals and objectives of the Official Plan; and**
- IV. the zone change will provide additional housing to meet the needs of the current and future residents.**



Prepared by: Jeff Bannon, MCIP, RPP – Planner



Recommended by: Jeff Leunissen, MCIP, RPP – Manager of Development Services



Rob Horne, Chief Administrative Officer

BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change Z06-17 to rezone the lands known municipally as 456 Lorne Avenue West, located on the northeast corner of Lorne Avenue West and Freeland Drive to allow for a site specific Residential Fifth Density (R5(1)) Zone.

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

AND WHEREAS the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 201-2000, as amended, known as the Zoning By-law, be further amended.

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Stratford as follows:

1. That Schedule "A", Map 4 to By-law 201-2000 as amended, is hereby amended:

by changing from a Future Residential (FR) Zone to a Residential Fifth Density (R5(1)-18) Zone those lands outlined in heavy solid lines and described as Residential Fifth Density (R5(1)-18) Zone on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as Part Lot 4, Concession 2 (Geographic Township of Downie) in the City of Stratford and known municipally as 456 Lorne Avenue W.

2. That By-law 201-2000 as amended, be further amended by adding to Section 9.4, being the Exceptions of the Residential Fifth Density (R5) Zone the following:

"9.4.18	a) <u>Defined Area</u> (456 Lorne Avenue W) R5(1)-18 as shown on Schedule "A", Map 4	
	b) Exterior Side Yard Width (minimum)	6.0m
	c) Side Yard Width (minimum)	30m
	d) Rear Yard Depth (minimum)	15m

e) Planting Strip (minimum)	7.5m
f) Bicycle Parking Regulations per apartment dwelling (minimum)	0.25 spaces
g) Barrier Free Parking Space Dimensions and Requirements	
i) The minimum dimension for a Type A barrier free parking space shall be 5.6 m in length, 3.4 m in width, and a vertical clearance of 2.0 m, in addition to an adjacent unobstructed pedestrian access aisle width of 1.5 m.	
ii) The minimum dimension for a Type B barrier free parking space shall be 5.6 m in length, 2.6 m in width, and a vertical clearance of 2.0 m, in addition to an adjacent unobstructed pedestrian access aisle width of 1.5 m.	
iii) The 1.5m unobstructed pedestrian access aisle may be shared by two abutting barrier free parking spaces and must meet the following requirements: the unobstructed pedestrian access aisle shall extend the full length of the barrier free parking space; and the unobstructed pedestrian access aisle shall be marked with high tonal contrast diagonal lines, to discourage parking in them, where the surface is asphalt, concrete or some other hard surface.	
h) Parking Space Width At The End Of A Parking Aisle (minimum)	2.8m

3. shall come into effect upon Final Passage in accordance with the *Planning Act*.

Read a FIRST, SECOND AND THIRD TIME AND

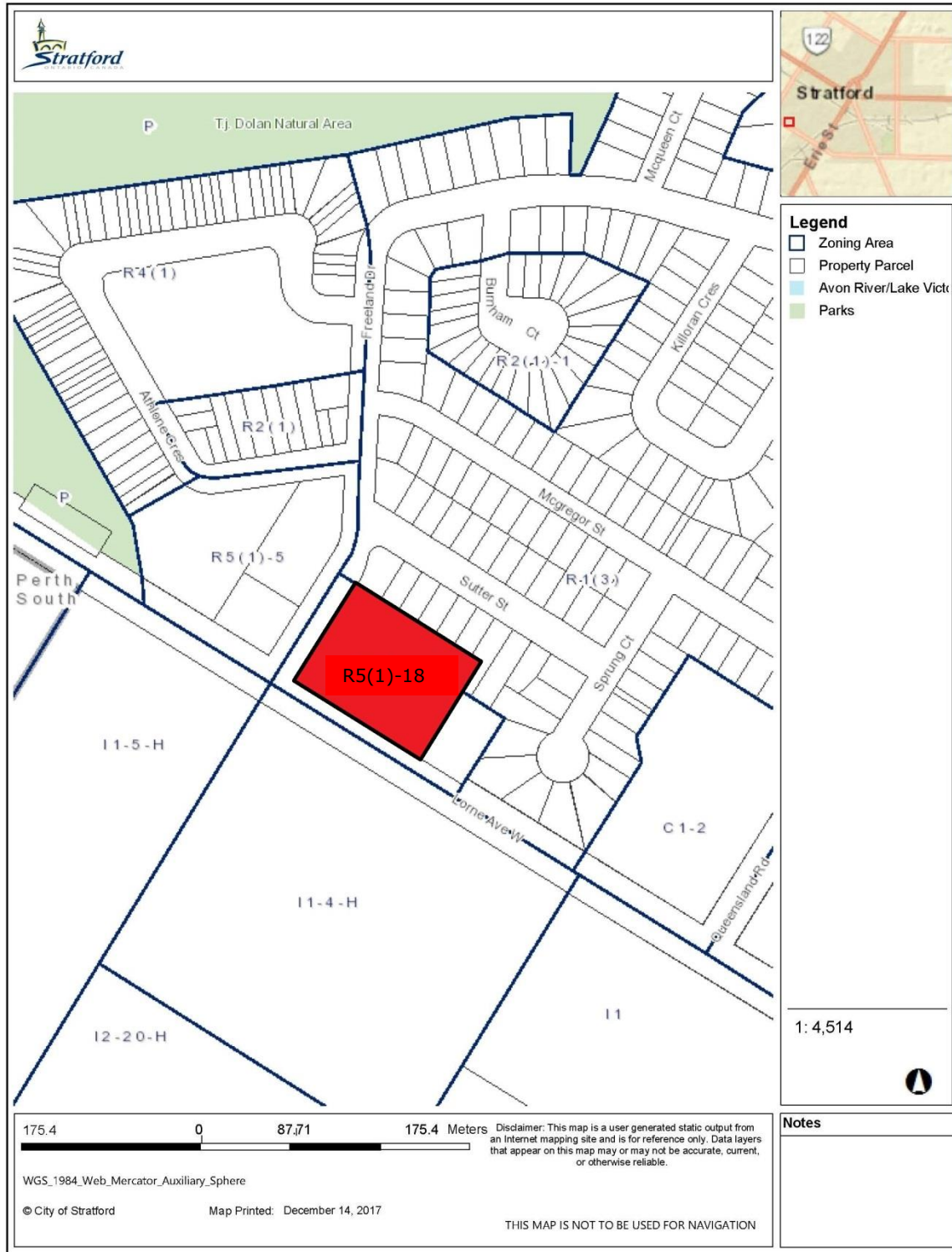
FINALLY PASSED this the xxth day of xxxxxxxx 2018.

Mayor – Daniel B. Mathieson

Clerk – Joan Thomson

Schedule "A" to By-law ???-2018

456 Lorne Avenue West, northeast corner of Lorne Avenue West and Freeland Drive





CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Monday, January 22, 2018 at 7:30p.m. in the Council Chamber, City Hall, Stratford to hear all interested persons with respect to Zone Change Application Z06-17, 456 Lorne Avenue West, Stratford.

COUNCIL PRESENT: Mayor Mathieson - Chair presiding, Councillors Brad Beatty, George Brown, Tom Clifford, Danielle Ingram, Frank Mark, Martin Ritsma, Graham Bunting and Kathy Vassilakos.

REGRETS: Councillor Bonnie Henderson, Councillor Kerry McManus, Michael Humble – Director of Corporate Services and Carole Desmeules – Director of Social Services.

STAFF PRESENT: Rob Horne – CAO, Ed Dujlovic - Director of Infrastructure & Development Services, David St. Louis – Director of Community Services, John Paradis – Fire Chief, Joan Thomson – City Clerk, Tatiana Dafoe – Deputy Clerk, Kim McElroy – Manager Ontario Works, Jeff Bannon - Planner and Nancy Bridges – Recording Secretary.

ALSO PRESENT: Chris Pidgeon – GSP Group, media and members of the public.

Mayor Mathieson called the public meeting to order and stated that the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Zone Change Application Z06-17. The application affects the property with the municipal address of 456 Lorne Avenue West, Stratford.

Mayor Mathieson explained the order of procedure for the public meeting.

STAFF PRESENTATION:

Jeff Bannon, City Planner, outlined the management report, including an explanation of the rezoning request to a residential fifth density R5 zone – special and listed the reports/studies that have been received. He noted that the property is currently designated as Residential and Natural and Naturalized Woodlands in the Official Plan and that Freeland Drive is classified as a local road and Lorne Avenue West is an arterial street. The property has 100 metres of frontage on Lorne Avenue and 80 metres on Freeland Drive and is surrounded by single detached dwellings, a hydro sub-station, a community services residential building and farmland.

Mr. Bannon outlined the concept plan, noting that parking spots will exceed minimum requirements and access will be off Freeland Drive.

Mr. Bannon noted that staff have received agency comments from Canada Post, stating the developer must supply, install and maintain the mail delivery equipment within the building, as per Canada Post specifications. The remaining agency comments will be provided in a future report to the Planning and Heritage Committee.

Mr. Bannon indicated that notice was sent to 70 abutting property owners and responses are summarized in the report, including concerns about increased noise, excess traffic, loss of privacy and decreased property value.

CONSULTANT PRESENTATION:

Chris Pidgeon, Planning Consultant for GSP Group spoke on behalf of the developer and introduced Brian LaBelle from the ownership group. Mr. Pidgeon noted that the developer held a neighbourhood meeting to address questions and concerns from the neighbourhood.

Mr. Pidgeon outlined the current area and gave a brief description of the developer, Reid's Heritage Properties (RHP). RHP was the first net zero home builder in Ontario and one of their specialties is adult lifestyle communities. He provided renderings and photographs of other properties built by the developer.

Mr. Pidgeon provided a brief outline of the Official Plan, highlighting that a woodlot does not preclude development but must be assessed first. The developer's proposal includes a four storey, 52 unit building, that includes 1 and 2 bedroom units. It includes a 5 metre road widening proposal along Lorne Ave and perimeter trees being kept and augmented. He referred to his presentation and outlined the proposed setbacks for the building. Some of the setbacks requested are to preserve more trees to the North.

Mr. Pidgeon referred to his report and outlined the vegetation overview and tree management plan. He also noted that a certified arborist inventoried and tagged 396 trees and determined the area to be an intermediate stage woodlot and in good shape. The proposed development would see 145 trees retained and additional landscaping included as a buffer between adjacent properties.

QUESTIONS FROM COUNCIL:

Councillor Ingram noted that one of the drawings mentioned 'Building 1' and that the parking allotment would allow for an additional 16 units. She inquired whether there are any plans for additional dwellings.

Mr. Pidgeon stated that the developer has no intention of building any further dwellings on this property and that the extra parking will ensure there is no overflow parking onto the neighbouring streets.

Councillor Vassilakos confirmed that 145 trees will be retained and wondered how many extra trees would be planted. She also inquired about the accessibility of the building and whether the developer had any plans to go above and beyond the regulations.

Mr. Pidgeon stated that there is no preliminary landscape plan yet and that there will be an elevator and potentially some accessible units in the development.

Councillor Brown suggested that two parkings spaces per unit was excessive and asked whether there was any consideration to reducing the parking and keeping more trees. He has concerns with removing so many trees.

Mr. Pidgeon noted that in the developer's experience they believe the proposed amount of parking is ideal.

Councillor Ritsma asked for clarification on whether visitor parking was included in the proposed parking amount.

Mr. Pidgeon noted that visitor parking was included in the 1.9 spaces per unit.

QUESTIONS FROM PUBLIC:

Susan Lemenchick is opposed to the development due to increased traffic volume, difficulties turning onto Lorne Avenue, stormwater management and the lack of woodlot in Stratford that increases flood risk. She requested that Council uphold the current zoning of the property.

Ann Cornish expressed concerns with the traffic volume, with parking around the Church and pedestrian safety. She stated that the lack of trees will affect her view and she will be forced to look at the apartment building. Ms. Cornish believes the building will create architectural disharmony and that the developer is only concerned with making the most money. Any development in the area should use Lorne Avenue as the entrance, not Freeland Drive. She stated that there are no positive benefits to the neighbourhood and encouraged Council to visit the area and experience the current level of traffic.

Peter Switzer noted that the property should be fenced and is not happy that his property will be adjacent to the loading area for the building.

Sandy Metelski clarified that even though the developer has expressed a desire for the apartment to attract seniors and empty nestors, they cannot discriminate against anyone living there. She expressed concern with the amount of parking, as younger families will most likely have 2 vehicles. Her privacy will be lost because some large trees with the most foliage will be cut down. The backyard of her home was the selling feature when they purchased their home and the greenspace added to the appeal. Ms. Metelski also expressed concerns with the decrease in property value of the surrounding houses, excess noise and traffic and the dangerous intersection at Freeland Drive and Lorne Avenue. She also noted the issues with the feedmill across Lorne Avenue and wondered if the developer had considered the noise and dust.

Mr. Pidgeon stated that he will take the comments received back to the developer and incorporate details into a report to staff.

There were no further questions or comments from the public or Council.

Mayor Mathieson thanked staff and stated that Council intends to consider this application at a future Planning and Heritage committee meeting.

Mayor Mathieson adjourned the meeting at 8:17pm.

Requests to receive further information, as indicated on the form at the public meeting on January 22, 2018 were received from the following:

Toby Kuepfer	Ann Cornish
Joan and Marianne Saman	Peter Switzer
Tom Lemenchick	Iain Begg
Darrell Renecker	Judy McCann
Paul Zehr	Louisa Wable
Cyryn Fyrcyd	