



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*
Zone Change Application Z05-24
Upper Avon Holdings Inc.
156 Albert Street, Stratford

City of Stratford Council will hold a public meeting on **Thursday, March 20, 2025 at 6:30pm** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the subject application.

The subject property is located in Downtown Stratford, immediately north-west of the intersection of Albert Street and Nile Street. The lands have approximately 31.9 metres of frontage along Nile Street, a depth of approximately 38.8 metres along Albert Street, and an area of approximately 0.12 hectares. The subject lands are legally described as LT 216 PL 20 STRATFORD; PT LT 215 PL 20 STRATFORD AS IN R78527 EXCEPT EASEMENT THEREIN; STRATFORD.

The purpose and effect of the subject application is to rezone the property from the Central Commercial (C3) Zone to a site-specific Central Commercial (C3-XX) Zone to permit the conversion of the existing building into a residential multiple dwelling containing 12 units. To allow the conversion, the Zoning By-law Amendment requests permission for ground-floor residential uses, a reduction in the number of required visitor parking spaces, and permission for parking in the front yard. No external alterations are proposed to the building form. Amenity space, additional landscape space and renewal of the existing surface parking lot are proposed.

A key map is attached.

Your opinion on this application is important. Please call, mail or email your comments to Robyn McIntyre at telephone number (519) 576-3650 extension 821, rmcintyre@mhbcplan.com consulting Planner of the City of Stratford, Building and Planning Services Department by February 28, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: clerks@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford, you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting the Building and Planning Services Department offices located at 82 Erie Street, Stratford, visiting engagestratford.ca, or calling 519-271-0250 ext. 5345 during business hours.

Agencies: Please respond by: **Friday, February 28, 2025.**
If you choose to respond via fax, please use 519-271-5966.

ADDITIONAL INFORMATION: Contact Robyn McIntyre at rmcintyre@mhbcplan.ca or by calling 519-576-3650 ext 821.

If you require this document in an alternate format contact City Hall at 519-271-0250 extension 5237 or email: clerks@stratford.ca.

This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on February 22, 2025. This Town Crier is also posted to the City of Stratford website: www.stratford.ca

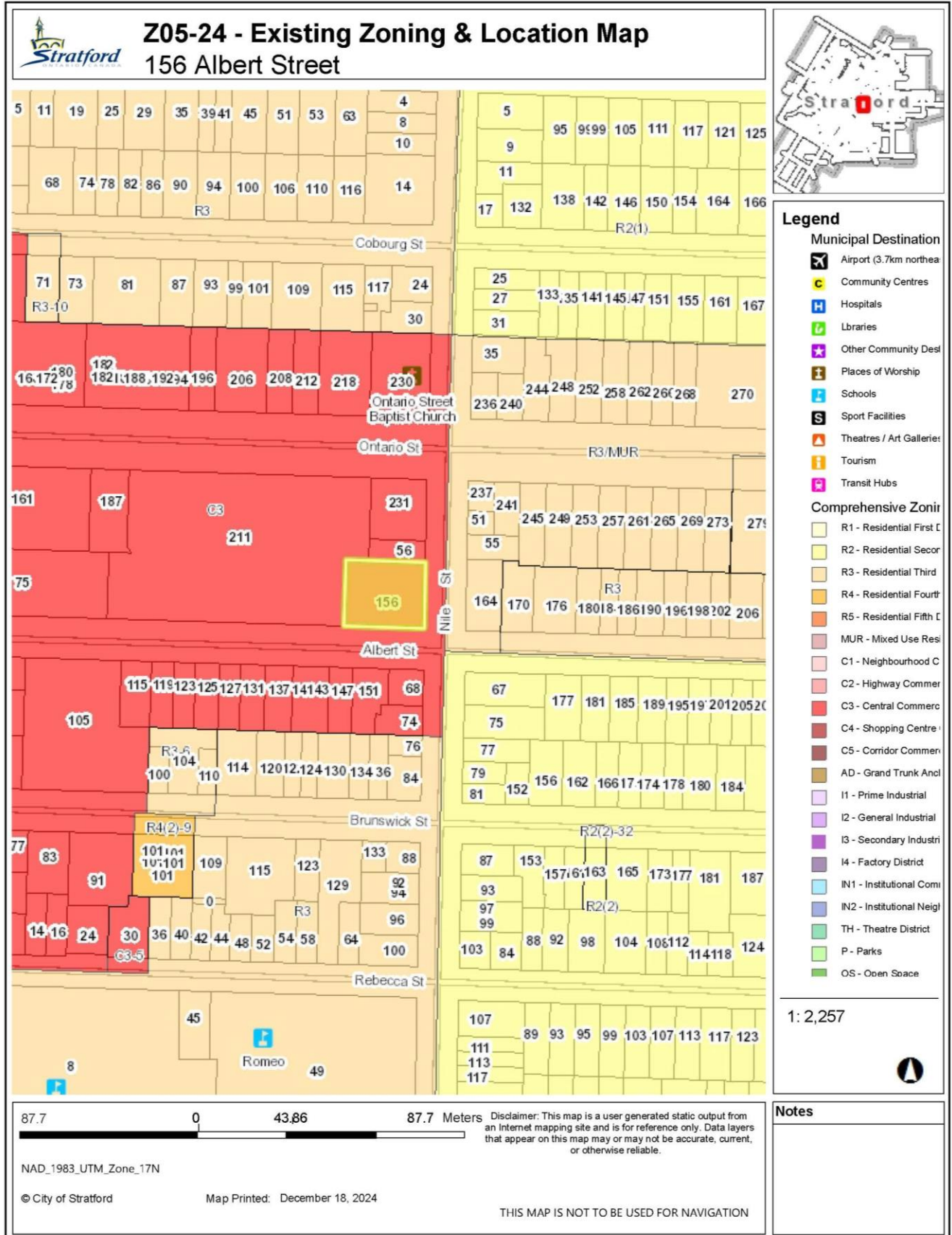
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated February 14, 2025

Robyn McIntyre
Consulting Planner for the City of Stratford
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4

cc: Applicant & Agent
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map



Scale: 0 to 87.7 Meters

Scale: 1:2,257

Scale: NAD_1983_UTM_Zone_17N

Scale: © City of Stratford

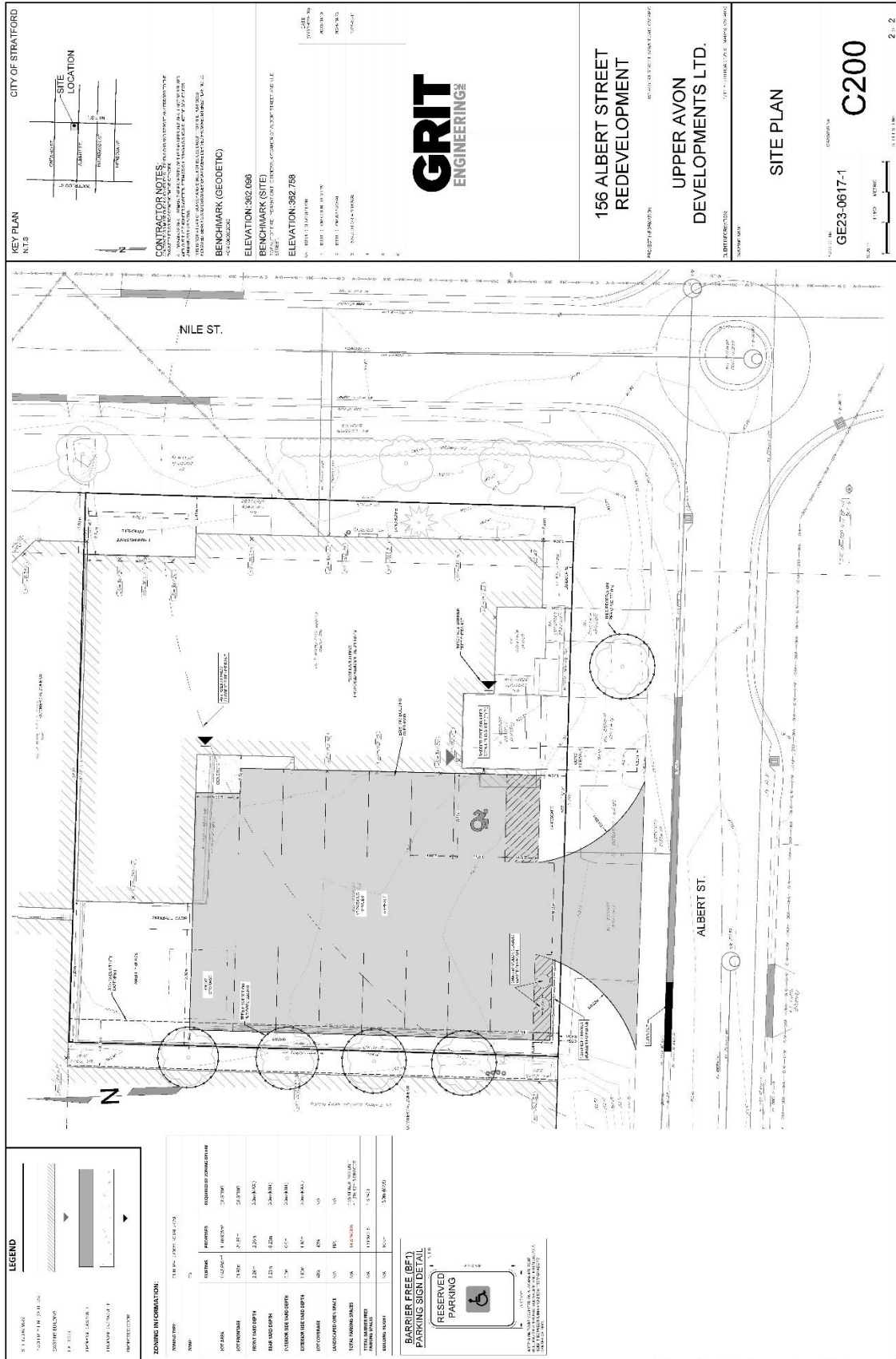
Scale: Map Printed: December 18, 2024

Scale: THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Disclaimer: This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Concept Plan



KEY PLAN
NTS

CITY OF STRATFORD

SITE LOCATION

CONTRACTOR NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF STRATFORD AND THE PROVINCE OF ONTARIO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF STRATFORD AND THE PROVINCE OF ONTARIO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF STRATFORD AND THE PROVINCE OF ONTARIO.

BENCHMARK (GEODEIC)
ELEVATION: 382.086
BENCHMARK (SITE)
ELEVATION: 382.758

1. SITE: 156 ALBERT ST.
2. SITE: 156 ALBERT ST.
3. SITE: 156 ALBERT ST.
4. SITE: 156 ALBERT ST.

GRIT ENGINEERING

156 ALBERT STREET REDEVELOPMENT

UPPER AVON DEVELOPMENTS LTD.

SITE PLAN

PROJECT NUMBER: 156 ALBERT STREET REDEVELOPMENT
DATE: 2023-06-17-1

SCALE: 1" = 10'-0"

2 OF 2

LEGEND

5' PLANTING STRIP
CONCRETE DRIVE CURB
CONCRETE DRIVEWAY
4" CONC.
ASPHALT DRIVEWAY
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY

ZONING INFORMATION:

ZONE	PERMITTED USES	PERMITTED HEIGHT	PERMITTED SETBACKS	PERMITTED FLOOR AREA RATIO (FAR)
RESIDENTIAL	RESIDENTIAL	10.000 M	1.000 M	0.2500
COMMERCIAL	COMMERCIAL	15.000 M	1.000 M	0.5000
INDUSTRIAL	INDUSTRIAL	20.000 M	1.000 M	0.7500
MIXED USE	MIXED USE	25.000 M	1.000 M	1.0000

