

Stratford Town Crier

Town Crier, July 20, 2024

Public Information, Notices and Meeting Schedule

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

ZONING BY-LAW AMENDMENT – Z02-24 & OFFICIAL PLAN AMENDMENT OPA01-24 3188 VIVIAN LINE 37

City of Stratford Council will hold a public meeting on **Monday, August 12, 2024 at 7:00 p.m.** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (Z02-24) and Official Plan Amendment Application (OPA01-24) under Section 34 and Section 21 of the Planning Act, R.S.O. 1990.

The proposed Official Plan Amendment application and Zoning By-law Amendment application would allow for the construction of a Long-Term Care Home and Retirement Home with all associated parking, landscaping, and site features.

Official Plan Amendment Application [OPA01-24]

The purpose of the Official Plan Amendment application is to add a site-specific policy to the existing 'Residential Area' designation. The existing 'Residential Area' designation allows institutional uses, including the proposed Long-Term Care Home and Retirement Home. Site specific provisions are requested to increase the maximum height on the north portion of the site from 4 storeys to 5 storeys, and to increase the maximum height on the south portion of the site from 4 storeys to 7 storeys.

Zoning By-law Amendment Application [Z02-24]

The purpose of the Zoning By-law Amendment application is to rezone the property from Agricultural ("A") and Urban Reserve ("UR") to two separate site-specific Community Institutional Zones ("IN1-____" and "IN1-____"). Different site-specific provisions are requested for the north portion of the site, and the south portion of the site.

North Portion

- Section 2.3.2 b) of the Zoning Bylaw shall not apply;
- To limit the total number of beds permitted in the Nursing Home to 288;
- To reduce the minimum south interior side yard setback to 0.0 metres, whereas the Zoning Bylaw currently requires 9.9 metres;
- To reduce the minimum overall Landscaped Open Space requirement to 26%, whereas the Zoning Bylaw currently requires 35%;
- To add a provision stating that the Landscaped Open Space requirement shall include green roofs above ground level, for clarity;
- To reduce the minimum Landscaped Open Space requirement for Parking Lots with more than 50 parking spaces to 9.5%, whereas the Zoning Bylaw currently requires 15%;
- To add a provision stating that the vertical area of any decorative fencing or walls shall count towards the minimum Landscaped Open Space requirement for Parking lots with more than 50 parking spaces, for clarity;
- To remove the requirement for a planting strip between parking areas or aisles and lot lines where the IN1-XX zone (north portion of 3188 Vivian Line 37) and the IN1-XX zone (south portion of Vivian Line 37) abut, whereas the Zoning Bylaw currently requires a 1.5 metre planting strip or 0.15-metre-wide fence, wall, hedge, or shrub;
- To reduce the minimum bicycle parking requirement for the Nursing Home to 6 spaces, whereas the Zoning Bylaw currently requires 34 spaces;
- To add a provision that allows bicycle parking to be within 35 metres of the principle building entrance or the main employee entrance, whereas the Zoning Bylaw currently requires that bicycle parking be within 35 metres of the principle building entrance only;
- To reduce the minimum number of loading spaces for a Nursing Home to 2, whereas the Zoning Bylaw currently requires 3 spaces;
- To reduce the minimum loading space setback from the south interior lot line to 0.0 metres, whereas the Zoning Bylaw currently requires 1 metre where abutting a non-residential zone;
- To add a provision stating that a loading space shall not be required to be abutting the Nursing Home building, whereas the Zoning Bylaw currently requires that the space abut the building; and
- To allow access and maneuvering to and from a loading space to exceed the boundaries of the subject lands only into a Right-of-Way easement registered in favour of the subject lands, whereas the Zoning Bylaw currently requires that access and maneuvering must be located on the same lot.

South Portion

- Section 2.3.2 b) of the Zoning Bylaw shall not apply;
- To allow a Personal Care Establishment and Personal Service Establishment accessory to a Retirement Home, whereas the Zoning Bylaw does not currently permit these as primary or accessory uses in the IN1 Zone;
- To reduce the minimum west interior side yard setback to 6.0 metres, whereas the Zoning Bylaw currently requires 12.25 metres;
- To reduce the minimum eastern interior side yard setback to 9.0 metres for a canopy, whereas the Zoning Bylaw currently requires 12.25 metres;
- To reduce the minimum rear yard setback to 0.0 metres, whereas the Zoning Bylaw currently requires 7.5 metres;
- To increase the maximum lot coverage to 34.5%, whereas the Zoning Bylaw currently allows a maximum of 30%;
- To remove the requirement for a planting strip between parking areas or aisles and lot lines where the IN1-XX zone (north portion of 3188 Vivian Line 37) and the IN1-XX zone (south portion of Vivian Line 37) abut, whereas the Zoning Bylaw currently requires a 1.5 metre planting strip or 0.15-metre-wide fence, wall, hedge, or shrub;
- To remove the parking requirement for a Personal Care Establishment and Personal Service Establishment accessory to a Retirement Home, whereas the Zoning Bylaw currently requires parking to be provided at a rate of 1 parking space per 30 square metres of net floor area for a Personal Care Establishment and a Personal Service Establishment;
- To reduce the minimum number of loading spaces required for a Retirement Home to 1, whereas the Zoning Bylaw currently requires 3;
- To reduce the minimum loading space setback from the rear lot line to 0.0 metres, whereas the Zoning Bylaw currently requires 1 metre where abutting a non-residential zone;

- To add a provision stating that a loading space shall not be required to be abutting the Retirement Home building, whereas the Zoning Bylaw currently requires that the space about the building; and
- To allow access and maneuvering to and from a loading space to exceed the boundaries of the subject lands only into a Right-of-Way easement registered in favour of the subject lands, whereas the Zoning Bylaw currently requires that access and maneuvering must be located on the same lot.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Robyn McIntyre – Telephone (519) 576-3650 extension 821, Fax: (519) 271-5966 – rmcintyre@mhbcpplan.com - City of Stratford, Building and Planning Services Department by **August 2, 2024** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.



If you wish to be notified of the adoption of the proposed Zoning Amendment and Official Plan Amendment or of the refusal of a request to amend the Zoning By-Law and Official Plan, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission 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.

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

LEAF & YARD WASTE COLLECTION

Leaf and Yard Waste will be collected citywide, on your regular garbage collection day, the week of July 22 – 26.

Leaf and yard waste will only be collected in the following forms:

- 110 L Kraft Paper bags
- Certified Compostable bags
- Re-useable Container with label attached

Clear Plastic Bags are NOT accepted and will be left at the curbside. Leaf and Yard waste is also accepted at the landfill depot during regular landfill hours.

The next Leaf and Yard Waste collection week is August 19 – 23.

MEETING SCHEDULE

Date	Meeting	Time	Location
July 22	Committee of the Whole In-Camera	6:00 p.m.	Council Chamber
July 22	Regular Council and Standing Committees	7:00 p.m.	Council Chamber
July 24	Infrastructure, Transportation & Safety Sub-committee	4:30 p.m.	Council Chamber
July 25	Planning and Heritage Sub-committee	CANCELLED	

Meetings are open to the public to attend with the exception of In-Camera sessions (please note the adjournment into the In-camera Session is open to the public to attend and observe). Agendas can be accessed from the City's website. Please check the City's website for the Sub-committee, Committee, Council and Advisory Committee Meeting Schedules as these schedules are subject to change.

The Town Crier is available on the City of Stratford's website.

www.stratford.ca