



# TOWN OF STRATFORD RESOLUTION

## No. PH004-2022 (OPA-001-22) - 10660477 Canada Inc. Irving Avenue PID 739003 and 790246 Official Plan Land Use Map Amendment

Motion Carried       √        
Motion Lost                     
Motion Deferred                   

Council Chambers  
Town Council

**February 9<sup>th</sup>, 2022**

Committee  
Moved by Councillor  
Seconded by Councillor

Planning & Heritage  
Jill Burridge  
Gary Clow

**WHEREAS** an application has been received from 10660477 Canada Inc. to redesignate parcel 790246 and a portion of parcel 739003, (Approx. 4.55 ac) from the Residential (Serviced) Designation to the Mixed-Use Land Use Designation; and

**WHEREAS** the proposed redesignation is required to accommodate a rezoning application from 10660477 Canada Inc. that would allow for a Mixed-Use development prepared by Tim Phalen of ARCHwork Studio dated December 15, 2021 that would contain two 60 unit, 5 storey apartment buildings with 20,000 SF of commercial space on the ground floor, and one 10 unit, 2 storey apartment building with 8,000 SF of commercial space on the ground floor; and

**WHEREAS** Thirty-Seven (37) notification letters were sent out to property owners whose parcels were within 150 metres of the subject property (s), two advertisements were placed in the Guardian on January 17<sup>th</sup> and 22<sup>nd</sup>, 2022, and the proposed amendment was advertised on social media to solicit input and to notify residents of the public meeting; and

**WHEREAS** a public meeting was held on January 26, 2022, at 7:00 p.m, and due to COVID-19 gathering restrictions, viewing was limited to a live stream over Town social media where no residents registered to participate, and residents were given until January 31, 2022 to submit their comments; and

**WHEREAS** Comments on the Facebook livestream were in support of the rezoning application and were read into the record and recorded in the minutes, and four written letters of support for the rezoning application were received by the deadline.

**BE IT RESOLVED** that the Town of Stratford Official Plan (2014) Schedule B, General Land Use Map, is amended and the land use designation of parcel number 790246 and a portion of parcel 739003 (Approx. 4.55 ac) hereby be designated as Mixed-Use, as shown on the attached map, hereby excluding it from its former designation of Residential (Serviced).

# TOWN OF STRATFORD

## Official Plan Amendment

*A Resolution to amend the Town of Stratford Official Plan (2014) Schedule B,  
General Land Use Map*

**BE IT ENACTED** that parcel number 790246 and a portion of parcel 739003, (Approx. 4.55 ac) hereby be re- designated as Mixed-Use in Schedule “B” of the Land Use Map of the Town of Stratford Official Plan (2014), as shown on the attached map, hereby excluding it from its former designation of Residential (Serviced).



**Council Approval:**

Official Plan Amendment OPA-001-22 was approved by a majority of council members present at the Council meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Signatures**

\_\_\_\_\_  
**Mayor** (signature sealed)

\_\_\_\_\_  
**Chief Administrative Officer** (signature sealed)

**Ministerial Approval**

Official Plan Amendment OPA-001-22 is hereby approved.

Dated on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Minister of Agriculture and Land

*This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on January 31, 2022.*