



## TOWN OF STRATFORD RESOLUTION

### No. PH003-23-Concord Properties Ltd (The Gray Group)-The Crossroads Urban Core Area Plan-Official Plan Amendments

Motion Carried       √        
Motion Lost                       
Motion Deferred                     

Council Chambers  
Town Council

**March 8, 2023**

Committee                                       
Moved by Councillor                       
Seconded by Councillor                     

Planning & Heritage  
Jeff MacDonald  
Ron Dowling

**WHEREAS** an application has been received from Fathom Studio on behalf of Concord Properties Ltd. (The Gray Group) for The Crossroads: Urban Core Area Plan requesting amendments to the Town of Stratford Official Plan (text and land use map); and

**WHEREAS** the proposed amendments to the Official Plan will require changes to designations on the land use map for mixed-use development in the town core area and policy changes in the Official Plan to support the implementation of The Crossroads: Urban Core Area Plan; and

**WHEREAS** the proposed designations will comprise some different types of mixed uses to enable the two new zone classification in the Bylaw are Core Mixed Use (CMU) Zone and Urban Core (UC) Zone; and

**WHEREAS** in accordance with the Stratford Zoning and Development Bylaw #45, planning staff circulated written notice (280 letters/sent Nov3, 2022) of the amendment request to all property owners within 150 metres (490 feet) of the boundaries of the subject property or properties, and placed multiple signs on the land being proposed for re-zoning indicating that a re-zoning request has been received; and

**WHEREAS** planning staff received 53 response letters from residents with various concerns around shadow casting, infrastructure, environmental, and general concerns; and

**WHEREAS** in accordance with the Stratford Zoning and Development Bylaw #45, an advertisement was placed in the Guardian newspaper on two occasions (Nov.9, 2022 & Nov. 19, 2022) and the media ad was also shared on the Town's website, Facebook, Twitter, Instagram, and the Town's weekly ENews to notify residents of a public meeting and to solicit input from residents on the proposed amendment request; and

**WHEREAS** a public meeting was held on November 23, 2022, at the Stratford Town Centre with approximately 73 people in attendance, whereby the Director of Planning introduced the application from the Gray Group explaining the proposed amendment requests and the

requirement for both text and map amendments to the Stratford Official Plan and Zoning & Development Bylaw #45; and

**WHEREAS** representatives of the Gray Group (Cory Gray, CEO and Chairman of the Board) and Trevor MacLeod (President) presented a video of The Crossroads: Urban Core Area Plan proposed for the Stratford core area; and

**WHEREAS** Trevor MacLeod presented introduced the Gray Group's consultants Rob Leblanc and Roger Boychuk from Fathom Studios, and referenced members of CBCL Limited, and members of the Provincial Transportation Department, and presented details of the proposed development plan to the audience; and

**WHEREAS** during and after the presentations from Trevor, Rob, and Roger, the floor was open to a question-and-answer period, whereby the developer responded to questions from the audience.

**BE IT RESOLVED** the details of the proposed amendments are as follows: (the attached map is for clarity):

### **Stratford Official Plan Amendments**

**The Town of Stratford Official Plan is amended by:**

***The addition of the following immediately after subsection 4.2.5:***

***6. Stratford is a community that enables mixed use development for various types of residential units in the Town Core Area to meet current and future demands.***

***To achieve this objective, we will:***

- a. Encourage an increase in the densification and intensification of residential development units in the form of vertical development to include increased building heights, thereby reducing the impacts of horizontal development on agriculture resource land on the out-skirts of Town.
- b. Support new zoning options, based on concepts using mixed use development and overall design standards such as, or similar to, form-based codes to create connected and livable spaces to work, live, and recreate.

***The addition of the following immediately after subsection 8.2.9:***

***9. Stratford is a community with various watercourses located throughout the town requiring protection and preservation.***

***To achieve this objective, we will:***

- a. Limit sprawl development into vacant land areas by encouraging the densification and intensification of residential development units in the form of vertical development in the town core area.

- b. Ensure proposed concept and final plans include required building setbacks from watercourse buffer areas and professional storm water management plans show siltation control measures siltation and other mitigation measures to control run-off.

*The amendment of subsection 11.2.1.c. as follows:*

**Current**

- c. Support and encourage mixed use development in the core area.

**Proposed Amendment**

- c. Support and encourage mixed use development in the core area **with consideration given to designating specific zones to encourage intensification and densification in the form of vertical development and an increase in building heights.**

*The amendment of subsection 12.2.2.1 as follows:*

**Current**

1. Create an inventory of land available for housing and ensure there is enough land available to support long-term growth, or determine whether we need to restrain growth.

**Proposed Amendment**

1. Create an inventory of land available for housing and ensure there is enough land available to support long-term growth or determine whether we need to restrain growth **or redefine growth by how and where it will occur through densification and intensification.**

**The Town of Stratford Official Plan (2014) Schedule B, General Land Use Map, is amended by the following:**

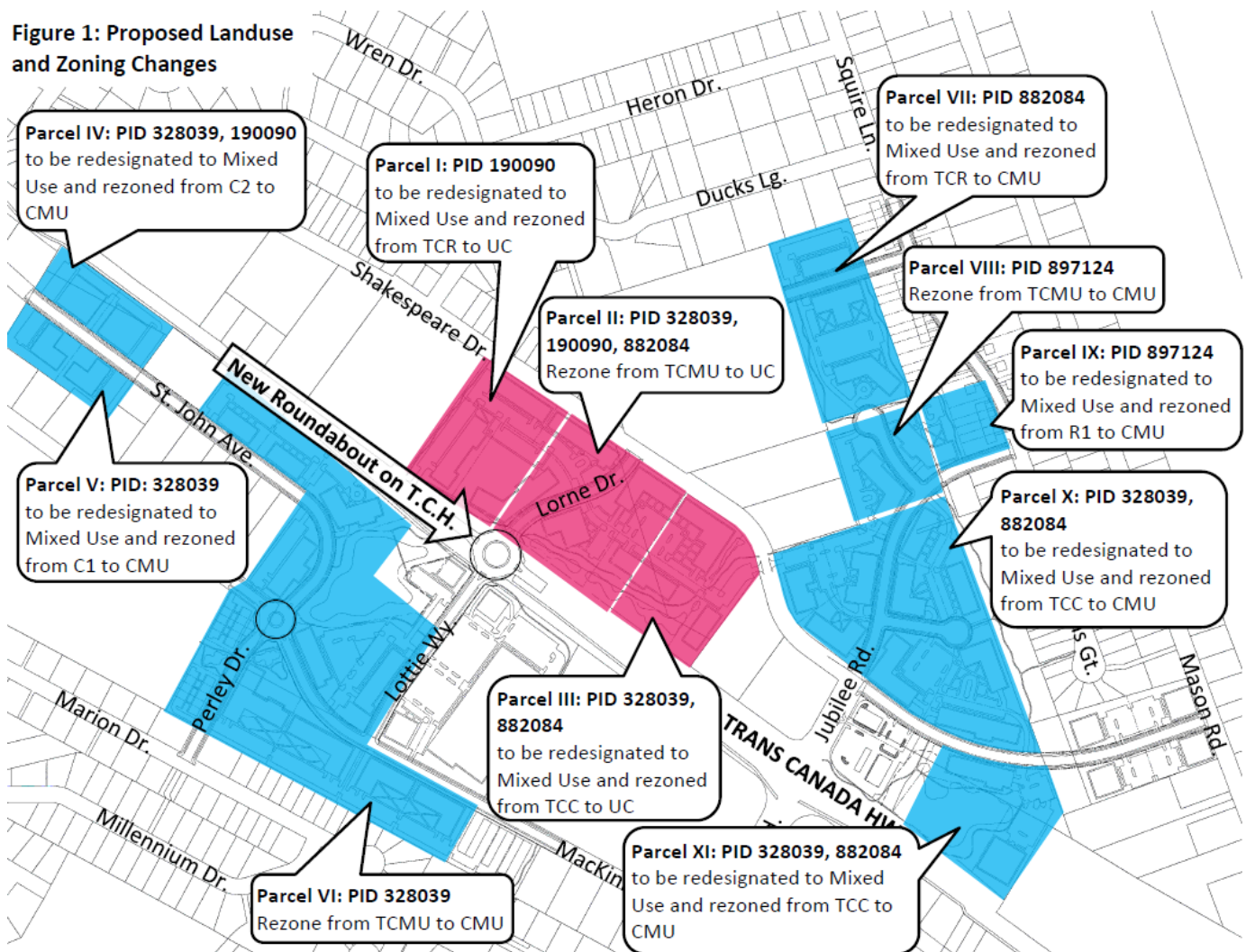
1. The land use designation of the portion of PID 190090 indicated as Parcel I on Figure 1 shall be Mixed Use, hereby excluding it from its former designation of Residential.
2. The land use designation of the portion of PID 328039, PID 190090, and PID 882084 indicated as Parcel II on Figure 1 shall continue to be Mixed Use.
3. The land use designation of the portion of PID 328039 and PID 882084 indicated as Parcel III on Figure 1 shall be Mixed Use, hereby excluding it from its former designation of Commercial.
4. The land use designation of the portion of PID 328039 and PID 190090 indicated as Parcel IV on Figure 1 shall be Mixed Use, hereby excluding it from its former designation of Commercial.
5. The land use designation of the portion of PID 328039 indicated as Parcel V on Figure 1 shall be Mixed Use, hereby excluding it from its former designation of Commercial.
6. The land use designation of the portion of PID 328039 indicated as Parcel VI on Figure 1 shall be Mixed Use, hereby excluding it from its former designation of Commercial.

7. The land use designation of PID 882084 indicated as Parcel VII on Figure 1 shall be Mixed Use, hereby excluding it from its former designation of Residential.
8. The land use designation of a portion of PID 897124 indicated as Parcel VIII on Figure 1 shall continue to be Mixed Use.
9. The land use designation of a portion PID 897124 indicated as Parcel IX on Figure 1 shall continue to be Mixed Use.
10. The land use designation of a portion PID 328039 and PID 882084 indicated as Parcel X on Figure 1 shall be Mixed Use, hereby excluding it from its former designation of Commercial.
11. The land use designation of a portion PID 328039 and PID 882084 indicated as Parcel XI on Figure 1 shall be Mixed Use, hereby excluding it from its former designation of Commercial.

### Effective Date

The effective date of Official Plan Amendment OPA-001-23 is the date as signed below by the Minister of Agriculture and Land.

**Figure 1: Proposed Landuse and Zoning Changes**



**Council Approval:**

Official Plan Amendment OPA-001-23 was approved by a majority of council members present at the Council meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Signatures**

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

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

**Ministerial Approval**

Official Plan Amendment OPA-001-23 is hereby approved.

Dated on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

***This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on January 30th, 2023.***