



# TOWN OF STRATFORD RESOLUTION

**No. PH004-23-Concord Properties Ltd (The Gray Group)**  
**The Crossroads Urban Core Area Plan**  
**1<sup>st</sup> Reading of Bylaw Amendment**

Motion Carried       √        
Motion Lost                       
Motion Deferred                     

Council Chambers  
Town Council

**March 8, 2023**

Committee                                   
Moved by Councillor                                   
Seconded by Councillor                                 

Planning & Heritage  
Jeff MacDonald  
Gordie Cox

**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 an amendment to the Town of Stratford Zoning and Development Bylaw #45 (text and map); and

**WHEREAS** the proposed amendment will require changes to the zoning map to add two new zone classifications and the addition of those two new zones in the Bylaw to support the implementation of The Crossroads: Urban Core Area Plan; and

**WHEREAS** the proposed two new zone classification to be inserted in the Bylaw are Core Mixed Use (CMU) Zone and Urban Core (UC) Zone, whereby both zones uniquely permit buildings with commercial uses on the first floor and residential units (rentals or condo's) on the remaining floors (CMU Zone up to 60 feet/6 storeys and the UC Zone up to 131 feet/12 storeys; and

**WHEREAS** to accommodate the two new zones, current parking provisions will not be required, instead new parking standards under the two new zones will be required for underground parking and surface parking to accommodate new development; 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):

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