



TOWN OF STRATFORD RESOLUTION

No. PH009-23 - RZ002-22 - Concord Properties Ltd (The Gray Group)
The Crossroads Urban Core Area Plan
2nd Reading of Bylaw Amendment

Motion Carried X

Motion Lost

Motion Deferred

Council Chambers

Town Council

April 12, 2023

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Jeff MacDonald

Jody Jackson

WHEREAS an application has been received from 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 changes to the text for the addition of the two new mixed-use zones as well as adjustments to parking requirements and Development Officer authority to support the implementation of The Crossroads: Urban Core Area Plan; and

WHEREAS the proposed zone classifications to be inserted in the Bylaw are the Core Mixed Use Zone (CMU) and the Urban Core Zone (UC), whereby both zones permit buildings with commercial uses on the first floor and residential units (rentals or condo's) on the remaining floors, and whereby the Urban Core (UC) Zone uniquely does not permit stand alone commercial to maximize residential density in the area. Proposed heights in the CMU Zone are of up to 25 metres and in the UC Zone of up to 37 metres; and

WHEREAS to accommodate the two zones, reduced parking provisions will be required and will include the provision for a percentage of underground vs. surface parking for buildings exceeding 13 metres in height; and

WHEREAS the proposed amendment will require changes to the Development Officer authority to permit approval of development applications via site plan approval process in accordance with newly established built-form requirements as outlined within the new zone sections to streamline the development application process; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, planning staff circulated written notice (280 letters/sent Nov 3, 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 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 that Bylaw # 45M, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a second time. The details of the proposed amendments are as follows:

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