



TOWN OF STRATFORD RESOLUTION

No. PH028-2023 - RZ002-23 – Roberts Retirement Pros. Inc. – Zoning Bylaw Amendment and Conditional Use – R2 to R3 – 40 Unit Apartment Complex Off Rankin Drive (PID 464719)

Motion Carried _____
Motion Lost X
Motion Withdrawn _____

Council Chambers
Town Council

September 13, 2023

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Ron Dowling

WHEREAS an application has been received from Roberts Retirement Pros Inc. to rezone parcel number 464719, approx. 0.81 acres in total, from the Medium Density Residential (R2) Zone to the Multiple Unit Residential (R3) Zone for the purpose of constructing a 40-unit multiple attached dwelling; and

WHEREAS this re-zoning request will require the following amendment to be considered:

- Zoning and Development Bylaw- an amendment to the official Zoning Map to change parcel number 464719 from Medium Density Residential (R2) Zone to the Multiple Unit Residential (R3) Zone

WHEREAS the proposed 40-unit multiple attached dwelling is deemed as a conditional use (Apartment over 12 units) in the proposed R3 zone.

WHEREAS the concept plan has been reviewed and the following variances were identified as being required for the proposed 40-unit multiple attached dwelling:

- Minimum Lot Area – Variance of 47.21%
(Required Area = 6210 m², Proposed Area = 3278 m²)
- Maximum Building Height – Variance of 85.71%
(Permitted = 10.5 m (35 ft.), Proposed = 19.8 m (65 ft.))
- Maximum Density - Variance of 40% after a 20% bonus to the number of units with the provision of a minimum of 75% underground parking spaces
(Permitted = 24 units, Proposed = 40 units)

WHEREAS pursuant to the Provincial Planning Act and Section 3.2.3 of the Town of Stratford Zoning and Development Bylaw, Council must hold a Public Meeting to receive comments from the public on the proposed application.

NOTWITHSTANDING Council retains the right under Section 3.2.8 of the Town of Stratford Zoning and Development Bylaw, to deny any amendment request, without holding a public meeting, if such request is deemed to be inconsistent with this Bylaw or the Official Plan.

BE IT RESOLVED that a public meeting be scheduled to solicit input from residents on this application to rezone parcel number 464719, approx. 0.81 acres in total, from the Medium Density Residential (R2) Zone to the Multiple Unit Residential (R3) Zone for the purpose of constructing a 40-unit multiple attached dwelling.

This resolution does not bear the recommendation of the Planning & Heritage Committee as discussed at a meeting held on September 5, 2023