

Media Release



Imagine that!

August 14, 2024 Stratford Town Council Meeting Summary

For Immediate Release: August 15, 2024

The following items were discussed at the regular monthly meeting of the Stratford Town Council held on Wednesday, August 14, 2024.

Approval of the Agenda

An amendment was approved to move Planning, Development and Heritage to number nine on the agenda.

Application Denied

An application from Bernard Land Surveys to subdivide parcel #529917 (approx. 4,226 m² in total area) into 2 single detached dwelling lots which would create the new lot having access via a panhandle from Keppoch Road was denied. The resolution was not recommended for support by the Town's Planning, Development & Heritage Committee.

Public Meeting Called

Council approved a number of items to be sent to public meeting including:

- An application from R&D Builders requesting to rezone parcel #289512 from the Medium Density Residential (R2) zone with a Sustainable Subdivision (SS) Overlay Zone, to the Multiple Unit Residential (R3) Zone to facilitate the construction of two (2) 38-unit apartment buildings and 4 stacked townhouse developments in the Forest Trails Subdivision. This project would also facilitate the planned connection of Hollis Avenue to MacIntosh Drive.
- An application received from Cornerstone Baptist Church requesting to rezone PID 1016377 from the Town Centre Institutional (TCI) Zone to the Urban Core (UC) zone to facilitate the construction of affordable housing units and the expansion of the existing church building located on Shakespeare Drive.
- An application received from Margaret Beuno and 14332423 Canada Inc. requesting to rezone parcel #'s 289231 & 1081025 from the Low Density Residential (R1) zone to the Medium Density Residential (R2) Zone. The Town's Planning Department is also proposing to rezone two (2) additional parcels, 1019355 and 384610, to avoid spot zones in this area. The future development of these properties will also facilitate the planned completion of St. Catherines Road connecting to Georgetown Road.
- An application from JDLB Holdings requesting to add a use called "Stacked Semi-Detached Dwelling" into the R2 zone and the creation of development standards for this new use. A Stacked Semi-Detached

Dwelling is defined as: “a building with 4 dwelling units arranged in a 2-unit wide by 2-unit high formation”.

These items are planned to be further presented at public meetings to be held during the week of September 9-13, 2024.

Housing Accelerator Fund Incentives Approved

Council approved a series of incentives, available by rebate, to encourage housing development in the Town of Stratford using funds received through the Housing Accelerator Fund. Applications from April 1, 2024 will be eligible for the rebates which vary depending on the project, and all incentives are available on a first come basis.

Development Fees Removed

A second resolution stemming from the Housing Accelerator Fund was approved which sees the removal of fees for zoning amendments, subdivision and development & building permits for residential development applications from NGO's, non-profit and provincial organizations that provide affordable and supportive rental housing units. Organizations must present a business plan in which they state that the rent for these units does not exceed 30 percent of gross annual household income for low-income households.

Canada Games Legacy Fund Application

Stratford Town Council approved a resolution support an application to the 2023 Canada Games Legacy Fund for financial support to further develop sport fields including the installation of fencing and lighting.

Paving Tender Issued

Following a tender process, a resolution was approved awarding paving work at Stratford Town Centre to Hynes Paving in the amount of \$116,430 excluding HST. As this was below the budgeted amount for the project the Town negotiated further work and will also see the parking surface at Pondsides Park widened and repaved once the construction work is completed onsite this fall. The Pondsides Park paving project amounts to \$112,353 excluding HST.

Proclamation

Mayor Steve Ogden has proclaimed the month of September as “Arthritis Awareness Month” in the Town of Stratford. Arthritis is a serious disease with no cure that causes debilitating pain, restricts mobility and diminishes the quality of life for the six million Canadians, 1 in 5, living with arthritis.

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