



TOWN OF STRATFORD RESOLUTION

PH007-2016 - RZ001-16 – 7711557 Canada Inc. – Rezoning Request
– R2 to R3 – 29 Stratford Road

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

June 8, 2016

Committee
Moved by Councilor
Seconded by Councilor

Planning, Development & Heritage
Councilor Griffin
Steve Ogden

WHEREAS an application has been received from 7711557 Canada Inc. to rezone a portion of parcel number 328021 (0.54 acres) from the Two-Family Residential Zone (R2) to the Multiple Family Residential Zone (R3). The remnant portion of this parcel of land (0.26 acres) is currently zoned Multiple Family Residential Zone (R3); and

WHEREAS the proposed rezoning is to allow for the development of a 20 unit, 3 story multi-unit building with underground parking; and

WHEREAS the current Bylaw requirement within an R3 zone would allow for 17.2 units on this 0.8 acre property but the applicant is proposing a 20 unit building. This would require a variance of 2.8 units (or 16.3%) to the current R3 zone allowance; and

WHEREAS the developer has engaged the services of a traffic engineer to study the proposed development and the conclusion stating that the traffic impact resulting from the proposed apartment building will be negligible, and the project may proceed as planned without risking exceeding the capacity of the road; and

WHEREAS with regard to the Official Plan, this application is in consistency with relevant policies in the Plan.

BE IT RESOLVED in accordance with Section 24 of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw, that Council call a public meeting to solicit input from residents on the application from 7711557 Canada Inc. to rezone a portion of parcel number 328021 (0.54 acres) from the Two-Family Residential Zone (R2) to the Multiple Family Residential Zone (R3) on July 27, 2016 at 7:00 pm.

This resolution bear the recommendation of the Planning, Development & Heritage Committee at a meeting held on June 6, 2016 .