TOWN OF STRATFORD
RESOLUTION

No. PH005-2022 – RZ007-21- 10660477 Canada Inc. Irving Avenue PID 739003 and 790246 MRC to MRMU – 1st Reading

Motion Carried √
Motion Lost
Motion Deferred

Council Chambers
Town Council

February 9, 2022

Committee Planning & Heritage
Moved by Councillor Jill Burridge
Seconded by Councillor Gary Clow

WHEREAS an application has been received from 10660477 Canada Inc. to rezone parcel 790246 and a portion of parcel 739003, (Approx. 4.55 ac) from the Mason Road Commercial (MRC) zone to the Mason Road Mixed Use (MRMU) zone; and

WHEREAS the proposed rezoning is to allow for a Mixed Use development prepared by Tim Phalen of ARCHwork Studio dated December 15, 2021 that would contain two 60 unit, 5 storey apartment buildings with 20,000 SF of commercial space on the ground floor, and one 10 unit, 2 storey apartment building with 8,000 SF of commercial space on the ground floor; and

WHEREAS a revision to the Land Use Map in the Official Plan was required to redesignate both parcels form Residential (Serviced) Land Use to Mixed Use Land Use and such a revision was approved by resolution of Council on February 9, 2022; and

WHEREAS Thirty-Seven (37) notification letters were sent out to property owners whose parcels were within 150 metres of the subject property (s), two advertisements were placed in the Guardian on January 17th and 22nd, 2022, and the proposed zoning amendment was advertised on social media to solicit input and to notify residents of the public meeting; and

WHEREAS a public meeting was held on January 26, 2022, at 7:00 p.m, and due to COVID-19 gathering restrictions, viewing was limited to a live stream over Town social media where no residents registered to participate, and residents were given until January 31, 2022 to submit their comments; and

WHEREAS Comments on the Facebook livestream were in support and read into the record and recorded in the minutes, and four written letters of support were received by the deadline.

BE IT RESOLVED that Bylaw # 45-I, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on January 31, 2022.