

# SECTION 8.0

## GRAND TRUNK ANCHOR DISTRICT ZONE

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*The Grand Trunk Anchor District zone recognizes the unique qualities of the Grand Trunk site and fulfils the need for a tailored framework which will facilitate a positive transformation of the isolated and largely disused site on the edge of the Downtown Core. The zone is encouraging of reinvestment in the Downtown Core, seeking to facilitate and appropriately regulate a convergence of education, community, entrepreneurship, and innovating uses to strengthen and diversify the Stratford economy, providing housing, services and amenities for both residents and visitors.*

*Stratford Official Plan Amendment 21 (OPA 21) was adopted by the City on December 14, 2014 and approved by the Ministry of Municipal Affairs and Housing on July 21, 2016. Except as OPA 21 applied to the Grand Trunk Anchor District, as confirmed by the Local Planning Appeal Tribunal (LPAT) in its Decision/Order of February 2, 2017 (Case no. P 160830) it came into effect on July 21, 2016. By Decision and Order of LPAT dated March 25, 2019 (Case No. PI 160830), OPA 21 as modified by LPAT came into effect on that day as it applies to the Grand Trunk Anchor District.*

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Grand Trunk Anchor District *Zone* except in accordance with the applicable General Provisions ([Section 4.0](#)) and Parking and Loading Requirements ([Section 5.0](#)) and the following:

#### 8.1 List of Applicable Zones

Grand Trunk Anchor District                      AD

#### 8.2 Permitted Uses

*Uses* permitted in the Grand Trunk Anchor District *Zone* are denoted by the symbol "✓" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in [Table 8.2](#), below.

# SECTION 8.0

## GRAND TRUNK ANCHOR DISTRICT ZONE

Table 8.2: Permitted Uses in the Grand Trunk Anchor District Zone	
Uses	AD
<b>Residential Uses:</b>	✓
<i>apartment building</i>	✓
<i>retirement home</i>	✓
<b>Commercial Uses:</b>	✓
<i>art gallery</i>	✓
<i>brew-pub</i>	✓
<i>business office</i>	✓
<i>clinic</i>	✓
<i>commercial school</i>	✓
<i>data centre</i>	✓
<i>day care centre</i>	✓
<i>financial institution</i>	✓
<i>fitness club</i>	✓
<i>hotel</i>	✓
<i>parking lot, commercial</i>	✓
<i>performing arts studio</i>	✓
<i>personal care establishment</i>	✓
<i>professional office</i>	✓
<i>recreational entertainment establishment</i>	✓
<i>restaurant</i>	✓
<i>retail store</i>	✓
<i>short term rental accommodation</i>	✓
<i>supermarket</i>	✓
<i>theatre</i>	✓
<i>transit centre</i>	✓
<b>Industrial Uses:</b>	✓
<i>industrial use</i>	✓

# SECTION 8.0

## GRAND TRUNK ANCHOR DISTRICT ZONE

Uses	AD
<i>warehouse</i>	✓
<b>Institutional Uses:</b>	✓
<i>auditorium</i>	✓
community facility	✓
<i>cultural institution</i>	✓
<i>hospice</i>	✓
<i>hospital</i>	✓
<i>innovation incubator</i>	✓
<i>institutional use</i>	✓
<i>library</i>	✓
<i>nursing home</i>	✓
<i>offices, federal, provincial or municipal</i>	✓
<i>park</i>	✓
<i>place of worship</i>	✓
<i>public use</i>	✓
<i>recreational park</i>	✓
<i>school, elementary</i>	✓
<i>school, secondary</i>	✓
<i>school, post-secondary</i>	✓
<i>school, private</i>	✓

### Additional Regulations for Table 8.2

None

## 8.3 Special Use Regulations

### 8.3.1 Loading Spaces

*Loading spaces* shall not face a *public street* unless screened from view by a 4.2 m solid barrier.

### 8.3.2 Parking Rates

The minimum number of *parking spaces* for *motor vehicles* shall be provided and maintained in the Grand Trunk Anchor District Zone in accordance with [Table 5.1](#), except if an alternative minimum number of *parking spaces* is identified through a detailed Transportation Impact Assessment and agreed by the Director of Infrastructure and Development Services.

### 8.3.3 Shared Parking

Where two or more *uses* listed in [Table 8.2](#) are permitted and located in the Grand Trunk Anchor District Zone, *parking spaces* may be shared between *uses*. If *parking spaces* are proposed to be shared, a detailed Transportation Impact Assessment must identify the peak parking occupancy rates for each use and determine an appropriate method of sharing. This method of sharing is to be agreed by the Director of Infrastructure and Development Services.



# SECTION 8.0

## GRAND TRUNK ANCHOR DISTRICT ZONE

### 8.4 General Use Regulations

No person shall within any Grand Trunk Anchor District *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 8.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Zone Variation Standard ①②	AD
<i>Setback</i> Abutting a Public <i>Street</i> :	0 m
<i>Setback</i> Abutting Any New <i>Streets</i> :	3.0 m
Maximum <i>Height</i> :	22.0 m
Stepbacks (Above Four Levels)	1.0 m

#### Additional Regulations for Table 8.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. The regulations within Table 8.4 shall not apply to the existing Grand Trunk *building* and any additions or alterations to the existing Grand Trunk *building*.