

MANAGEMENT REPORT

Date: April 22, 2024
To: Mayor and Council
From: Alexander Burnett, Planner
Report Number: COU24-040
Attachments: None

Title: Road Widening for Site Plan Agreement SP13-21, 1076-1100 Ontario Street

Objective: The purpose of this report is to authorize the conveyance of Parts 1 and 2 on Reference Plan 44R-6210 from Stratford Holdings Inc. to The Corporation of the City of Stratford and to dedicate these lands as public highway for the purpose of a 5.18 metre road widening along Ontario Street.

Background: Stratford Holdings Inc. received Site Plan Approval for application SP13-21 on November 2, 2021. For reference purposes, the property is on the north-side of Ontario Street and is the current location of the "Staples", "PetSmart", and "Demetre's Family Eatery".

As per Section 9.6.4 of the City's Official Plan, the dedication of road widenings needed to achieve the road rights-of-way established in Table 2, shall be granted along the frontage of the development free of all charges to the City. As part of the Site Plan Agreement between the owner and the City, the owner is required to dedicate a 5.18 metre wide strip of land to the City along the Ontario Street frontage for road widening purposes. This dedication shall be free and clear of all encumbrances and all costs bourn by the owner.

Analysis: Parts 1 and 2 on Reference Plan 44R-6210 is required to be dedicated to the City of Stratford as part of the executed Site Plan Agreement and this dedication is for road widening purposes along Ontario Street. Upon being transferred to the City, Parts 1 and 2 will be dedicated as public highway.

Financial Implications:

Financial impact to current year and future year operating budgets:

The owner will be responsible for all costs associated with the transfer of the land to the City of Stratford. Upon assumption of the road widening, there will be negligible

impact on annual operating and maintenance costs for the grassed boulevard. The transaction does not have a cash outlay requirement from the City to the property owner.

Link to asset management plan and strategy:

As with any property conveyance, the parcel becomes part of the City's land inventory. In the case of minor sections intended to widen the existing road asset, they do not result in an acquisition, rather just an expansion of the existing asset, with no financial consequences of the nominally valued addition.

Alignment with Strategic Priorities:

Mobility, Accessibility and Design Excellence

Improving ways to get around, to and from Stratford by public transit, active transportation and private vehicle.

Alignment with One Planet Principles:

Not applicable:

The conveyance of the road widening will help meet the Design Width of Ontario Street and provide the opportunity for improved road design.

Staff Recommendation: THAT the conveyance of Parts 1 and 2 on Reference Plan 44R-6210 from Stratford Holdings Inc. to The Corporation of the City of Stratford, be authorized;

AND THAT upon conveyance of Parts 1 and 2 on Reference Plan 44R-6210 to the City of Stratford, these lands be dedicated public highway forming part of Ontario Street.

Prepared by: Alexander Burnett, Planner

Recommended by: Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services
Joan Thomson, Chief Administrative Officer