



MANAGEMENT REPORT

Date: October 15, 2024
To: Mayor and Council
From: Alexander Burnett, Planner
Report Number: COU24-122
Attachments: None

Title: Road Widening for Consent Application B01-24, 370-396 Ontario Street

Objective: The purpose of this report is to authorize the conveyance of Part 1, 2, 3, and 4 on Reference Plan 44R-6254 from Chancery Development Ltd. to The Corporation of the City of Stratford and to dedicate these lands as public highway for the purpose of a road widening and daylight triangle along Ontario Street, Trow Avenue, and Queen Street.

Background: Chancery Development Ltd. received provisional consent for application B01-24 on January 17, 2024, to sever the western portion of the subject lands to recreate an existing residential lot (the properties were originally separate but had merged on title). Conditions 4 and 5 of the approval require the owner, prior to the stamping of the deed, to dedicate a 4.94-metre-wide strip of land to the City of Stratford along the Ontario Street frontage for road widening purposes, along with a 10 metre by 10 metre daylight triangle at the northeast corner of Trow Avenue and Ontario Street, and at the northwest corner of Queen Street and Ontario Street. This dedication shall be free and clear of all encumbrances and all costs borne by the applicant.

Analysis: Parts 1, 2, 3, and 4 on Reference Plan 44R-6254 is required to be dedicated to the City of Stratford to satisfy the above-described condition and this dedication is for road widening purposes along Ontario Street. These Parts, upon being transferred to the City, should be dedicated as public highway.

Financial Implications:

Financial impact to current year operating budget:

Upon assumption of the road widening, there will be negligible impact on annual operating and maintenance costs for the grassed boulevard. The owner will be responsible for all costs associated with the transfer of the land to the City of Stratford.

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 asset management consequences of the nominally valued addition.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as the conveyance of the road widening and daylight triangle will enhance pedestrian and vehicle transportation along Ontario Street.

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 Council authorize the conveyance of Parts 1, 2, 3, and 4 on Reference Plan 44R-6254 from Chancery Development Ltd. to The Corporation of the City of Stratford;

AND THAT upon conveyance of Parts 1, 2, 3, and 4 on Reference Plan 44R-6254 to the City of Stratford, these lands be dedicated as public highway forming part of Ontario Street.

Prepared by: Alexander Burnett, Planner
Recommended by: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning & Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services
Joan Thomson, Chief Administrative Officer

Figure 1: PLAN 44R-6254

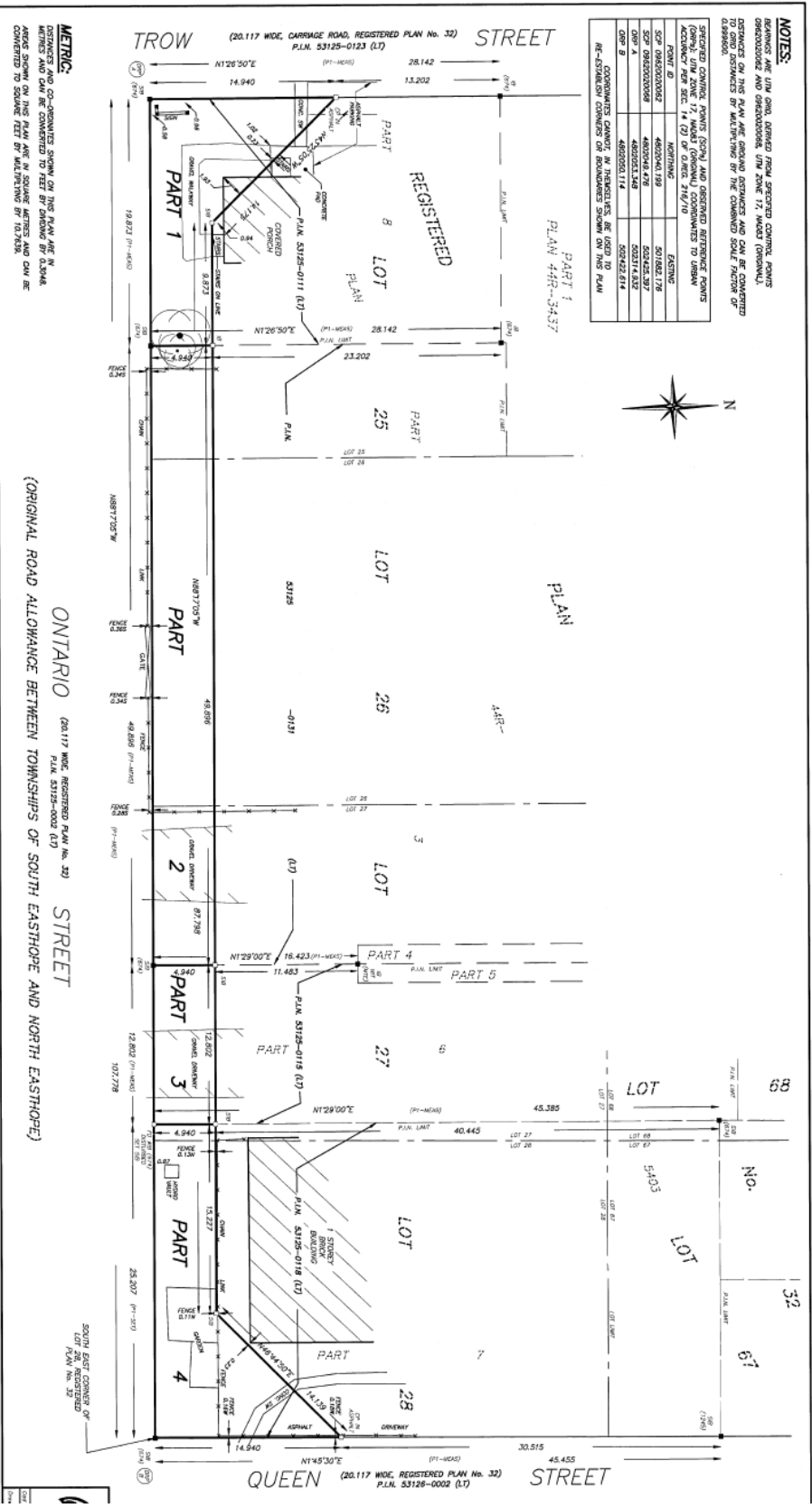


Figure 2: Location and Severance Map

