



TOWN OF STRATFORD RESOLUTION

No. PH001-2017 - Trevor Abbott - 18 Unit Apartment Building
47 Glen Stewart Drive

Motion Carried ✓
Motion Lost
Motion

Council Chambers
Town Council

February 8, 2017

Committee
Moved by Councilor Planning & Heritage
Seconded by Councilor Gail MacDonald
Randy Cooper

WHEREAS an application has been received from Trevor Abbott to develop an 18-unit, 3 storey apartment building on parcel number 1035468 (1.24 acres) located at 47 Glen Stewart Drive; and

WHEREAS the proposed 3-storey building will be fully serviced with municipal sewer and water and all stormwater runoff within the development must be designed by a professional engineer and approved by both the Town and DOTIE; and

WHEREAS the building will be serviced with an elevator and the site will contain 29 at grade parking spaces, a turnaround for service vehicles, IWMC waste bin enclosures, various landscaping trees and beds, as well as bicycle racks; and

WHEREAS the concept plan has been reviewed by planning department staff and revisions have been made to ensure the required core area development design guidelines, which are incorporated in the concept. Attention has been given to building placement, parking lot layouts, pedestrian linkages, and landscaping features. The site will include a second building in the future of similar design and a condominium corporation will be created for the proposed development.

BE IT RESOLVED That preliminary approval be granted to an application from Trevor Abbott to develop an 18-unit, 3 storey apartment building on parcel number 1035468 (1.24 acres) located at 47 Glen Stewart Drive, subject to the following:

1. Conformance with the proposed concept plan as well as all relevant Bylaw provisions.
2. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
3. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DOTIE.
4. All other relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on January 30, 2017