



TOWN OF STRATFORD RESOLUTION

No. PH004-16_Marshall MacPherson – 36 Unit Condominium
Development – Shakespeare Drive

Motion Carried _____
Motion Lost _____ ✓
Motion Withdrawn _____

Council Chambers
Town Council

March 9, 2016

Committee Planning & Heritage
Moved by Councilor Steve Ogden
Seconded by Councilor Keith MacLean

WHEREAS Resolution No. PH011-15 denied permission to develop 36 residential apartment style condo units on lot 15-2 (approx. 1.67 acres in total) located on parcel number 882084 within the TCMU Zone on December 9, 2015; and

WHEREAS a new concept plan has been received from Marshall MacPherson to develop 36 residential apartment style condo units on lot 15-2 that has addressed the concerns identified by Council relating to stormwater management, landscaping and driveway access; and

WHEREAS the development will consist of three 12 Unit, 3 storey buildings on lot 15-2 (approx. 1.67 acres) and a condominium corporation will be created on the proposed lot; and

WHEREAS all buildings will be fully serviced by municipal sewer and municipal water. Also all stormwater runoff within the development must be designed by a professional engineer and approved by both the Town and Department of Transportation, Infrastructure & Energy; 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 are complied with. Attention has been given to building placement, parking lot layouts, pedestrian linkages, open space, exterior lighting and landscaping features; and

WHEREAS each apartment building includes 12 units. The total built area of each building is 14,330 ft² which includes a basement of 1375 ft², a main floor of 4415 ft², and a 2nd and 3rd floor of 4270 ft² each.

BE IT RESOLVED that approval be granted to a concept plan received from Marshall MacPherson to develop 36 residential apartment style condominium units on lot 15-2 (approx. 1.67 acres) located on parcel number 882084 on Shakespeare Drive within the TCMU Zone subject to the following conditions:

1. Conformance with the proposed concept plan as well as all relevant Bylaw provisions.
2. Final subdivision approval must be obtained for lot 15-2 prior to any building permits being issued.
3. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
4. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DOTIE.
5. All other relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.

This resolution bear the recommendation of the Planning, Development & Heritage Committee at a meeting held on February 29, 2016