



TOWN OF STRATFORD RESOLUTION

PH006-2013 – Landfest Company Ltd. –
Southport Landing Concept Plan (Conditional Use and Height Variance) –
Waterfront Core Area

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

June 12, 2013

Committee _____
Moved by Councilor _____
Seconded by Councilor _____

Planning & Heritage
Steve Ogden
Randy Cooper

WHEREAS a concept plan has been received from Landfest Company Limited to construct a 29,357sq.ft. mixed use style building on Lots 5 and 6 (27,000 sq.ft. approx.) within CADC's new subdivision in the Waterfront Core Area; and

WHEREAS the applicant is proposing a Commercial Use on the ground level of the entire building which is partly located within the Waterfront Residential Zone; and

WHEREAS in accordance with Section 28 – Waterfront Residential Zone (WR) of the Development Bylaw, a commercial use on the ground floor of a building is a Conditional Use subject to such terms and conditions as shall be imposed by Council; and

WHEREAS the overall height of the building on the corner is proposed to be 5 stories with an overall roof height of 60.17 feet; and

WHEREAS in accordance with Section 28.5(3) of the Development Bylaw, buildings having a height greater than four stories may be approved by Council where the impact on view planes of the waterfront are minimized, adequate parking is provided, adequate fire protection facilities are provided and impact on streetscape is minimized via building design features;

BE IT RESOLVED that approval be granted to a request from Landfest Company Limited to construct a building with a commercial use on the ground floor in the Waterfront Residential zone and a maximum height of 60.17 feet on Lots 5 and 6 within the CADC's property in the Waterfront Core Area as in accordance with the concept plan A001 prepared by Michael Napier Architecture dated on November 23, 2012 subject to meeting all relative provisions of the Town's bylaws prior to obtaining a Development Permit.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held June 3, 2013.