



TOWN OF STRATFORD RESOLUTION

No. PH010-17 - Larry Stewart – Density Variance (R3 Zone)
29 Stratford Road

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

August 9, 2017

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Keith MacLean
Gail MacDonald

WHEREAS an application has been received from Larry Stewart to develop parcel number 328021 (approx. 0.8 acre) into a 24 unit multiple attached dwelling, which is located at 29 Stratford Road;

AND WHEREAS this application requires a variance of 40% (or 7 additional units based on acreage on property records) from the density provisions of the Bylaw and existing traffic condition warrant a traffic study to assess impacts of this proposal;

AND WHEREAS in 2016, Council approved a rezoning of a portion of this parcel to Multiple Family Residential (R3 Zone) from the Two Family Residential Zone (R2) and a 16% density variance request to permit a 20 unit dwelling beyond the 17 units permitted within the R3 Zone;

AND WHEREAS, pursuant to subsection (7), twelve (12) letters were sent to landowners surrounding the proposed development on July 6, 2017 to obtain comments by July 25th, 2017 and the traffic study was commissioned by the proponent;

AND WHEREAS no requests for information, input or complaints regarding the proposal were received by notified landowners and the traffic study conducted by CBCL Engineering and submitted by the proponent has not identified a capacity or traffic safety issue with the proposed development;

AND WHEREAS staff have confirmed that a 24 unit proposal would be permitted on 0.8 acres in the Waterfront and Town Centre Residential Zone without a density variance being required and the massing and building footprint for the 24 unit building is almost identical to the proposed previously approved 20-unit building;

AND WHEREAS the proposed development is consistent with the Town's Official Plan policies, specifically related to aging in place, accessibility and housing diversity;

BE IT RESOLVED that approval be granted to application VA-002-17 from Larry Stewart for a density variance of seven additional units (or 40%) to the current R3 zone to allowance for the development of a 24 unit, 3 story, multiple unit building subject to the following condition:
That the developer, as a requirement for permission to develop, submit a landscape plan that outlines where trees will be preserved and where trees must be replaced at a ratio of 2 large caliper trees for each mature tree lost during construction.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on July 31, 2017