



# TOWN OF STRATFORD RESOLUTION

**No. PH013-2018 - DP024-2018 – Marshall MacPherson Ltd. – 48 Unit  
Condo Development – Lot 15-1 – Shakespeare Drive**

Motion Carried \_\_\_\_\_  
Motion Lost \_\_\_\_\_  
Motion Deferred \_\_\_\_\_

Council Chambers  
Town Council

**June 13, 2018**

Committee Planning & Heritage  
Moved by Councilor Keith MacLean  
Seconded by Councilor \_\_\_\_\_

**WHEREAS** an application has been received from Marshall MacPherson Ltd. to develop a 48 unit condominium development on parcel number 882084, Lot 15-1 (2.23 Acres) on Shakespeare Drive, which is located within the Town Centre Mixed Use Zone (TCMU);

**AND WHEREAS** the development will consist of two 18 Unit, 3 storey buildings and one 12 unit, 3 storey building which will all be on lands owned and operated by a condominium corporation;

**AND WHEREAS** all buildings will be fully serviced by municipal sewer and municipal water and all stormwater runoff within the development must be designed by a professional engineer and approved by the Town and the 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;

**BE IT RESOLVED** that Council grant approval to an application received from Marshall MacPherson Ltd. to develop a 48 unit condominium development on parcel number 882084, Lot 15-1 (2.23 Acres) on Shakespeare Drive, which is located within the Town Centre Mixed Use Zone (TCMU) subject to the following conditions:

1. Conformance with the 3D conceptual drawings as submitted to the Town by Marshall MacPherson Ltd. and also a preliminary servicing and stormwater plan prepared by SCL Engineering, Project No. 218018, dated 05/29/18.
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. A detailed landscaping plan must be submitted by a qualified expert outlining the details and quantities of the materials to be used.
5. 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 June 4, 2018.*