



TOWN OF STRATFORD RESOLUTION

**No. PH015-17 – (DP157-17) - Larry Stewart –
24 Unit Apartment Building – 29 Stratford Road**

Motion Carried ✓
Motion Lost
Motion Deferred

Council Chambers
Town Council

November 8, 2017

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Keith MacLean
Steve Ogden

WHEREAS an application has been received from Larry Stewart to construct a 24 unit, 3-storey Apartment Building on parcel number 328021 (approx. 0.8 acre) which is located at 29 Stratford Road; and

WHEREAS on August 9, 2017, Council granted approval to a variance application (VA002-17) from Larry Stewart for a density variance of seven additional units (or 40%) to the current R3 zone allowance allowing 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; and

WHEREAS the 24 unit, 3-storey Apartment Building will be fully serviced with municipal sewer and water, contain underground parking for 33 vehicles and surface parking for 9, will have a sprinkler system for fire protection, an enclosure for IWMC waste bins and will be serviced with an elevator; and

WHEREAS the average roof height for the building will be 36'-9" which is slightly over the allowed 35 foot roof height permitted under the bylaw. However, the Development Officer has already worked with the architect and has given a 5% variance to the overall height to allow for a better architectural look, as well as to ensure the elevator shaft is completely contained within the roof system; and

WHEREAS the building is proposed to be phased starting with a foundation permit prior to all remaining drawings being complete and the developer is requesting the landscaping plan be finalized after the foundation is in the ground; and

WHEREAS the landscape designer has completed an inventory of existing trees on the site and has provided his professional recommendation of how the replanting of any trees should occur on the site;

BE IT RESOLVED that approval be granted to an application received from Larry Stewart to construct a 24 unit, 3-storey Apartment Building on parcel number 328021 (approx. 0.8 acre) which is located at 29 Stratford Road subject to the following:

1. Conformance with the architectural drawings as attached to the application submitted to the Town prepared by SableArc Studios dated 2017-10-24.
2. That the landscaping plan shall be finalized outlining all landscaping features including where trees will be preserved and where trees must be replaced with 2 large caliper trees for each mature tree lost during construction. The final landscaping plan shall be submitted and approved by the Town of Stratford.
3. That a stormwater management plan for the site be submitted and approved by the Town of Stratford and the Provincial Department of Transportation, Infrastructure and Energy.
4. All relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are satisfied prior to the issuance of the Development Permit.

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