



TOWN OF STRATFORD RESOLUTION

**No. PH035-2023 – DP179-23 – APM MacLean –
Community Campus High School – 215 John Joe Sark Street
(PID 1137884) - Part 3 Institutional Building w/ Height Exemption**

Motion Carried _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

December 13, 2023

Committee _____
Moved by Councillor _____
Seconded by Councillor _____

Planning & Heritage
Jeff MacDonald

WHEREAS at a regular meeting held on Wednesday, October 11, 2023, Council granted approval to an application received from APM MacLean in cooperation with the Province of Prince Edward Island and the Town of Stratford to construct a High School (approx. 140,000 ft² in area) with a height exemption of 5.2% on future Lot 1, parcel number 1137884 (approx. 34.20 acres in total area) located at 215 John Joe Sark Street within the Stratford Community Campus, zoned Public Service Institutional (PSI) subject to a number of conditions; and

WHEREAS one of said conditions being that: "In accordance with section 10.2.1.(h) of the Town of Stratford Zoning and Development Bylaw #45, where the bus parking lot abuts the Low Density Residential (R1) Zone a landscaped Buffer area of at least 1 m (3.3 ft.) in height shall be added to the landscape plan, planted on the property and shall be maintained in a healthy growing condition by the Property Owner or the existing treeline may substitute the landscaped Buffer area provided the existing treeline is located on the subject property, shown on a plan of survey as a treed Buffer area, and shall be maintained in a healthy growing condition by the Property Owner"; and

WHEREAS after internal discussions it was brought to the Planning Department's attention that there is a deep embankment to be planted with white clover along the rear property line that is greater than 1 m (3.3 ft.) in height and will effectively buffer the bus parking lot from the adjacent Low Density Residential (R1) Zone satisfying Section 10.2.1(h).

BE IT RESOLVED that approval be granted to amend the conditions of Resolution No. PH031-23 granting approval to an application received from APM MacLean in cooperation with the Province of Prince Edward Island and the Town of Stratford to construct a High School (approx. 140,000 ft² in area) with a height exemption of 5.2% on future Lot 1, parcel number 1137884 (approx. 34.20 acres in total area) located at 215 John Joe Sark Street within the Stratford Community Campus, zoned Public Service Institutional (PSI) subject to the following:

1. Conformance with the conceptual drawings submitted to the Town on September 21, 2023 as prepared by Nine Yards Studio.

2. The site plan shall be revised to include a minimum of 9 Barrier Free Parking Spaces within 30 m of the building entrance it serves, and such entrance shall include a curb ramp in accordance with section 10.7.3 of the Town of Stratford Zoning and Development Bylaw #45.
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 DOTI.
5. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
6. A detailed landscaping plan must be submitted by a qualified expert outlining the details and quantities of the materials to be used.
7. Provision is made for unobstructed access around the Building exterior year round for emergency services access.
8. The Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure.
9. Approval, and compliance with any comments received, is obtained from the Crossroads Fire Department.
10. All other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on December 4, 2023.