



TOWN OF STRATFORD RESOLUTION

No. PH019-2023 – DP229-22 – Studio Brehaut Architecture – Revision to Part 3 Commercial Building – 8 Myrtle Street

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

July 12, 2023

Committee
Moved by Councillor
Seconded by Councillor

Planning, Development & Heritage
Ron Dowling
Steve Gallant

WHEREAS a revision to an application has been received from Studio Brehaut Architecture to construct a 21,428 sq. ft. Commercial Building (18,428 sq. ft. Commercial Area and 3,000 sq. ft. Commercial Area which shall remain vacant per condition 2 below), on Lot 1C, parcel number 1021617 (approx. 1.17 acres in total area) located at 8 Myrtle Street within the Business Park (M2) Zone.

WHEREAS the 21,428 sq. ft. Commercial Building will be fully serviced with municipal sewer and water and contain surface parking for 61 vehicles.

WHEREAS the property is located within the Mason Road Core Area (MRCA) and must be designed in accordance with the provisions of the M2 Zone and Appendix F: Core Area *Design Standards – Mason Road Core Area (MRCA) - Parts II & III*. All aspects of the conceptual design plans submitted have been reviewed and meet the design guidelines as noted.

BE IT RESOLVED that approval be granted to a revision to an application that has been received from Studio Brehaut Architecture to construct a 21,428 sq. ft. Commercial Building, on Lot 1C, parcel number 1021617 (approx. 1.17 acres in total area) subject to the following:

1. Conformance with the conceptual drawings submitted to the Town prepared by Studio Brehaut Architecture, dated June 21, 2023.
2. 3,000 sq. ft. Commercial Area shall remain unoccupied/vacant until such time that an alternative parking plan is approved by Council in accordance with Section 10.1.3.
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 DOTIE.
5. A detailed landscaping plan must be submitted by a qualified expert outlining the details and quantities of the materials to be used. This plan shall show a minimum of 10 (60 mm caliper) trees and 40 sq. ft. landscape beds.
6. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.

7. 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 July 4th, 2023.