



# TOWN OF STRATFORD

## RESOLUTION

**No. PH031-2009 - DP131-09 - T.S. Magnum Ltd. - 26 Unit Apartment Building -  
280 Shakespeare Drive**

**Motion Carried √**  
**Motion Lost**  
**Motion Withdrawn**

**Council Chambers  
Town Hall**

**October 14, 2009**

**Committee**  
**Moved by Councillor**  
**Seconded by Councillor**

Planning & Heritage  
Sandy McMillan  
Steve MacDonald

***WHEREAS*** an application has been received from T.S. Magnum Ltd. to construct a 3 story (30,642 square foot), 26 unit apartment building on Lot 4-8 (78,882 sq. ft.) located at 280 Shakespeare Drive within the Town Centre Residential Zone (TCR); and

***WHEREAS*** the proposed 26 Unit building will be fully serviced with both municipal sewer and water and driveway access to the building will be through the existing 50 foot access to Shakespeare Drive; and

***WHEREAS*** the proposed building is located within the Core Area, Town Centre Residential Zone (TCR) therefore requiring the building to be designed using the Architectural Design Guidelines as outlined in Appendix "D" of Bylaw 29-A.

***BE IT RESOLVED*** that approval be granted to an application received from T.S. Magnum to construct a 3 story (30,642 square foot), 26 unit apartment building on Lot 4-8 (78,882 sq. ft.) located at 280 Shakespeare Drive subject to the following conditions:

1. Conformance with the conceptual drawings as attached to the application submitted to the Town. Any changes or revisions shall be subject to review of Stratford Town Planning and approval of Council if necessary.
2. That a complete set of Architectural Drawings must be submitted by a Architect and/or Engineer prior to a permit being issued.
3. That a Building Code Design Certificate be submitted from the Architect and/or Engineer.
4. That a Certificate of Compliance be submitted from the Architect and/or Engineer upon building construction completion.

5. That comments and/or approvals shall be received from the following:
  - A. Department of Transportation and Public Works
  - B. Stratford Utility Corporation
5. That a stormwater management plan be designed by a qualified engineer and submitted for review by the Town.
6. That a detailed Landscape and Screening Plan designed by a Landscape Architect be submitted for approval by the Town.

*This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on October 6<sup>th</sup>, 2009.*