



TOWN OF STRATFORD RESOLUTION

**No. PH009-2018 – DP021-2018 – Pan American Properties –
79 Unit 5 Storey Apartment Building – Height Exemption - Michael
Thomas Way Extension**

Motion Carried ✓

Motion Lost

Motion Deferred

Council Chambers

Town Council

April 11, 2018

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Keith MacLean

Gail MacDonald

WHEREAS an application has been received from Pan American Properties to construct a 79 unit, 5-storey Apartment Building on parcel number 327973 (Lot E - approx. 1.21 acres) which is located on the Southport Motel property along the extension of Michael Thomas Way; and

WHEREAS The 79 unit, 5-storey Apartment Building will be fully serviced with municipal sewer and water, contain underground parking for 55 vehicles and surface parking for 26, will have a sprinkler system for fire protection, an enclosure for IWMC waste bins, will be serviced with an elevator and have an overall roof height of 54 feet; and

WHEREAS the apartment building is proposed to be located with the Waterfront Residential Zone (WR), which is currently within a rezoning process, and the lot requirements within the Waterfront Residential Zone are as follows:

Apartments

Minimum Lot Area	N/A
Minimum Lot Frontage	N/A
Minimum Front Yard	0 m (0 ft.)
Maximum Front Yard	3 m (10 ft.)
Minimum Rear Yard	3 m (10 ft.)
Minimum Side Yard	0 m (0 ft.)
Minimum Flankage Yard	0 m (0 ft.)
Maximum Flankage Yard	3 m (10 ft.)

Maximum Building Height	4 stories, 15 m (50 ft.)
Minimum Building Height	3 stories, 13 m (40 ft.)

AND WHEREAS a height exemption is required for the project to proceed and comments have now been received from the local Fire Company regarding the height; and

BE IT RESOLVED that Council grant approval to an application for a height exemption for Pan American Properties to construct a 79 unit, 5-storey Apartment Building on parcel number 327973 (Lot E - approx. 1.21 acres) which is located on the Southport Motel property along the extension of Michael Thomas Way subject to the following conditions:

- (i) the design and construction are in accordance with the Town of Stratford Building Bylaw;
- (ii) provision is made for unobstructed access around the Building exterior year round for firefighting purposes;
- (iii) the Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure;
- (iv) In accordance with comments obtained from the Crossroads Rural Community Fire Company:
 - a) Unobstructed access to the site must be maintained during the construction of the building and after completion of the road indicated on the building plans.
 - b) The building design must be reviewed by a third party for fire protection and risk assessment to ensure that the building design is in line with NFPA 1141.
- (v) Building design components such as building material, scale, and form are to be reviewed and approved by Council in accordance with the Design Brief as submitted by the applicant on March 8, 2018 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 April 9, 2018.