



TOWN OF STRATFORD RESOLUTION

No. PH016-2018 - VA002-18 - Pan American Properties – Front and Rear Yard Variance Request - Michael Thomas Way Extension

Motion Carried ✓
Motion Lost
Motion Deferred

Council Chambers
Town Council

August 8, 2018

Committee Planning & Heritage
Moved by Councilor Keith MacLean
Seconded by Councilor Gail MacDonald

WHEREAS an application has been received from Pan American Properties Inc. for a front and rear yard variance to parcel number 327973, located on lot 18-1 along the extension of Michael Thomas Way for the purpose of building a 79-unit, 5 storey apartment building;

AND WHEREAS the front yard variance request is for 50'-6" (or 605%), for an apartment building located within the Waterfront Residential Zone (WR). The applicant, therefore, is seeking a front yard variance from **10 feet to 60'-6" feet**;

AND WHEREAS the rear yard variance request is for 6 feet (or 60%), for an apartment building located within the Waterfront Residential Zone (WR). The applicant, therefore, is seeking a rear yard variance from **10 feet to 4 feet**;

AND WHEREAS pursuant to section 23.1(6), Council may authorize variances in excess of ten (10%) percent from the provisions of the Bylaw, if Council deems such a variance is desirable and appropriate and if such a variance is in keeping with the general intent and purpose of the Bylaw;

AND WHEREAS on July 24-18 and July 26-18 two notification letters were sent to property owners who own parcel(s) of land which are located (or part) within sixty meters (200 feet) from any lot line of the parcel being proposed for variance asking for their comments. CADC has responded and they had no objection to the variance requests;

BE IT RESOLVED that Council grant approval to an application from Pan American Properties Inc. for a front yard variance request of 50'-6" (or 605%) and rear yard variance request of 6 feet (or 60%) to parcel number 327973 (lot 18-1), located along the extension of Michael Thomas Way for the purpose of building a 79-unit, 5 storey apartment building.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on July 30, 2018.