



TOWN OF STRATFORD RESOLUTION

**No. PH017-2018 - DP021-2018 – Pan American Properties – 79 Unit 5
Storey Apartment Building – with Height Exemption - Michael Thomas
Way Extension**

Motion Carried ✓

Motion Lost

Motion Deferred

Council Chambers

Town Council

August 8, 2018

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Keith MacLean

Jody Jackson

WHEREAS an application has been received from Pan American Properties to construct a 79 unit, 5-storey Apartment Building on parcel number 327973, Lot 18-1 (52,905 sq.ft.) which is located 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 57'-8" feet;

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 WHEREAS on April 11, 2018 Council granted a height exemption allowing for an overall roof height of 54 feet and the applicant had agreed to revisit the building design components such as building material, scale and form and would resubmit revised drawings for council to review;

AND WHEREAS the applicant has since engaged the services of SableArc Studios to redesign the exterior of the building to better reflect the intent of the Waterfront Core Area Design Guidelines which has brought the overall roof height to 57'-8";

AND WHEREAS this building and all aspects of the conceptual design plans submitted have been reviewed and meet the intent of the design standards for the waterfront core area;

BE IT RESOLVED that Council grant approval to an application from Pan American Properties to construct a 79 unit, 5-storey Apartment Building, with a height exemption of 57'-8", on parcel

number 327973, Lot 18-1 (52,905 sq.ft.) which is located along the extension of Michael Thomas Way subject to the following conditions:

- (i) Conformance with the conceptual drawings as submitted to the Town by Sable Arc Studios and the site plan submitted by APM dated July 19, 2018
- (ii) The design and construction are in accordance with the Town of Stratford Building Bylaw
- (iii) Provision is made for unobstructed access around the Building exterior year round for firefighting purposes;
- (iv) The Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure;
- (v) 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.

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