



TOWN OF STRATFORD RESOLUTION

No. PH005-2019 – Pan American Properties – 56 Unit 4 Storey Apartment Building – Development Approval – Dale Drive

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

March 13, 2019

Committee
Moved by Councilor
Seconded by Councilor

Planning, Development & Heritage
Jill Burridge
Darren MacDougall

WHEREAS an application has been received from Pan American Properties to construct a 56 unit, 4-storey Apartment Building on parcel numbers 518910, 398610, 538132 and 482307 (approx. 1.3 acres) which is located at 140 Dale Drive.; and

WHEREAS the 56 unit, 4-storey Apartment Building will be fully serviced with municipal sewer and water, contain surface parking for 57 vehicles, will have an operational sprinkler system for fire protection, an enclosure for IWMC waste bins, will be serviced with an elevator and have an overall roof height of 55 feet; and

WHEREAS The apartment building is proposed to be located with the recently rezoned Mason Road Mixed-Use Zone (MRMU) which has a maximum roof height of 12m (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

WHEREAS in accordance with Section 8.37 Special Provisions for Core Area Parking:

- 8.37.3. Council may adjust the parking requirements under this Bylaw to reflect the availability of on-street parking in the immediate vicinity of a Development or to acknowledge other mitigating factors such as the availability of public transit, proximity to significant residential densities (with pedestrian access), efficiencies of scale and use or peak demand synergies.

WHEREAS this development is proposing a parking ratio of 1 space per unit based on the bylaw provision above which is within parking ratio numbers for other developments similar in urban areas within walking distance to amenities and public transit.

BE IT RESOLVED that approval be granted to an application from Pan American Properties to construct a 56 unit, 4-storey Apartment Building, including a height exemption to 55 feet and parking ratio of 1 space per unit, on parcel numbers 518910, 398610, 538132 and 482307 (approx. 1.3 acres) which is located at 140 Dale Drive subject to the following conditions:

1. Parcel numbers 518910, 398610, 538132 and 482307 shall be consolidated together prior to any building permits being issued.

2. The design and construction are in accordance with the Town of Stratford plans submitted from Pan American Properties;
3. The Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure;
4. 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 March 4th, 2019