



TOWN OF STRATFORD RESOLUTION

No. PH012-2019 – Pan American Properties – 61 Unit - 4 Storey Apartment Building – Dale Drive

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

July 10, 2019

Committee Planning, Development & Heritage
Moved by Councilor Jill Burrige
Seconded by Councilor Derek Smith

WHEREAS approval was granted by Council on March 13, 2019 to an application 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 applicant has applied for an increase from 56 units to 61 units, which will be accommodated by redesigning the interior layout of the units and no increase in footprint or height will be made to the building; and

WHEREAS the lot size meets the bylaw requirements and the additional parking spaces have been added to the site plan.

BE IT RESOLVED that approval be granted to Pan American Properties to construct a 61 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 which were outlined in the original resolution:

1. Parcel numbers 518910, 398610, 538132 and 482307 shall be consolidated 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 an operational 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 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.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on July 8, 2019