



TOWN OF STRATFORD RESOLUTION

PH005-2015– Southside Greens – Special Permit Use Apartment in PURD Zone – Kinlock Rd.

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

May 13, 2015

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin
Steve Ogden

WHEREAS an application has been received from Southside Greens Inc. (formerly known as Greenway Realty project) to change the use of Lot 6, within a concept plan that was approved by the Town of Stratford on Sept 11, 2013, from a 48 unit Community Care Facility to 2-24 Unit Apartment Buildings; and

WHEREAS lot 6 is accessed directly from the Kinlock Road and the Town felt this could be seen as a potential traffic issue. The developer has been proactive in engaging the services of a traffic engineer to study the proposed development and the conclusion states that the traffic impacts resulting from the proposed apartment buildings will be negligible, and the project may proceed as planned; and

WHEREAS The Town's Development Bylaw classifies "Apartments" as a "Special Permitted Use" within the Planned Unit Residential Development (PURD) Zone; and

WHEREAS in accordance with Section 12.3 Special Permitted Uses within the Town of Stratford Zoning and Subdivision Control (Development) Bylaw; Prior to the issuance of a Development Permit for a Special Permitted Use Council shall ensure that:

- (iv) Property Owners within 61 meters (200 feet) of the subject property are notified in writing of details of the proposed Development and asked to provide their comments.
- (v) a public meeting shall be held pursuant to Section 24.2(3) to allow the applicant to present the Development proposal to residents to obtain their input

WHEREAS Council originally agreed to send letters to property owners within 500 feet of the original apartment use proposal so the same was repeated this time. On April 9, 2015, 84 notification letters were sent to property owners within 500 feet of the subject property asking for their comments on the proposed Special Permit Use. No written submissions were received from the public; and

WHEREAS on April 22, 2015 Council held a public meeting to allow the applicant to present the development proposal to residents and to obtain their input.

BE IT RESOLVED that approval be granted to an application received from Southside Greens Inc. (formerly known as Greenway Realty project) to change the use of Lot 6, within a concept plan that was approved by the Town of Stratford on Sept 11, 2013, from a 48 unit Community Care Facility to 2-24 Unit Apartment Buildings subject to the following condition:

- A. That the developer agrees to consult with the residents adjacent to Lot 6 to discuss concerns identified during the public meeting regarding parking, buffering from adjacent lands, and the placement of buildings.

This resolution bear the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on May 4, 2015.