

TOWN OF STRATFORD RESOLUTION

No. PH015-2016 – DP105-16 - SSG2 Partners Inc. - 24 Unit Apartment Building
- 36 Kinlock Road

Motion Carried ✓
 Motion Lost
 Motion

Council Chambers
Town Council

September 14, 2016

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin
Steve Ogden

WHEREAS application has been received from SSG2 Partners Inc. to develop a 24-unit, 3 storey apartment building on parcel number 653576 (approx.. 2.17 acres) located at 36 Kinlock Road; and

WHEREAS on May 13, 2015 Council approved a change of use from a 48-unit Community Care Facility to two 24-unit Apartments, which was a special permitted use under the Bylaw. This change of use also revised the general concept plan for the 6-lot, 147-unit proposal made by Greenway Realty Inc. (now SSG2 Partners Inc.), which received preliminary approval on September 11, 2013; and

WHEREAS this application is the first of two 24-unit buildings for this lot; and

WHEREAS the 3-storey building will be fully serviced with municipal sewer and water, will contain underground parking for 24 vehicles, will have a sprinkler system for fire protection for both buildings, and the design of the building allows for all of the IWMC carts to be stored underground; and

WHEREAS due to the width of the building and the slope of roof being proposed in the design, the roof height will exceed the 35-foot maximum allowed within the PURD Zone, having an overall roof height 44 feet, 8 inches). Staff emphasize that the height to the eve of the building is still only 32 feet and the additional 12 feet is all roof slope as the building is only 3 stories.

In accordance with Section 5.8 of the Bylaw, the Height Restriction Exemption states:

(2) Council may allow a Building in excess of 10.5 m (35 ft) if the following requirements are met:

- (i) the design and construction are in accordance with the latest version of the National Building Code;
- (ii) provision is made for unobstructed access around the Building exterior year round for firefighting purposes;
- (iii) the Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure;
- (iv) approval is obtained from the Crossroads Rural Community Fire Company; and
- (v) building design components such as building material, scale, and form are reviewed and assessed by Council and will not create Architectural Disharmony with the surrounding buildings and Streetscape.

BE IT RESOLVED that preliminary approval be given to an application from SSG2 Partners Inc. to develop a 24-unit, 3 storey apartment building with underground parking, on parcel number 653576 (approx. 2.17 acres), located at 36 Kinlock Road subject to the following:

1. Conformance with the conceptual drawings, as attached to the application submitted to the Town;
2. That a stormwater management plan for the site be submitted and approved by the Town of Stratford and the provincial department of Transportation, Infrastructure and Energy;
3. That all conditions listed under Section 5.8 (2) are complied with to the satisfaction of the Development Officer, and;
4. All relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are satisfied prior to the issuance of the Development Permit.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on August 29, 2016