

SPECIAL COUNCIL MEETING

May 21, 2008

Approved Minutes

DATE: May 21, 2008
TIME: 6:05 p.m. - 6:12 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

PRESENT: Deputy Mayor Steve MacDonald; Councillors Sandy McMillan; Gary Clow; Emile Gallant; Diane Griffin; and Robert Hughes, CAO

REGRETS: Councillor Patrick Ross

CHAIR: Mayor Kevin Jenkins

1. CALL TO ORDER

Mayor Kevin Jenkins called the May 21, 2008, Special Council Meeting to order at 6:05 p.m.

2. APPROVAL OF AGENDA

It was moved by Councillor Sandy McMillan and seconded by Councillor Emile Gallant that the agenda be approved as circulated.

Discussion: None

Question: **CARRIED**

3. Resolution PH008-2008 Andrews of Stratford - Addition to Community Care Facility 355 Shakespeare Drive

Moved by Councillor Sandy McMillan

Seconded by Councillor Emile Gallant

WHEREAS an application has been received from Andrews of Stratford to construct a 56,950 sq.ft., 3 storey addition to the existing Community Care Facility on parcel number 938803, located at 355 Shakespeare Drive; and

WHEREAS the proposed addition will consist of 20 additional community care beds (14,060 sq.ft.), 40 Independent Living Units (42,890 sq.ft.), 40 Underground parking spaces, 34 additional above grade parking spaces, an indoor swimming pool and various multi-purpose rooms; and

WHEREAS the proposed addition will be constructed on an additional 3.04 acres of land that has been acquired adjacent to the existing building and will be consolidated to the original 5.14 acres of land for a total overall land area of approx. 8.18 acres; and

WHEREAS the proposed addition will be fully serviced by the Town's municipal sewer and water and will also be equipped with a fire protection sprinkler system; and

WHEREAS due to the long width of the building, and being that it is designed to be compatible with the existing buildings roof slope, the overall roof height of the building is 43 feet $\pm$, therefore exceeding the Town's maximum roof height of 35 feet by 8 feet (or 22.9%) which would require Council to approve the 43 foot $\pm$ high roof height subject to all provisions of section 5.8 (2) Height Restriction Exemption of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw being satisfied.

BE IT RESOLVED that approval be granted to an application from Andrews of Stratford to construct a 56,950 sq.ft., 3 storey addition to the existing Community Care Facility on parcel number 938803, located at 355 Shakespeare Drive subject to all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw being satisfied prior to obtaining a Development Permit; and

BE IT FURTHER RESOLVED that a roof height exemption of 8 feet (or 22.9%) be approved, allowing for an overall roof height of 43 feet $\pm$, subject to all provisions of section 5.8 (2) Height Restriction Exemption of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw being satisfied.

Discussion: It was noted that this resolution bears the recommendation of the Planning and Heritage Committee.

Question: **CARRIED**

4. **OTHER BUSINESS**

Nil

5. **ADJOURNMENT**

There being no further business, the Special Council meeting adjourned at 6:12 p.m.

Kevin Jenkins, Mayor

Robert Hughes, CAO