



# TOWN OF STRATFORD RESOLUTION

## PH012-2022 – 10660477 Canada Inc. – 2 60 Unit 5 Storey Apartment Buildings with Height Exemption – Irving Avenue

Motion Carried \_\_\_\_\_ v \_\_\_\_\_  
Motion Lost \_\_\_\_\_  
Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

February 10, 2022

Committee  
Moved by Councillor  
Seconded by Councillor

Planning, Development & Heritage  
Jill Burridge  
Gary Clow

**WHEREAS** an application has been received from 10660477 Canada Inc. to rezone parcel 790246 and a portion of parcel 739003 (Approx. 4.55 ac) from the Mason Road Commercial (MRC) zone to the Mason Road Mixed Use (MRMU) zone; and

**WHEREAS** the proposed rezoning is to allow for a Mixed-Use development prepared by Tim Phalen of ARCHwork Studio dated December 15, 2021 that would contain two 60 unit, 5 storey apartment buildings with 20,000 SF of commercial space on the ground floor, and one 10 unit, 2 storey apartment building with 8,000 SF of commercial space on the ground floor; and

**WHEREAS** the two 60 unit, 5 storey apartment buildings will be fully serviced with municipal sewer and water, contain surface parking for 60 vehicles and 45 spaces of underground parking, will have an operational sprinkler and standpipe system for fire protection, an indoor enclosure for IWMC waste bins, will be serviced with an elevator and have an overall roof height of 62 feet; and

**WHEREAS** the two apartment buildings are to be located within the Mason Road Mixed Use zone which has a maximum building height of 12m (40ft); and

**WHEREAS** a height exemption is required for the project to proceed and comments have been received from the local Fire Company regarding the height.

**BE IT RESOLVED** that approval be granted for a height exemption of 62ft to a future Development Permit application from 10660477 Canada Inc. for two 60 unit, 5-storey Apartment Buildings located on parcel number 790246 on Irving Avenue subject to the following conditions:

1. Provision is made for unobstructed access around the Building exterior year round for emergency services access;
2. The design and construction are in accordance with the Town of Stratford plans submitted from ARCHwork Studio, drawing C101, dated December 15<sup>th</sup>, 2021;
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. Building design components such as building material, scale, and form are consistent with surrounding development and will not negatively impact the character of surrounding neighbourhood.
5. 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 January 31<sup>st</sup>, 2022 and an email poll on February 3<sup>rd</sup>, 2022.***