

Applicant Options



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Mr. Brown

The owner developer has asked us to review the building height requirements for the proposed development at 183 Main street in Kingsville.

The current R4.1 zoning permits an overall building height of 11m (36'-0"). That building height assuming that the building would have a typical sloped roof in the 6:12 range would only permit finished ceiling heights of 8'-0" and floor to floor heights of 9'-0" to get under the required 11m (36'-0") height. For example - 9'-0" first to second + 9'-0" second to third + 8'-0" third floor ceiling + 1/2 of the roof slope height at 8'-6" = 34'-6").

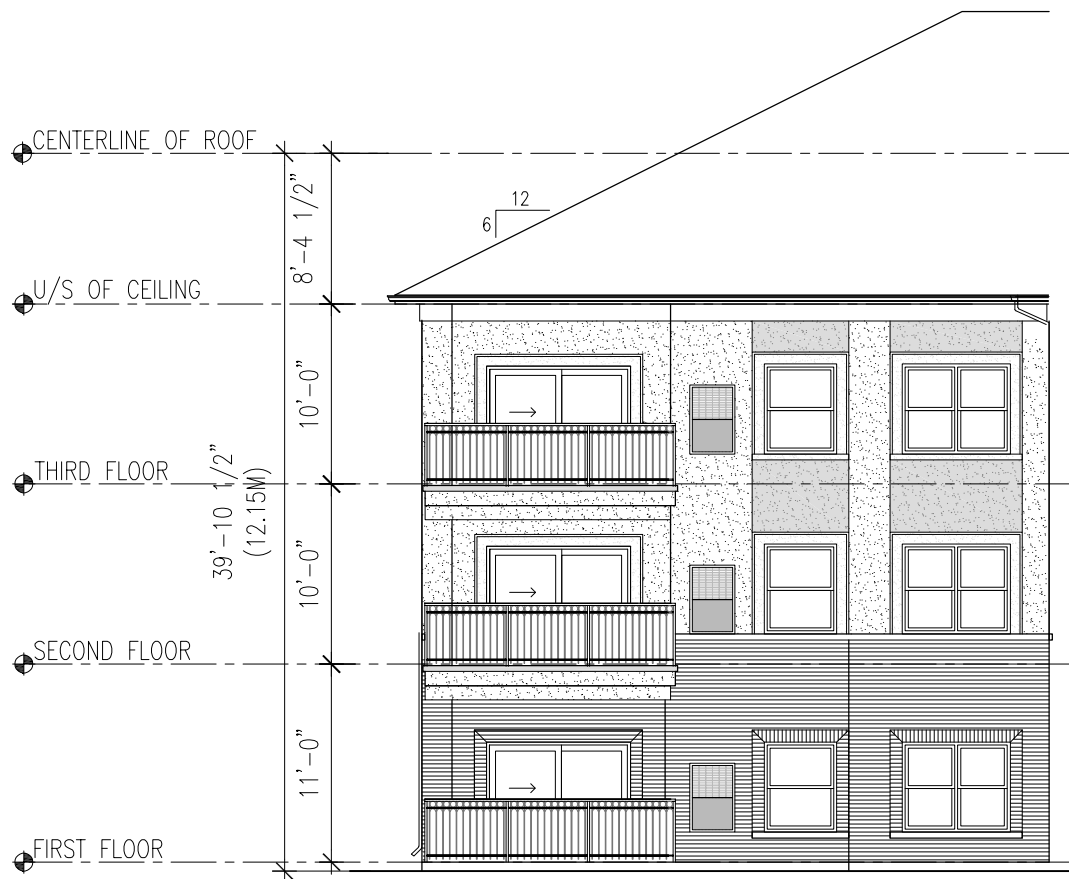
The issue is that today's market and to compete with the regional competition the customer expectation is for taller finished ceiling heights, heights a minimum of 9'-0", and 10'-0" preferred for first floor units and top floor units. Those expectations along with, in this case the need and expectation to provide a more residential feel for an infill development like this, a sloped roof becomes more of a requirement. The additional height required for a sloped roof and the increased ceiling heights will push the overall building height just over 12m (12.15m) as indicated in the attached elevation 1.

There is an option to provide a flat roof option, that will meet the minimum height requirement, see the attached option 2, but that option will not have the same aesthetic as the sloped roof option, will look more contemporary and provide less of a comprehensive infill residential design as option 1.

We feel that a minor increase in of 1.2m over the current 11m height is minor is being able to attain the overall aesthetic along with the current market requirement for interior finished heights, to ensure a successful project.

Regards

Stephen Berrill B.Arch OAA
Architectural Design Associates Inc., Architect



ELEVATION - OPTION 1 - SLOPE ROOF

SCALE : 3/32" = 1'-0"



ELEVATION - OPTION 2 - FLAT ROOF

SCALE : 3/32" = 1'-0"

