

## TOWN OF STRATFORD RESOLUTION

## No. PH023-2025 - Concord Properties Ltd. - MacKinnon Drive (PID 328039) - Building Height Exemption

Motion Carried X Motion Lost	_	Council Chambers Town Council
Motion Deferred	_	June 11, 2025
Committee Moved by Councilor Seconded by Councilor	Planning & Heritage  Jeff MacDonald  Jody Jackson	

**WHEREAS** an application has been received from Concord Properties Ltd. for a Building Height Exemption in relation to the future Development of two (2) Multiple Attached Dwelling (Apartment or Condominium) Buildings to be located on a portion of PID 328039 on MacKinnon Drive within the Core Mixed Use (CMU) Zone; and

**WHEREAS** the purpose of the application is to accommodate a low slope pitched roof which is more consistent with the character of the existing adjacent neighbourhood with a solar study being completed to show minimal to no impact on existing developed properties.

**WHEREAS** pursuant to subsection 8.8.2. of the Zoning and Development Bylaw #45, Building Height Exemption applications shall demonstrate a number of requirements. This application has been considered against the following requirements:

- (a) provision is made for unobstructed access around the Building exterior year round for emergency services access;
- (b) the Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure;
- (c) approval is obtained from the Crossroads Rural Community Fire Company; and
- (d) 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;" and

**WHEREAS** approval has been obtained from the Crossroads Rural Community Fire Company.

**BE IT RESOLVED** that approval be granted to an application received from Concord Properties Ltd. for a Building Height Exemption in relation to the future Development of a portion of PID 328039 on MacKinnon Drive subject to the following:

- 1. Conformance, excluding non-substantive changes, with the conceptual plans "MacKinnon Drive Multi Res.", prepared by Spitfire Design Co., Flight No. 4610, dated May 8, 2025.
- 2. That provision is made for unobstructed access around the Building exterior year round for emergency services access.
- 3. That the Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure.
- 4. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on June 2, 2025.