



TOWN OF STRATFORD RESOLUTION

**No. PH026-2025 – VA006-25 - Concord Properties Ltd. – MacKinnon
Drive (PID 328039) – Underground Parking Exemption**

Motion Carried X
Motion Lost
Motion Deferred

Council Chambers
Town Council

June 11, 2025

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Jeff MacDonald
Jill Chandler

WHEREAS an application has been received from Concord Properties Ltd. for a Variance to subsection 12.4.11, requiring 50% of the parking be located underground, 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 additional height to accommodate a traditional roof design triggers the underground parking requirement rather than additional units; therefore, no additional parking spaces are required due to the increase in height; and

WHEREAS pursuant to subsection 6.1.2. of the Zoning and Development Bylaw #45, Variance applications shall demonstrate one of a number of tests for justifying a Variance approval. This application has been considered against the following test:

(c) the Variance is consistent with the intent and purpose of the Official Plan.; and

WHEREAS on May 12, 2025, in accordance with subsection 6.1.6. where a Variance in excess of ten percent (10%) is being requested, thirty-four (34) notification letters were sent to property owners who own parcels of lands which are located in whole (or in part) within sixty-one metres (61 m) or two hundred feet (200 ft.) from any lot line of the parcel being proposed for the Variance. One response letter was received before the comment deadline on May 28, 2025; and

BE IT RESOLVED that approval be granted to an application from Concord Properties Ltd. for a Variance to subsection 12.4.11. in relation to the future Development of a portion of PID 328039 on MacKinnon Drive subject to the following conditions:

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 adequate screening shall be provided along the rear lot line abutting the R2 zone in accordance with the Town of Stratford Zoning and Development Bylaw #45.
3. That wheel stops shall be provided to prevent vehicles from encroaching onto the sidewalk.
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.