



TOWN OF STRATFORD RESOLUTION

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