



TOWN OF STRATFORD RESOLUTION

No. PH025-2025 – VA005-25 - Concord Properties Ltd. – MacKinnon Drive (PID 328039) – Variance to Replace the Streetwall and Streetwall Stepback with Building Articulation

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 Variance to replace the Streetwall and Streetwall Stepback with building articulation 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 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. No response letters were received before the comment deadline on May 28, 2025; and

BE IT RESOLVED that approval be granted to an application has been received from Concord Properties Ltd. for a Variance to replace the Streetwall and Streetwall Stepback with building articulation 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 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.