

Subject: Applications for Official Plan Amendment and Zoning By-law Amendment at 6031 and 6037 Main Street (File Numbers: OPA24.001 and ZBA24.005)

Staff Report No. DS-004-25

**Department/
Commission:** Development Services Commission

Date: March 19, 2025

Recommendation:

- 1) That staff bring forward an Official Plan Amendment By-law to amend the Town of Whitchurch-Stouffville’s Official Plan by including a new site-specific provision within the Western Approach Mixed Use Area;
- 2) That staff bring forward a Zoning By-law to amend the Town of Whitchurch-Stouffville’s Comprehensive Zoning By-law 2010-001-ZO by applying Site-Specific zones; and,
- 3) That Council confirm that notwithstanding that the proposed Official Plan amendment and Zoning By-law amendment as attached to this report is different than the Zoning By-law amendment as proposed at the May 13, 2024, Public Meeting, the revisions are minor in nature and that no further Statutory Public meeting is required.

Report Highlights

- Applications for Official Plan Amendment and Zoning By-law Amendment were submitted from Malone Givens Parsons (on behalf of Mill Woods Corporation) on May 13, 2024 to permit an 80-unit nine (9) storey condominium apartment building (including a roof top penthouse and roof top amenity area) with underground parking.
- The Town has received two (2) submissions from the Applicant to date as part of the processing of the subject applications.
- The revised proposal before Council today comprises of 59-unit seven (7) storey condominium apartment building (including a roof top mechanical penthouse and roof top amenity area) with underground parking on the subject lands.

- Comments received from members of public, Council, and Public Agencies have been reviewed and considered in the writing of this report and the recommendations to Council.
- Staff is of the opinion that the proposed development constitutes good planning. Staff recommend approval of the proposed Official Plan Amendment and Zoning By-law Amendments applications, subject to holding provisions.

1. Purpose:

The purpose of this Report is to assess the merits of and make a recommendation respecting application for an Official Plan Amendment and Zoning By-law Amendment for lands municipally known as 6031 and 6037 Main Street (the “Subject Lands”), which if approved would permit the construction of a seven (7) storey condominium apartment building (including mechanical penthouse and rooftop amenity area) with underground parking.

2. Background:

2.1 Location

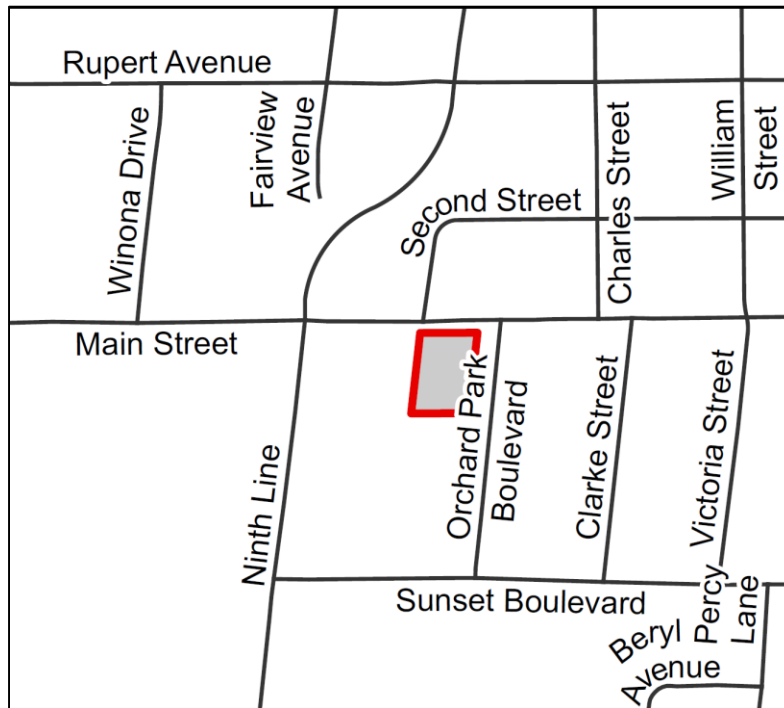
The Subject Lands is comprised of 2 parcels located next to each other – 6031 and 6037 Main Street. The Subject Lands are located on the south side of Main Street, east of Ninth Line, and west of the GO Rail line and Stouffville GO Station. The lands are currently vacant. The site area is approximately 0.285 hectares (0.71 acres) and has approximately 45.0 m of frontage along Main Street.

The lands are located within the Existing Residential Area within the Community of Stouffville Secondary Plan and is zoned Residential Three (R3) under the Town’s Comprehensive Zoning By-law 2010-001-ZO.

Attachment 1 to this report is a copy of the location map.

Figure 1 below shows the location of the subject property.

Figure 1: Location Map



2.2 Surrounding Land Uses

Below is a description of the adjacent land uses:

- North:** Residential dwellings and converted commercial units along Main Street, Napa AutoPro Stouffville Car Clinic, and a residential neighbourhood consisting of mostly single detached units.
- South:** Residential neighbourhood consisting of mainly single detached dwellings, daycare centres, École Catholique Pape-François, and places of worship.
- East:** Residential neighbourhood consisting of mainly single detached dwellings, commercial units, and the Stouffville GO Station
- West:** Commercial plazas, places of worship, Parkview Village Retirement Community, Live Green and Live Green 2 Condominium development under construction, grocery store, bank, and other commercial plaza and townhouse developments under construction.

Figure 2 below shows an aerial context map, with the subject lands outlined in red.

Figure 2: Aerial Context Map

2.3 Application History

The Applications for Official Plan Amendment and Zoning By-law Amendment were submitted by Malone Givens Parsons (on behalf of Mill Woods Corporation) on May 13, 2024, to permit an 80-unit nine (9) storey condominium apartment building (including a roof top mechanical penthouse) with underground parking.

On June 19, 2024, a statutory public meeting was held in order to receive Council and public comments on the proposal. Staff provided detailed comments from Town departments and external agencies as well as comments received from Council and members of public to the Applicant, to incorporate and address in revised submissions.

In December 2024, a revised second submission was received by the Town to permit a 59-unit seven (7) storey condominium apartment building (including a roof top mechanical penthouse) with underground parking.

2.4 Revisions to Proposal since Statutory Public Meeting

Since the public meeting on May 13, 2024, revisions have been made to the development proposal to address the comments provided by staff, commenting agencies and Council.

Some of the revisions include the following:

A. Changes to requested zoning amendments

1. The previous request for reduction in the required parking for the proposed apartment building has been eliminated. As a result of unit reduction and design alterations the proposal now includes a surplus of 12 parking spaces.
2. Minimum interior side yard setback (east) has increased from 5.5 metres to 5.7 metres.
3. Maximum height has reduced from 29 metres to 21 metres.
4. A 1.0 metre interior side yard setback has been requested to accommodate a required transformer utility box.

B. Site and building design changes

1. Unit count has reduced from 80 to 59 units.
2. Height has decreased from nine (9) including the mechanical penthouse to (7) storeys (29 metres to 21 metres) including the mechanical penthouse.
3. Total parking spaces have reduced from 105 spaces to 101 spaces which meets the parking requirements under the Zoning By-law for 59 units (at 1.5 space per dwelling unit).
4. Rear yard setback has reduced from 10.5 metres to 9.8 metres.
5. East interior side yard setback has increased from 5.6 metres to 5.7 metres.
6. Northwest corner of building - no longer cantilevered over private road.
7. Building Gross Floor Area has been reduced from 7,637 square metres to 5,717 square metres.
8. Modern design has been replaced with a more contemporary brown and white brickwork design that is more is keeping with architectural attributes of the neighbourhood.
9. A step back has been maintained on the third storey facing Main Street, but angular plane has been removed from rear face.

C. Detail Design and Additional Information Provided

The applicant has provided updated architectural plans, landscape plans, engineering plans, and assorted documents including required transportation studies, which are required to assist with the review of the proposed Official Plan Amendment and Zoning By-law Amendments.

3. Analysis:

3.1 Development Proposal

The sections below provide an overview of the development as proposed for the subject property.

Current Development Proposal (December 2024 Submission)

The applicant proposes to redevelop the Subject Lands into a six (6) -storey residential apartment building comprised of 59 dwelling units. Staff note that the proposed mechanical penthouse constitutes a seventh storey as per the definition of “storey” in the Town’s zoning by-law. **Attachments 2 and 3** to this report are copies of Architectural Plans and renderings for the proposed development, dated November 12, 2024.

The building has been designed to incorporate a step back along the Main Street frontage by 6.4 metres above the third storey to promote a sense of pedestrian scale at-grade. The building façade will be clad with precast white and brown brick, glass windows, and balconies.

The current proposal provides a total of 101 parking spaces located in two levels of underground parking. Access to the proposed development will be provided from Main Street, with a dedicated driveway along the western side of the subject lands providing access to underground parking and to the pick-up/drop-off area to the building.

Additionally, the proposal provides approximately 244 square meters of indoor amenity space to be provided on the ground floor and will provide at-grade outdoor amenity area at rear of the building and roof top amenity on top of the sixth storey.

Figure 3 below shows the 3D rendering of the proposed plan.

Figure 3: Proposal Rendering, View from Main Street



Table 1 below shows the current designations, zoning and uses on the subject properties.

Table 1 – Existing vs. Proposed

Item	Existing	Proposed
Official Plan Designation	Existing Residential Area	Western Approach Mixed Use Area (described below).
Zoning By-law	R3 (Residential Three)	Site Specific Exception to the RM2 (Residential Multiple Two) Zone to permit the proposed apartment building with site specific permissions (described below).

Table 2 displayed on the following page outlines the final site statistics from the latest submission (December 2024).

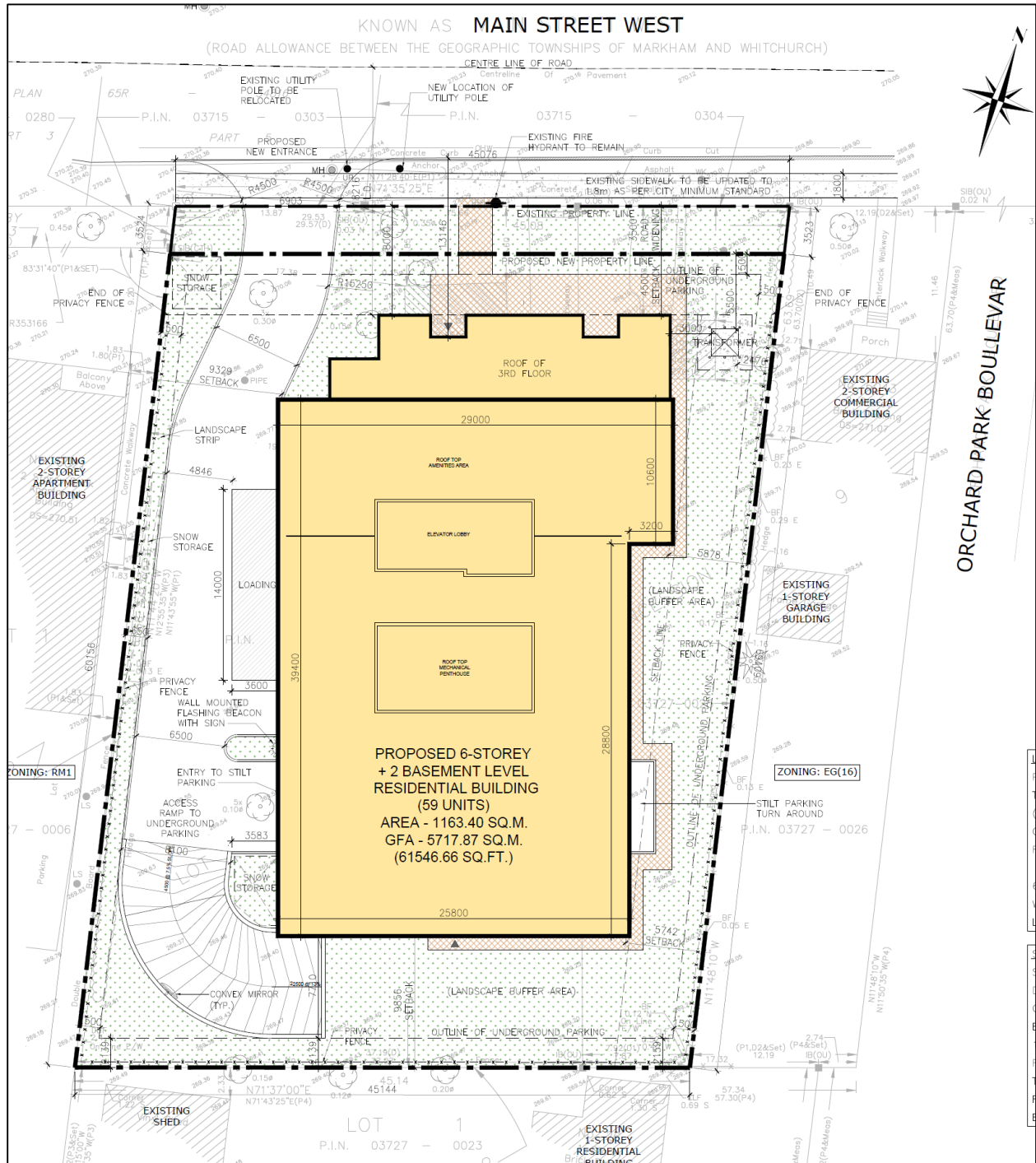
Table 2 – Site Statistics

Zoning Regulation	Second Submission
Lot Area	Gross area - 0.7 ac (2853.68 sq.m.) Net area – 0.66 ac (2695.90 sq.m.) [road widening app. 3.5 metres]
Front Yard (Main Street) setback	4.5 meters
Interior Side Yard setback	5.74 metres (East side) 9.32 metres (West side)
Rear Yard setback	9.85 metres
Number of Units	59 residential units <ul style="list-style-type: none"> • 5 one-bedroom units • 32 two-bedroom units • 2 two-bedroom + den units • 20 three-bedroom units
Residential Density	196.66 units per hectare
Floor Space Index (FSI)	2.12
Lot Coverage	43.15%
Height	20.6 metres
Number of storeys	7 storeys (including mechanical penthouse)
Indoor Amenity Area	244.03 sq.m.
Parking Spaces	101 spaces total <ul style="list-style-type: none"> • 84 resident parking spaces (3 accessible spaces) • 15 visitor parking spaces (2 accessible spaces)

- 2 car share spaces

Figure 4 to this report is a copy of the Site Plan drawing.

Figure 4: Proposal Site Plan



3.2 Applicable Policies

This section will establish the current and relevant policy environment that forms part of the review of the planning applications. The overview will include Provincial Plans, York Region Official Plan, and the Town's current Official Plan and Community of Stouffville Secondary Plan as well as the Town of Whitchurch-Stouffville new Official Plan which was adopted by Council in May 2024.

3.2.1 Provincial Planning Statement (2024)

On August 20, 2024, the Minister of Municipal Affairs and Housing issued the Provincial Planning Statement 2024, which took effect on October 20, 2024, to provide a streamlined province-wide land use planning policy framework. The PPS 2024 replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and provides updated direction to guide growth within the Province of Ontario.

Section 2.2 of the PPS 2024 includes direction on the permitting and facilitating of all housing options required to meet the social, health, economic and well-being requirements of current and future residents. Further, policies in the PPS 2024 require municipalities to promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities as well as supporting the use of active transportation in our communities.

The subject proposal primarily provides 54 family sized apartment units (i.e., 2 bedrooms and 2 bedrooms plus) which is highly in demand housing option. The increased density at this location will make efficient use of existing local infrastructure, support local transit options (i.e., GO Station and local bus transit), encourage active transportation and supporting local businesses (service and retail) given the proximity to both the Downtown and Western Approach areas.

For the reasons set out above, Town Staff are of the opinion that the proposed development meets the intent of the policies within the new PPS 2024 and represents good planning.

3.2.2 The Greenbelt Plan (2017) and Oak Ridges Moraine Conservation Plan (2017)

Both the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan (ORMCP) provide direction for protecting the natural heritage and agricultural systems in Ontario.

The subject site is located within the Settlement Area designation of the ORMCP and is subject to the policies of that Plan. The Settlement Area designation allows for development of lands for all urban uses as permitted within the applicable Official Plan.

Section 3.4.1 of the Greenbelt Plan establish policies and direction for existing Settlement Areas within the plan boundaries. The policy speaks to the achievement of complete

communities through the development of community hubs that co-locate private and public uses on both vehicular and active transportation corridors.

Section 18 of the ORMCP provides objectives for settlement areas within the Plan. These objectives include:

- the development of communities that provide residents with convenient access to a mix of employment and transportation options as well as a full range of housing and public services.
- Minimizing the impact of development on the ecological and hydrological functions of the plan area
- Promoting efficient use of land with transit-supportive densities through the intensification and redevelopment within existing built-up areas.

The proposed development represents infill development within an existing settlement area which complies with the policies of both the Green Belt Plan and ORMCP. Town Staff are of the opinion that the proposed development conforms with the Greenbelt and ORMCP and represents good planning.

3.2.3 York Region Official Plan (2022)

As result of Provincial changes, the York Region Official Plan (YROP) has been downloaded to the lower tier municipality, being the Town of Whitchurch-Stouffville. The YROP provides guidance on planning and development to support complete communities within the region. The YROP places the subject properties within the Towns and Villages designation and identified them as being in the existing built-up area of the community of Stouffville.

Section 2.1 of the YROP identifies that Towns and Villages as one of the areas for future growth and development within the Region. The Community areas are further identified as an area for residential, population-related employment and community services are to be located.

Section 2.2.1 of the YROP outlines the population and employment forecasts for the Town of Whitchurch-Stouffville from 2021 to 2051. The YROP, as updated following provincial approval, indicates that the Town is to reach a population of 103,500 people by the year 2051.

The subject proposal will contribute to residential population growth within a designated area and contribute to population growth targets. For the reasons set out above, Town Staff are of the opinion that the proposed development meets the intent of the policies within the new PPS 2024.

3.2.4 Current In-effect Town's Official Plan

Staff note that this application was formally submitted and deemed complete as per the *Planning Act*, prior to Council's adoption of the new Official Plan on May 15, 2024. The New Official Plan has not yet been approved by the Province to date. Applications are evaluated based on the policy that is in-effect at the time of formal submission, but some consideration is given to new policy direction.

Section 1.2 of the Town of Whitchurch-Stouffville Official Plan establishes that the policies identified within the various Secondary Plans prevail over the provisions of the overall Official Plan in the case of a conflict. The Community of Stouffville Secondary Plan is included within Section 12 of the Town of Whitchurch-Stouffville's Official Plan.

3.2.5 Town of Whitchurch-Stouffville Official Plan (Community of Stouffville Secondary Plan) – In Effect

The Subject Lands are designated Existing Residential Area and Main Street Special Policy Area within the Community of Stouffville Secondary Plan. The designation guides redevelopment to ensure new uses are appropriately integrated in a manner compatible with the existing character and density of the area. Permitted uses include medium density residential uses limited to townhouse dwellings and low-rise apartments, provided it is demonstrated that the proposal is designed in a manner compatible with the character of the neighbourhood. Generally, medium density dwelling types are to be directed to other residential areas in the community, or at the edge of neighbourhoods typically fronting collector or arterial roads.

The proposed 7 (seven)-storey building is not considered a low-rise apartment and therefore an Official Plan Amendment is required.

3.3 Proposed Official Plan Amendment (OPA24.001)

The applicant has submitted a draft Official Plan Amendment to add a new section to the Community of Stouffville Secondary Plan for a site-specific provision. The primary effect of this amendment would be redesignating the subject properties from Existing Residential Area to Western Approach Mixed Use Area Special Provision 5.

The proposed amendments would take effect by expanding the Western Approach Area Boundary and redesignating the lands to "Western Approach Mixed Use Area Special Provision 5" on Schedule F 'Land Use and Transportation Plan' and Schedule F2 'Land Use Western Approach Area' as shown in **Figure 5 and 6** below.

The Western Approach Mixed Use Area permits the medium density residential use permission.

Figure 5 – Official Plan (Community of Stouffville Secondary Plan – Schedule – Land Use and Transportation Map) Extract from MGP Planning Opinion Report identifying boundary change.

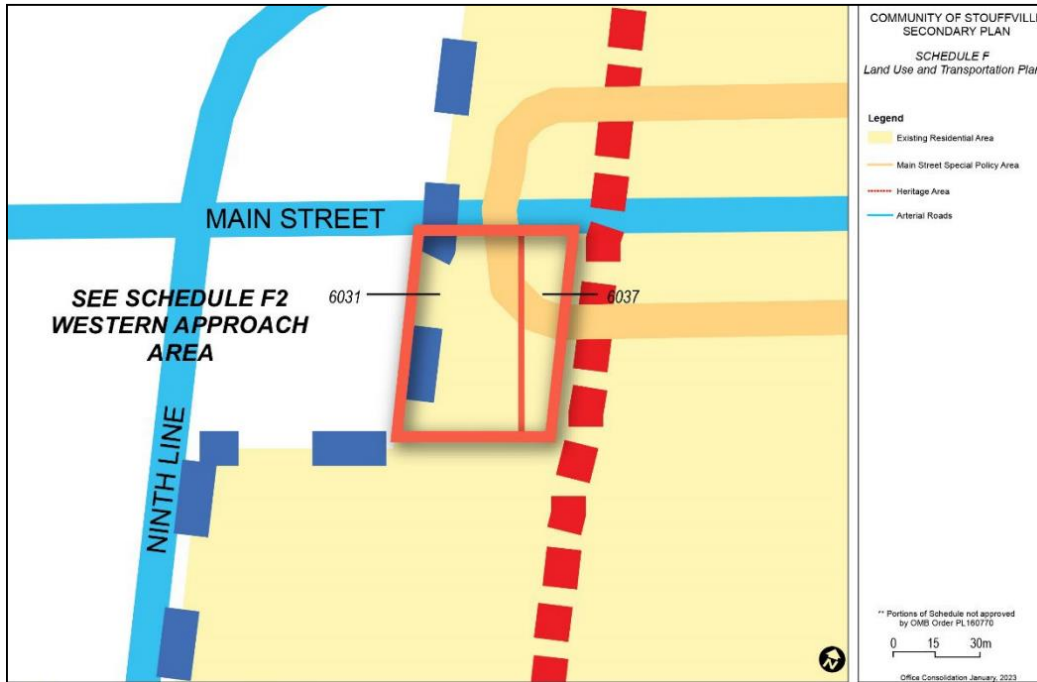


Figure 6 – Official Plan (Community of Stouffville Secondary Plan – Schedule F2 – Western Approach Area) Extract from MGP Planning Opinion Report identifying boundary change and designation change



Table 3 below outlines the requested changes compared to the policies for the Western Approach Mixed Use Area:

Table 3

Current Official Plan policies	Proposed Official Plan Amendment
Maximum FSI of 2.0	Maximum FSI of 2.2
Maximum density equivalent to 120 units per net hectare shall be permitted	Maximum density equivalent to 220 units per net hectare shall be permitted
Well defined and articulated street edges through the establishment of minimum and maximum setbacks of 0 to 3 m from the road allowance right-of-way for the location of the buildings and structures required along the lot frontage and a minimum of 4.5 metres of landscaped area between the road allowance right-of-way and the adjacent parking lot and/or internal travel aisles.	Shall be permitted a minimum setback of 4.5 metres from the road allowance right of way for the location of the buildings and structures.

A copy of the Draft Official Plan amendment is attached as **Attachment 4** to this report.

3.3.1 Evaluation of proposed site-specific Official Plan Amendments

i) Designation Change to Western Approach Mixed Use and Increased Floor Space Index and Density

The primary purpose of this proposed amendment is to extend the boundary of the Western Approach to include the two properties and to redesignate them as Mixed Use in accordance with Western Approach Area policies which permit a medium density residential use such as an apartment (see Figure 6 above).

The proposal does represent a larger scale building than existing neighbouring properties area and exceeds the permitted FSI, but efforts have been made to respect the character of the area with appropriately articulated architectural built form.

The proposal will include a three-storey podium which creates a pedestrian scale street wall along Main Street. This will assist in maintaining a pedestrian scale character that is sympathetic to the detached dwellings to the east, while providing a transition in height that is anticipated in the Western Approach. Further to this, the proposed architectural design incorporates architectural window features and a white and brown colour palette for brickwork, which is representative of prevalent character in the neighborhood. It is also notable that a horizontal visual divide, through the use of a distinct base/podium and additional storeys above, assists with creating a street frontage which is compatible with the nearby two-storey built form.

Staff do note that properties are located outside the Heritage Area and immediately borders the desired Western Approach Area (where two apartments are located). In Staff's opinion the assembled subject properties interface the Western Approach Area and would represent an appropriate transition in height and density as we approach Ninth Line (approximately 60 metres away) to the west where greater height and density is anticipated.

Staff opines the proposed maximum Floor Space Index (FSI) of 2.2 (permitted maximum 2.0) and density of 220 uph (permitted maximum of 120 uph) must be discussed in conjunction with the use change, as increases in density and FSI do represent a change in a magnitude and scale of use. In staff's opinion, the increase in densities is appropriate, and a necessary change particularly in strategic locations. The subject property is located at a strategic location in the Town and borders the current Western Approach Area designation. The proposed development will utilize existing transit infrastructure and provide density in walkable proximity to patronize commercial uses in both the Downtown area and Western Approach. Most importantly, in the face of a housing crisis the proposed development provides multi-bedroom apartments that are in high demand and can be a desirable housing options for families.

Staff note a future Site Plan Application would be required to be submitted. Through this process Staff will continue to work with the applicant to fine tune the proposal and ensure that design features to mitigate concerns associated with increased height and density are implemented.

Based on the above Staff is of the opinion that the requested Official Plan Amendment is appropriate.

ii) Front Yard setbacks

The Official Plan requires that new development is oriented towards the sidewalk (public realm) by requiring a 0 (zero) to 3 metre front yard setback from the building to the property line and a minimum of 4.5 metres of landscaped area between the road allowance right-of-way and the adjacent parking lot and/or internal travel aisles. The ultimate objective of this policy is to create a seamless public and private realm fronting the building which will ensure a continuous pedestrian-oriented and attractive streetscape.

A landscape design plan has been submitted with the application and is generally acceptable but will be finalised upon approval of a future site plan application. Staff will continue to work with the applicant to achieve a landscape design within the front yard, between the building and the public sidewalk, which would result in a strong pedestrian-oriented experience through both architectural design elements as well as streetscape design and animation.

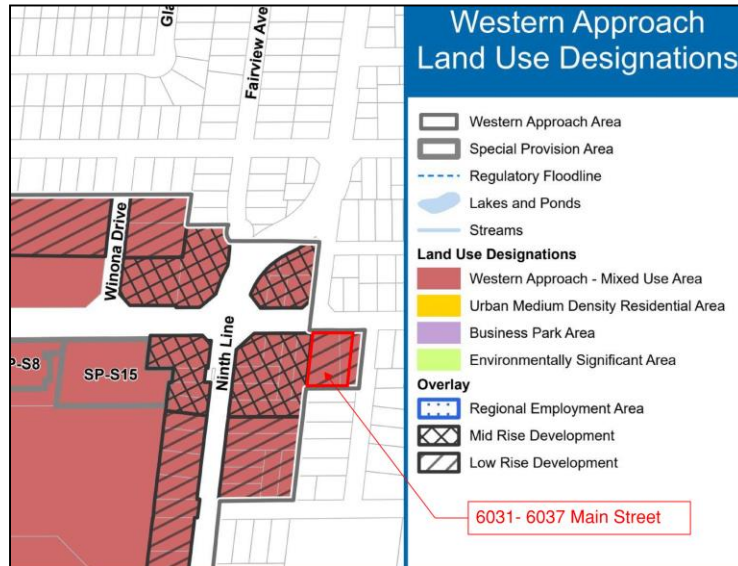
Additionally, it is noted that an approximately 3.5 metre road widening is being provided which will provide additional opportunities to enhance the public boulevard design, as desired by the Town. Staff will continue to work with applicant through future Site Plan Application to secure strong urban design along the frontage of the property. Based on the above Staff is of the opinion that the requested Official Plan Amendment is appropriate.

3.3.2 Town Official Plan, 2024 (Adopted by Council in May 2024 – not in effect)

Under the Town's New Official Plan, as adopted by Council in May (not in-effect), the subject properties are included in the "Western Approach – Mixed Use Area" designation as per Schedule D-2. The designation permits "Low Rise Development" which permits low-rise residential dwellings in the form of various townhouse types, live-work units and similar low-rise apartment buildings on lands that do not front onto Main Street and/or are located at the edge of the designation. See **Figure 7** –Schedule D-2 – Western Approach Land Use Designations below. The development of lands within the Western Approach Mixed Use Area will primarily consist of mixed-use development in the form of mid and high-rise buildings. Low-rise development with heights generally no greater than 4 storeys, will be directed to areas abutting the Neighbourhood Area designation to ensure appropriate transition and land use compatibility. New development in the Main Street and Ninth Line Gateway, particularly lands east of Ninth Line will ensure buildings provide appropriate transition to the adjacent Neighbourhood Area, with respect to built form, massing and height, and locate buildings close to the street.

Currently, the policies that are applicable to the subject property and against which the proposed Official Plan Amendment Application is tested, are the policies of the Town's current and in-effect Official Plan.

Figure 7 – ‘Council Adopted’ Official Plan (Schedule D-2 – Western Approach Land Use Designations)

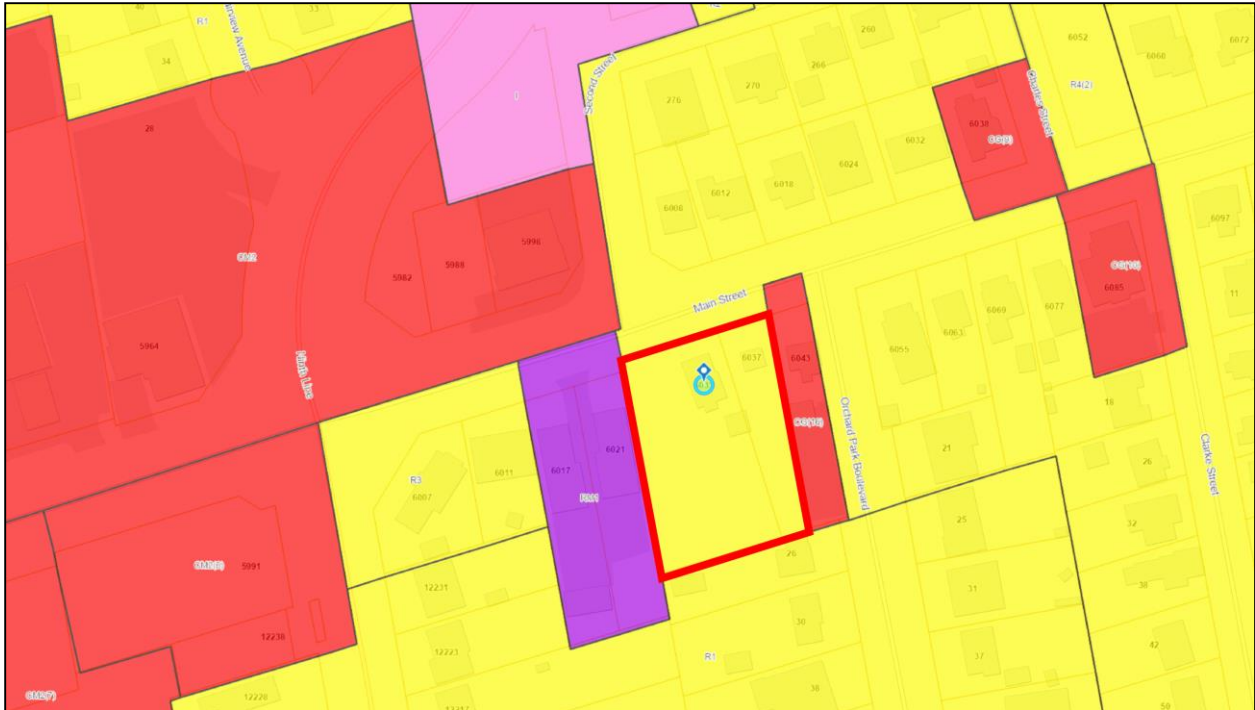


3.4 Comprehensive Zoning By-law 2010-001-ZO

The subject properties are currently zoned Residential Three (R3) within the Town of Whitchurch-Stouffville’s Comprehensive Zoning By-law 2010-001-ZO (the By-law). The R3 zone permits residential uses, including single-detached dwellings, semi-detached dwellings, duplexes, parks, and other residential supportive uses. The R3 zone does not permit apartment buildings.

Figure 8 below includes an extract of the Zoning Map, highlighting the subject site in the red boundary.

Figure 8: Zoning Map



3.4.1 Proposed Zoning By-law Amendment (File ZBA24.005)

The proposed zoning by-law amendment application seeks to permit the proposed residential apartment building through the rezoning of the subject lands from Residential Three (R3) to Residential Multiple Two Site Exception [RM2(X)] Zone. In addition to the proposed zone change seven (7) site-specific requests are also requested, as follows:

1. To permit a minimum lot area of 0.26 hectares; whereas the Zoning By-law requires a minimum lot area of 0.3 hectares.
2. To permit a minimum front yard setback of 4.5 metres; whereas the Zoning By-law requires a minimum front yard setback of 6.0 metres.
3. To permit a minimum interior side yard setback (east) of 5.7 metres for the main building; whereas the Zoning By-law requires a minimum interior side yard setback of 6.0 metres.
4. To permit a maximum lot coverage of 45%, whereas the Zoning By-law permits a maximum lot coverage of 35%.
5. To permit a maximum height of 21 metres; whereas the Zoning By-law permits a maximum height of 20 metres.
6. To permit a maximum of 7 storeys including the mechanical penthouse;

7. To permit a minimum interior side yard setback of 1.0 metre for utilities; whereas the Zoning By-law requires a minimum interior side yard setback of 6.0 metres.

Table 4 below summarizes the proposal in contrast to the RM2 zone regulations.

Table 4 – Summary Table Comparing Proposal to RM2 Zone

Zoning Regulation	Required RM2 Zone	Proposed RM2(X)
Required Residential Parking	1.25 spaces per dwelling unit (74 spaces)	1.45 spaces per dwelling unit (86 spaces)
Required Visitor Parking	0.25 spaces per dwelling unit (15 spaces)	0.25 spaces per dwelling unit (15 spaces)
Minimum Lot Area	0.3 hectares	0.26 hectares <i>(Amendment required)</i>
Minimum Lot Frontage	20 metres	45 metres
Minimum Front Yard	6.0 metres	4.5 metres <i>(Amendment required)</i>
Minimum Interior Side Yard (East)	6.0 metres	5.7 metres (East side) <i>(Amendment required)</i>
Minimum Interior Side Yard (West)	6.0 metres	9.32 meters (West side)
Minimum Rear Side Yard	6.0 metres	9.85 metres
Maximum Lot Coverage	35%	45% (following road conveyance) <i>(Amendment required)</i>
Maximum Building Height	20 metres	21 meters <i>(Amendment required)</i>
Maximum Storeys	No maximum.	7 storeys including mechanical penthouse <i>(Amendment required)</i>
Minimum Indoor Amenity Space	2 square metres per dwelling (118 square metres)	4.136 square metres per dwelling
Interior Side Yard for Utility	6.0 metres	1 metre <i>(Amendment required)</i>

A copy of the Draft Zoning By-law amendment is attached as **Attachment 5** to this report.

3.4.2 Evaluation of Proposed Site-Specific Zoning Amendments

i) Reduced Minimum Lot Area and Increase Lot Coverage

The proposal is seeking a reduced in minimum lot area of 0.26 hectares; whereas the Zoning By-law requires a minimum lot area of 0.3 hectares. Additionally, the proposal is seeking an increase in maximum lot coverage of 45%; whereas the Zoning By-law permits a maximum lot coverage of 35%.

The purpose of these provisions is to ensure adequate space for permitted uses, separation, access, functionality, stormwater management, landscaping and amenity space. Based on the technical review of the applications on the matters noted above, the proposed lot coverage and building footprint appear to be appropriate and do not cause adverse impacts to the adjacent lands. Stormwater management will be further finalised through the future Site Plan Application as well as through proposed conditions of holding symbol, as discussed in sections below.

The existing lot area of the subject lands is 0.26 hectares and is an existing condition. Lot areas cannot be increased unless additional lands are acquired. To staff's knowledge no additional lands have been acquired and therefore the lot area remains existing.

As it relates to amenity area, space is provided in the rear yard and rooftop to meet the needs of outdoor amenity area. The proposed indoor amenity area is twice the minimum zoning requirement of indoor amenity area for the proposed development.

From a Planning lens staff opine that the increased lot coverage is conducive to the proposed apartment building and multi family housing choices that the Town desires. The increased gross floor area and lot coverage results in a larger building but assists with the delivery of desirable multi-bedroom and multi family units housing options, which is a Town and Provincial priority at this time. This critical increase in population is located at a prime walkability location to support the GO Station, local transit, and very importantly both businesses and services in the Downtown Area and the Western Approach area. Given the circumstances staff is of the opinion that the proposed requests are appropriate.

ii) Reduced Minimum Front Yard Setback

The proposal is seeking a reduced front yard setback of 4.5 metres; whereas the Zoning By-law requires a minimum front yard setback of 6.0 metres.

The purpose of the front yard setback can vary from land use to land use and based on context. In this circumstance efforts are to generally maintain the street line with neighbouring properties by bringing the buildings closer to the street and create a separation, but also a large consideration with redevelopments such as this one is to ensure an active pedestrian streetscape. Staff opine that adequate space is available to

design an active streetscape that is cohesive with the Town's boulevard design. Front yard urban design will continue to be reviewed via a future Site Plan Application. Staff further note, that an approximately 3.5 metre road widening is being acquired by the Town. Without the road widening, the proposed setback would exceed the 6.0 metre requirement. Given the circumstances staff is of the opinion that the requests are appropriate.

iii) Reduced Minimum Interior Side Yard Setback for main building (East Only)

The proposal is seeking a reduced interior side yard setback (east only) of 5.7 metres; whereas the Zoning By-law requires a minimum interior side yard setback of 6.0 metres. The 0.3 metre reduction equates to approximately 12 inches and is only apparent at the south most pinch point.

The purpose of interior side yard setback is to provide adequate space for separation, access, stormwater management, and landscaping buffers. Staff is of the opinion that adequate space for pedestrian access, space for drainage, and landscape buffering is accommodated via a walkway and new landscape buffer (including proposed tree line) on the east side as shown on the submitted landscape plan. Staff is of the opinion that the requests for minor reduction in interior side yard setback on the east side is appropriate.

iv) Increased Maximum Building Height and Maximum 7 Storeys (including mechanical penthouse)

The proposal is seeking an increased maximum height of 21 metres; whereas the Zoning By-law permits a maximum height of 20 metres in the RM2 zone, which is the proposed zone of the lands.

The purpose of maximum height established for buildings, is to manage character, shadowing, and privacy concerns from any proposed development on adjacent developments and land uses. Staff have worked with the applicant to reduce the height from 29 metres (as proposed at the public meeting) to 21 metres (9 storeys to 7 storeys including a mechanical penthouse) and secure a step back at the third storey to ensure a pedestrian scale along Main Street that is more in keeping with the character of the street.

Planning staff recognize that the proposed building does represent a larger scale building than what was originally constructed in the neighbourhood. Staff have worked with the applicant on refining the architectural massing of the building to ensure a pedestrian scale is achieved along the street frontage through a podium and a step back on the third storey at the front of the building. This helps reduce the impact of the building on adjacent lands. Additionally, staff have worked and will continue to work with the applicant through future Site Plan Application to ensure building materials continue to reflect the character of the area and that privacy concerns remain addressed.

The applicant has additionally provided an updated shadow study to demonstrate that the resulting shadowing effects will be much more limited particularly during daylight periods

of the warmer months when people typically spend more time outdoors. There do not appear to be adverse impacts related to shadowing from the proposed development.

In efforts to address privacy concerns limited number of windows have been included on the south facing elevation, and limited balconies have been proposed along the east and west elevations. Through a future Site Plan Application, Staff will ensure all balconies and outdoor amenity components have adequate privacy features and buffering incorporated into the design.

Staff is of the opinion that the requests for increase in height from the requirements of the zoning, is appropriate.

v) Reduced Minimum Interior Side Yard Setback for Utilities

The proposal is seeking a reduced interior side yard setback of 1.0 metre specifically for utility infrastructure on the east side (the proposed electrical transformer utility box); whereas the Zoning By-law requires a minimum interior side yard setback of 6.0 metres (to comply with the zoning regulation). This request is to provide setback flexibility for the final placement a transformer utility box, which will be finalized via a future Site Plan Application.

The above interior side yard purpose and justification applies to this site-specific request. Given the circumstances Staff are of the opinion the requests are appropriate.

3.5 Staff recommended Holding Provision

Town's Development Engineering requires a detailed design for a feasible onsite stormwater management and storm sewer outfall solution, satisfactory to the Town. Town staff have had discussions with the applicant's Engineering consultant and understand that there are several solutions and options that can be considered for stormwater management and sewer outfall, details of which can be submitted and reviewed by the Town during the detail design stage (future Site Plan Application). Staff recommends a "Holding Provision" to be imposed through the site-specific zoning by-law amendment, conditions of which can be lifted once a satisfactory and acceptable solution is provided to the Town for review and approval.

The proposed condition for the removal of H-XX would be as follows:

"Arrangements satisfactory to the Town are provided for the onsite stormwater management controls and sewer outfall for the subject lands."

3.6 Public Comments

On May 13, 2024, a Statutory Public Meeting, in accordance with the statutory requirements of the Planning Act, was held by the Town. Table 5 below, outlines the topics and concerns identified by the public and Council and staff response to those.

Table 5 – Public Comment Response

Public Comment	Staff Response
Parking - Too little parking.	The revised proposal meets the parking requirements under the Zoning By-law. A surplus of 12 parking spaces is included.
Height - Building height is too tall and will create shadowing.	Height has been reduced from 29 metres to 21 metres (7 storeys including the mechanical penthouse). The resulting shadowing study show limited and acceptable level of shadowing during warm month daylight hours.
Character and Design - Does not fit in with neighbourhood character and greater transition is required.	The revised architectural design incorporates a number of architectural design features such as step back at the third storey to improve the pedestrian scale of the building as well as a palette of architectural materials and colors that are more sympathetic to the surrounding context. The proposed building height has been reduced from 29 metres to 21 metres. the architectural design and built form will continue to be reviewed through the future Site Plan application.
Traffic - Concerned proposal would worsen existing traffic and congestion and encourage use of side streets. Additionally concerns about cumulative traffic in the area.	Staff note that the traffic remains at acceptable level in accordance with the Traffic Impact Study. Staff note the provided TIS must consider background developments and growth.
Heritage - Prefer that heritage buildings be protected and reused.	This property has previously been reviewed by the Heritage Advisory Committee and has received permission for demolition.
Archaeological Potential – Want to ensure completed investigation is made.	Stage 1 and 2 Archaeological Assessments have been completed, and the property has been cleared of archaeological potential.
Construction Nuisance – Concern the construction will generate dust,	Construction management will be detailed as part of the future site plan application.

<p>nuisance and general inconvenience.</p>	
<p>Mixed Use – Residents believe a building of this magnitude should be mixed use.</p>	<p>Under the in-effect Official Plan, Staff cannot require mixed use developments. Staff has encouraged the applicant to include commercial uses on the ground floor, but the proposed application includes apartment building only.</p>
<p>Water Table - How will construction affect the local water table?</p>	<p>In support of a future Site Plan Application there is an ongoing groundwater water monitoring program which will result in estimated temporary construction dewatering flows, along with any anticipated long-term foundation drainage rates for the completed 2-level underground parking structure. No concerns have been raised by staff through the technical review of the applications. This matter will be further confirmed through detailed design review through the Site Plan Application process.</p>
<p>Underground Parking - Is underground parking feasible at the site?</p>	<p>A Hydrogeological and Geotechnical report were prepared in support of the proposed development. In particular, the proposed 2-level underground parking was considered for the preparation of the hydrogeological assessment report. No concerns have been raised by staff through the technical review of the applications. This matter will be further confirmed through detailed design review through the Site Plan Application process.</p>
<p>Water Level Concerns - Concerned that pumping down water levels in this neighborhood will negatively affect residents in the area. Would like confirmation that this has this specific concern has been addressed in the hydrological study.</p>	<p>There is an ongoing groundwater water monitoring program which will result in estimated temporary construction dewatering flows, along with any anticipated long-term foundation drainage rates for the completed 2-level underground parking structure. No concerns have been raised by staff through the technical review of the applications. This matter will be further confirmed through detailed design review though the Site Plan Application process.</p>

3.7 Matters to be addressed through Future Site Plan Application

Town staff and external agencies have identified the following matters to be addressed through the future Site Plan Application:

- **Planning Comments** – Planning Staff will require additional information regarding urban design and streetscape, privacy features, rooftop amenity areas, outdoor amenity areas, landscaping, and sustainability features.
- **Town Engineering Comments** – The Engineering Department requires additional information regarding Internal and External Transportation, Noise Feasibility Study, Lighting and Photometric Design, Hydrogeological Assessment, Water Balance, Stormwater Management Report, Functional Servicing Report, Landscaping, Water and Wastewater Modelling, Fill Management Plan, Construction Management.
- **Town Parks Comments** – Requires additional arborist materials for detail review.
- **Toronto Region Conservation Authority Comments** – Will pursue detail design of the functional servicing report and stormwater management plan.
- **York Region Comments** – Will pursue detail design of transportation, rapid transit, wellhead protection and water/wastewater.

3.8 Basis for Recommendation

The Development Planning Division has no objection to the proposed Official Plan Amendment and Zoning By-law Amendment Applications as discussed in the sections above for the following reasons:

- i) The proposed development will contribute to the Town's goal of creating a range of housing types for future and existing residents of the Town;
- ii) The proposed development provides for gentle intensification of the lands; and
- iii) The proposed development contributes to the overall intensification targets of the Town, projected for the 2051 planning horizon.

4. Options:

Further to the analysis undertaken in Section 3 of this Report, Town Staff are satisfied that:

- i. The proposed development is generally consistent with the Provincial Policy Statement 2024;
- ii. The proposed development generally conforms to the Oak Ridges Moraine Conservation Plan;
- iii. The proposed development generally conforms to the Town's Official Plan.

Town Staff are satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment Applications represents appropriate planning for the utilization of the lands.

Additionally, the subject Applications have fulfilled the requirements for Statutory Public Notice of Complete Application and Public Meeting in accordance with the Planning Act, R.S.O. 1990, c. P. 13.

4.1 Option A (Recommended)

That Council pass the Official Plan Amendment and Zoning By-law Amendment with site-specific provisions for the subject lands. This option is recommended as the proposed Applications represent good planning and are supportable under Provincial Policy, Regional policy, and the Town's policy framework.

4.2 Option B

That Council does not pass the Official Plan Amendment and Zoning By-law Amendment with site-specific provisions for the subject lands. This Option is not recommended as the proposed Applications represent good planning and are supportable under Provincial Policy and the Town's policy framework. If Council chooses this Option B, upon receipt by the Town of a Notice of Appeal to the OLT, Council may consider directing the Town's Chief Administrative Officer to bring a report forward to Council so that Council may provide direction to Staff on responding to the OLT Appeal.

5. Financial Implications:

None.

6. Broader Intergovernmental Impacts and/or Considerations:

See section 3.3 above in the report.

7. Communication:

- Statutory notification requirements completed in accordance with the requirements of the Planning Act.
- Council Agenda circulated to interested parties in advance of Council Hearing.
- Notice of Decision to be circulated as per requirements of the Planning Act.

8. Alignment with Strategic Plan:

1. A Town that Grows
A Town that grows in support of complete communities
2. A Healthy and Greener Town
Increase Offerings and Opportunities for Active Living

9. Attachments:

- Attachment No. 1 – Location Map
- Attachment No. 2 – Architectural Plans dated November 12, 2024, prepared by nArchitecture Inc.
- Attachment No. 3 – Renderings dated November 12, 2024, prepared by nArchitecture Inc.
- Attachment No. 4 – Draft Official Plan Amendment
- Attachment No. 5 – Draft Zoning By-law Amendment

10. Related Reports:

[Report DS-035-24 – Public Meeting Report – Applications for Official Plan and Zoning By-law Amendment at 6031 and 6037 Main Street \[OPA24.001 & ZBA24.005\]](#)

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