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**Subject:** Proposed Application for Draft Plan of Condominium at 6286-6292 Main Street – proposed tenure conversion from rental to condominium

**Staff Report No.** DS-009-25

**Department/ Commission:** Development Services Commission

**Date:** April 16, 2025

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**Recommendation:**

- 1) That Council direct Staff to issue a Notice of Decision to draft approve Condominium File No. CDM24.002, to convert the tenure of the existing nine (9) apartment units and four (4) commercial units at 6286-6292 Main Street, from rental to condominium, subject to the Conditions of Draft Plan of Condominium, as set out in Attachment 6 to this report, in accordance with Section 51(31) of the *Planning Act*;

**Report Highlights**

- Application for Plan of Condominium (CDM24.002) to permit the conversion of tenure from rental to condominium, for the existing nine (9) apartment dwelling units and four (4) commercial units within the building at 6286-6292 Main Street.
- Comments received from members of the public Council, and Public Agencies have been reviewed and considered in the writing of this report and the making of the recommendation to Council.
- Staff is of the opinion that the proposed conversion from rental to condominium constitutes good planning. Staff recommend approval of the proposed Condominium Conversion, subject to the conditions of Draft approval.

**1. Purpose:**

The purpose of the Report is to assess the merits of and make a recommendation respecting the application for a Draft Plan of Condominium for the lands municipally known as 6286-6292 Main Street (the “Subject Lands”), which if approved would permit the conversion of tenure from rental to condominium units for the existing nine (9) residential apartment units and four (4) commercial units at grade.

This report will:

- Provide an overview of the subject property and its location in relation to existing development and other adjacent land uses (Section 2.1 and 2.2);
- Provide an overview of the proposed Draft Plan of Condominium (Section 3.1 and 3.4);
- Identify the relevant provincial, regional and local policies that apply to the subject property (Section 3.2 to 3.3);
- Review the comments and recommended draft conditions for the application (Section 3.5 to 3.7, and Attachment 6); and
- Outline the basis for the recommendation (Section 3.8).

## 2. Background:

An Application for Draft Plan of Condominium was submitted on September 16, 2024, to permit the conversion of tenure from rental to condominium, for the existing building located at 6286-6292 Main Street. The building contains four (4) commercial units fronting Main Street, and nine (9) residential apartment units (two of which are on the ground floor and can be accessed from the rear of the building).

The application was deemed complete and circulated on October 1, 2024. A Notice of Complete Application was also issued on October 28, 2024 to the applicant, as well as internal and external agencies. The Notice was also uploaded to the Town's Notice webpage, on October 30, 2025, and mailed to properties within the immediate vicinity. A Notice of Complete Application sign was then posted on the property November 4, 2025.

In November 2024, the summary of comments regarding the 1<sup>st</sup> Submission was provided to the applicant for review and revision. In January 2025, a revised (2<sup>nd</sup>) submission was provided which Staff had circulated on January 17<sup>th</sup>. The comments regarding the 2<sup>nd</sup> submission was issued to the Applicant on March 13<sup>th</sup>, 2025 for review only. Following this submission, Staff and Agencies had no outstanding comments requesting further revisions.

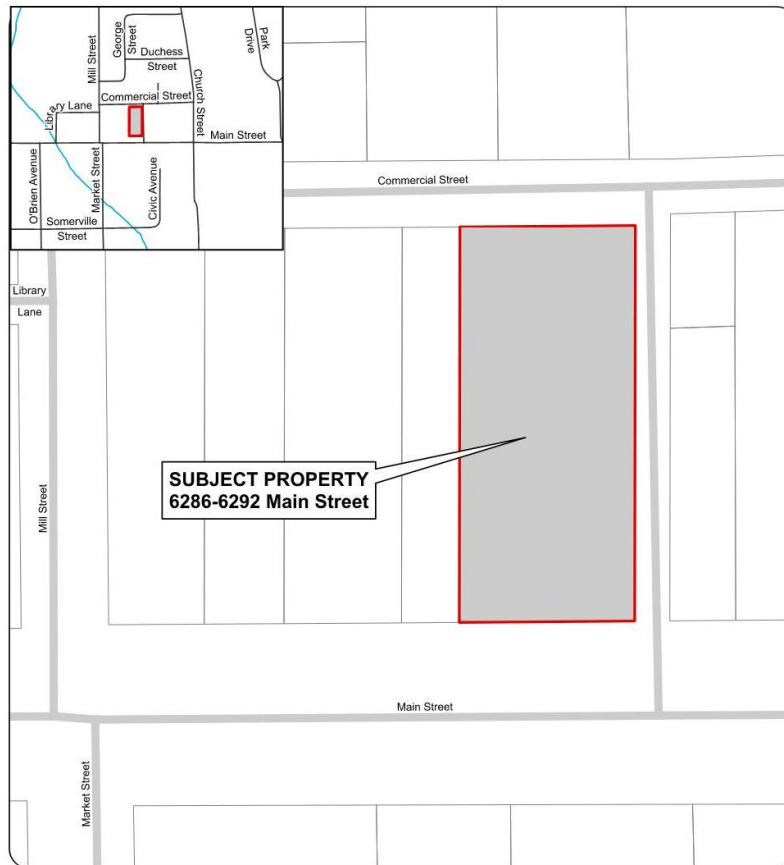
### 2.1 Location

The subject lands are municipally known as 6286-6292 Main Street in the Community of Stouffville. Comprising of the municipal addresses of 6286, 6288, 6290 and 6292, the subject property is located on the north side of Main Street, with rear lot frontage on Commercial Street. It is located east of Mill Street and west of Church Street. The subject land has an approximate lot frontage of 20.04 metres on Main Street, and a rear lot frontage of 20.68 metres on Commercial Street. The approximate lot area of the property is 922 square metres (0.09 hectares). The legal description of the subject land is Lot 10 Plan 70 Stouffville; Whitchurch-Stouffville.

**Attachment 1** to this report is 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** – Commercial Street and existing single detached dwellings within the northern stretch of the Community of Stouffville’s Heritage Area.

**South** – Main Street and other commercial businesses including Stouffville Fine Furniture, law offices, real estate business offices, and the Sapori di Italia restaurant.

**East** – Commercial businesses along Main Street including Win’s Eatery, Fickle Pickle, and Mulligans on Main. Church Street is the closest street towards the east.

**West** – Dental office at 6284 Main Street, and other commercial businesses further along Main including a martial arts academy, King of Wings, Main Street Bakehouse, and the IDA Pharmacy. Mill Street is the closest street towards the west. Further west is the Stouffville GO Station.

Figure 2 shows an aerial context map, with the subject lands highlighted in blue.

**Figure 2 – Aerial Context Map**



### 3. Analysis:

#### 3.1 Development Proposal

The subject land has an existing two-storey mixed use building, which has an approximate building area of 422 square metres or roughly 45.7% of the lot. The building contains four (4) commercial units at grade. Ordered from east to west, this includes a nail salon (Simple); a hearing clinic (Amplifon); a financial office (Client Centric Financial Services – Investment Planning Counsel); and an optical centre. There are nine (9) residential apartment units within the building – two of which are on the ground floor and can be accessed from the rear of the building. The main entrance to the second storey is also from the rear, which gives stairwell access to a common hallway for the other seven (7) residential apartments. The commercial units are currently being leased while the residential units are currently being rented out.

All units are proposed to be retained. The applicant/owner wishes to convert the existing tenure from rental to standard condominium for all units. Minor cosmetic changes are proposed to the exterior, particularly the Main Street façade. This will include window treatments, new awnings, parapet enhancements, new painted storefronts, and the addition of outdoor lighting fixtures that give regard to the heritage of the building and the surrounding context. The site currently has 15 parking spaces, which will also be retained. No changes are proposed to the current parking layout.

## **Staff Response**

Staff appreciate the Applicant's efforts to address some of the comments raised by Staff and Agencies. Staff note that while it is Staff's desire to retain as much rental housing in the Town, staff acknowledge that future developments that include purpose-built rental units, are able to accommodate the Town's targets to accommodate affordable housing units in the form of rentals, in Town.

### **3.2 Applicable Policies**

This section will establish the current and relevant policy environment that forms part of the review of the planning application. The overview will include Provincial, Regional and Local policy plans.

#### **3.2.1 Provincial Planning Statement (2024)**

The Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, and replaces the Provincial Policy Statement, 2020 and the Growth Plan 2019. The new PPS 2024 is a consolidated statement of provincial land use policies. The PPS 2024 focuses on land-use policy changes to enable municipalities to plan for and support development by increasing housing supply – encouraging intensification amongst other key priorities. For this purpose, decisions and comments made by the Town are to maintain consistency with the new PPS 2024. Within the PPS 2024, the following policy sections are relevant to the proposed applications:

Section 2.2 (Housing) speaks to Planning authorities providing for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents, by promoting densities for new housing that efficiently uses land, resources, infrastructure, and public service facilities.

Section 2.3 (Settlement Areas) focuses on the growth and development of settlement areas that are to efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support transit, and overall density through intensification and redevelopment to support the achievement of complete communities.

Section 2.4 discusses Strategic Growth Areas where the focus of growth and development is encouraged for the achievement of complete communities, offering a range and mix of housing options through mixed-use development. Population and employment growth would be accommodated by supporting the transit network through nearby affordable, accessible and equitable housing. The subject property is within one of the Town's Strategic Growth Areas, identified as the Community Core Area also known as the Stouffville GO Station Major Transit Station Area within the Town's Official Plan. Section 2.4.2 for Major Transit Station Areas (MTSA's) are to be planned and designed to be transit supportive. The subject property is located east of the Stouffville GO Station is has readily accessible transit options including those services from GO Transit and York Regional Transit.

Section 2.8 speaks to the provision of an appropriate mix and range of employment and broader mixed uses to meet long term needs. The provision of a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, shall take into account the needs of existing future businesses by providing market-ready sites that seek to address potential barriers to investment. Employment uses that are compatible, compact and exist as mixed-use development would support the achievement of complete communities, which also provide an appropriate transition to sensitive land uses.

The proposed application to convert the tenure while maintaining an existing mixed-use building on Main Street promotes opportunities for permanent housing and market-ready sites within the key business area of Town. This supports the goals of the PPS by ensuring the land is efficiently used and supports a transit network through more attainable housing and local employment and services.

It is Staff's opinion that the proposed application conforms to the PPS 2024.

### **3.2.2 York Region Official Plan (2022)**

The York Region Official Plan (YROP) was approved as modified by the Province on November 4, 2022 and on July 1, 2024, the Region was deemed an upper-tier without planning responsibilities (Bill 185). Per Section 70.13(2) of the Planning Act, an official plan of an upper-tier municipality without planning responsibilities that is in effect, which applies to any area of a lower-tier municipality, is deemed to be an official plan of the lower-tier municipality until the lower-tier municipality revokes or amends it. Therefore, the YROP policies continue to apply as administered by the Town.

The subject lands fall within the Town's and Villages Area (Community of Stouffville) on Map 1 – Regional Structure, and is designated as Community Area as per Map 1A of the YROP. Community Areas are to contain a wide range and mix of housing types that are affordable and provide for a balance of residential uses and compatible employment uses that provide residents for living, working and daily activities in close proximity.

The property is also within the Built Up Area and within the Protected Major Transit Station Area as identified in Map 1B – Urban System Overlays. Section 4.4 of the YROP speaks to Major Transit Station Areas (MTSAs) which are to be delineated through the local municipality's official plan. MTSAs a key component of York Region's Intensification and Growth Management Strategy, delineating corridors that are within walking distance of a higher-order transit stop or station, suitable for mixed-use development that is transit-oriented. Each MTSA is unique with its own growth potential and will be planned based on local context and conditions.

The YROP has noted in Section 2.3.44 c. seeks to require local municipalities to prohibit the demolition or conversion of purpose-built rental buildings if the rental vacancy rate is less than 3% for a period of more than three (3) consecutive years in the local municipality. Staff have advised the applicant that in 2022, CMHC rental vacancy rate for

the subregion of Aurora-Newmarket-Whitchurch-Stouffville was 1.0%, below the minimum 3%.

### **3.2.3 Town of Whitchurch-Stouffville Official Plan (2024)**

The new Town Official Plan (2024) supersedes the current Town Official Plan (2004), by the enactment of By-law 2024-057-OP which was adopted by Council on May 15, 2024, to Adopt the Town's New Official Plan (Re-Imagine Stouffville: Town of Whitchurch-Stouffville Official Plan, May 2024). The Adopted New Official Plan, May 2024 is available on the project webpage: [www.cometogetherws.ca/opr](http://www.cometogetherws.ca/opr). The Town's New Official Plan requires final approval from the Ministry of Municipal Affairs and Housing and is not yet in force and effect.

As such, the Town's Official Plan (2004) continues to apply to formal planning applications that have been deemed complete, prior to the approval of the Town's New Official Plan.

The comments expressed herein, are based on the current Official Plan policies in force and effect at this time. Notwithstanding, depending on the timing of approval of the Town's New Official Plan, the application may be subject to the Town's New Official Plan, once approved.

Furthermore, consideration should still be given to the policy directions of the Adopted New Official Plan as it has been endorsed by Council. The following highlights the key policy directions which may have a bearing on the proposed development application.

Section 3.2.1 of the new Official Plan (2024) states that the Town will discourage the conversion of rental properties to a use other than residential rental purposes for buildings with six or more rental units if:

- i. Conversion would adversely impact the supply of rental housing, as determined by the housing targets, including affordable rental targets, set out in this Plan, the York Region Official Plan; or
- ii. As determined by rental vacancy rates being below the minimum 3%.

### **3.2.4 Current Official Plan (2004), Community of Stouffville Secondary Plan and Community of Stouffville Main Street Built Form and Urban Design Guidelines**

The subject property is located within the Community Core Area of the Community of Stouffville Secondary Plan Area. It is designated Core Area – Main Street on Schedule F1. This designation permits retail and service commercial, offices, residential, and mixed-use.

The policies emphasize that redevelopment to reinforce the character of the Core Area – Main Street designation as a pedestrian shopping area and should generally have retail

and service commercial at grade, with office and/or residential uses in second-storey locations.

Minor modifications to existing buildings shall be encouraged; and a mix of housing types and tenures is an important component of a vibrant and complete community. Rental housing stock is an important component to the housing continuum in Town and the existing rental housing stock should be maintained.

Currently, the 2004 Official Plan does not include policies similar to the effect of discouraging or prohibiting the conversion of rental housing.

Planning Staff acknowledge there are approved projects that will deliver additional purpose-built rentals which include 97 units as part of the Housing York Inc. development at 5676 Main Street and 8 units at 5945 and 5947 Main Street. These projects are expected to contribute to the Town's target of 1,750 purpose-built rentals by 2051.

The PJR addendum indicated the condo conversion should have minimal impact on the Town's rental market, and the Town's current Official Plan does not include policies pertaining to the conversion of rental units to condominium.

Staff have no concerns for the proposed condominium conversion.

#### **3.2.4.1 Community of Stouffville Main Street Built Form and Urban Design Guidelines 2022**

Within the Urban Design Guidelines (UDG), the subject property is located within the Downtown Main Street Character Area and within the Stouffville GO Station MTSA Boundary. The guidelines for the Downtown Main Street Character Area (Section 3.2.1.2) advise that buildings should not mimic historic buildings. Additions to existing buildings within the traditional commercial core should protect and enhance the scale, rhythm and datum lines of the established street wall. Above the street wall, more contemporary additions may be appropriate. Buildings should also provide weather-protection in the form of regular canopies and recessed entrances. Bicycle parking shall be located within private building setbacks and not impede the sidewalk.

Section 7.3 gives regard to potential Heritage Infill. The area between the railway corridor (towards the east) and Park Drive constitutes the historic commercial core of Stouffville. The buildings here play a significant role in defining the community. The buildings should generally be preserved and restored/rehabilitated as necessary. Redevelopment may be considered through additions or renovations. Applicants are to look to creative measures to retain or integrate heritage resources into new proposals. Section 7.3.4.4 advises that buildings should reinforce a 2-3 storey street wall consistent with the adjacent buildings; and provide variation in roof heights and shapes which are a defining feature of the commercial core. Section 7.3.4.5 speaks to design and articulation, which the ground floor of should reinforce a vibrant and active pedestrian realm on Main Street, including



grade-related commercial/retail uses; and building frontages should break up into smaller, pedestrian-scaled proportions that reflect the narrow proportions of the established street wall. High-quality materials are to be used that are appropriate within their local context (e.g. brick, wood, stone); and the design/articulation should respect the prevailing character including roof and cornice lines, ground floor heights, window location and proportions, materials and use of natural colours. Lastly, original storefronts are to be maintained where possible (S. 7.3.4.6) and large storefront windows are to be used, that are clearly glazed to maintain transparency and connectivity between the public and private realms. Entries should be recessed to provide weather protection and could include awnings in subdued colours. Signage should be simple, reflect the historic character of the commercial core, be appropriately sized and be lit from above (no back-lit signage). Similar guidance for Low to Mid-Rise Buildings is outlined in Section 7.4.

The proposed façade modifications (as shown in **Attachment 4**) offer larger window sizes with subtle awning additions to accentuate the building entrances and windows. Lighting is also proposed on the second-storey façade. The building remains a 2-storey building with the original façade materials (e.g. brick).

The proposed modifications to the façade are generally in conformity with the Town’s UDGs.

### 3.3 Comprehensive Zoning By-law 2010-001-ZO

The subject property is zoned Commercial Residential Mixed – Community Core Area (CM1) Zone in the Town’s Zoning By-law 2010-001-ZO. This zone permits commercial uses such as retail, offices, personal services establishments, and permits apartments and residential units above commercial uses. The existing commercial uses at grade and the residential units within the building are all permitted uses.

**Table 1** below outlines the existing development and site statistics, including the applicable CM1 zoning provisions. The Applicant proposes minimal façade changes with decorative elements. No structural changes to the exterior of the building are proposed (e.g. expansions, additions, etc.). Any non-compliance to the existing applicable zoning would result in the existing building to be legal non-conforming.

**Table 1 – Existing Development and Site Statistics**

Standards	CM1 Zone	Existing Building	Compliance with CM1 Zone
Lot Area (minimum)	0 square metres	922 square metres (existing)	Yes
Lot Frontage (minimum)	0 metres	20.04 metres (approximate) (existing)	Yes
Front Yard (minimum)	0 metres	0 metres (existing)	Yes

Front Yard (maximum)	2 metres	0 metres (existing)	Yes
Exterior Side Yard (minimum)	0 metres	0 metres (existing to eastern laneway)	Yes
Exterior Side Yard (maximum)	0 metres	0 metres (existing to eastern laneway)	Yes
Interior Side Yard (minimum)	0 metres	0 metres (existing on west side)	Yes
Rear Yard (minimum)	7.5 metres	13.97 metres (approximate) (existing)	Yes
Yard abutting OS, ENV, FH, RN and R Zones (minimum)	4.5 metres	Not applicable. Rear yard abuts Commercial Street.	Not applicable.
Floor Space Index (Maximum and minimum)	3 to 1	GFA = 844 sq.m. Lot Area = 922 sq.m. $844 / 922 = \mathbf{0.915}$	<b>No.</b> However, existing condition is Legal Non-Conforming.
Residential Density (maximum)	N/A	Not applicable. However, existing is 90 units per hectare.	Yes
Height of Buildings (maximum)	14 metres	7.89 metres (approximate) (existing)	Yes
Height within 10 metres of an R or RN Zone (maximum)	11 metres	Not applicable. Rear yard abuts Commercial Street. Adjacent properties are also zoned CM1.	Yes
Front and Exterior Side Yard Parking	N/A	Not applicable.	Not applicable.
Indoor Amenity Area for Apartment Buildings containing 18 Dwelling Units or More	2 square metres per dwelling unit	Not applicable. Nine (9) residential units exist within the building.	Not applicable.
Landscaped Area	N/A	Not applicable.	Not applicable.
Maximum Lot Coverage	N/A	Not applicable, but existing lot coverage is 45.7%	Not applicable.

Based on **Table 1** above, the existing building continues to be legal non-conforming, as no development changes are contravening the applicable CM1 zoning standards.

### **3.3.1 Parking requirements in the Protected Major Transit Station Area (PMTSA)**

The Planning Act states that an official plan may not contain a policy that would require parking, other than parking for bicycles, within a protected major transit station area and/or an area delineated by the official plan of the municipality (Section 16 (22) to (24) of the Planning Act, R.S.O. 1990, c. P. 13).

Section 16 (22) to (24) of the Planning Act, R.S.O. 1990, c. P. 13, states that:

#### **“Restriction, parking facilities**

(22) No official plan may contain any policy that has the effect of requiring an owner or occupant of a building or structure to provide and maintain parking facilities, other than parking facilities for bicycles, on land that is not part of a highway and that is located within,

(a) a protected major transit station area identified in accordance with subsection (15) or (16);

(b) an area delineated in the official plan of the municipality surrounding and including an existing or planned higher order transit station or stop, within which area the official plan policies identify the minimum number of residents and jobs, collectively, per hectare that are planned to be accommodated, but only if those policies are required to be included in the official plan to conform with a provincial plan or be consistent with a policy statement issued under subsection 3 (1); or

(c) any other area prescribed for the purposes of this clause.

#### **Policy of no effect**

(23) A policy in an official plan is of no effect to the extent that it contravenes subsection (22).

#### **Same**

(24) No official plan may contain any policy that has the effect of requiring an owner or occupant of a building or structure to provide and maintain parking facilities, other than parking facilities for bicycles, containing more than the prescribed number of parking spaces on land that is not part of a highway and that is located within an area prescribed for the purposes of this subsection, and if a policy does so, the official plan is deemed to be amended to be consistent with this subsection.”

The legislation above clearly omits parking requirements for properties located within PMTSAs. The subject property, whilst no proposed modifications are occurring, includes existing 15 parking spaces on site. Under the Town's Comprehensive Zoning By-law, 18 spaces would have been required for the building. However, given the Planning Act legislative requirement, no minimum parking spaces can be required by the municipality. Therefore, the existing 15 spaces on site may not need to be altered through the approval of this subject application. No changes are proposed to the number of existing parking spaces or the existing layout.

The Applicant has agreed to add bicycle parking spaces on site, where feasible, as per Staff's request.

Staff have no further concerns with the existing vehicular parking condition, and will continue to discuss with the Applicant, the provision of bicycle parking on site.

### **3.4 Proposed Draft Plan of Condominium Application (Town File No. CDM24.002)**

The proposed Draft Plan of Condominium Application seeks to change the tenure of the existing mixed-use building from rental to standard condominium. Currently there are four (4) commercial units at grade and nine (9) residential units. All residential and commercial units will remain and continue to exist under the tenure change. Only minor cosmetic changes are proposed to the Main Street building façade which include the addition of awnings, new windows, and a heritage plaque.

Staff have no concerns with the conversion of the building tenure from rental to standard condominium.

### **3.5 Staff and Agency Comments**

This section provides a summary of the Town Department comments received as of the date of submitting this report for inclusion in the April 16, 2025, Council meeting.

#### **Staff Comments**

##### **A. Building Division:**

- Advisory comments: Generally, changing ownership type from rental apartment to condominium does not require a building permit unless it involves renovations or changes to the building. If the owner decides that the conversion requires renovations, then a building permit will be required, and current building code requirements would apply.
- Condition: That a Building Permit be obtained for alteration work to the building.

**B. Heritage Planning:**

- Advisory comments: This property previously contained one of the largest commercial blocks in downtown Stouffville which was demolished in the 1980's (86?). This property is listed on the Town's Built Heritage Inventory in recognition of this previous building. All that remains is the original carved stone piece which states "Sanders Block" on the current façade.
- Condition: A plaque commemorating the original Sanders Block is to be installed on the exterior of the structure facing Main Street and clearly visible to the public. The design of the plaque is to be provided by staff, while the owner/applicant is to have the plaque manufactured and installed. The plaque will likely be ~24" x 18", to be confirmed upon final design of the plaque.

**C. Economic Development**

- Advisory comments:
  - Economic Development is supportive of this request to convert existing rental commercial units to commercial condo.
  - Historic Downtown Stouffville lacks small commercial units available for purchase. This is very important for several reasons:
    - Provides entrepreneurs with a source of retirement income/funds.
    - Provides entrepreneurs with protection from rapid rent increases..
    - Provides peace of mind when investments in leaseholds and equipment need to be made.
    - Far too often, property owners who don't operate their own business out of the same location neglect to maintain their property.

**D. Development Engineering**

- No objections.

**E. Fire & Emergency Services**

- No objection

**External Agencies**

This section provides a summary of the public agency comments and correspondence received as of the date of submitting this report for inclusion in the April 16, 2025 Council meeting.

**A. Bell Canada**

- No objection.
- Advisory comments and conditions, included in **Attachment 6**

**B. Enbridge Gas**

- No objection.

- Advisory comments and conditions, included in **Attachment 6**

**C. HydroOne**

- No objection.
- Advisory comments included in **Attachment 6**

**D. Metrolinx**

- No objection.
- Condition included in **Attachment 6**

**E. Region of York**

- Conditions included in **Attachment 6**

**F. Rogers Communications**

- No objection.
- Condition included in **Attachment 6**

**G. Southlake Regional Health Centre**

- No objection

**H. Toronto Region Conservation Authority (TRCA)**

- No objection

**I. York Catholic District School Board (YCDSB)**

- No objection

### **3.6 Public Comments**

No public comments have been received since the issuance of the Notice for Complete Application on October 28, 2025.

### **3.7 Conditions of Draft Plan of Condominium**

Based on the comments received from Departments and Agencies, a detailed summary of the applicable conditions for this application can be found in **Attachment 6**.

The applicant will be required to submit a draft Condominium Declaration, together with the Plans of Survey for the Condominium Plan for the Town's review at the appropriate time to facilitate the registration of the Plan of Condominium. Once registered, the individual units can be transferred to the new owners.

### **3.8 Basis for Recommendation**

Further to comments discussed in previous sections above, staff is of the opinion that while the newly Adopted Official Plan includes those policies discouraging the conversion of rental units to condominiums (as directed by the York Regional Official Plan to prohibit

such conversions), the Town's current and in-effect Official Plan does not explicitly contain policies pertaining to the conversion of rental units to condominiums.

It is staff's opinion that the proposed application would have minimal impact on the Town's rental market. There is also a low number of low-rise apartment dwellings in Town, whose tenure is unknown. The proposed conversion would contribute to the housing diversity and promote established residences within the Town's MTSA and Downtown.

The materials submitted by the Applicant, notes that the proposal maintains the current housing supply in an area with higher-order transit, existing infrastructure, and efficiently uses the land. This is fairly consistent with the directions of the Provincial Planning Statement (PPS 2024) and its objectives for housing.

#### **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 Provincial Policy Statement 2024.

Town Staff are satisfied that the proposed Draft Plan of Condominium represents appropriate planning for the utilization of the lands. Additionally, the subject application has fulfilled the requirements for Statutory Notice of Complete Application, per Section 51 (19.1) of the Planning Act, R.S.O. 1990, c. P. 13.

##### **4.1 Option A (Recommended)**

That Council approve the Application for Draft Plan of Condominium subject to the conditions of approval. This option is recommended as the proposed applications represent appropriate planning that is supportable under Provincial Policy, Region Policy, and the Town's current policy framework.

##### **4.2 Option B**

That Council deny the Application for Draft Plan of Condominium with conditions. This option is not recommended as the proposed Application represent appropriate planning that is supportable under Provincial Policy, Region Policy, and the Town's policy framework.

#### **5. Financial Implications:**

None.

#### **6. Broader Intergovernmental Impacts and/or Considerations:**

See Section 3 of this Report.

## 7. Communication:

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

## 8. Alignment with Strategic Plan:

1. A Town that Grows  
A Town that grows in support of complete communities

## 9. Attachments:

Attachment No. 1 – Location Map

Attachment No. 2 – Existing Site Plan, Drawing “SP01”, dated July 11, 2024, revised July 26, 2024, prepared by blueprint2build

Attachment No. 3 – Existing Floor Plans, Drawing “A100”, dated and revised July 26, 2024, prepared by blueprint2build

Attachment No. 4 – Proposed Front Elevation, Drawing “A300”, dated December 11, 2024, prepared by blueprint2build

Attachment No. 5 – Proposed Heritage Plaque

Attachment No. 6 – Draft Plan of Condominium Conditions dated April 16, 2025

## 10. Related Reports:

None.

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**For further information on this report, please contact the Department Head:**

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