
Subject: Draft Plan Approval and Zoning By-law Amendment Application, 5731 Bethesda Road for Bethesda Road Developments – Fieldgate (File Numbers: 19T(W)-22.002 and ZBA.22.004)

Staff Report No. DS-033-24

Commission: Development Services Commission

Date: June 19, 2024

Recommendation:

- 1) That Council direct staff to issue a Notice of Decision to draft approve Subdivision File No. 19T(W)-22.002 and ZBA.22.004, subject to the conditions of draft plan approval as set out in Attachment 3 to Report No. DS-033-24, in accordance with Section 51(31) of the *Planning Act*; and
- 2) That Council enact By-law 2024-079-ZO being a by-law to amend the Town of Whitchurch-Stouffville’s Comprehensive Zoning By-law 2010-001-ZO by applying site-specific zones and direct staff to issue a Notice of Passing; and
- 3) That Council confirm that notwithstanding that the proposed Zoning By-law Amendment as attached to this report is different from the Zoning By-law Amendment proposed at the June 29, 2022 Statutory Public Meeting, the revisions are minor in nature and that no further Statutory Public Meeting is required.

1. Purpose:

The purpose of this Report is to assess the merits of and make a recommendation respecting applications for a Draft Plan of Subdivision and Zoning By-law Amendment for lands municipally known as 5731 Bethesda Sideroad (the “Subject Lands”), which if approved would permit the construction of a residential plan of subdivision.

2. Executive Summary:

Applications for Draft Plan of Subdivision approval and Zoning By-law Amendment have been submitted to the Town by Malone Given Parsons (“the Applicant”) on behalf of Bethesda Road Developments Limited (Fieldgate) in support of the proposed development. The draft plan proposes between 339 and 349 residential units, which

includes a “singles and/or townhouses” block (Block 180), which proposes between 15 and 25 units. The balance of the draft plan includes 148 detached lots and 73 street townhouse units, 51 dual frontage townhouses and 52 rear lane townhouses. Also included is a new commercial block, an elementary school block, a park block, a stormwater management block, open space blocks, trail access blocks, and a road widening block. The plan also contains 24-part lot blocks (residential) to be developed in conjunction with the adjacent draft plan lands to the west (Treasure Hill Stouffville (Bethesda) Developments Inc. (File No. 19T(W)-22.001) and lands to the south (Fairgate (Ninth Line) Inc. (File No. 19T(W)-20.001 & 19T(W)-11.005A).

This report will:

- Provide an overview of the Subject Lands and its location in relation to existing development and adjacent land uses;
- Provide an overview of the proposed Draft Plan of Subdivision and Zoning By-law Amendment;
- Identify and discuss applicable Provincial, Regional and Town Official Plan policies; and,
- Identify and address key issues with respect to the applications and identify how these issues have been addressed or reflected in the Draft Plan Conditions.

The applications have been reviewed in consideration of Provincial, Regional and Town policies and staff are of the opinion that the applications are consistent with and conform to those policies.

This Report concludes that granting the Draft Plan Approval for the subdivision (File: 19T(W)-22.002) and Zoning By-law Amendment (File: ZBA.22.004), subject to conditions, in accordance with the recommendations made in this report represents good planning.

3. Background:

3.1 Location

The Subject Lands are municipally known as 5731 Bethesda Sideroad (“the Subject Lands”) in the Town of Whitchurch-Stouffville as shown on Attachment 1 of this Report. The Subject Lands are approximately 21.52 hectares (53.17 acres) in size and have a frontage of approximately 560 metres (1,837 feet) along Bethesda Sideroad.

The Subject Lands are predominantly agricultural and contain vegetated areas along the periphery. There are two watercourses located along the northwesterly and southeasterly corners of the Subject Lands, which are tributaries of Little Rouge Creek. There are three small unevaluated wetlands located along the eastern portion of the Subject Lands and

a deciduous woodland at the northwest corner of the Subject Lands. The balance of the lands are generally regular in shape and slope towards the tributaries.

Please refer to **Attachment 1** – Location Map

3.2 Surrounding Land Uses

Below is a description of the adjacent land uses:

- North:** Bethesda Sideroad, beyond which are detached dwellings and agricultural lands. The Subject Lands are within the Town’s settlement area boundary, while lands to north are located outside of the settlement area boundary.
- East:** Greenland area, rural residential lands and private recreational use (Timber Creek Mini Golf).
- South:** Baker Hill Boulevard, valleylands and residential lands comprising detached dwellings and townhouses.
- West:** Lands designated residential and subject to a Draft Plan of Subdivision and zoning by-law amendment application by Treasure Hill (Files: ZBA22.003 & 19T(W)-22.001)

Figure 1 depicts an aerial image of the Subject Lands and surrounding land uses.



Figure 1 – Aerial Image of Subject Lands and Surrounding Land Uses

3.4 Statutory Public Meeting

In accordance with the requirements of the Planning Act, a Statuary Public Meeting was held on June 29, 2022. A Notice of the Public Meeting was mailed out on June 8, 2022 to property owners within 120 metres of the Subject Lands. Staff and the applicant each

made presentations to Council. There were no members of the public in attendance online or in person who spoke for or against the applications. No written correspondence was received from members of the public.

During the Public Meeting, Council raised questions regarding various aspects of the proposed plan. A staff response to each is included below:

1) Consideration for affordable housing options.

Staff Response: Council requested information on whether the Draft Plan of Subdivision will include any affordable housing options and/or secondary dwelling units. In response to Council's request, the applicant has revised the draft plan to reduce the overall number of detached units to include dual frontage townhouse and rear lane townhouse units. These two built forms will provide additional options for potential purchasers, which will be more intrinsically affordable than the single detached dwellings. Furthermore, the applicant has committed to offering prospective homebuyers within this subdivision provisions for a future secondary basement suite, also known as an Additional Residential Unit (ARU). Staff are satisfied with this proposed approach as it will enable prospective homebuyers to make informed decisions at the time of purchase on whether to buy a new home with an ARU.

2) Consideration for more density for greenfield development, including medium density, mid-rise development.

Staff Response: Council raised questions regarding the need for additional density in an effort to achieve the minimum density targets established by the Region and Province. Since the submission presented at the Public Meeting, the applicant has revised the draft plan to increase the total number of residential units. The share of detached lots has decreased in favour of additional townhouse dwelling units. The current draft plan proposes between 339 and 349 residential units and an overall increase of at least 45 residential units and potentially up to 55 units compared to the draft plan (294 units) presented at the Public Meeting. The higher density-built forms proposed includes, street townhouses, dual frontage townhouses and rear lane townhouses, which will help to contribute to more housing options. Further, and as noted above, the applicant has also committed to offering ARUs, which will support additional density within the draft plan lands.

3) Consideration for school block lands and their condition (e.g. vacant/disrepair) if the block is not required by the school board.

Staff Response: Council raised questions regarding the timing for the school board to decide upon reserved school blocks within the draft plan. The effective "reserve period" for a school block is typically a minimum of 5 years from the date the school block is registered. The school board has the ability to require blocks for future school sites, which is based on projections for student demand and available Provincial funding. Warning clauses will be included in the Purchase and Sale Agreements advising purchasers of lots that notwithstanding the school designation, there is no

assurance as to the timing of new school construction nor a guarantee that school accommodation will be provided within the draft plan. To ensure that the site will be kept reasonably free of debris, waste, and other materials, including removal of any stockpiling, there will be conditions in the subdivision agreement requiring that the owner maintains the condition of the block during the “reserve period”.

If no interest is expressed by any school board by the end of the reserve period, the block will be held in the developer’s ownership to be developed in accordance with the approved zoning. In this case, the Elementary School Block (Block 182) contains an underlying lotting fabric for residential units in the event that the proposed school use is not required by a school board. The proposed Zoning By-law contains language to facilitate future residential development on this block if a school is not warranted.

4) Consideration for commercial uses within the designated activity node within the draft plan lands.

Staff Response: Further to Council’s comments at the Public Meeting and discussions between Town Planning staff, it was recommended that the draft plan include commercial uses in support of the Town’s policy 12.3.4 (Activity Nodes) and 12.7.7 (Community of Stouffville Secondary Plan - Activity Node Area), as well as the Town’s recently completed a Commercial Policy Study in support of its Official Plan Review. Dedicated commercial uses on a separate block within the draft plan would provide a range of local convenience uses to support the immediate community. As proposed, there are no commercial/convenience uses within a 2.0 km radius of the draft plan lands to meet the daily needs of future residents. The nearest commercial and retail lands are located along Main Street which is approximately 1.2 km distance. In response, the developer has introduced a Commercial Block (Block 181) within the of the draft lands that is approximately 0.29 ha (0.71 ac), adjacent to the Elementary School Block (Block 182) and Park Block (Block 183).

Should additional lands be required to develop the Commercial Block to meet site design matters (e.g. GFA, setbacks, parking, landscaping etc.), there is flexibility built into the draft Zoning By-law to allow for a potential expansion or reconfiguration. The zone fabric overlays this flexibility over the Park Block (Block 183).

For a more detailed review, please refer to **Section 5.6** –‘Comprehensive Zoning By-law 2010-001-ZO and Proposed Zoning By-law Amendments’ of this Report.

4. Analysis and Options:

4.1 Development Proposal

Current Draft Plan

The current draft plan provides between 339 and 349 residential units, which includes a “singles and/or townhouses” block (Block 180), which proposes a range in potential units

of between 15 to 25 units. The balance of the draft plan comprises 148 detached lots and 73 street townhouses, 51 dual frontage townhouses and 52 rear lane townhouses. Also included is a new commercial block, an elementary school block, a park block, a stormwater management block, open space blocks, trail access blocks, and a road widening block. The plan also has 24-part lot blocks to be developed in conjunction with the adjacent draft plan lands to the west (Treasure Hill Stouffville (Bethesda) Developments Inc.) and lands to the south (Fairgate (Ninth Line) Inc.).

Draft Plan Changes

Following receipt and evaluation of Town and agency comments obtained through the Public Meeting process and afterwards, there were several revisions made to the draft plan, which are summarized below.

1. Additional Density and Alternate Built Forms

Table A provides a summary of total unit count for the draft plan proposed at the Statutory Public Meeting compared to the current draft plan. As shown below, the current draft plan proposes between 339 and 349 residential units, and overall, an increase of at least 45 residential units and potentially up to 55 units compared to the draft plan presented during the Public Meeting.

Table A: Total Unit Count Comparison, Statutory Public Meeting and Current Plan

Land Use	June 2022 Public Meeting Proposal	April 2024 Current Proposal
Detached Min. 11.0m / 36ft	110 units	86 units
Detached Min. 12.2m / 40ft	82 units	62 units
Street Townhomes	102 units Min. 6.0m / 19ft	73 units Min. 6.1m / 20ft
Dual Frontage Townhomes Min. 7.0m / 23ft	-	51 units
Rear Lane Townhomes Min. 6.1m (20ft)	-	52 units
Singles or Townhomes (Block 180)	-	15 - 25 units
Total Units	294 units	339 - 349 units

As shown on Table A, the draft plan presented at the Public Meeting proposed a share of detached dwellings and street townhomes. In response to Council’s request for additional density, the applicant revised the draft plan by introducing dual frontage units along Bethesda Sideroad and rear lane townhouse units adjacent to public laneways ‘A’, ‘B’ and ‘C’. Further, a block is planned for detached and / or townhomes (Block 180). As a result of these modifications, the overall share of detached lots has decreased to accommodate space on the plan for the additional townhouse forms.

Below summarizes each of the proposed housing typologies and their built forms:

Detached Lots

The proposed detached lots will have varying lot frontages of 11.0 m (36 ft) and 12.2 m (40 ft) and a minimum lot depth of 27.5 m (90 ft). The detached lots will generally be 2 storeys in height with 2 car garages. The proposed maximum building height will be 11.0 m (36 ft) and a minimum backyard depth of 6.0m (20 ft).

Street Townhome Units

The proposed street townhouse units will have a minimum frontage of 6.1 m (20 ft) and a minimum lot depth of 29.0m (95 ft). The townhouse units will generally be 3 storeys in height with a single car garage. The maximum building height will be 13.0 m (42.6 ft) and a minimum backyard depth of 6.0 m (20 ft).

Dual Frontage Townhome Units

The proposed dual frontage townhouse units are located along Bethesda Sideroad have frontages of 7.0 m (23.0 ft) and minimum lot depths of 25.5 m (83.6 ft). The units will be 3 storeys in height with a 2-car garage accessed from Streets 'D' and 'E'. The maximum building height will be 13.0 m (42.6 ft) and will feature a deck above the 2-car driveway.

Rear Lane Townhome Units

Rear lane access townhouse units have frontages of 6.1 m (20 ft) and minimum lot depths of 22.0 m (72 ft). The units will be 3 storeys in height with a 2-car garage accessed by the Public Lanes 'A', 'B' and 'C'. The maximum building height will be 13.0 m (42.6 ft) and designed with a private deck above the 2-car driveway.

Detached Lots and / or Townhome Units (Block 180)

The intention of dual zoning for Block 180 is to provide a unit range to allow for greater flexibility for the developer to respond to the housing market closer to the time sale. This will allow the developer to construct detached lots and / or townhome units depending on the needs of prospective purchasers. This approach was undertaken for the McKean Phase 3 draft plan of subdivision. Notwithstanding the final configuration of Block 180, from a land use policy perspective, the density requirements of the 'Residential Area' designation will be achieved.

2. Introduction of Public Laneways 'A', 'B' and 'C'

The applicant has proposed three public laneways 'A', 'B' and 'C,' which will be designed as a minimum 6.5 m wide road allowance to be conveyed to the Town prior to the registration of the plan. The proposed public laneways will facilitate rear lane townhouse units, that will have direct frontage on Streets 'A' and 'F', facing the Elementary School Block, the Park Block and the Commercial Block. Each unit will have a garage and vehicular access from the public laneway. The proposed 6.5 m wide cross section of each laneway will function as a 1-way directional traffic access and will include an adequate pavement for service vehicles and snow storage. Town's

Public Works and Development Engineering staff find that the proposed public laneways are sufficiently sized to for waste collection and snow ploughing. From a fire and emergency perspective, Town staff advised that municipal addresses must be designated from a main street access for each unit and not from the proposed public laneways. Rear laneway units must have address numbering posted on both front and rear faces of each dwelling. Staff has no objection to the draft plan subject to the Conditions of Draft Plan Approval found in Attachment 3.

3. *Introduction of a Commercial Block*

In response to comments raised during the Public Meeting by Council and Staff's review, the applicant has revised the draft plan to include a commercial block that is approximately 0.29 ha (0.71 ac) in size. Commercial Block (Block 181) is situated within with the Activity Node Area designation, as per Official Plan policy direction. Staff have been working with the applicant to address the location, size and configuration of the Block. A draft plan condition has been included in the Conditions of Draft Plan Approval requiring that the owner submits a Commercial Real Estate Marketing Plan to the satisfaction of the Commissioner of Development Services to ensure that reasonable efforts will be made to market Block 181 for commercial uses. In the event that commercial uses are not warranted for Block 181, there is language in the Zoning By-law to facilitate residential uses in its place.

4. *Roundabout at Street 'A' and adjustments to Lotting Pattern*

The applicant has revised the draft plan and introduced a roundabout at the intersection of Street 'A' and Street 'C'. Generally, roundabouts are designed to manage higher traffic volumes within the same amount of time than a traditional four-way intersection. In accordance with the Town's Road standards, the roundabout was appropriately distanced from the subdivision entrance (Bethesda Sideroad) in order to facilitate a continuous flow of vehicular traffic movement. To enhance pedestrian and vehicular safety along this stretch, adjustments to the lotting pattern have been made. The draft plan presented during the Public Meeting initially proposed detached lots with front yards / driveways via Street 'A'. To minimize traffic conflicts on Street 'A', the draft plan was subsequently revised to reorient dwelling units to have access on the abutting east-west roadways.

5. *Elementary School Block*

The current draft plan includes part of an Elementary School Block (Block 182) that is centrally located within the draft plan lands. The draft plan proposed at the Public Meeting initially comprised a Park Block in this general location. The switch relates to modifications to resulting from discussions with the York Region District School Board's preference to avoid potential conflicts with the proposed turning circle along Street 'A'. To date, the York Region District School Board has maintained an interest in Block 182, however in the event that the Board does not acquire the block for a future school site, the applicant has provided an alternative development plan. As shown over Block 182, there is an underlying lotting fabric consisting of approximately 52 residential

detached units together with language in the Zoning By-law to facilitate future residential use if the proposed school use is no longer needed. From an access and visibility perspective, the size and configuration of Block 182 will be well suited in both scenarios, given that street frontage is available from three right-of-ways (Streets 'B', 'C' and 'F'). East of Elementary School Block 182 is a proposed Park Block (Block 183) and Commercial Block (Block 181).

6. Refinements to Open Space Blocks

In consultation with the TRCA, refinements were made to the proposed development limits for the two Open Space Blocks (Block 187 and 188), which were based on the location of natural heritage features and their required buffers. The southeastern environmental feature includes the watercourse and Meander Belt 30m offset. There are two trail accesses. The draft plan also includes a 6.0m Trail Access Block (Block 185), located next to the Open Space Block along the eastern property limit, which offers access to future trail connections within the Open Space Block into the broader trail network. To facilitate pedestrian connectivity within the draft plan lands, there is an 8.0m wide Walkway Block (Block 184), within the northwestern portion of the draft plan lands, accessed from Street 'D' connecting to Bethesda Sideroad.

7. Modifications to Stormwater Management Block

Lots have been introduced along Stormwater Management Block (Block 212) and as a result, the size of the Stormwater Management Block has slightly decreased to (1.1 ha / 2.7 ac), compared to the block size proposed during the Public Meeting, (1.42 ha / 3.5 ha). With the reduction in size, staff will be reviewing quality, quantity and erosion control in conjunction with Low Impact Development (LID) methods to address runoff to the satisfaction of Town staff in concert with the TRCA. A 10.0 wide access from Street 'A' is provided for emergency and operation vehicles to access Block 212, per Town standards. Staff has no objection to the draft plan subject to the Conditions of Draft Plan Approval found in Attachment 3.

A copy of the proposed Draft Plan of Subdivision can be found as **Attachment 2** to this report.

5. Provincial, Regional and Town Policies

This section analyzes the conformity and consistency with the current and relevant policy environment and this analysis forms a part of the review of the planning applications. The review will include Provincial Plans and policies, the York Region Official Plan, and the Town's current Official Plan and Zoning By-law.

5.1 Provincial Policy Statement 2020

The Provincial Policy Statement (PPS) was issued by the Province under Section 3 of the Planning Act and came into effect on May 1, 2020. The PPS provides policy direction on

matters of Provincial Interest related to land use planning and development. The objective of the PPS is to contribute to a more effective and efficient land use planning system with the goal of improving the quality of life within Ontario by supporting the principles of strong communities, supporting economic growth and fostering a healthy environment.

The Applications are consistent with the policies of the PPS, particularly:

- Section 1.1.1 regarding healthy, livable, and safe communities;
- Section 1.1.3 regarding settlement areas being the focus of development based on densities and efficient land use;
- Section 1.4.3 regarding planning authorities providing for an appropriate range and mix of housing types; and
- Section 1.6.6.2 regarding municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.

The Subject Lands are located within a Settlement Area as defined by the PPS. The proposal will contribute to providing growth within a defined Settlement Area with densities that promote efficient land uses. The proposal also contributes to an appropriate range and mix of housing types.

Staff find that the proposed development is consistent with the Provincial Policy Statement and represents good planning.

5.2 Oak Ridges Moraine Conservation Plan 2017 (ORMCP 2017)

The Subject Lands are located on the Oak Ridges Moraine (ORM), and within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). The Subject Lands are within the 120 metre Minimum Area of Influence and 30 metre Minimum Vegetation Protection Zone (MVPZ) of a significant woodland feature and wetland feature. The ORMCP identifies significant woodlands and wetlands as Key Natural Heritage Features (KNHFs) and/or Hydrologically Sensitive Features (HSFs).

In accordance with the ORMCP, development is generally prohibited within the MVPZ of KNHFs and HSFs. Development within the Settlement Area is permitted to encroach into the MVPZ if technical studies can justify that limited alternatives are available, the encroachment is minimized, and the proposed development will not have an adverse impact on the features.

An Natural Heritage Evaluation (NHE) prepared by GEI Consultants (revised April 2024), was submitted in support of the applications. The proposed MVPZ has been supported by appropriate justification by the applicant's environmental consultant. The developer has demonstrated that the proposed development will not adversely affect the adjacent KNHFs and/or HSFs or the ecological integrity of the ORMCP. The TRCA has reviewed the justification for the proposal the VPZ and have determined both to be appropriate.

The floodplain limits have been refined on the Draft Plan and Environmental Impact Study, which include all identified natural hazards, natural features and buffers. The lands are within TRCA's Regulated Area and a permit from TRCA will be required prior to any development taking place. Environmental lands including Open Space Blocks (Block 187 and 188) will be conveyed into public ownership and will be deferred to Draft Plan Conditions and the detailed design process with regard to the conveyance to the TRCA.

Through the implementation of setbacks and proposed mitigation measures, no impacts are anticipated to these features and their functions. The VPZs as per the ORMCP have been applied to the satisfaction of staff and the TRCA.

Staff are of the opinion that the proposed development conforms with the ORMCP.

5.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019

The Growth Plan's vision is based on several key guiding principles that are intended to impact how land use planning decisions are made. The Growth Plan requires that the majority of growth to be directed to Settlement Areas. The stated vision for the year 2051 includes the provision of a wide variety of living choices, and urban centres which are characterized by vibrant and more compact settlement and development patterns. The Plan requires development through intensification and compact urban form. In accordance with the guiding principles listed in Section 1.2.1 and 2.2.1 of the Growth Plan, the proposal:

- Contributes to the goal of building complete communities;
- To make efficient use of the land and infrastructure;
- Supporting a range and mix of housing options; and
- Optimizes the use of existing infrastructure.

The proposed draft plan provides for residential detached and townhouse units within a Settlement Area, which contributes to providing a mix of housing densities. On this basis, the proposed development conforms with the Growth Plan and represents good planning.

5.4 York Region Official Plan 2022 (the 'YROP 2022')

The York Region Official Plan 2022 ('YROP 2022') was approved with modifications by the Province on November 4, 2022 by the Province of Ontario's Ministry of Municipal Affairs and Housing and is now in force. The approved 2022 York Regional Official Plan replaces the 2010 Regional Official Plan. The YROP 2022 provides a long-term vision for York Region's physical form and community structure and sets goals and objectives, describes a regional structure for accommodating growth.

The Subject Lands are designated 'Towns and Villages' on Map 1 - 'Regional Structure' and 'Regional Greenland Systems' on Map 1 – Regional Structure in the YROP 2022. Development within the 'Towns and Villages' designation will occur on the basis of full municipal water and wastewater treatment services where such facilities exist.

The Subject Lands are also within a 'Designated Greenfield Area' on Map 1B – Urban System Overlays in the YROP 2022. Section 4.2.7 states that local municipalities shall plan to meet or exceed the designated greenfield area minimum density targets by 2051. In this regard, the York Region Designated Greenfield Area (DGA) Target for Whitchurch-Stouffville is 55 people and jobs per hectares.

The proposal contributes additional housing options to the community. York Region has no objections to the applications subject to their Conditions of Draft Plan Approval included in Attachment 3.

5.5 Town of Whitchurch-Stouffville Official Plan, 2000 (2023 Consolidation)

Town of Whitchurch-Stouffville Official Plan, 2000 ('WSOP') identifies secondary plan areas for four key areas, including the Community of Stouffville. The Subject Lands are identified as a Secondary Plan Area (Community of Stouffville) on Schedule 'C' - Land Use Designations in the Official Plan. Section 4.16.1 of the Official Plan states that the purpose of a Secondary Plan Area designation is to recognize and maintain its individual identity, while recognizing its function as a Settlement Area within the Town. Further, development shall be subject to the policies of the Community of Stouffville Secondary Plan.

5.5.1 Stouffville Secondary Plan – Land Use and Transportation Plan

The Subject Lands are identified within the Phase 3 lands in the Town's Growth Management Strategy (GMS) to plan for growth to 2031. In 2016, the GMS culminated in the Town's adoption and subsequent York Region approval of OPA 137, which amended the Community of Stouffville Secondary Plan to replace the rural land use designations with urban land use designations, with associated policies for each.

As shown on Figure 2, the Subject Lands are designated, 'Residential Area', 'Activity Node Area', 'Urban Medium Density Residential', 'Greenland Area', and 'Flood Plain Area' on Schedule 'F' - Land Use and Transportation Plan of the Community of Stouffville Secondary Plan. The applicant in consultation with Town staff determined that Street 'A' connecting to Bethesda Sideroad would be shifted to the east related to adjustments made to the draft plan lands to the south. The draft plan lands to the south provided road connections immediately to the southern limit of the draft plan, which were continued northward. As a result, the Activity Node Area and Urban Medium Density Residential Area designations required to be shifted north and east within the draft plan lands. Furthermore, the lands have been designed as a modified grid layout to optimize land use efficiency including the addition of more product types.

As a result, the Activity Node Area designation moved adjacent to the west side of Street 'A'. The Urban Medium Density Area designation was relocated to flank the Activity Node Area to the north and south to create more active streetscape and develop as a focal point within the draft plan lands. With these land use refinements made to the Activity

Node Area and Urban Medium Density Residential Area, staff find that the general intent of the Secondary Plan is maintained.

Figure 2 depicts an excerpt from Schedule 'F' - Stouffville Land Use Designations

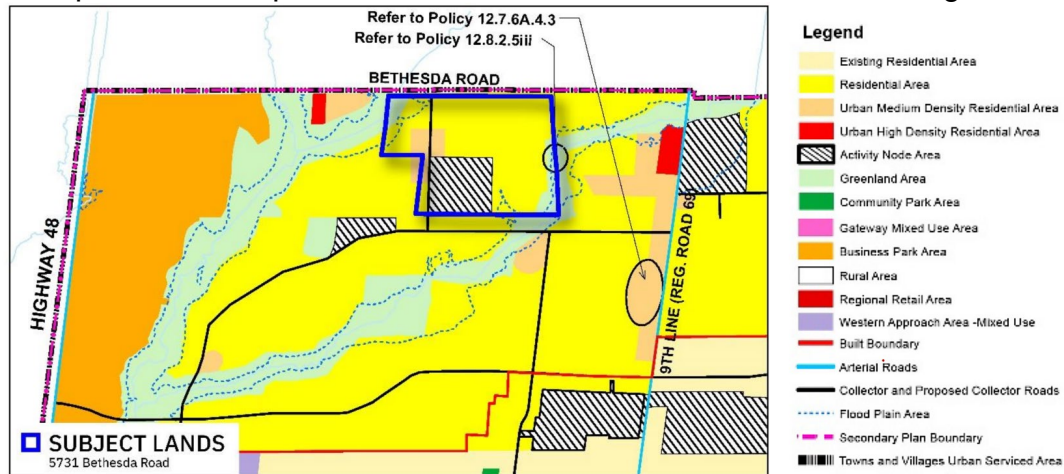


Figure 2 Excerpt from Schedule 'F' - Stouffville Land Use Designations

The Residential Area designation (Section 12.7.6) provides for the creation of new residential neighbourhoods that are generally compatible with the character and density of the existing community area. Permitted uses within this designation includes, low to medium density built forms, including detached, semi-detached, duplex dwellings and townhouse dwellings. The designation prescribes a density range between 15 and 30 UPH, respectively. The applicant is proposing between 339 and 349 residential units within this designation, comprising a mix of detached lots and townhouse units, which equates to a density range between 22.8 and 23.6 UPH depending on the ultimate configuration of the “singles and/or townhouses” Block (Block 180).

The Urban Medium Density Residential designation (12.7.6A) is intended to allow more intensive and higher density built forms such as, townhouse forms and apartment buildings. The designation prescribes a density range between 30 and 65 UPH, respectively. The applicant is proposing 60 residential units within this designation, comprising a mix of street townhouse units and rear lane townhouse units, which equates to a density of approximately 37 UPH.

The Activity Node Area designation (Section 12.7.7) recognizes focal points within the community where which may allow community-oriented uses such as, convenience, retail commercial uses, schools and parks. The designation may also include a residential component as part of a mixed-use development. Any new development within this designation is subject to the development policies of this designation to ensure that future land uses are compatible with the surrounding residential uses, which includes but is not limited to: that development must not exceed a building height of three storeys; that open storage is not permitted; and, that the built form must be between a 0.5 and 1.0 Floor Space Index (FSI).

Staff find that the proposal conforms with the policies Community of Stouffville Secondary Plan.

Stouffville Secondary Plan – Phase 3 Lands

OPA 129 updates the residential and development phasing policies of the Secondary Plan and introduces new sustainable development requirements. According to OPA 129, the Subject Lands are within a Designated Greenfield Area and therefore shall contribute to a minimum density of 50 residents and jobs per hectare in the Town’s Designated Greenfield Areas.

The Subject Lands are within Sub-Area 3.1 on Schedule F4 of the Community of Stouffville Secondary Plan, which is planned to accommodate approximately 1,600 residential units and achieve minimum density target of 50 residents and jobs combined per hectare within the developable area. The development generates an overall net density range between 24 to 25 UPH, based on the final layout of Block 180. To further support achieving the Town’s density target, the developer has agreed to provide an optional package available to homebuyers to accommodate the inclusion of a secondary basement suite. This will provide additional housing options and supply within the draft plan lands.

Figure 3 depicts an excerpt from Schedule ‘F4’ - Stouffville Land Use Designations

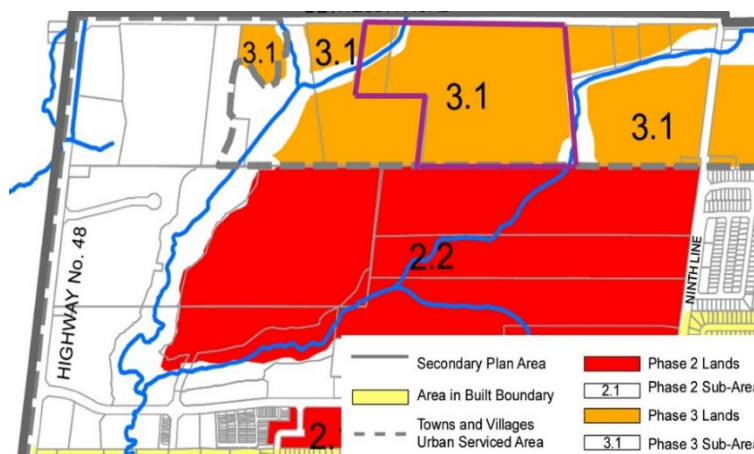


Figure 3, Schedule ‘F4’ - Stouffville Land Use Designations

In summary, the proposed development will contribute to the achievement of the minimum density requirements prescribed for Sub-Area 3.1 of the Community of Stouffville Secondary Plan. The proposed development conforms with the intent of the draft Official Plan by introducing a variety of housing types and further contributes to the creation of complete communities. An Official Plan Amendment is not required.

5.6 Comprehensive Zoning By-law 2010-001-ZO and Proposed Zoning By-law Amendments

The Subject Lands are zoned Agricultural (AG), Flood Hazard (FH) and Environmental (ENV) under Zoning By-law 2010-001-ZO. The applicant has requested a Zoning By-law amendment in order to implement the proposed residential uses and delineate the environmental and open space limits. The following tables in this section summarize the requested zone changes proposed by the applicant.

Figure 4, below depicts the Proposed Zoning By-law Amendment Schedule.

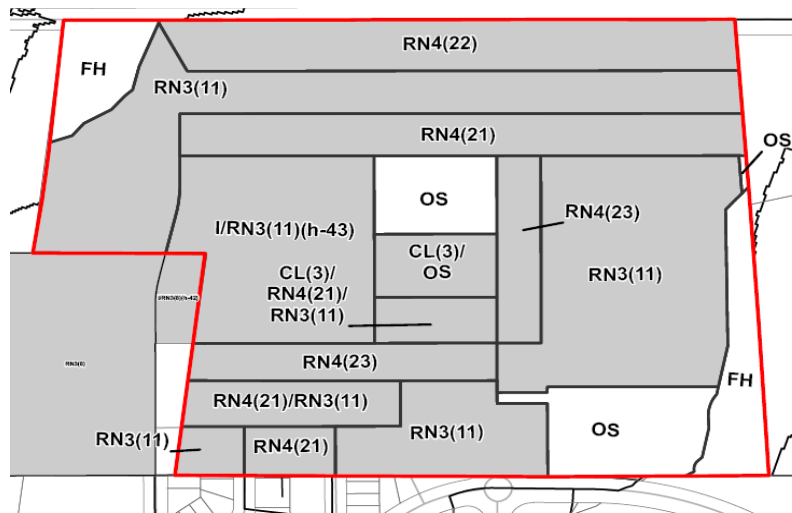


Figure 4, Proposed Zoning By-law Amendment Schedule

Figure 5, below depicts the proposed Draft Plan of Subdivision.

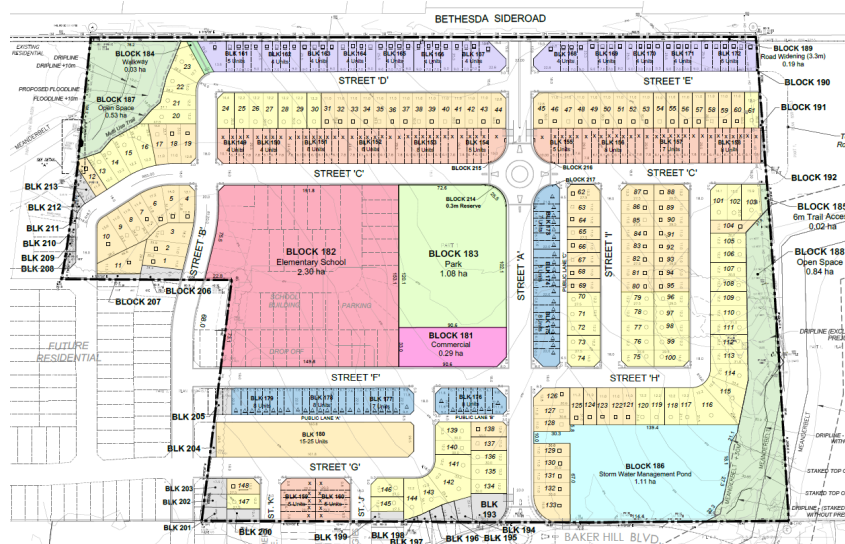


Figure 5, Draft Plan of Subdivision

Table B: Existing Zoning By-law Regulations and Proposed Zoning Standards for Institutional I/ New Residential Three RN3(11)(H-43), Detached Dwellings

Regulation	Existing RN3 Zone Regulation, Town By-law 2010-001-ZO	Proposed Zoning Standard for (RN-3(11))(H-43)
Maximum Building Height	10.0 m	11.0 m
Minimum Rear Yard	7.0 m	6.0 m
Minimum Rear Yard for Corner Lots Adjacent to Roundabouts	No requirement	0.6 m

As shown on the draft plan, Elementary School Block (Block 182), is being planned in conjunction with the abutting Treasure Hill plan to the west. A Holding Provision is included whereby Elementary School Block (Block 182) shall only develop with residential uses if it is confirmed that Block 182 is not required for a school.

In the event that the school block is not required by the school board, the New Residential Three (RN3) zone will be implemented to permit detached dwellings. In this regard, the applicant is seeking relief from the parent RN3 zone in order to implement zone standards for the proposed detached dwellings. The applicant is seeking an increased maximum building height and a reduction in the minimum rear yard setback. The applicant also is requesting a minimum rear yard setback for the corner lots that abut the roundabout, which impacts the detached lots located at the southern terminus of Street 'A'.

Table C: Existing Zoning By-law Regulations and Proposed Zoning Standards for New Residential Four RN4(21), Street Townhouse Dwellings

Regulation	Existing RN4 Zone Regulation, Town By-law 2010-001-ZO	Proposed Zoning Standard for (RN-4(21))
Maximum Building Height	10.0 m	13.0 m
Minimum Rear Yard	7.0 m	6.0 m

As shown on Table C, the applicant is seeking relief from the parent RN4 zone in order to implement zone standards for the proposed street townhouse dwellings, which are located along Street 'C' and Street 'G'. The applicant is seeking an increase in the maximum building height and a reduction in the minimum rear yard setback.

Table D: Existing Zoning By-law Regulations and Proposed Zoning Standards for New Residential Four RN4(22), Street Townhouse Dwellings

Regulation	Existing RN4 Zone Regulation, Town By-law 2010-001-ZO	Proposed Zoning Standard for (RN-4(22))
Minimum Lot Area per dwelling unit	153 sq.m.	150 sq.m.
Minimum Front Yard (Bethesda Sideroad)	Max. 7.5m Min. 3.0m	2.0 m
Minimum Rear Yard	7.0m	6.0 metres to garage; 3.0 metres to dwelling
Maximum Building Height	10.0 m	13.0 m

As shown on Table D, the applicant is seeking relief from the parent RN4 zone in order to implement zone standards for the proposed street townhouse dwellings, which have frontage along Bethesda Sideroad. Reductions are being sought for the minimum lot area, minimum front yard and rear yard setbacks (Bethesda Sideroad). Lastly, the applicant is seeking an increase in the maximum building height.

Table E: Existing Zoning By-law Regulations and Proposed Zoning Standards for New Residential Four RN4(23), Street Townhouse Dwellings

Regulation	Existing RN4 Zone Regulation, Town By-law 2010-001-ZO	Proposed Zoning Standard for (RN4-(23))
Minimum Lot Area	153 sq.m.	130 sq.m.
Minimum Front Yard	Max. 7.5m Min. 3.0m	2.0 m
Minimum Rear Yard (public laneway)	7.0m	6.0 m to garage 4.5 m to dwelling
Maximum Building Height	10.0 m	13.0 m

As shown on Table E, the applicant is seeking relief from the parent RN4 zone in order to implement zone standards for the proposed the street townhouse dwellings accessed by Public Lanes ‘A’, ‘B’ and ‘C’. Vehicular access will be obtained from a rear yard located from the proposed public laneways. Reductions are being sought for the minimum lot area, minimum front yard and rear yard setback. Further, the applicant is seeking an increase in the maximum building height.

Table F: Existing Zoning By-law Regulations and Proposed Zoning Standards for Commercial Local CL(3), Future Commercial Building

Regulation	Residential Local Commercial (CL) Zone Regulations, per Town By-law 2010-001-ZO	Proposed Zoning Standard for (CL-(3))
Minimum Rear Yard	7.5 m	2.0 m
Minimum yard abutting OS and RN zones	4.5 m	2.0 m
The minimum Landscaped Area between the streetline and parking areas or driveways	4.5 m	3.0 m
Minimum parking spaces for Shopping Centre (spaces / 100 m2 of GFA)	Min. 3.3 Max. 6.0	Min. 2.0

As shown on Table F, the applicant is seeking relief from the parent CL zone in order to implement zone standards to facilitate commercial uses. As shown on Figure 4, the zone fabric overlays a 'CL/OS' zone over the Park Block (Block 183) to allow for greater flexibility within the Zoning By-law should additional land be required to facilitate the development of the Commercial Block (Block 181).

In terms of process, should additional land be needed to develop beyond the Commercial Block (Block 181), a Committee of Adjustment Consent Application would be required to sever a portion of the Park Block (Block 183). As shown on the draft plan, the Park Block is approximately 1.08 ha (2.66 ha) in size, which exceeds the 5% parkland dedication requirement. If a severance were to occur for the Park Block, it would need to meet the minimum requirement in accordance with the Town's Parkland Dedication By-law.

As shown in the above Table, reductions are being sought for the minimum rear yard and the minimum yard abutting an Open Space zone and New Residential zone as well as for the minimum parking rate for a Shopping Centre. There are prohibited uses in the CL zone which includes, a Financial Institution, a Gas Bar and a Public Garage.

In summary, Staff find the zone standards proposed in the amending Zoning By-law, meet the general intent of the Town's Zoning By-law.

4.5 Public Comments

None

4.6 Conclusions and Recommendations

Option A (Recommended)

That Council pass the Zoning By-Law amendment with site-specific provisions for the Subject Lands. Staff recommends that Council approve the Applications for a Draft Plan of Subdivision and Zoning By-law Amendment. Any further outstanding technical matters can be addressed at the detailed design through the draft plan approval.

Option B

That Council does not approve the applications and pass the site-specific Zoning By-law amendment for the Subject Lands. This option is not recommended as the proposed applications represent good planning and conform to Provincial Policy and the Regional Official Plan

5. Financial Implications:

None

6. 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

7. Attachments:

1. Location Map
2. Proposed Draft Plan dated February 25, 2022, revised February 13, 2024
3. Conditions of Draft Plan Approval dated June 19, 2024

8. Related Reports:

June, 29, 2022 [Public Meeting Report](#) DS-031-22 Statutory Public Meeting Report - Draft Plan of Subdivision Application and Zoning By-law Amendment Application - 5731 Bethesda Road for Bethesda Road Developments – Fieldgate (File Numbers: 19T(W)-22.002 and ZBA.22.004)

Authors: **Toula Theocharidis**, Meridian Planning Consultants, on behalf of Development Services Department, Town of Whitchurch-Stouffville
Hena Kabir, Manager of Development Planning

For further information on this report, please contact the Department Head: Dwayne Tapp, Director, Development Services at 905-640-1910 ext. 2431 or via email at Dwayne.Tapp@townofws.ca