



Stouffville

Town of Whitchurch-Stouffville Council Public Meeting Minutes

June 19, 2024, 7:00 p.m.
Council Chambers
111 Sandiford Drive

Members Present: Councillor Hugo Kroon
Councillor Maurice Smith
Councillor Keith Acton
Councillor Rick Upton
Councillor Richard Bartley
Councillor Sue Sherban

Members Absent: Mayor Iain Lovatt

Staff Present: Sunny Bains, Chief Administrative Officer
Dwayne Tapp, Commissioner of Development of Services
Becky Jamieson, Commissioner of Corporate Services & Town Clerk
Monica Beattie, Senior Clerk's Coordinator
Hena Kabir, Manager, Development Planning
Brandon Slopack, Senior Planner
Laila Schell, Administrative & Project Coordinator
Aibelle Babista, Planner I

1. Call to Order

Deputy Mayor Smith called the meeting to order at 7:04 p.m.

2. Town Land Acknowledgement

The Town of Whitchurch-Stouffville acknowledges this land is the treaty territory of the Williams Treaty First Nations. It is also the traditional territory of other Anishinaabeg peoples, the Huron-Wendat, and the Haudenosaunee. We also recognize the contributions of all Indigenous peoples to this place and commit to a continued dialogue and greater respect for the land we have come to share. Recognition of the contributions and historic importance of Indigenous peoples must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community.

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*, R.S.O. 1990, c. M.50.

4. Adoption of Minutes

None.

5. Scheduled Business

5.1 Report No. DS-035-24 Proposed Official Plan Amendment and Zoning By-law Amendment - 6031 and 6037 Main

Notice Given:

The Acting Clerk advised of the procedure by which notice was given and confirmation as to the dates that the notices were given.

Notice of this Public Meeting was mailed out to all neighbours 120 metres surrounding the subject property 20 days in advance of the Public Meeting. Further to this a Notice Sign was posted on the property 20 days in advance.

Purpose:

The purpose of this meeting is to fulfil the statutory public meeting obligations under the authority of the Planning Act to introduce the applications for Official Plan Amendment, and Zoning By-law Amendment. The objective of the public meeting is to solicit comments from interested members of the community and public agencies.

The planner on file, Brandon Slopach provided a presentation and overview on the application.

Presentation from the Proponent:

The planner on file introduced Lincoln Lo, planner with Malone Given Parsons LTD. an authorized agent on behalf of Mill Woods Corporation who provided a presentation and an overview of the proposed development.

Brandon clarified bullet point 2 on page 18 of the staff presentation concerning Heritage Planning. He shared that new information has come to the staff's attention. The property was previously presented to the Heritage Advisory Committee in August 2015, at which time the Committee had no concerns about the demolition. Subsequently, demolition permits were applied for and granted in September 2015. Since the applicant has already consulted the Heritage Advisory Committee, they will not be required to do so again for the removal.

Correspondence Received:

- Lisa Zwicker
- Randy Barba
- Alan Pryce
- Diane Gillespie Brooks and Murray Brooks
- David Hodgson
- Sharyn Burnett and Mike Ogston

In Person Participants:

- Alec Cloke

Virtual Participants:

- None

Citizen Comments or Concerns raised:

- Concerned that the traffic study does not incorporate traffic that will be generated by future developments such as the Giles building and by the building across the street from Giles.
- Concerned that the application suggests two levels of underground parking which has traditionally been unsuccessful in Stouffville in the past.
- Concerned that pumping down water levels in this neighborhood will negatively affect residents in the area. Would like confirmation that this has been addressed in the hydrological study.
- Concerned that this was recently designated as a heritage district.
- Concerned about increased height.

Comments/Questions from Council

- Councillor Sherban indicated that she has received numerous comments from residents regarding the impact of the application on the neighborhood. She also had an opportunity to speak with the proponent. She expressed disagreement with the proposed height of the application in this area and does not agree with the reduced parking provisions as these are key factors in this area.
- She raised concerns regarding the size of the unit on the property and further suggested that consideration should be given to possibly assembling some properties to create a more aesthetically pleasing development and to provide more appropriate parking.
- Councillor Sherban further commented that the subject property is not in the Heritage Conservation District, she also noted more work is necessary to ensure that the development aligns with the desired vision for Main St. and expressed a desire to see more commercial space on the ground level.

Moved by: Councillor Sherban
Seconded by: Councillor Bartley

1) That Council refer all public and agency comments pertaining to this subject to staff for inclusion in a future report regarding the disposition of this matter.

Carried

5.2 Report No. DS-036-24 Application Zoning By-law Amendment – 6460 Main Street

Notice Given:

The Acting Clerk advised of the procedure by which notice was given and confirmation as to the dates that the notices were given.

Notice of this Public Meeting was emailed to Departments/Agencies on May 15th and mailed to properties within the 120-metre vicinity on May 17th. The Notice for Public Meeting Sign was posted on the property on May 27th.

Purpose:

The purpose of this meeting is to fulfill the statutory public meeting obligation under the authority of the Planning Act to introduce the application for a Zoning By-law Amendment (ZBA20.009). The objective of the public meeting is to solicit comments from interested members of the community and public agencies on this application.

The planner on file, Aibelle Babista provided a presentation and overview on the application.

Presentation from the Proponent:

The planner on file introduced Randy Alcorn from Alcorn & Associates Limited on behalf of 2426009 Ontario Ltd. who provided a presentation and overview of the application.

Correspondence Received:

- Dale Reid-Traynor
- David Traynor
- Cristin Miller

Virtual Participants:

- None

In Person Participants:

- Cristin Miller

Citizen Comments or Concerns raised:

- Concerned that the current proposal introduces an exit/turning radius that encroaches into the existing driveway apron of 6456 Main St.
- Concerned with the setback for the proposed laneway.
- Concerned that there is no pedestrian access for proposed development.
- Concerned that it is not clear whether there will be a street or a laneway.
- Concerned about the increased traffic to Main St. with no by-pass.
- There is no turnaround for fire and emergency services or waste removal and snow removal.
- Recommending required setback private street / Landscape Buffer, setback and separate entrance at Main St. and lot line between 6456 Main St. and 6460 confirmed Interior for purposes of zoning by-law.

Question/comments from Council

- Councillor Bartley thanked the residents for coming forward and shared concerns regarding fire and emergency services as well as snow removal. He further shared that he does want to see this area developed.
- Councillor Sherban thanked the residents for coming forward and shared concerns that this type of development is allowed to come forward without a site plan. She would like to see more consideration regarding the setback and the driveway.
- She shared that she does want to see the area developed but in a responsible way and encouraged the applicant to review Ms. Millers presentation. She added that she would like to see fire and emergency services comment on how they would turn around.

Moved by: Councillor Kroon

Seconded by: Councillor Upton

1) That Council refer all public and agency comments pertaining to this subject to staff for inclusion in a future report regarding the disposition of this matter.

Carried

6. Confirmatory By-law

Moved by: Councillor Acton

Seconded by: Councillor Sherban

That Council read Confirmatory by-law 2023-081-MS a first, second, and third time and passed.

Carried

7. **Adjournment**

Moved by: Councillor Upton

Seconded by: Councillor Bartley

That there being no further business, Council adjourned the Public Meeting at 8:09 pm.

Carried

Maurice Smith, Deputy Mayor

Monica Beattie, Acting Clerk