

Westfield Estates Ratepayers Association (WERA)

Mark Lockett – Vice President

Who is WERA

- WERA is the Westfield Estates Ratepayers Association, a not for profit corporation representing the interests of around 100 residents in the affected subdivision (Westfield Estates) and surrounding areas. As such this presentation is on behalf of the many residents in the immediate locality of the proposed zoning amendments. WERA is registered and recognised as such with the Town of Whitchurch-Stouffville.
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Background

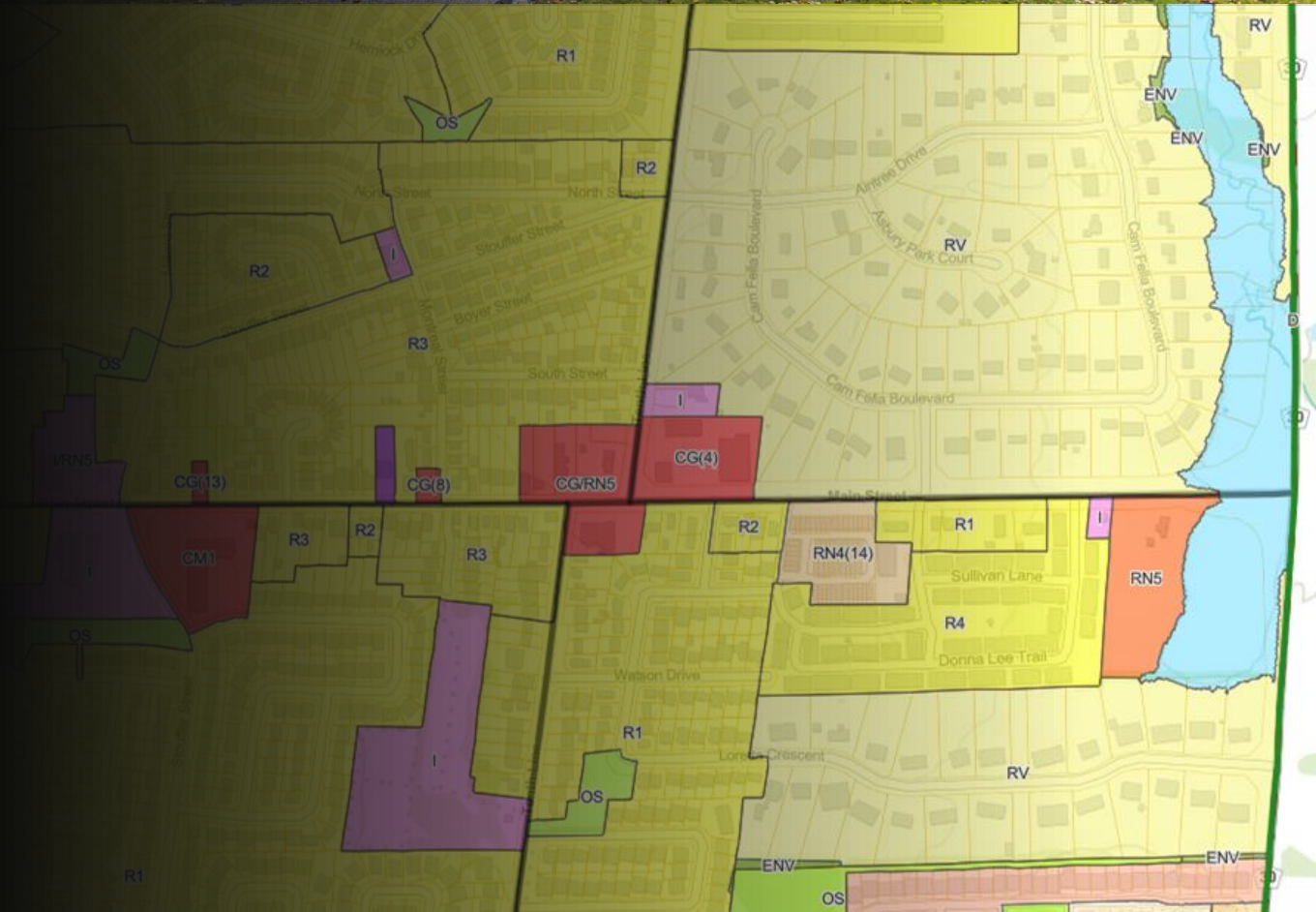
- In December 2022 WERA presented to council expressing the residents' concerns regarding the proposed developments on the affected lands. A written summary of that presentation was sent to the Mayor and Councillors on December 9th, 2022.
- The developer held a public information session on 15 December, 2022 at which many WERA members were present and provided input to the developer.
- On September 27, 2023 the Town held an open public meeting to present and receive feedback from residents on FDD Zoning By-law Amendment (submission 2). WERA were present and presented our concerns with the application and associated plans.
- FDD met with WERA on October 12, 2023 and with WERA and the Town on March 7, 2024 to discuss concerns and present revised plans.
- The Town is now in receipt of the 3rd submission from FDD and this afternoon we acknowledge the changes made to the plans by FDD and reiterate some of the points made at previous meetings which have not been addressed in the revised submission.

Provincial Mandate

- The Town of Whitchurch-Stouffville was assigned a housing target from the Province of 6,500 new homes to be constructed by 2031. On September 13, 2023 council received a staff report indicating that there are ALREADY 10,929 units in the development pipeline. This is 4,429 units (i.e. 68%) in excess of the provincial target - a number that will undoubtedly increase as additional proposals are received over the next 8 years.
- This affords the Town the opportunity to be highly selective in which proposals are approved or to require appropriate modifications to proposals that would have negative impacts on the community while still satisfying the Provincial targets.

Urban Context

- Westfield Estates is one of only two remaining Residential Village (RV) designated zones within the Stouffville built-up Area.
- It offers a unique combination of modestly sized single-family dwellings on larger lots, and as such forms a key part of Stouffville's diverse building stock.
- There are properties for all needs and wants in Stouffville, losing Westfield Estates would be a loss for the town.
- The zoning amendments required by this development application represent a significant deviation from the long established Residential Village zoning of Westfield Estates and would severely alter our community and neighbourhood.



Proposed Development

What's Changed

- Reduction in SFD's from 32 to 24 (8) providing a modest increase in frontage of 3.95m (14.75m -10.8m) and setback from road of 0.5m (6m to 6.5m).
- Reduction in townhomes 119 to 117 (2)
- Overall reduction in dwellings 151 to 141 (10).
- Addition of a wedged shaped gateway entrance at Mohawk Gate and Main Street.
- Addition of an amenity area alongside Mohawk gate.
- Doubled visitor parking spots from 21 to 42.
- SFD's reduced in height from 3 to 2.5 storeys, no front facing windows at attic level facing Cam Fella Boulevard. Sight lines improved.
- Mid block townhouse roof's are hipped towards Cam Fella Boulevard blocking sightlines from roof top terraces over the SFD's to Cam Fell and beyond.

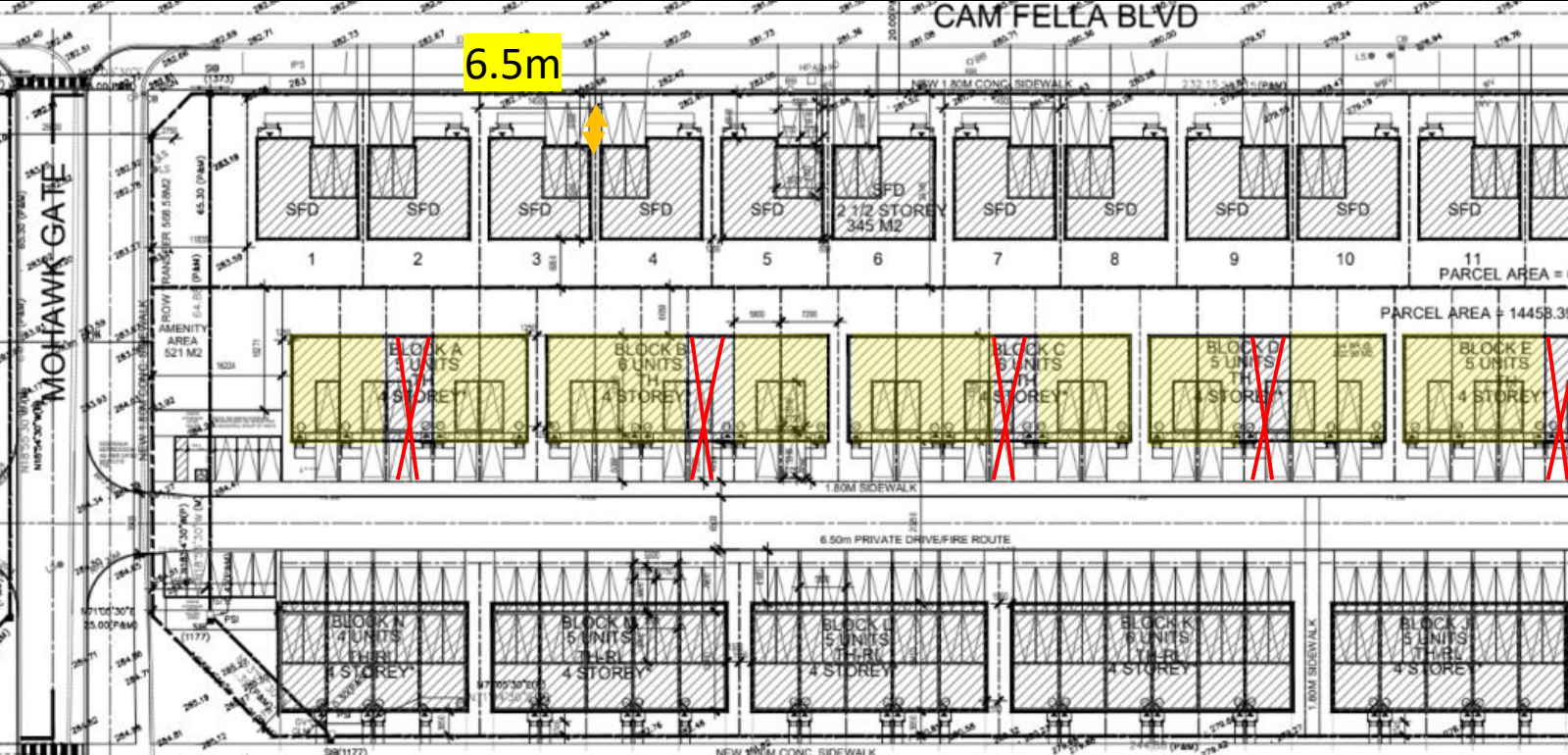


Proposed Development

What's not changed:

- The 3rd submission consists the same east and west developments and replaces 11 dwellings with a still outrageous 141 dwellings (a 13 fold increase in density). This is not contextual development; this is sub-division level development being implemented under a zoning by-law amendment process. How does it fit within the existing character of our community!
- It's still not clear how the proposed development aligns with Town's Official Plan;
 - 12.2.3 Community Development Principal: Unique Community Character - Any change in the Community of Stouffville should maintain or enhance its unique "small town" character, and
 - 12.2.4 Community Development Principle: Preserve and Enhance the Integrity of the Natural Environment. - Any change in the Community should be undertaken in a manner which is sustainable, and which will preserve and enhance the integrity of the natural environment.

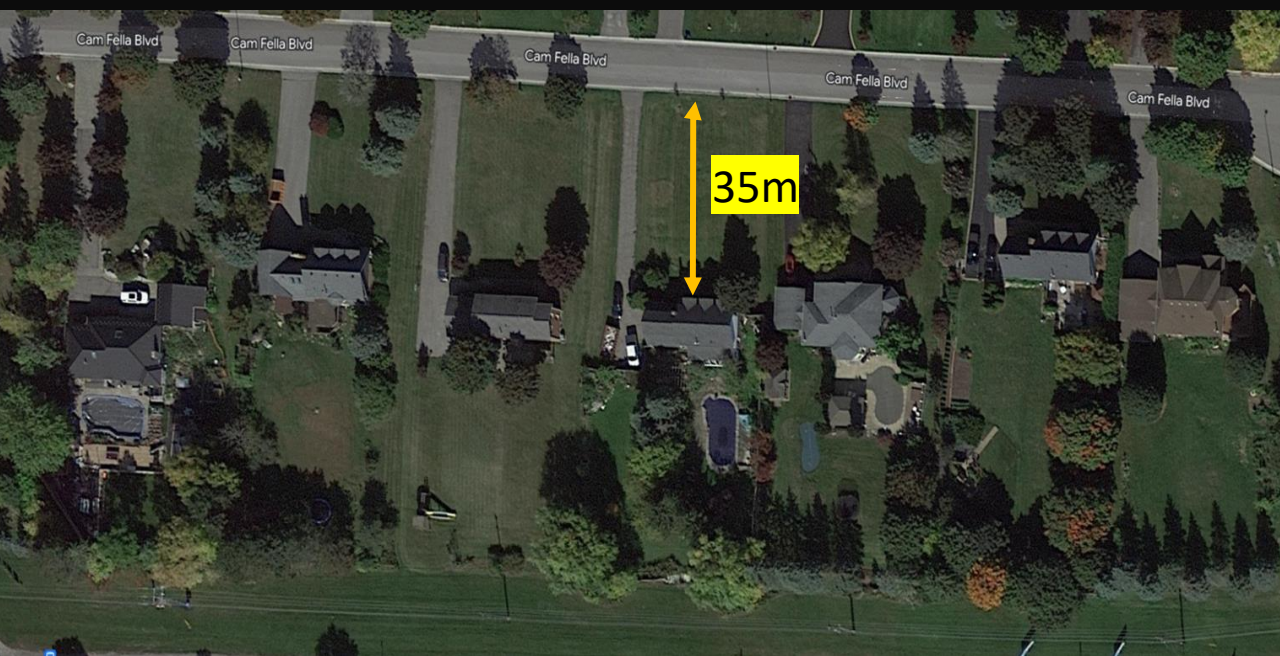




Images: Top left proposed east development of 89 residential units, bottom left shows the existing 7 residential units. Not only is this a thirteenfold increase in density it also represents a 50% reduction in green space. Notice the difference in setbacks from the road 6.5m verse 35m this is not contextual development it's character changing development.

Density

- We accept higher density multi-residential block developments along Main Street. But it should not spill onto side streets. The mid block density remains an overreach.
- The mid-block townhomes could be thinned into blocks of 2/3/4 homes opposed current 5/6/7. This would reduce the east area townhomes by 7 and the west by 3 units.
- Yet it provides a better transition, a more respectable density and a less intrusive backdrop to the SFD as they look southward. **Why can this not be explored?**
- More green space also elevates some of the extensive stormwater management systems that are required to service the development.





- The Town's Secondary Plan (12.3.5) defines Residential Areas as:
 - Existing and future residential neighbourhoods which will be primarily low density residential areas, and will include related uses such as parks.
 - Residential neighbourhoods provide a safe and attractive living area with strong linkages to other neighbourhoods, the Greenland System, the Community Core Area, the Western Approach Area and key Activity Nodes.
 - The Secondary Plan shall recognize and protect the "small town" and heritage character of the existing residential neighbourhoods, and ensure that new development reflects this existing character, as well as providing safe and attractive living areas.

Reflecting Existing Neighbourhood

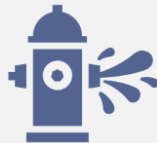
Conclusions



Density - A minimal reduction in density of 10 dwellings mostly along Cam Fella (8). Essentially the mid-blocks of townhomes remain unchanged. How can 11 existing dwellings turning into 141 dwellings be considered contextual development!



Loss of green space and trees – Were losing 45% +/- of our neighbourhood's green space!



Site Servicing – A significant future burden. This is stealth subdivision development why not look at the whole picture create a serving master plan for the estate. A trunk sewer is on the horizon (a Private Sewage Pump Station may not be needed), stormwater management could be dealt with by more traditional means!



Consultation - FDD did consult and did implement some of the concerns raised by WERA. But they did not address the main and fundamental issue of density and the mid block remains unchanged!