

**Subject:** Proposed Official Plan Amendment and Zoning By-law Amendment for 6031 and 6037 Main, File Numbers OPA24.001 and ZBA24.005

**Staff Report No.** DS-035-24

**Commission:** Development Services Commission

**Date:** June 19, 2024

---

## Recommendation:

- 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.

## 1. Purpose

The purpose of this report 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.

## 2. Executive Summary

The Official Plan Amendment (OPA24.001), and Zoning By-law Amendment (ZBA23.005) applications were submitted by Malone Given Parsons Ltd. (Authorized Agent/Applicant) on behalf of Mill Woods Corporation (Owner) on May 13, 2024, to permit the development of the subject property as an 80-unit eight-storey condominium apartment building with underground parking.

This report will:

- Provide an overview of the subject property and its location in relation to existing development and other adjacent land uses (**Section 3.1 & 3.2**);
- Provide an overview of the development proposal (**Section 4.1**);
- Identify the Provincial, Regional and Town Official Plan policies that apply to the subject property (**Sections 4.2, 4.3, 4.4**);
- Identify the documents that have been submitted in support of the proposed applications (**Section 4.6**);

- Identify any known key development issues with respect to the applications **(Section 5.0)**.

Comments from the public and public agencies will be received for future review and consideration. A further report assessing the merits of the planning applications will be presented to Council following receipt and evaluation of all public agency and public comments, obtained through the public meeting and afterwards.

### 3. Background

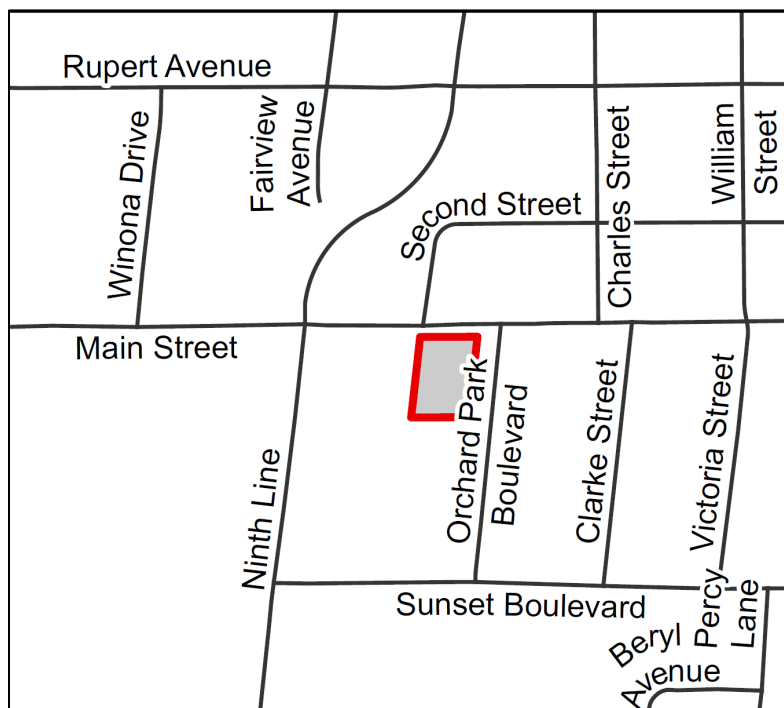
#### 3.1 Property Location and Address(s)

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

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

**Figure 1** below provides the location map for the Subject Lands.

**Figure 1**



### 3.2 Surrounding Land Uses

Below is a description of the adjacent land uses:

**North:** Residential dwellings and converted commercial units along Main Street, Napa AutoPro Stouffville Car Clinic, and a residential neighbourhood consisting of mostly single detached units.

**South:** Residential neighbourhood consisting of mainly single detached dwellings, daycare centres, École Catholique Pape-François, and places of worship.

**East:** Residential neighbourhood consisting of mainly single detached dwellings, commercial units, and the Stouffville GO Station

**West:** Commercial plazas, places of worship, Parkview Village Retirement Community, Live Green and Live Green 2 Condominium development under construction, grocery store, bank, and other commercial plaza and townhouse developments under construction.

**Figure 2** below highlights the subject property in the context of surrounding land uses both existing and proposed. Yellow represents proposed residential development and blue represents proposed/planned mixed-use development within immediate context.

**Figure 2 – Aerial Context Map**



## 4. Analysis

### 4.1 Development Proposal

The applicant proposes to redevelop the Subject Lands into an eight-storey residential apartment building comprised of 80 dwelling units with approximately 314.71 square meters of indoor amenity space to be provided on the ground floor. Staff note that the penthouse constitutes a ninth storey as per the definition of storey in Town's by-law. The ninth storey has not been included in the number of storeys proposed by the applicant. Staff will discuss with the applicant to address.

The building has been designed to incorporate setbacks along the Main Street frontage by 5.0 m above the fifth storey, and 6.0 m along the south side above the third storey. Additionally, the west corner of the building will feature a cantilever at the third storey, which will be supported by a Y-shaped column for the purposes of producing visual interest. The building façade will be characterized by precast brick, glass windows, and balconies.

The current proposal provides a total of 105 parking spaces located in two levels of underground parking. Access to the proposed development will be provided from Main Street, with a dedicated driveway along the western side of the Subject Lands providing access to underground parking and to the pick-up/drop-off area to the building. The ingress and egress point from Main Street will be limited to right-in and right-out traffic movements.

**Figure 3** below shows the proposed landscape plan, **Figure 4** provides the proposed elevations for the 8 storey apartment building.

Figure 3

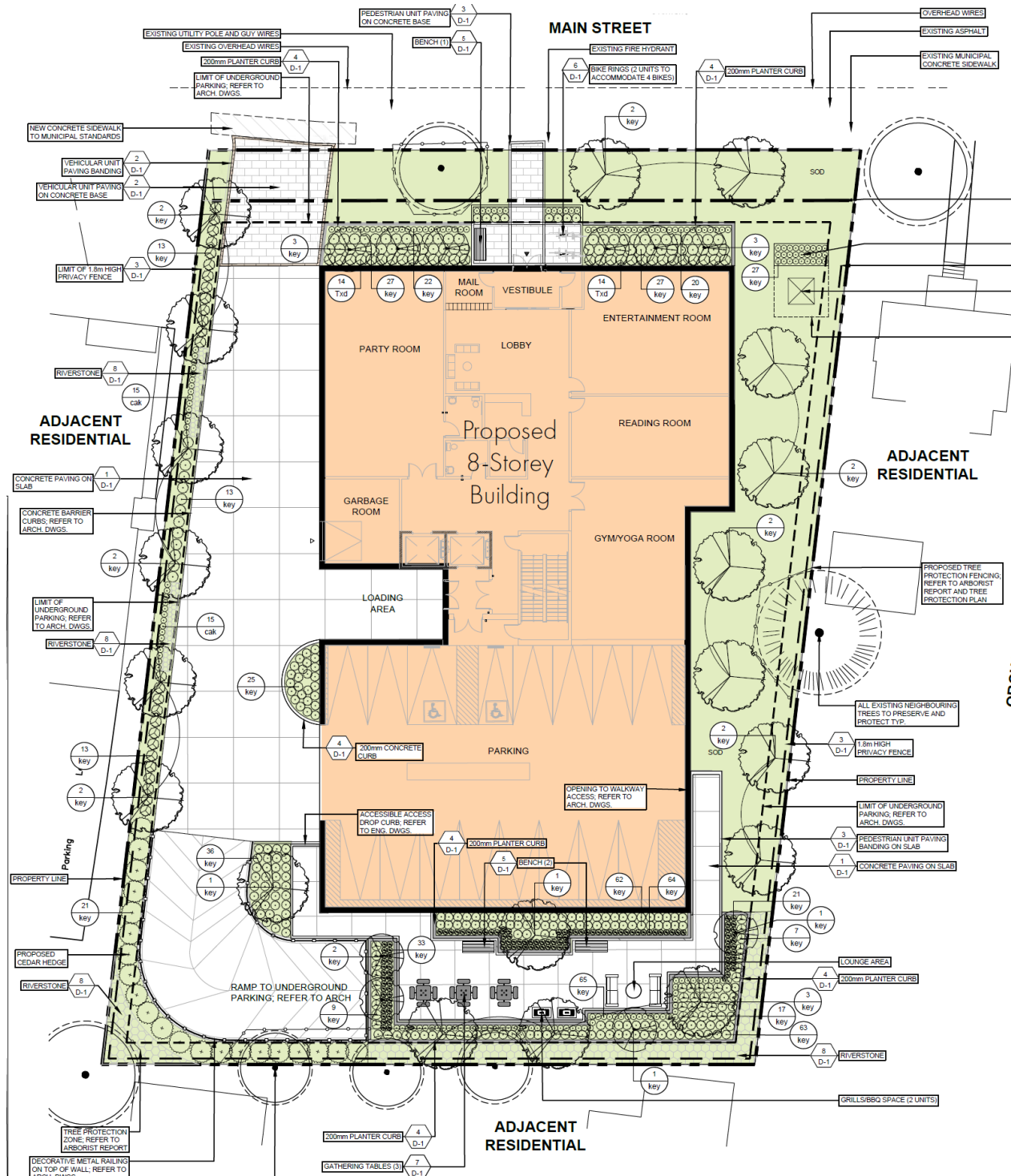
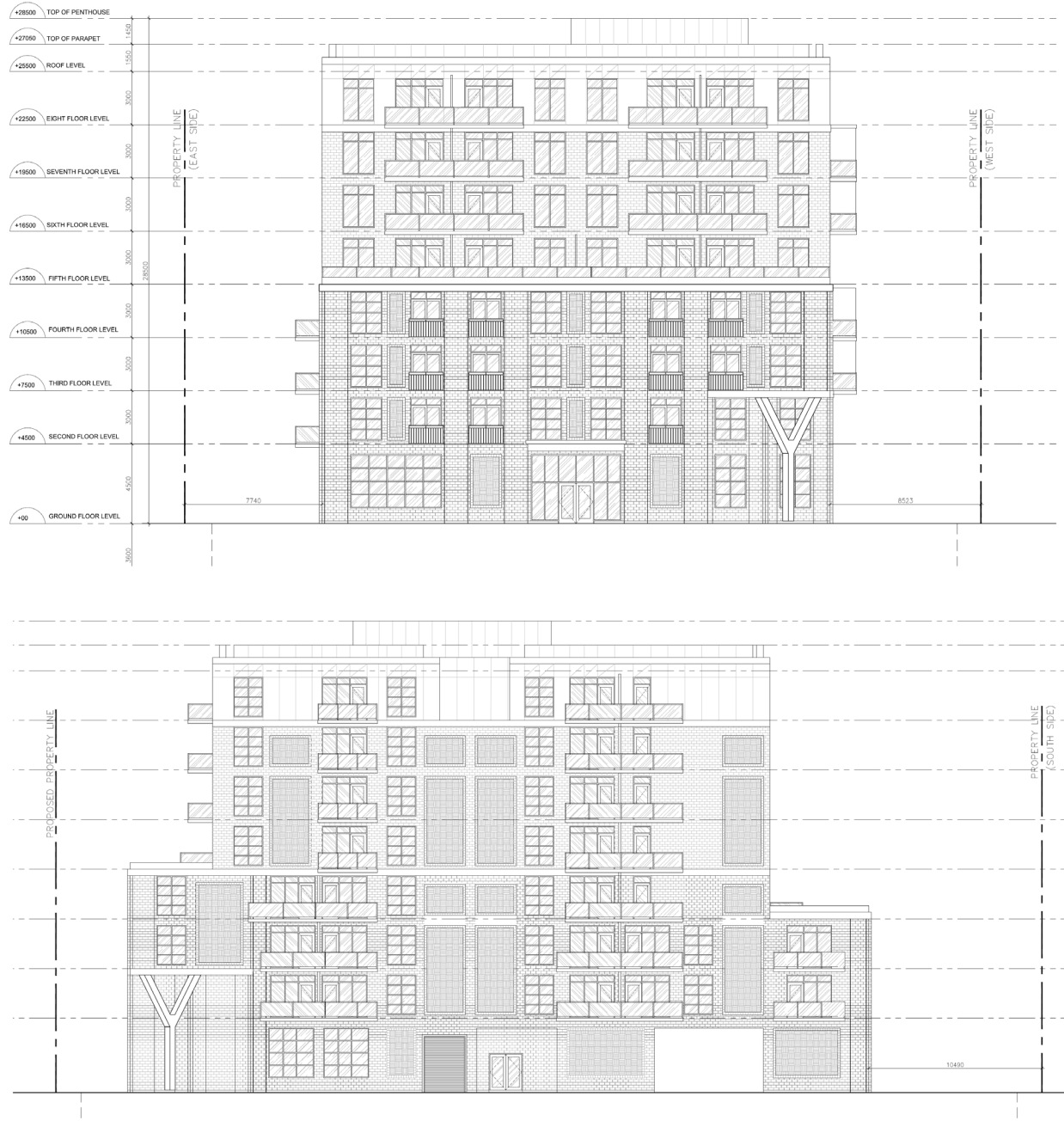




Figure 4



**Table 1** below, provides the background information concerning the subject applications.

**Table 1 – Existing vs. Proposed**

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

**Table 2** includes the proposed Site Statistics for the subject property:

**Table 2 – Development Details**

Zoning Regulation	First Submission
<b>Lot Area</b>	Gross area - 0.7 ac (2853.68 sq.m.) Net area – 0.66 ac (2695.90 sq.m.) [road widening app. 3.5 metres]
<b>Minimum Front Yard (Main Street) setback</b>	4.5 meters
<b>Minimum Interior Side Yard setback</b>	Between 5.5 metres to 5.77 metres (East side) Between 9.37 metres to 13 metres (West side)
<b>Rear Yard setback</b>	10.5 metres
<b>Number of Units</b>	80 residential units <ul style="list-style-type: none"> <li>• 55 one-bedroom</li> <li>• 25 two-bedroom</li> </ul>
<b>Residential Density</b>	299 units per hectare /121 units per acre
<b>Floor Space Index (FSI)</b>	2.83
<b>Lot Coverage</b>	39.14%
<b>Maximum Height</b>	29 metres
<b>Number of storeys</b>	8 storeys (9 storeys including penthouse)
<b>Minimum Outdoor Amenity Area</b>	Unknown
<b>Minimum Indoor Amenity Area</b>	314.71 sq.m. (Party Room, Reading Room, Gym and Yoga Room, Entertainment Room)
<b>Parking Spaces</b>	105 spaces total

	<ul style="list-style-type: none"> <li>• 1.06 spaces per dwelling unit (85 spaces for residential units)</li> <li>• 0.25 spaces reserved for visitors (20 spaces for visitors parking)</li> </ul>
--	---

## 4.2 Applicable Provincial and Regional Policies

This section will establish the current and relevant policy environment that forms part of the review of the planning applications. The overview will include Provincial Plans and policies, York Region Official Plan, and the Town's current Official Plan and Secondary Plan.

### 4.2.1 Provincial Policy Statement (PPS)(2020)

The Provincial Policy Statement (PPS, 2020) establishes policies that set out how municipalities should manage, and direct land uses to achieve efficient development and land use patterns. In April 2023, the Province of Ontario announced proposed changes to the Provincial Policy Statement (PPS) that would consolidate the PPS with the "A Place to Grow" policy plan, into a new policy document to guide housing and complete communities. Currently, the PPS (2020) is still in effect.

**Section 1.1.1** of the PPS includes policy direction for achieving strong and healthy communities. The policy directions include, promoting efficient development and land use patterns; accommodating a range of affordable and market-based mix of residential types and units as well as employment and commercial uses; and optimizing transit supportive development.

**Section 1.1.3** of the PPS indicates that existing settlement areas should be the focus for growth with a range of uses and densities. Development should be transit supportive and located on existing or planned transit corridors.

**Section 1.4** importantly includes policies regarding the importance of providing an appropriate range of housing options and densities to meet both current and future needs of the community.

A complete review of all the applicable policies in the PPS 2020 will be undertaken through the continued review of the applications and will be presented in the recommendation report to Council.

### 4.2.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020

As mentioned above, the Province is currently in the review stages of consolidating the PPS with the "A Place to Grow" policy plan. Until then, the current "A Place to Grow" plan (known as the "Growth Plan") is still in effect. The Growth Plan (2020) directs the vast majority of growth to be directed to settlement areas and establishes policies that would support the achievement of complete communities with access to transit, protection of employment zones, while increasing the amount and variety of housing available.



**Section 2.2.1** of the Growth Plan directs the majority of growth to be established in settlement areas and prioritizes establishing growth through intensification of areas with existing or planned transportation networks. It also requires that Municipalities provide for a diverse range and mix of housing options to accommodate people at all stages of life, as well as varying household sizes and incomes.

**Section 2.2.2** of the Growth Plan reinforces the need to focus on more efficient use of land and resources, with at least 50% of growth occurring through intensification of the delineated built boundary.

**Section 4.2** of the Growth Plan provides policies to protect the existing Natural Heritage Systems and Agricultural Network within the Greater Toronto and Hamilton Area (GTHA). This highlights the importance of utilizing lands within established settlement areas effectively to accommodate the required population and employment growth as established by the Province and the Region of York.

A complete review of all the applicable policies of the Growth Plan will be undertaken through the continued review of the applications and will be presented in the recommendation report to Council.

#### **4.2.3 The Greenbelt Plan and Oak Ridges Moraine Conservation Plan (2017)**

Both the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan (2017) provide direction for protecting the natural heritage and agricultural systems in Ontario. On September 6, 2023 the Minister of Municipal Affairs announced that the Ministry will commence the review process for the Greenbelt Plan, however the overall protection of lands outside of settlement areas within the Greenbelt Boundary continues to be prioritised by the Province.

**Section 3.4.1** of the Greenbelt Plan establish policies and direction for existing Settlement Areas within the plan boundaries. The policy speaks to the achievement of complete communities through the development of community hubs that co-locate private and public uses on both vehicular and active transportation corridors.

**Section 18** of the Oak Ridges Moraine Conservation Plan (ORMCP) provides objectives for settlement areas within the Plan. These objectives include;

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

A complete review of all of the applicable policies of the ORMCP will be undertaken through the continued review of the applications and will be presented in the recommendation report to Council.

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

The York Regional Official Plan (2022) replaces the previous 2010 York Region Official Plan, and provides new guidance on planning and development to support complete communities within the region. The Regional Official Plan (ROP) places the subject properties within the Towns and Villages designation and identified them as being in the existing built-up area of the community of Stouffville.

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

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

A complete review of all of the applicable policies of the York Region Official Plan will be undertaken in the course of reviewing the applications and an evaluation will be presented in the recommendation report to Council.

#### **4.3 Town Official Plan**

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

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

##### **4.3.1 Community of Stouffville Secondary Plan – Current Official Plan**

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

be directed to other residential areas in the community, or at the edge of neighbourhoods typically fronting collector or arterial roads.

The proposed 8 storey building is not considered a low-rise apartment and therefore an Official Plan Amendment is required.

#### **4.3.2 New Official Plan – Reference to policies**

Under the Town's New Official Plan, as adopted by Council in May, the subject properties are designated "Western Approach – Mixed Use Area" as per Schedule D-2, and identified as "Low Rise Development" which permits low-rise residential dwellings in the form of various townhouse types, live-work units and similar low-rise apartment buildings on lands that do not front onto Main Street and/or are located at the edge of the designation, as identified on Schedule D-2 (S. 6.4.8.1 b). The development of lands within the Western Approach Mixed Use Area will primarily consist of mixed use development in the form of mid and high-rise buildings. Low-rise development with heights generally no greater than 4 storeys, will be directed to areas abutting the Neighbourhood Area designation to ensure appropriate transition and land use compatibility. New development in the Main Street and Ninth Line Gateway, particularly lands east of Ninth Line will ensure buildings provide appropriate transition to the adjacent Neighbourhood Area, with respect to built form, massing and height, and locate buildings close to the street.

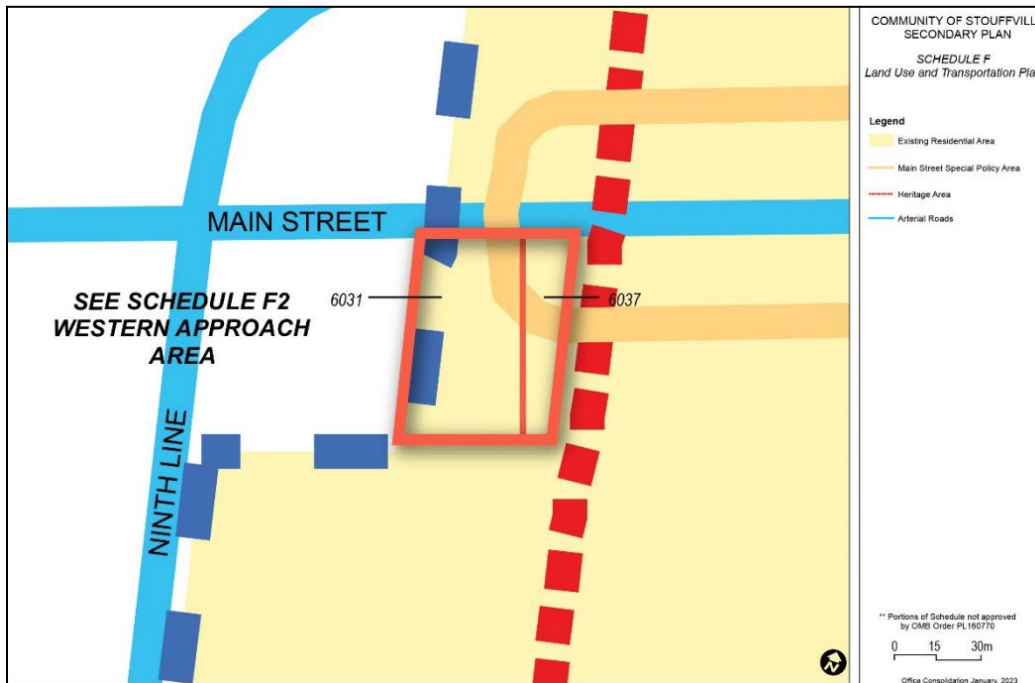
#### **4.3.3 Proposed Official Plan Amendment**

The applicant has prepared a draft Official Plan Amendment that would add a new section 12.7.18.3.X to the Community of Stouffville Secondary Plan. The primary effect of this amendment would be redesignating the subject properties from Existing Residential Area to Western Approach Mixed Use Area Special Provision X.

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

The Western Approach Mixed Use Area permits the medium density residential use permission (subject to compatibility requirements identified in 12.7.19.3).

Figure 5 – Official Plan (Community of Stouffville Secondary Plan – Schedule F)



Extract from MGP Planning Opinon Report identifying boundary change

Figure 6 – Official Plan (Community of Stouffville Secondary Plan – Schedule F2)



Extract from MGP Planning Opinon Report identifying boundary change and designation change

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

**Table 3**

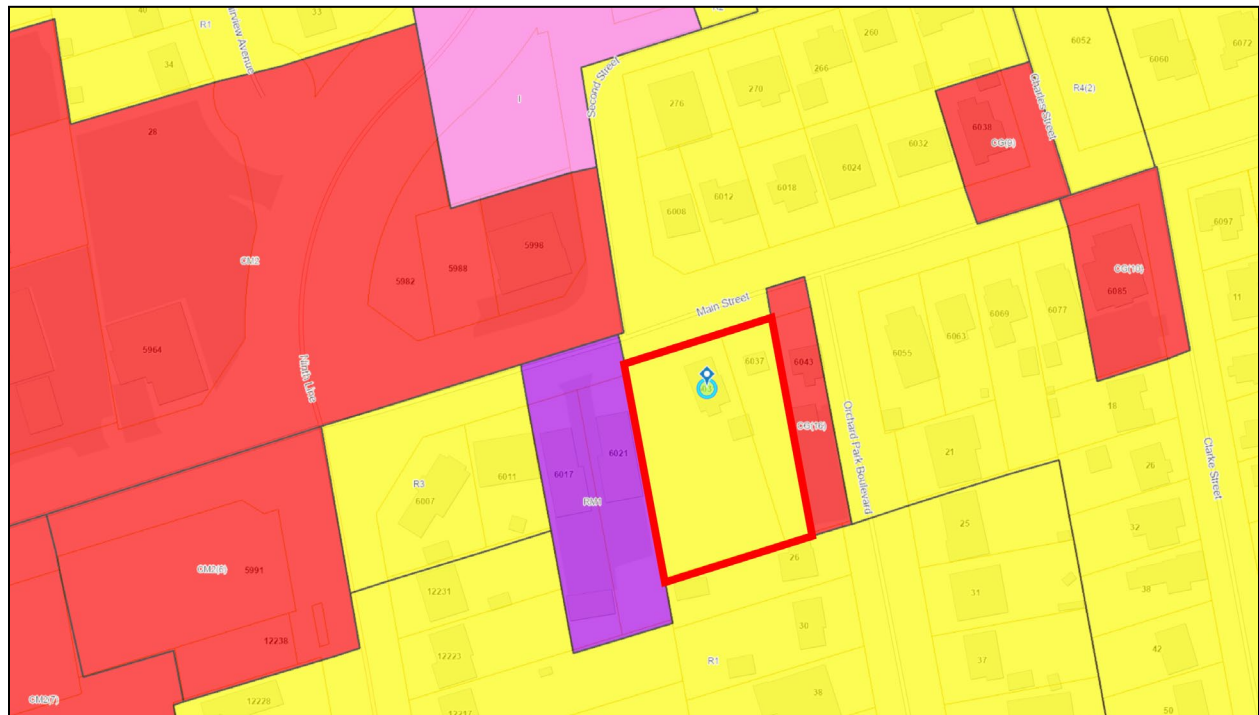
Current Official Plan	Proposed Amendment
Maximum FSI of 2.0	Maximum FSI of 3.0
Maximum density equivalent to 120 units per net hectare shall be permitted	Maximum density equivalent to 300 units per net hectare shall be permitted
Well defined and articulated street edges through the establishment of minimum and maximum setbacks of 0 to 3 m from the road allowance right-of-way for the location of the buildings and structures required along the lot frontage and a minimum of 4.5 metres of landscaped area between the road allowance right-of-way and the adjacent parking lot and/or internal travel aisles.	Shall be permitted a minimum setback of 4.0 metres from the road allowance right of way for the location of the buildings and structures.

A complete review and assessment of the proposed amendments to the Community of Stouffville Secondary Plan will be carried out as part of the further review of the applications.

#### **4.4 Comprehensive Zoning By-law 2010-001-ZO and Proposed Zoning By-law Amendment**

The subject properties are currently zoned Residential Three (R3) within the Town of Whitchurch-Stouffville's Comprehensive Zoning By-law 2010-001-ZO (the By-law). The R3 zone permits residential uses, including single-detached dwellings, semi-detached dwellings, duplexes, parks, and other residential supportive uses. The R3 zone does not permit apartment buildings. See Zoning Map extract in **Figure 7** below.

**Figure 7 – Zoning Map Extract**



The zoning by-law amendment applications seeks to permit the proposed apartment residential uses through the rezoning of the Subject Lands from Residential Three (R3) to Residential Multiple Two Site Exception (RM2(X)) Zone. **Table 4** below summarizes the six (6) site-specific regulations required to facilitate the development as currently proposed.

**Table 4**

Zoning Regulation	Required RM2 Zone	Proposed RM2(X)
<b>Required Residential Parking</b>	1.25 spaces per dwelling unit	1.06 spaces per dwelling unit <i>(Amendment required)</i>
<b>Required Visitor Parking</b>	0.25 spaces per dwelling unit	0.25 spaces per dwelling unit <i>(No amendment required)</i>
<b>Minimum Lot Area</b>	0.3 hectares	0.25 hectares <i>(Amendment required)</i>
<b>Minimum Lot Frontage</b>	20 meters	45 meters
<b>Minimum Front Yard</b>	6.0 meters	4.0 meters <i>(Amendment required)</i>

<b>Minimum Interior Side Yard</b>	6.0 meters	5.5 meters (East side) <i>(Amendment required)</i>
<b>Minimum Rear Side Yard</b>	6.0 meters	10.49 meters <i>(No amendment required)</i>
<b>Maximum Lot Coverage</b>	35%	45% (following road conveyance) <i>(Amendment required)</i>
<b>Maximum Building Height</b>	20 metres	29 meters <i>(Amendment required)</i>
<b>Minimum Indoor Amenity Space</b>	2 square metres per dwelling	3.93 square metres per dwelling <i>(No amendment required)</i>

#### 4.5 Future Applications

The proposed development will be subject to a future application for Site Plan Control as well as a draft plan of Condominium. These applications are anticipated to be submitted should current Official Plan and Zoning By-law amendment applications be approved by Council at a future date.

#### 4.6 Supporting Documents

The following drawings and reports have been submitted in support of the proposed applications:

- Planning Opinion Report
- Draft Official Plan Amendment and Zoning By-law Amendment
- Architectural Package Drawing Set including Site Plan, Floor Plans, Elevations.
- Urban Design Brief
- Stage 1-2 Archaeological Resource Assessment
- Cultural Heritage Impact Assessment
- Plan of Survey
- Phase 1 Environmental Site Assessment
- Functional Servicing Report
- Stormwater Management Report
- Geotechnical Report
- Preliminary Hydrogeological Study
- Noise and Vibration Study
- Shadow Study
- Traffic Impact Analysis
- Site Servicing Plan
- Grading Plan



## 5. Public Agency Comments

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 June 19, 2024, public meeting agenda.

### 5.1 Agencies and departments with No Comments

The following agencies have indicated no objection or comments on the application:

- **Enbridge Gas** - No objections to the proposed development while reserving the right to impose development conditions through the continued review of materials.

### 5.2 Comments from agencies and departments

Below is a summary of the comments received to date from other commenting agencies and departments:

#### 5.2.1 Toronto Region Conservation Authority (TRCA):

The following is a summary of items identified for further review and consideration by the TRCA:

- Additional information relating hydrogeological study, water balance assessment and feasibility assessment is required to complete the evaluation of the proposal.

#### 5.2.2 Fire and Emergency Services:

The following is a summary of items identified for further review and consideration by the Town's Fire and Emergency Services:

- No objection in principle to the Official Plan Amendment and associated Zoning By-law Amendment. Note that a number of technical comments (i.e., fire route signage, address signage, Ontario Building Code and Ontario Fire Code requirements) will need to be addressed through Site Plan Control.

#### 5.2.3 Parks:

The following is a summary of items identified for further review and consideration by the Town's Parks Division:

- Tree Evaluation Report will be required to evaluate trees on the property.
- Notes the area surrounding the subject property is identified as being deficient in public parkland and there is demand to provide future residents adequate passive and active space. Further to this parkland dedication requirements shall be satisfied by cash-in-lieu of parkland.

## **5.2.4 Development Services Commission**

### **5.2.4.1 Policy Planning Division**

The following is a summary of items identified for further review and consideration by the Town's Policy Planning Division:

- The applicant is strongly encouraged to accommodate ground floor commercial/retail uses within the proposed development.
- The applicant is encouraged to consider how the proposed development will assist in achieving the Town's affordable housing objectives and targets.
- Careful consideration must be given to evaluating the density, height and built form of the proposed building to ensure compatibility with the character of the surrounding neighbourhood. The appropriateness of the building setbacks and height in relation to the abutting properties, particularly to the single detached dwellings to the east and south requires further evaluation.
- Opportunities for enhanced landscaping within the front yard should be considered.
- The proposed OPA will be evaluated based on the policies in force and effect at the time the application is submitted.

### **5.2.4.2 Heritage Planning**

The following is a summary of items identified for further review and consideration by the Town's Heritage Planner:

- Review of Stage 1-2 Archaeological Assessment is complete. Review does not warrant further assessment. Archaeological potential has been cleared.
- The property is listed on the Town's Heritage Register as the detached dwelling may have heritage attributes. This property will be presented to the Heritage Advisory Committee for comments. A full evaluation of the provided Cultural Heritage Impact Assessment will be completed.
- Staff encourage integration of features and forms from surrounding listed heritage properties in proposed design.

### **5.2.4.3 Development Planning Division**

Following are some high-level comments from Development Planning at this time:

- Further justification is required to display that proposed parking supply is sufficient for proposed development. Staff encourage exploring opportunities to increase overall parking count in order to support desired unit count.

- Evaluate the appropriateness of the height, setbacks, scale, and massing to ensure the proposed development is appropriately transitioned and integrated in a manner compatible with the existing character of the area and designed in a manner to mitigate potential nuisance. Staff recommend to reduce the height and design the building with more articulation, setbacks, etc. to reduce the impact of the overall built form.
- Efforts need to be made to provide greater transition, ensure the building is pedestrian scale, and the interface is suitable for the character of the area and the notably narrow downtown street. Staff believe a front yard 3-storey street wall / podium should be implemented and the overall height and massing need to be examined to limit potential shadowing concerns.
- Staff recommend cladding materials and color to match the context of the street and neighborhood.
- Provide planning updated response matrix, justification, and draft zoning by-law for all sought site-specific relief (as required). Content to include consideration of compatibility and any mitigation measures to ensure conformity with zoning provision objectives and consideration of Council and public comments.

### **5.2.5 Engineering and Public Works Commission**

The following is a summary of outstanding matters that have been identified by the Town's Engineering and Public Works Commission;

- Additional information and clarifications will be required on the Hydrogeological Assessment, Transportation Information Study, Stormwater Management Report, Functional Servicing Report, and Site Servicing Plan.
- Further justification is required to display that proposed parking supply is sufficient for proposed development.
- Note that a number of technical comments (i.e., water meter chamber connections, infrastructure and boulevard improvements, fire route, waste collection, snow storage, municipal and private tree protection and compensation) will need to be addressed through Site Plan Control.

### 5.2.6 Comments from the Public

At the time of writing this report one resident has provided comments in opposition to the proposal.

**Table 5** below is a summary comments and concerns that have been provided by members of the public since the initial issuance of Notice of Complete Application.

**Table 5**

No.	Comments or Concerns
1.	Concerns raised present traffic congestion along Main Street (particularly as it relates to turning onto Main Street during peak hours). Concerns this will become more challenging in future with increased traffic volumes from previous approvals and the subject application.
2.	Believe the listed property has heritage potential and would prefer the buildings be adapted and reused.
3.	Concerned that the construction will produce nuisance to neighbours in the area (i.e., noise pollution, damage to the roads, dirt and dust, traffic).
4.	Notes the property is identified to have archaeological potential. Emphasizes the importance for examination but believe the dig would be disruptive to residents and local wildlife.

### Financial Implications

None.

### 6. Alignment with Strategic Plan

1. A Town that Grows

A Town that grows in support of complete communities

2. An Engaging Town

Increase Community Engagement & Outreach

### 7. Attachments

1. Location Map

2. Architectural Plans dated June 30, 2023

## 8. Related Reports

Not applicable

**Author:** Brandon Slopach, Senior Planner  
Hena Kabir, Manager of Development Planning

**For further information on this report, please contact the Department Head:** Dwayne Tapp, Commissioner of Development Services at 905-640-1910 or 1-855-642-8697 ext. 2431 or via email at [dwayne.tapp@townofws.ca](mailto:dwayne.tapp@townofws.ca)