

**Subject:** Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent (File Numbers: 19T(W)-22.003 & ZBA22.006)

**Staff Report No.** DS-052-24

**Department/  
Commission:** Development Services Commission

**Date:** November 6, 2024

**Recommendation:**

- 1) That Council direct Staff to issue a Notice of Decision to draft approve Subdivision File No. 19T(W)-22.003, subject to the Conditions of Draft Plan Approval, as set out in Attachment 3 to Report No. DS-052-24, in accordance with Section 51(31) of the *Planning Act*,
- 2) That Council enact By-law 2024-126-ZO being a By-law to amend the Town of Whitchurch-Stouffville’s Comprehensive Zoning By-law 2010-001-ZO by applying three (3) exception zones and implementing a holding symbol and direct Staff to issue a Notice of Passing; and
- 3) That Council confirms notwithstanding that the proposed Zoning By-law Amendment is different from that proposed at the January 31, 2024 Public Meeting, the revisions are minor in nature, and that no further Public Meeting is required.

**Report Highlights**

- Applications for Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control were submitted by Weston Consulting (on behalf of Elite Class Developments) on April 11, 2022 to permit ten (10) townhouse dwelling units on the subject properties.
- The Town has received four (4) submissions from the Applicant to date as part of the processing of the subject applications. The Applications were brought forward to Council and public at two (2) public meetings for consultation and feedback.
- The revised proposal before Council today comprises of five (5) townhouses and two (2) semi detached dwellings for a total of nine (9) residential units on the subject lands.

- A Site Plan application will not be required for the proposed development due to Bill 23 changes to the Planning Act, which exempts residential developments of 10 units or less from site plan approval requirement.
- An associated Draft Plan Application (File No. 19T(W)22.003) is also being considered to create three (3) blocks that would support the creation of nine (9) lots.
- Comments received from members of public, Council, and Public Agencies have been reviewed and considered in the writing of this report and the making of the recommendations to Council.
- Staff is of the opinion that the proposed development constitutes good planning. Staff recommend approval of the proposed Draft Plan and Zoning By-law Amendments applications, subject to conditions and holding provisions.

## **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 6835 Main Street and 447 Loretta Crescent (the “Subject Lands”), which if approved would permit the construction of a residential plan of subdivision.

## **2. Background:**

Applications for Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control were submitted by Weston Consulting (on behalf of Elite Class Developments) on April 11, 2022 to permit ten (10) townhouse dwelling units on the subject properties.

On September 28, 2022, an initial statutory public meeting was held in order to receive Council and public comments on the proposal. Staff provided detailed comments from Town departments and external agencies as well as comments received from Council and members of public to the Applicant, to incorporate and address in revised submissions.

In December 2022, a revised second submission was received by the Town that maintained the proposal to develop ten (10) townhouse units on the subject lands. Staff processed the submission, and comments were provided to the Applicant to address in revised submissions.

In November 2023, a third submission was received by the Town that proposed five (5) condominium townhouse units and two (2) sets of free-hold semi-detached dwellings for a total of nine (9) residential units on the subject lands.

Given the changes to the proposed development, on January 31, 2024 a second public meeting was held in order to receive additional Council and public comments on the

revised proposal. Comments from all commenting departments and agencies and members of public were provided to the Applicant for inclusion in revised submission. At this time, it was determined that this proposal would no longer be required to proceed through the Site Plan Approval application due to the Bill 23 changes to the Planning Act.

In July 2024, a fourth and final submission was submitted by the Applicant to the Town, that was consistent with what was presented at the January 31, 2024 public meeting, with the inclusion of some minor technical amendments.

## 2.1 Location

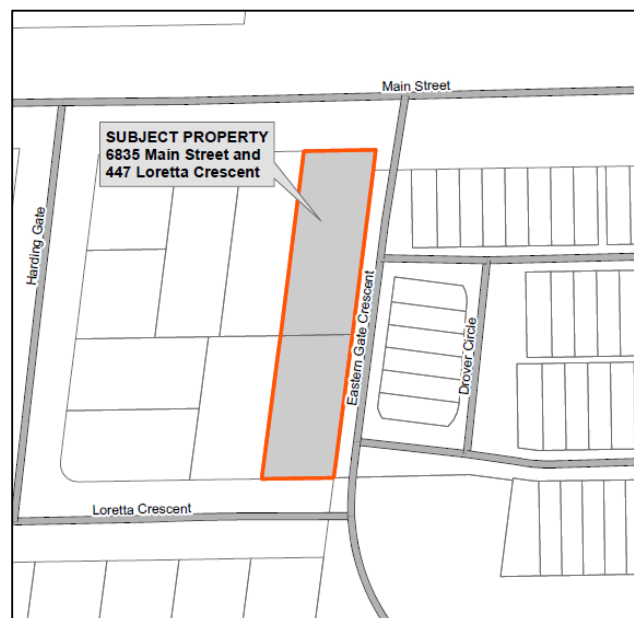
The subject lands comprise of two parcels and are municipally known as 6835 Main Street and 447 Loretta Crescent in the Town of Whitchurch-Stouffville. The parcel located at 6835 Main Street is situated at the southwest corner of Main Street and Eastern Gate Crescent and has an approximate lot area of 0.08 hectares (0.22 acres) and an approximate frontage of 18.31 metres on Main Street. The second parcel (447 Loretta Crescent) is situated at the northwest corner of Eastern Gate Crescent and Loretta Crescent, immediately south of 6835 Main Street and has an approximate area of 0.06 hectares (0.16 acres) and an approximate frontage of 18.37 metres on Loretta Crescent.

Both properties contain a one-storey single detached dwelling that are proposed to be demolished to facilitate the proposed development.

**Attachment 1** to this report is a copy of 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:** Across Main Street are commercial uses as well as single detached dwellings located on large lots, which recently received approval for the development of townhouse dwelling units and single-detached dwelling units

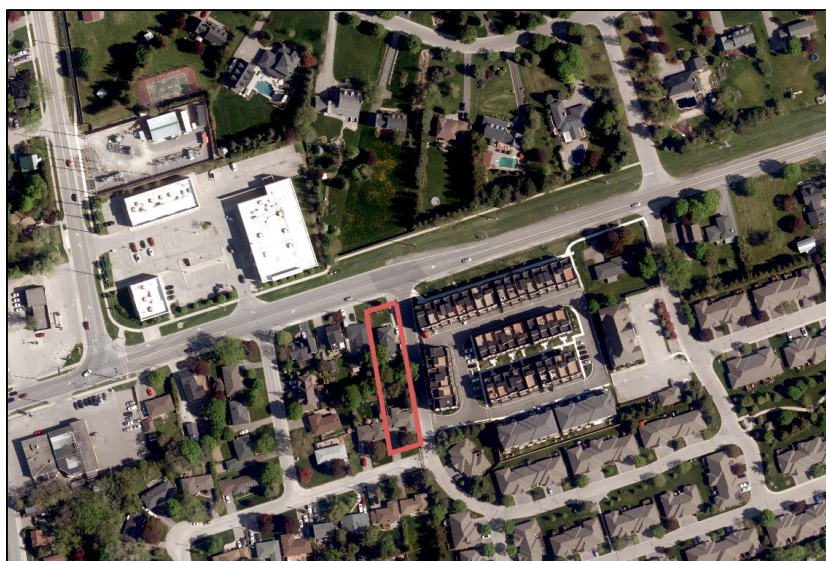
**East:** Across Eastern Gate Crescent, which is a privately owned roadway, is a townhouse development comprising of 52 three (3) storey townhouse units. Adjacent to the townhouses is a retirement community consisting of 118 senior townhouses. This was the previous site for the Stouffville Pentecostal Church

**South:** Across Loretta Crescent is an established neighbourhood comprising of single detached dwellings. Further south is Barbara Reid Public School, as well as a park and open space.

**West:** Single detached dwellings exist to the west, fronting onto Main Street.

**Figure 2** below shows an aerial context map, with the subject lands outlined in red.

**Figure 2: Aerial Context Map**



### 3. Analysis:

#### 3.1 Development Proposal

The sections below provide an overview of the development as proposed for the subject property. The overview includes site statistics and comments/opinions from previous submissions, the required relief from the Town's Zoning By-law, as well as an overview of the proposed Draft Plan.

#### 3.2 Current Proposal (July 2024 Submission)

The current proposal forms part of what is being presented to Council today as well as Staff’s recommendation. The applicant is proposing to develop five (5), four-storey townhouse dwelling units with frontage on Eastern Gate Crescent, two (2), three-storey semi-detached units with frontage on Loretta Crescent, and two (2), four-storey semi-detached units with frontage on Main Street for a total of nine (9) residential units.

The units range in size from 191 square metres (2,060 square feet) to 333 square metres (3,586 square feet). Each unit is proposed to feature outdoor balcony space, in addition to front and rear yard amenity space. The proposed townhouse dwelling units are proposed to be under common element condominium ownership, while the two sets of proposed semi-detached dwelling units are proposed to be under freehold ownership.

Two parking spaces per unit will be provided (18 total), one being located in the garage, and one on the driveway. Two visitor parking spaces are also being proposed off of Eastern Gate Crescent to help alleviate visitor parking concerns. There are no barrier-free parking spaces proposed.

**Figure 3** below displays an extract of the revised fourth submission proposal, with views from Main Street.

**Figure 3: Proposal Rendering, View from Main Street**



**Table 1** displayed on the following page outlines the final site statistics from the latest submission (July 2024).

**Building A** refers to the two semi-detached dwelling units located on Loretta Crescent;  
**Building B** refers to the five townhouse dwelling units located on Eastern Gate Crescent;  
**Building C** refers to the two semi-detached dwelling units located on Main Street.

**Table 1 – Site Statistics**

Zoning Regulation	Final Submission Statistics
<b>Total Unit Count</b>	9 units
<b>Residential Density</b>	59 units/hectare
<b>Lot Frontage</b>	<b>Building A</b> 18.3 metres on Loretta Crescent (approx. 8 to 10 metres frontage per lot)
	<b>Building B</b> 40.0 metres on Eastern Gate Crescent (approx. 7.5 metres frontage per lot)
	<b>Building C</b> 18.4 metres on Main St. (approx. 8 to 10 metres frontage per lot)
<b>Lot Area (total)</b>	0.1525 hectares (1,525 square metres) <i>*Note: several individual lots are non-compliant with the minimum lot area requirement</i>
<b>Front Yard Setback</b>	<b>Building A</b> 3.01 metres to Loretta Cres.
	<b>Building B</b> 5.22 metres to Eastern Gate Cres.
	<b>Building C</b> 3.00 metres to Main St.
<b>Side Yard Setback</b>	<b>Building A</b> 1.21 metres (west)
	<b>Building B</b> 1.2 metres (north)
	<b>Building C</b> 1.24 metres (west)
<b>Side Yard Setback</b>	<b>Building A</b> 3.0 metres (east)
	<b>Building B</b> 1.2 metres (south)
	<b>Building C</b> 3.0 metres (east)
<b>Rear Yard Setback</b>	<b>Building A</b> <i>2.0 - 5.0 metres</i>
	<b>Building B</b> <i>4.60 metres</i>
	<b>Building C</b> <i>2.0 - 5.0 metres</i>
<b>Maximum Building Height</b>	<b>Building A</b> 9.98 metres
	<b>Building B</b> <i>11.71 metres</i>
	<b>Building C</b> <i>12.73 metres</i>
<b>Landscaped Area</b>	620 square metres
<b>Resident Parking Spaces Provided</b>	18 spaces
<b>Visitor Parking Spaces Provided</b>	2 spaces
<b>Barrier-Free Parking Spaces Provided</b>	<i>0 spaces</i>

*\*red text indicates site regulations that do not comply with the Town's Comprehensive Zoning By-law.*

**Figure 4** displayed on the following page, shows an extract of the most recent Site Plan (4<sup>th</sup> Submission, received in July 2024). **Attachment 4** to this report is a copy of the Site Plan drawing.

Figure 4: Site Plan Extract

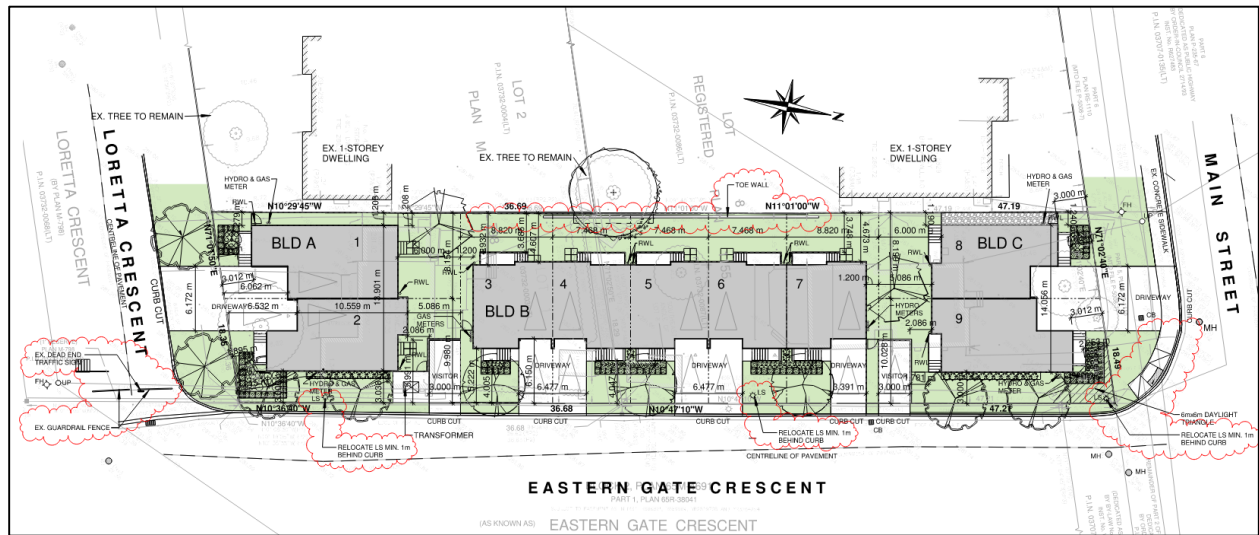


Table 2 below provides zoning information for the subject application.

Table 2: Zoning Permitted Uses

Item	Existing: 6835 Main Street	Existing: 447 Loretta Crescent	Requested/Proposed
Zoning By-law Designation	Residential Two (R2)	Residential 1 (R1)	Residential New Four Exception Zone Twenty-Four <b>RN4(24)</b>  Residential New Four Exception Twenty-Five Holding Symbol Forty-Four <b>RN4(25)(h-44)</b>  Residential New Four Exception Twenty-Six <b>RN4(26)</b>
Use	Singe Detached Dwelling	Single Detached Dwelling	Townhouse Dwelling and Semi-Detached Dwelling

### 3.3 Changes to the Proposal Since the January 2024 Public Meeting

A second public meeting was held on January 31, 2024 in order to seek additional feedback from Council and members of the public on the revised 3<sup>rd</sup> submission, which was received in November 2023.

At the public meeting, several concerns were raised by Council and members of the public including, but not limited to, the style and height of the proposed dwellings, the lack of transition to the properties located west of the site, logistics relating to snow and garbage

removal, lack of agreements in place for access/use of Eastern Gate Crescent (a private laneway), as well as the lack of outreach from the developer to the neighbourhood residents.

Staff note that since the January 31, 2024 public meeting, few changes have been made to the proposal aside from minor technical revisions and a slight reduction to the height of Buildings A and C. Staff have consulted with the Applicant to understand why additional changes were not considered based on the feedback received at this meeting. The Applicant advised Staff that community feedback has remain unchanged since the original proposal was presented in 2022, and since then, some changes have been incorporated and presented through previous submissions. As such, the Developer is satisfied with the product presented through this final, fourth submission, being considered before Council today.

### **3.4 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 Community of Stouffville Secondary Plan as well as the Town of Whitchurch-Stouffville new Official Plan which was adopted by Council in May 2024.

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

On August 20, 2024, the Minister of Municipal Affairs and Housing issued the Provincial Planning Statement 2024, which took effect on October 20, 2024 to provide a streamlined province-wide land use planning policy framework. The PPS 2024 replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, and provides updated direction to guide growth within the Province of Ontario.

The PPS 2024 includes direction on the permitting and facilitating of all housing options required to meet the social, health, economic and well-being requirements of current and future residents. Further, policies in the PPS 2024 require Municipalities to promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities as well as supporting the use of active transportation in our communities.

The subject property is uniquely situated to take advantage of the limited public transportation options available in Stouffville. The subject property is in proximity to the "Downtown Stouffville MTSA", "Old Elm MTSA", transit route for the GO Bus along Main Street, as well as the availability of Local (York Region) Transit along Tenth Line. The proposed infill development encourages gentle intensification and represents continued progress and investment into Main Street that would help revitalise the Town's main corridor.

For the reasons set out above, Town Staff are of the opinion that the proposed development meets the intent of the policies within the new PPS 2024.



### **3.4.2 Oak Ridges Moraine Conservation Plan (2017)**

The subject site is located within the Oak Ridges Moraine, and as a result, the policies of the Oak Ridges Moraine Conservation Plan (ORMCP) apply. In November 2001, the Province enacted the Oak Ridges Moraine Conservation Act, which established the authority for the development of a policy framework for the protection of the Oak Ridges Moraine feature. In April 2002 the Province released the Oak Ridges Moraine Conservation Plan. An amendment to the ORMCP was approved by the Lieutenant Governor in Council and became effective July 1, 2017.

The subject site is located within the Settlement Area designation of the ORMCP and is subject to the policies of that Plan. The Settlement Area designation allows for development of lands for all urban uses as permitted within the applicable Official Plan. No environmental designation applies to the subject site. The Toronto Region Conservation Authority have reviewed the application and have included Draft Plan Conditions that once fulfilled, will resolve any outstanding concerns.

Town Staff are of the opinion that the proposed development conforms with the ORMCP and represents good planning.

### **3.4.3 Town of Whitchurch-Stouffville Official Plan (Community of Stouffville Secondary Plan)**

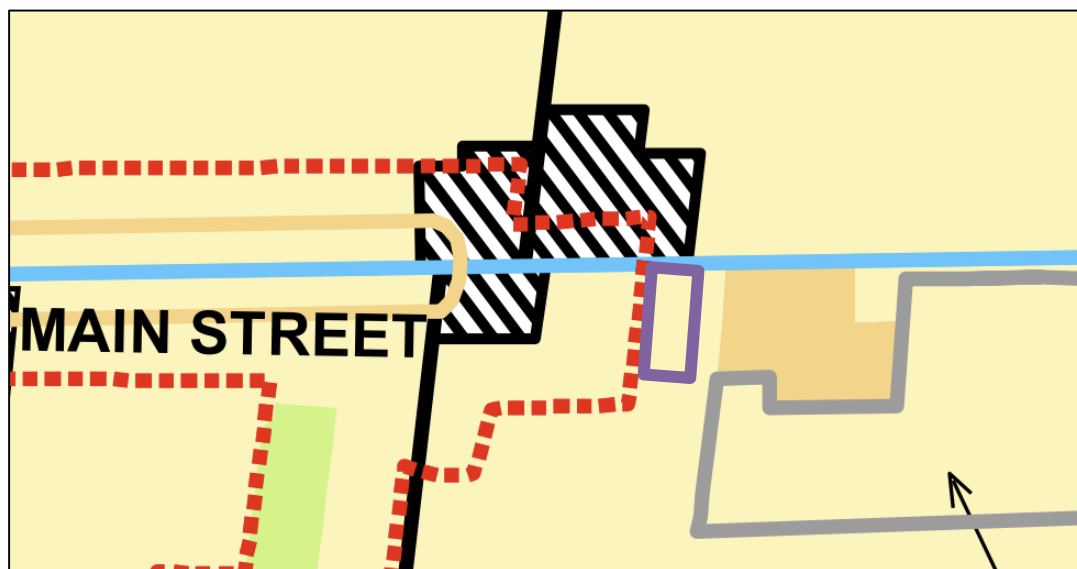
The subject property is designated as Existing Residential Area under the Community of Stouffville Secondary Plan.

The purpose of the Existing Residential Area designation is to provide policies and guide development and redevelopment to ensure that new uses are appropriately integrated into neighbourhoods in a manner that is generally compatible with the existing character and density of these areas. Permitted uses within the Existing Residential Area designation include low and medium density residential uses, including semi-detached and townhouse dwellings.

The proposed development supports the intent of the Official Plan by providing diverse housing options in Town that encourage gentle intensification along the Main Street corridor. Fence and landscape buffers have been proposed that assist with the transition to the surrounding low-density residential area, and draft plan conditions have been included in order to ensure that these features are appropriately incorporated. As such, Staff are of the opinion that the proposed development conforms to the Town of Whitchurch-Stouffville Official Plan.

An Official Plan Amendment is not required for the proposed development. The proposed development conforms to the current Official Plan in effect.

**Figure 5** below contains an extract of the Community of Stouffville Secondary Plan, highlighting the subject site in the purple boundary.

**Figure 5: Community of Stouffville Secondary Plan Extract**

#### **3.4.4 Town Official Plan, 2024 (Adopted by Council in May 2024)**

At the May 15, 2024, Council meeting, Council adopted the Town's New Official Plan (2024-057-OP). Although adopted by Council, prior to coming into full force and effect, the new Official Plan must be approved by the Province. The Region of York no longer has the jurisdiction to approve the Town's Official Plan.

Under the Town's New Official Plan, the subject lands are designated "Neighbourhood Area", which permits low-rise residential dwellings including the proposed semi-detached and townhouse dwelling units. Development Policies in the New Official Plan state that development in the Neighbourhood Area designation shall be a maximum height of generally four storeys; include adequate landscaping, buffering, and parking; offer a mix of types, sizes, and densities of housing forms; as well as be compatible with and in keeping with the character of the surrounding area.

The proposed development generally conforms with the policies of the Town's new Draft Official Plan designations, as it relates to the proposed built form.

Section 6.4.1.3 of the Town's New Official Plan also states that the Town may require submission of an urban design brief for sites within a Neighbourhood Designation, which includes information on how the proposed development will be integrated with existing built form and the streetscape. As outlined in Section 3.6.1.1, Staff have included Draft Plan Conditions that will require the applicant to submit an architectural control and design manual that will address these matters.

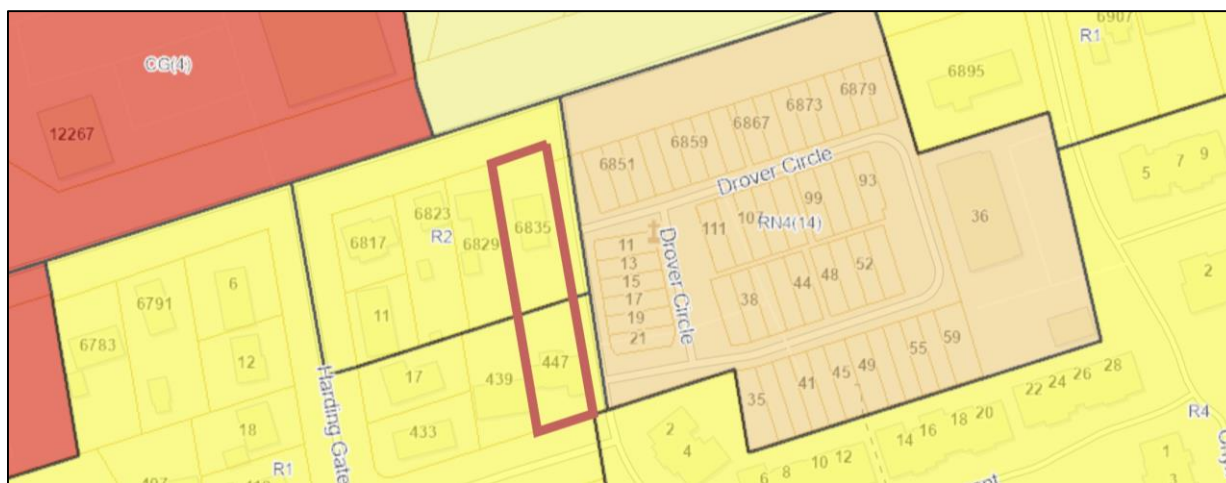
Currently, the policies that are applicable to the subject property and against which the proposed Official Plan Amendment is weighed, are the policies of the Town's existing Official Plan, as discussed in section 3.4.3 above.

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

The subject property is currently zoned Residential One (R1) and Residential Two (R2) within the Town of Whitchurch-Stouffville’s Comprehensive Zoning By-law 2010-001-ZO (the By-law). Low density residential development, including single detached dwellings and accessory uses, buildings, and structures are permitted in both designations.

**Figure 6** below includes an extract of the Zoning Map, highlighting the subject site in the red boundary.

**Figure 6: Zoning Map**



### 3.5 Proposed Zoning By-law Amendment (File ZBA22.006)

To facilitate the proposed development, the Applicant is seeking to amend the Zoning By-law to rezone the subject lands from Residential One (R1) and Residential Two (R2) to the Residential New Four (RN4) Zone, with exceptions. The sought Residential New Four (RN4) Parent Zone permits a range of residential uses, including the applicable semi-detached and townhouse dwelling uses.

In addition to the proposed zone change, several site-specific provisions are presently required for the proposed semi-detached and townhouse dwelling units, which are outlined below. If approved, these would be reflected in the associated exception zones.

**Building A: Proposed RN4(26) Zone**

The following site-specific provisions are requested for the **proposed semi-detached dwelling units with frontage on Loretta Crescent**:

1. To permit a minimum lot area of 190 square metres per dwelling unit, whereas the RN4 Zone requires a minimum lot area of 195 square metres per dwelling unit.

2. To permit a minimum rear yard of 5.0 metres, except where a dwelling abuts a visitor parking space for the adjacent condominium townhouse units to the north, in which case it shall be 2.0 metres, whereas the RN4 Zone requires a minimum rear yard of 7 metres.
3. To permit a minimum exterior side yard setback of 3.0 metres, except where a dwelling abuts a transformer (public utility), in which case it shall be 0.0 metres, whereas the RN4 Zone requires a minimum exterior side yard setback of 3.0 metres.

**Building B: Proposed RN4(25)(h-44) Zone**

The following site-specific provisions are requested for the **proposed townhouse dwelling units with frontage on Eastern Gate Crescent**:

1. To permit a minimum lot area of 135 square metres per dwelling unit, whereas the RN4 Zone requires a minimum lot area of 153 square metres per dwelling unit.
2. To permit a minimum rear yard of 4.6 metres, whereas the RN4 Zone requires a minimum rear yard of 7 metres.
3. To permit a maximum building height of 11.75 metres, whereas the RN4 Zone permits a maximum building height of 10 metres.
4. To permit 0 barrier-free parking spaces, whereas Section 3.23.2.2 of the Zoning By-law requires 1 barrier-free parking space.

**Conditions for Removing (h-44):**

That required agreements and associated permanent easements for water and sanitary servicing construction and maintenance, and unrestricted pedestrian and vehicular access and circulation be provided along and upon Eastern Gate Crescent, as required under Section 53 of the Planning Act, subject to the satisfaction of the Town.

**Building C: Proposed RN4(24) Zone**

The following site-specific provisions are requested for the **proposed semi-detached dwelling units with frontage on Main Street**:

1. To permit a minimum lot area of 169 square metres per dwelling unit, whereas the RN4 Zone requires a minimum lot area of 195 square metres per dwelling units.
2. To permit a minimum rear yard of 5.0 metres, except where a dwelling abuts a visitor parking space for the adjacent condominium townhouses to the south, in which case it shall be 2.0 metres, whereas the RN4 Zone requires a minimum rear yard of 7 metres.
3. To permit a maximum building height of 12.75 metres, whereas the RN4 Zone permits a maximum building height of 10 metres.

4. To permit a minimum setback of 0 metres from a porch projection to a sight triangle, whereas Section 3.21.1 of the Zoning By-law requires a minimum setback of 1.0 metre to a sight triangle.

**Table 3** and **Table 4** below summarize the required and proposed regulations for the site.

**Table 3: Required and Proposed Regulations in the RN4 Zone  
(Townhouse Dwelling)**

Applicable Regulations	Required for RN4 Zone (Townhouse Dwelling)	Proposed (Building B)	Comply with RN4 Zone?
Minimum Lot Area	153 square metres per dwelling unit	135 square metres	No
Minimum Lot Frontage	6 metres per dwelling unit	7.47 metres	Yes
Front Yard	Max. – 7.5 metres Min. – 3 metres	5.22 metres	Yes
Exterior Side Yard	Max. – 7.5 metres Min. – 3 metres	N/A	N/A
Minimum Interior Side Yard	1.2 metres (0 metres along common wall)	1.2 metres	Yes
Minimum Rear Yard	7 metres	4.60 metres	No
Maximum Building Height	10 metres	11.75 metres	No
Parking Spaces	2 per dwelling unit	2 per dwelling unit	Yes
Residential Visitor Parking Spaces	0.25 per unit	2 for total development	Yes
Barrier Free Parking Spaces	1 space for total development	0 spaces	No

**Table 4: Required and Proposed Regulations in the RN4 Zone  
(Semi-Detached Dwellings)**

Applicable Regulations	Required for RN4 Zone (Semi-Detached Dwelling)	Proposed (Building A: Loretta Crescent Frontage)	Proposed (Building C: Main Street Frontage)	Comply with RN4 Zone?
Minimum Lot Area	195 square metres	190 square metres	169 square metres	No
Minimum Lot Frontage	7.5 metres	8.15 metres	8.20 metres	Yes

Applicable Regulations	Required for RN4 Zone (Semi-Detached Dwelling)	Proposed (Building A: Loretta Crescent Frontage)	Proposed (Building C: Main Street Frontage)	Comply with RN4 Zone?
Front Yard	Max. – 7.5 metres Min. – 3 metres	3.01 metres	3.00 metres	Yes
Exterior Side Yard	Max. – 7.5 metres Min. – 3 metres	0.00 metres to 3.00 metres	3.00 metres	No
Minimum Interior Side Yard	1.2 metres (0 metres along common wall)	1.21 metres	1.2 metres	Yes
Minimum Rear Yard	7 metres	2.00 metres to 5.00 metres	2.00 metres to 5.00 metres	No
Maximum Building Height	10 metres	9.98 metres	12.75 metres	No
Parking Spaces	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit	Yes
Minimum Setback to Sight Triangle	1 metre	N/A	0 metres to porch projection	No
Residential Visitor Parking Spaces	0	2 for total development	2 for total development	Yes

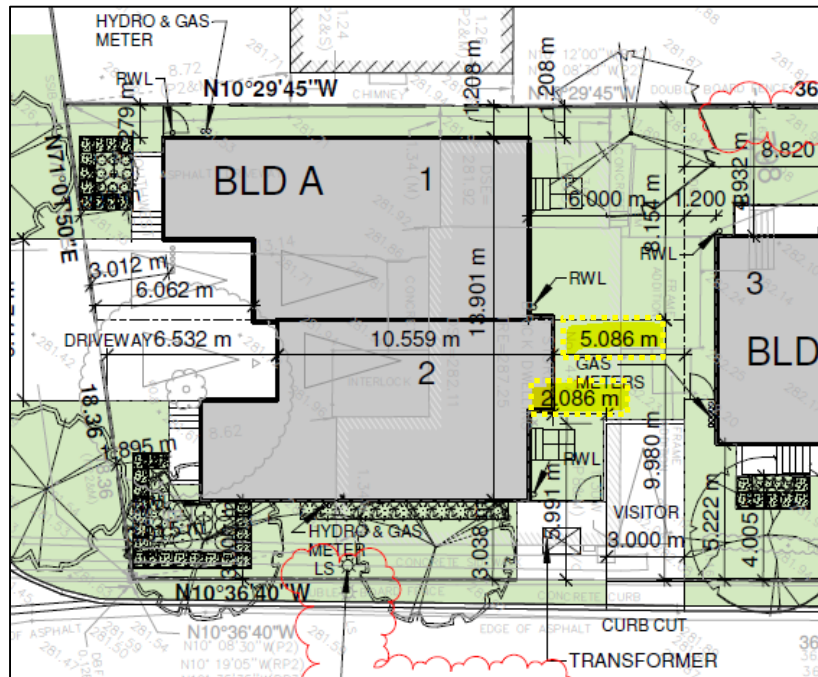
### 3.5.1 Site Specific Exception: Rear Yard Setback

Amendments have been requested in each of the proposed exception zones to the required rear yard setback. The intent of the minimum rear yard setback regulation is to ensure that there is adequate space for grading and drainage, to provide sufficient private outdoor amenity space, and to allow for separation to prevent privacy and nuisance concerns from adjacent neighbours.

The proposed semi-detached units with frontage on Main Street and Loretta Crescent have requested a minimum rear yard of 5.0 metres, except where a dwelling abuts a visitor parking space for the adjacent condominium townhouses block to the south/north, in which case it shall be 2.0 metres.

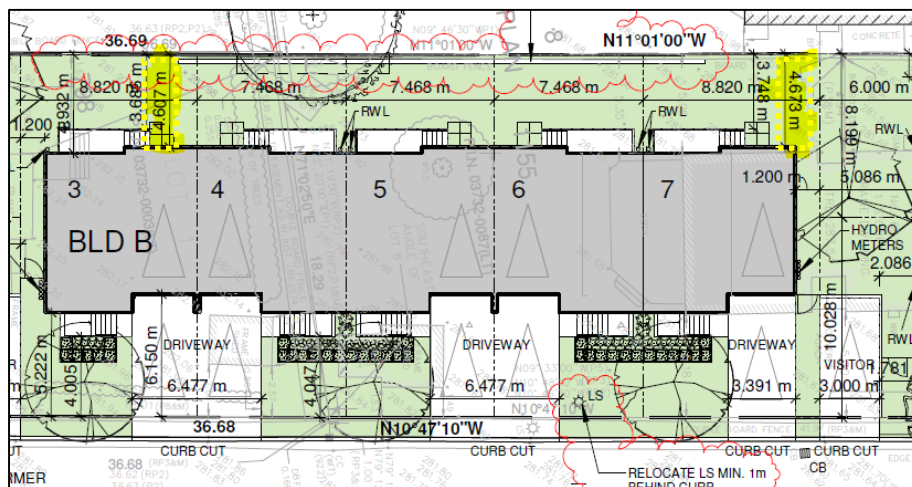
**Figure 7** displayed on the following page shows the proposed rear yard setbacks between Buildings A and B.

**Figure 7: Proposed Rear Yard Setback – Semi-Detached Dwellings**



The proposed rear yard for the townhouse block with frontage on Eastern Gate Crescent is approximately 4.6 metres. The RN4 Zone requires a minimum rear yard setback of 7 metres. See **Figure 8** below.

**Figure 8: Proposed Rear Yard Setback – Townhouse Dwellings**



In Staff's opinion, the amendments being requested are appropriate. The applicant has submitted a grading plan and stormwater management plan which have been reviewed by the Town's Engineering Department that demonstrate that there will be no negative impact to the neighbouring properties.

Additionally, Staff note that in addition to the rear yard amenity space being provided, outdoor balcony space is proposed for each unit which will provide future residents additional outdoor amenity space in addition to the rear yard. With respect to privacy and nuisance concerns – the applicant has proposed mitigation measures through landscaping elements (e.g. trees, plantings, and privacy fencing) that will help to reduce concerns. Staff have proposed Draft Plan Conditions in order to ensure that these landscape design features are appropriately incorporated in the design.

**3.5.2 Site Specific Exception: Building Height**

Amendments have been requested in two of the proposed exception zones to the maximum height regulation. The intent of the maximum height regulation is to prevent privacy concerns from adjacent neighbours and to ensure that proposed development is in keeping with the surrounding neighbourhood’s form and character.

The proposed townhouse units with frontage on Eastern Gate Crescent have requested a maximum permitted height of 11.75 metres, whereas the proposed semi-detached units with frontage on Main Street have requested a maximum permitted height of 12.75 metres. The RN4 Zone permits a maximum height of 10 metres.

Staff note that since the first submission proposal made in April 2022, the applicant has made changes in order to accommodate a gradual height transition throughout the proposed development. Originally, the first submission proposal sought to construct two blocks of townhouses along Eastern Gate Crescent with a height of approximately 12.75 metres. In the most recent and final fourth submission, the proposal reflects a gradual transition in height from Main Street to Loretta Crescent as seen in **Figure 9** and reflected in **Table 5** below.

**Table 5: Height Transition Throughout Development**

Proposed Unit Type/Location	Proposed Height
Semi-Detached Units with Frontage on Main Street	<b>12.75 metres</b> (10 metres permitted)
Townhouse Units with Frontage on Eastern Gate Crescent	<b>11.75 metres</b> (10 metres permitted)
Semi-Detached Units with Frontage on Loretta Crescent	<b>9.98 metres</b> (10 metres permitted)
<b>*Gradual height reduction of approximately 2.77 metres (9 feet) proposed throughout the site</b>	



**Figure 9: Height Transition Throughout Development**

Staff note that the height amendments being requested on the subject property are comparable to what was requested for the adjacent townhouse development located at 6853 Main Street, where approval was received for a maximum height of 13 metres.

In Staff's opinion the proposed amendments to the maximum height regulation on the subject lands are appropriate in context of recent and anticipated development proposed along this portion of Main Street, where trends of building "up" versus "out" have been embraced in order to accommodate denser urban growth. The proposed maximum height of 12.75 metres along Main Street is in keeping with development to the east of the site and encourages a consistent built form along Main Street.

The proposed development across the street on the north side of Main Street (Front Door Development) has been recently approved for Townhouse units with a height of 12.25 metres to 12.5 metres.

By incorporating appropriate design elements, such as landscaping and fence buffers in the rear and side yards, Staff are of the opinion that the proposed development will mitigate privacy concerns for the existing residences located to the west side of the site. Staff have included relevant Draft Plan Conditions to ensure that proposed buffers are appropriately incorporated into the proposed development.

### 3.6 Proposed Draft Plan Application [File No. 19T(W)22.003]

An associated Draft Plan Application (File No. 19T(W)22.003) was submitted with the Zoning By-law Amendment Application (File No. ZBA22.006) in April 2022. The original Draft Plan proposal consisted of one (1) block of ten (10) residential condominium townhouse units.

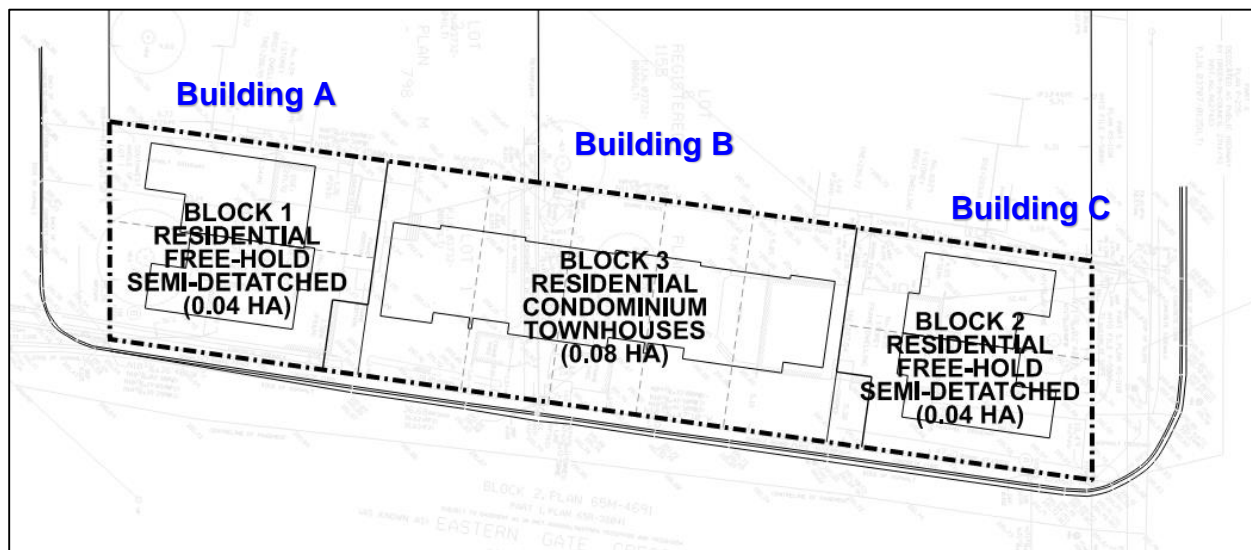
The current Draft Plan submission, received in July 2024, proposes three (3) residential blocks. Block 1 consists of two (2) residential free-hold semi-detached units, Block 2 consists of two (2) residential free-hold semi-detached units, and Block 3 consists of five (5) residential condominium townhouse units.

As the proposed townhouse block is proposed to be condominium ownership, the Applicant will be required to proceed through the necessary planning applications required for condominium approval and for the creation of the lots and common elements.

Staff note that the proposed Draft Plan is technical in nature in order to subdivide the subject lands. No road creation, parks, or other features are contemplated.

Figure 10 displayed below shows an extract of the proposed Draft Plan of Subdivision.

**Figure 10: Proposed Draft Plan of Subdivision**



#### 3.6.1 Conditions of Draft Approval

The final submission materials have been circulated to all statutory and commenting agencies and departments. Many of our agency partners have provided conditions of approval for the Draft Plan of Subdivision.

The following agencies provided conditions to be included in the Conditions of Draft Approval which form **Attachment 3** to this report:

- **Toronto and Region Conservation Authority**
- **Region of York**
- **Enbridge Gas**
- **Bell Canada**
- **Rogers Communications**

### **3.6.1.1 Condition of Draft Approval re: Site Design & Architectural Control**

An associated Site Plan Control Application (File No. SPA22.013) was originally submitted with the Zoning By-law Amendment and Draft Plan of Subdivision applications in April 2022. Staff note that the proposed development is no longer required to proceed through Site Plan Control, as Bill 23, *More Homes Built Faster Act*, removed this process for residential development projects of ten (10) units or less. Because of this, Staff note that the Town's ability to control the architectural features (e.g. colours, materials, styles, etc.) of this proposed development are limited. However, through the associated Draft Plan application, Staff have included applicable Draft Plan Conditions to review and approve design matters such as but not limited to landscape design, architectural design and streetscape of the proposed development.

The applicable Draft Plan Conditions require the applicant to provide Staff with an architectural control and design manual that incorporates requirements and objectives of the Council Approved Community of Stouffville Main Street Built Form and Urban Design Guidelines (2022) into the design of the proposed development. The conditions require the accompaniment of detailed architectural and elevation drawings prepared to the satisfaction of Staff, which visualize the colours and architectural materials that are proposed for the development. Staff note that these shall be sympathetic to the surrounding neighbourhood's character and architectural design.

Draft Plan Conditions also speak to landscaping requirements of the proposed development, noting that a landscape plan must be submitted to the satisfaction of Staff that addresses the need for the following, but not limited to: privacy fencing (including the design and details of), privacy trees, planting details, hardscape design details, and permeable pavers.

In order to ensure the details of the architectural control and design manual and landscape plan are incorporated into the proposed development, the Applicant will be required to have the design consultant who prepared the approved architectural control manual to certify that each residential building permit application is designed in accordance with the said approved manual prior to the building permit being issued by the Chief Building Official.

### **3.6.1.2 Condition of Draft Approval and Holding Provision re: Easement Along and Upon Eastern Gate Crescent**

Staff note that as of the date of this Council Meeting, the Developer has not provided an agreement from the adjacent York Region Common Elements Condominium Corporation (YRCP1745) to the Town, granting permission for the use and access of Eastern Gate

Crescent for the purposes of access for vehicular driveways for the Townhouse block, as well as placement of servicing infrastructure. The necessary easements and any/all agreements with the adjoining YRCP1745, must be in place prior to proceeding with the proposed development and also to demonstrate that there are no impacts to the existing adjacent development with respect to any conflicts with the access and placement of infrastructure upon and along Eastern Gate Crescent.

As such, a Draft Plan Condition have been included that requires the Developer to obtain the necessary agreements with YRCP1745 and required permanent easements from the Committee of Adjustment (Section 53 of the *Planning Act*), for water and sanitary servicing construction and maintenance, as well as for the purpose of providing unrestricted pedestrian and vehicular access and circulation over and upon the private laneway.

Concurrent to the Draft Plan condition, a holding symbol (h-44) has also been included in the Zoning By-law for the proposed RN4(25) Zone with the following condition for removal:

**Conditions for Removing (h-44):**

“That Required agreements and associated permanent easements for water and sanitary servicing construction and maintenance, and unrestricted pedestrian and vehicular access and circulation be provided along and upon Eastern Gate Crescent, as required under Section 53 of the Planning Act, subject to the satisfaction of the Town”.

**3.7 Public Comments**

Since the first Public Meeting held on September 28, 2022, Town Staff have received several written and verbal comments from members of the public and as well as requests for further notice. All comments have been provided to the applicant for consideration.

The following list, while not exhaustive, provides a high-level summary of concerns raised by members of the public with respect to the proposed development:

- Lack of transition to the surrounding neighbourhood with regard to the scale/height of the proposed dwelling units;
- Overlook/privacy concerns to western and southern neighbours;
- Property values decreasing as a result of the development;
- Architectural design is not consistent with the surrounding area;
- Lack of sufficient rear yard amenity space;
- Insufficient parking, given Eastern Gate Crescent is a parking route and no on-street parking will be permitted/available;
- Snow removal logistics;
- Water runoff onto adjacent properties;
- Lack of amenity areas on-site;
- Removal of mature trees

### **3.8 Basis for Recommendation**

The Development Planning Division has no objection to the proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications as discussed in the sections above for the following reasons:

- i) The proposed development will contribute to the Town's goal of creating a range of housing types for future and existing residents of the Town;
- ii) The proposed development provides for gentle intensification of the lands; and
- iii) The proposed development contributes to the overall intensification targets of the Town, projected for the 2051 planning horizon.

### **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 the Provincial Policy Statement 2024;
- ii. The proposed development generally conforms to the Oak Ridges Moraine Conservation Plan;
- iii. The proposed development generally conforms to the Town's Official Plan.

Town Staff are satisfied that the proposed Zoning By-law Amendment and Draft Plan Application represents appropriate planning for the utilization of the lands. Additionally, the subject Applications have fulfilled the requirements for Statutory Public Notice of Complete Application and Public Meeting in accordance with the Planning Act, R.S.O. 1990, c. P. 13.

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

That Council pass the Zoning By-Law Amendment with site-specific provisions for the subject lands and approve the Application for Draft Plan of Subdivision subject to conditions of approval. This option is recommended as the proposed Applications represent good planning and are supportable under Provincial Policy, Regional policy, and the Town's policy framework.

#### **4.2 Option B**

That Council does not pass the Zoning By-law Amendment with site-specific provisions for the subject lands, nor approve the Application for Draft Plan of Subdivision. This Option is not recommended as the proposed Applications represent good planning and are supportable under Provincial Policy and the Town's policy framework. If Council chooses this Option B, upon receipt by the Town of a Notice of Appeal to the OLT, Council may consider directing the Town's Chief Administrative Officer to bring a report forward to Council so that Council may provide direction to Staff on responding to the OLT Appeal.

## 5. Financial Implications:

None.

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

See section 3.4 above in the report.

## 7. Communication:

- Statutory notification requirements completed in accordance with the requirements of the Planning Act.
- Council Agenda circulated to interested parties in advance of Council Hearing.
- Notice of Decision to be circulated as per 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 – Draft Plan dated September 13, 2023 prepared by Weston Consulting

Attachment No. 3 – Draft Plan Conditions dated October 23, 2024

Attachment No. 4 – Site Plan

## 10. Related Reports:

[Report DS-062-22 – Public Meeting Report – Applications for Draft Plan of Subdivision, Zoning By-law Amendment, and Site Plan Approval at 6835 Main Street and 447 Loretta Crescent \[19T\(W\)022.003, ZBA22.006 & SPA22.013\]](#)

[Report DS-044-24 – Public Meeting Report – Proposed Zoning By-law Amendment Application at 6835 Main Street & 447 Loretta Crescent for Elite Class Developments \(File No. ZBA22.006\)](#)

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