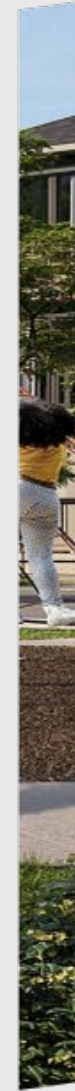




6835 Main street and 447
Loretta Crescent

By: Heather Lind



WHAT IS THE POINT OF ZONING BY-LAWS ANYMORE???

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

- Have we considered approaching the developer to try 4 townhome units instead of 5 in order to meet the minimum lot area?
- If we approve a rear yard of 4.6M, when by the zoning laws it should be 7M, whats the point to have zoning by-laws? Our concern is that there are balconies in the rear yard that protrude into this 4.6M and are 18'-0"+++ of the ground
- Rear yard of 6M was approved for Stateview townhomes where it backs onto an adjacent property.
- Why are we approving height increases based on homes more then 9M away and not that of adjacent properties?
- Developer still does not have access to the private laneway on Eastern Gate Crescent for the proposed townhomes and that would be step one in planning as it is not a guarantee.

WHAT IS THE POINT OF ZONING BY-LAWS ANYMORE???

Page 13 and 14 of the Council Report

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

Page 13 of 22

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

- If we approve a rear yard of 2M – 5M, when the zoning by-laws is 7M, what’s the point to have zoning by-laws?
- Rear yard of 6M was approved for Stateview townhomes where it backs onto an adjacent property.
- Why is it necessary to approve a 12.75M high semi-detached dwelling unit, when the adjacent property to it is a single storey bungalow?
- The Front Yard on Loretta Crescent has a bare minimum of 3.01M set back when the zoning by-law stipulates 3.0M – 7.5M front yard set back. The sheer mass and volume of this structure will be a brick wall as it sits proud of the adjacent home by 16’-0”.
- The style does not compliment that of any adjacent homes on Loretta Crescent or Main Street.
- We had asked and recommended using softer roof lines to compliment the adjacent homes. Plus, flat roofs are more expensive to construct and maintain than standard sloped roofs.



- Page 8 of 22 “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.”

January 31, 2024 Public Meeting: Recommendations were provided that increased density, provided character that was conducive to the surrounding community and allowed for future growth or potential in-law suites etc with minimal variance applications. These recommendations were provided based on the roadway access that the Developer currently has access to.

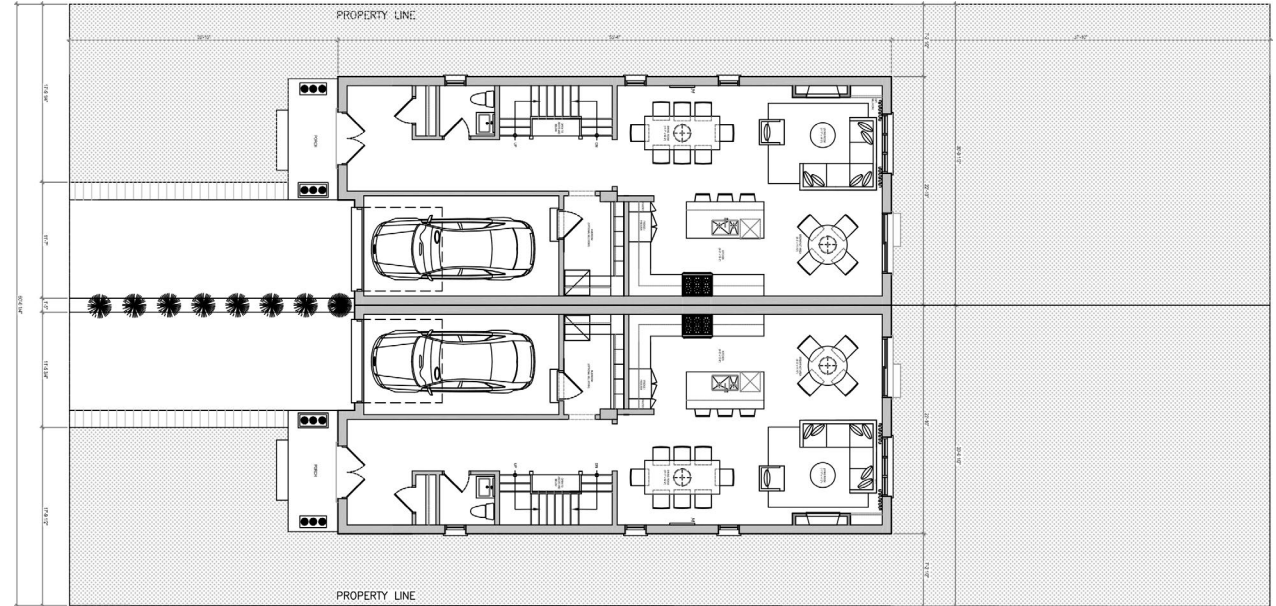
Personal Recommendations:

Fewer Variance applications required on your lots while still increasing density.

- 6 Townhomes (3 per lot)
- Optional basement below grade
- Potential for rear yard garages or street facing garage design for future growth
- Does not need to exceed 10M in height
- Placement of new townhomes does not need to sit proud of adjacent properties
- Avoid removal of many of the existing mature trees that provide privacy to our homes from Main & Co.



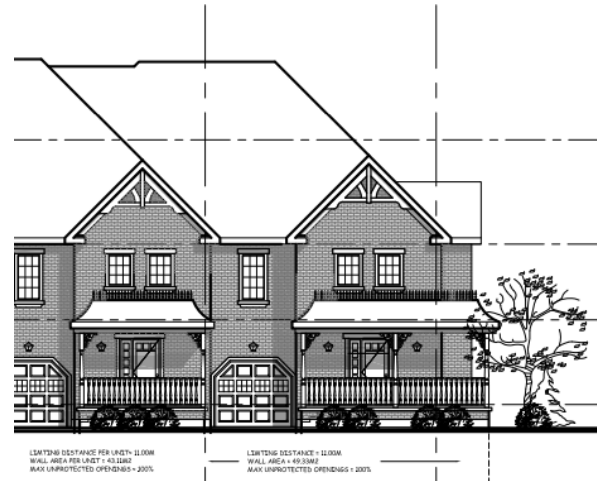
September 2022 Public Meeting: Recommendations were provided that increased density, provided character that was conducive to the surrounding community and allowed for future growth or potential in-law suites etc with minimal variance applications. These recommendations were provided based on the roadway access that the Developer currently has access to.0



- Do not need to apply for variances
- Larger Interior & Exterior Square Footage
- Interior Layout is more functional for growing families
- More esthetically appealing to existing mature neighborhood



6052 MAIN STREET
Proposed Townhouse dev.



6460 MAIN STREET
Proposed Townhouse dev.



6461 - 6468 MAIN STREET
Proposed Townhouse development



6835 MAIN STREET
Proposed Townhouse & Semi-detached dev.

WEST



EAST



MAIN STREET SOUTH SIDE – STATEVIEW Existing Townhouse dev.



MAIN STREET NORTH SIDE – CAM FELLA Proposed development

THANK YOU

Heather Lind
DiplD, NCIDQ Certificate No. 026329,
ARIDO, IDC, ASID

REFERENCE:
Mayor's Minute April 2023

- “Infill development” redevelopment of an existing site to increase density.



- Builds need to reflect the heritage of Stouffville and it's surrounding environment.

- Fit the character of our existing community

- Infill development” redevelopment of an existing site to increase density