

**PLANNING JUSTIFICATION REPORT
Proposed 9 Unit Townhouse Project
ZBA and SPA Applications
6460 Main Street, Stouffville**

**Prepared for:
2426009 Ontario Ltd.**

**Prepared by:
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Figure 1 - Proposed Site Plan and Building Plans

Figure 2 - Official Plan Land Use Plan

Figure 3 - Photos of Area Homes

Figure 4 - Zoning Map

1.0 Introduction

Alcorn & Associates Limited have been retained by 2426009 Ontario Ltd. with regards to a proposed 9 unit condominium townhouse development located at 6460 Main Street in Stouffville. Complete applications for Zoning By-law Amendment and Site Plan Control Agreement have been submitted to the Town respecting the proposed development for the subject property.

The subject property is described as Lot No. 30 and Part of Lot 31, Registered Plan No. 230. The property is approximately 2468m² in area and is located on the north side of Main Street just west of Baker Street in the former Village of Stouffville. The lot has a frontage of 29m with an existing driveway to Main Street. The property is vacant of buildings, formerly containing a single family residence and a car garage. The site is gently sloping from north to south and all storm water runoff will be directed to the Main Street storm sewer system pursuant to existing storm and sanitary laterals.

A Pre-Application consultation meeting was undertaken in 2016 and Town comments were issued by a letter dated December 13, 2016.

The site is currently zoned Residential (R2) in the Town of Whitchurch-Stouffville Comprehensive Zoning By-law No. 2010-001-ZO. The property is located in the "Main Street Special Policy Area" of the Community of Stouffville Secondary Plan where townhouse residential development is permitted subject to specific policies and criteria. The property lies just two properties east of the St. James Presbyterian church which is the eastern edge of the Commercial (CMI) zone and the 'Community Core Area'.

2.0 Site Description and Surrounding Land Uses

2.1 Existing Topography and Vegetation

The property is a former residential lot, now vacant, that gently slopes from the north limit in southerly direction to the Main Street road allowance. The property does not contain any trees, although there are mature hedgerow trees on the eastern, north and west boundary.

2.2 Surrounding Land Uses

The subject property is within an existing residential area with residential homes abutting to the east, north and west. A church is situated further west. Residential homes are situated south of Main Street, where residential redevelopment is proposed.

2.3 Built-Form Character Of Surrounding Area

The built-form character of the area is low density residential dwellings. Those fronting Main Street are older (circa 1900), with newer subdivision homes (circa 1950) situated to the north, with circa 1930 homes on Baker Street and further to the east. To the south of Main Street homes are circa 1900 homes, with some “heritage” homes, with most homes being of metal siding versus brick character homes. Several lots are vacant of buildings in preparation for re-development.

2.4 Views and Vistas To and From The Site

There are no notable views and vistas from the site except to the south is a recently reconstructed Main Street with a pedestrian sidewalk on the north and south, with older dwellings along the southern side of Main Street, some being subject of re-development and intensification applications pursuant to the Community of Stouffville Secondary Plan. Some recent demolition indicates an area in transition to re-development as proposed by the Secondary Plan.

2.5 Existing Transportation Network

The property fronts Main Street, a two lane arterial road extending through the Community Core Area. Pedestrian sidewalks provide access to shopping, parks, recreation facilities and the GO transit service. There is Region bus service along Main Street.

3.0 The Proposal

- 3.1 A small 9 unit townhouse development on private condominium street is proposed for the subject property. Refer to **Figure 1** for the site plan and building plans. At the outset of the planning consultation process, a single townhouse block was proposed and discussed with the Town planning staff. Planning staff requested that the urban-form be revised to consist of two townhouse blocks, which are now proposed. The southerly Block is five units and a northerly Block is four units. The proposed two storey townhouse units face to the west along the proposed private driveway that accesses Main Street. Each unit contains a single car garage. A central common recreation area is proposed with visitor parking and for snow storage.
- 3.2 The proposed townhouse development design was influenced by the Town Official Plan “Heritage Area” designation (Policies 12.7.3, 12.7.4), the “Main Street Special Policy Area” designation (Policy 12.7.4) and the “Existing Residential Area” designation (Policies 12.7.5, 12.4) where medium density residential townhouse dwellings are permitted uses by the Community of Stouffville Secondary Plan.
- 3.3 The subject property is located within the “Residential Intensification Area” for Eastern Main Street, as shown on Figure 1.2.3 of the Community of Stouffville Residential Intensification Urban Design Guidelines. Refer to **Figure 2**. Within this designation re-development and intensification to compact and higher density housing permits townhouse development of 2-3 storey buildings.

3.4 An application for zoning by-law amendment is submitted to request a change from a “R2-Residential 2” zone to an “R4-Residential 4” zone to permit the 9 townhouse dwellings on a private condominium street.

3.5 An application for Site Plan Control Agreement has been submitted.

3.6 Statistical Summary Table

Site Area	2468.03m ²
Ground Floor Area	750.71m ²
Second Floor Area	750.71m ²
Garage Area	165.71m ²
GROSS Floor Area	1335.71m ²
Front Porch Area	58.39m ²
Rear Porch Area	21.15m ²
Building Area Including Porches	830.25m ²
Lot Coverage	33.64%
Building Height	9.21m
Number of Bedrooms per Unit	3
Unit Floor Area	148.41m ²
Residential Density	27.4units/ha
Parking:	
• 2 car spaces per unit	18
• plus 0.25 visitor car spaces	3
– 2.75m x 5.50m/space	
– 3.40m x 5.50m barrier free plus 1.5m aisle	
• bike space in each garage	9
Impervious (driveway, pavers, curbs)	1556.8 m ²
Pervious (grass) area	911.3 m ²

4.0 Urban Design Plan

4.1 Design Rationale

The Secondary Plan (Official Plan) for the Community of Stouffville encourages re-development intensification, and particularly, medium density townhouse development projects along Main Street east. This area is designated “Heritage Area” where the design of new development is to be compatible with existing heritage dwellings and buildings. Section 12.7.5.3ii), Land Use Policies, requires the submission with site plan application of:

“an urban design plan for the site and surrounding lands within 45 meters/145 feet which includes information on how the proposed development will be integrated with the existing built form on adjacent lands and the streetscape”.

The purpose of this urban design plan is to identify the character of the neighbourhood adjacent to the proposed development to ensure the new use is reflective of, and sympathetic to, the existing built-form of the neighbourhood and that there is conformity with the Community Character Strategy policies of Section 12.4.

The Guidelines identify that in the “Eastern Main Street” *townhouses may be appropriate to provide compact, higher density housing and may provide transition between low density/low rise housing and more intense forms in the Community Core.*

The proposed townhouse development conforms to “Section 3.2 Townhouses” of the Guidelines, as follows:

- comprises a continuous row of units along a driveway street with a two storey built-form with peaked roofs, front entrances facing to the driveway, with repetitive building elements, entrance doors, garage doors, windows, porches
- two separate building blocks of 5 and 4 units each, with similar building elements
- 6.0m back yards are provided, with a general minimum back yard amenity area of a minimum 39m² for each unit. A common amenity area of 334m² provides additional amenity area for a total amenity area equivalent of 76m²/unit
- the southerly end unit siding onto Main Street provides porch, dormer and window treatments to augment the proposed streetscape design elements, including a landscaped address signage feature
- the rooflines are typical two storey traditional peaked roofs of similar form to area homes, with proposed building height of 9.21m consistent with existing rooflines in adjacent areas

The *Eastern Main Street* area, within which the subject property is situated, lies east of the Community Core historic business area. This Eastern Main Street area is planned for residential intensification and re-development, which would support the area commercial businesses. There are planning applications currently before the Town. One is to the west of Presbyterian Church, another is on the south side of Main Street opposite the subject property, where townhouses are proposed.

4.2 Scale, Height and Massing

The proposed scale, height and massing of this 9 unit townhouse development provides intensification of the urban built-form consistent with Provincial, Region and Town

policy objectives. The proposed scale, height and massing is compatible with the scale, height and massing of the neighbouring low density homes, where most homes are two storey heights, with similar lot coverage.

4.3 Building Façade - Architectural Style Features, Expression Fit Into Heritage Area

The proposed built-form consisting of two storey dwellings, with red/brownish “antique” brick exteriors, grey/driftwood asphalt pitched roofs, single car garage, with traditional window treatments, gables and entry architectural features and covered porches are reminiscent of Victorian design elements typical to heritage homes in the area. The proposed design is generally consistent with the scale, height and massing of homes within the prescribed 45m surround-area, and along Main Street and Baker Street.

It is noted many of the neighbouring homes have been modernized with exterior siding materials over the circa 1900 frame exteriors. There are more recent homes of contemporary design with brick exteriors, particularly in the adjacent subdivision to the north outside the Main Street “heritage area”.

The two properties to the west of the subject site are small homes with modernized “cottage” character. Further west is the Presbyterian Church red brick structure of circa - 1990 architecture. The house abutting to the east of the subject site is an older two-storey frame, with similar two storey dwellings over to Baker Street, being on the outer perimeter of the prescribed 45m surround-area. Existing older homes along the west side of Baker Street consist of one and two storey older frame dwellings.

4.4 Compatibility with Main Street

The subject property is vacant of buildings. Years ago, an old frame dwelling was demolished. The proposed townhouse development will improve the streetscape of Main Street by the addition of “heritage” styled re-development. The design elements for this development are compatible with existing variety of built-form in the area and conforms to the “heritage” policies and intent of the Town Official Plan.

4.5 Sustainable Design Features

The proposed small scale development has been designed to conform to the intent of the “Sustainable Development” policies for “major new development” in Section 12.5.b of the Official Plan. In particular, the design provides for:

- healthy and efficient living environment with natural gas hi-efficiency furnace, air-conditioning and window opening capability, ensuring energy consumptive efficiency and reduction,
- this “infilling” development is supportive of available area bus and GO transit lands,

- the development provides connectivity with the Stouffville road system, cycling routes and sidewalk system, with access to nearby parks and open spaces.

5.0 Technical Support Studies

The following technical support studies and plans are provided with the ZBA and SPA applications in accordance with the Town letter of December 13, 2016 respecting the Pre-Submission Consultation Meeting held on November 23, 2016. The studies and plans address typical Town requirements and policy conformity with the Town Official plan/Secondary Plan for the Community of Stouffville.

5.1 Servicing and Grading Plan - by AME-TECH Engineering, revision dated March 2024

The Servicing and Grading plan proposes servicing of the site to be graded away from neighbouring properties with stormwater conveyed to the recently constructed Main Street storm sewer system, with connection to water and sanitary services.

5.2 Erosion-Sediment Control - by AME-TECH Engineering, revision dated March 2024

The erosion-sediment control plan is to provide site perimeter sediment control to protect neighbouring properties and the Main Street storm sewer system during construction of site services, dwellings and grading.

5.3 Stormwater Management Design Brief - by AME-TECH Engineering, revision dated November 2023

The stormwater management design brief provides sizing for storm events to maintain the present water balance site characteristics, best management practices, and measures to protect neighbouring properties and municipal services in accordance with Town engineering standards.

5.4 Geotechnical Investigation - by Soils Engineering, revision dated August 2022

The geotechnical investigation identifies sub-surface soil conditions and recommendations for foundation design, engineered fill, underground services, backfilling, hard and soft finished surfaces, pavement design and excavation for the development.

5.5 Water Balance - by Gaman Consultants Inc. dated April 23, 2023.

The water balance has been addressed and shows a deficit in infiltration after development which is a common occurrence. This area of Stouffville is situated within a broad groundwater discharge area and this should preclude need to mitigate infiltration.

5.6 Site Plan, Floor Plans, Building Elevations - by Arrowsmith and Associates, dated May 2020. The Site Plan has been revised and dated November 1, 2021 to revise the entrance radii and sidewalk, to add address and SPA number, labelling all radii, shown stop sign and fire route/no parking signage.

5.7 Construction Management Plan - by NexTrans Consulting Engineering, dated July 2020.

The construction management plan provides a plan for ingress/egress construction access to Main Street, with appropriate signage, including provision for temporary construction worker parking at the church parking area to the west by agreement. Town comments require the addition of new “warning signs” on the plan. It is requested this revised plan be deferred to the building permit application pursuant to the Planning Act changes.

5.8 Environmental Noise Feasibility Study - by Valcoustics Canada, dated June 5, 2018.

The environmental noise study provides for the development to achieve a suitable acoustical environment and to meet the MOE noise guideline requirements, requiring minor refinements to address the Town 1st Submission comments. It is requested that this revised report be deferred to the building permit application.

5.9 Electrical Site Plan and Details - by HAVA Engineering Ltd, dated April 2019

The electrical plan recommends appropriate residential light standards, luminaire details and locations within the development, requiring minor refinements to address the Town 1st Submission comments. It is requested that revised plan be deferred to the building permit application.

5.10 Landscaping Plan and Details - by MDP Landscape Consultants, dated February 2020

The landscape plans propose landscaping elements and planting materials for the development with enhancements adjacent to the Main Street frontage.

The Town comments request seven pages of revisions to the landscaping plans. We request that these landscaping planting revisions be deferred to the building permit application.

6.0 Planning Policy and Regulatory Context

6.1 Official Plan

The Community of Stouffville Secondary Plan applies to consideration of the proposed development and planning applications.

The applicable policies and land use designations of the Heritage Area (12.7.3, 12.4), the Main Street Special Policy Area (12.7.4) and the Existing Residential Area (12.7.5, 12.4) apply, which are shown on Schedule “F” the Land Use and Transportation Plan attached as **Figure 2**.

Section 12.7.5.2 states that proposed medium density residential uses limited to townhouse dwellings are permitted in the Existing Residential Area for re-development and intensification. Proposed re-development is required to demonstrate a design that is compatible with the neighbourhood character, which has been provided for the subject property by the submitted materials.

6.1.1 Heritage Area Policy (Section 12.4)

The subject property lies within the “Heritage Area” designated on Schedule ‘F’, the Land Use and Transportation Plan of the Community of Stouffville Secondary Plan attached as **Figure 2**. Within the Heritage Area, the applicable policies are to protect the character of the community. Section 12.4.3iii applies to enable the Town to review all development applications to ensure the following elements of community structure and character for the general area are maintained:

a) the pattern of street and lots;

The proposed development fronts on Main Street, as does the “Heritage Area” designation, where the development proposes to maintain the general pattern of streets intersecting onto Main Street. The proposed private street allows for off-street units, entrances, garages and reduces access driveways to Main Street.

b) scale of development with respect to height and massing of buildings;

The proposed two storey townhouse dwellings are similar in height and massing of neighbouring dwellings and propose traditional architectural details complementary to maintaining the Main Street heritage character.

c) siting of buildings in relation to the size and configuration of lots;

The proposed townhouse infill project, currently vacant property, is a permitted use in the Heritage Area. The siting of the proposed townhouse buildings is a function of site planning and orientation based on the size and orientation of the property boundaries to design the townhouse permitted uses.

d) the nature of the Main Street streetscape;

The objective is the maintaining of the Main Street streetscape and character. This is achieved and enhanced by the applicants proposed heritage themed development, through preserving a 15m structural setback of proposed buildings from the centerline of Main Street, sodding to the new Town sidewalk, provision of landscape planting treatments along the street frontage, with the provision of a

6.50m wide asphalted and curbed private driveway fronting the proposed 9 units and individual on-site garages.

This proposed new development as demonstrated by the site plan, landscape plans and building elevation plans, provides for a complementary infill project which conforms with the Section 12.4 Heritage Area policies. The project is to be subject of site plan control and a site-specific zoning by-law amendment that will conform with Section 12.4.3iii.

6.1.2 Main Street Special Policy Area (Section 12.7.4)

The subject property lies within the “Main Street Special Policy Area” designation of the Land Use Plan (**Figure 2**), wherein the goal is to preserve the facades of existing buildings and to enhance the landscaping fronting Main Street. The subject property is vacant of existing buildings and facades for preservation. For the reasons outlined in Paragraph 6.1.1, the proposed building design with Victorian elements, and the landscaping, will enhance the Main Street character, and conforms to the Section 12.7.4 intent.

6.1.3 Existing Residential Area (Section 12.7.b, 12.4)

The subject property lies within the “Existing Residential Area” designation of the Land Use Plan (**Figure 2**) which broadly includes the older established area of the Community of Stouffville. Section 12.7.5.1 states the purpose of the policies is *to guide development and re-development to ensure new uses ... in a manner generally compatible with existing character and density*.

Section 12.7.5.2 states the permitted uses in the Existing Residential Area designation include:

- i. “low density residential uses
- ii. medium density residential uses limited to townhouse dwellings and low rise apartments where it is demonstrated that the proposal is designed in a manner compatible with the character of the neighbourhood. Generally these types of dwellings will be directed at the edge of neighbourhoods typically fronting onto or adjacent to collector/arterial roads;”

The proposed development and permitted townhouse dwellings conform with the applicable Section 12.7.5.2 policies.

Section 12.7.5.3 states that all new development shall conform with the applicable policies of this Plan, and particularly the Community Character Strategy policies of Section 12.4. The applicant is required to submit an Urban Design Plan for the site and surrounding lands within 45m, which is contained in Paragraph 4.0 of this report.

In conclusion, the proposed development conforms to all the relevant policies of the Secondary Plan as discussed above, and as such, the proposed development will ensure the character of Main Street is maintained.

6.2 Zoning

The subject site is zoned "R2-Residential 2" by Town of Whitchurch-Stouffville Zoning By-law No. 2010.001.ZO. It is proposed to rezone the site to "R4-Residential 4" that permits "townhouse dwelling" uses. Refer to **Figure 4** for Schedule 48, the applicable zone map.

7.0 CONCLUSIONS

1. The proposed 9 unit townhouse development conforms with the policies of the Town Official Plan's Secondary Plan for the Community of Stouffville for this Main Street "Heritage Area".
2. The proposed Site Plan together with the supportive building elevations, engineering servicing, grading and erosion/sediment control plans, stormwater management plan, geotechnical, water balance and other supportive materials, have addressed the comments of the Town peer-review.
3. Comments 1.9 (Noise), 1.27 - 1.29 (Lighting and Photometrics Design), 1.26 (Construction Management Plan) and 1.34 (Landscaping cost estimate and planting details) should be finalized and submitted at the building permit application.

Respectfully submitted
ALCORN & ASSOCIATES LIMITED



Randy Alcorn
President

cc: Terry Shim, 2426009 Ontario Ltd.

