



June 17, 2025

Hena Kabir, Manager  
Development Planning, Development Services  
111 Sandiford Drive, Stouffville  
Ontario L4A 0Z8

Dear Hena,

**Re: Applications for Official Plan and Zoning By-law Amendments  
5688 Main Street – Stouffville, ON**

Further to our initial submission, ongoing discussions with staff and Council, please find attached a revised application for Official Plan and Zoning By-law Amendments for the above noted subject lands.

### **Revised Development Concept**

While the overall massing, height and density generally remains the same as the initial application, some minor changes have been made to the proposal to address comments received. The new relevant stats are noted below:

<b>Performance Standard</b>	<b>Original Application</b>	<b>Revised Application</b>
Storeys	13 storeys	12 storeys
Number of Units	254	220
Gross Floor Area	20,276 sq.m	20,174 sq.m
Floor Space Index	5.04	5.02
Parking	281 spaces (1.11 per unit)	286 (1.30 per unit)
Indoor Amenity Space	332 sq.m	298 sq.m

### **Planning and Urban Design**

- The front yard setback has been reduced from 4m to 3m to bring the ground floor retail uses closer to the street. A 3m setback also allows for a balanced streetscape approach, that includes landscaping.
- A larger landscape buffer has been provided along the north property line. The distance between the property line and the ramp to the underground parking has increased from 2m to 4.5m. It is acknowledged that this change has been incorporated as a result of an on-going legal matter between my client and the owner of 42 Palmwood Gate. While we do not agree with their claims of 'adverse possession', and that is being dealt with by lawyers, we have effectively designed around the issue so that regardless of the outcome of that legal process, it will not impact the proposed design in any way.
- The built form has undergone a minor change in orientation. While the previous design included the portion of the building above the podium in a diagonal orientation, the revised design now maintains a more L-shaped orientation. This ensures more massing and building presence at the corner of Main Street and Palmwood Gate.
- More surface parking has been introduced at grade where possible to continue to increase the parking supply.

I trust the above to be to your satisfaction. Should you have any questions, please do not hesitate to contact me.

Thank you,

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**M. BEHAR PLANNING & DESIGN LTD.**

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A handwritten signature in black ink, appearing to read 'Chris Pereira'.

Chris Pereira, MCIP, RPP  
Principal, M. Behar Planning & Design Limited