

Welcome!

Westfield Estates Land Use Study

We'll get started shortly...

Meeting Agenda

6:00pm - 6:15pm - Arrive and sign-in

6:15pm - 6:50pm - Presentation

6:50pm - 7:05pm - Q&A

7:05pm - 7:35pm - Small group discussions

7:35pm - 7:55pm - Share back and broader group discussion

7:55pm - 8:00pm - Closing Remarks

Westfield Estates Land Use Study

Land Use Plan Options

Community Engagement No.2

March 18th, 2025

Meeting Goals

1. Provide an **update** on the Westfield Estates **Land Use Study**
2. Build a common understanding of the **purpose and intent of the Land Use Study**
3. Present and discuss **three draft Land Use Options**
4. Gather **input** from members of the **public** to support a **final recommended Land Use Plan**



Agenda

1. Welcome

- Welcome, introductions and housekeeping (5 minutes)

2. Presentation

- About the Westfield Estates Land Use Study (10 minutes)
- Land Use Plan: Three Options (15 minutes)



3. Open Q&A (15 minutes)

- This will be your opportunity to ask questions to the project team.

Agenda

4. Small group discussions (30 minutes)

- This will be your opportunity to have deep-dive conversations with the project team and other residents.



5. Share back and reflections (20 minutes)

- This will be your opportunity to share your thoughts and feedback with everyone in attendance tonight.

5. Next steps and concluding remarks (5 minutes)



Code of Conduct

Show Respect

- Be courteous and show respect to others. Please do not interrupt other participants who are speaking.
- Derogatory comments based on gender, race, ethnicity, financial status, religion, sexual orientation, age or physical ability will not be tolerated.



Get involved

- Participate as much as you feel comfortable participating.
- Please be conscious of not taking up too much space in the discussion and allowing time for others to speak.



Active Listening

- Listen attentively and strive to understand alternative viewpoints.
- Please respect and be kind to others who may not share the same opinion, perspective or experience as you.



Project Team

Town Staff

Meaghan Craven – *Manager Policy Planner*

Randall Roth – *Senior Policy Planner*

Taylor LaPlante – *Planning Data Analyst*

Glenn Jackson – *Facilitator*

Cassandra Papas – *Facilitator*

We are also joined today by other members of the Town Staff and members of the consultant team to support facilitation

Consultant Team

Ute Maya-Giambattista – *Principal, Urban Design*
B.Arch, MPL, RPP, MCIP, LEED AP

Cameron Parkin – *Associate, Urban Design/ Analytics*
BAS, MArch

Cecilia Jimenez – *Urban Designer*
B.Arch, MSc

Stephanie Stanov – *Engagement Specialist*
BA, MA

Kenishaa Katyal – *Urban Designer*
BAS

02 Project Purpose & Process

Project Purpose

The Westfield Estates Land Use Study was **initiated by the Town** of Whitchurch–Stouffville based on existing and anticipated development pressure in this neighbourhood to **help evaluate potential future planning applications** in a coordinated manner.

This study is key to ensuring that potential new development complements the unique character of the area and that there is **adequate provision of infrastructure, community services, facilities and parks** for existing and future residents.

A Land Use Study is particularly important for Westfield Estates because of:

- **Servicing**
- **Parks**
- **Green infrastructure**
- **Housing**

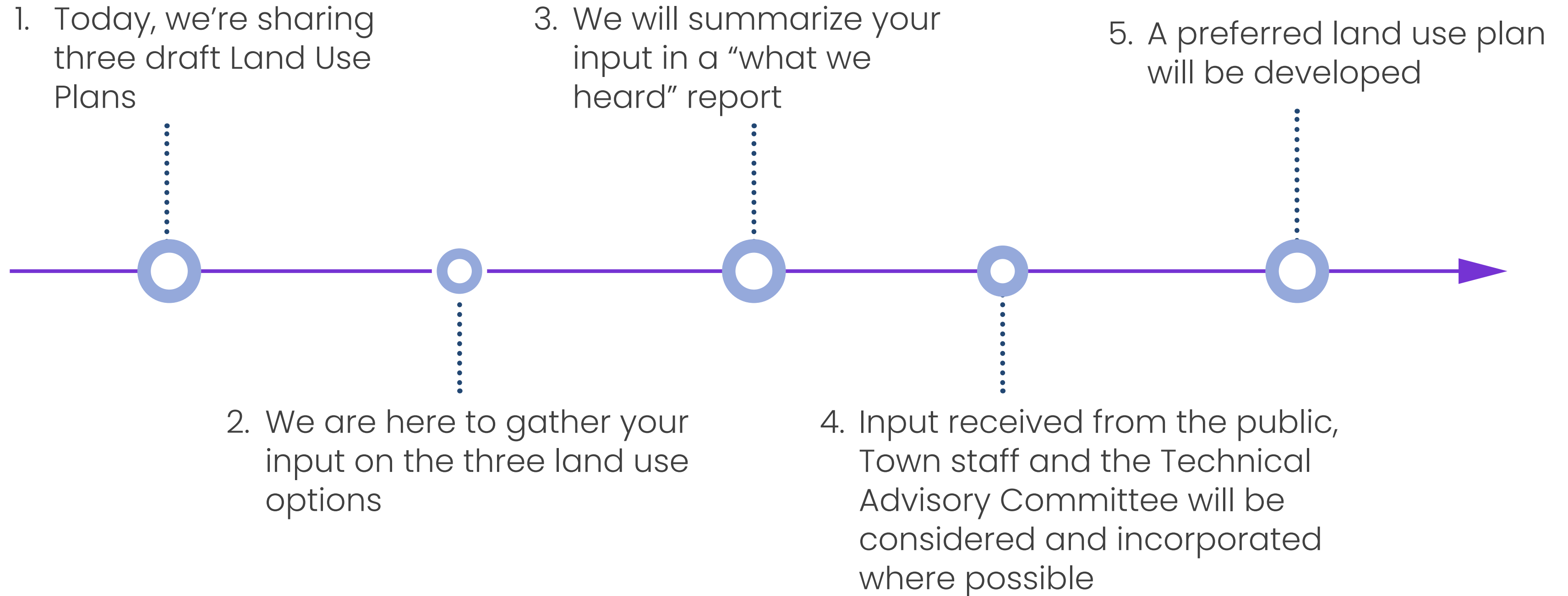
Project Timeline



What We've Heard, so far

- There are **diverging perspectives** on the future of Westfield Estates (in support of and against community change)
- There is a **need for ongoing maintenance and investment** in new infrastructure and servicing
- There are many **requests to protect existing mature trees** and **natural features** in Westfield Estates
- There is a **desire to see enhanced connectivity** through improved road and active mobility pathways to create more accessible connections
- There are **concerns about the potential for disruption** of **existing neighbourhood** character

How is Feedback Incorporated?

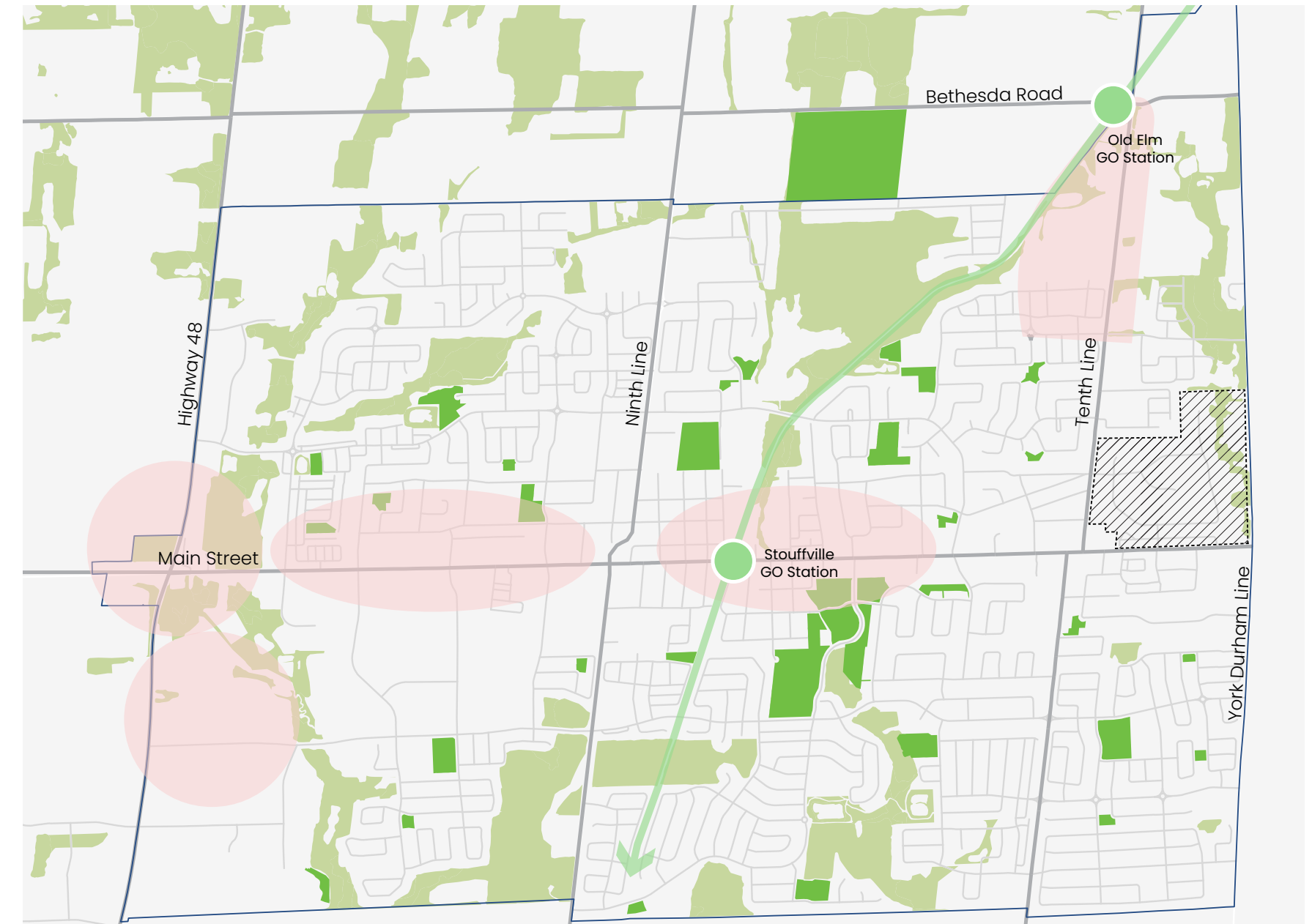


03 Context

Westfield Community Context

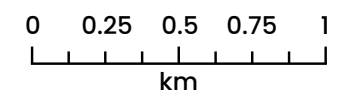
The Westfield community is:

- Located at the eastern edge of the Town
- Close proximity to Downtown Main Street and Stouffville and Old Elm GO Stations
- Characterized by:
 - **large (deep) lot sizes**
 - generous areas of mature tree canopy
 - **ample greenspace** for personal use
 - **a rural street cross section**
 - **private sanitary system**



Legend

- | | |
|------------------------------|------------------------|
| Study Area Boundary | Municipal Parks |
| Secondary Plan Area Boundary | Natural Open Space |
| GO Line | Strategic Growth Areas |
| GO Stations | |

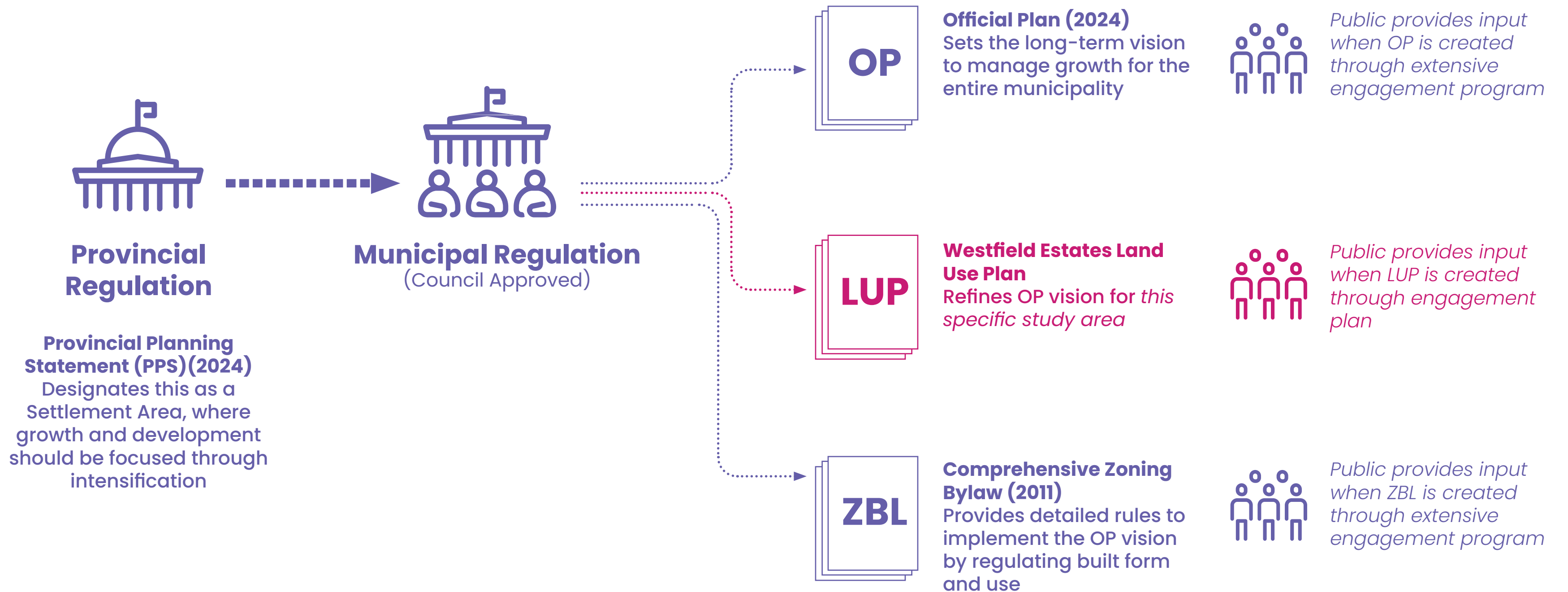


Land Use Study outcomes

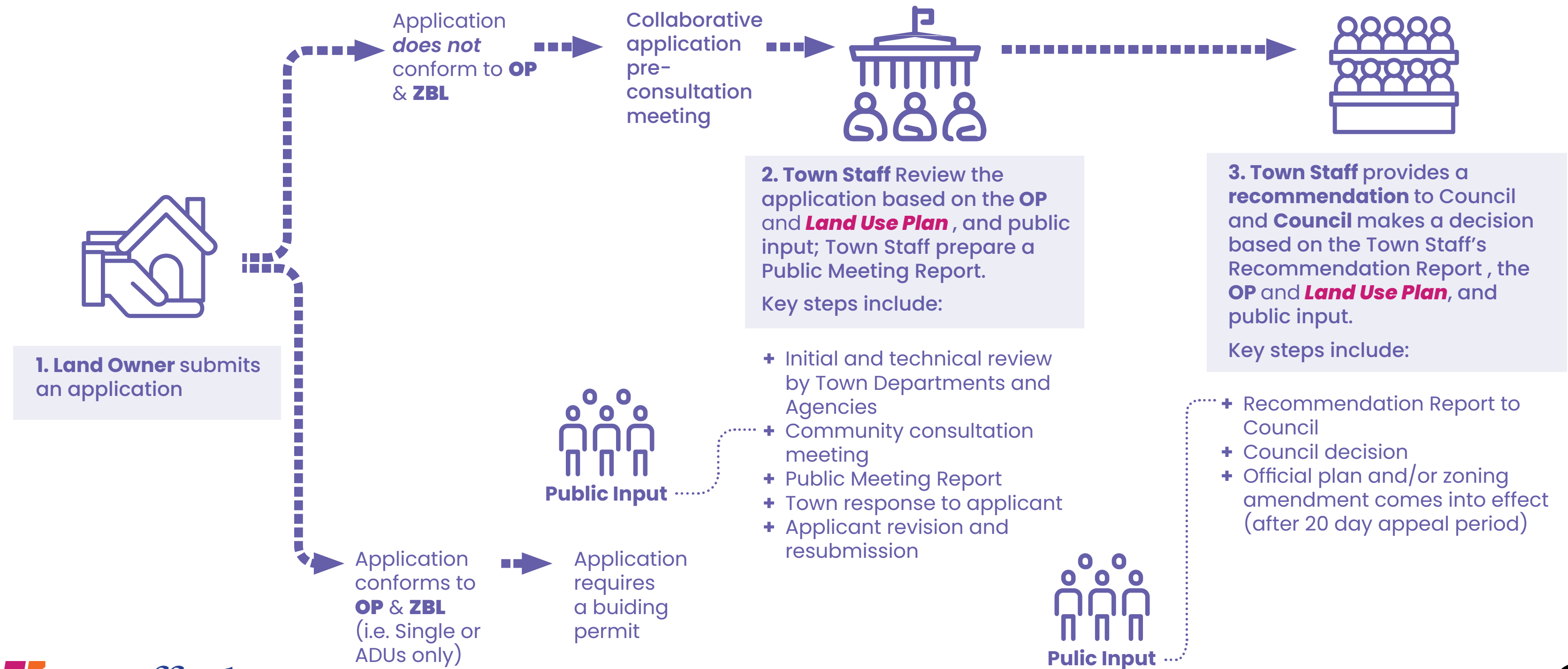
This study will:

- Establish **recommendations for:**
 - **The use, density, siting and mass** of potential long-term development (30+ years)
 - Future **servicing** requirements
 - Additional **park space** and **trails**
 - Evaluating potential future development applications
- **Reinforce a neighbourhood structure** that builds on the existing **commercial node** at Main Street and Tenth Line
- Introduce an **interconnected walkable open space** system
- Explore opportunities for **new municipal parks**, enhanced pedestrian **mobility**, and **protection of natural features**

Understanding Land Use Planning Regulation



Understanding The Development Approval Process



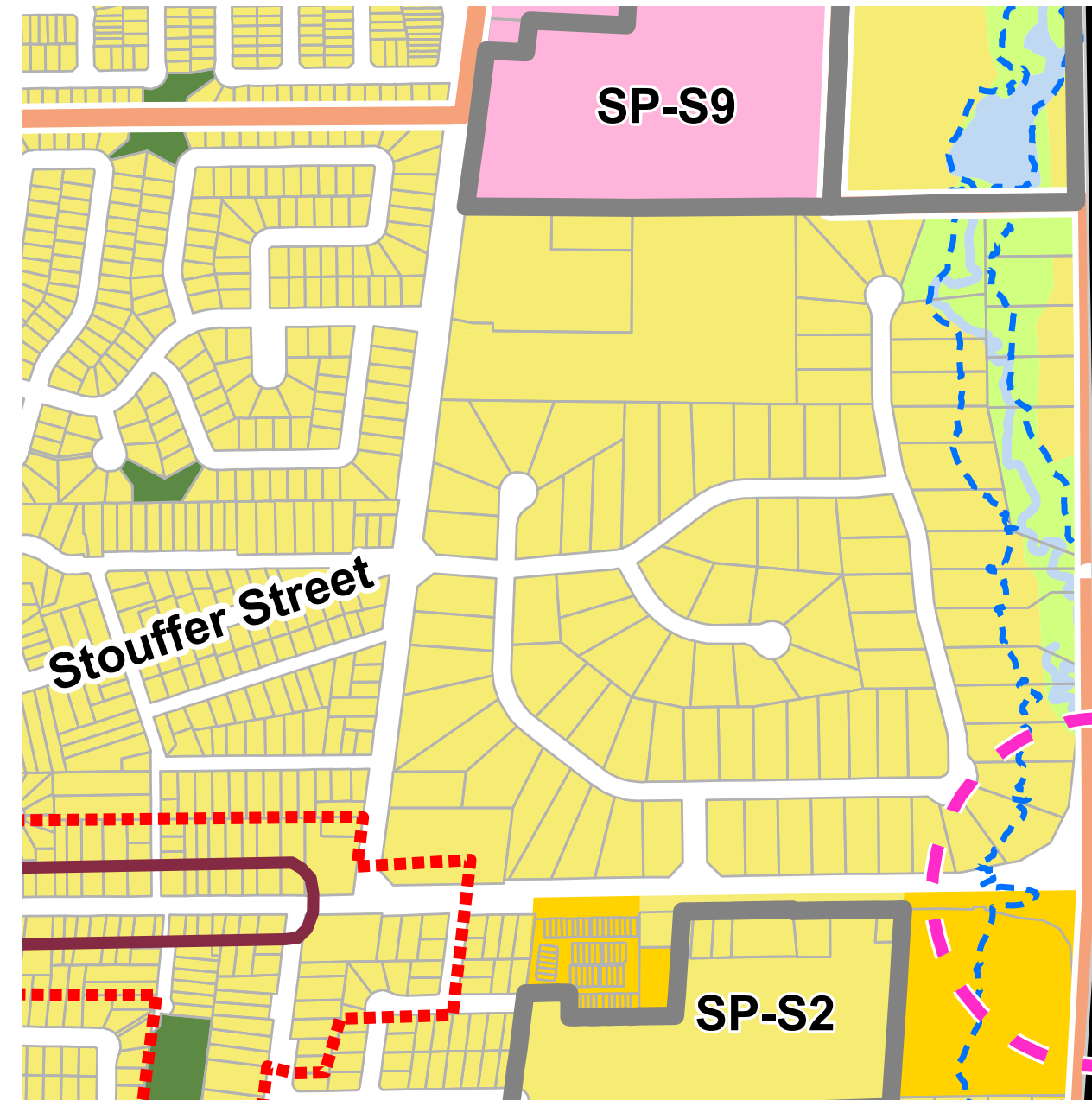
What is currently Permitted in Westfield Estates?

Official Plan

The majority of the Study Area is designated as Neighbourhood Area under Schedule D - Land Use Designations of the Official Plan. The **Neighbourhood Area designation** encourages the creation of new residential neighbourhoods and gentle densification of existing developed areas

Permitted Uses

- Low-rise residential dwelling units;
- Additional residential units (basement units, secondary units, garden units)
- Small scale commercial or office uses generally limited to the ground floor of a mixed use building;
- Home occupations;
- Live/work units; and
- Community facilities (e.g., places of worship, day care centres, libraries, schools, community centres, and public recreation facilities).



Legend

Neighbourhood Area

What is currently Permitted in Westfield Estates?

Zoning By-Law

The Comprehensive Zoning By-law of the Town of Whitchurch-Stouffville sets the legal regulation that indicates how land shall be used or occupied.

The majority of the Study Area is zoned as RV, except for the areas along Main Street, zoned as **RN3** and **RN4**.

RV Zone *(Permitted Types of Dwellings)*

- Single Detached
- Accessory Residential Unit

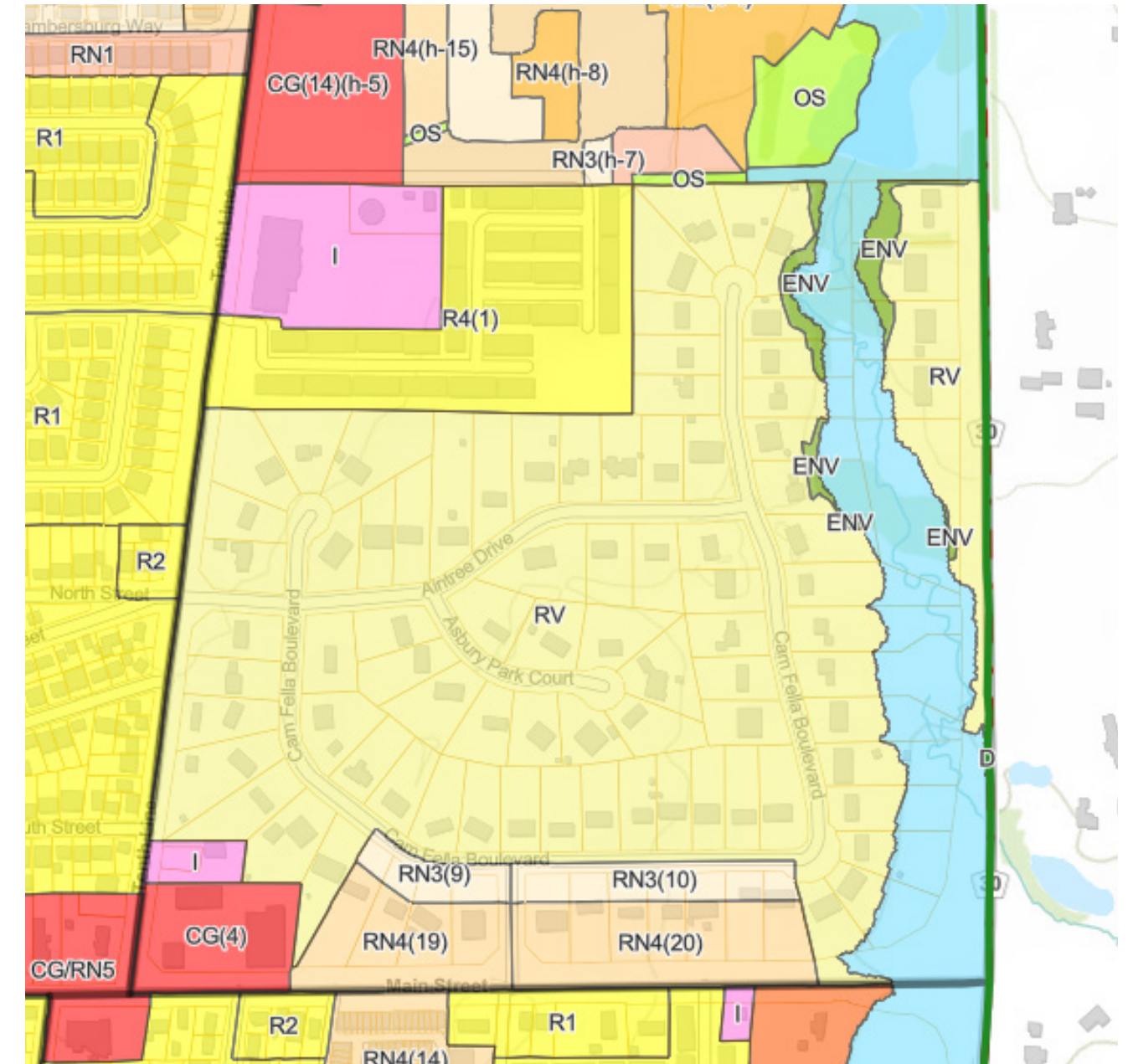
RN3 Zone *(Permitted Types of Dwellings)*

- Single Detached
- Semi-Detached
- Accessory Residential Unit

RN4 Zone *(Permitted Types of Dwellings)*

- Semi-Detached
- Duplex
- Street Townhouse
- Townhouse
- Back-to-back Townhouse
- Stacked Townhouse
- Accessory Residential Unit

RN3 / RN4 zones were the result of the recent planning application to rezone the lands.

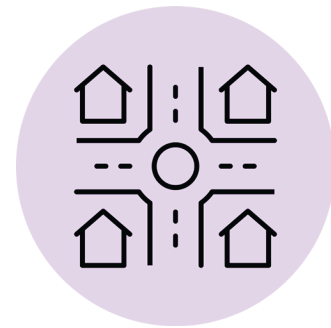


04 Community Design Principles

Community Design Principles

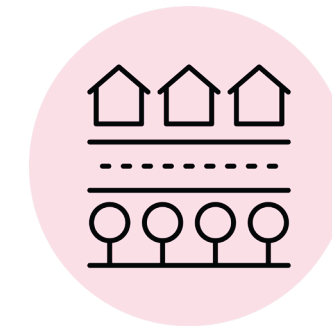
Community Design Principles

The Community Design Principles are the driving threads that guide growth in the neighbourhood, ensuring potential new development is well-integrated and contributes to a complete, beautiful, and vibrant community.



1 PLACEMAKING

Establish placemaking design strategies that contribute to the neighbourhood character while providing for a variety of housing types, open spaces, and retail and office opportunities



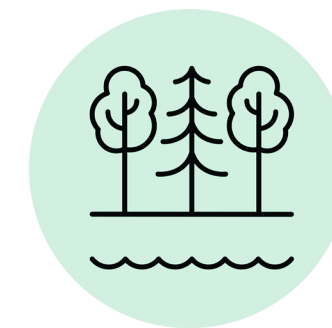
2 ACCESSIBLE AND CONNECTED

Develop a continuous and connected open space and trail system that links the neighbourhood internally and to the broader town



3 ACTIVE LIVING

Provide for a variety of walking and cycling alternatives that connect to the surrounding neighbourhoods and deliver a range of recreational opportunities for all ages, year round



4 ENVIRONMENTALLY RESPONSIBLE

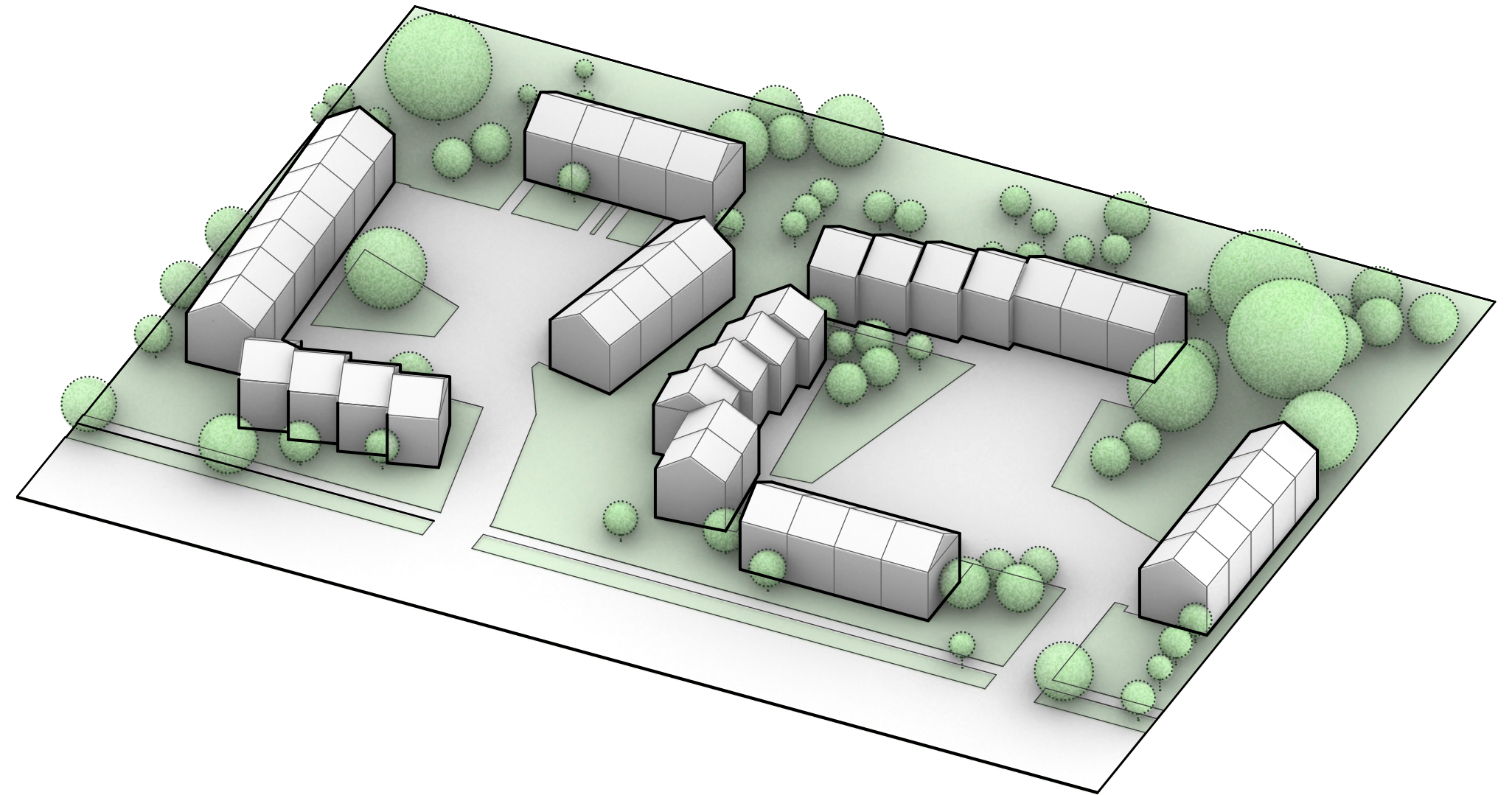
Conserve, protect, and integrate existing mature tree canopy and natural features as feasible

Principles Applied: Two Diverging Design Solutions

Cluster Development

Key Highlights

- Arranged in a cluster with shared parking areas and amenities
- Housing is designed around existing trees and topography
- Efficient use of space maximizing parking areas and shared amenities
- Limited driveways preserves streetscape
- Prioritizes walkability, social interaction, and access to nature
- Community-oriented atmosphere
- Requires minimal lot consolidation
- Ground-related units for aging in place



Principles Applied: Two Diverging Design Solutions

Cluster Development

Lake Anne Community
Reston, Virginia

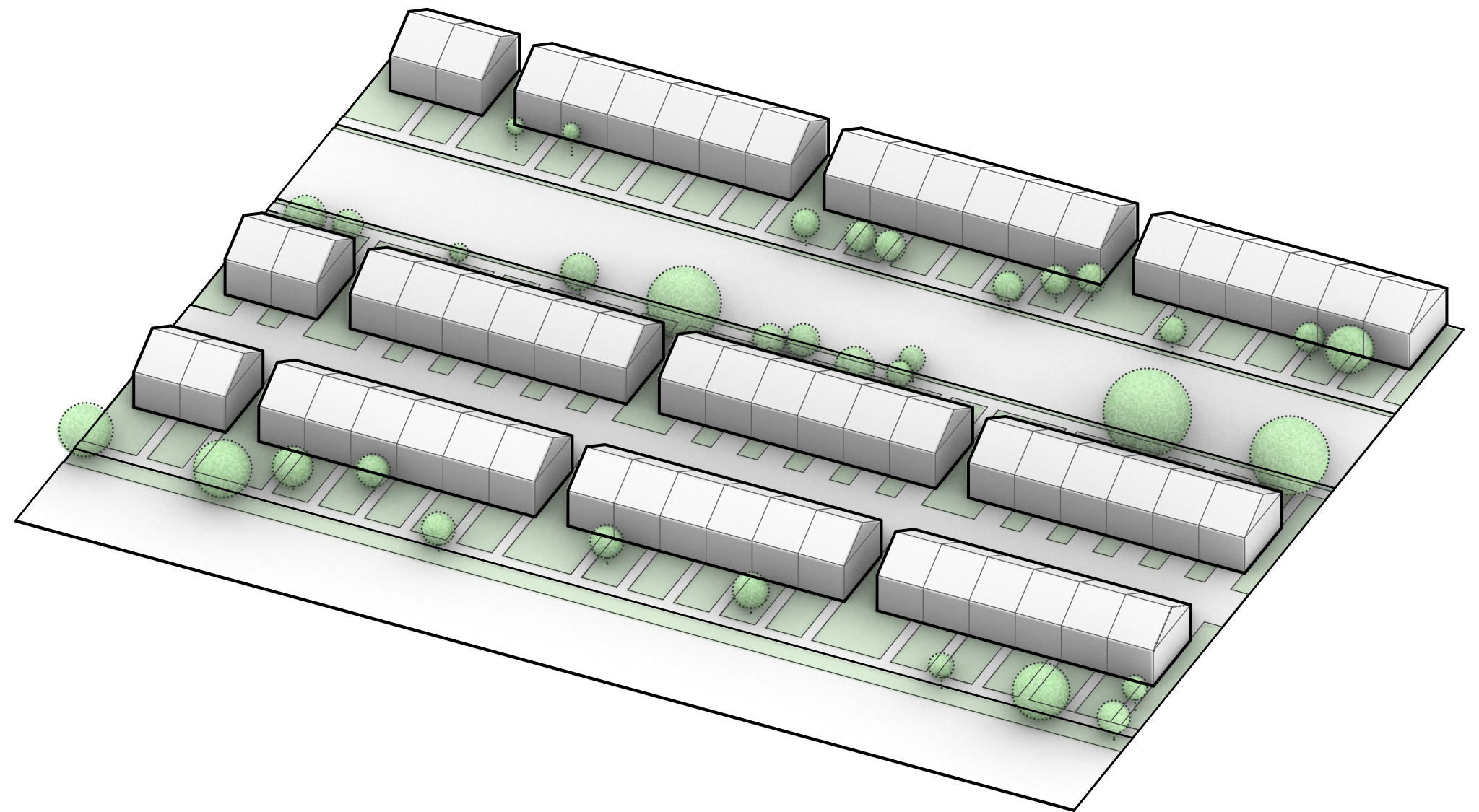


Principles Applied: Two Diverging Design Solutions

Linear Development

Key Highlights

- Arranged in a linear layout with individual parking spaces and laneways
- Maximizes street frontage encouraging an active streetscape
- Rear laneways help keep the main street clear of driveways
- Allows for higher density while maintaining an orderly layout
- Efficient use of space for housing with more modular designs
- Avoids large parking areas
- Allows for more private outdoor spaces such as front yards
- Ground-related units for aging in place



Principles Applied: Two Diverging Design Solutions

Linear Development

The Village
Niagara-on-the-Lake




05 Land Use Plan Options

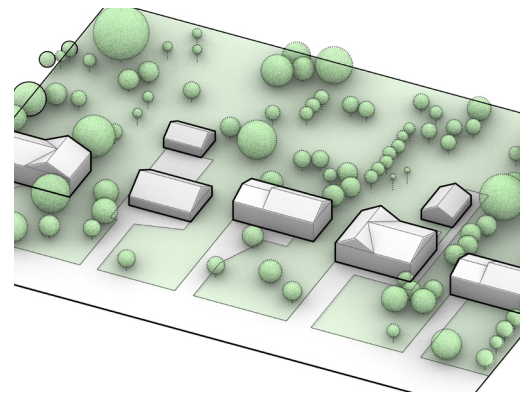
Feedback Focus

Your input will help guide the **integration of parks and amenities**, the incorporation of **public realm connections**, and the identification of areas where **mixed uses** could support the neighborhood. Additionally, it could highlight areas that can **accommodate different housing types**, supporting a vibrant and complete community.

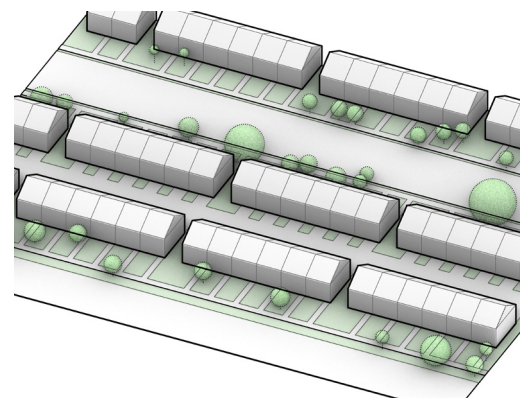
DRAFT Land Use Plan

Option 1: Arterial Density

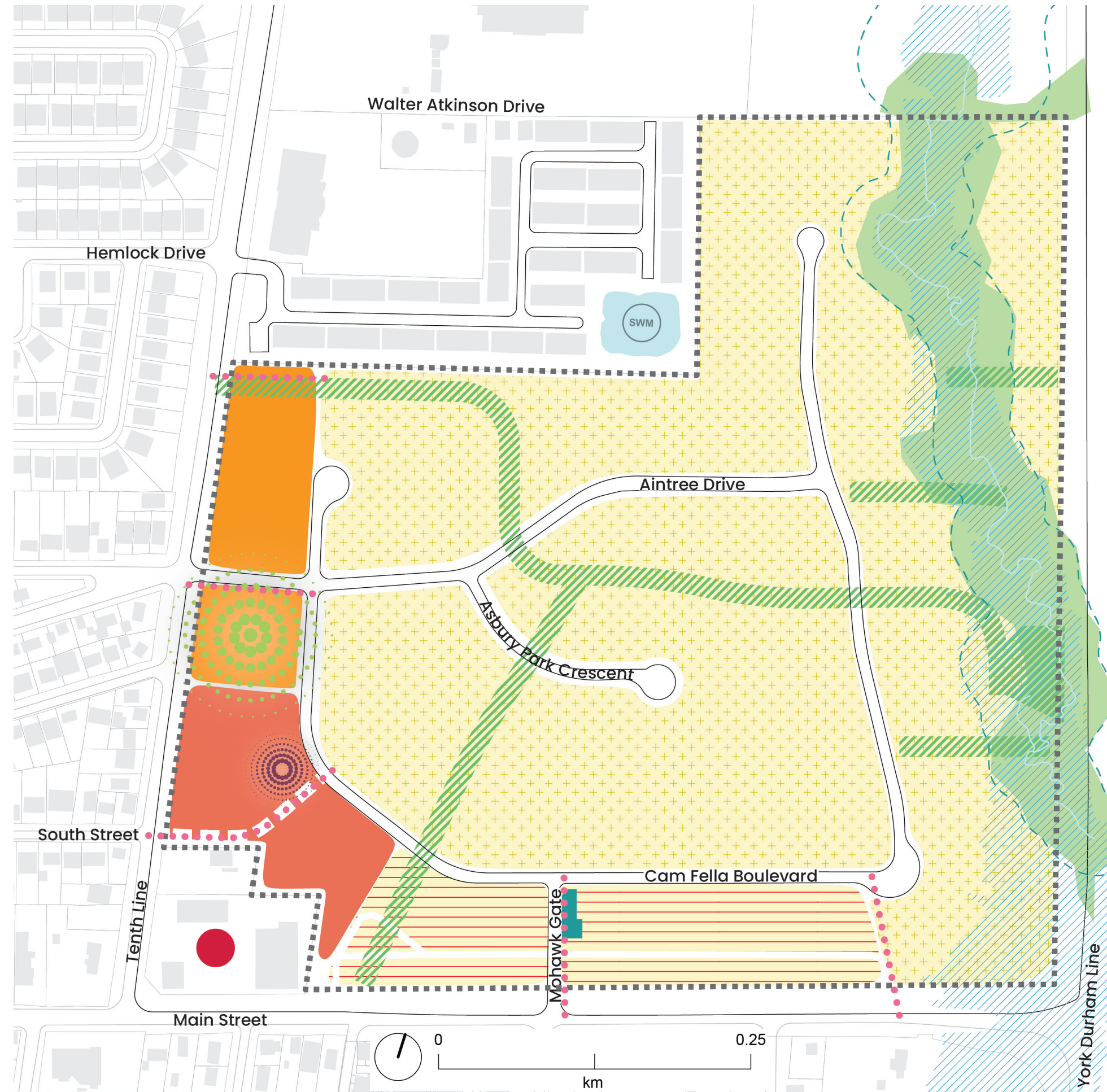
 **Low-Rise Residential:**
Singles, ARUs



















 **Low-Rise Residential: Singles, Semis, ARUs, and Linear Townhouses**

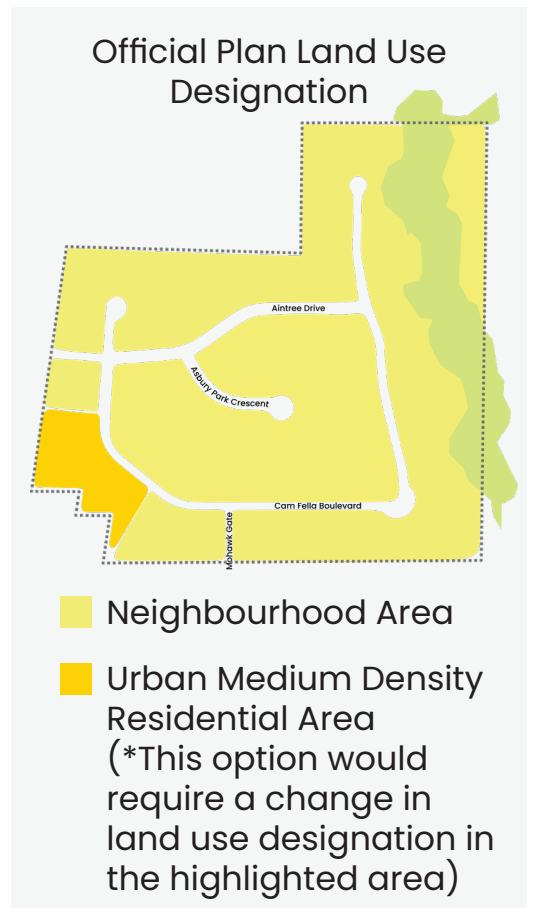


*Approved development application along Main Street



- Legend:**
-  Site Boundary
 -  Significant Environmental Area
 -  30 Metre Buffer
 -  Floodline
 -  Watercourse
 -  Existing Easements
 -  Private Amenity
 -  Potential Neighbourhood Park
 -  Potential Urban Square
 -  Potential Roads
 -  Conceptual Pedestrian Paths
 -  Existing Local Retail Plaza

- Land Use and Built Form Options:**
-  Low-Rise Residential:
 -  Singles, Additional Residential Units
 -  Singles, Semis, Linear Townhouses
 -  Low-Rise Mixed Use:
 -  Retail-Residential Building (4 Storeys)
 -  Mid-Rise Mixed Use:
 -  Retail-Residential Building (6 Storeys)



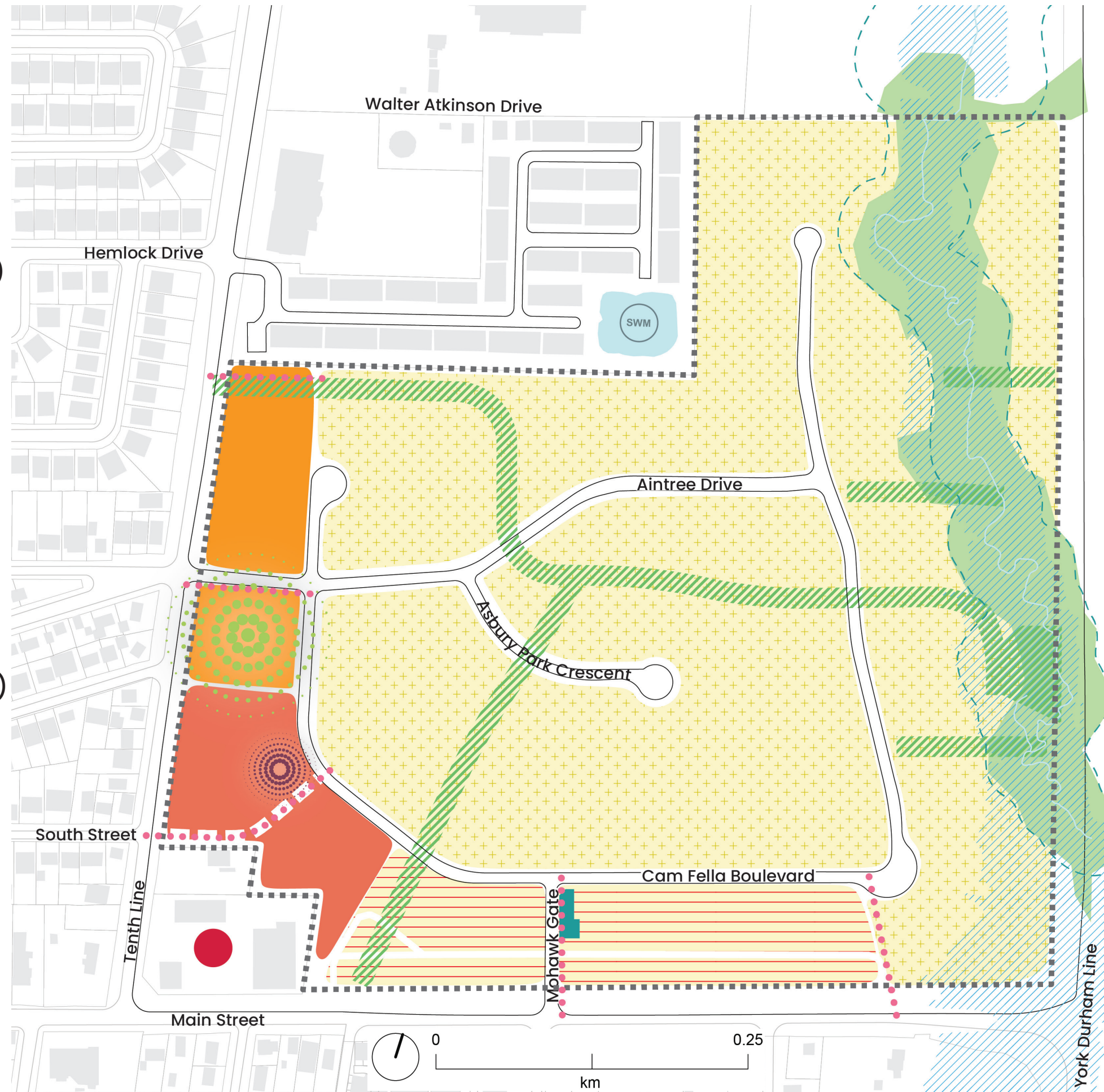
DRAFT Land Use Plan

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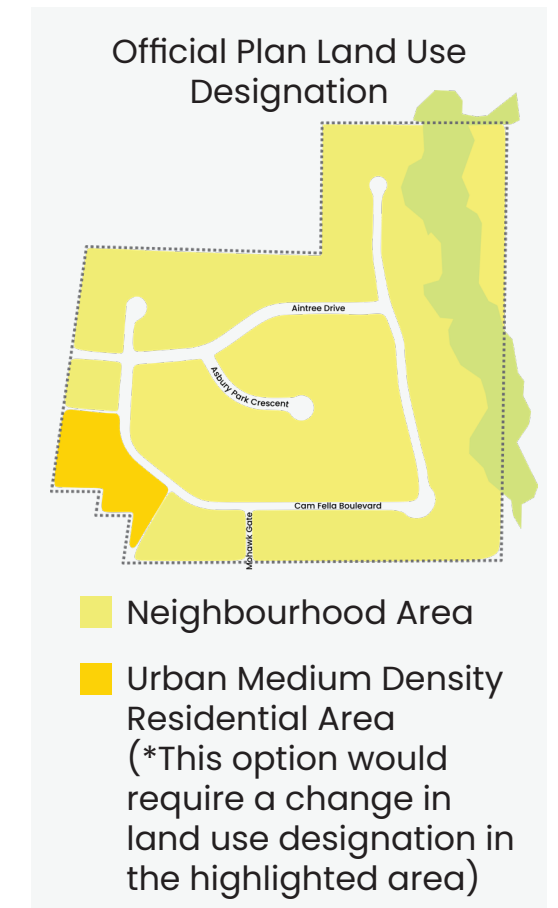
Low-Rise Mixed Use:
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Mid-Rise Mixed Use:
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DRAFT Land Use Plan

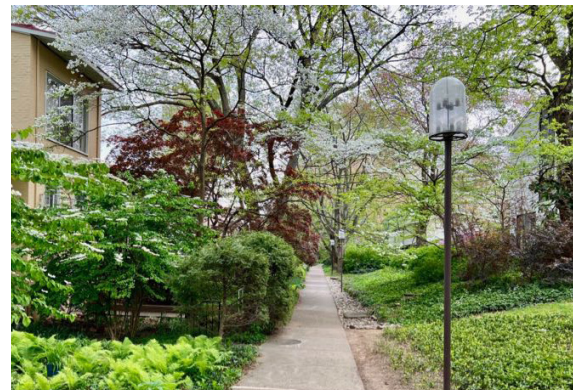
Option 1: Arterial Density

 Neighbourhood Park

 Urban Square











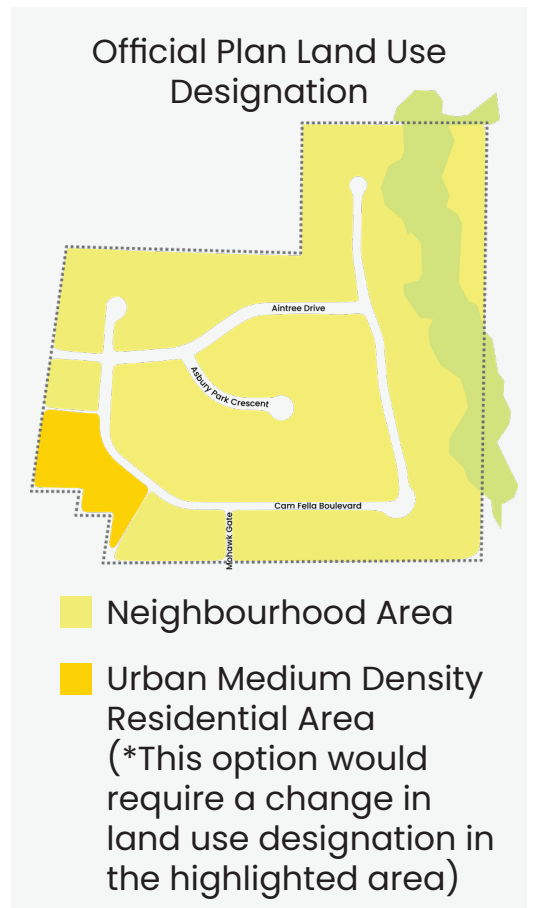
 Pedestrian Sidewalks and Park Paths



Streetscape:
Existing Unserved Rural Cross Section



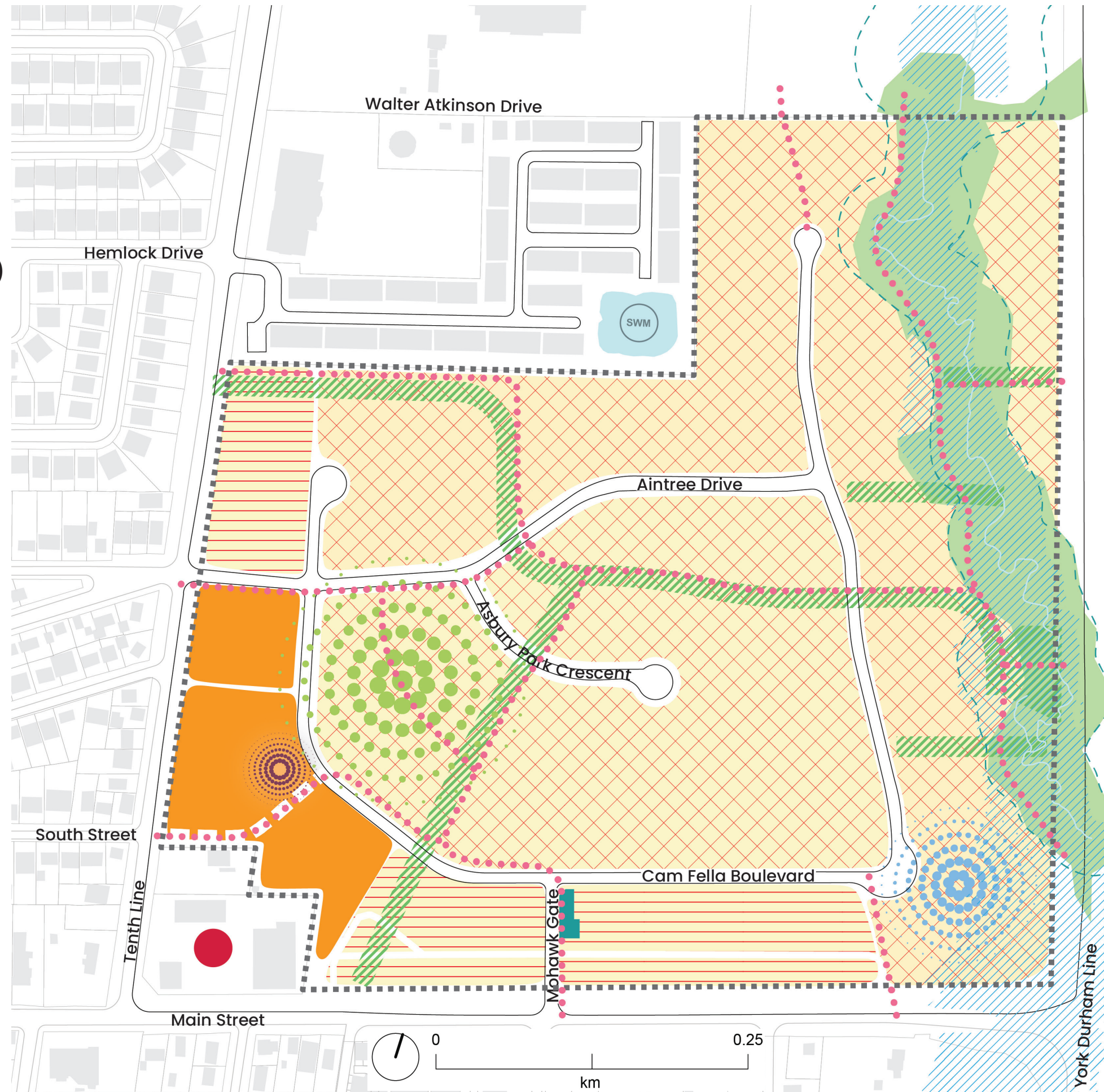
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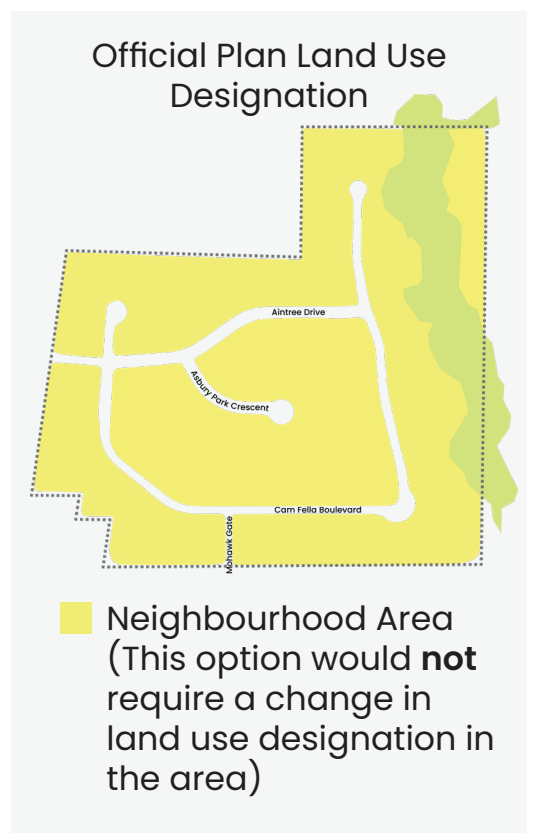
DRAFT Land Use Plan

Option 2: Clusters

Low-Rise Mixed Use:
Retail-Residential Building (up to 4 Storeys)



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DRAFT Land Use Plan

Option 2: Clusters

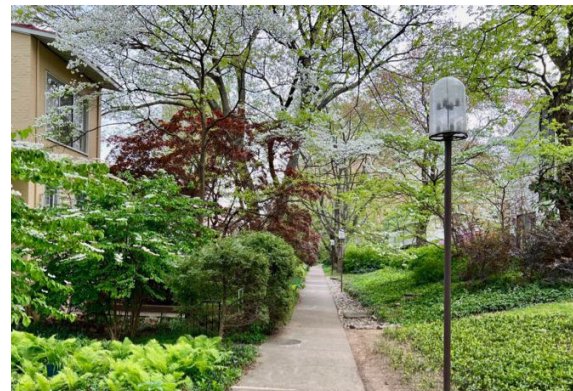
 Neighbourhood Park



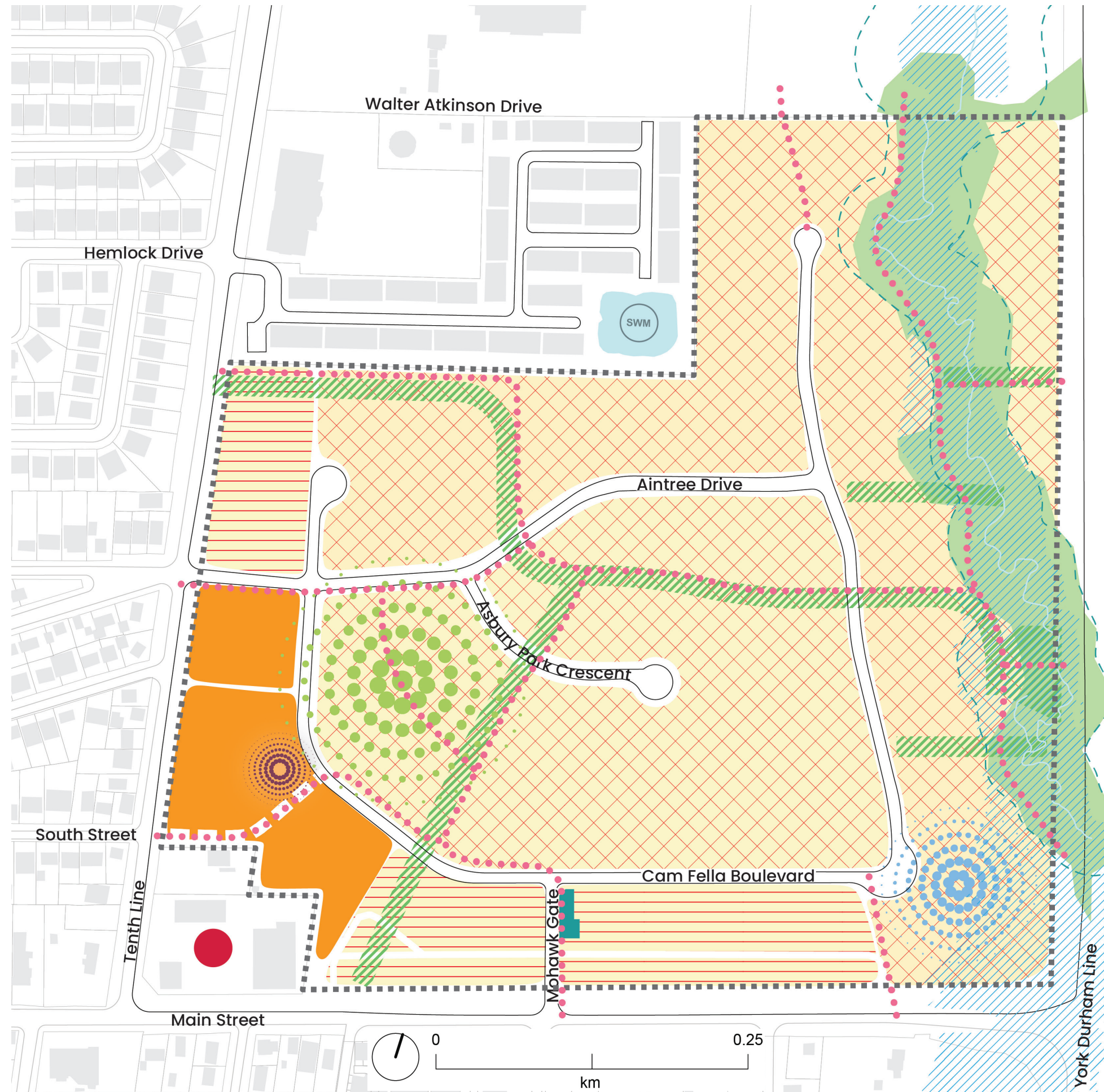
 Urban Square













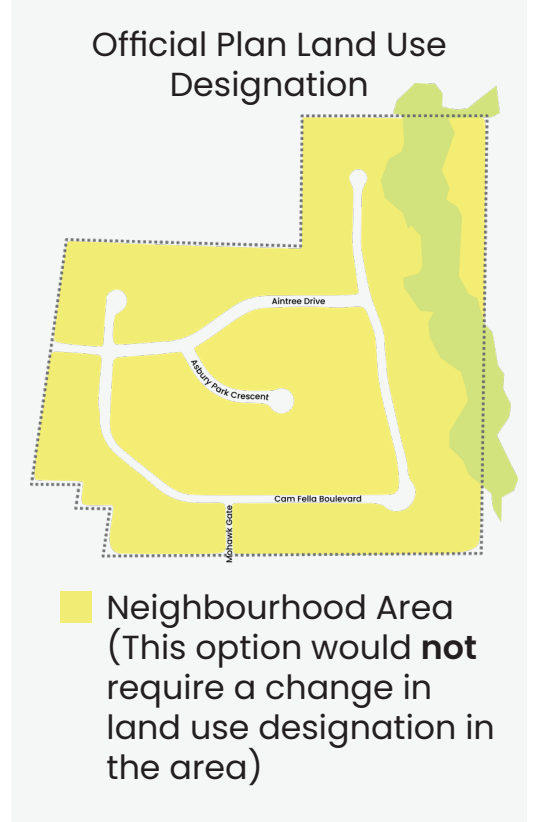
 Pedestrian Sidewalks and Paths




Streetscape:
Serviced Rural Cross Section

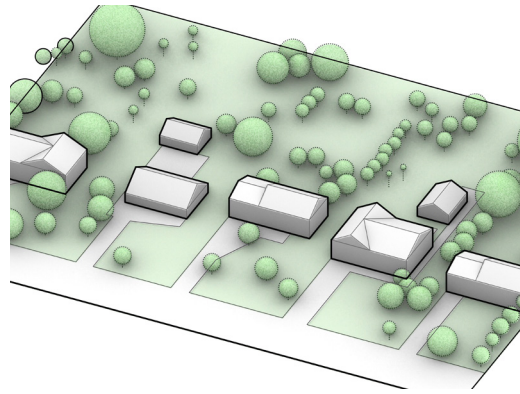


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 -  Low-Rise Mixed Use: Retail-Residential Building (4 Storeys)

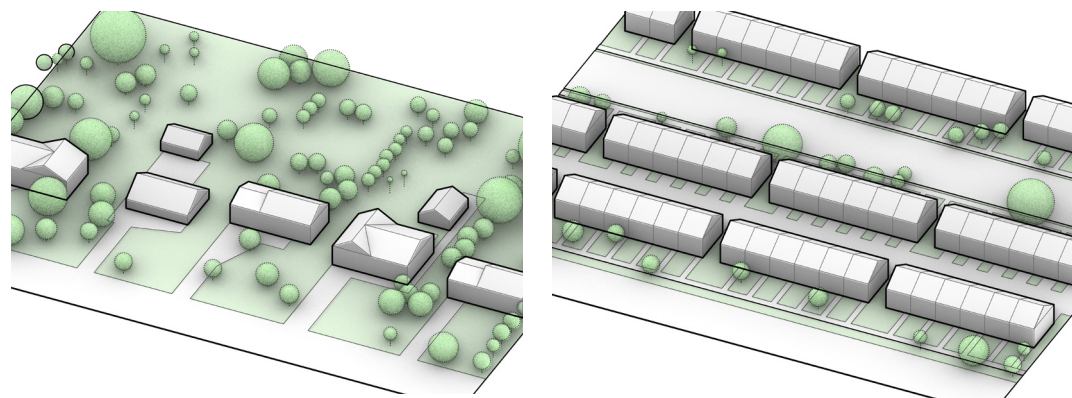


DRAFT Land Use Plan Option 3: Grid

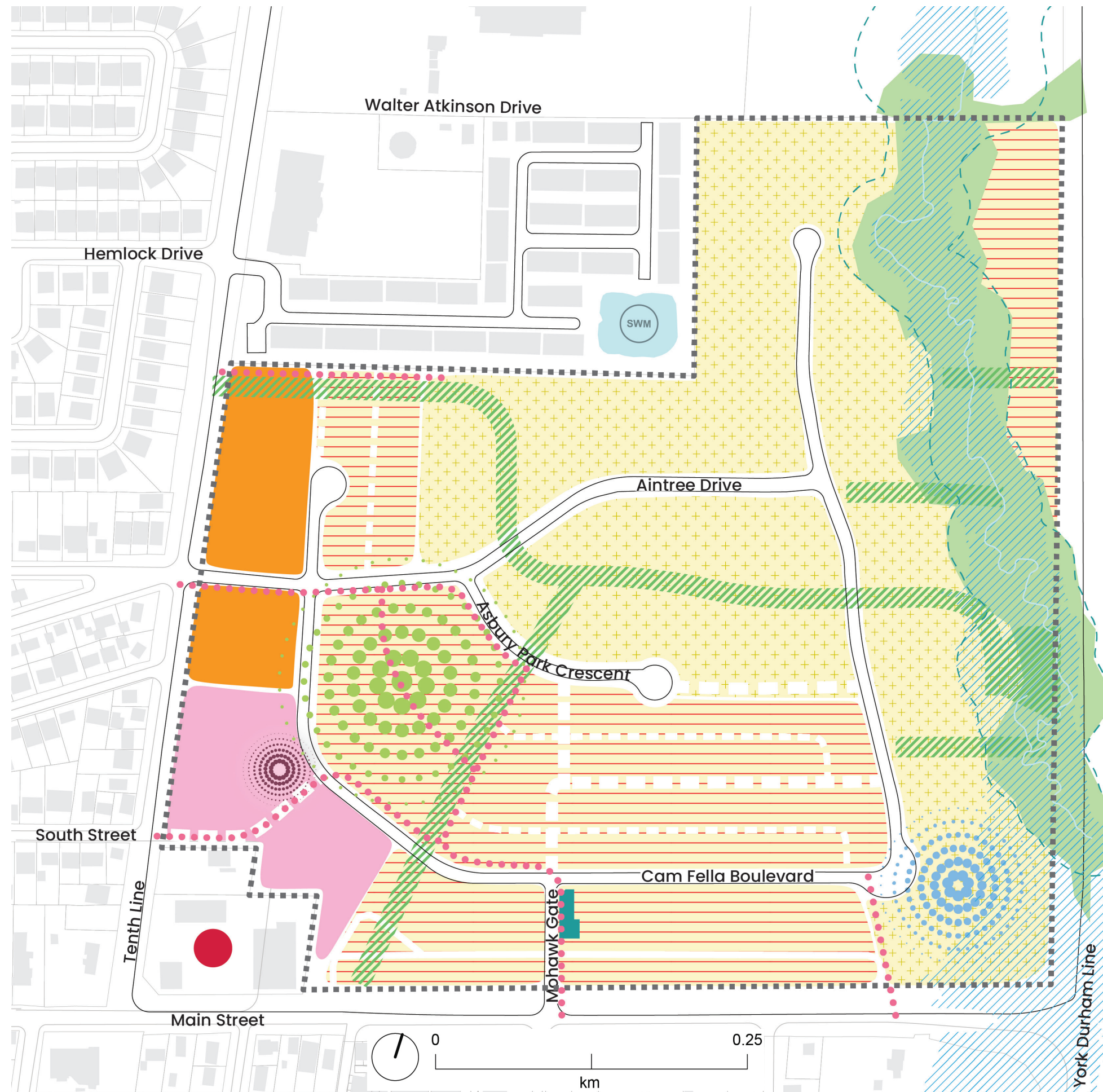
 **Low-Rise Residential:
Singles, ARUs**





















 **Low-Rise Residential: Singles, Semis,
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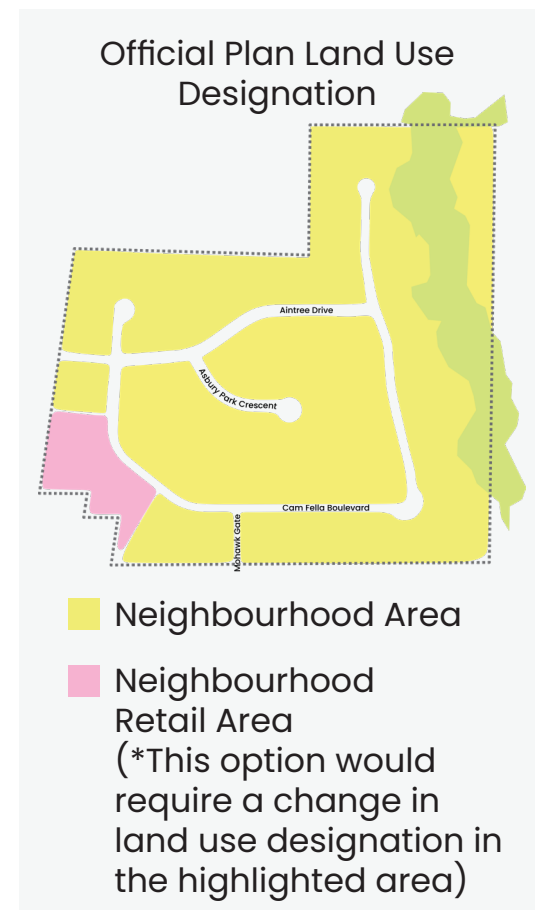


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 - Low-Rise Mixed Use:**
 -  Retail-Residential Building (4 Storeys)
 - Neighbourhood Retail:**
 -  Standalone Commercial Building



DRAFT Land Use Plan

Option 3: Grid

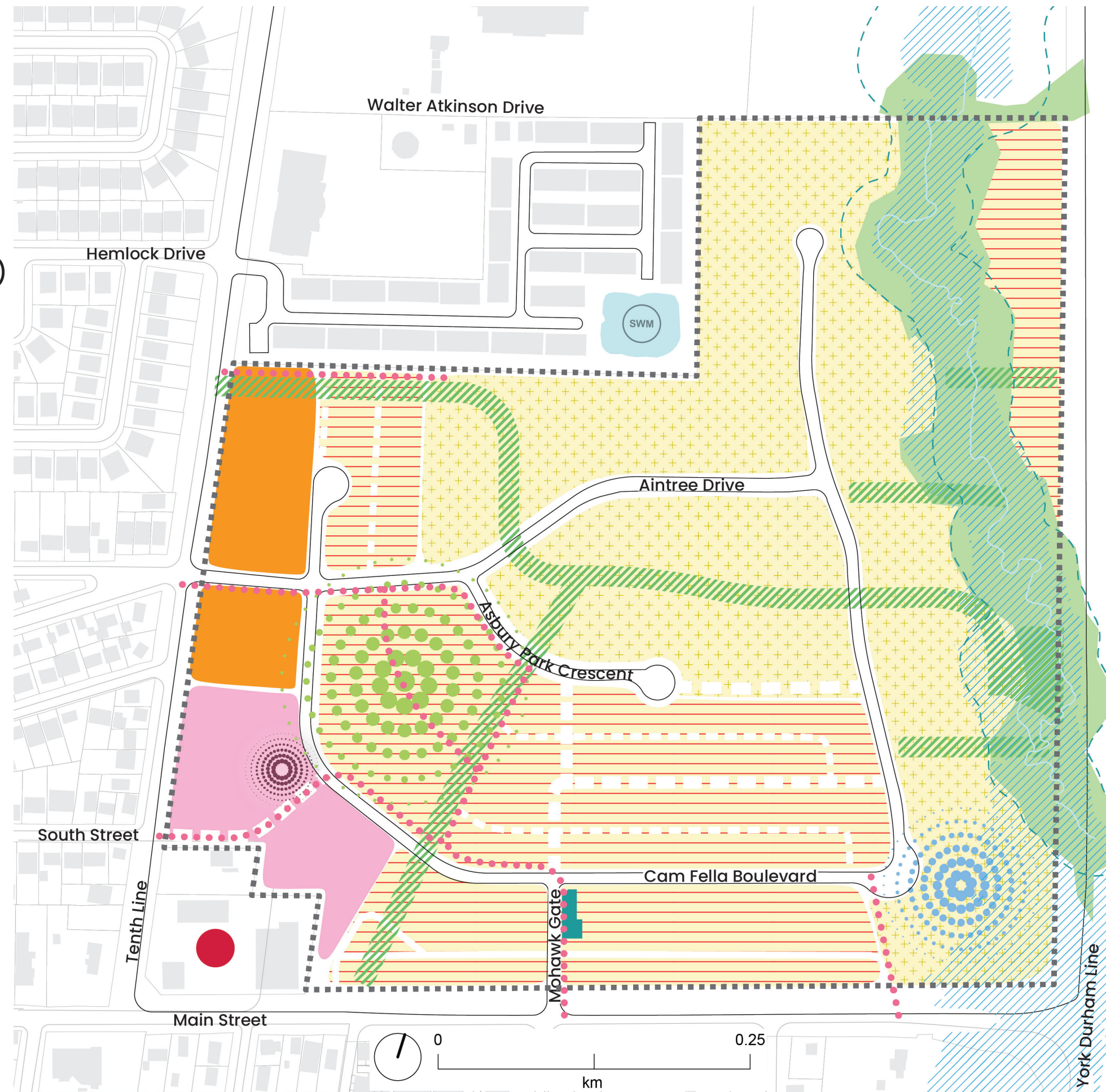
**Low-Rise Mixed Use:
Retail-Residential Building (up to 4 Storeys)**



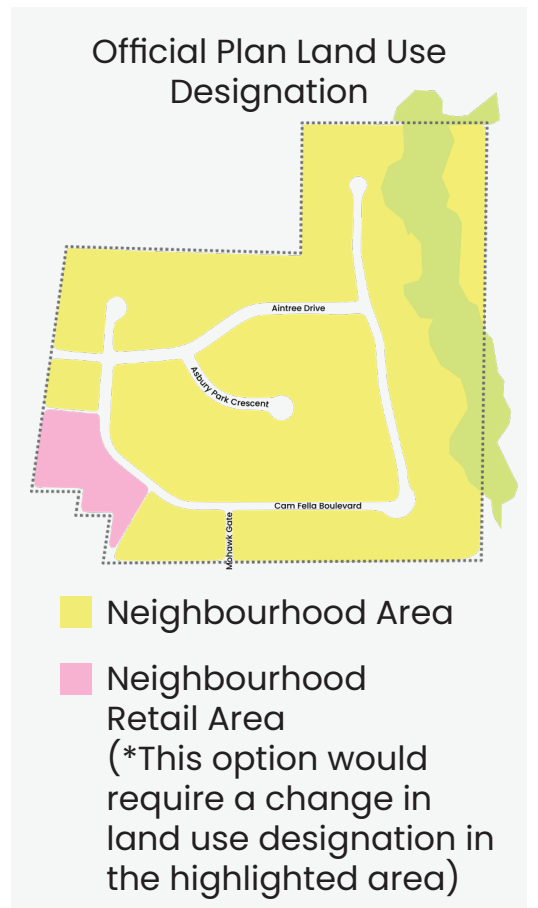
**Neighbourhood Retail:
Standalone Commercial Building**



*The individual gross floor area shall be under 3,950 square metres



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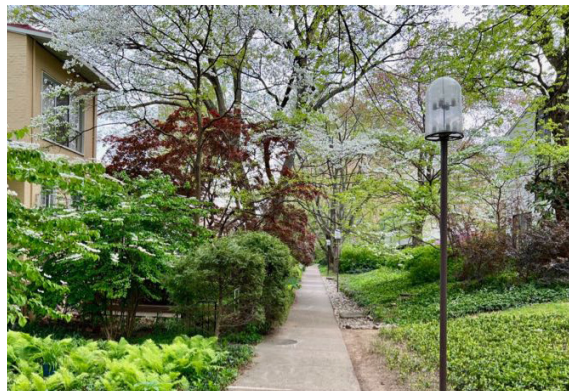
 Neighbourhood Park



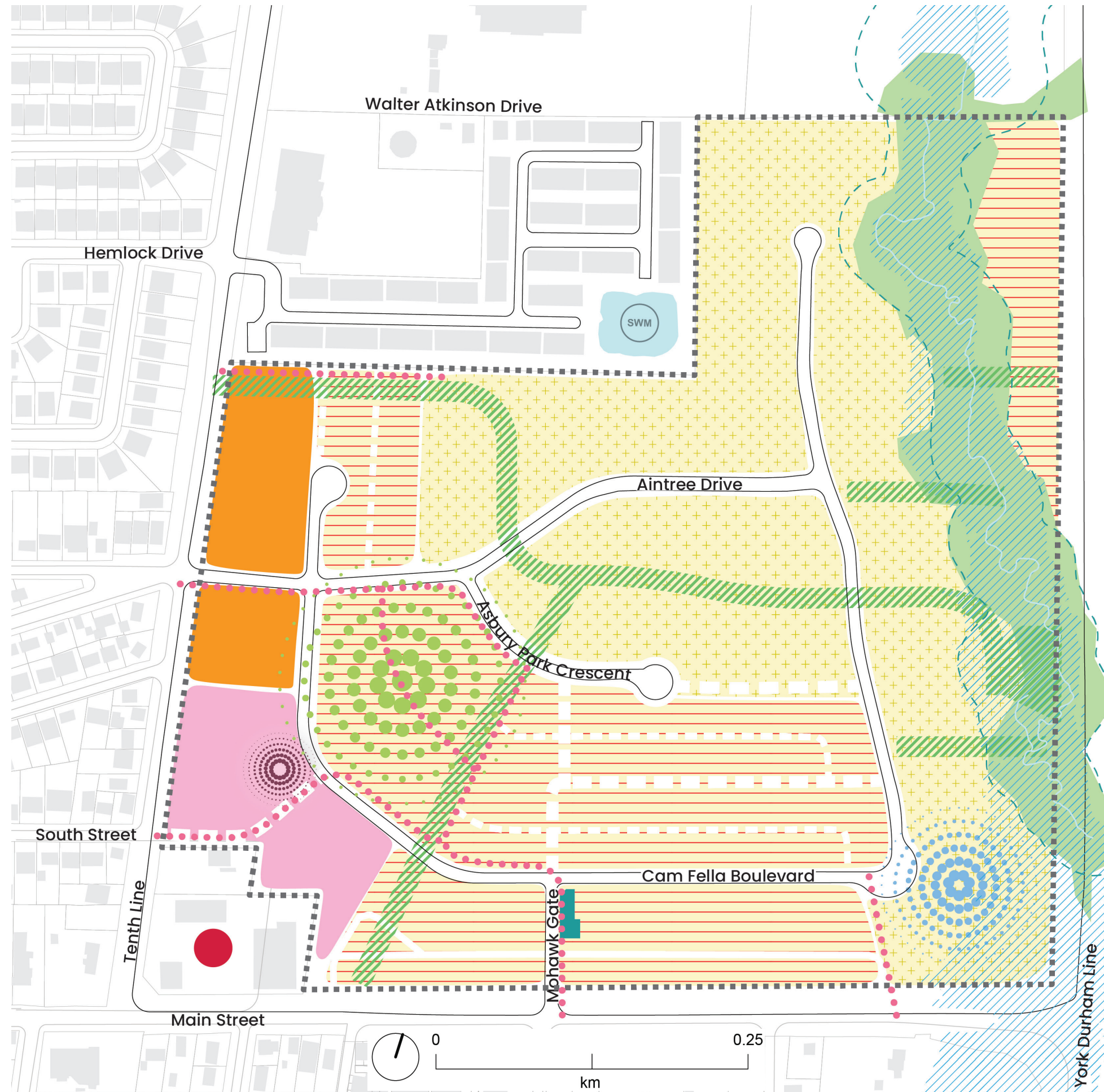
 Urban Square























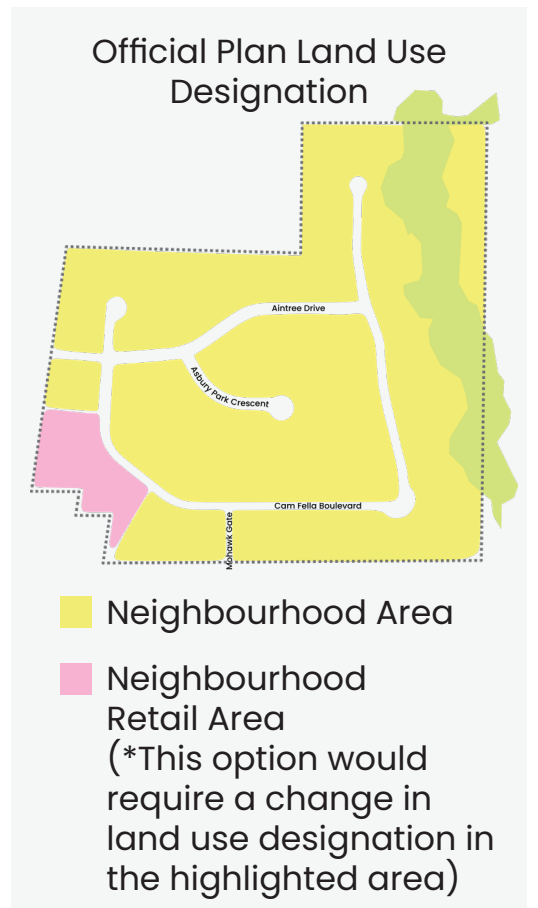
 Pedestrian Sidewalks and Paths



Streetscape:
Serviced Urban Cross Section

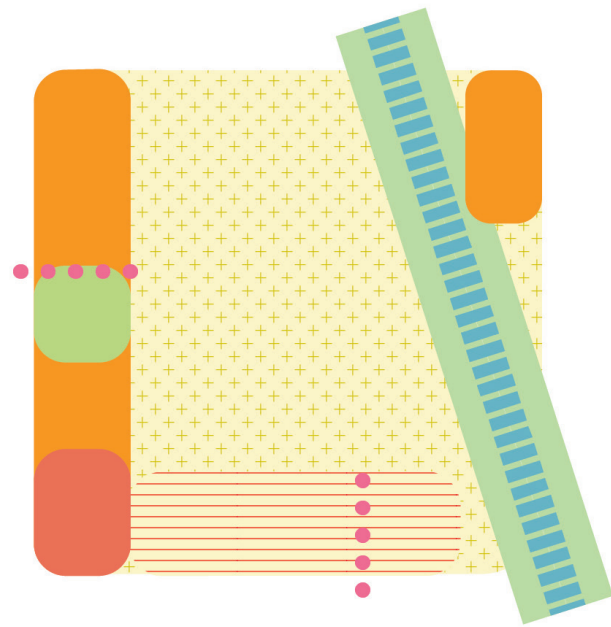


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 - Neighbourhood Retail:**
 -  Standalone Commercial Building



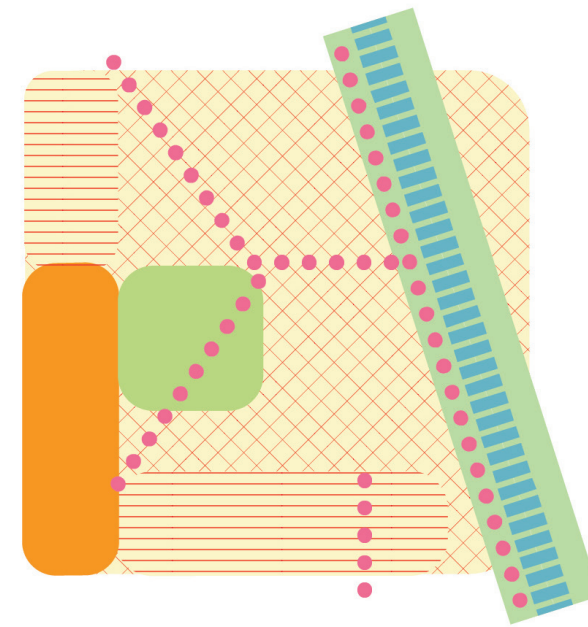
Options Key Considerations

Option 1: Arterial Density



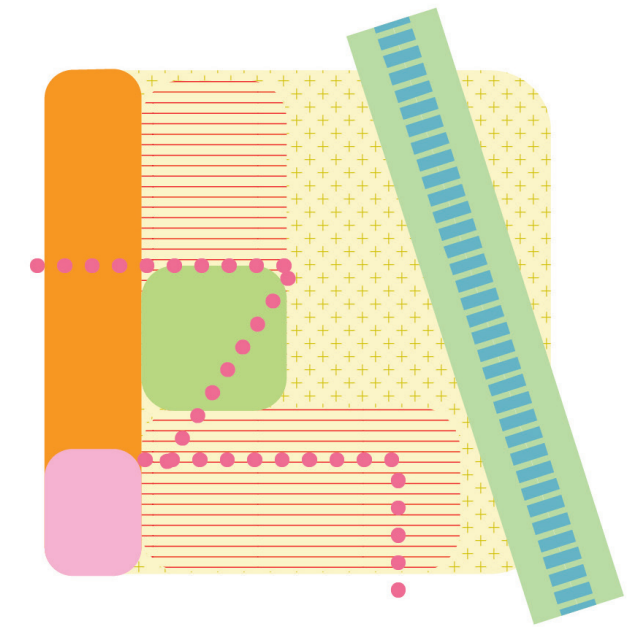
- Higher-density housing and mixed uses along arterial road
- Preserves neighbourhood's interior
- Smaller park, less servicing

Option 2: Clusters



- Flexible, clustered low rise developments throughout
- Rural road network remains
- Brings larger central park, more servicing and amenities

Option 3: Grid



- Layered approach from more density at edges to less at the core
- New grid street network towards the edges
- Central park and strategic servicing and amenities

Open Q&A

Do you have any questions about the Westfield Estates Land Use Study?

We kindly ask that you refrain from sharing feedback at this time. The next two activities are designed to capture your feedback on the study and land use plan options.

This is your opportunity to ask open questions to the project team.

(15 minutes)



Small Group Discussions

In smaller groups, a facilitator will guide you through discussions. There are three ways you can provide your feedback:

- Verbally to your facilitator
- Place a sticky note on the large maps
- Write in your individual workbooks

This is your opportunity to have deep-dive conversations with the project team and other residents.

(30 minutes)



Share back and reflections

If you're comfortable, we ask that one participant from each table may volunteer to summarize what your group spoke about in your small group discussion.

This is your opportunity to share your thoughts and feedback with everyone in attendance tonight.
(20 minutes)



Next Steps

Following the public meeting, presentation materials will be uploaded to www.townofws.ca/westfield

Members of the public are requested to provide additional comments on these materials by April 1st, for consideration in developing the preferred land use plan. Additional comments should be directed to westfield@townofws.ca.

After incorporating public feedback, a preferred option will be brought to Council.



Project Timeline



THANK YOU!