

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)



Stouffville

02

Westfield Estates Land Use Study

Phase 2 What We Heard Report

May 2025



02

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INTRODUCTION

1 | Introduction

1.1 Project Background

The Town is undertaking a Land Use Study to develop a vision and Land Use Plan to guide potential redevelopment within the Westfield Estates Neighbourhood. The Study aims to support the Town in planning and evaluating potential future redevelopment applications within the neighbourhood, while ensuring the adequate provision of infrastructure, community services, facilities, and parks for existing and potential future residents.

This report summarizes feedback received during the second round of engagement on the project in March 2025, which included a public open house and comments received by the Town of Whitchurch-Stouffville. Feedback received during this phase will be used to inform the development of a preferred Land Use Plan, which is anticipated to be presented to Council in Fall 2025.

Study Area

Westfield Estates, located on the eastern edge of the Community of Stouffville, is characterized by large lots accommodating single-detached dwellings, expansive lawns, and significant yard setbacks. The neighbourhood contains a range of natural features, mature trees, ponds and a unique street and block pattern including a rural street cross-section, characteristic of an estate-style subdivision (see Figure 1).



Figure 1 Westfield Estates Neighbourhood: Study Area

The neighbourhood is currently experiencing considerable redevelopment pressures based on the size of its lots along with its proximity to the downtown and two GO stations. This pressure is highlighted by recent planning approvals for infill and intensification along Main Street and Cam Fella Boulevard. Notably, a significant development involving 141 units — comprising 117 townhouse units and 24 smaller-lot single-detached homes — was approved by Council in May 2024. This transition towards higher density and varied built forms marks a significant shift from the existing large-lot single-detached dwelling character of the neighbourhood.

To address these changes, a comprehensive Land Use Plan is essential to guide the location, design, and integration of potential future redevelopment applications, while ensuring current and future residents have access to parks, mobility options, and other services.

1.2 Timeline

The Westfield Estates Land Use Study is taking place from Fall 2024 to Fall 2025. Throughout two phases of engagement, the public was provided multiple opportunities to share their feedback and shape the study.



ENGAGEMENT STRATEGY

2 | Engagement Strategy

2.1 Outreach and Communications

A range of outreach and communications tactics were implemented to notify residents and the public about the second Public Open House and opportunities to participate in engagement on the study.



Project Webpage

Information about the Land Use Study was provided on the Town's [Westfield Estates Neighbourhood Land Use Study webpage](#).



Resident Mailout

In March 2025, a Public Open House Notice was mailed to 228 households within the Westfield Estates Land Use Study Area and within 120 metres of the study area.



Town-wide Communications

Information about the Public Open House was shared through the Town's social media platforms.



Project E-mail

An Enewsletter was sent out to individuals who wished to be notified of the Public Open House in March 2025.

The public was invited to share additional feedback and comments with the project team by e-mail to westfield@townofws.ca. Comments received by April 1, 2025 have been considered in this report; however, the Town will continue to receive comments after this date and will ensure the feedback is considered in future reports.

2.2 Public Open House Format

The Town held a Public Open House on Tuesday, March 18, 2025 from 6–8pm at 19 on the Park (19 Civic Avenue, Stouffville). The purpose of the Public Open House was to introduce three draft Land Use Plan options, answer questions, and gather feedback from the public on both the land use options and community design principles to inform the development of a preferred Land Use Plan option to present to Council.

Over 60 members of the public attended the Public Open House, which included the following components:

- **Presentation about the Westfield Estates Land Use Study**
 - About the Project
 - Policy, Planning and Development Processes
 - Three Draft Land Use Plan Options
- **Open Q&A Session**
- **Small Group Discussions and Activities**
 - Mapping Activity
 - Workbook Activity
- **Share Back and Broader Group Discussion**

This report captures verbal and/or written feedback and comments received by the project team during the Public Open House, as well as those received via email prior to April 1, 2025.

The materials presented at the Public Open House are available on the project webpage.

ENGAGEMENT FINDINGS

3 | Engagement Findings

To support the development of a preferred Land Use Plan for the Westfield Estates neighbourhood, the project team received feedback from the public through three tactics:

- » Verbal feedback received during the open Q&A session and share back to the broader group following the small group discussions;
- » Written feedback received on the mapping and workbook activities.
- » Written comments received by the project team via email.

This section of the report highlights six key takeaways across these tactics, including detailed feedback heard through each tactic individually.

Images of the Public Open House materials are included in Appendix A.



Participants at the March 18 Public Open House.

3.1 Key Takeaways

1. **All or nothing:** Participants described a preference for an “all or nothing” approach to development in Westfield Estates. This approach would mean either doing nothing (i.e., preventing future development) or facilitating the redevelopment of the entire neighbourhood to ensure a cohesive redevelopment approach and reduce tensions caused by piecemeal acquisition and redevelopment.
2. **Differing viewpoints:** Some conversations were directed towards feedback on specific options and elements, while others focused more generally on development approaches and land values. As a result, some residents preferred options with the least amount of change, some providing specific feedback on different elements of each option, and others asking for an option which sees a consistent level development potential across the site beyond what was shown on any of the options.



Participants at the March 18 Public Open House.

- 3. Level the playing field:** Many participants were concerned that the outcome of the plan (e.g., where different densities or opportunities are encouraged across the neighbourhood) would result in inequitable property value. As such, some participants requested similar land uses across the entire neighbourhood so that all residents have a fair opportunity to sell their properties, if they wish.
- 4. Maximizing value and densities:** Some participants mentioned that if they are staying in the neighbourhood, they would prefer to see minimal disruption and low densities for future development. On the other hand, if development feels disruptive enough that they decide to move, participants preferred higher densities that maximize their property value.
- 5. Protecting mature trees:** Participants communicated their frustration and disappointment that mature trees were removed to accommodate the development along Main Street after they had expressed the value of protecting these trees to the Town at the October 2024 Public Open House. This experience has led to concerns around the impact of future development in Westfield Estates on the neighbourhood's valued trees. While the Town has a private tree by-law in effect, which regulates the removal of mature trees and sets the requirements for replacement or compensation, some residents expressed specific frustration around the option for developers to provide cash-in-lieu for any trees removed. Instead, they would prefer the replacement of any trees that must be removed to occur within the neighbourhood.

3.2 Public Open House

The sections below summarize feedback and comments received at the Public Open House, where participants were invited to share their feedback on the three draft Land Use Plan options. Many participants attended the meeting to learn about the options, then submitted more comprehensive feedback via email (see Section 3.3).

3.2.1 General Feedback on Draft Land Use Plan Options

Participants provided feedback relating to the draft Land Use Plan options that were not specific to one option, but rather identified preferences and alternatives that they wished to see considered in the preferred Land Use Plan option.

Preferences Around the Scale of Development

- There were mixed opinions regarding development scale; some participants advocated for more gentle development or no development (if they wish to stay in the neighbourhood), while others considered high-rise towers acceptable if it maximized their property value.
- Overall, participants leaned toward options that would minimize the direct impact on their property, but were interested in options that increase their property resale value.
- While there were some preferences for the scale of development in Option 1, a more gradual transition between the four- and six-storey buildings along arterials and the low-rise development within the neighbourhood were raised.

An Alternative Option

- Several participants expressed that they wish to see an “Option 4,” which would leave the neighbourhood as it exists today. Another iteration of “Option 4” was a preference for uniform land uses to be provided across the neighbourhood to prevent inequitable property values.

Conflict Amongst Neighbours

- Participants expressed feeling let down by their neighbours who have decided to sell properties to developers.
- Some participants called for uniform land uses to create a level playing field among neighbours, arguing that the current options may create disparities in lot values that could be exploited by potential developers.

Oversight and Future Development

- Several participants would prefer to leave estate lots available as a housing option for the future.
- Some participants were sympathetic to the idea of affordable housing, but did not feel it was suitable for Westfield Estates. Others expressed that townhouses with ground access or small apartments could enable current residents to “age in place” without leaving the community.
- One participant suggested the establishment of an oversight committee, composed of resident volunteers, to review and provide input to any future or proposed developments for Westfield Estates.

Commercial Areas

- Participants acknowledged that there is a need for more commercial options in Town; however, not all necessarily want these developments located within their own neighbourhood.
- Participants expressed interest in learning about the specific types of retail stores that could be offered in new commercial spaces.

Existing Mature Trees

- Residents expressed frustration over the loss of mature trees in the ongoing development in the neighbourhood.
- There was a request to strengthen the Town's private tree by-law, specifically to remove the "cash-in-lieu" option to ensure that any trees that are removed are replaced within the neighbourhood.

Parks and Trails

- One participant expressed a preference for having a larger park located along Tenth Line, rather than within the neighbourhood itself.
- Some residents voiced their dislike for the proposed parks and trails, expressing concerns that trails would intrude into their backyards or encourage people to wander onto their private property.
- The large central park illustrated in Options 2 and 3 raised questions around how the land would be acquired and dedicated for parkland.

Flooding and Servicing

- Participants continued to have concerns about existing challenges of flooding and stormwater management.
- Understanding that servicing is a key constraint in what type of development can occur within the neighbourhood, participants were seeking clarity around servicing logistics and timelines for implementation.

Parking

- Participants worried about where new residents will park their cars, and whether parking would spill over onto streets.
- There were specific concerns against cluster townhouses partly due to parking constraints; however, some participants appreciated the design of cluster townhouses and the ability to minimize impacts to mature trees and the existing neighbourhood.

Proximity to Transit

- Residents expressed a disagreement with the notion that they are located “close to transit,” citing that local transit access (i.e., bus system) is inadequate, despite being in close proximity to the Old Elm and Stouffville GO stations.

Other

- Participants mentioned concerns and questions around increased taxes and snow removal in townhouse portions of the neighbourhood.

3.2.2 Preferred Options

While participants generally did not speak in detail about each individual option, they spoke about components of each option that could bring benefits or challenges to the Westfield Estates neighbourhood.

Option 1: Arterial Density

Preservation of Community Character and Existing Land Use

- Participants appreciated that Option #1 preserves the current scale and perceived quality of the neighbourhood. Many saw value in maintaining the “large parcel living” that characterizes the area, which supports the neighbourhood’s established identity.
- Option 1 is viewed by some participants as a “gentle transition” from existing conditions to new development, helping to maintain a sense of continuity in the community. On the other hand, some participants argued that the transition from four- and six-story buildings along Tenth Line would be jarring.
- Some participants noted that despite some components that they may not agree with, it was seen as the preferred alternative when compared to the other options.
- Generally, participants who preferred for the community to remain as is, favoured this option; however, some still expressed frustration that there is any level of change contemplated in this option.

Balanced and Consistent Development

- Some participants liked that Option #1 offers a more uniform development strategy—using similar land use permissions across the board to “level the playing field” between neighbours.
- The lower density approach was another highlight, as it supports development that maintains the existing scale and helps protect the area’s open feel.
- Some participants were concerned that, while they preferred this option, if full municipal servicing was eventually brought to the neighbourhood, the door would be opened for more dense development in the core of the neighbourhood.

Impact on Adjacent Homeowners

- Participants raised concerns about the negative effects development might have on established lots and questioned whether the benefits of the new development will adequately address the risks or inconveniences posed to these residents.

Building Height and Scale

- A recurring concern was the height of buildings proposed along the arterial roads at the edges of the neighbourhood. Participants expressed that the illustrated structures are, in some cases, too tall relative to the existing neighbourhood scale.

Commercial Viability

- There were uncertainties about whether the size of the commercial area proposed within Option 1 would be sufficient to support viable business operations.

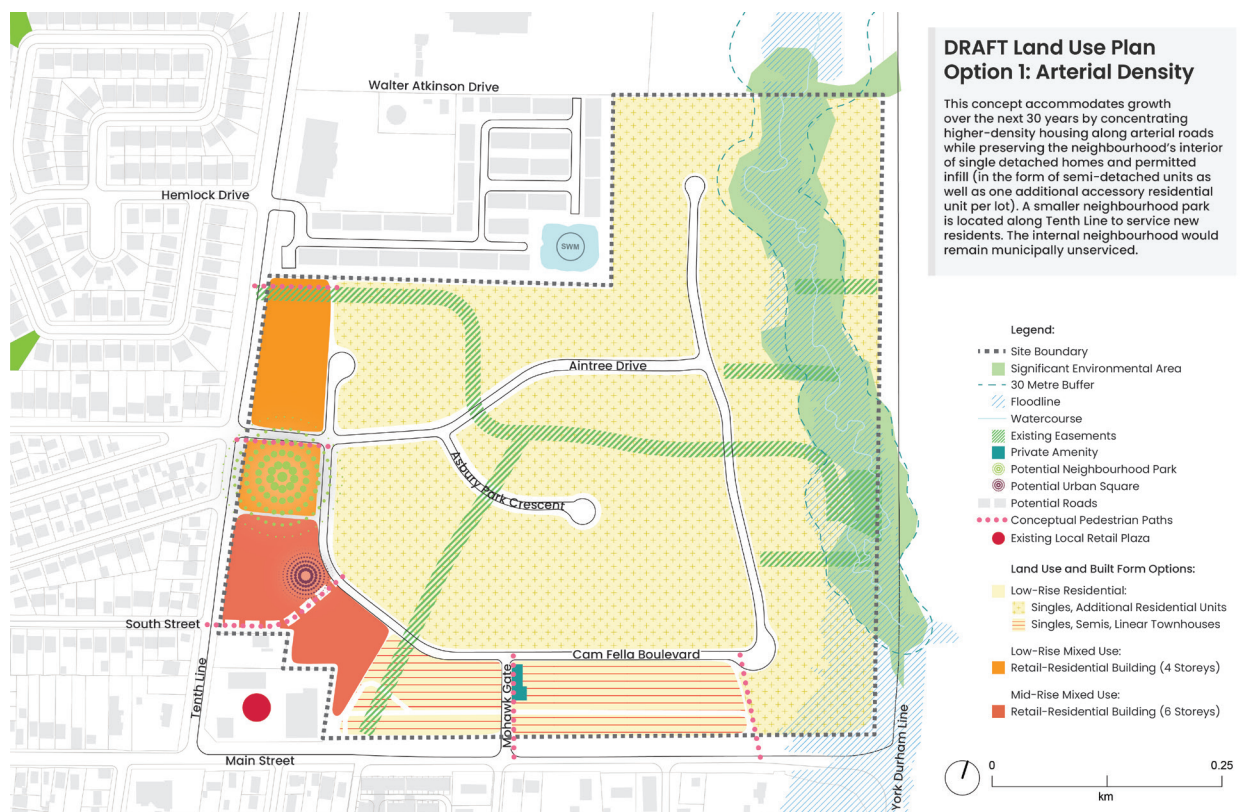


Figure 2 Draft Land Use Plan Option 1: Arterial Density

Option 2: Clusters

Enhanced Community Amenities

- Adding parks and trails was preferred by some participants for making the neighbourhood more accessible and livable.
- The potential for retail spaces was appreciated by some participants.

Weighing Strengths and Weaknesses

- Participants discussed the perceived strengths and weaknesses of Option 2. For example, participants had varied opinions about the aesthetics of the cluster townhouses; however, some participants specifically appreciated the fact that the cluster townhouses could help preserve existing mature trees and the existing neighbourhood.
- A few participants described how Option 2 may allow some parts of the neighbourhood to transition, while enabling others to remain the same. This process is perceived to be less disruptive to residents who wish to stay in the neighbourhood.

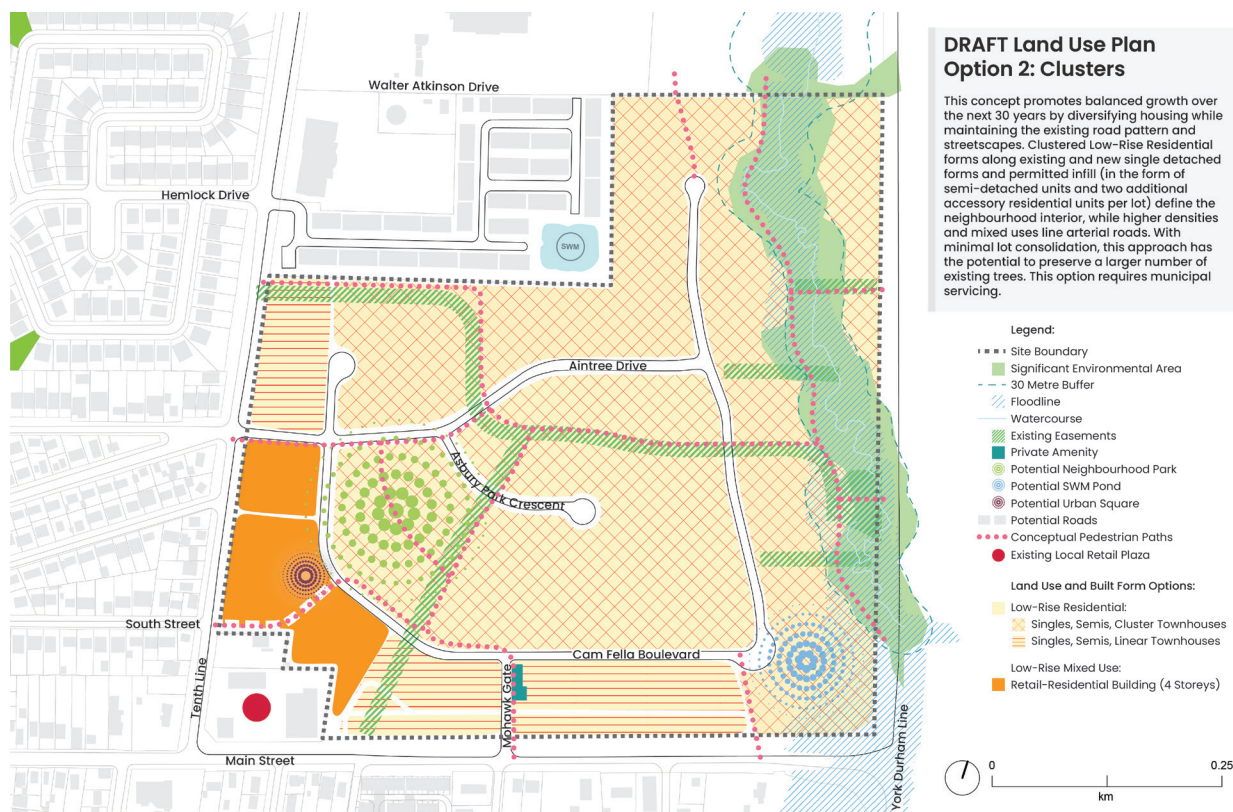


Figure 3 Draft Land Use Plan Option 2: Clusters

Option 3: Grid

Standalone Commercial Uses

- One participant noted that a low-rise commercial opportunity would help to maintain existing neighbourhood character.

Parks and Trails

- When speaking about Option 3, one participant mentioned that they were unsure who the walking paths would be provided for. There is the sentiment that residents of Westfield Estates do not need or would not benefit from additional parks and trails because they already have access to plenty of greenspace on their own properties.
 - While this was expressed in relation to Option 3, similar comments were made by participants when speaking about the neighbourhood in general.

Differing Opinions on Option 3

- While some participants appreciated this option because it supports a transition between higher and lower densities, others disliked the idea of more townhouses being added to the neighbourhood.
- Because this option has the most variety in land uses across the site, some residents felt it would introduce additional tensions around property values between neighbouring landowners.

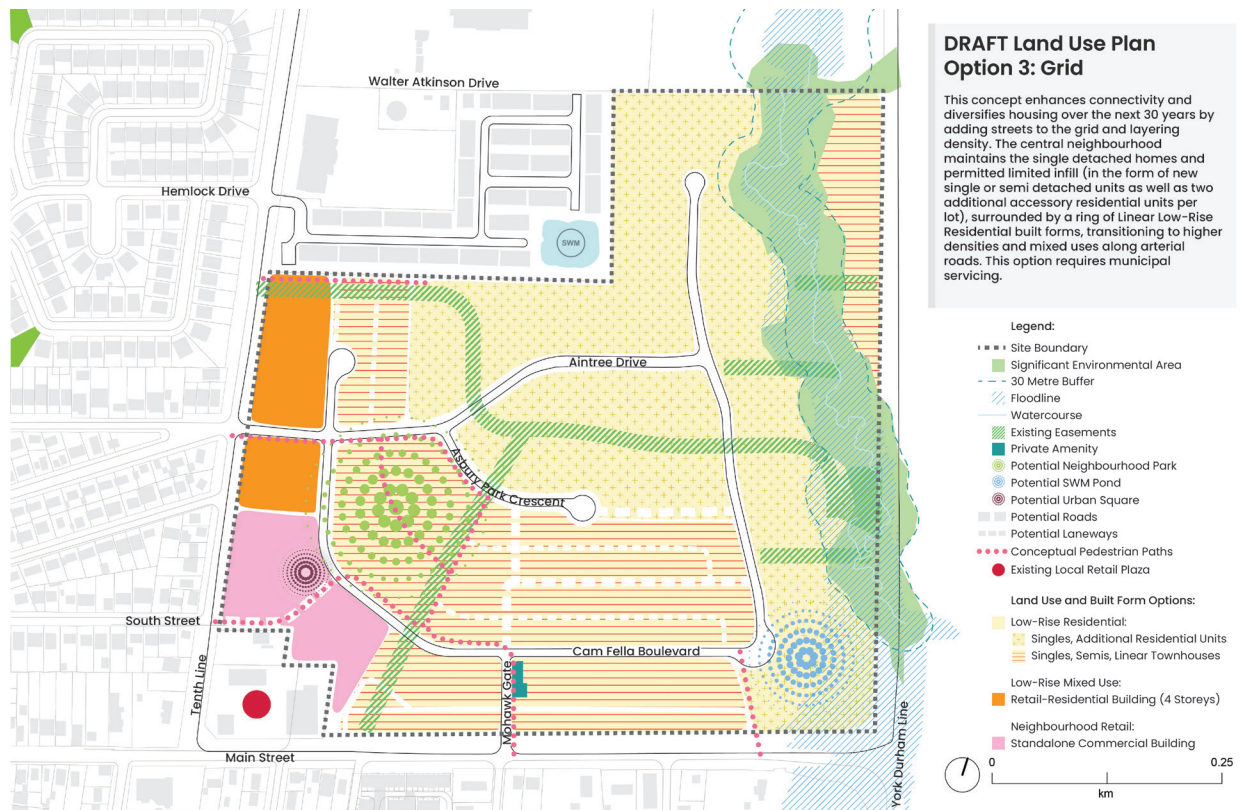


Figure 4 Draft Land Use Plan Option 3: Grid

3.3 Email Communications

As of April 1, 2025, 20 emails were submitted to the project team through the dedicated project email address westfield@townofws.ca. Comments submitted after this date will still be received and considered in future reports.

This section summarizes emails received by the project team.

Preserve the Existing Neighbourhood Character

The most dominant theme was a strong desire to protect the low-density, estate-style character of Westfield Estates. Residents repeatedly opposed the introduction of townhouses, mid-rise buildings, or commercial uses within the neighbourhood, stating such changes would undermine the identity, tranquility, and long-term value of the community.

Opposition to Piecemeal Development and Support for a Unified Approach

Many residents expressed concern with fragmented, lot-by-lot redevelopment that leads to prolonged disruption and inconsistent outcomes. There was strong support for a coordinated, “all-or-nothing” redevelopment approach—whereby the entire area would be sold and planned comprehensively by one developer—to ensure fairness, minimize construction impacts, and enable cohesive community design.

Several residents expressed support for this idea only if redevelopment were inevitable, often citing it as a secondary preference after preserving the neighbourhood “as is.”

Development-Driven Anxiety and Uncertainty

A significant number of emails conveyed frustration with the prolonged uncertainty surrounding potential future development. Residents cited financial stress, emotional toll, and deteriorating neighbour relations, noting the uncertainty has frozen their ability to sell, invest in, or enjoy their homes. There were calls for clarity in the short-term, including the suggestion for a 10-year development freeze.

See Page 23 for more information on the intent and scope of the Westfield Estates Land Use Study, including the ability of the Town to control or influence the timing of development.

Desire for Transparent and Collaborative Planning

Participants expressed frustration related to previous planning decisions. There was strong interest in improved transparency, earlier engagement, and the creation of a resident-led oversight committee to advise and collaborate with the Town throughout the process.

Environmental Protection and Preservation of Tree Canopy

Several emails highlighted the loss of mature trees as a key concern, particularly following the recent clearing of the Main Street sites for upcoming development. Participants emphasized the importance of preserving green space and the existing tree canopy, with several advocating for additional protection for trees beyond existing policies and restrictions on “cash-in-lieu” alternatives for tree replacement.

Varied Opinions on the Proposed Land Use Options

While many respondents opposed all three options presented, others expressed a relative preference for Option 1, as it was perceived to be the least disruptive. A smaller subset expressed support for Option 3, favouring the full redevelopment of the neighbourhood to maximize land value, expedite construction, and meet broader growth goals.

Preference for Gradual and Context-Sensitive Design, If Development Proceeds

In cases where development is anticipated, some residents emphasized the need for thoughtful design that reflects the existing context. Suggestions included:

- Maintaining estate-style lot sizes along the interior of the neighbourhood
- Providing accessible and senior-friendly housing options
- Using tree buffers and graduated height transitions between new and existing homes
- Limiting road connections to reduce through traffic
- Avoiding retail uses along Tenth Line given existing retail and commercial along Main Street and in the Western Approach Area
- Concern about impacts of noise on proposed land uses related to existing retail at the intersection of Main Street and Tenth Line

“All or Nothing” Approach to Development

During Public Open House #1, participants expressed frustration that the Public Open House did not provide an option for “no development” in the Westfield Estates neighbourhood.

At the Public Open House #2, several participants expressed the idea that they do not like any of the three options presented and believe that the Town should either:

- **Do nothing:** Do not develop a Land Use Plan that contemplates potential future redevelopment or create a Land Use Plan that does not allow development in Westfield Estates, or
- **Develop it all:** Facilitate the comprehensive sale of all lots within Westfield Estates to one developer so that all residents can receive equitable compensation for their property and the community can be developed cohesively.

The “develop it all” approach was expressed by several participants and applauded by many in the room. This sentiment was echoed in many of the emails received by the project team (see Section 3.3). One rationale for this approach is that it is difficult to “blend” different housing types (e.g., townhouses with adjacent large estate lots) and the ongoing construction and addition of new neighbours will have impacts on existing residents.

While this idea is popular amongst some residents, it is not feasible for the Town of Whitchurch-Stouffville, because the Town does not have the ability to freeze development indefinitely, or to coordinate the sale of private property.

The current Official Plan permissions, already provide opportunity for redevelopment within the neighbourhood through a variety of built forms, ranging from single detached dwellings and townhouses to low-rise apartment buildings. Furthermore, the study purpose is to develop a preferred land use option in anticipation of any potential future redevelopment, so the Town has the ability to better guide and evaluate any proposed redevelopment in a comprehensive and coordinated manner. Any potential future redevelopment would still be subject to acquiring the necessary planning and development approvals from Town Council, and would involve future public consultation opportunities.

Only in specific cases where detailed assessments are needed in a neighbourhood could development be temporarily frozen. No such circumstances have been identified in Westfield Estates. Further, a Land Use Plan that does not allow any development (i.e., removal of existing development permissions) would be highly contested and would conflict with provincial policy as well as the Town's Official Plan policies. Such a Land Use Plan would therefore be ineffective in guiding development given this policy context.

Facilitating the sale of properties or selecting a single developer to develop the entire site is beyond the ability or control of the Town. This approach would also not provide equal opportunity for residents who would like to remain on their properties.

LOOKING AHEAD

4 | Looking Ahead

4.1 Conclusions and Next Steps

The Westfield Estates Land Use Study provides an opportunity for the public to help shape the future of their community by guiding expectations for future land uses, built forms, parks, and infrastructure services. Ultimately, the Westfield Estates Land Use Plan will set the neighbourhood's vision to assist staff in making recommendations that will help Town Council make decisions about potential future redevelopment applications to ensure growth occurs in a strategic and coordinated manner.

Feedback received in this phase of the project showcased continued hesitation from Westfield Estates residents. This feedback does not demonstrate consensus or direction related to the three draft Land Use Plan options. One consideration that was common among many participants was the desire to see all properties treated equally (i.e., identical land use, density, housing typologies, etc.) such that each property owner has an equitable opportunity to sell their home to a future developer at a fair price.

The Project Team heard residents' preference to see the neighbourhood developed as one comprehensive redevelopment. This approach would require all residents to negotiate the sale of all individual properties within the Study Area, which is beyond the control of the Town.

One of the goals of this open house was to provide clarity around how the Land Use Plan fits alongside other policy, and its role in guiding potential future development. While this helped residents understand the project and its constraints, more work may be needed to ensure that residents understand the limitations of what can be achieved by the Town through this Land Use Plan.

Based on the feedback from community engagement and further review, the Project Team will prepare a preferred Land Use Plan which is anticipated to be presented to Council in Fall 2025 for endorsement. While the Land Use Plan is intended to establish a land use vision and framework for any potential future redevelopment, it will not result directly in any Town-initiated amendments to the Official Plan or Zoning By-law; but rather, any such amendments would be privately-initiated and subject to the Town's typical planning and development review process.

APPENDIX A:

Public Open House Materials

Welcome!

Westfield Estates Land Use Study Public Open House

The Town is undertaking a **Land Use Study** to develop a vision and land use plan for the Westfield Estates Neighbourhood. The Study will assist the Town in planning and evaluating potential future redevelopment applications within the neighbourhood, while ensuring the adequate provision of infrastructure, community services, facilities and parks for existing and future residents.



Land Acknowledgement

The Town of Whitchurch-Stouffville acknowledges this land is the treaty territory of the Williams Treaty First Nations. It is also the traditional territory of other Anishinaabeg peoples, the Wendat, and the Haudenosaunee. We also recognize the contributions of all Indigenous peoples to this place and commit to a continued dialogue and greater respect for the land we have come to share. Recognition of the contributions and historic importance of Indigenous peoples must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community.

Learn more about
the project here:



www.townofws.ca/westfield

Westfield Estates Land Use Study

The Town of Whitchurch–Stouffville is undertaking a Land Use Study to develop a vision and land use plan for the Westfield Estates Neighbourhood. The Study will assist the Town in planning and evaluating potential future redevelopment applications within the neighbourhood, while ensuring the adequate provision of infrastructure, community services, facilities and parks for existing and future residents.

Why is the Town creating a land use plan?

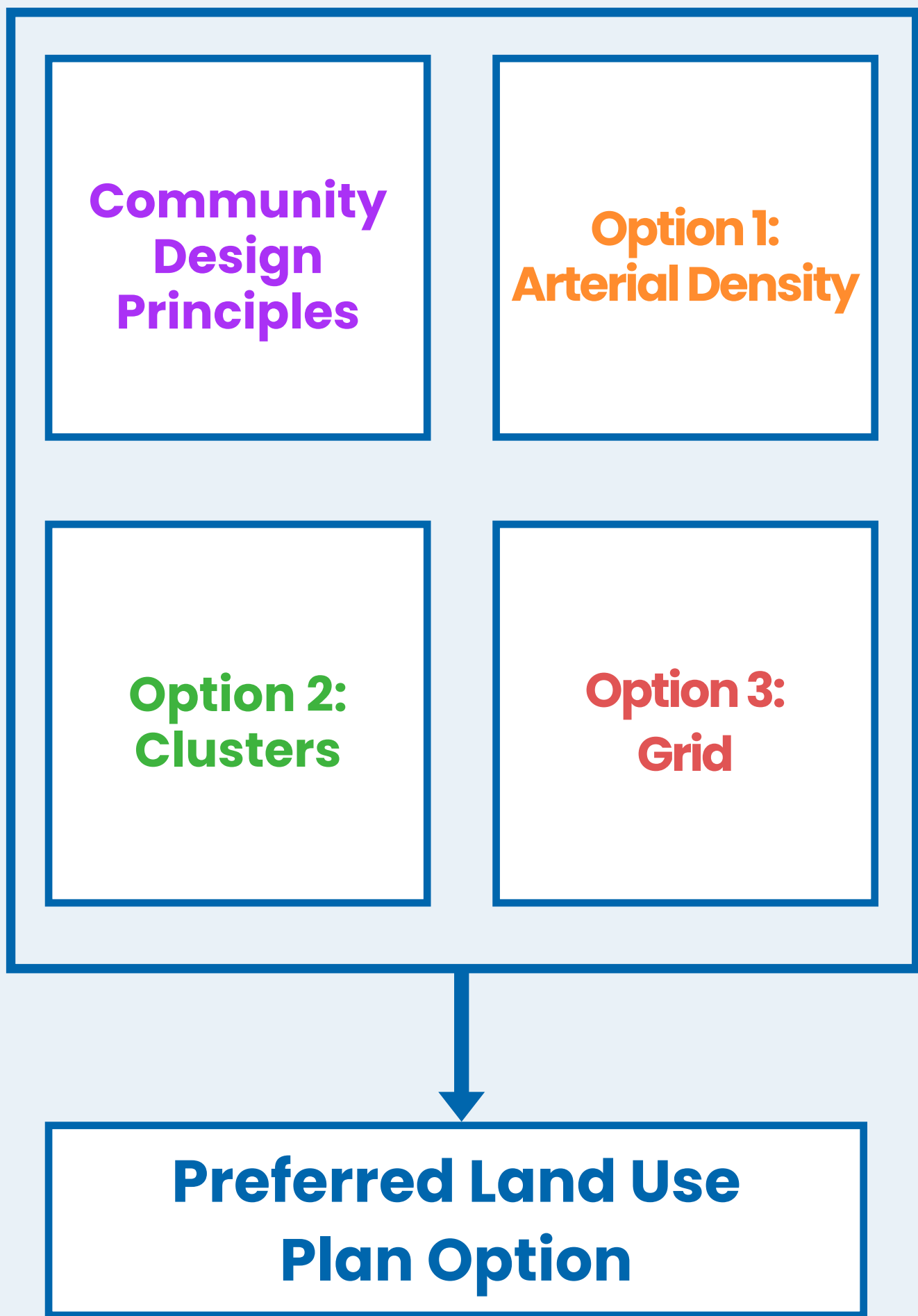
The Westfield Estates Neighbourhood is a community that is facing increasing development pressure. Recent development proposals have been approved that include increased density and a built form that marks a significant shift from the single family homes on large lots that currently exists. A land use plan is needed to help guide where new residential buildings will be built, what form they will take, and how residents will have access to parks, mobility options, and other services.

What will the land use plan do?

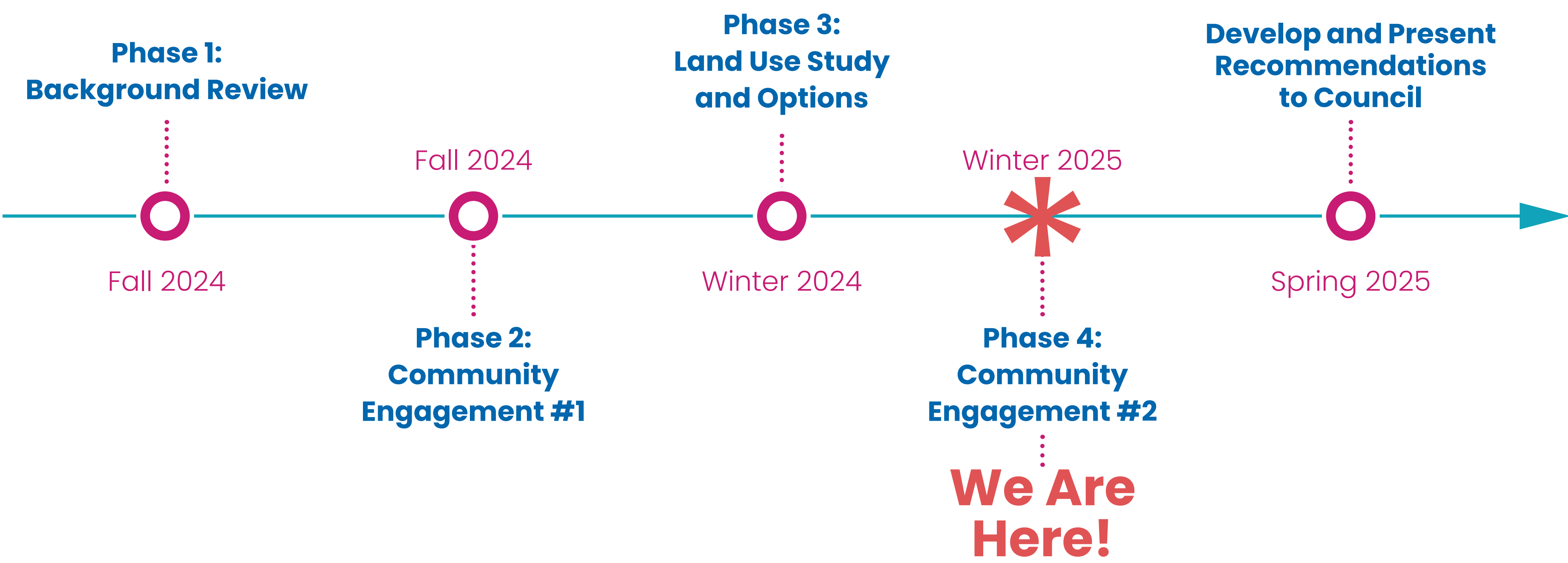
- Establish guiding land use directions for the neighbourhood;
- Provide guidance on the form of potential new residential development;
- Define preferred locations for potential future community amenities and services (e.g., commercial and community facilities, parks and natural areas, etc.); and,
- Inform the infrastructure and servicing strategy for potential new development.

How can I share my thoughts?

At this open house, residents are invited to share their feedback on the broader Community Design Principles as well as three specific land use plan options:



Project Timeline



Code of Conduct

The Town of Whitchurch–Stouffville is committed to maintaining a safe and positive atmosphere and serving a caring, inclusive community.

Disrespectful language and abusive or threatening behaviour will not be tolerated.*

During this meeting, we kindly ask that you:

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.

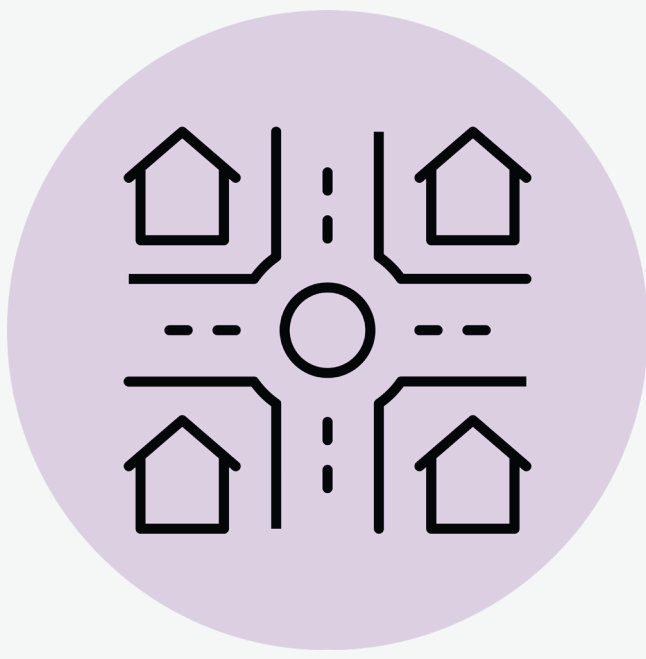


**In accordance with the Occupiers Liability Act, the Occupational Health and Safety Act, the Trespass to Property Act and the Town Harassment and Violence-Free Workplace Policies. In the event of a violation, the Town reserves the right to deny service and/or restrict access to the facility.*

Westfield Estates: Land Use Plan Options

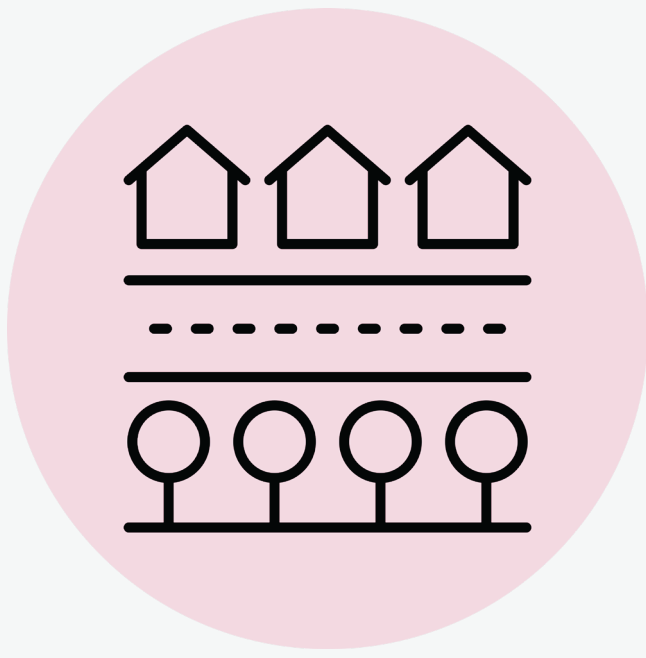
Community Design Principles

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



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



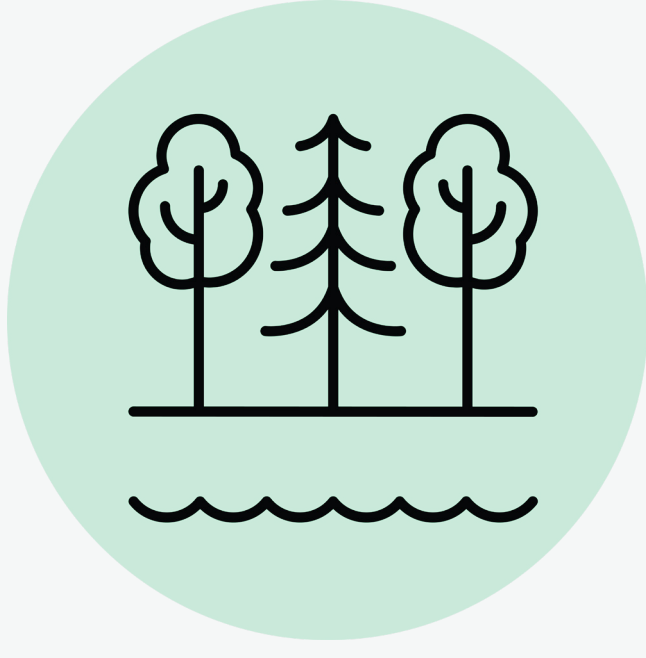
ACCESSIBLE AND CONNECTED

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



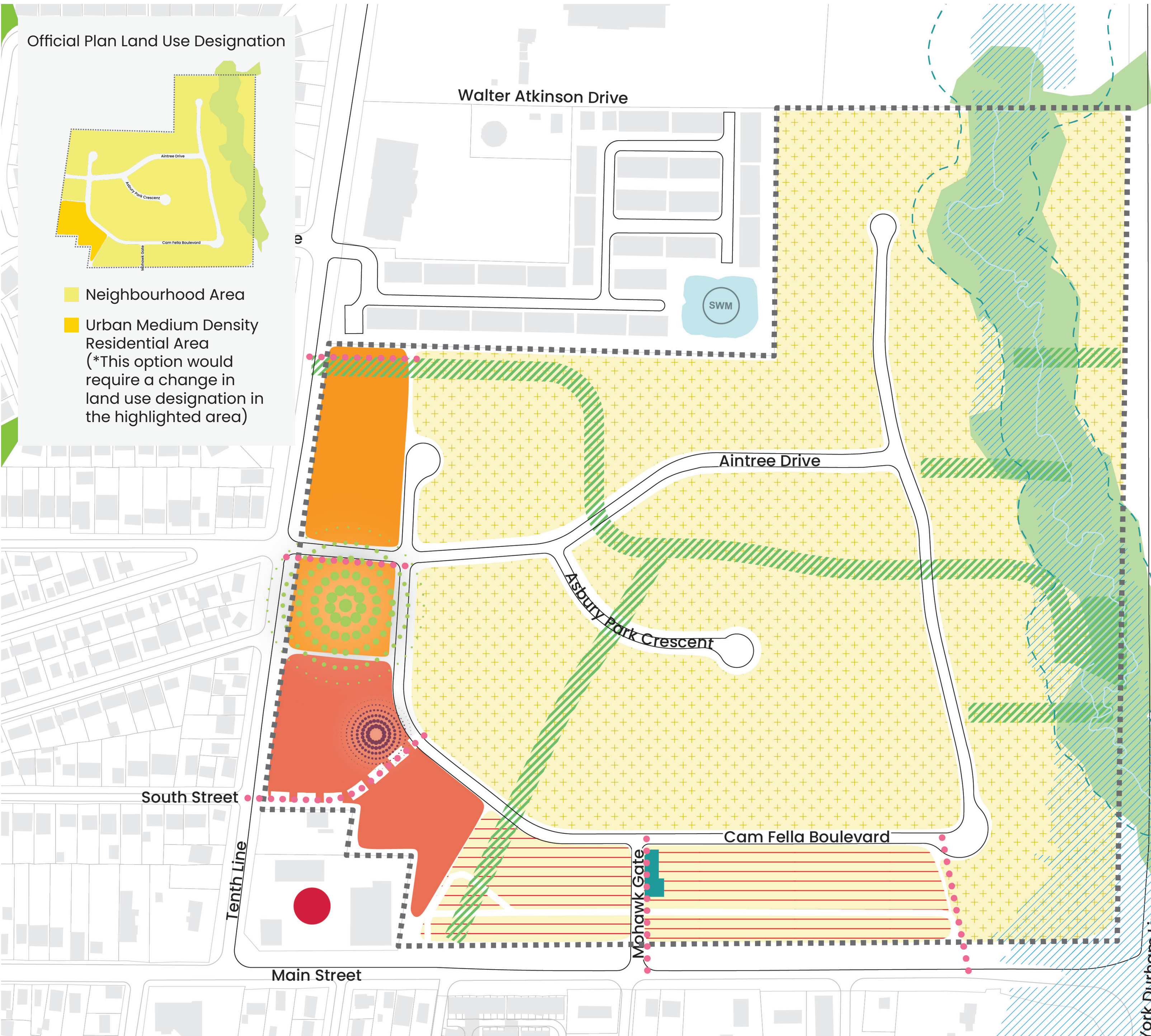
ACTIVE LIVING

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



ENVIRONMENTALLY RESPONSIBLE

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



DRAFT Land Use Plan Option 1: Arterial Density

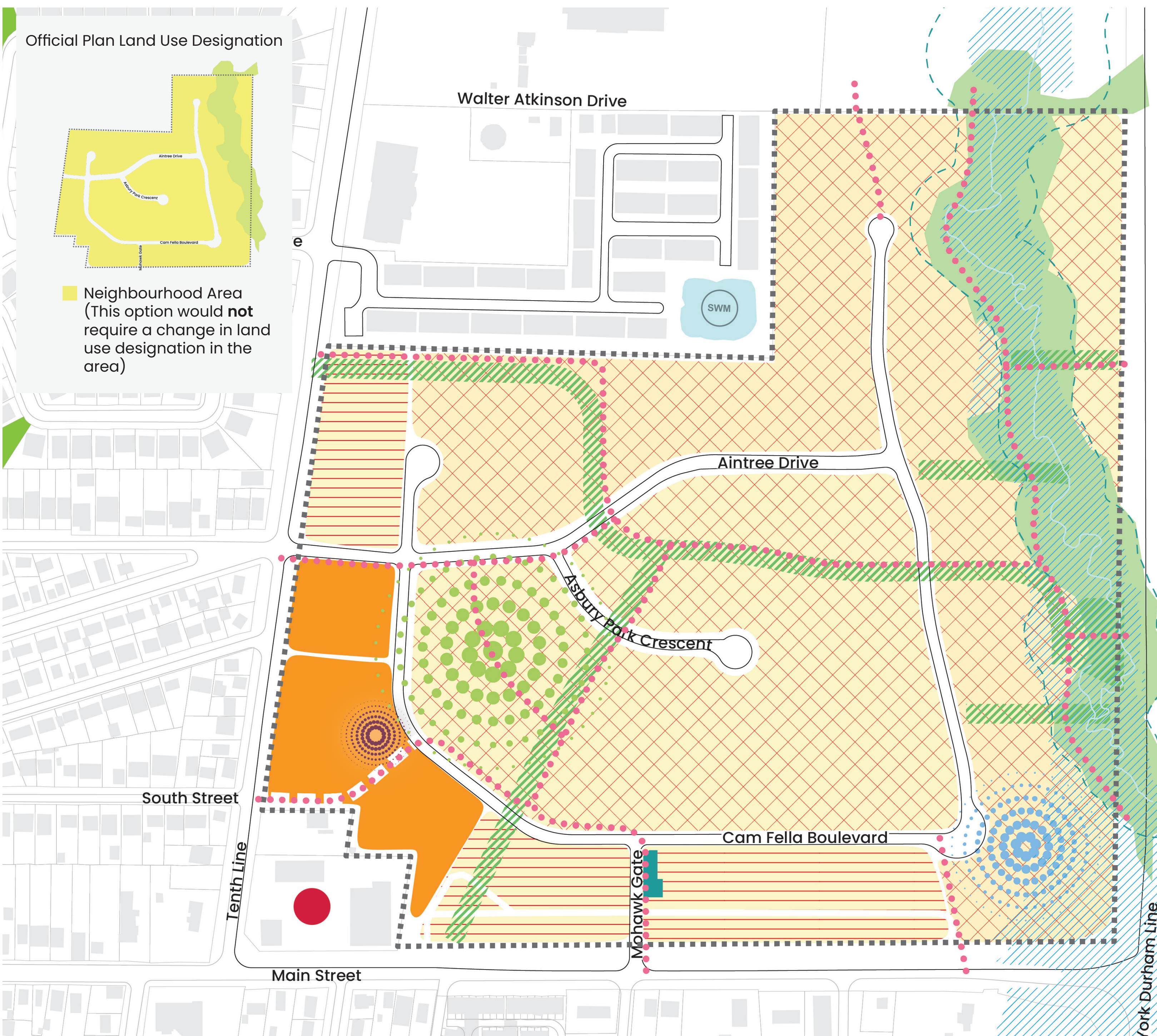
This concept accommodates growth over the next 30 years by concentrating higher-density housing along arterial roads while preserving the neighbourhood's interior of single detached homes and permitted infill (in the form of semi-detached units as well as one additional accessory residential unit per lot). A smaller neighbourhood park is located along Tenth Line to service new residents. The internal neighbourhood would remain municipally unserved.

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 Option 2: Clusters

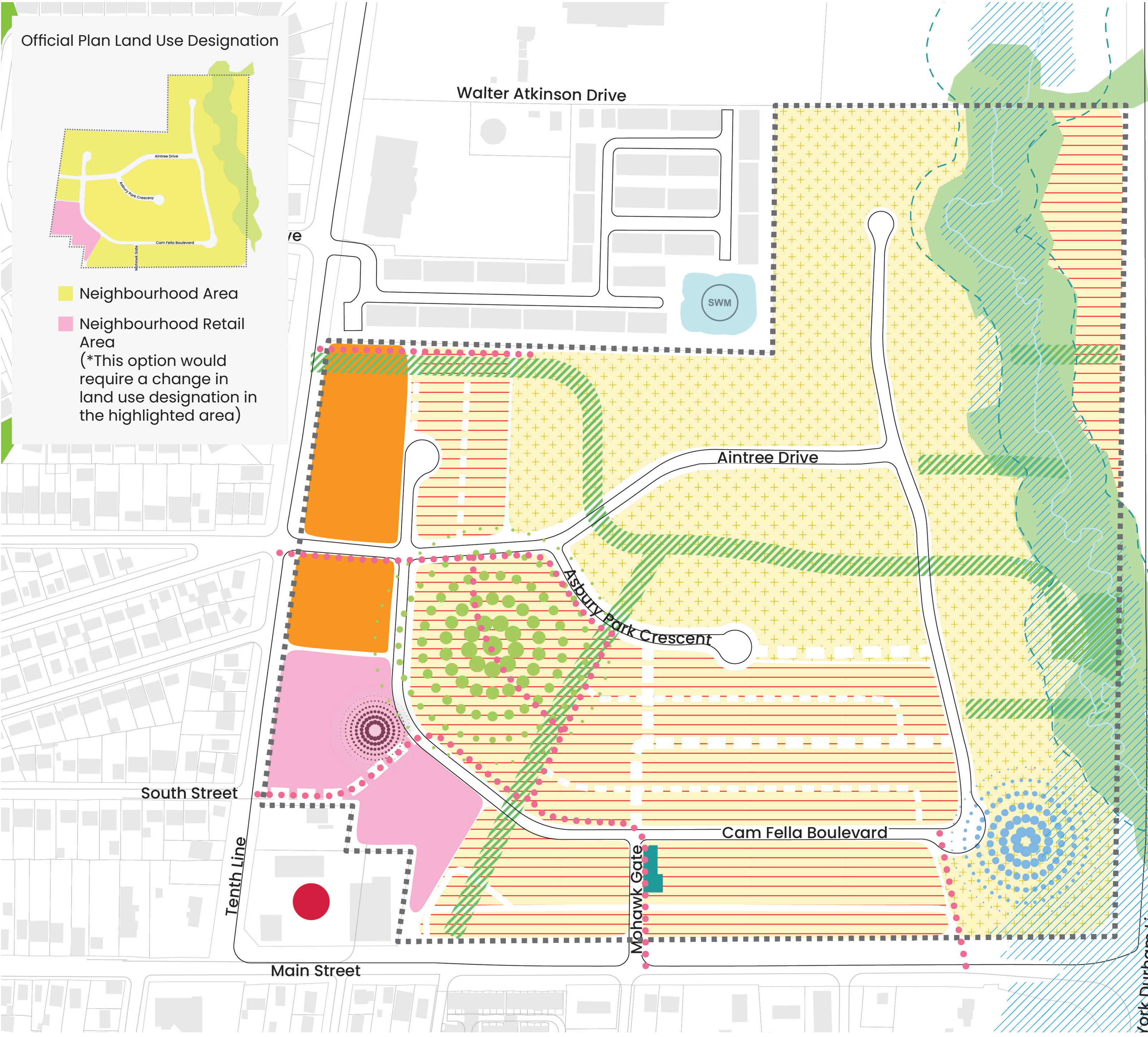
This concept promotes balanced growth over the next 30 years by diversifying housing while maintaining the existing road pattern and streetscapes. Clustered Low-Rise Residential forms along existing and new single detached forms and permitted infill (in the form of semi-detached units and two additional accessory residential units per lot) define the neighbourhood interior, while higher densities and mixed uses line arterial roads. With minimal lot consolidation, this approach has the potential to preserve a larger number of existing trees. This option requires municipal servicing.

Legend:

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

Land Use and Built Form Options:

- Low-Rise Residential:
 - Singles, Semis, Cluster Townhouses
 - Singles, Semis, Linear Townhouses
- Low-Rise Mixed Use:
 - Retail-Residential Building (4 Storeys)



DRAFT Land Use Plan Option 3: Grid

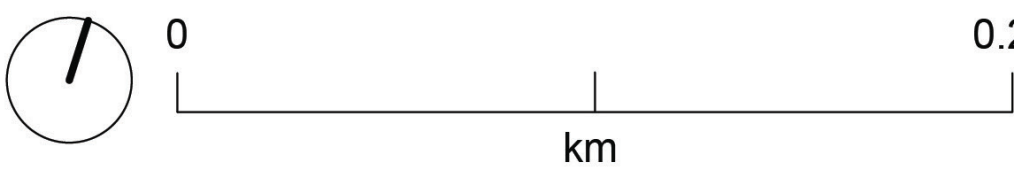
This concept enhances connectivity and diversifies housing over the next 30 years by adding streets to the grid and layering density. The central neighbourhood maintains the single detached homes and permitted limited infill (in the form of new single or semi detached units as well as two additional accessory residential units per lot), surrounded by a ring of Linear Low-Rise Residential built forms, transitioning to higher densities and mixed uses along arterial roads. This option requires municipal servicing.

Legend:

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

Land Use and Built Form Options:

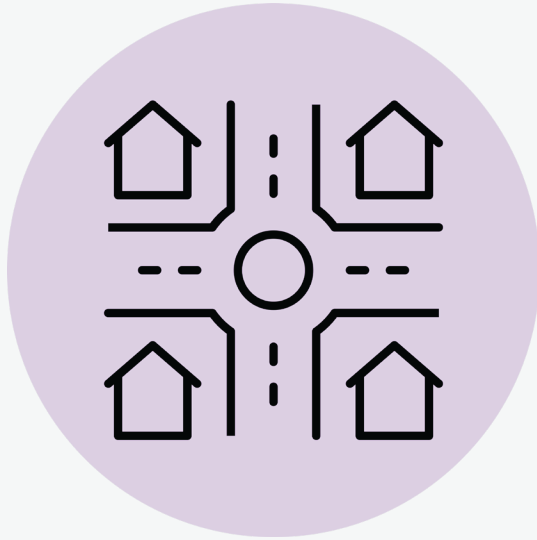
- Low-Rise Residential:
 - Singles, Additional Residential Units
 - Singles, Semis, Linear Townhouses
- Low-Rise Mixed Use:
 - Retail-Residential Building (4 Storeys)
- Neighbourhood Retail:
 - Standalone Commercial Building



WESTFIELD ESTATES

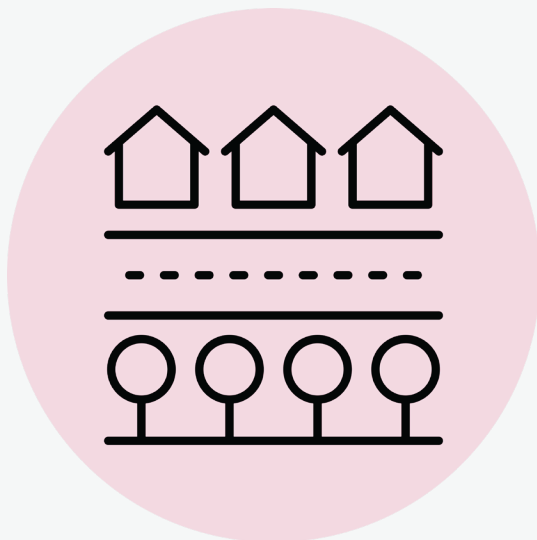
Community Design Principles

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.



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



ACCESSIBLE AND CONNECTED

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



ACTIVE LIVING

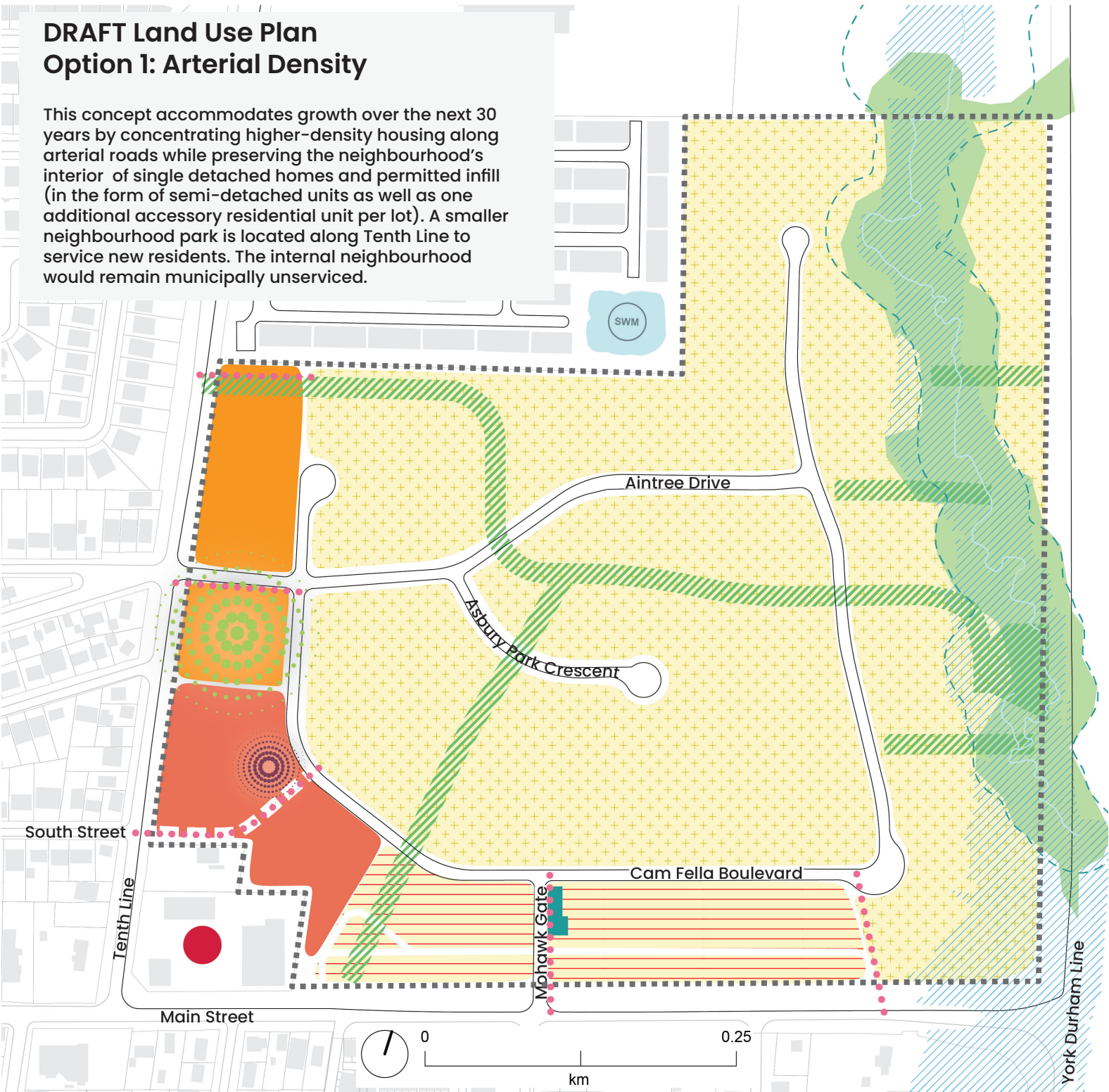
Provide for a variety of walking and cycling alternatives that connect to the surrounding neighbourhoods and deliver a range of recreational opportunities for all ages, year round



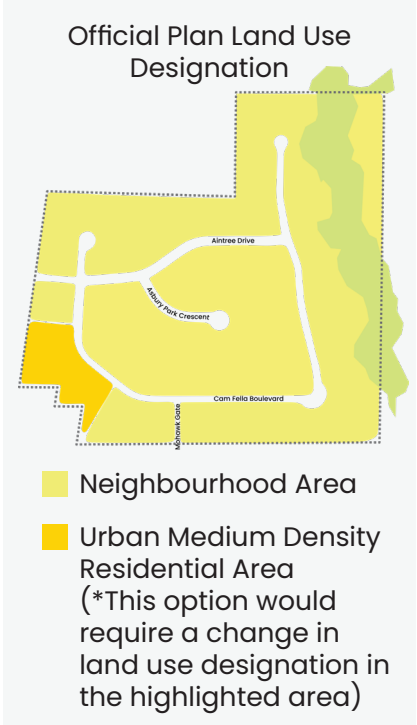
ENVIRONMENTALLY RESPONSIBLE

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

What is your connection to Westfield? _____



- 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)



Open Space & Public Realm



Neighbourhood Park



Urban Square

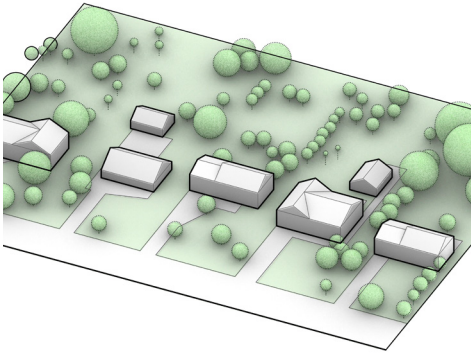


Streetscape:
Existing Unserved Rural Cross Section



Pedestrian Sidewalks and Park Paths

Built Form Options



Low-Rise Residential: Singles, Semis, ARUs

*Built form typology included in both areas

*Maximum one additional residential unit per lot with no municipal servicing (Official Plan)



Low-Rise Residential: Linear Townhouses

*Approved development application along Cam Fella Boulevard



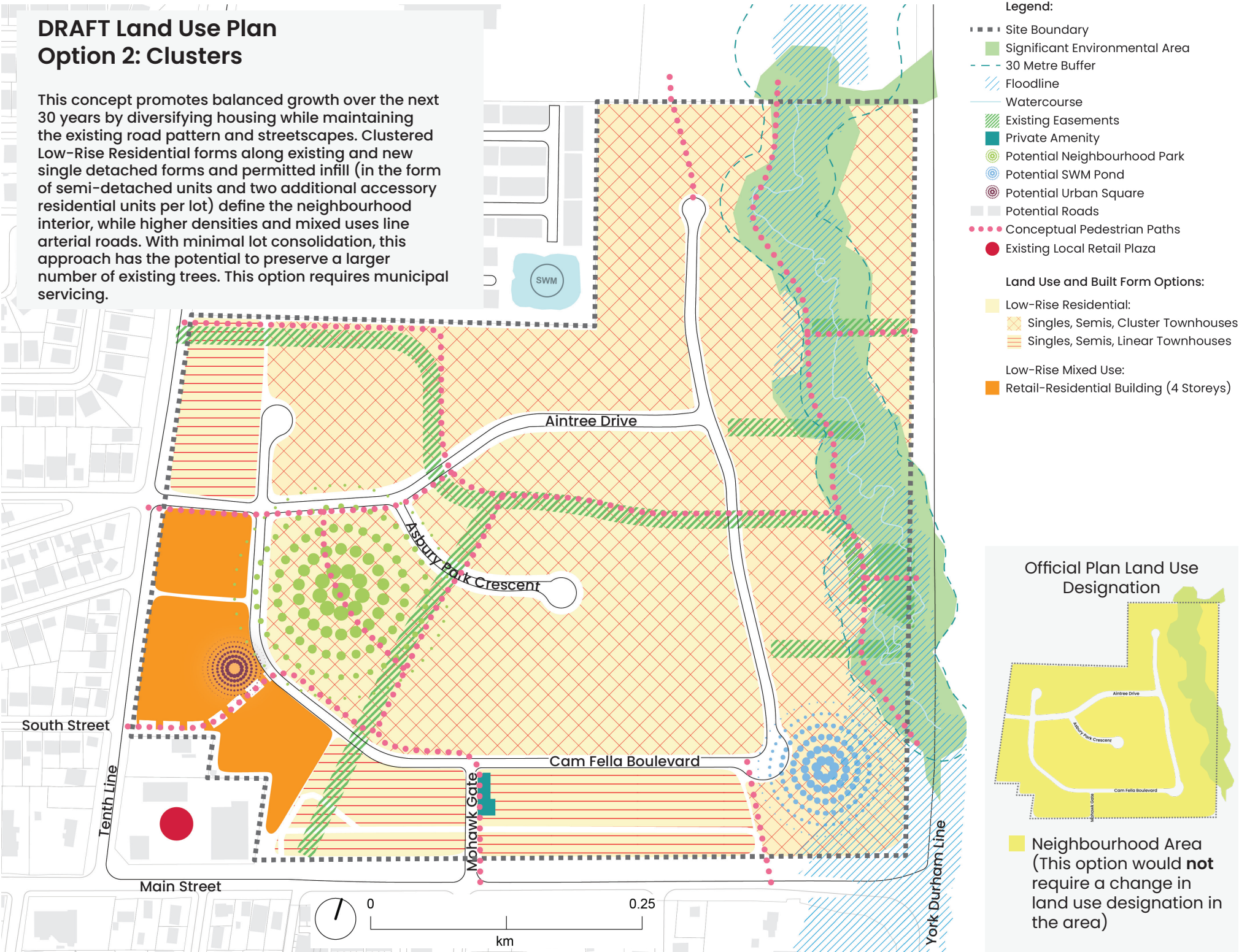
Low-Rise Mixed Use: Retail-Residential Building (up to 4 Storeys)



Mid-Rise Mixed Use: Retail-Residential Building (up to 6 Storeys)

Which elements of this option work **best** for Westfield?

What are the **challenges** with this option? How would you address these?



Open Space & Public Realm



Neighbourhood Park



Urban Square

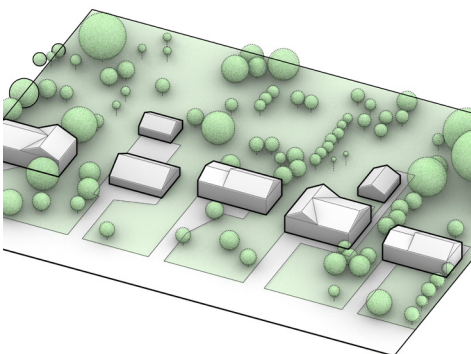


Streetscape:
Serviced Rural Cross Section



Pedestrian Sidewalks
and Park Paths

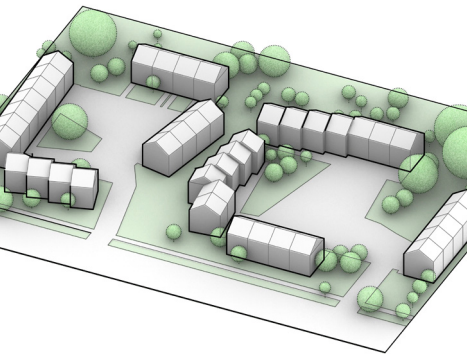
Built Form Options



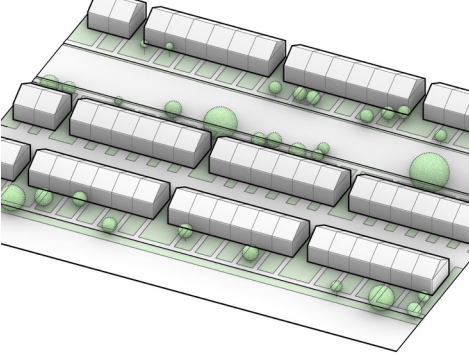
Low-Rise Residential:
Singles, Semis, ARUs

*Built form
typology
included in
both areas

*Maximum two additional
residential units per lot with
municipal servicing
(Official Plan)



Low-Rise Residential:
Cluster Townhouses



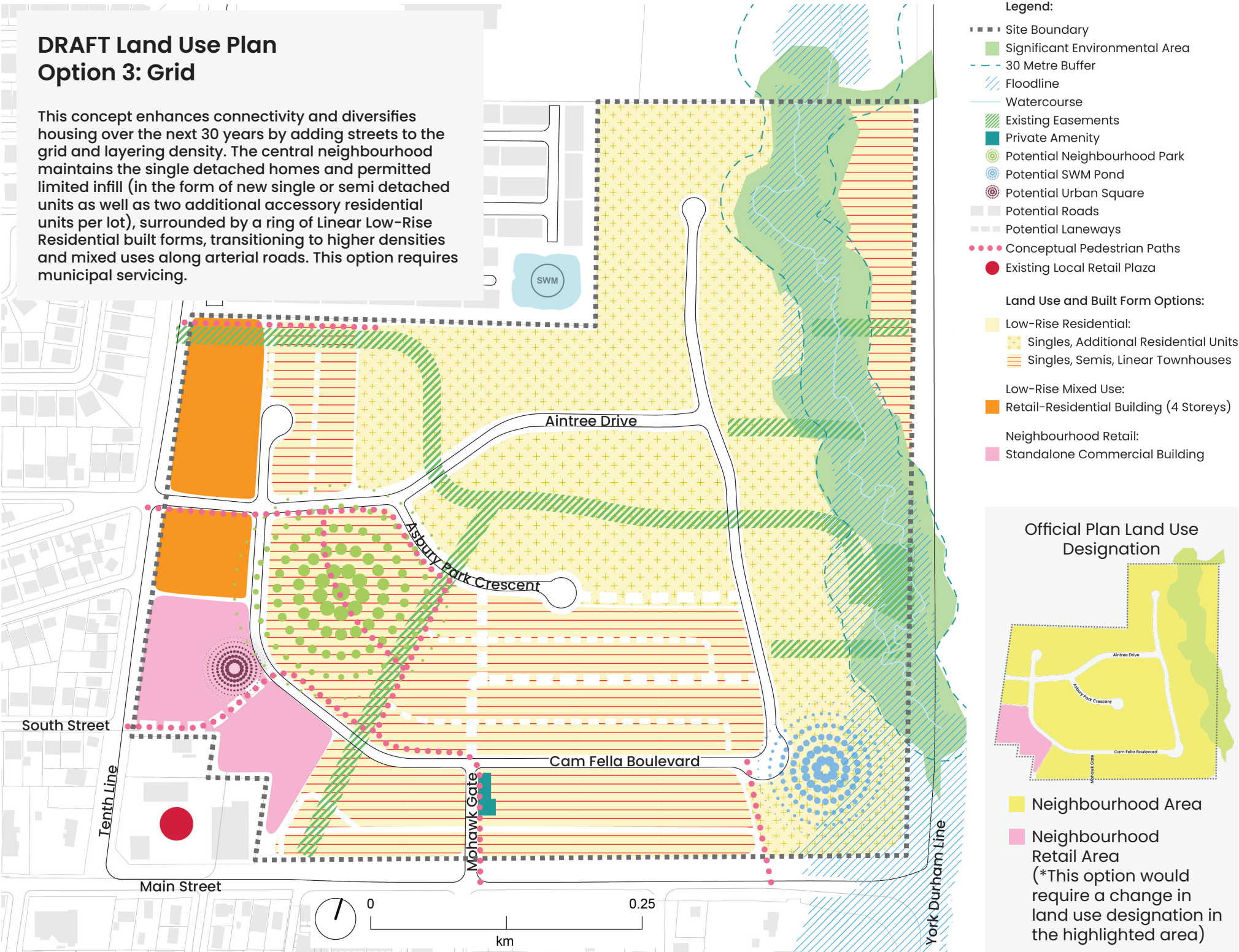
Low-Rise Residential:
Linear Townhouses



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

Which elements of this option work **best** for Westfield?

What are the **challenges** with this option? How would you address these?



Open Space & Public Realm



Neighbourhood Park



Urban Square

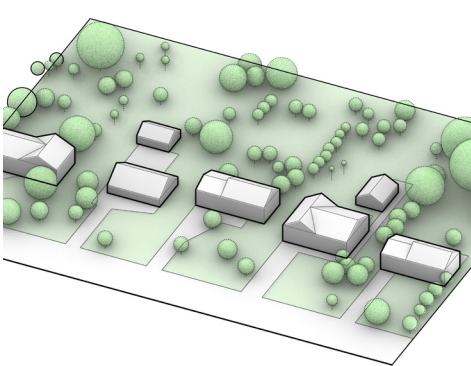


Streetscape:
Serviced Urban Cross Section



Pedestrian Sidewalks
and Park Paths

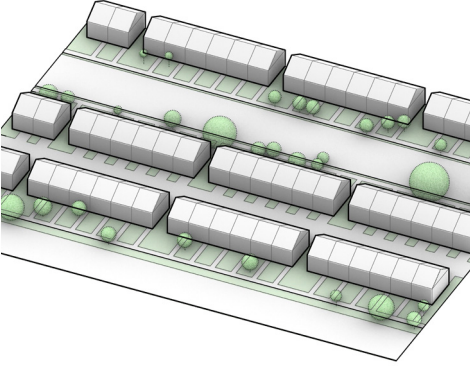
Built Form Options



Low-Rise Residential:
Singles, Semis, ARUs

*Built form typology included in both areas

*Maximum two additional residential units per lot with municipal servicing (Official Plan)



Low-Rise Residential:
Linear Townhouses



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

Which elements of this option work **best** for Westfield?

What are the **challenges** with this option? How would you address these?

