

Westfield Estates Land Use Study

Draft Land Use Plan – Preferred Option

Council Presentation

June 18th

Project Purpose

The **Westfield Estates Land Use Study** is being undertaken **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:

- **Housing**
- **Built Form**
- **Parks**
- **Green infrastructure**
- **Servicing**

What We've Heard

The Town held a **Public Open House** on Tuesday, **March 18, 2025** from 6–8pm at 19 on the Park. Over **60** members of the public attended. The purpose of this session was to:

- **Clarify development process**
- **Introduce Three Draft Land Use Plan Options**
- **Answer Questions**
- **Gather Feedback**

To **inform** the development of a **preferred Land Use Plan option** to present to Council.

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**; and
- » **Written comments** received by the project team **via email**.

What We've Heard

Level Playing Field Maximize Density and Land Values
Preserve Character Buffers and Smooth Transitions
All or Nothing Preserve Large Lot Estate Living Limit Density
Privacy
Parking and Snow Storage Concerns Age in Place
Limit through-traffic Uncertainty and Tensions
Property Values Commercial Options Uniform Land Use
Clarity Around Planned Servicing
Oversight Committee Protect Mature Trees

Preferred Option: Process

What We've Heard:

- » Concerns were raised about short- and long-term uncertainty regarding future land use and timelines

Approach:

- » Phased approach based on servicing

Result:



Preferred Option: Process

What We've Heard:

- » Residents expressed a desire to ensure equitable treatment in property valuation between existing landowners
- » Residents emphasized the importance of smooth transitions between existing and new built forms to maintain neighbourhood cohesion

Approach:

- » Consistent land use approach across the neighbourhood interior, while adding density with transitional built forms along arterials

Result:



Preferred Option: Process

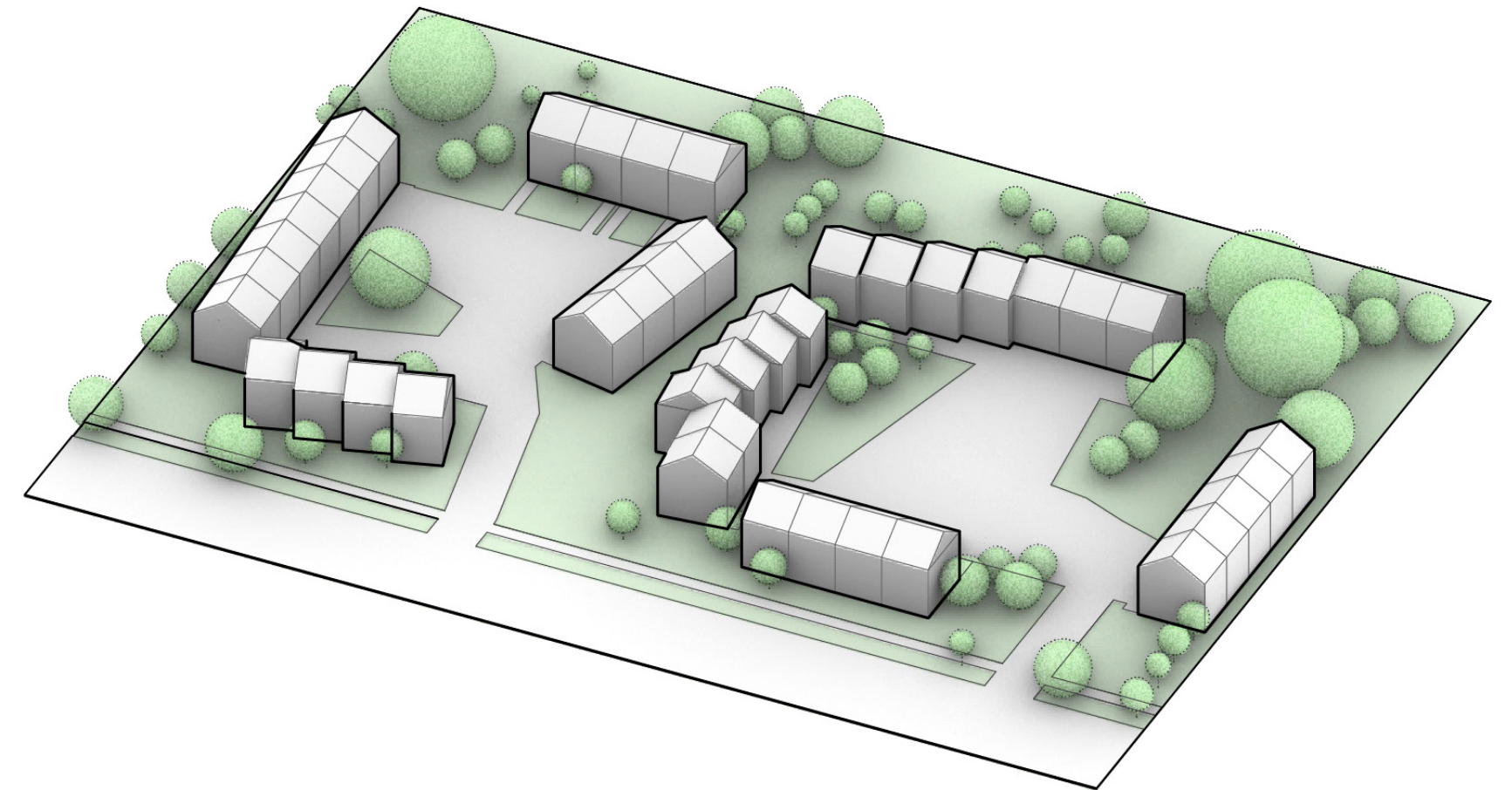
What We've Heard:

- » Residents emphasized the importance of preserving neighbourhood character
- » Residents raised concerns about flexibility to either sell or remain on their properties
- » Residents expressed a desire to protect existing trees

Approach:

- » In addition to standard low density development this approach will enable a cluster typology within the Low-rise residential areas
- » Maintains rural street
- » Consolidated parking and entries
- » Opportunity to protect mature trees
- » Less lot consolidation required allowing residents to sell or stay

Result:



Preferred Option: Process

What We've Heard:

- » Residents expressed a desire to protect existing trees

Approach:

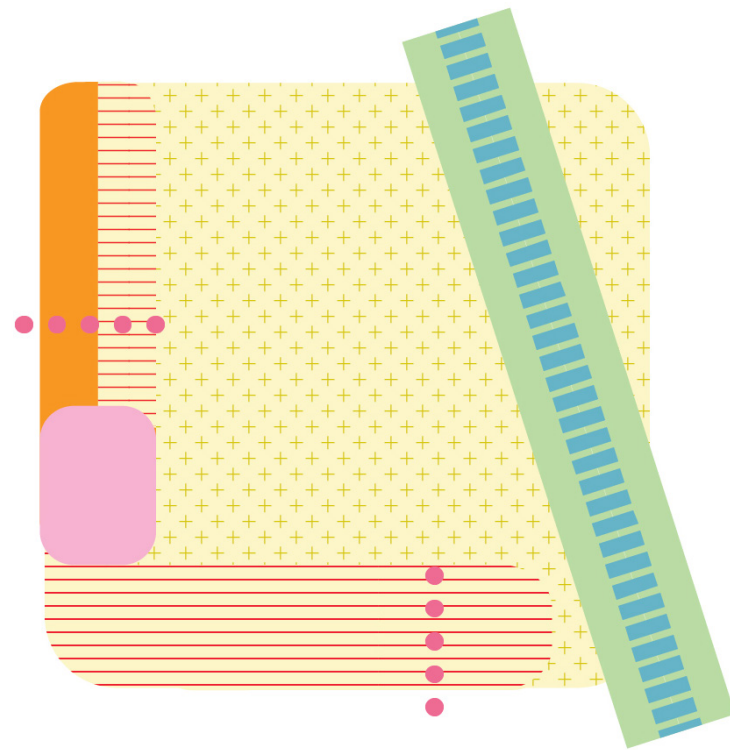
- » Secure parkland as a method to protect trees
- » Secure parkland to serve residents
- » Opportunity to establish trail network along drainage swales

Result:



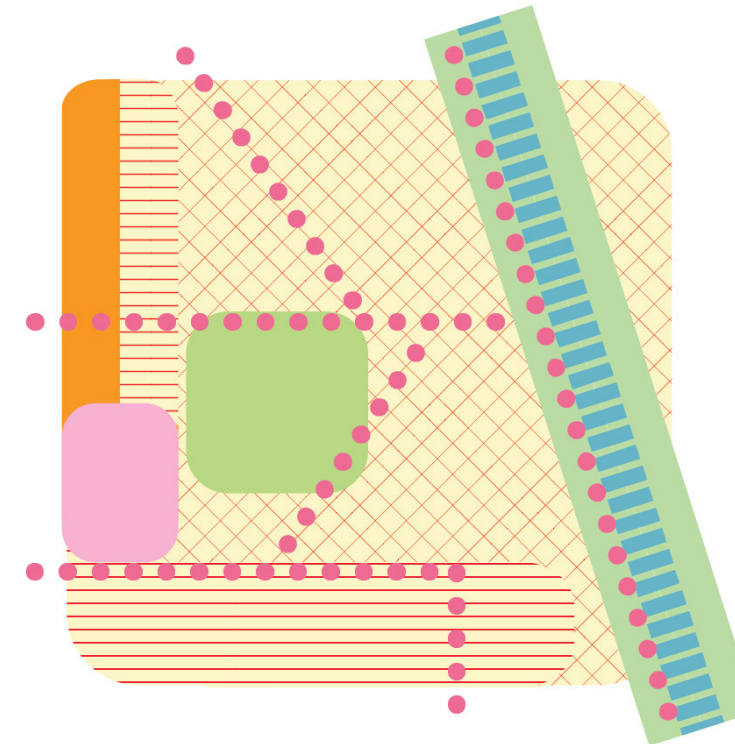
Preferred Option: Two Phases

Phase 1 (pre-servicing)



- The neighbourhood's interior remains unserviced, which limits development
- Preserves neighbourhood's interior
- Higher-density housing and mixed uses along arterial road
- Cash-in-lieu to support Phase 2 park

Phase 2 (post-servicing)



- Servicing is introduced
- Flexible, lower density developments that do not need large lot consolidation throughout
- Rural street remains
- Central neighbourhood park

Legend:

- Significant Environmental Area
- 30 Metre Buffer
- Conceptual Pedestrian Paths

Land Use and Built Form Options:

- Low-Rise Residential:
 - Unserviced Internal
 - Arterial
 - Serviced Internal

Low-Rise Mixed Use:

- Retail-Residential Building (4 Storeys)

Neighbourhood Retail:

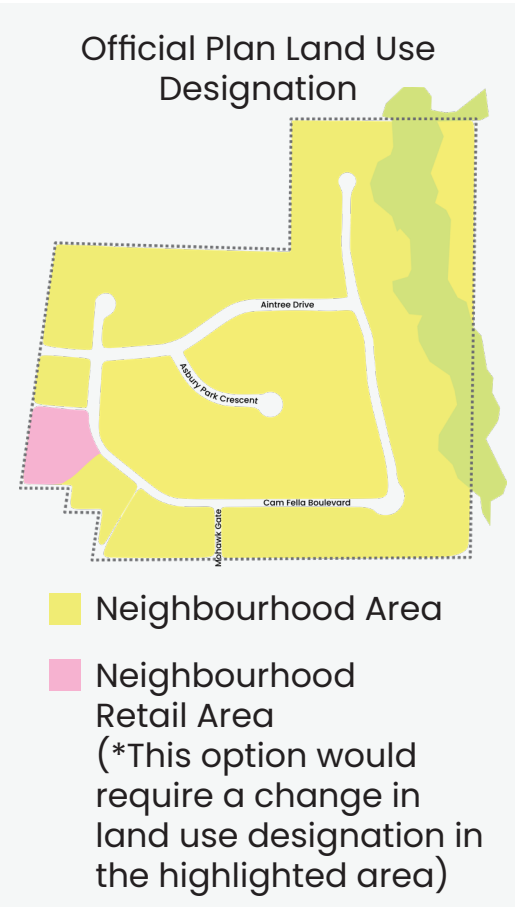
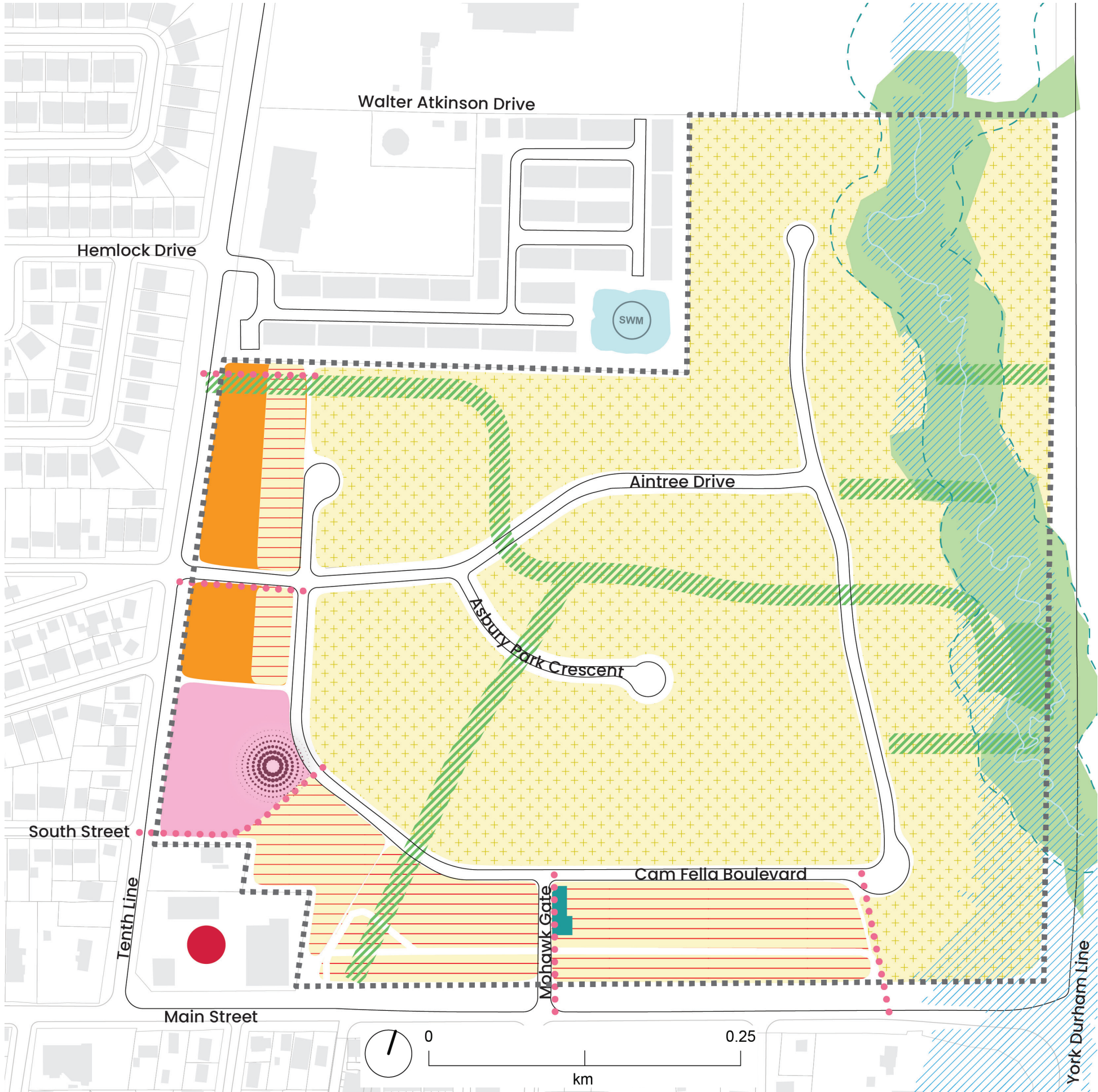
- Standalone Commercial Building

Phase 1

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



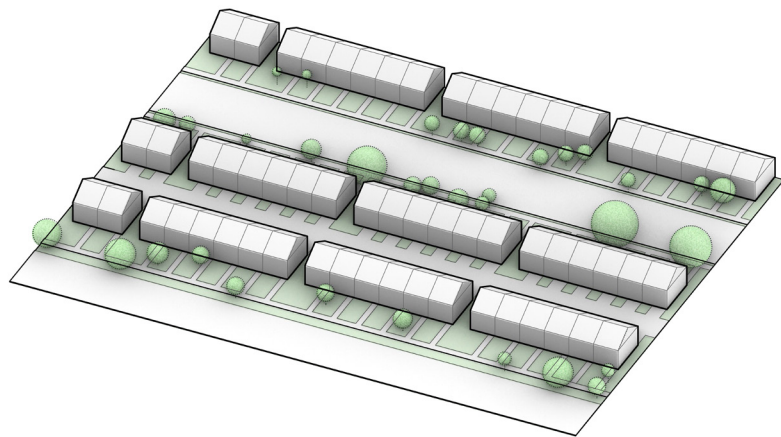
Neighbourhood Retail:
Standalone Commercial Building



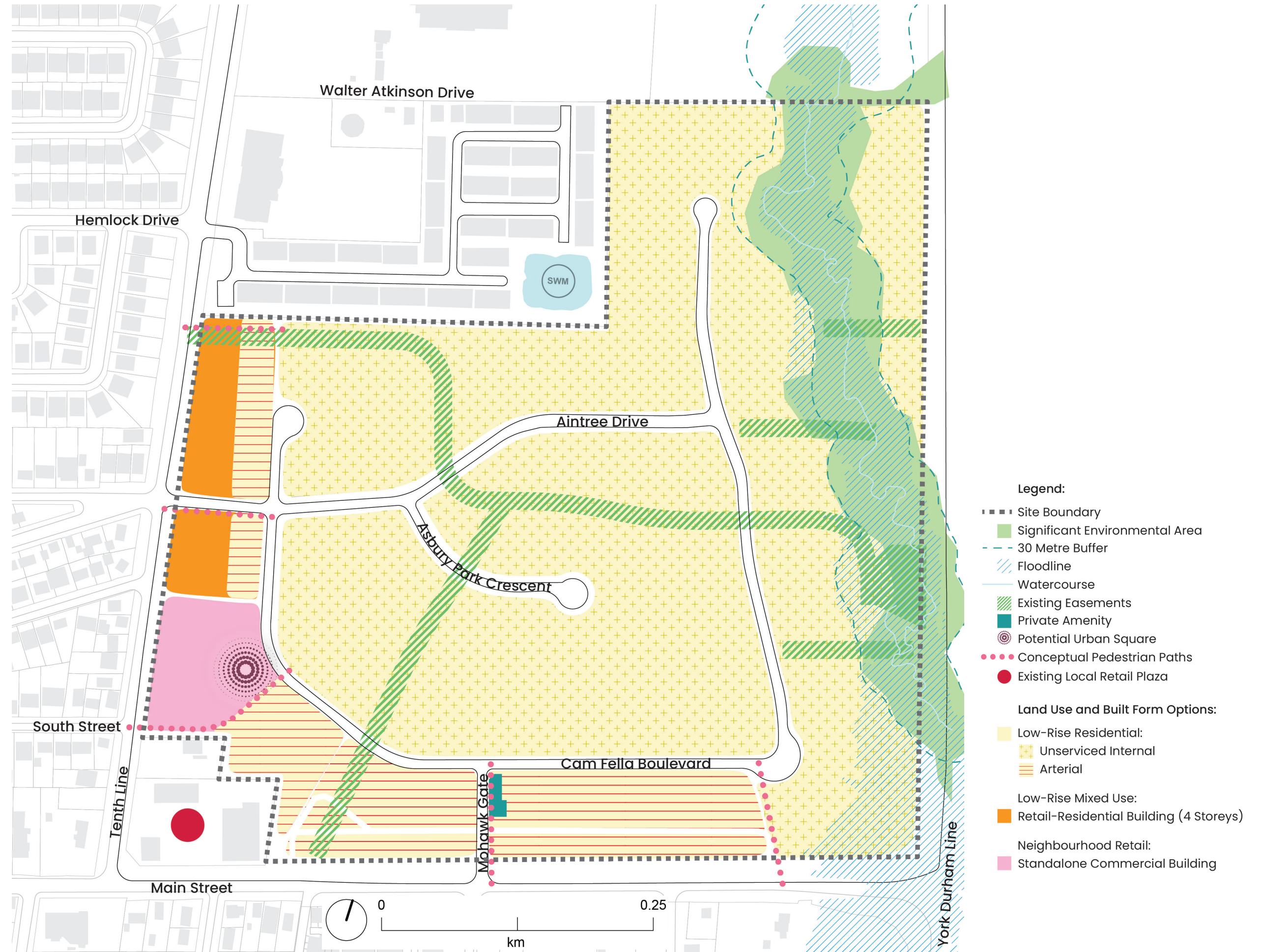
- Legend:**
- Site Boundary
 - Significant Environmental Area
 - 30 Metre Buffer
 - Floodline
 - Watercourse
 - Existing Easements
 - Private Amenity
 - Potential Urban Square
 - Conceptual Pedestrian Paths
 - Existing Local Retail Plaza
- Land Use and Built Form Options:**
- Low-Rise Residential:
 - Unserviced Internal
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 - Low-Rise Mixed Use:
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Phase 1

Low-Rise Residential: Arterial

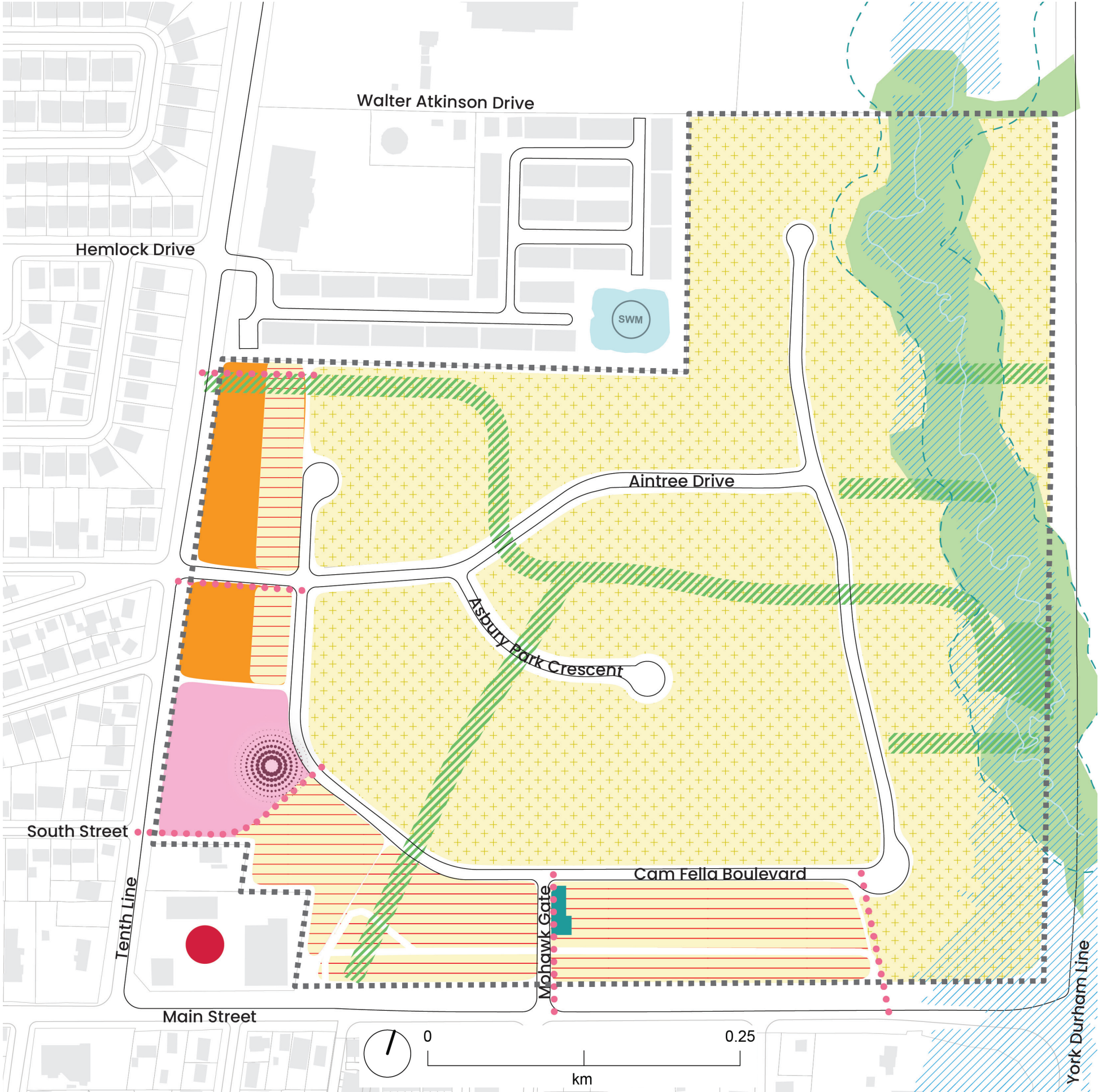
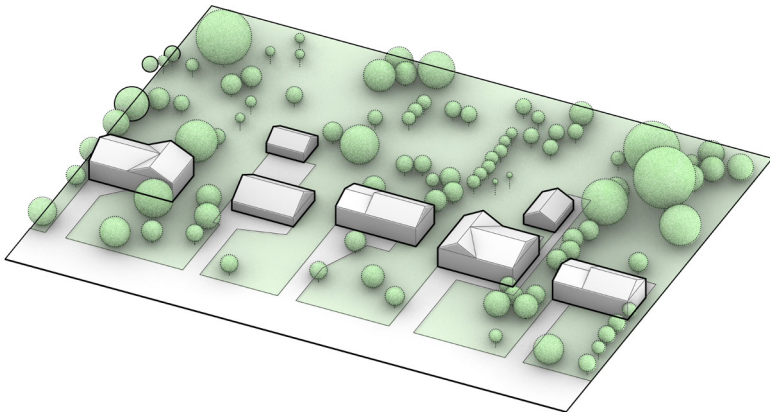


*Approved development application along Main Street



Phase 1

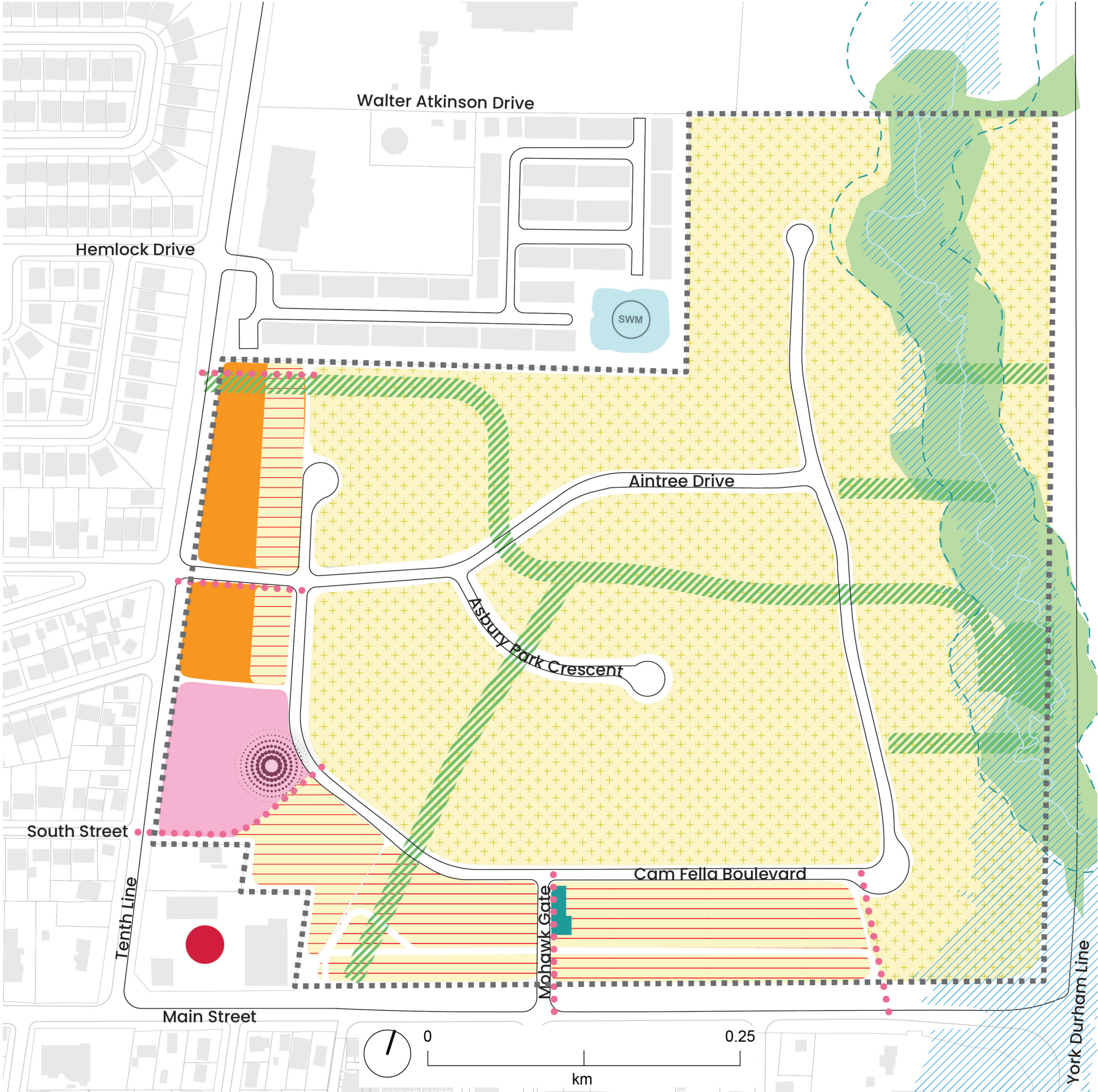
Low-Rise Residential: Unserved Internal



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Phase 1

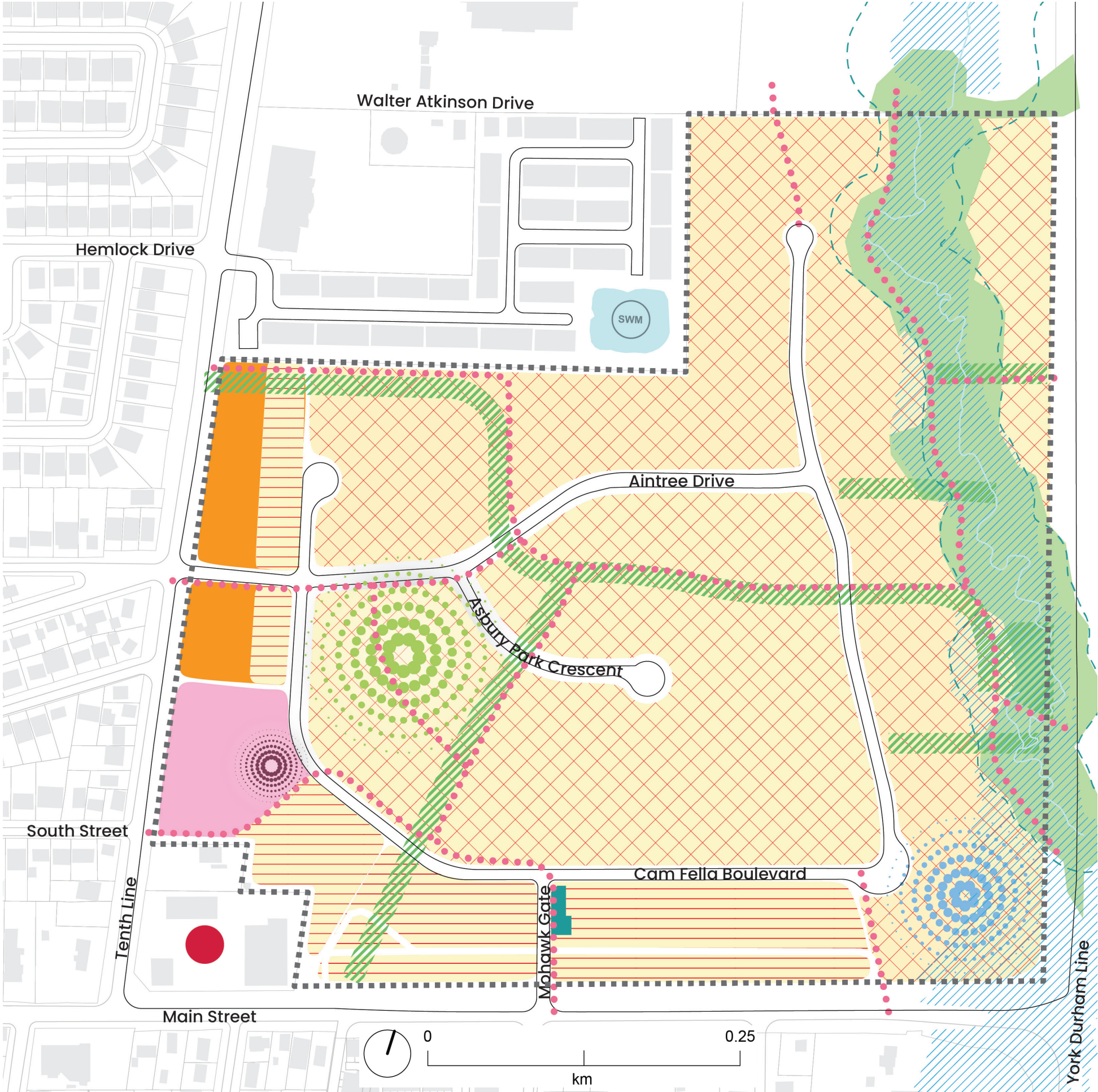
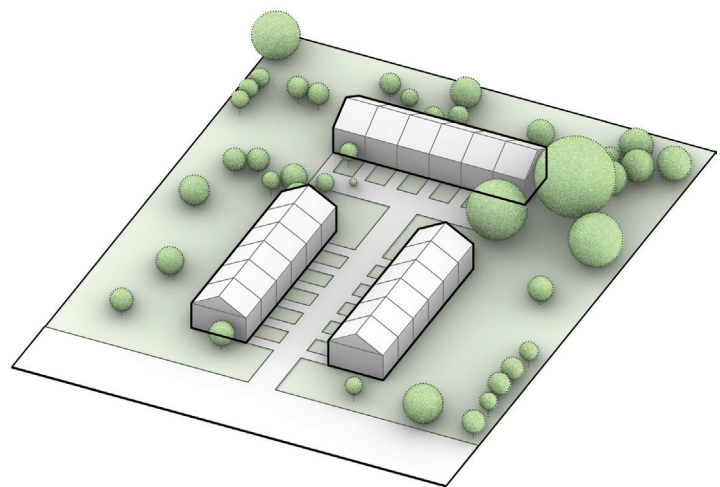
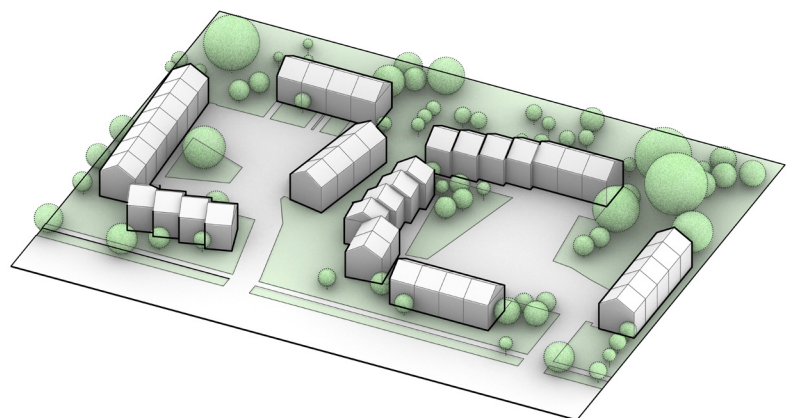
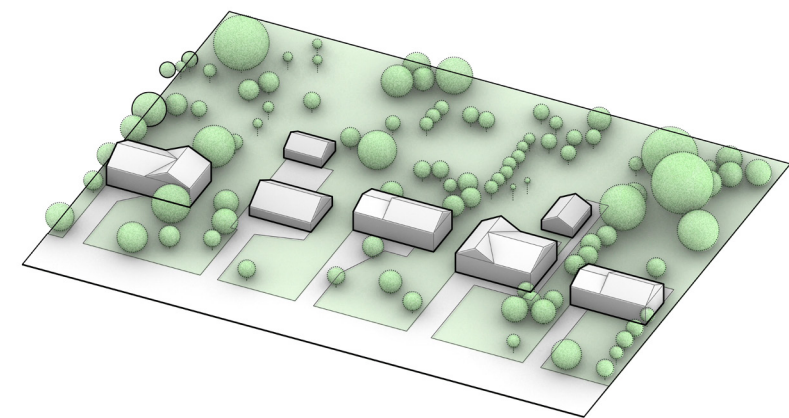
- Urban Square
- Pedestrian Paths



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Phase 2

 Low-Rise Residential: Serviced Internal



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 - Potential Neighbourhood Park
 - Potential SWM Pond
 - Potential Urban Square
 - Conceptual Pedestrian Paths
 - Existing Local Retail Plaza
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Phase 2

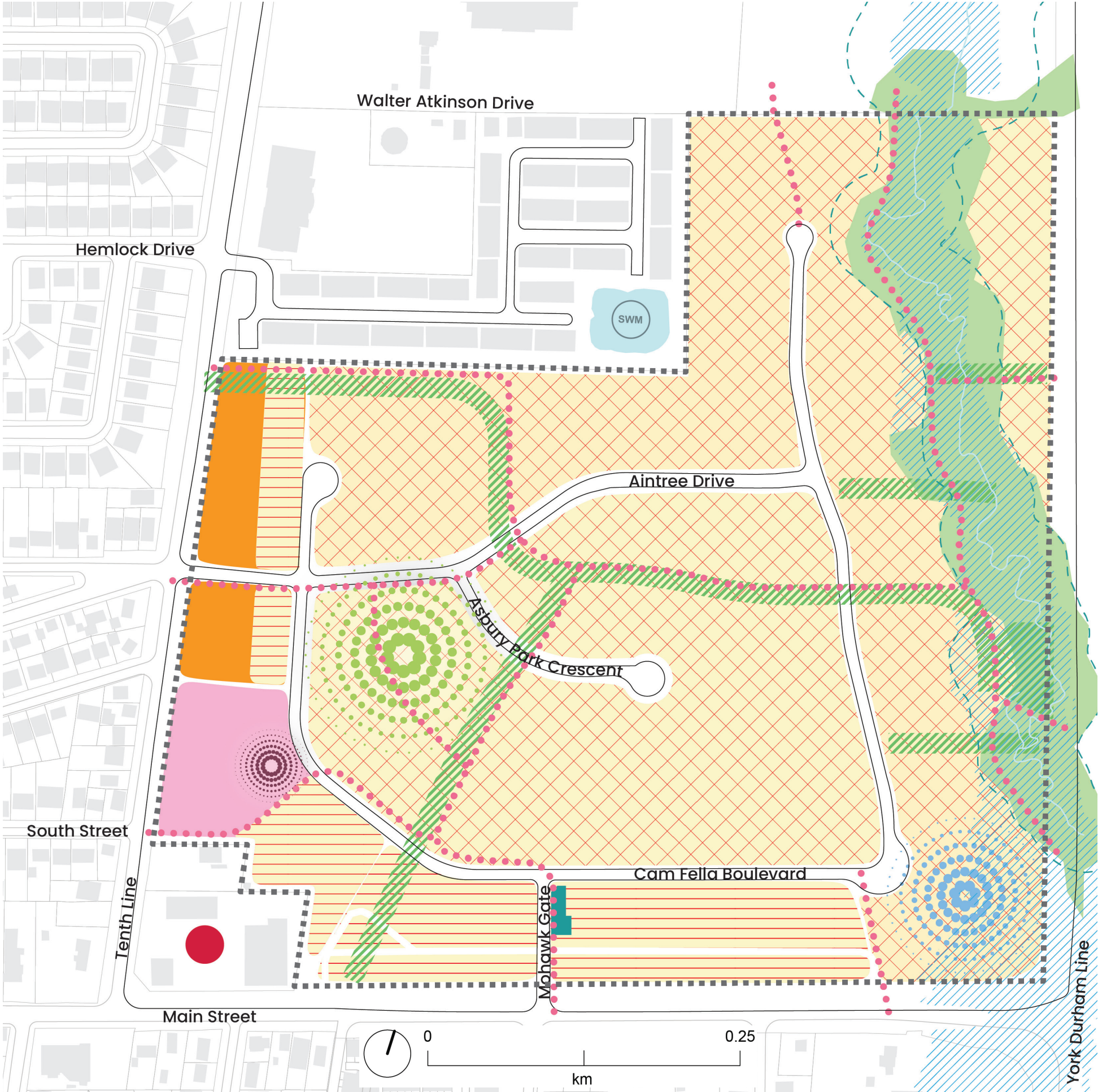
Neighbourhood Park



Pedestrian Paths



Streetscape: Serviced Rural Cross Section



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Next Steps

1. Finalize Preferred Land Use Plan and Block Plan (Summer 2025)
2. Present Final Recommendations to Council for Consideration (Fall 2025)

Comments or Questions

