

Subject: Westfield Estates Neighbourhood Land Use Study

Staff Report No. DS-030-24

Commission: Development Services Commission

Date: June 19, 2024

Recommendation:

- 1) That Council receive Report DS-030-2024 for information.

1. Purpose

The purpose of this Report is to inform Council that Staff will be undertaking a Land Use Study for the Westfield Estates neighbourhood to develop a vision and land use plan for the neighbourhood.

2. Executive Summary

The Westfield Estates Neighbourhood is experiencing redevelopment pressures including recent planning approvals for infill and intensification along Main Street and Cam Fella Boulevard. Town Staff intends to undertake a Land Use Study to develop a vision and land use plan for the neighbourhood. This Report outlines the Study purpose and proposed scope of work, including consultation with the community, stakeholders and ratepayers association, to develop recommendations to guide and evaluate future planning applications.

3. Background

The Westfield Estates Neighbourhood generally comprises the lands within the Cam Fella Boulevard, Aintree Drive, and Asbury Park Court area, as shown on Attachment 1. On the eastern edge of the Community of Stouffville, the neighbourhood is characterized by large lots accommodating single-detached dwellings, and expansive lawns and 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.

The Neighbourhood has experienced significant redevelopment pressures recently including applications for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium for the properties fronting on Cam Fella Boulevard and Main Street, which were approved by Council on May 15, 2024 (Staff Reports No. [DS-022-24](#) and [DS-023-24](#)).

Furthermore, the Westfield Estates Neighbourhood has been identified as a Focus Area to be evaluated through the ongoing Parks Plan and Parkland Dedication By-law Update Study, to identify a comprehensive strategy for the future acquisition of parkland in view of the recent development applications and potential future redevelopment within the neighbourhood.

In light of the current redevelopment pressures, it is Staff's intent to undertake a Land Use Study to develop a vision and land use plan for the neighbourhood. The Study may assist the Town in planning and evaluating potential future redevelopment applications within the neighbourhood, while ensuring the adequate provision of community services and facilities for existing and future residents.

4. Analysis and Options:

The following outlines the general purpose and scope of work for undertaking the Study, as well as next steps.

4.1 Purpose

The purpose of the Land Use Study is generally to:

- Develop a vision and land use plan for the neighbourhood.
- Assess the potential future redevelopment of the neighbourhood in light of recent redevelopment pressures and opportunities.
- Provide staff and landowners with guidance in preparing and evaluating potential future redevelopment plans in a coordinated manner, while ensuring the provision of appropriate community services and facilities.
- Provide recommendations and seek Council direction on any recommended land use changes. It is anticipated that the Study may result in a conceptual Block Plan and/or Town initiated Official Plan Amendment to implement Council recommendations.

4.2 Proposed Scope of Work

The proposed scope of work would include the following tasks:

- Review existing planning policy context and undertake a land use analysis to identify opportunities and constraints.

- Consult with the community, stakeholders and ratepayers association on developing a vision for the future of the neighbourhood.
- Prepare and evaluate alternative Land Use / Block Plan options, which assess the following matters:
 - public parkland needs, requirements, and parkland acquisition;
 - appropriate land uses and built forms;
 - community and urban design considerations;
 - transportation network and streetscape design;
 - compatibility and transition with existing and future land uses;
 - municipal servicing infrastructure (water, wastewater and stormwater);
 - environmental and natural heritage features;
 - community services and facilities (i.e., parkland, schools, commercial uses); and
 - potential phasing/landowner coordination issues.
- Consult with the community, stakeholders and ratepayers association on the evaluation of the alternative Land Use / Block Plan options.
- Develop a preferred Land Use / Block Plan and associated recommendations for consideration by Council.
- Implement Council recommendations, which may include a conceptual Block Plan and/or Town initiated Official Plan Amendment to implement Council recommendations.

4.3 Next Steps

The Town will seek to retain the services of a consulting team to assist in further scoping the work and undertake the Land Use Study. It is anticipated that the final Study recommendations may be presented to Council in late 2024.

5. Financial Implications

It is anticipated that the Study budget would be in the order of \$50,000 - \$60,000, to retain a consultant to refine and undertake the Land Use Study. The required budget would be funded through the reallocation of approved funding sources.

6. Alignment with Strategic Plan

The recommendations of this Report support the following pillars of the 2022 – 2026 Strategic Plan:

- A Town that Grows
- A Town that Moves
- A Healthy and Greener Town
- An Engaging Town
- A Safe Town

- Organizational Effectiveness
- Good Governance

7. Attachments

Attachment 1: Study Area - Westfield Estates Neighbourhood

8. Related Reports

None.

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For further information on this report, please contact the Commissioner of Development Services: Dwayne Tapp, at 905-640-1900 or 1-855-642-8697 ext. 2431 or via email at dwayne.tapp@townofws.ca