



ReZone+ ReDesign



Public Meeting: Housing Accelerator Fund Initiatives 1 & 2

March 11th, 2026



Stouffville



WILLIAMS & STEWART ASSOCIATES LIMITED
JOHN G. WILLIAMS LIMITED ARCHITECT

Agenda

- 1 Project Overview
- 2 Existing Conditions
- 3 Policy Context
- 4 Guiding Principles
- 5 Recommended Amendments



Project Team



Town of Whitchurch-Stouffville
Development Planning



WSP Canada
Planning, Urban Design, Engagement



Williams & Stewart
Urban Design



Purpose of the HAF Initiatives

Housing Accelerator Fund (HAF)

- The Town has received Federal funding to complete seven Housing Action Plan initiatives that would expedite the construction of housing.
- Two of these initiatives are being implemented through the **ReZone + ReDesign** project

HAF Initiative 1: Medium/High-Density Parking Study

Review of options to reduce minimum parking requirements for medium- and high-density residential uses to support sustainable growth.

HAF Initiative 2: Expanding Missing Middle Housing

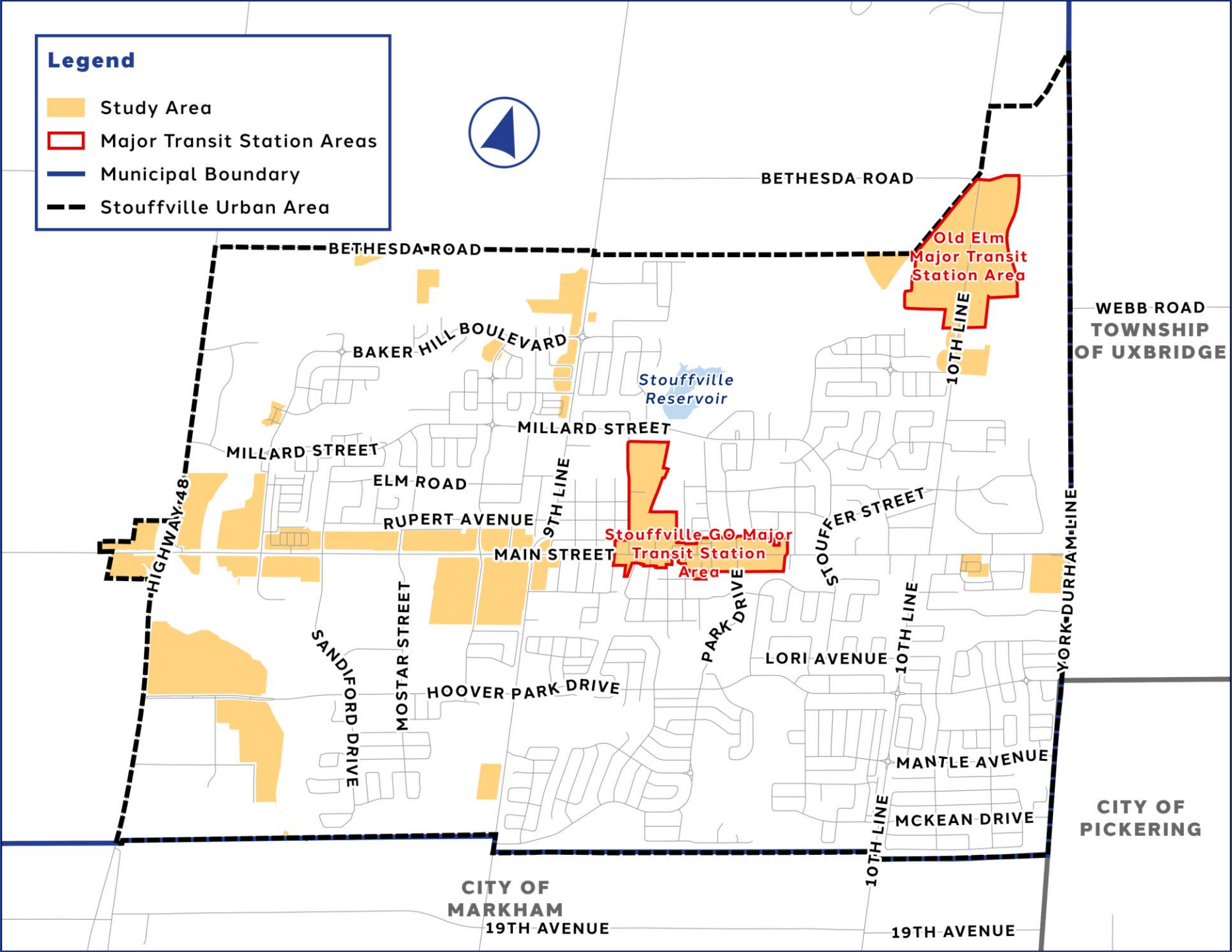
Review of opportunities to integrate gentle density into existing residential neighbourhoods and increase the range of housing forms and options.



HAF 1: Medium to High Density Residential Parking Study Area

Legend

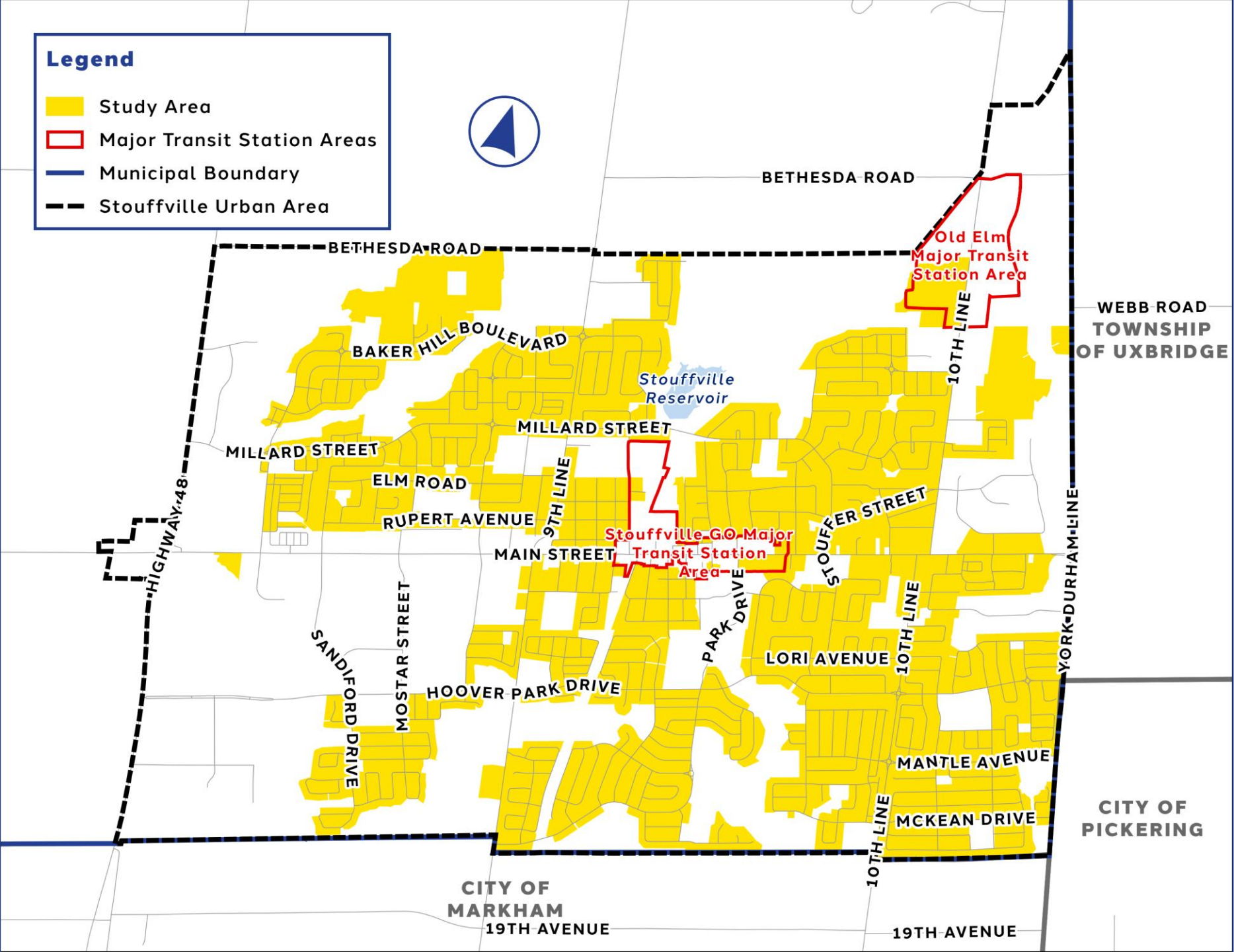
- Study Area
- Major Transit Station Areas
- Municipal Boundary
- Stouffville Urban Area



HAF 2: Expanding the Missing Middle Housing Study Area

Legend

- Study Area
- Major Transit Station Areas
- Municipal Boundary
- Stouffville Urban Area



Project Timeline

Key Milestones

- Background and Best Practice Review
- Public Open House
- Community Survey #1



Phase 1
Fall 2025 – Winter
2026

Phase 2
Winter -Spring
2026



WE ARE HERE

Key Milestones

- Background and Options Reports
- Community Survey #2
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Statutory Public Meeting



Community Engagement and Feedback

Through the Public Engagement and Consultation process we heard:

- Residents strongly value the existing built form and neighbourhood character
- There is a clear desire to maintain the Town's small-town feel and identity
- Growth should respect established streetscapes, scale, and lot patterns
- New development should be compatible and context-sensitive; not disruptive to existing neighbourhoods
- Residents expressed concern about potential parking impacts



Official Plan Goals

The Official Plan directs for Neighbourhoods that can accommodate:



More overall housing supply



A wider variety of housing types, including low-rise apartments



Housing for different household sizes and life stages



More attainable housing options



Housing close to amenities and services

Zoning is just one tool that the Town can use to support housing delivery.



Existing Conditions and Provincial Direction

Canada, Ontario, and Whitchurch-Stouffville are experiencing a housing crisis

Whitchurch-Stouffville's Conditions

- Zoning currently permits limited housing types in most neighbourhoods
- Most areas function as single-detached only
- Often neighbourhoods closest to the Town's major amenities have the most limited permissions
- The Town's new Official Plan directs a range of housing types in Neighbourhood Areas

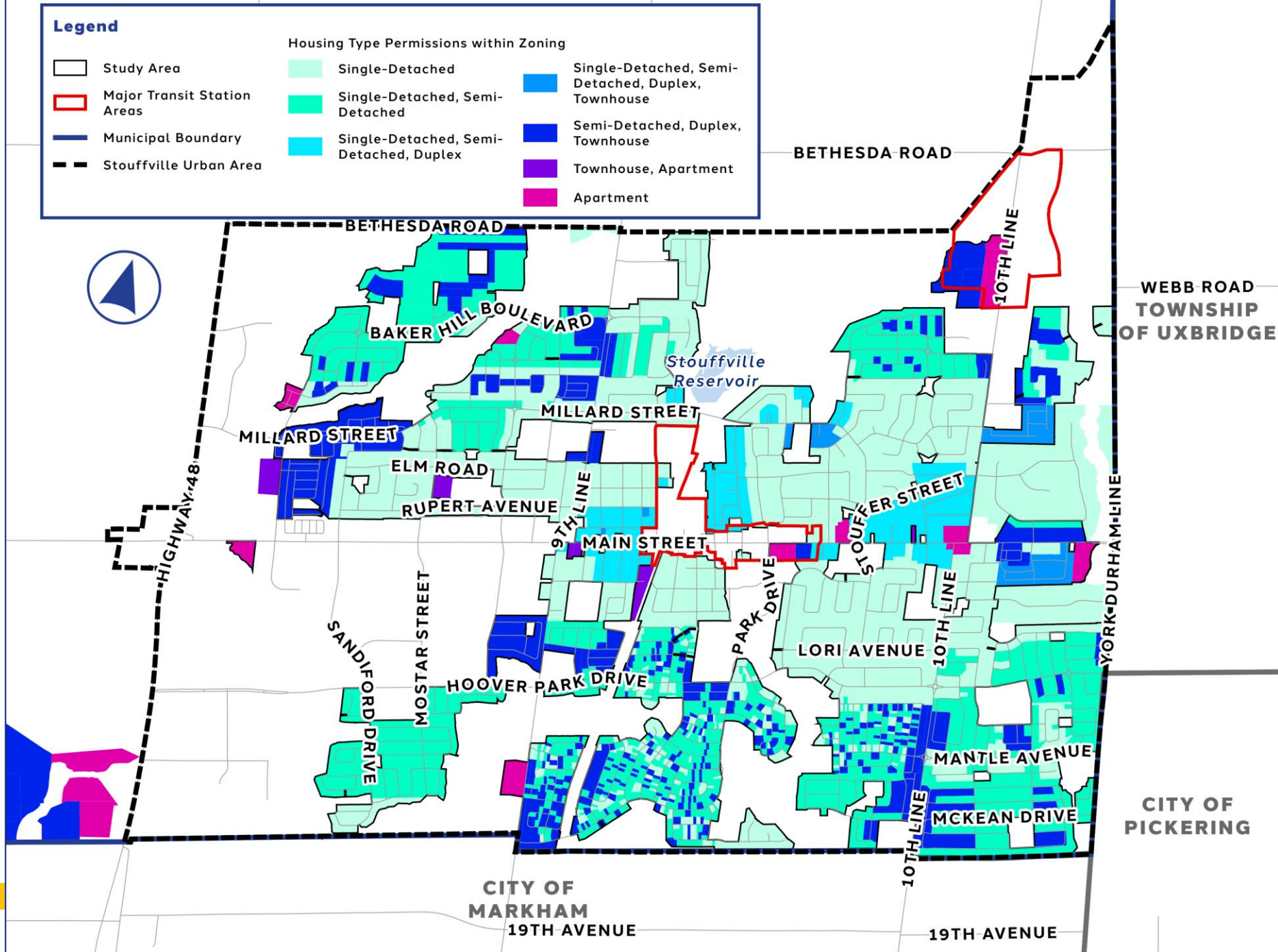
Provincial Framework

- Planning Act permits up to 3 units per lot on properties with full municipal servicing
- Planning Act requires no parking minimums in Major Transit Station Areas (Stouffville GO and Old Elm)
- Municipalities must accommodate growth within settlement areas
- Intensification is expected where services and community amenities already exist



Current Housing Permissions

Large areas of Stouffville have “exclusionary zoning”, only permitting single-detached houses



Jurisdictional Scan

Dozens of municipalities were reviewed across both HAF initiatives



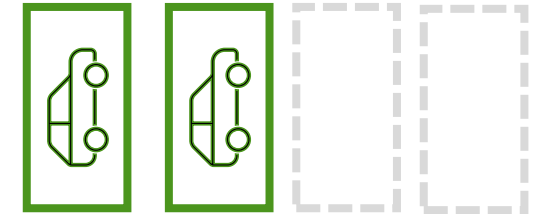
Many municipalities are allowing at least 4 units per lot



Variety of flexibility in terms of lot and building requirements



General focus on “gentle” intensification, including Additional Residential Units (ARUs) and purpose-built multi-unit



Reduced or removed minimum parking requirements



Guiding Principles

The recommended amendments were shaped to:



Work within the existing zoning framework



Treat existing neighbourhoods equitably



Avoid complex or multi-tiered regulations



Treat ARUs and purpose-built multi-unit housing equally

Introduce modest changes that streamline regulations and enable more housing options.



Key Parameters

The recommended amendments respond to feedback received and aim to:



Maintain neighbourhood character



Be realistic to the Town's current transit options



Recognize parking needs and on-street parking restrictions

Enable more housing that fits Stouffville's unique community context and addresses community input.



Housing Typology Recommendations

Across Neighbourhood Areas:



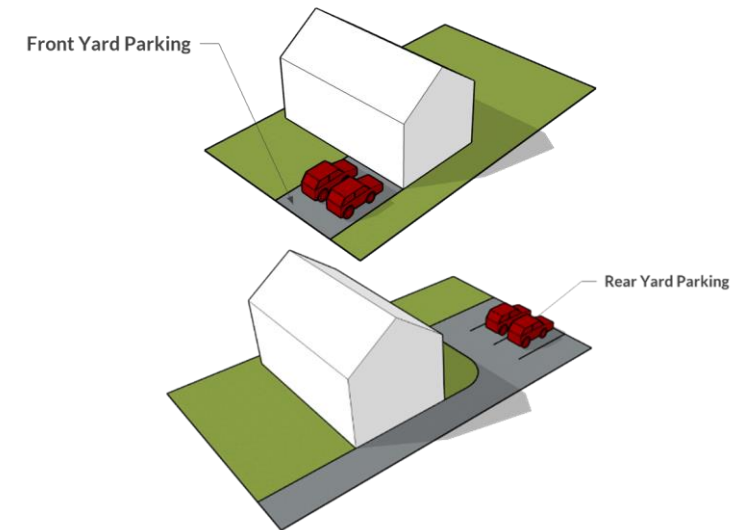
Typology	Semi-Detached	Duplexes & Triplexes	Street Townhouses
Permitted Location	All neighbourhoods.	All neighbourhoods.	All neighbourhoods; max. three in a row.

Increase housing choice and missing middle housing options, while maintaining building scale.



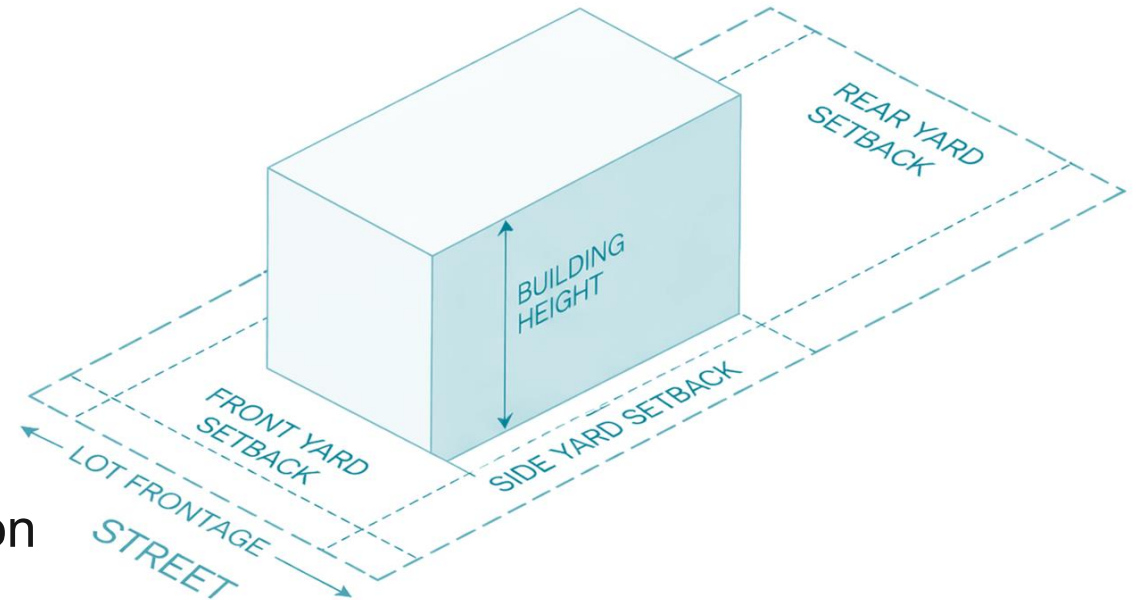
Fourplexes and Three ARUs

- Permitted in all neighbourhoods, subject to lot requirements
- Lot requirements larger than single detached dwellings to facilitate additional parking:
 - Minimum lot area of 600 m²
 - Minimum lot frontage of 15 m (18 m in the R1 Zone)
- Maximum height 10 m (3 storeys)
- Screening and separation required for side or rear yard parking
- Parking permitted in tandem configurations



Lot and Building Recommendations

- Maintain neighbourhood character by applying regulations relational to single-detached dwellings in the parent zone (e.g., lot frontage and area, height, front yard setback) to all permitted housing types.
- Harmonize side and rear yard setbacks across New and Traditional Residential zones.
- Apply existing ARU permissions to all multi-unit:
 - 45% lot coverage and 4.5 m rear yard setback
 - May qualify for a reduced front yard setback based on neighbouring setbacks (minimum 4.5 m).



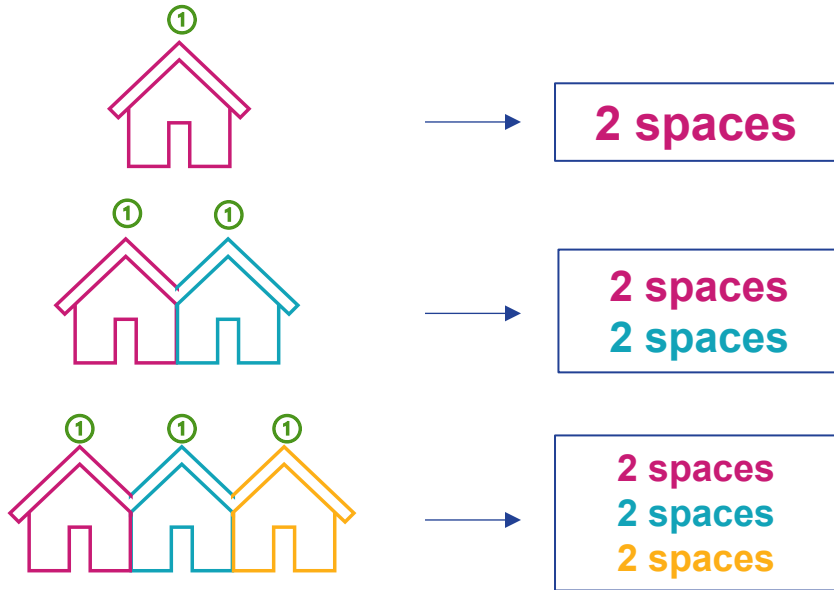
Enable compatible growth that respects existing built form and maintains open space.



Minimum Parking Recommendations

2 spaces per unit
(Unchanged)

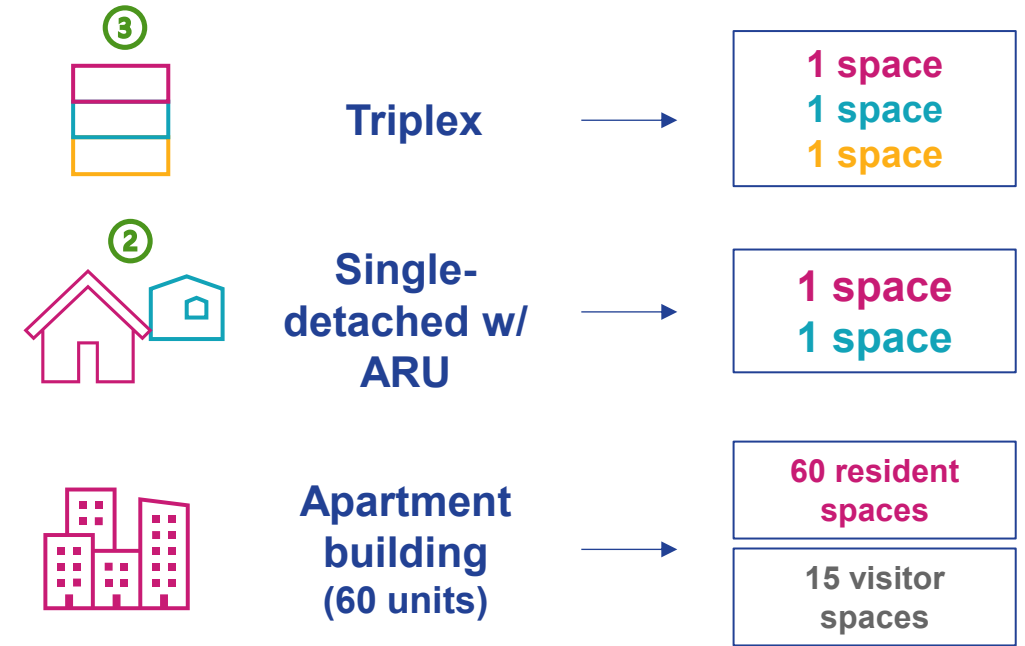
Any single detached, semi-detached, or townhouse dwelling with **only 1 unit per lot**



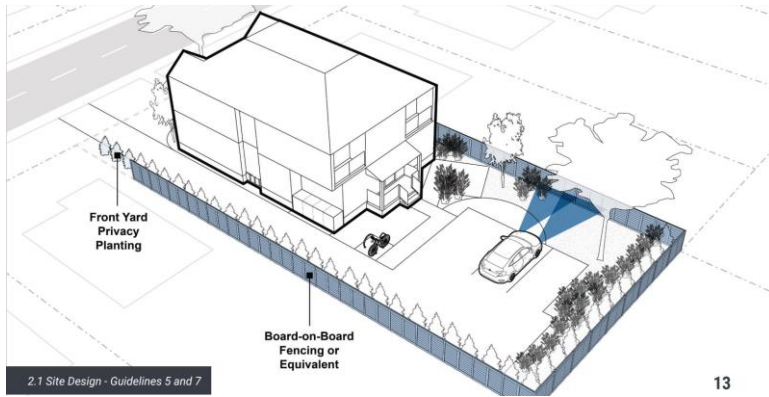
1.5 spaces per unit for stacked townhouses

1 space per unit
(Reduced from 2 spaces per unit)

Any development with **more than 1 unit per lot**, including ARUs, “plexes”, and apartments (+ visitor parking)

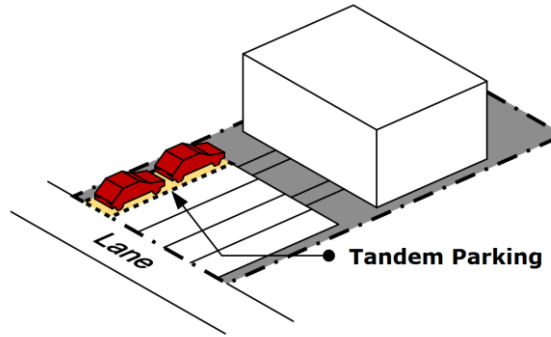


Recommendations for Parking Regulations



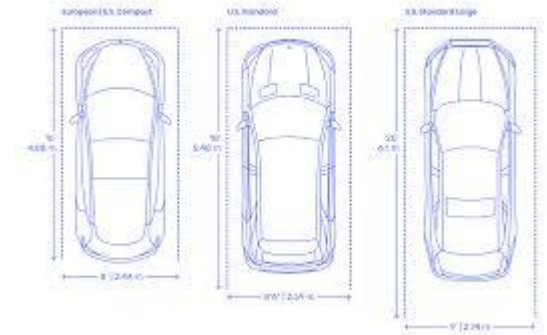
Parking in Interior Side Yards and Rear Yards

- Require landscaped buffer and screening.
- Require minimum 50% rear yard soft landscaping.



Permit Tandem Parking

- Permit tandem parking for multi-unit buildings.
- More than 4 units, tandem parking must be tied to the same dwelling unit.



Permit Compact Motor Vehicle Spaces

- For sites with 10+ required residential spaces, up to 10% may be reduced to 2.4 m × 4.8 m (resident parking only).



Additional Official Plan Recommendations – Parking

Height Relief for Podium Parking

- Local high ground water impacts the financial feasibility of projects.
- Enable consideration for site-specific height increases in Strategic Growth Areas to support podium parking via Zoning or Minor Variance approval.



An example of a mixed-use residential building which includes podium parking.

The Project will include Design Guidelines to ensure building height fits the Town's existing context.

Parking Reduction for Car Share Programs, Affordable Housing and Rental

- Enable site-specific parking reductions car-sharing programs, affordable housing, or purpose-built rental housing via Zoning or Minor Variance approval.



Additional Zoning Recommendations – Low-rise Apartments

The Town's new Official Plan permits low-rise apartments with a maximum height of 4 storeys, subject to:

- **Density** (maximum floor space index of generally 1.5);
- **Compatibility** with surrounding low-rise neighbourhoods; and,
- **Location** (encouraged at the neighbourhood edge and/or arterial or collector roads)



Recommendation

1. Amend RM1 zone to permit four-storey low-rise apartments on lots with a minimum area of 600 m² lot and minimum frontage of 20 m.
2. Pre-zone all fully serviced existing residential lots abutting Main Street, Ninth Line and Tenth Line and a selection of strategic parcels on Millard Street/Stouffer Street to RM1.



Potential RM1 Pre-Zoning Locations (Low-Rise Apartment)

*(Subject to further
refinement)*



Next Steps

1 Receive Community Input and Finalize Amendments

Community survey will be open for two more weeks!

2 Council Adoption of Amendments

3 Develop Design Guidelines and carry forward HAF work in new Comprehensive Zoning By-law





ReZone+ ReDesign



Thank you!

For More Information

Visit the Town's Webpage for more information and complete the survey at www.townofws.ca/rezone

Scan
here!



Town Project Contacts

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Appendix



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

Permitted Uses, Buildings and Structures	RPS	RV	R1	R2	R3	R4	RM1	RM2
Semi-Detached Dwelling			✓	✓	✓	✓		
Duplex Dwelling			✓	✓	✓	✓		
Triplex Dwelling			✓	✓	✓	✓		
Fourplex Dwelling			✓	✓	✓	✓		
Street Townhouse Dwelling			✓(5)	✓(5)	✓(5)	✓	✓	
Apartment Building							✓(6)	

← Max. 3-unit blocks

← Max. 1.5 FSI

Green represents new uses and use permissions to existing zones



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

Permitted Uses, Buildings and Structures	RN1	RN2	RN3	RN4	RN5
Semi-Detached Dwelling	✓	✓	✓	✓	
Duplex Dwelling	✓	✓	✓	✓	
Triplex Dwelling	✓	✓	✓	✓	
Fourplex Dwelling	✓	✓	✓	✓	
Street Townhouse Dwelling	✓(6)	✓(6)	✓(6)	✓	

← Max. 3-unit blocks

Green represents new uses and use permissions to existing zones



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
R2(3)(4) Detached Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	3 m 4m (to front of garage 6 m)	<u>1.2 m</u> -1.5 m		<u>7 m</u> 7.5m	up to 5 m in height <u>42%</u> ; over 5 m in height 35% (3)	10 m	
R2 Semi-Detached Dwelling	<u>315 m²</u>	<u>10.5 m per dwelling unit</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u> (0 m along common wall)	-	<u>7 m</u>	up to 5 m in height <u>42%</u> ; over 5 m in height 35% (3)	<u>10 m</u>	-
R2 Street Townhouse Dwelling	<u>222 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u>	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u> (0 m along common wall)		<u>7 m</u>	up to 5 m in height <u>42%</u> ; over 5 m in height 35% (3)	<u>10 m</u>	
R2 (3)(7) Duplex & Triplex Dwelling	<u>370 m²</u>	<u>12 m</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u> (3)	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u>		<u>4.5 m</u> (8)	<u>45%</u>	<u>10 m</u>	
R2 Fourplex	<u>600 m²</u>	<u>15m</u>	<u>Max - 9.5 m</u> <u>Min - 7.5 m</u> (7)	<u>3 m</u> (to front of garage 6 m)	<u>1.2 m</u>		<u>4.5 m</u> (8)	<u>45%</u>	<u>10 m</u>	



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
R3 (3)(4) Detached, Semi-Detached & Duplex Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m	3 m 4 m (to front of garage 6 m)	1.2 m 1.5 m (semi-detached 0 m along common wall)		7 m 7.5 m	up to 5 m in height 42% over 5 m in height 35% (3)	10 m	
R3 Semi-Detached Dwelling	315 m ²	10.5 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)	-	7 m	up to 5 m in height 42% over 5 m in height 35% (3)	10 m	-
R3 Street Townhouse Dwelling	222 m ² per dwelling unit	6 m per dwelling unit	Max - 9.5 m Min - 7.5 m	3 m (to front of garage 6 m)	1.2 m (0 m along common wall)		7 m	up to 5 m in height 42% over 5 m in height 35% (3)	10 m	
R3 Duplex & Triplex Dwelling	370 m ²	12 m	Max - 9.5 m Min - 7.5 m (3)	3 m (to front of garage 6 m)	1.2 m		4.5 m (8)	45%	10 m	
R3 Fourplex	600 m ²	15 m	Max - 9.5 m Min - 7.5 m (7)	3 m (to front of garage 6 m)	1.2 m		4.5 m (8)	45%	10 m	



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Outdoor Amenity Area
R4 (3)(4) Detached & Semi-Detached Dwelling	200 m ²	6 m	Max - 9.5 m Min - 7.5 m	<u>3 m 4m</u> (to front of garage 6 m)	<u>1.2 m 1.5 m</u> (semi-detached 0 m along common wall)		<u>7 m 7.5m</u>	up to 5 m in height <u>42%</u> ; over 5 m in height 35% (3)	10 m	
R4 (3)(4) Duplex & Triplex Dwelling	<u>200 m² 222 m²</u>	6 m	Max - 9.5 m Min - 7.5 m (7)	<u>3 m 4m</u> (to front of garage 6 m)	<u>1.2 m 1.5 m</u>		<u>4.5 m (8) 7.5m</u>	45% up to 5 m in height <u>42%</u> ; over 5 m in height 35%	10m	
R4 Street Townhouse Dwelling	222 m ² per dwelling unit (2)	6 m per dwelling unit	4.5 m (to front of garage 6 m)	<u>3 m 4m</u> (to front of garage 6 m)	1.2 m (street townhouse 0 m along common wall)		<u>7 m 7.5m</u>		10 m	
R4 Townhouse Dwellings	200 m ² per dwelling unit	6 m per dwelling unit	4.5 m (to front of garage 6 m)	<u>3 m 4.5 m</u> (to front of garage 6 m)	0m	3 m	<u>7 m 7.5m</u>		10 m	
R4 Fourplex Dwelling	<u>555 m²</u>	<u>15 m</u>	<u>4.5</u>	<u>3 m</u>	<u>1.2 m</u>		<u>4.5 m (8)</u>	<u>45%</u>	<u>10m</u>	



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN1 Detached Dwelling (4)(15)	370 m ²	12 m	Max - 7.5 m Min - 4.5 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN1 Semi-Detached Dwelling (4)(15)	<u>315 m² per dwelling unit</u>	<u>10.5 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 4.5 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN1 Street Townhouse Dwelling (4)(15)(17)	<u>150 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)</u> <u>(0 m along common wall)</u>		<u>10 m</u>	<u>7 m</u>
RN1 Duplex and Triplex (15)	<u>370 m²</u>	<u>12 m</u>	<u>Max - 7.5 m</u> <u>Min - 4.5 m</u> <u>(1)(5)(18)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)(13)</u>	-	<u>10 m</u>	<u>4.5 m (19)</u>



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN2 Detached Dwelling (4)(15)	300 m ²	11 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN2 Semi-Detached Dwelling (4)(15)	<u>285 m² per dwelling unit</u>	<u>9.5 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 4.5 m</u> (1)(5)	<u>Max - 7.5 m</u> <u>Min - 3 m</u> (1)(5)	<u>1.2 m (2)(3)(13)</u> <u>(0 m along common wall)</u>	-	<u>10 m</u>	<u>7 m</u>
RN2 Street Townhouse Dwelling (4)(15)(17)	<u>150 m² per dwelling unit</u>	<u>6 m per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> (1)(5)	<u>Max - 7.5 m</u> <u>Min - 3 m</u> (1)(5)	<u>1.2 m (2)(3)</u> <u>(0 m along common wall)</u>		<u>10 m</u>	<u>7 m</u>
RN2 Duplex and Triplex (15)	<u>300 m²</u>	<u>11 m</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> (1)(5)(18)	<u>Max - 7.5 m</u> <u>Min - 3 m</u> (1)(5)	<u>1.2 m (2)(3)(13)</u>	-	<u>10 m</u>	<u>4.5 m (19)</u>



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN3 Detached Dwelling (4)(15)	235 m ²	9 m	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)		10 m	7 m
RN3 Semi-Detached Dwelling (4)(15)	195 m ² <u>per dwelling unit</u>	7.5 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)		10 m	7 m
RN4 Semi-Detached Dwelling (4)	195 m ²	7.5 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (semi detached 0 m along common wall)	-	10 m	7 m
RN3 Street Townhouse Dwelling (4)(15)(17)	150 m ² <u>per dwelling unit</u>	6 m <u>per dwelling unit</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	<u>1.2 m (2)(3)</u> <u>(0 m along common wall)</u>		<u>10 m</u>	<u>7 m</u>
RN3 Duplex & Triplex Dwelling (4)(15)(18)	235 m ²	9 m	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)(18)</u>	<u>Max - 7.5 m</u> <u>Min - 3 m</u> <u>(1)(5)</u>	1.2 m (2)(3)(13)	-	<u>10 m</u>	<u>4.5 m (19)</u>



HAF 2: Expanding the Missing Middle Housing Study – Proposed Changes

ZONE	Minimum Lot Area	Minimum Lot Frontage	Front Yard	Exterior Side Yard	Minimum Interior Side Yard	Minimum Yard Between Buildings	Maximum Building Height	Rear Yard
RN1 – RN4 Fourplex (4)(15)(18)	555 m ²	15 m	Max - 7.5 m Min - 4.5 m (1)(5)(18)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13)	.	10 m	4.5 m (19)
RN4 Semi-Detached Dwelling (4)(15)	195 m ² per dwelling unit	7.5 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3)(13) (0 m along common wall)	.	10 m	7 m
RN4 Street Townhouse Dwelling (4)(15)(17)	150 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3) (0 m along common wall)	.	10 m	7 m
RN4 Back to Back Townhouse Dwelling (4)	80 m ² per dwelling unit	6 m per dwelling unit	Max - 7 m Min - 3 m (1)(5)	Max - 6 m Min - 3 m (1)(5)	0 m	3 m	10 m	n/a
RN4 Stacked Townhouse Dwellings (4)	145 m ² per dwelling unit	6 m per dwelling unit	Max - 7.5 m Min 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	0 m	3 m	12 m	6 m
RN4 Street Townhouse Dwelling (4)(15)	153 m ² per dwelling unit (8)	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	1.2 m (2)(3) (street townhouse 0 m along common wall)	.	10 m	7 m
RN4 Townhouse Dwelling (4) (15)	153 m ² per dwelling unit (8)	6 m per dwelling unit	Max - 7.5 m Min - 3 m (1)(5)	Max - 7.5 m Min - 3 m (1)(5)	0 m	3 m	10 m	7 m

