



Town of Whitchurch-Stouffville Comprehensive Zoning By-law Review and Urban Design Guidelines

Council Presentation – Project Update

April 15, 2026



- 1** Overview of the ReZone and ReDesign project and an update on the status of work.
- 2** Presentation of the revised implementing amendments for Housing Accelerator Fund Initiatives 1 and 2.
- 3** Summary of upcoming engagement opportunities and next steps on the project.

The Project consists of two main components:

- 1** The **Comprehensive Zoning By-law**, which will implement the Town's new Official Plan and establish a detailed, enforceable regulations for development.
- 2** The **Town-wide Urban Design Guidelines**, which will complement the Zoning By-law and provide direction on the form and character of the built environment.

Community Engagement throughout the Project will provide opportunities for residents and stakeholders to share ideas, stay informed about findings, and feedback on emerging ideas.

Goal: The Town will have an updated Comprehensive Zoning By-law and new Urban Design Guidelines that are forward-looking, user-friendly, and tailored to the Town's local context.

Key Objectives



**Modernization
of the Zoning
By-law**



**Digital
Technology &
Mapping**



**User-
Friendliness &
Accessibility**



**Business-
Friendly
Framework**



**Supporting
By-law
Enforcement**



**Design
Outcomes &
Built Form
Quality**



**Implement
Vision of New
Official Plan**



**Housing
Supply &
Diversity**



**Mobility &
Complete
Streets**



**Agriculture
and Rural
Area Industry
Trends**

Project Timeline



To provide a comprehensive background for ReZone and ReDesign, nine Discussion Papers were written to identify current issues, best practices, and potential approaches to zoning that will implement the vision of the 2025 Official Plan.

What is a Discussion Paper?

- Summarize current conditions, highlight key issues and trends, and introduce broad principles
- Intended to be informative and high-level, and do not represent final decisions, commitments, or detailed zoning recommendations
- Help identify topics that need further review and feedback
- Used to inform the Zoning and Urban Design Strategy Report, which will set out recommended directions and be brought forward more community input before finalizing the Zoning By-law and Urban Design Guidelines



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.

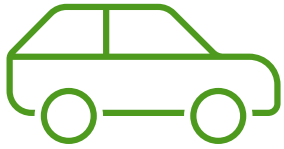
HAF Initiative 2: Expanding Missing Middle Housing

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

Draft Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA)

- WSP and Town staff presented a draft OPA and ZBA at a Public Meeting of Council on March 11, 2026 and received comments from Community and Council.
- The project team has revised the amendments in response to Community and Council's direction and comments from the public, and is bringing forward the revised OPA and ZBA today for adoption.





Reduction in minimum parking for apartments in the Stouffville Urban Area from **1.25** spaces per unit to **1** space per unit

No change to visitor parking requirement (**0.25** spaces per unit)



OPA enables consideration for site-specific height increases in Strategic Growth Areas where appropriate to support podium parking where underground parking is not feasible or cost-prohibitive due to groundwater or similar constraints.

Example Scenario



Recent Precedents for Reduced Parking in Stouffville

- Hyson (2025) approved for 1 parking space + 0.13 visitor space at OLT
- LivGreen2 (2023) approved for 1.09 parking space + 0.25 visitor space by Council
- TopFar (2022) approved for 1.03 parking space + 0.25 visitor space by Council

No changes to OPA or ZBA from March 2026

The recommended amendments were shaped to:



Work within the existing zoning framework



Avoid complex or multi-tiered regulations



Harmonize ARUs and purpose-built multi-unit housing forms

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



The recommended amendments are in response to feedback received:



Maintain
neighbourhood
character



Provide options in
proximity to existing
amenities.



Recognize parking
needs, on-street
parking restrictions, and
transit options

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



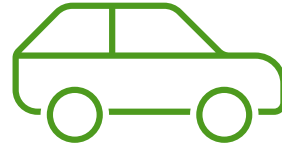
HAF 2: Draft Amendments (March 2026)



Permitting semi-detached, townhouses, and multiunit (duplex, triplex, fourplex, and ARUs)



Maintaining same or similar regulations to neighbourhood's existing zoning requirements to maintain character



Town-wide minimum parking reductions for multi-unit housing



Consideration where to locate low-rise apartments (4-storeys)

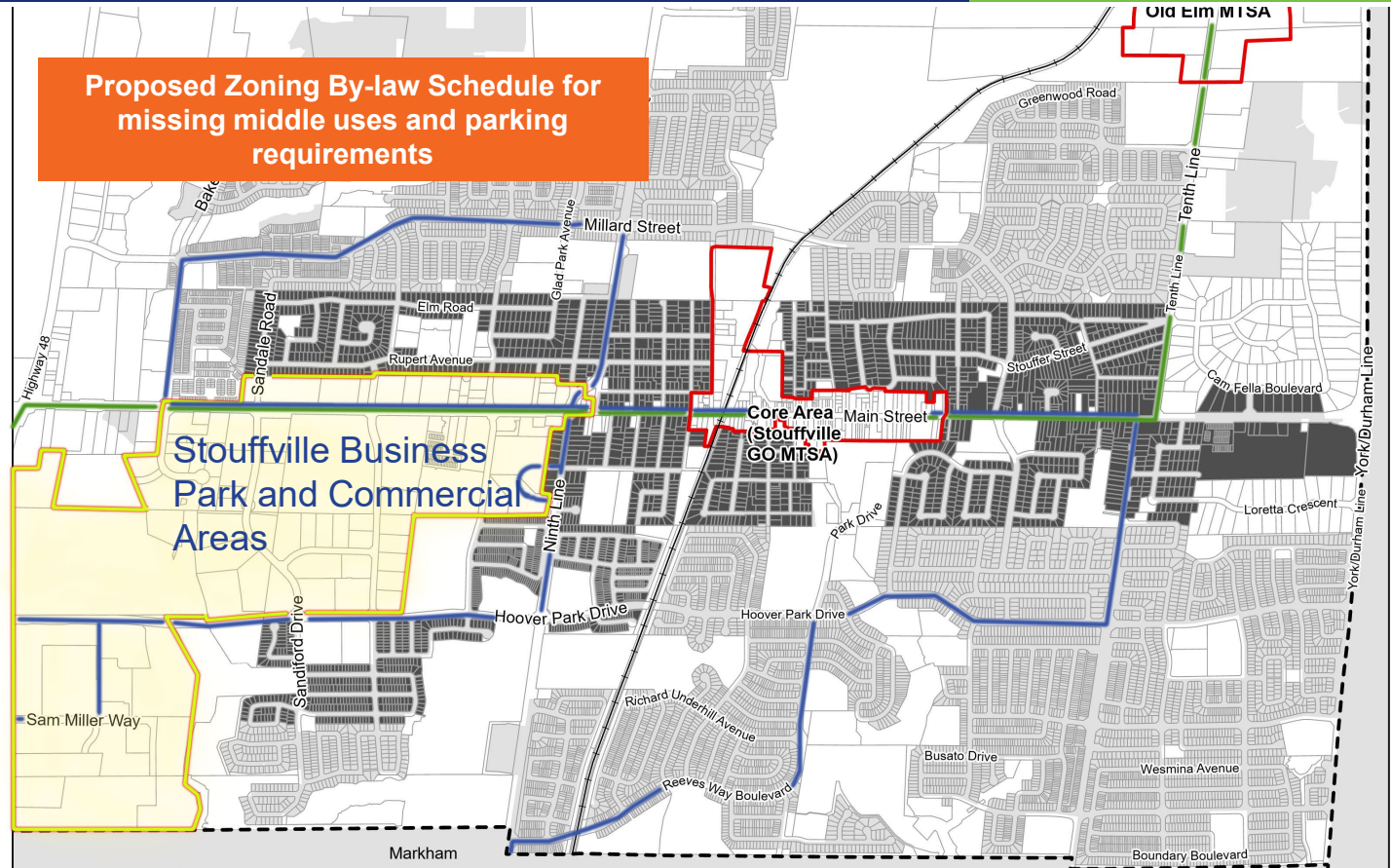
Enable more housing that fits Stouffville's unique community context and addresses community input.



HAF 2: Revised ZBA

	Within Parking Reduction Area	Outside Parking Reduction Area
1 Dwelling	2 spaces	2 spaces
2 Dwellings	2 Spaces	3 spaces
3 Dwellings	3 spaces	4 spaces
4 Dwellings	4 spaces	5 spaces

Parking reduction ONLY applies to approximately 400 metres (5 minute walk) from select portions of Main Street, Ninth Line and Hoover Park Drive

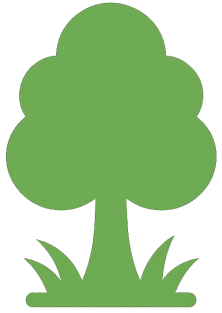


HAF 2 Parking Reduction and Use Permission Area

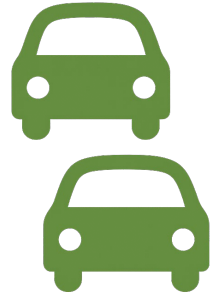
- Major Transit Station Area (MTSA)
- HAF 2 Use Permission Area
- HAF 2 Parking Reduction and Use Permission Area
- YRT Route 9
- GO Route 71

Advisory Note: This schedule identifies only those lots that are eligible missing middle housing forms and associated regulations. Further among those identifies a portion of lots that can qualify for parking reductions. Notwithstanding all development must still comply with the applicable requirements, area designations and site-specific provisions of the Official Plan and Zoning By-law.





Widened soft landscape buffer for interior side yard parking from 1.0m to 1.2m



Increased tandem parking requirements to accommodate fourplexes which may require more than four parking spaces if located outside reduction area.



Consideration for increased residential heights and densities (low-rise apartments) on certain roads was removed as it was determined that further analysis is needed. To be included in the broader ZBL Project.



General Administrative changes to increase clarity and functionality of the document.



Summary of HAF 1 & 2

- The HAF 1 & 2 OPA and ZBA (as revised) achieve the following:
 - Increase options and flexibility for creating new housing opportunities in the Town’s urban neighbourhoods, while taking a “Made in Stouffville” approach.
 - Provide even more flexibility and cost-reduction for development of medium- and high-density housing, and missing middle housing near to transit and amenities.
 - Responds to Council and public concerns over parking by maintaining parking minimums in areas of the Town that are less walkable and accessible to transit, jobs and other amenities.
 - Harmonizes requirements for Additional Residential Units and purpose-built multi-unit housing, simplifying the process for aspiring missing middle proponents



Duplex – Market St



Semi-detached – Stouffer St



Street Townhomes – Albert St



Fourplex – Church St



- 1** April 20 Public Open House and Community Survey #2 (Now Live!)
- 2** Develop and refine zoning direction through a Zoning Strategy Report
- 3** Consult on zoning direction and develop draft Zoning By-law and draft Urban Design Guidelines
- 4** Consult on Draft Zoning By-law and Urban Design Guidelines and develop final documents



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