



**Town of Whitchurch-Stouffville Council  
Member Motion**

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**Date:** June 5, 2024  
**Moved by:** Councillor Upton  
**Seconded by:** Councillor Bartley  
**Subject:** Limiting Office Use

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**WHEREAS** the areas located between Albert Street and Park Drive along Main Street are designated as Core Area – Main Street and Core Area – Mixed Use, within the Community of Stouffville, Community Core Area, in the Town of Whitchurch-Stouffville Official Plan; and

**WHEREAS** the Core Area – Main Street and Core Area – Mixed Use designations recognize the existing community core in the Community of Stouffville along Main Street serving as a major focal point for commercial and community uses and envisioned in the Town’s New Official Plan to evolve into a vibrant place to live, shop, work, and play and will be an inviting place to stroll or pause along its entire length, encouraging people to experience it on foot or bicycle; and

**WHEREAS** there is a strong desire to promote these areas as a pedestrian-friendly destination and vibrant commercial district that focuses on pedestrian oriented uses at-grade; and

**WHEREAS** prohibiting office uses on the ground floor of properties facing Main Street, that do not generate pedestrian activity on Main Street, could provide for opportunities for more pedestrian oriented uses that contribute to increase in foot traffic, cycling and consequently increasing the vibrancy and animation of Main Street;

**NOW THEREFORE BE IT RESOLVED THAT** staff be directed to research and study options for prohibiting office use in the first storey or at grade of a commercial or mixed use building located within 10 metres of the public right-of-way, abutting Main Street within the area between Albert Street and Park Drive, as shown on Schedule ‘A’ to this motion; and

**THAT** staff report back to Council with the appropriate recommended actions to these directions.