



# Westfield Estates Land Use Study

**Background Report & Engagement Findings**

*Presentation to Council*

*November 6th, 2024*

# Overview

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# Context

This Land Use Study is being undertaken by the Town due to recent development applications and expected ongoing development pressure in the neighbourhood as a result of:

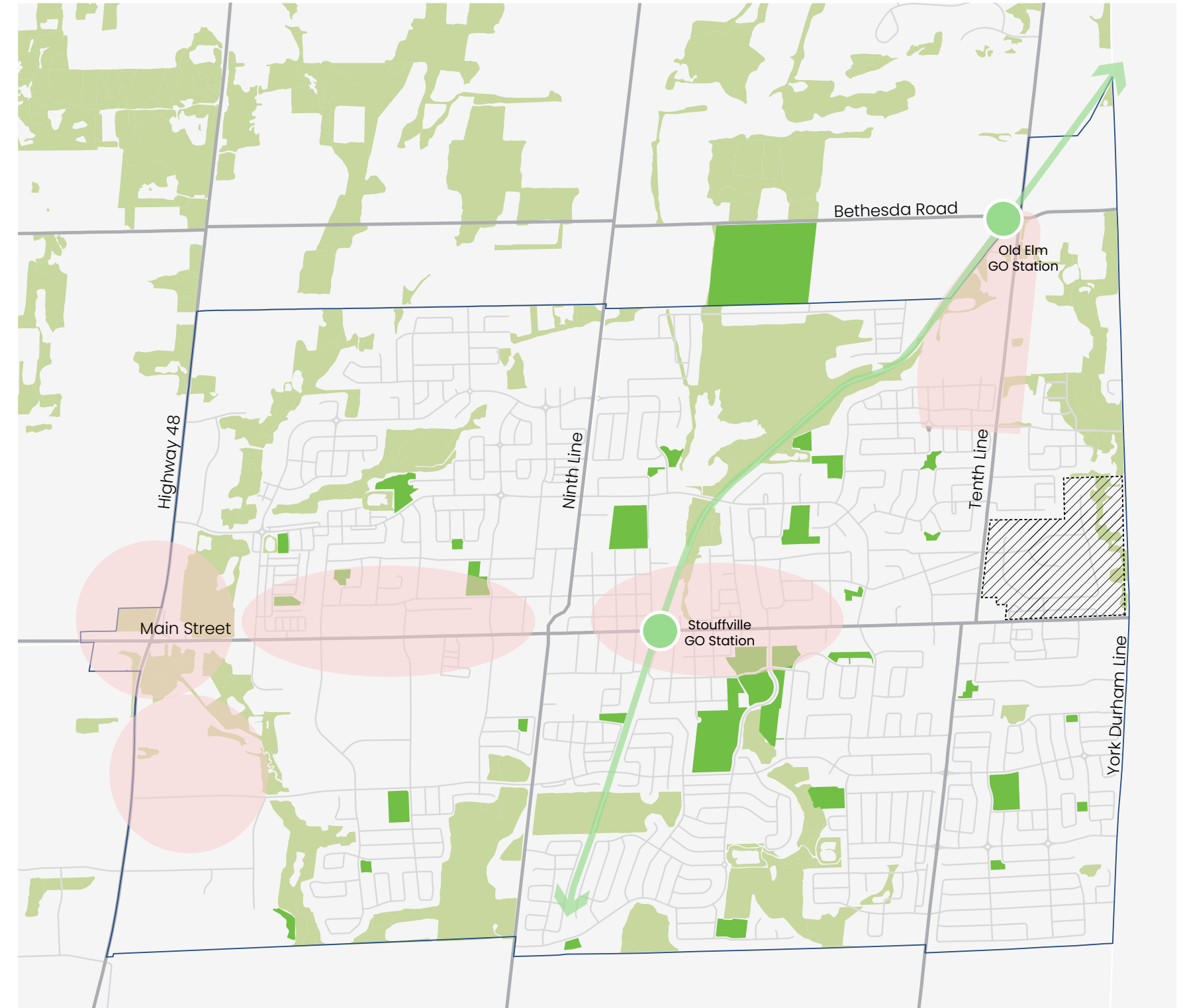
- Large lot sizes
- Proximity to Downtown
- Proximity to GO Stations

## This Land Use Study will:

- Create a vision and framework to guide the Town in planning and evaluating potential future redevelopment applications
- Ensure adequate provision of infrastructure, services, community facilities, and parks

## This Land Use study will not:

- Rezone or redesignate any lands
- Require any land-owners to sell their property



### Legend

- Study Area Boundary
- Secondary Plan Area Boundary
- GO Line
- GO Stations
- Municipal Parks
- Natural Open Space
- Strategic Growth Areas

# Project Timeline



# Policy & Land Use

## Provincial Planning Statement, 2024:

- The Neighbourhood is within a Settlement Area, where growth and development is to be focused through general intensification
- Settlement Areas should also work towards achieving complete communities that:
  - Efficiently use land and resources
  - Optimize existing and planned infrastructure and public service facilities
  - Support active transportation
  - Are transit-supportive

## Zoning Bylaw:

- This neighbourhood is currently zoned as “Residential Village” within the Zoning Bylaw, meaning any redevelopment beyond single detached will require rezoning

## Adopted New Official Plan, 2024:













- The area is designated as a Neighbourhood Area, with the goal of:
  - Supporting gentle densification
  - Supporting a mix of uses such as schools, small-scale commercial uses, parks and open spaces and places of worship
- Permitted uses include:
  - Low-rise residential dwelling units, additional residential units, small scale commercial or office uses, home occupations, live/work units, and community facilities
- Key Development Policy considerations include:
  - Low-rise residential dwellings such as townhouses and apartment buildings are permitted provided they are suitable within existing context and are accessible from arterial or collector roads
  - Policy that is supportive of housing mix, safe and accessible public spaces and mobility, and adequate community facilities and servicing

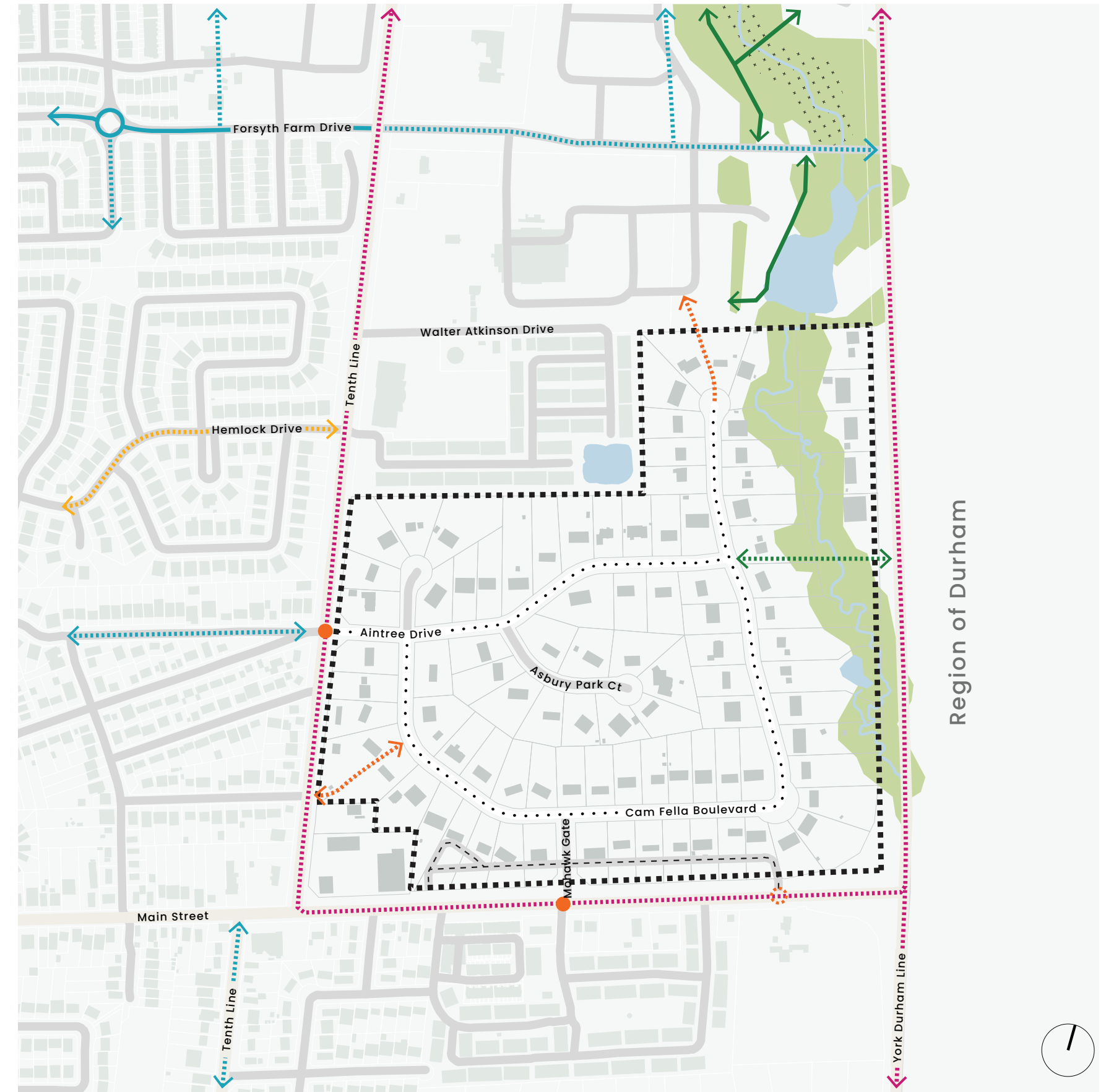
# Transportation & Mobility

## Key Considerations:

- New roads and mobility connections should be explored to help improve neighbourhood access and overall permeability
- New local roads and laneways would help facilitate walkability and safe and convenient travel
- The network should be sensitive to natural features
- Consider cycling and pedestrian infrastructure
- Consider extension of the multi-use pathways through the study area
- Consider pairing multi-use pathways with drainage swales as a distinctive neighbourhood features

### Legend

 Study Area Boundary	 Shared Roadway	 Potential Road Connections
 Existing Access Points	 Proposed Shared Roadway	 Potential Extended Cycling
 Proposed Access Points	 Proposed In-Boulevard Pathway	
 Proposed Laneway	 Proposed Paved Shoulders	
 Proposed Multi-Use Trail	 Multi-Use Trail Opportunities	



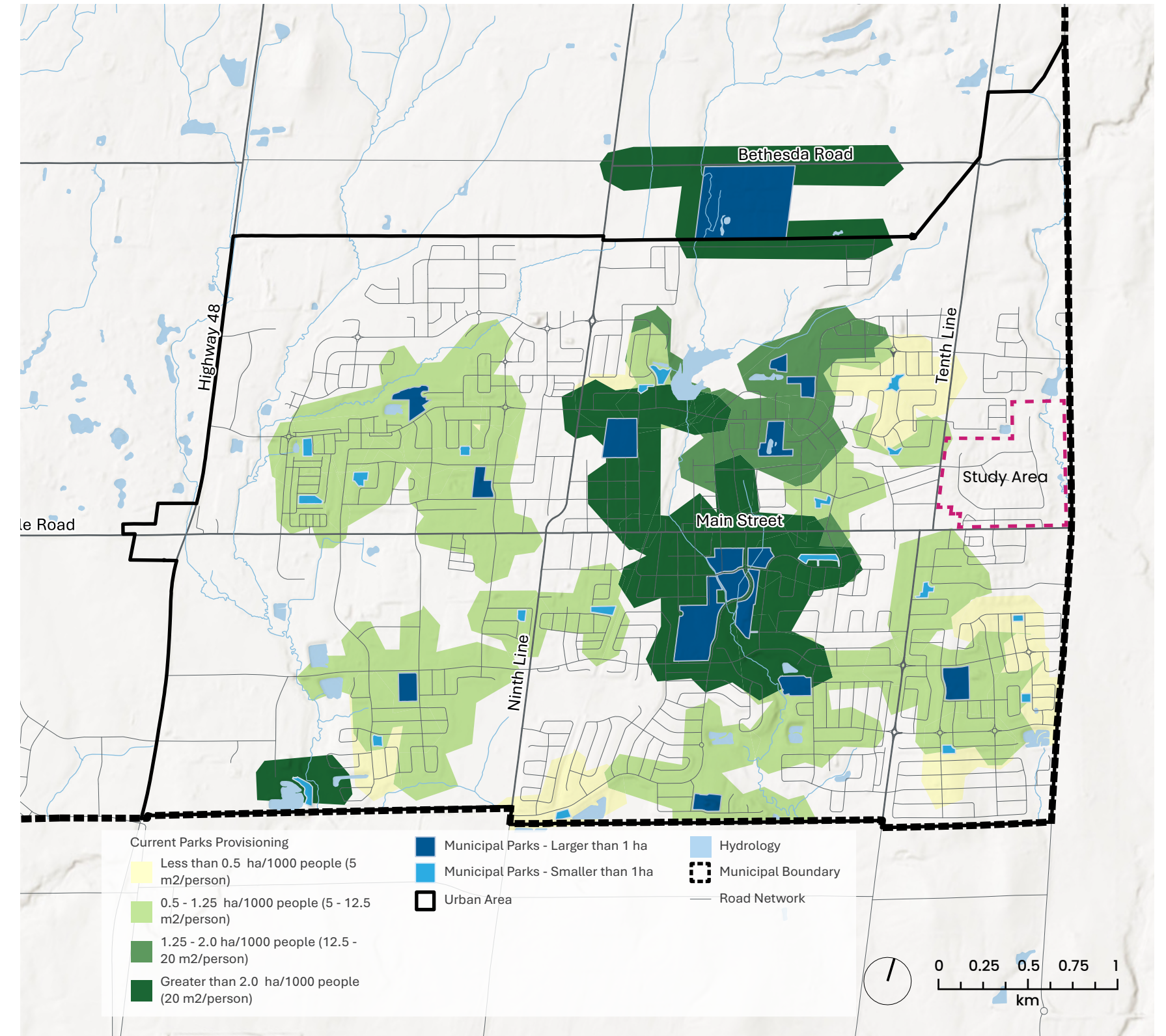
# Parks + Natural Areas

## Provisioning:

- There are no parks within the study area
- There is one neighborhood park approx. 20 min walk from the study area

## Parks + Natural Area Considerations:

- Consider locations that can protect natural areas and mature trees
- There is an opportunity to create park and recreation opportunities that are within a 5-10 minute walking distance for all residents
- Significant hydrological and natural heritage features require a 30m Vegetation Protection Zone



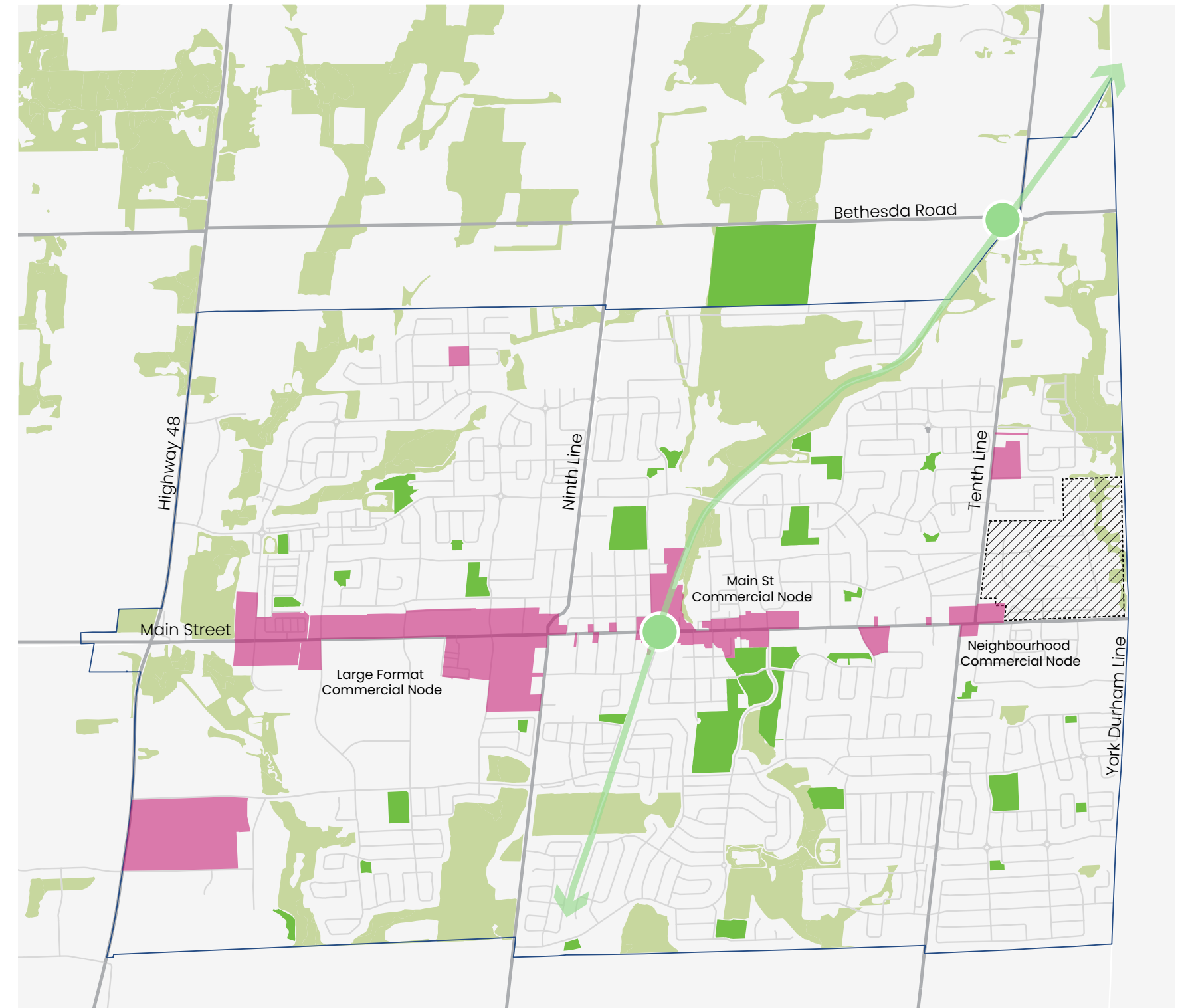
# Commercial Uses

## Existing Conditions:

- A small commercial node including a pharmacy, a gym, some medical services, and other commercial services is currently located at Tenth Line and Main St.
- Beyond the Study Area, the daily needs of residents are located approximately a 5 – 10 minute drive away

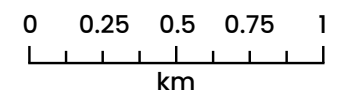
## Commercial Considerations:

- Build on local amenities to support walkability within the Study Area
- Encourage a complete community with shops, amenities, and services close to home to serve the day-to-day needs of the surrounding areas
- Explore neighbourhood commercial opportunities along Tenth Line to ensure shops and services are close to all residents and support the Main St commercial node



### Legend

- |                              |                    |
|------------------------------|--------------------|
| Study Area Boundary          | Municipal Parks    |
| Secondary Plan Area Boundary | Natural Open Space |
| GO Line                      | Commercial Areas   |
| GO Stations                  |                    |





# Community Facilities

## Existing Conditions:

- There are community facilities within driving distance of the Study Area
- Given their size and scale, civic facilities such as libraries, ice rinks, and sport complexes, serve the broader population of Stouffville.

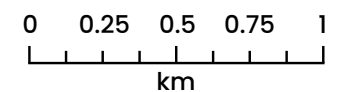
## Community Facilities Considerations:

- If required, key community facilities could be located within this site to support the needs of neighbourhood and nearby residents
- Community facilities within the site support development of complete communities



### Legend

- Study Area Boundary
- Community of Stouffville Boundary
- Schools
- Community Centres
- Arenas
- Municipal Parks
- Natural Open Space



# Urban Form & Development

## Existing Typology:

- The neighbourhood contains single-family detached dwellings on large lots with generous setbacks
- The street has a rural cross section without sidewalks

## Current Development:

- There has been a concentration of applications on both sides of Main St.
- A development consisting of townhouses and single detached housing was approved within the study area



## 316–386 Cam Fella Blvd & 286–296 Cam Fella Blvd

Status	Approved
Type	Townhouse & Single Detached Housing
Density	45 UPH
Height	3 storeys
Total Units	141

# Urban Form & Development

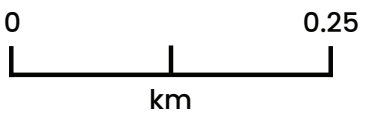
## Urban Form Considerations:

- General form and character guidelines should be explored to reflect the existing character of Westfield Estates
- Ensure enhanced setbacks and landscape buffers between future development and adjacent natural areas, as well as along York Durham Line
- Consider built form typologies that contribute to the existing character and maintain the rural open and green character of the neighbourhood
- The Main Street Built Form and Design Guidelines pertaining to buildings fronting onto Main Street are intended to retain the 'small-town' residential character while providing additional density that is compatible with the established character



### Legend

- Study Area Boundary
- Main St E Character Area
- Tenth Line Arterial Transition / Buffer Area
- York Durham Line Rural Transition / Buffer Area



# Servicing

## Current Conditions:

- The Westfield Estates Neighbourhood is currently serviced by municipal water and private wastewater systems

## Servicing Considerations:

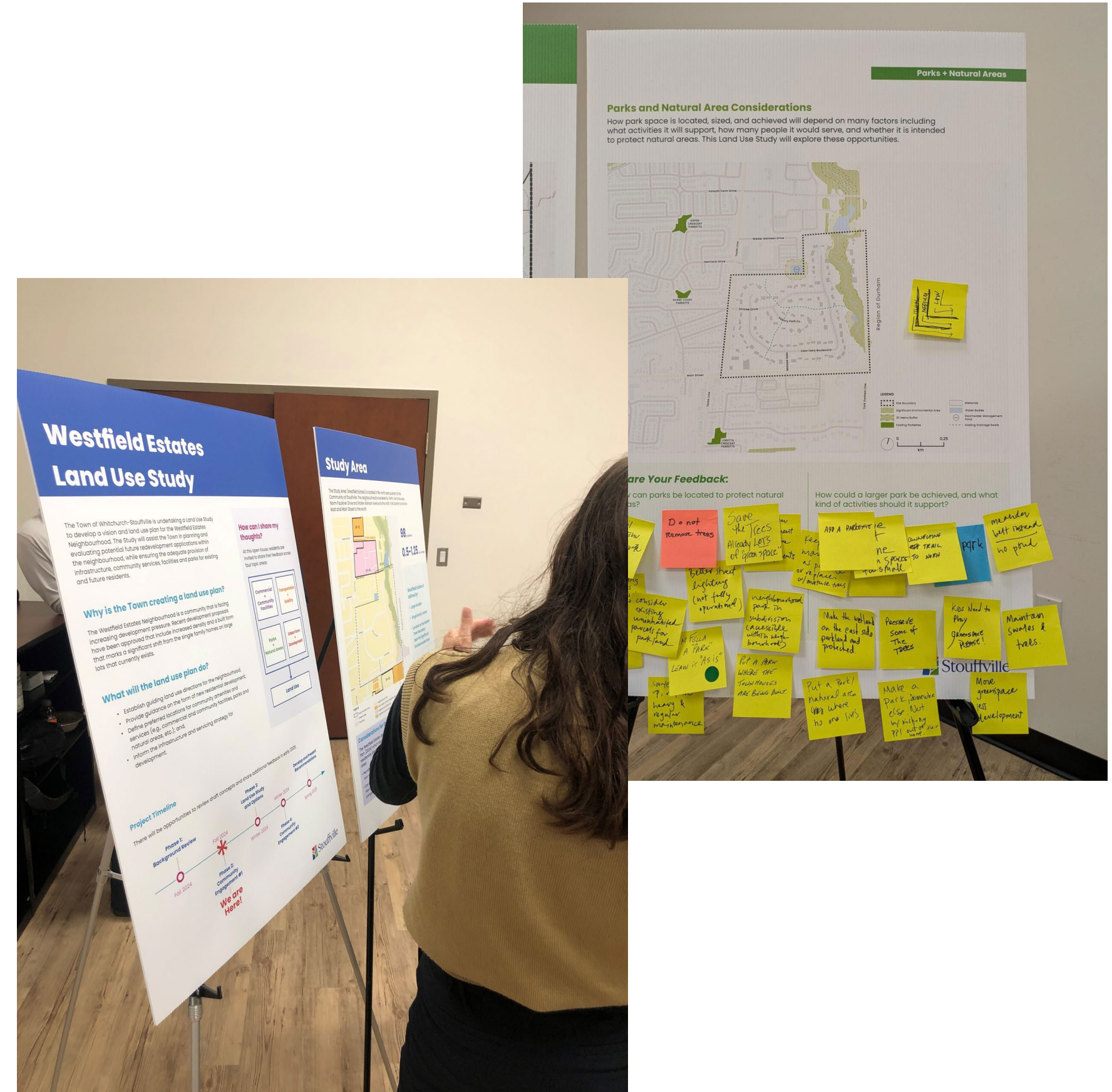
- The Town's WWWWMP identifies some alternative opportunities to extend wastewater servicing to existing unserviced areas that rely on septic systems
- Any potential future development would be required to connect to the municipal water and wastewater systems
- Future development would need to assess the capacity and any required improvements to the water and wastewater systems, which will be further assessed in relation to the potential land use options



# Engagement Summary

## October 2nd Open House Format:

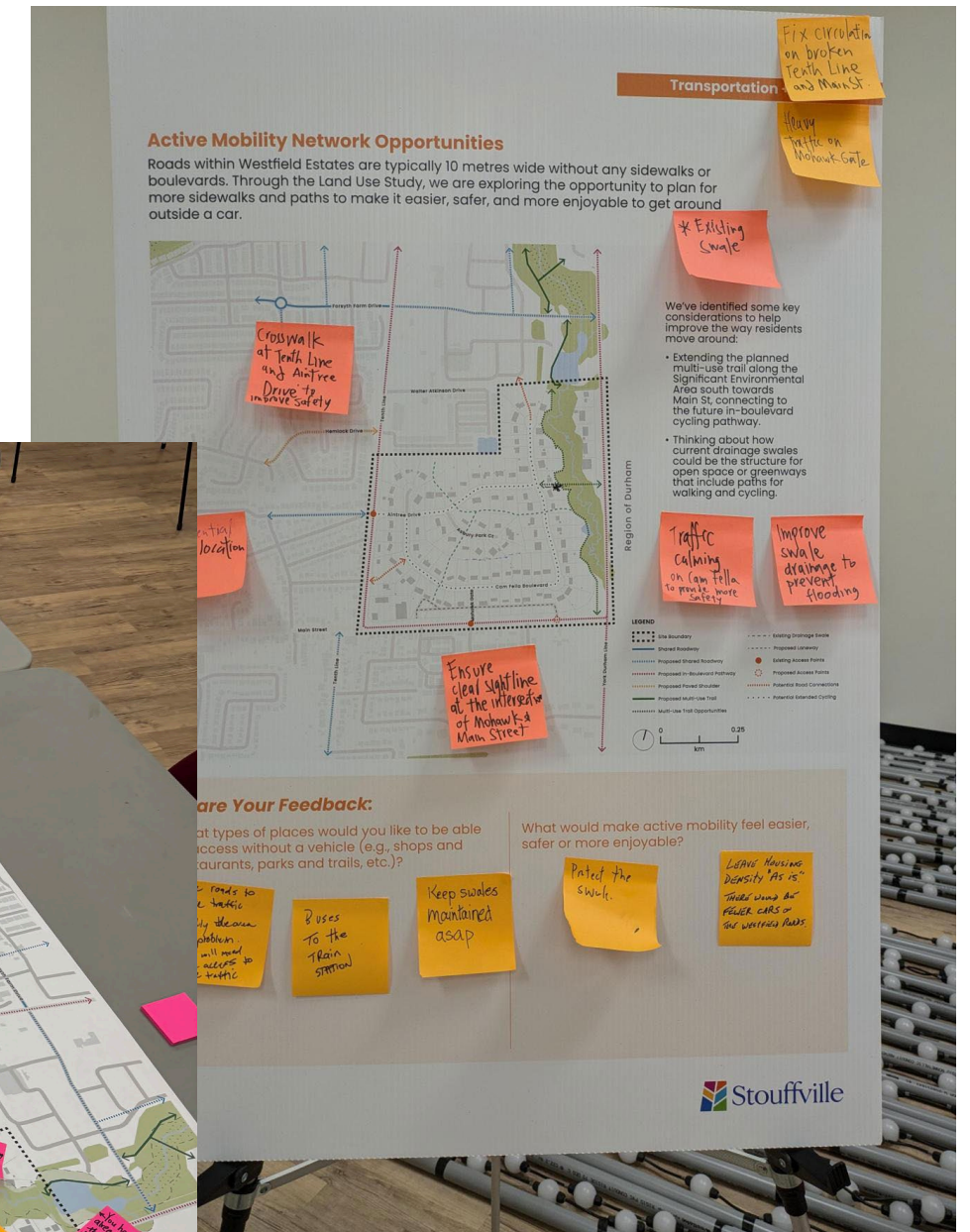
- This open house was shared via a project web page, mail-out, social media, and the Town's magazine
- The open house was facilitated by O2 and Town staff, and was attended by over 80 members of the public
- The open house was comprised of several stations to share and gather feedback on specific topics, as well as a mapping station to gather location-specific feedback
- Feedback was collected at the open house through:
  - Written feedback or supporting options with stickies
  - Conversations
  - Follow-up emails



# Engagement Summary

## Key Findings:

- Resident sentiments ranged from being supportive of intensification and change within the neighbourhood to being opposed to any development within the neighbourhood regardless of how it is implemented
- Infrastructure upgrades are important given the current reliance on septic systems, as well as potential flooding of the swale drainage system
- Preservation of mature trees and maintaining the green and open character of the neighbourhood is a high priority
- Enhanced connectivity was identified for both traffic and active mobility. Residents would like to be able to walk or wheel to their daily needs
- There was a general preference for ground-oriented built form, residents expressed the importance of maintaining neighbourhood character when discussing different building types
- Additional email correspondence was received that is also summarized in the What We Heard Report




























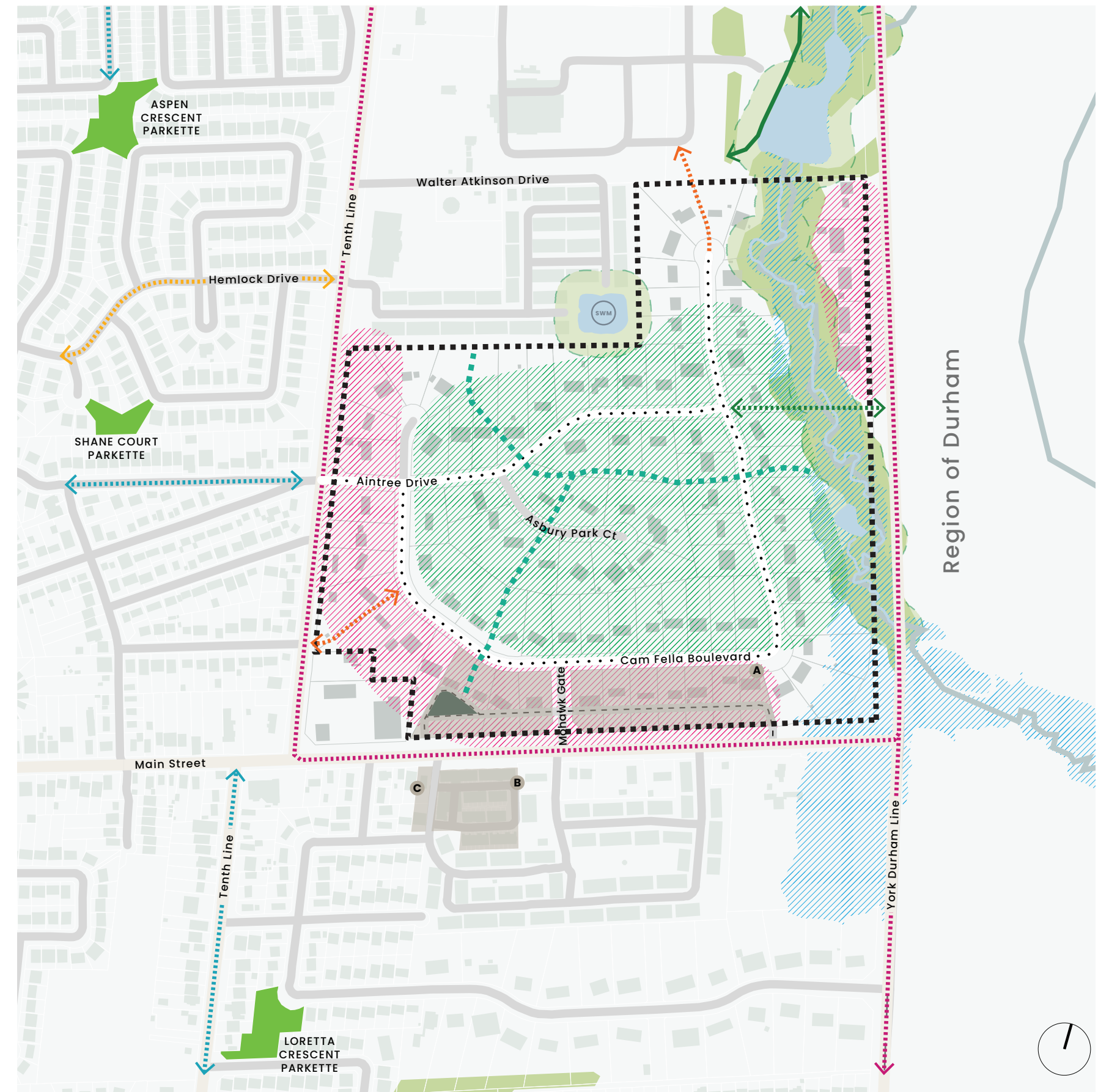
# Conclusions + Next Steps

## Conclusions:

- Existing policy supports gentle intensification in this neighbourhood and the development of more complete communities
- Potential redevelopment must be located strategically, be compatible with existing character, and be adequately serviced by parks, mobility infrastructure, community facilities, and water and wastewater infrastructure
- There is a severe lack of park space in this area and a need to protect tree canopy, swales, and ecologically sensitive areas
- The Official Plan permits a wide range of building types that have potential to increase housing while maintaining the neighbourhood's rural character

## Legend

 Internal Neighbourhood Zone	 Arterial Road Zones	 Shared Roadway	 Existing Access Points
 Significant Environmental Area	 Site Boundary	 Proposed Shared Roadway	 Proposed Access Points
 30 Metre Environmental Buffer	 Development Applications	 Proposed In-Boulevard Pathway	 Potential Road Connections
 Existing Parkettes	 Proposed Private Open Space	 Proposed Paved Shoulder	 Potential Extended Cycling Stormwater Management Pond
 Water Bodies	 Proposed Laneway	 Proposed Multi-Use Trail	 Existing Drainage Swale
 Floodline	 Arterial Roads	 Multi-Use Trail Opportunities	
 Wetlands	 Local Roads		



# Conclusions + Next Steps

## Next Steps

- Development of three land use alternatives (Winter 2025)
- High-level servicing and transportation analysis (undertaken by the Town) (Winter 2025)
- Second community engagement (Winter 2025)
- Final Land Use Plan & recommendations (Spring 2025)
- Council presentation (Spring 2025)