

Subject: Preliminary Growth Management Strategy (D08)

Staff Report No. DS-030-23

Department: Development Services

Date: June 21, 2023

Recommendation:

- 1) That Council endorse the Town's Preliminary Growth Management Strategy in Report No. DS-030-23 (Attachment 1).**

1. Purpose:

The purpose of this Report is to seek Council endorsement of the Town's Preliminary Growth Management Strategy (PGMS), prepared in support of the Town's Official Plan Review (OPR). The findings and policy directions of the PGMS will be implemented through the Town's new Official Plan.

2. Executive Summary:

The Town has undertaken a Preliminary Growth Management Strategy (PGMS) to provide a long-term assessment of future urban growth and associated urban land needs to the year 2051. The PGMS will inform the Town's Official Plan Review (OPR) and reflects updated York Region growth forecasts and allocations for the Town, which were updated in May 2023 to align with the Province's modifications to the York Region Official Plan which was approved on November 4, 2022.

The PGMS forms Attachment 1 to this Report, and provides an overview of the planning policy context, factors influencing the Town's growth potential and historical growth trends, opportunities to accommodate the forecasted growth and land needs assessment, and recommended policy directions for consideration in preparing the Town's New Official Plan, and inform the Town's various Master Plans.

The revised PGMS also addresses comments that were received from the public and stakeholders based on the draft PGMS which was presented to Council on March 8, 2023. The Comment Response Matrix forms Attachment 2 to this Report.

As of 2021, the Town's population was 51,400, reflecting an average annual growth rate of 1.7% over the 2016 to 2021 period. The Town's population base is forecast to steadily increase between 2021 and 2051, consistent with broader York Region growth trends. By 2051, the Town's population base is forecast to grow to approximately 103,500. This represents an increase of approximately 52,100 persons between 2021 and 2051, or an average annual population growth rate of 2.4% during this time period.

The Town's 2021 housing base totals 16,710 units and is forecast to increase to 34,730 units by 2051, in accordance with the Region's forecast. The current local housing market largely comprises low-density units but is gradually becoming more diverse by structure type with a greater share of medium- and higher-density units over the forecast period.

The Town accommodates an estimated employment base of 17,000 jobs, as of 2021, which is forecasted to reach 28,400 jobs by 2051. This represents an increase of approximately 11,400 jobs between 2021 and 2051, representing an average annual growth rate of 1.7% during this period.

Based on the Town's anticipated long-term growth, it is forecast that the Town will have sufficient amount of Community Area lands and a deficit of about 23 net hectares (57 acres) of Employment Area lands by 2051. As such, the Town will need to consider options for expansion of its employment lands to address the anticipated deficit in Employment Area lands by 2051.

The PGMS outlines numerous recommendations to be considered in updating the Town's Official Plan, which relate to growth management, and include: providing a range of housing options and targets for accommodating higher density dwelling units, prioritizing mixed use development particularly within MTSA and intensification areas, establishing a minimum intensification target within the built-up area, and planning for urban growth within the future settlement expansion areas.

Other key recommendations relating to employment lands include: providing a broad range of building space market choice for a range of business sizes, policy direction on employment supportive uses, protecting and planning for future employment lands along the Highway 404 corridor, and updated policies to protect employment area lands from conversion. In light of the Employment Area land deficit, the Town will need to consider options for expansion of its employment lands to address the anticipated deficit by 2051, including designating a portion of the surplus Community Area expansion lands as employment area, in proximity to Highway 404 and the adjacent future Employment Areas in the City of Markham.

At this time, staff is seeking Council endorsement of the PGMS and recommended planning directions.

3. Background:

The Town of Whitchurch-Stouffville retained Watson & Associates Economists Ltd. to prepare a Preliminary Growth Management Strategy (PGMS) for the Town to the year 2051. The primary objective of the PGMS is to provide a long-term assessment of future urban growth and associated urban land needs to inform and support the Town's Official Plan Review (OPR) review and inform York Region's Municipal Comprehensive Review (MCR) process. The PGMS reflects updated York Region growth forecasts and allocations to the Town, which were updated in May 2023 to align with the Province's modifications to the York Region Official Plan which was approved on November 4, 2022. The Town is now planning to accommodate 103,500 persons and 28,400 jobs to 2051. The Town's growth forecasts are required to conform to and implement York Region's growth forecasts for the Town to the year 2051, which provides the basis for planning for future growth.

On December 12, 2022, the Town held two Public Open Houses (virtual and in-person) to present the draft findings and recommendations of the PGMS as well as the 2nd Draft of the Town's new Official Plan. The PGMS has been undertaken concurrently with the Town's OPR and has informed the policies of the Town's new Draft Official Plan.

On March 8, 2023, the draft PGMS was presented to Council, and staff received comments from the public which have been addressed in the revised PGMS, as outlined in the Comments Response Matrix which is included in Attachment 2 to this Report.

The findings and recommendations from the PGMS will be implemented in the Town's new Official Plan. It is anticipated that the Town's new Official Plan will be considered by Council for adoption in fall 2023.

4. Analysis and Options:

This section provides an overview of the key findings and recommended policy directions outlined in the draft PGMS, June 2023, which is included in Attachment 1 of this Report, as well as the key changes to the revised PGMS based on public and stakeholder feedback (Section 4.6).

4.1 Community Profile and Historical Growth Trends

Section 3 of the PGMS summarizes the historical population, housing and employment growth within the Town during the 2006 to 2021 period.

The Town's population base increased from 26,600 in 2006 to 51,400 in 2021, reflecting average annual growth rates of 7.8% over the 2006 to 2011 period, 4.0% over the 2011 to 2016 period and 1.7% over the 2016 to 2021 period. While the rate of population growth in Whitchurch-Stouffville slowed over the 15-year period, the average annual growth rates demonstrated in the Town were notably higher than the Region-wide average.

The Town's 2021 housing base comprises approximately 16,680 occupied dwelling units, largely consisting of low-density housing (single detached/semi-detached) which accounts for 79% of units. The Town's housing base comprises approximately 13% and 9% medium- and high-density units, respectively. Key observations include:

- Whitchurch-Stouffville's housing base has historically been predominantly owner-occupied low-density units (single and semi-detached); and
- The local housing market is gradually becoming more diverse with a greater share of higher-density units.

The Community of Stouffville, with approximately 36,200 people, accounts for about 72% of the Town's population. During the 10 years from 2011 to 2021, approximately 94% of the Town's population growth was accommodated within the Community of Stouffville.

Whitchurch-Stouffville accommodates an estimated 17,000 jobs, as of 2021. The majority (45% or 7,600 jobs) is population-related employment, while 18% is within designated employment areas, 4% major office employment and 34% comprise rural/agricultural related jobs. Whitchurch-Stouffville has a diverse employment base, the largest sector in the Town is construction which accounts for 19% of total employment. Other key sectors include retail trade, educational services, manufacturing, professional, scientific and technical services, and administrative support. Both health care and social assistance, and accommodation and food services sectors account for 7% of the Town's overall employment base in 2021.

The total employment base for the Town grew by 55.5% between 2006 and 2016, increasing from approximately 10,900 to 14,700 jobs. The Town's employment base is estimated to total 17,000 in 2021, having increased by an estimated 2,300 jobs over the 2016 to 2021 period. Over the 15-year period (2006 to 2021), employment growth averaged 3.0% annually, which is greater than the average employment growth rate across York Region as a whole.

4.2 Opportunities to Accommodate Growth

Section 4 of the PGMS summarizes the Town's potential to accommodate future housing and employment growth within its designated settlement areas, future growth areas, and rural lands. With respect to the Town's designated urban residential areas, residential development opportunities are summarized by active development applications, vacant designated greenfield areas, and intensification opportunities. Consideration has been given to the Town's ability to accommodate future non-residential growth on employment lands.

Housing Supply

The Town's potential to accommodate new housing development (summarized in housing units) includes:

- Stouffville's housing supply potential totals approximately 21,592 units, of which 18,210 (84%) are located within the settlement areas and 3,385 units (16%) are situated in the approved MZO areas;
- The Community of Stouffville makes up most of the Town's overall housing supply potential accounting for 83%, while the other settlement areas and hamlets account for 4% of the urban supply; and
- Of the total housing supply including proposed MZO's, 20% are low-density, 22% medium-density and 58% are high-density units. Low-density includes singles and semi-detached dwellings, medium-density includes townhouses and apartments in duplexes, and high-density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

The Community of Stouffville is the only settlement area in the Town with full municipal services and continues to be the focus of new development, particularly directed to the following areas:

- Phase 3 Lands designated predominately for residential uses;
- Old Elm GO MTSA which will accommodate higher density residential uses and commercial/employment uses within a transit supportive neighbourhood as expressed through the Council adopted OPA 155;
- Employment Conversion Lands located in the area of Highway 48 and Hoover Park Drive, which were approved through the Region's MCR;
- Intensification opportunities which include the Stouffville GO MTSA (Community Core Area), the Western Approach Mixed Use Area, and the Gateway Mixed Use Area;
- Minister's Zoning Orders within the Town's "whitebelt areas" between Highway 48 and McCowan Road; and
- The remaining "whitebelt areas" which include the Town's future settlement expansion areas which are located generally south of Stouffville Road, extending from Highway 404 to Highway 48, on lands located outside the Oak Ridges Moraine Conservation Plan Area and the Greenbelt Plan Area. Attachment 3 to this Report illustrates the remaining whitebelt areas that have been approved for settlement area expansions in the Town. It is anticipated that the remaining whitebelt lands (excluding the three approved Ministers Zoning Orders) may accommodate in the order of 17,680 persons and jobs to 2051, which have been factored into the Town's revised growth forecasts. Subsequent Secondary Plans would need to be prepared for these New Community Areas to more precisely determine the type and configuration of land uses and their associated development permissions.

Employment Area Supply

The Town has four main Employment Areas located in the Community of Stouffville, Cardico, Gormley and Vandorf. Only the Stouffville Employment Area, located in the Stouffville urban area, is municipally serviced with water and wastewater.

The Town's overall net developable employment land supply is estimated to be 164 net hectares, which accounts for the removal of the approved employment conversion lands. The conversions represent a notable downward adjustment in the Town's fully serviced employment lands supply within the Community of Stouffville, with the inventory reduced from 61 net hectares to 32 net hectares. Notwithstanding, it is anticipated that these areas will still accommodate a significant portion of community related employment jobs.

Although no additional Employment Areas were designated through the approved York Region Official Plan, it is expected that the Town's settlement expansion areas ("whitebelt areas") will accommodate a significant portion of jobs, particularly on lands in proximity to Highway 404 and the abutting future employment areas in the City of Markham.

4.3 Growth Outlook and Forecast

The PGMS provides a long-term population, housing, and employment forecast to the year 2051 for the Town. This forecast is based on growth allocations to 2051 for Whitchurch-Stouffville as identified through updated York Region growth forecasts. The growth forecast is intended to guide decision-making and policy development specifically related to planning and growth management, urban land needs, and long-range master planning for municipal services. It is intended that these growth forecasts represent minimum growth forecasts and will be monitored and reviewed periodically by the Region and Town.

Population Forecast

The Town's population base is forecast to steadily increase between 2021 and 2051, consistent with broader York Region growth trends. By 2051, the Town's population base is forecast to grow to approximately 103,500. This represents an increase of approximately 52,100 persons between 2021 and 2051, or an average annual population growth rate of 2.4% during this time period. Comparatively, the population of York Region as a whole is forecast to increase at a rate of 1.8% over the 2021 to 2051. In accordance with the draft forecast, Whitchurch-Stouffville's share of York Region's population is expected to increase from 4.2% to 5.0% over the forecast period.

The Town's 2021 housing base totals 16,710 units and is forecast to increase to 34,730 units by 2051, in accordance with the Region's forecast. The current local housing market largely comprises low-density units, but is gradually becoming more diverse by structure type with a greater share of medium- and higher-density units over the forecast period.

The share of housing types in the Town is summarized as follows:

- The share of low-density housing units is forecast to decline from 79% in 2021 to 58% in 2051. In comparison, medium-density and high-density housing forms are forecast to increase over the next three decades.
- In 2021, medium-density housing accounted for 14% of the total housing stock in the Town; this housing form is forecast to increase to 19% by 2051.

- High-density housing accounted for 7% of Whitchurch-Stouffville's housing base in 2021, and the share is expected to increase by three-fold, rising to 23% by 2051.

Figure 37 of the PGMS illustrates the population growth by geographic area (settlement area) based on the anticipated housing growth over the 2021 to 2051 period. Town-wide population growth of 98% (50,800) is anticipated to be accommodated within the Community of Stouffville/Urban Area. This includes a population of 11,100 within the built-up area (through intensification), and 39,700 in the designated greenfield areas. The Town's other settlement areas (i.e., Ballantrae-Musselman Lake, Vandorf, Bloomington and Gormley) are expected to accommodate a population growth of 910 persons (subject to availability of water servicing allocation within Ballantrae and Musselman's Lake), with the remaining rural area accommodating a population increase of 400, together representing about 2% of the total Town-wide population growth.

Based on broader regional growth and the amount of active housing development in the supply pipeline, the residential growth forecast allocation for the Town over the 10-year forecast period (2021 to 2031) is understated. It is critical that the Town's forecast reflect a balanced housing outlook over the short to medium term so that the Region and the Town can be positioned to proactively plan, service and develop their urban structure and not unduly constrain local growth.

Employment Forecast

In accordance with the growth forecasts prepared by York Region, Whitchurch-Stouffville's employment base is forecast to reach 28,400 jobs by 2051. This represents an increase of approximately 11,400 jobs between 2021 and 2051, representing an average annual growth rate of 1.7% during this period, based on the current (2021) employment estimate for the Town of 17,000 jobs.

Whitchurch-Stouffville's employment activity rate has decreased slightly from 34% in 2011 to 33% by 2021. Over the forecast horizon, due to the population growth being stronger than the employment growth expected over the planning period, the employment activity rate for the Town is forecast to decrease to 27% in 2051.

4.4 Urban Land Needs Analysis

The PGMS assesses the urban land needs that are required to accommodate the forecasted growth in the Town to the year 2051, for both Community Areas and Employment Areas. Community Areas are intended to accommodate predominately housing as well as community serving commercial/retail/service jobs, whereas Employment Areas are intended to accommodate primarily industrial and office jobs.

Community Areas

In accordance with York Region's growth forecast, the Town of Whitchurch-Stouffville is expected to add approximately 18,020 housing units between 2021 and 2051. Of these,

there are about 3,660 units allocated within the Town's built-up area. Additionally, there are about 370 units allocated to rural areas and 13,990 housing units within the Town's designated greenfield areas (including existing designated greenfield areas and future urban expansion areas) from 2021 to 2051. Based on the person per unit estimates provided by York Region, this translates into an estimated overall population of 64,300 within the Town's D.G.A. lands by 2051.

Based on the analysis in the PGMS, it is estimated that the Town's designated greenfield area will achieve an average density of 63 people and jobs per hectare by 2051. This consists of 62 people and jobs per hectare accommodated on existing designated greenfield area lands, which is moderately higher than the existing density of 51 people and jobs per hectare. For the urban expansion areas, a density of 65 people and jobs per hectare is targeted, which is consistent with the minimum density target for new Community Areas identified in the York Region Official Plan 2022. Based on the quantum of forecast growth to be accommodated within the Town's existing designated greenfield area, the target densities and the amount of urban expansion area lands available, it is estimated that the Town will have sufficient Community Area lands by 2051 (no surplus/deficit).

Employment Areas

Demand for Employment Area lands within Whitchurch-Stouffville is ultimately driven by the amount and type of future employment growth. Employment Areas in Whitchurch-Stouffville are anticipated to accommodate an additional 4,340 jobs from 2021 to 2051. This represents approximately 38% of the Town's total employment growth of 11,400 jobs over that period. It is estimated that 85% (approximately 3,690 jobs) of these jobs will be accommodated in the Community of Stouffville and Gormley employment areas, as well as any future potential urban expansion areas needed to accommodate employment growth to 2051. The remaining 15% (approximately 650 jobs) is anticipated to be accommodated in the remaining Employment Areas including Vandorf and Cardico.

Based on the Town's anticipated long-term growth, it is forecast that the Town will have a deficit of about 23 net hectares (57 acres) of Employment Area lands by 2051. The Town may want to consider designating part of the surplus "whitebelt lands" identified for expansion of Community Areas lands to address the anticipated deficit of Employment Area lands, particularly those "whitebelt lands" located in proximity to Highway 404 and the abutting Employment Areas in the City of Markham.

4.5 Policy Directions

Section 7 of the PGMS outlines numerous recommendations to be considered in updating the Town's Official Plan, which are summarized below.

Growth Management

- Include strategies that encourage and support the development of a broader range of housing options to support the development of compact and mixed use communities.
- Given the extent and diversity of residential, office and mixed-use development opportunities identified within the MTSAs, the Town needs to prioritize its efforts to encourage and promote residential, office and mixed-use development where the potential is highest. This includes ensuring that planning policies and regulations are supportive of intensification initiatives and the economic objectives of the Town, and possibly utilizing financial tools/incentives to facilitate development where fiscally sustainable.
- Update the housing mix target for the Town to 42% low density, 27% medium density and 32% high density, as well as a housing unit target of 34,730 through 2051 in accordance with the Region's growth allocations for Whitchurch-Stouffville.
- The Town should plan for a minimum intensification target of 21% in the built-up area in accordance with the forecasted target from the Region.
- The Town should implement policies to support a shift towards higher-density housing forms in the built-up area, which may include a housing mix target, investment in the public realm, and mobility and community amenities to support higher density, urban living.
- The Town should refine policies that support investment to enable growth, specifically recognizing that the important roles of MTSAs and emerging growth areas, will be key to accommodating growth, achieving intensification targets in the Town and encouraging compact built form. This will require refinements to policies that inform and phase investment decisions to enable growth and development in these areas.
- The Town should plan for settlement area boundary to include the remaining whitebelt lands to accommodate its Community Area land needs, in accordance with approvals and direction provided by the Province and York Region.

Employment Areas

- The Town should recognize the importance of employment lands in accommodating knowledge-based sectors in addition to traditional industrial sectors. In accordance with direction provided through the York Region Official Plan, the Town should identify core Employment Areas which are intended to accommodate traditional employment uses.

- The Town should ensure Employment Areas are planned to accommodate opportunities for knowledge-based sectors, as well as a range of office uses and integrated uses which can be appropriately sited within Employment Areas (e.g., a site with integrated distribution and corporate office uses).
- The Town should enable Employment Areas to offer a broad range of building space market choice (e.g., business centres and incubators) for a range of business sizes (including small businesses) that have proximity to employment-supportive uses and access to public transit and active modes of transport. The Town should plan to accommodate prestige employment uses in areas that back onto open space and parks, as well as strategically position these uses at gateway locations and along the Highway 404 Corridor that are amenity rich and located within proximity to Whitchurch-Stouffville's growing labour force.
- More defined policy direction should be introduced in the Town's Official Plan to outline the goals and objectives related to employment-supportive uses in Employment Areas (e.g., non-industrial, non-office uses should be of limited scale, or focused on serving businesses and employees in the Employment Areas). Such uses should minimize potential land-use conflicts and support a viable mix of commercial and industrial land uses. To help guide this, the Town should identify supporting Employment Areas in accordance with direction from the York Region Official Plan, which are intended to accommodate a broader range of uses beyond traditional employment uses.
- The Town should consider introducing more defined criteria regarding the appropriate type, size and location of complementary non-industrial uses in Employment Areas that are service oriented, e.g., eating establishments, personal and health care services, leasing/rental equipment sales and services (excluding automotive sales) and fitness centres at strategic and accessible locations in existing and future Employment Areas, where appropriate. The definition should stress that employment-supportive uses are those providing commercial services. Retail establishments that sell new or used products (e.g., food stores, drug stores, hardware/building materials stores, thrift stores, household goods stores and apparel stores), including automotive sales should be directed to designated commercial areas. Standalone retail, which is largely population serving and not compatible with industrial uses, should not be permitted.
- Protect Employment Areas in proximity to major transportation corridors and Goods Movement infrastructure to ensure businesses have access to a transportation network that safely and efficiently moves goods and services. As such, consideration should be given to reserving strategically important land for future employment purposes in Whitchurch-Stouffville well beyond the Town's planning horizon, including potential future Employment Areas along the Highway 404 corridor.

- Maintain the configuration, location, and contiguous nature of Employment Areas in order to prevent fragmentation and provide business-supportive environments.
- The Town should update Employment Area conversion policies in the Official Plan to conform with the Region of York's conversion policies. It is recommended that the Town embrace a protectionist approach to Employment Area conversion in accordance with the broader employment conversion considerations set out above.
- It is recommended that the Town promote and encourage the further intensification of Employment Areas provided that the scale and type of intensification is consistent with the planned function of the area.
- The Town should explore options for expansion of its Employment Areas to address the deficit of 30 gross hectares by 2051. Consideration should be given to designating available lands for employment uses near the Highway 404 corridor and the adjacent Employment Areas in the City of Markham, and accommodating regional retail uses along the McCowan Road area.

4.6 Summary of Public and Stakeholder Comments on the draft PGMS

The draft PGMS was presented to Council on March 8, 2023 for further consultation. The revised PGMS has been updated to address the comments as summarized in the PGMS Comment Response Matrix which is included in Attachment 2 to this Report.

The following highlights some of the key changes as a result of the comments received:

- **Updated Growth Forecasts** – The Town's growth forecasts have been updated by York Region in May 2023 to reflect and better align with the Provincial modifications to the York Region Official Plan, which was approved by the Province on November 4, 2023. The Province removed the proposed South Gormley Employment Expansion Area and the proposed Bethesda Road Community Area expansion areas. In doing so, all of the remaining 'whitebelt' lands were included in the Town's settlement expansion areas and identified as Community Area, however, the Province did not update the York Region Official Plan growth forecasts for the Town which resulted in a discrepancy between the Town's growth forecasts and the overall quantum and type of land uses approved for settlement area expansion. As a result, the Region updated the Town's growth forecasts in May 2023, as the basis for planning and infrastructure purposes. The Town is now planning to accommodate 103,500 persons and 28,400 jobs to 2051. It is anticipated that the Region will update the York Region Official Plan to incorporate these updated growth forecasts.
- **Old Elm MTSA Growth Assumptions** – The PGMS growth assumptions have been updated to more accurately align with the amount of growth that may be accommodated within the Old Elm MTSA based upon the land use policies that

were adopted by Council through OPA 155. This resulted in an increase in the amount of population and employment growth that is anticipated within the MTSA, which is now anticipated to accommodate in the order of 2,530 units at a density of 168 persons and jobs per hectare within the MTSA.

- **Bethesda Road Expansion Area** – Requests were received to consider including portions of the lands south of Bethesda Road, surrounding the Old Elm MTSA to be included within the Town’s settlement area for future community areas. While Town staff acknowledges that these lands are a logical area to provide higher density and more affordable housing, in staff’s view it would be premature (and in non-conformity with the York Region Official Plan and Provincial Plans) to identify these lands for “Future Major Transit Station Area” and “Future Designated Greenfield Area”, until such time as the Province were to amend the ORMCP Countryside Area designation. These lands were included within the adopted York Region Official Plan as part of the Town’s settlement expansion areas, but were subsequently removed through Provincial modifications to the approved York Region Official Plan.
- **Various Requests for Increased Growth Assumptions** – Various landowners submitted comments requesting updated and revised growth assumptions related to specific properties or areas. These requests have been considered in the revised PGMS and updated where appropriate. The growth forecasts and assumptions were based on estimated unit potential from various studies and development applications at the time they were prepared (May 2021). The forecasts are estimates and growth may exceed the assumptions based on more detailed development concepts and planning application submissions without having a significant bearing on the Town’s overall growth forecasts and assumptions.

4.7 Next Steps

The findings and recommendations from the PGMS will be implemented in the Town’s new Official Plan and will inform the Town’s various on-going Master Plans. It is anticipated that the Town’s new Official Plan will be brought forward to Council for consideration for adoption in fall 2023.

5. Financial Implications:

None at this time.

6. Alignment with Strategic Plan:

1. Fiscal Sustainability
Working toward a sustainable budget that ensures the protection and maintenance of core services now and into the future.
2. Expanding the tax base through a growing, diversified economy
Building and maintaining a tax base that supports the highest quality program and service delivery.
4. Asset Planning, Maintenance and Development
Successful stewardship of the infrastructure and facilities required to support a growing community and vibrant economy.

7. Attachments:

1. Preliminary Growth Management Strategy, June 2023
2. PGMS Comment Response Matrix, June 2023
3. New Urban Areas: Settlement Expansion Areas ('Whitebelt Lands')

8. Related Reports:

[DS-033-19: Official Plan Review – Introductory Report, June 18, 2019](#)

[DS-001-20: York Region Municipal Comprehensive Review Update and Major Transit Station Area Delineation, January 21, 2020](#)

[DS-017-20: Official Plan Review Update, May 5, 2020](#)

[DS-038-20: Official Plan Review Update, August 25, 2020](#)

[DS-049-20: Official Plan Review: Draft Visioning Consultation Report, November 3, 2020](#)

[DS-011-21: Official Plan Review Update: Phase 2 Consultations, April 6, 2021](#)

[DS-012-21: Draft 2051 Growth Forecast and Land Needs Assessment, April 20, 2021](#)

[DS-029-21: Official Plan Review Update: Revised Draft Community Vision Summary Report and Discussion Papers, July 20, 2021](#)

[DS-031-21: Comments on Region's Proposed 2051 Growth Forecast and Land Needs Assessment, July 20, 2021](#)

[DS-046-21: Official Plan Review Update: Draft Policy Directions Report and Commercial Policy Study, November 16, 2021](#)

[DS-010-22: Comments on the Draft York Region Official Plan, March 23, 2022](#)

[DS-033-22: Town of Whitchurch-Stouffville New Draft Official, July 6, 2022](#)

[DS-075-22: York Region Official Plan Approval, December 7, 2022](#)

[DS-010-23: Preliminary Growth Management Strategy, March 8, 2023](#)

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