



OFFICIAL  
PLAN  
REVIEW

TOWN OF WHITCHURCH-  
STOUFFVILLE OFFICIAL  
PLAN REVIEW

# Public Open House

May 6th, 2021



# Introductions - The Official Plan Team

## Town of Whitchurch-Stouffville

- Meaghan Craven, Manager, Planning Policy
- Randall Roth, Senior Policy Planner
- Zahrah Kahn, Policy Planner II

## Consulting Team (WSP)

- Gregory Bender, Project Manager
- Alejandro Cifuentes, Deputy PM and Policy Lead
- Andria Sallese, Senior Planner and Consultation Lead
- Nick Trajkovski, Planner

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# Housekeeping Items

This presentation uses a secure external website for live polling and feedback.

**1. Your mic will be automatically muted.** You can participate in the meeting by asking a question using the **Chat Function**.

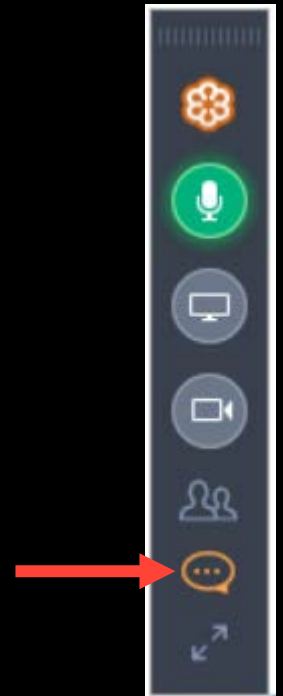
**2.** You can also submit your questions or comments to the Town by email:  
**[opreview@townofws.ca](mailto:opreview@townofws.ca).**

**3.** Comments are also being collected through a survey at:  
**[www.cometogetherws.ca/opr](http://www.cometogetherws.ca/opr).**

**4.** This presentation will be recorded.

## PROVIDING COMMENTS ON GOTO:

- Comments can be added to the meeting conversation using the Chat function.



## Agenda Overview

- Introductions and Housekeeping
- Status of Official Plan Review Program
- Phase 1 Summary - Visioning and Engagement
- Phase 2 Background and Discussion Papers
- Question & Answer Session
- Next Steps

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# Session Purpose and Objectives

## Purpose:

- To provide an update to the community on the status of the Official Plan Review and timing for upcoming milestones.

## Objectives:

- To receive feedback from the community and further refine Discussion Paper considerations.
- To receive feedback from the community and further refine proposed updates to the Vision Statement and Guiding Principles.
- To provide information for ongoing community involvement during the remaining phases of the Official Plan Review.



# Let's Test Menti!

## Please Participate in the Live Poll

1. Please visit:  
**www.menti.com**

2. Please enter  
code:  
**4642 4457**

**OR**

3. Please **Scan** the  
QR code with your  
**mobile phone**



# Tester Poll - Which is your favourite cartoon character?

Go to [www.menti.com](http://www.menti.com) and use the code 4642 4457

Please  
submit your  
response in  
Menti during  
the Live  
Meeting!

Scooby Doo



Velma



Shaggy



Scrappy Doo



Lets Get To Know You!

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Go to [www.menti.com](http://www.menti.com) and use the code 4642 4457

Please submit your response in Menti during the Live Meeting!

**Poll #1**  
**What is your relationship to the Town?**  
**(Pick up to 3)**

Resident

Business Owner

Developer

Non-governmental/Non-profit organization

Government/Agency

Town Employee

Other



Go to [www.menti.com](http://www.menti.com) and use the code 4642 4457

Please submit your response in Menti during the Live Meeting!

**Poll #2**  
**What brought you to the meeting today?**  
**(Pick up to 3)**

Interested in future of Town

Learn about Official Plans

I have business interests in the Town

I want to learn more about planning in the Town

Other



# The Official Plan Review

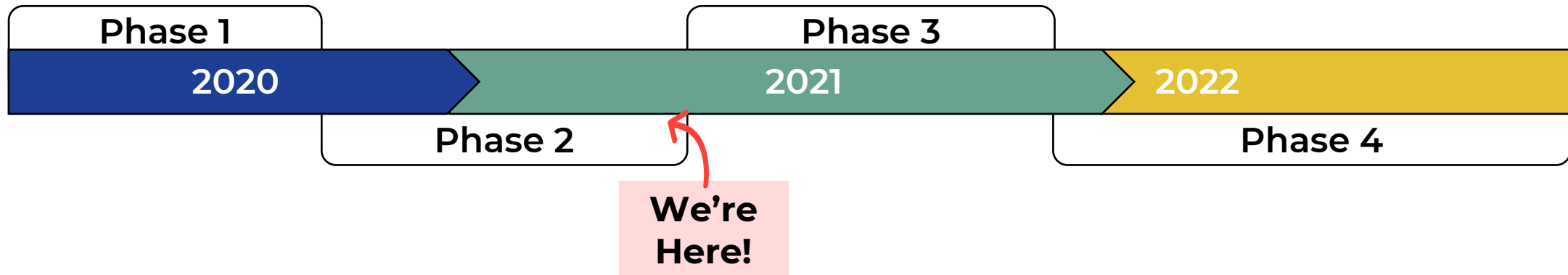
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# Project Deliverables and Work Program



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## Progress to Date

- Technical Advisory Committee & Stakeholder Advisory Committee.
- Public Open House #1 (Fall 2020).
- Public Survey and Interactive Mapping (4 weeks).
- Presentation to Council.
- Community Vision Summary Report.
- Public Feedback Survey and Comments on Draft Vision – Winter 2021.
- Preparation of DRAFT Discussion Papers.

# PHASE 1 Summary

## Visioning and Consultation

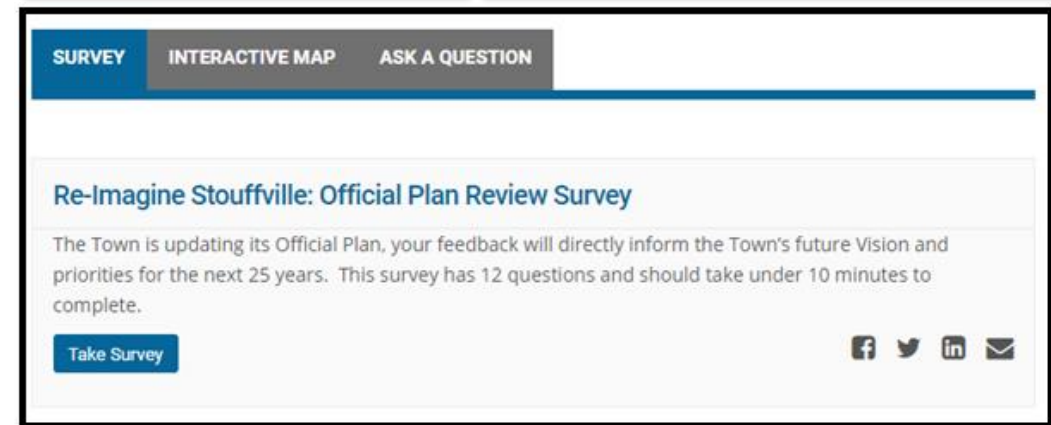
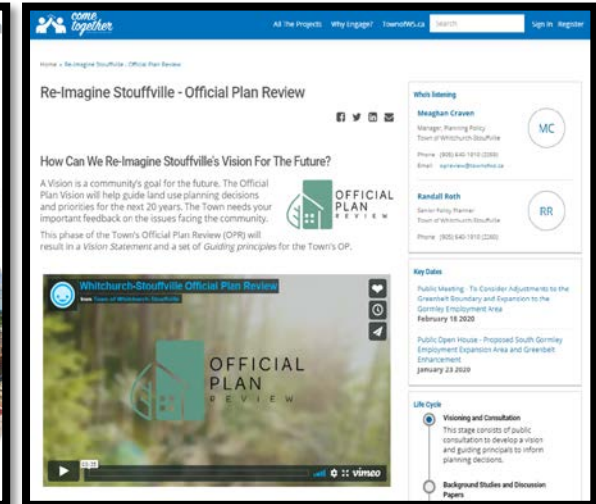
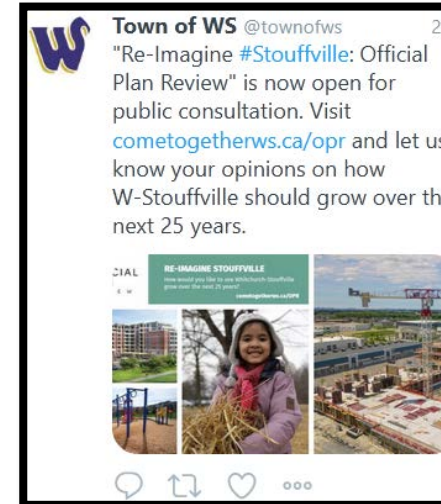
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# Visioning and Consultation

- **333 participants** submitted feedback or participated in Visioning and Public Consultation activities.
- **24 stakeholder representatives** engaged as part of a Technical Advisory Committee and Stakeholder Advisory Committee.
- **11 Indigenous Community leaders** were contacted.

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## Revised Community Vision

The Town of Whitchurch-Stouffville will be a safe, healthy, and inclusive community with rural character, supporting future generations by providing a range of community services, affordable housing, employment and active transportation opportunities.

Future growth will be directed to key settlement areas which will be designed to a high standard of excellence, while respecting cultural heritage resources and neighbourhood character.

The Town will act as a leader in mitigating the impacts of climate change and ensure that existing and future infrastructure services are resilient and meet the needs of a growing community.

The Town will support and enhance the development of parks and open spaces, while providing natural linkages across natural areas, including preservation of agriculture in the Greenbelt and Oak Ridges Moraine.



# PHASE 2 UPDATE

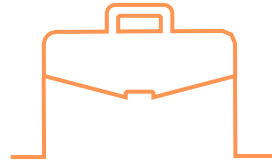
## Background and Discussion Papers

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# Focus Areas of the Discussion Papers

**Planning for  
Growth**



**Planning for  
the Natural  
Environment**



**Planning for  
Complete  
Communities**



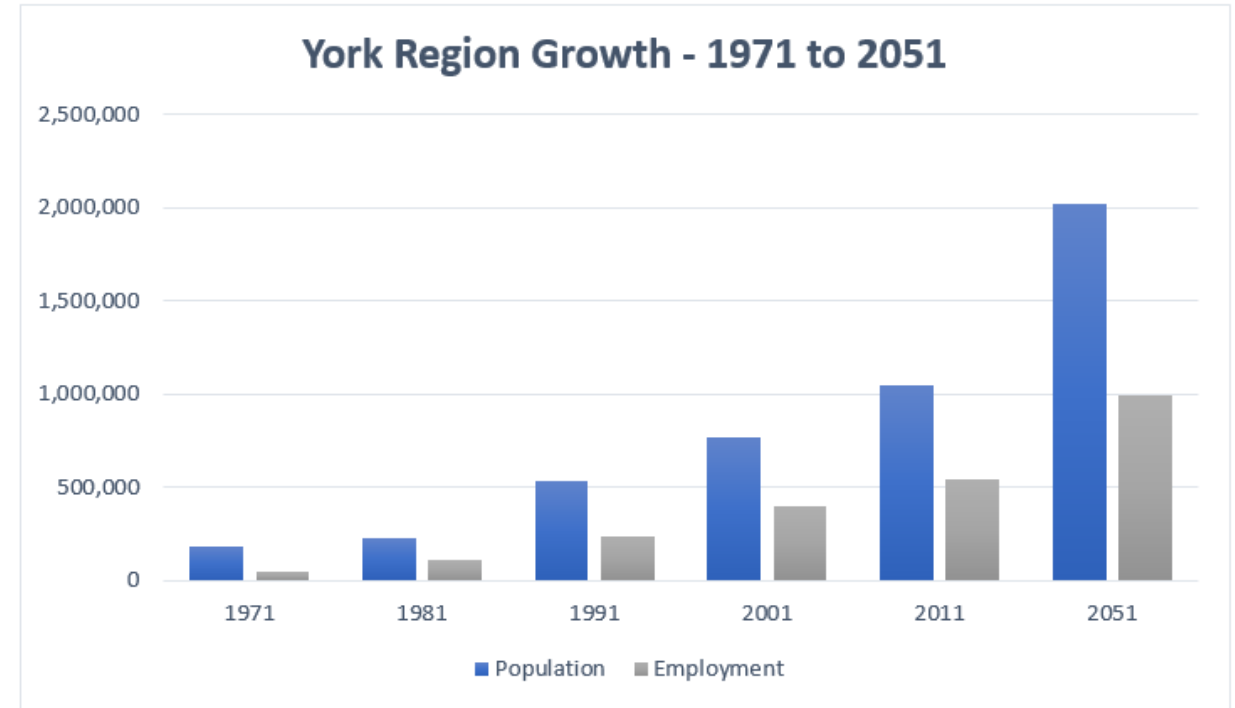
**General Technical /  
Housekeeping Updates**





# Planning for Growth Context

- **Draft 2051 Forecasted Growth for Whitchurch-Stouffville:**
  - Population of **92,900** by 2051.
  - Employment growth of 16,500 jobs for a total of **31,900** by 2051.
- The Town is working on a Growth Management Strategy to understand how the expected growth will be allocated within Whitchurch-Stouffville.



Projections are based on Schedule 3 of the Growth Plan

York Region has projected a population of 2.02 million people and 990,000 jobs by 2051. A large share of this growth to be directed to existing built up areas.



# Planning for Growth Considerations

- **Directing Growth to Built-Up Areas** – Ensure that growth occurs in settlement areas (Downtown) that can support increases in population and promote a wide variety of employment and economic opportunities.
- **Providing Housing Options** – Promote the adequate provision of a full range of housing options, including affordable housing, to support the needs of all residents.
- **Employment and Economic Development** – Promote economic development and competitiveness by making more efficient use of existing employment areas and vacant and underutilized employment lands.





# Planning for Growth Considerations

- **Transportation** – Encourage growth through new development and intensification that is transit-supportive and sustainably designed to promote alternative modes of transportation.
- **Infrastructure and Public Services** – Plan for and support development that makes effective use of investments in infrastructure and public service facilities.
- **Environmental Sustainability** – Promote growth to occur in an environmentally sustainable manner that is well-designed, encourages a sense of place and provides high-quality public spaces.

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# Poll #3 – Addressing the Missing Middle?



Stacked Townhome



Courtyard Building



Live - Work Units



Walk-Up Apartment



Fourplex



Triplex

Please submit your response in Menti during the Live Meeting!



## Poll #3 – How can the Town address the Missing Middle?

\*The Missing Middle is  
a range of house forms  
with multiple units  
compatible with single  
family homes.  
(Pick up to 3)

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Please  
submit your  
response in  
Menti during  
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Stacked/Side-by-Side Duplex

Triplex/Fourplex

Courtyard buildings

Townhouses/Walk-up apartments  
(maximum 4 storeys)

Live-Work Units

Other



Go to [www.menti.com](http://www.menti.com) and use the code 4642 4457

Please submit your response in Menti during the Live Meeting!

## Poll #4 – Growth

How can the Town attract new and diverse businesses?  
(Pick up to 3)

Grants to small business

Downtown Streetscape Beautification

Promote events that include businesses

Championing the development of a green economy

Work with utility companies to improving broadband and internet access

Promote live-work arrangements

Other





# Planning for the Natural Environment Considerations

- **Provincial and Regional Policy** – Ensure consistency and conformity with Provincial and Regional Legislation including the Greenbelt Plan, Source Protection Plans, etc.
- **Environmental Sustainability** – Implementation of sustainable design elements and ensuring the ongoing availability of natural resources.
- **Climate Change and Air Quality** – Ensure mitigation efforts against GHG emissions and provide for adaptation opportunities for a changing climate, as well as increasing resiliency.
- **Agriculture and Economic Vitality** – Support the continuation of all forms of agriculture and related uses as an important part of the Town's heritage and a major economic contributor.



# Planning for the Natural Environment Considerations



- **Preserving Water** – Protect, improve or restore the quality and quantity of water through identifying water resource systems and maintaining linkages.
- **Accessible Nature** – Ensure growth is supported by natural and open spaces that are high quality, safe, accessible, attractive and vibrant.
- **Promoting Health and Wellbeing** – Promote strong, liveable and healthy communities that support and enhance human health and social wellbeing.
- **Environmental Stewardship** – Recognize that the protection and enhancement of the natural environment is a shared responsibility among a variety of community stakeholders.



## Poll #5 – Natural Heritage & Built Heritage

How can the  
Town plan to  
further  
expand  
accessibility  
to the natural  
environment?  
(Pick up to 3)



Please  
submit your  
response in  
Menti during  
the Live  
Meeting!

Connections between natural heritage features (i.e. natural corridors)

Restore habitat and increase forest coverage

Promote environmental stewardship

Explore opportunities to mitigate against climate change

Promote and Implement Low Impact Development (LID) and green infrastructure

Other

# Building Complete Communities

Planning for  
Complete  
Communities



**Complete Communities:** *places where homes, jobs, schools, community services, parks and recreation facilities are easily accessible. Complete communities support quality of life and human health (MMAH).*

Complete communities have the following characteristics:

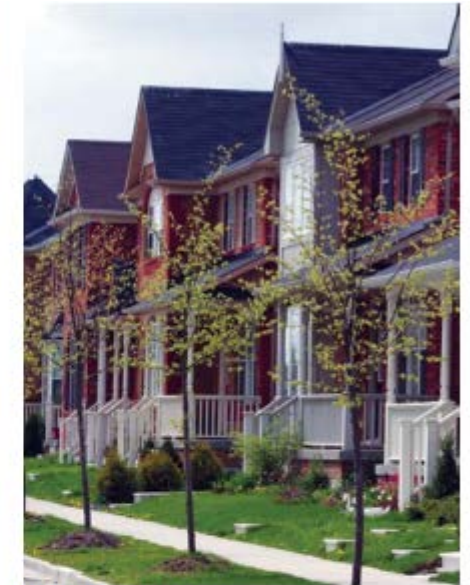
- Access to healthy local food;
- A sense of place, culture, arts;
- Active Transportation opportunities (walking, cycling);
- Efficient use of infrastructure;
- Transit supportive;
- A mix of housing types and affordable housing;
- A range of employment opportunities; and,
- Reduce green house gas emissions and address climate change.



National Ballet School and mixed-use development in Toronto.



Market Commons multi-residential project in Burlington.



Compact urban form in Markham.



Bridge over Ganaraska River in Port Hope.

Source: Ministry of Municipal Affairs and Housing (MMAH)



# Planning for Complete Communities Considerations

- **Attainable Housing** – Ensure existing and future residents have access to a diverse range of housing options and forms, including affordable housing and secondary units.
- **Cultural Heritage** – Distinguish and enhance unique built heritage resources, cultural heritage landscapes and archaeological resources.
- **Urban Design** – Enhance the form, shape and character of the built environment to contribute a functional and attractive community.
- **Parks Open Spaces and Trails** – Ensure readily available access to outdoor recreation.
- **Sustainability, Climate Change and Energy Conservation** – Promote resiliency against climate change through promoting environmental awareness and sustainable practices.
- **Healthy Communities and Community Services** – Create opportunities for people to socialize and connect within the community to promote and enhance human health and social well-being.

Go to [www.menti.com](http://www.menti.com) and use the code 4642 4457

## Poll #6 – Healthy Communities

How can the  
Town plan and  
promote the  
long-term  
health of its  
residents?  
(Pick up to 3)



Accessible and safe parks and open spaces

Promoting Wellness Areas

Encourage improvements to the public realm

Promote Community Hubs

Protect Natural Heritage Areas for people and wildlife

Improve/create linkages between open spaces and local destinations

Other

Please  
submit your  
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Meeting!

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Please submit your response in Menti during the Live Meeting!

## Poll #7

### Cultural Heritage

How can the Town celebrate its built cultural heritage structures and landscapes?  
(Pick up to 3)

Promote Annual Heritage Awards

Enable Heritage Districts

Strengthen Policies for Built Heritage

Encourage Main Street beautification

Support Programs like "Doors Open" events within the Town

Other



# General Technical / Housekeeping Considerations



- **Planning Tools** – Incorporate and implement recent planning tools to guide the Town’s land use and development decisions over the planning horizon.



- **Implementation and Interpretation of Policies** – Consider and incorporate updates to Provincial Legislation by updating the Implementation and Interpretation Sections of the Official Plan.



- **Organization/Structure** – Prepare a new Official Plan that is user-friendly, graphically-enhanced, legible and accessible to all users.
- **Definitions Review** - Ensure definitions are clear, contemporary, contain accessible language and are in conformity with Provincial legislation and the Regional Official Plan.



- **Consistency and Consolidation** - The Town will use this OPR as an opportunity to undertake a Secondary Plan consolidation exercise with the objective of streamlining the Official Plan. This will include the removal of repetitive designations, policies, definitions and mapping.

# Next Steps

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## Next Steps

- **Feedback from this meeting** will be used to inform and/or refine the Discussion Papers and key thematic issues presented here today.
- Public survey on the ongoing Town-wide **Commercial Policy Study**.
- Prepare a **Policy Directions Report** to guide policies of a new Official Plan in Fall 2021.
- Develop a **Draft Official Plan** in late 2021
- The Town will continue to host **public engagement events** where you will be able to provide feedback on various components of the project.

# Engagement Opportunities



# How to participate in the Official Plan Review



1. Register on the project website **[cometogetherws.ca/opr](https://cometogetherws.ca/opr)**.



2. If you could not participate in the polling exercise today, complete the follow-up survey posted on the project webpage.



3. Sign-up for e-notifications to find out about project milestones, public engagement events and reports.

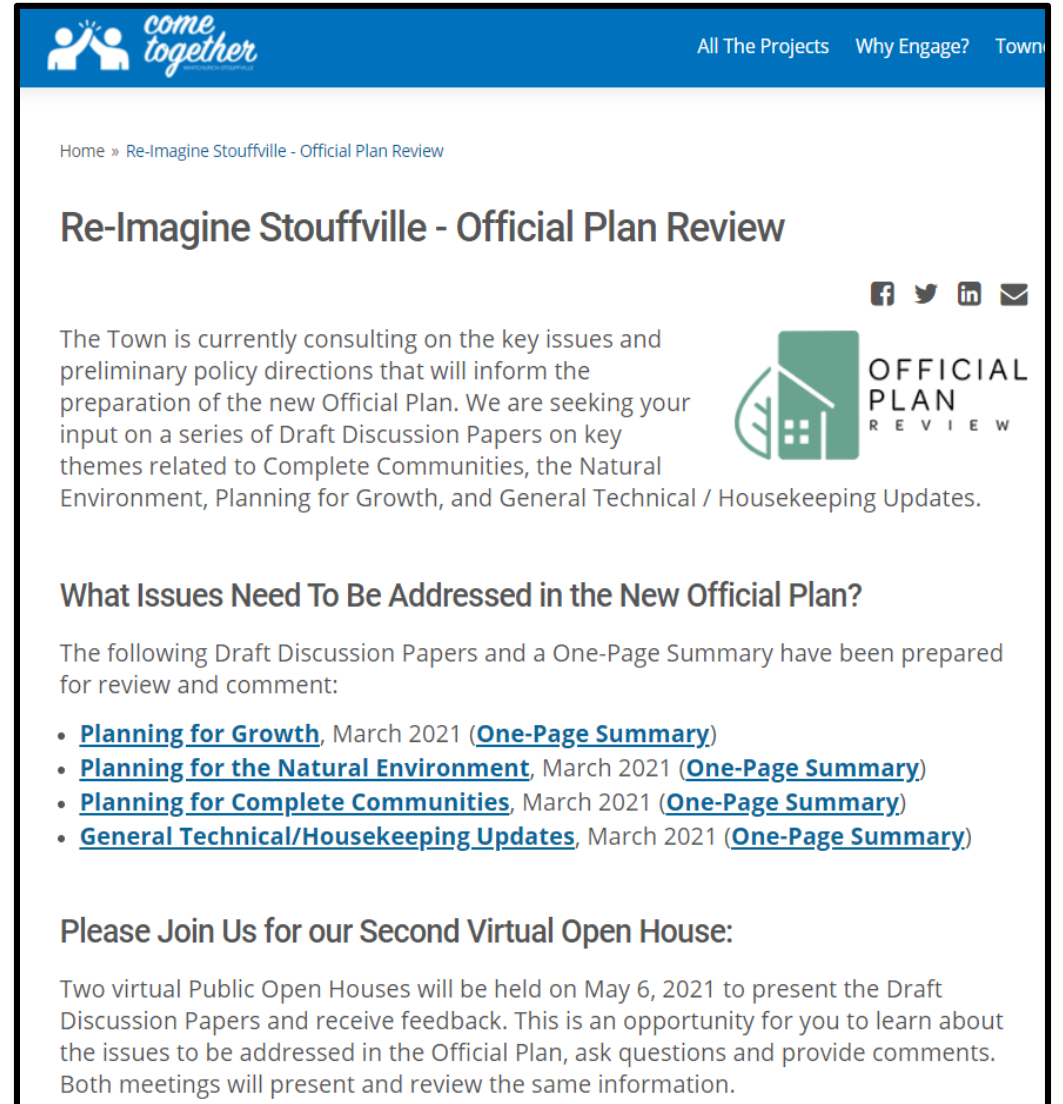


4. Contact the Town by email and sign-up for updates at: ([opreview@townofws.ca](mailto:opreview@townofws.ca))

# Visit the Town's Website

- Project Website **cometogetherws.ca/opr.**
- Learn more about the project, upcoming milestones and engagement opportunities.
- Other Engagement tools such as:
  - *Survey*
  - *Polls*
  - *Q&A*

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The screenshot shows the website for the 'Re-Imagine Stouffville - Official Plan Review'. The header includes the 'come together' logo and navigation links for 'All The Projects', 'Why Engage?', and 'Town'. The main content area features a title, social media icons, and a paragraph explaining the town's consultation process. Below this, there is a section titled 'What Issues Need To Be Addressed in the New Official Plan?' which lists four draft discussion papers with links to their 'One-Page Summary' documents. The final section, 'Please Join Us for our Second Virtual Open House:', announces two virtual public open houses on May 6, 2021, for presenting draft discussion papers and receiving feedback.

Home » Re-Imagine Stouffville - Official Plan Review

## Re-Imagine Stouffville - Official Plan Review

The Town is currently consulting on the key issues and preliminary policy directions that will inform the preparation of the new Official Plan. We are seeking your input on a series of Draft Discussion Papers on key themes related to Complete Communities, the Natural Environment, Planning for Growth, and General Technical / Housekeeping Updates.

### What Issues Need To Be Addressed in the New Official Plan?

The following Draft Discussion Papers and a One-Page Summary have been prepared for review and comment:

- [Planning for Growth](#), March 2021 ([One-Page Summary](#))
- [Planning for the Natural Environment](#), March 2021 ([One-Page Summary](#))
- [Planning for Complete Communities](#), March 2021 ([One-Page Summary](#))
- [General Technical/Housekeeping Updates](#), March 2021 ([One-Page Summary](#))

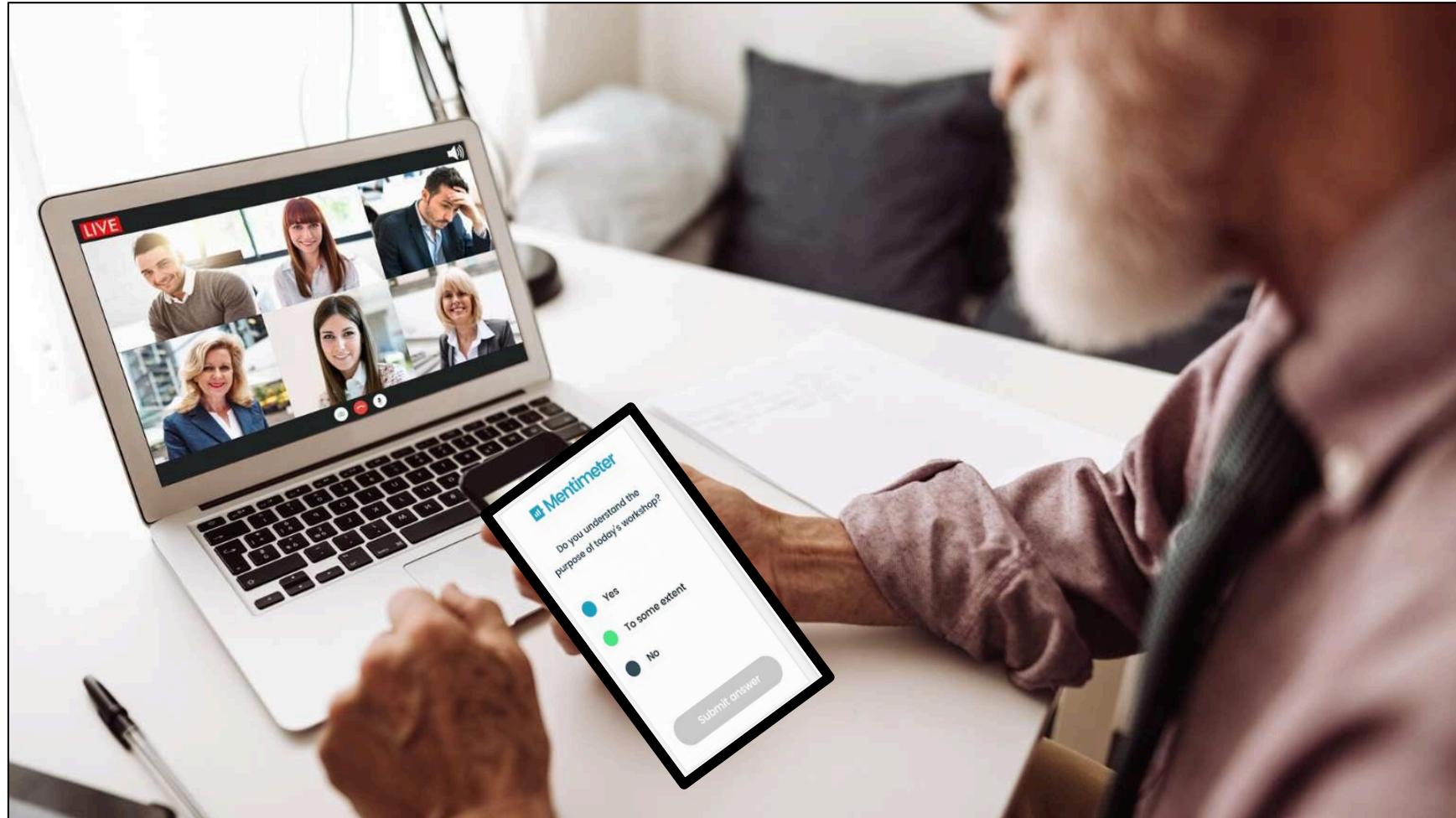
### Please Join Us for our Second Virtual Open House:

Two virtual Public Open Houses will be held on May 6, 2021 to present the Draft Discussion Papers and receive feedback. This is an opportunity for you to learn about the issues to be addressed in the Official Plan, ask questions and provide comments. Both meetings will present and review the same information.



# Participate in Live Meetings

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# Contact the Town Directly with Questions or to Request a Hard-Copy of the Presentation Materials

## Contact:

Meaghan Craven. Manager, Planning Policy  
(905) 640-1910 ext. 2359



Randall Roth, Senior Policy Planner  
(905) 640-1910 ext. 2260

Zahrah Kahn, Policy Planner II  
(905) 642 4087



## Or Email:

[opreview@townofws.ca](mailto:opreview@townofws.ca)

# Q's and A's

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*Please submit a question in the Chat Function*