



# Town of Whitchurch–Stouffville Affordable Housing Community Improvement Plan **Consultation Summary**

December 2025

## 1.1 Introduction

The preparation of the Town of Whitchurch-Stouffville Affordable Housing Community Improvement Plan (CIP) included several opportunities for engagement with the public, Town Council, community stakeholders, and agencies. These engagement sessions provided Town staff and the consulting team with feedback on both the financial and non-financial incentives and created discussions around how the Affordable Housing CIP could be implemented.



A full list of engagement opportunities throughout the project is available below:

- September 15, 2025 – **Public Open House to Introduce the Project**
- September 17, 2025 – **Council Presentation to Introduce the Project**
- October 15, 2025 – **Draft CIP for Public and Stakeholder Review**
- October 15, 2025 – **Draft CIP Presented to Council**
- November 5, 2025 – **Statutory Public Meeting of Council**
- December 3, 2025 – **Final Presentation to Council and CIP Adoption**

Outlined in this report is a summary of what was heard for each of the key engagement opportunities hosted throughout the project.

## 1.2 Affordable Housing CIP Background Report Engagement

The first round of engagement included discussions on the Affordable Housing CIP Background Report, which included proposed potential financial and non-financial incentives for the CIP. This included a Public Open House, which took place on

September 15, 2025, including approximately 25 members of the community, developers, builders, and other interested parties. Following the Public Open House, an accompanying presentation and Council discussion was held at the September 17, 2025 Council meeting.

### **Public Open House to Introduce the Project**

The Affordable Housing CIP Background Report was presented at the Public Open House on September 15, 2025, with an accompanying survey available for community members to complete. This survey included several questions for consideration, such as asking respondents to rank their preferred incentive programs, if they would participate in the incentive programs if eligible, if they could select effective methods of promotion, and other incentives they would be interested in seeing the Town provide. A summary of the overall community response, including comments, questions, and overall input for the project is provided below:

- Push developers to build more density and affordable developments;
- Homeowners want to age in place, but would benefit from smaller living spaces such as garden suites or ARUs;
- More information is needed on the Financial Analysis and Development Scenarios for the public to be able to understand; and
- Look into infill and where this project could have second phases (Ballantrae, Gormley, large lots outside of “Town” with space for garden suites).

As part of the Public Open House survey, attendees were asked to check different boxes which corresponded with steps the project could take that they were most in agreement with. The text below summarizes some of the programs and steps to be taken which the attendees identified as the most important to them, with the most popular choices listed first.

### **Financial Incentive Programs**

- Affordable Rental Unit Creation Grant
- Additional Residential (ARU) Affordable Rent Program

- Municipal Fee Waiver Program
- Enhanced Grant Options which build on incentives
  - Rental Affordability Enhanced Grants

### Non-Financial Incentive Programs

- ARU Design Guidelines
- Inclusionary Zoning By-law

### Promotion of the Affordable Housing CIP

Promotion of the CIP was identified as something important to attendees, including the following methods, listed in order of attendee-identified priority;

- Direct outreach to developers and housing providers;
- Information sessions or workshops; and
- Partnerships with local organizations.

One of the key messages that came through the consultation is that there is a lot of hope in the community that the Affordable Housing CIP can work to improve housing availability and affordability. Many respondents indicated they would be interested in applying for the grants once the CIP has been adopted by Council.

### Council Presentation to Introduce the Project

The Town of Whitchurch-Stouffville Council received a presentation from Michelle Diplock of Nethery Planning and Bohan Li of Urban Metrics on the Affordable Housing CIP Background Report on September 17, 2025. This presentation



included a discussion of draft CIP goals and objectives, a potential vision statement, an explanation of CIP best practices, and a list of financial and non-financial incentive

options for the CIP, including descriptions of their purpose and how they work. The below list provides a summary of Council questions and input surrounding the background presentation:

- Provide explanation of how affordable housing is being defined;
- Confirm how to ensure grants are being utilized to create more housing options and units;
- Understanding where a 3-to-6-unit townhouse or clusters of smaller developments fit into the financial analysis;
- Provide financial analysis for multiplexes, as that would be an appropriate metric for the community;
- Provide metrics on large single-family lots that could accommodate a triplex or quadplex; and
- Provide data for how incentives worked in the smaller municipalities, such as Welland.

In addition, the Council meeting featured two delegations from the public in response to the CIP presentation. Both delegates spoke in support of the Accessible Design Top-Up Grant, supporting developing housing that allows people to age in place, and keeping homes accessible for all people.

### **1.3 Draft Affordable Housing Community Improvement Plan**

The Draft Affordable Housing CIP was developed based on the comments received in the first round of consultations. The second round of engagement was held on October 15, 2025, and focused on providing an overview of the draft. The public, community stakeholders, and the Region were invited to participate in virtual consultations where the draft CIP was presented for discussion. Following this, a presentation to Council was given, which addressed Councillor questions received at the first meeting on September 17, 2025.

### **Public and Stakeholder Consultations**

A presentation was given to the public and community stakeholders on the draft CIP on October 15, 2025. The presentation provided an overview of the draft financial and non-financial incentive programs – their purpose, eligibility, and value – as well as the implementation, monitoring and marketing plans for the CIP. The list below provides a summary of clarification given in this consultation:

- The timeline to implementation, and anticipation of activation in early 2026, upon completion of the appeal period;
- The challenge of constructing apartments –high construction costs, costs rise on a per square foot basis, and high rents are needed to pay off construction costs.

### **Presentation to York Region and Invited Agencies**

A presentation was also given to York Region on October 15, 2025, detailing the incentives of the draft CIP and its implementation, monitoring and marketing plans. This presentation consulted with staff across different departments of York Region to ensure alignment with Regional programs and the draft CIP. The below list provides a summary of Regional staff comments and questions addressed in this meeting:

- The Community Improvement Project Area (CIPA) is proposed to be the Community of Stouffville, consistent with the boundaries of the Community of Stouffville Secondary Plan Area;
- Amendments may be made to the Plan itself or its implementing By-law, depending on the purpose of the amendment;
- Discussion on the potential for alignment with emergency and transitional housing programs; and
- The Town’s non-financial incentives and zoning are generous and should help make the program competitive, with the suite of incentives, such as ARU guidelines providing additional benefits for uptake.

### **Draft Affordable Housing CIP Presented to Council**

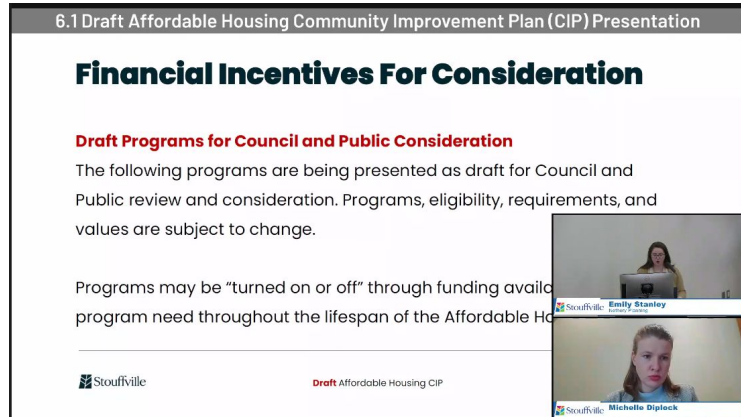
The Town of Whitchurch-Stouffville Council received a presentation from Michelle Diplock and Emily Stanley of Nethery Planning, and Bohan Li of Urban Metrics on the

draft CIP on October 15, 2025.

This presentation included an explanation of the affordability definition being used, the Welland CIP uptake updates, the draft financial and non-financial programs, and the

implementation, monitoring and

marketing plans for the CIP. The below list provides a summary of Council questions and input surrounding the draft CIP:

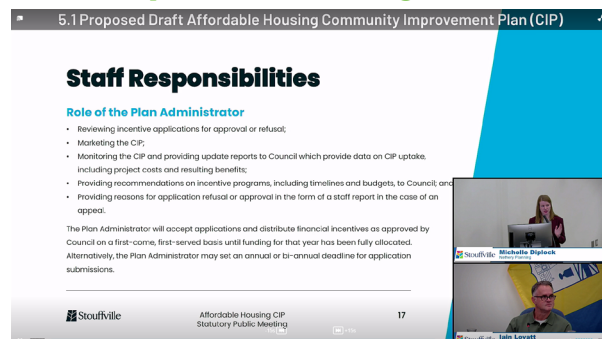


- Confirmation of Implementation timeline of the CIP, considering the HAF agreement of 4-years, and
- Confirmation of minimum unit creation through CMHC funding for affordable housing.

## 1.4 Final Affordable Housing CIP and By-laws

Phase 3 of the project included the Statutory Public Meeting of Council in November, as well as the final adoption of the Final Affordable Housing CIP and By-laws that is being presented alongside this report.

### Statutory Public Meeting of Council



A Statutory Public Meeting of Council was held on November 5th, 2025, at 7:00 p.m. to present an overview of the revised draft CIP, CIPA, and the proposed financial and non-financial incentive programs. This meeting provided an opportunity for public

review and comment, as well as a chance for Council members to provide input for the final CIP before its final presentation for adoption.

- There was one public delegation in support of the program that identified a community group's desire to utilize the incentive programs to build affordable housing.

In addition to public comment, there were several comments and questions from Council, listed below:

- Questions on feasibility studies and clarification on the differences between programs;
- Clarification needed on the CIPA boundaries, may need to update the map for clarity;
- Questions on the length of the implementation plan, with a discussion of funding and potential to extend the program;
- Questions and discussion on the role of a Plan Administrator, including two options for Plan Administrators and a discussion of what might work best for the Town;
- Discussion on the pre-approved Additional Residential Unit design plans, and how they reduce costs for applicants; and
- Discussion on looking into waiving Committee of Adjustment fees as an additional incentive for the program, could be discussed more on December 3<sup>rd</sup>, 2025, when the plan is brought to Council for adoption.

### **Meeting with Ministry of Municipal Affairs and Housing**

The draft Affordable Housing CIP was circulated to the Ministry of Municipal Affairs and Housing (MMAH) upon its completion on October 10, 2025. Two comments were received by the MMAH on November 13, 2025 for the Town's consideration, including:

- Recommended revision to the draft CIP to clarify that the CIPA specifically pertains to the Affordable Housing CIPA, as to avoid confusion with the broader CIPA designated in Section 7.3.3 of the Town's Official Plan, 2025.

- Recommended revision of the definition of “affordable” to align with the term used in the Provincial Planning Statement (PPS), 2024 and in the Town Official Plan, 2025 for clarity and consistency.

The first recommended revision was made to the draft CIP. Correspondence and a meeting with the MMAH occurred on November 20, 2025, to discuss the rationale for using the York Region definition and the implications of changing the definition for the design of the financial incentive programs. It was shared that the Affordable Additional Residential Unit Rental Grant program would be affected, as this change would not allow the program to achieve the threshold set by the PPS definition of affordability while remaining viable. The MMAH acknowledged this concern and agreed that a suitable solution would be to indicate in the draft CIP document that an alternative definition was used, for the purposes of the CIP.

## **1.5 Conclusion and Next Steps**

Following the Statutory Public Meeting and the incorporation of comments received, the final Affordable Housing CIP and its by-laws are being presented to Council on December 3, 2025, for adoption alongside this updated engagement summary.