

DOWNTOWN REVITALIZATION



Project Objectives

- Create a distinctive downtown
- Provide walkable space
- Renew underground infrastructure
- Review parking provisions
- Support redevelopment & intensification
- Improve accessibility
- Investigate providing broadband service
- Include sustainability & greening features



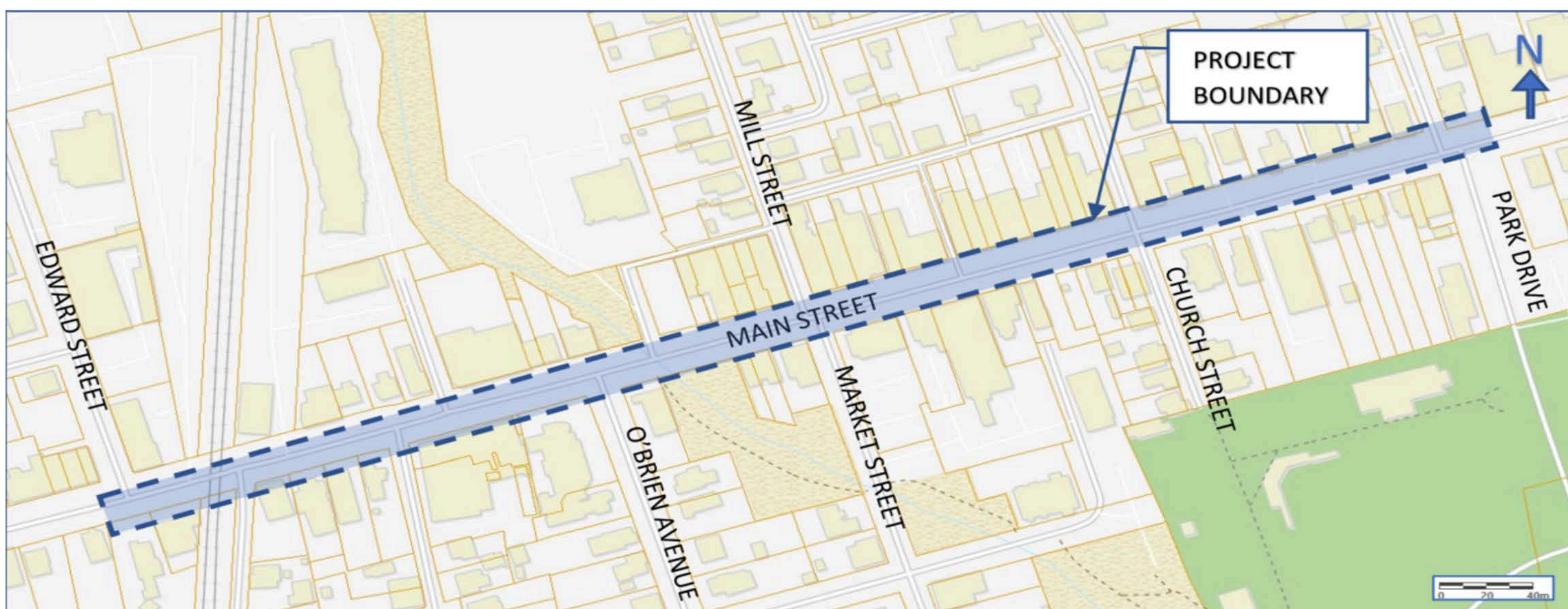
Key Features

- Maintain and upgrade infrastructure (watermains, sewers)
- Modern streetscape with enhanced walkability and decorative elements
- Honour our town's heritage while adding sustainable features
- Inviting public spaces for connection and culture

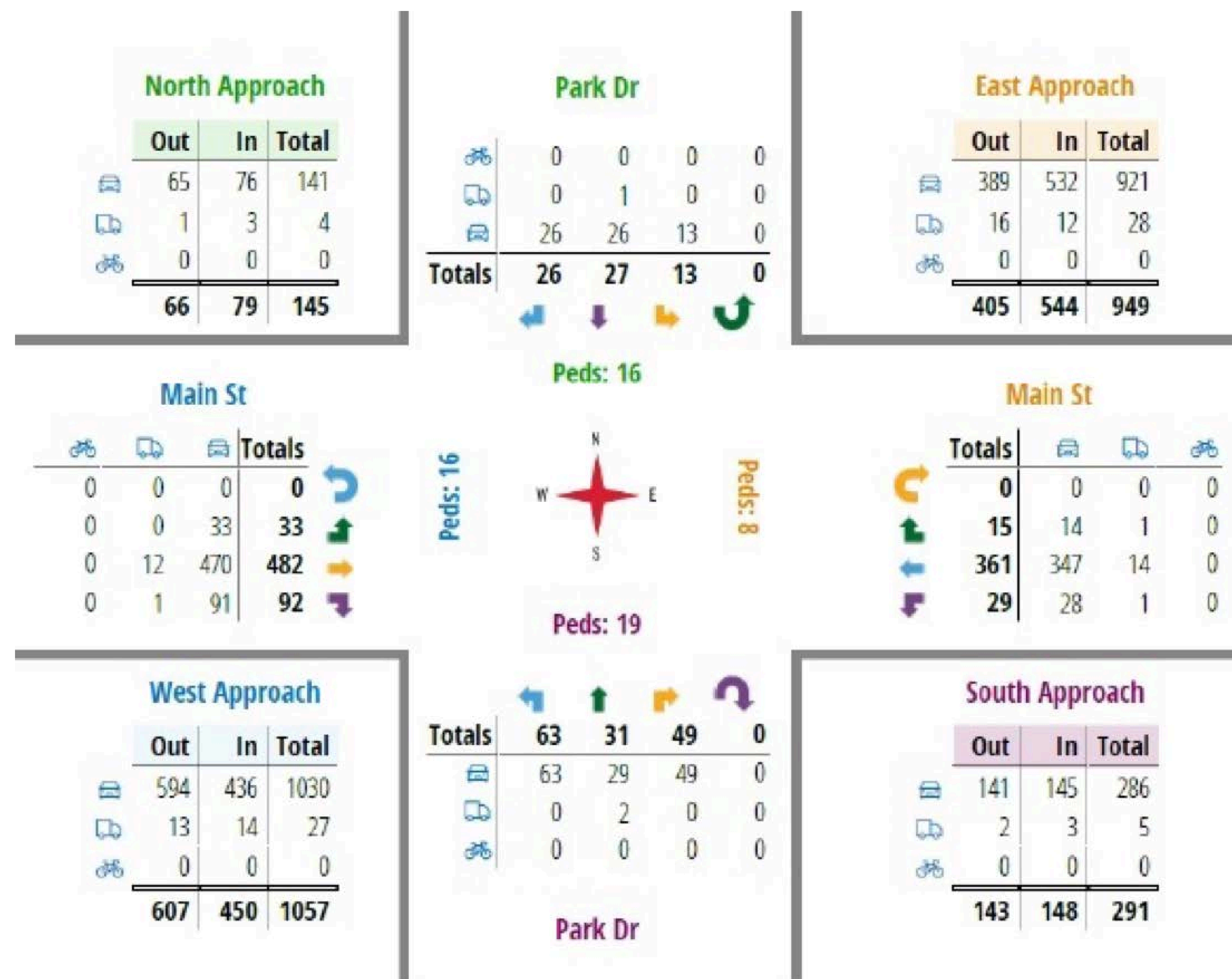


Project Scope

- **Design:** This phase aims to design and implement upgrades to Downtown's underground sewer systems while revitalizing and beautifying the streetscape and landscaping above ground
- **Construction:** With construction expected to begin in late 2026, the Town and Accardi Engineering aim for a seamless design-to-construction transition through open communication with the community



DOWNTOWN REVITALIZATION



Park Dr and Main St Traffic Count Data

Key Findings

Traffic and Illumination Analysis

- Main Street is too narrow to safely incorporate bicycle lanes
- Minimum lane widths = 3.3m
- Existing streetlight pole locations meet illumination standards
- Additional traffic counts are required to design traffic signals and pedestrian crossings

DOWNTOWN REVITALIZATION

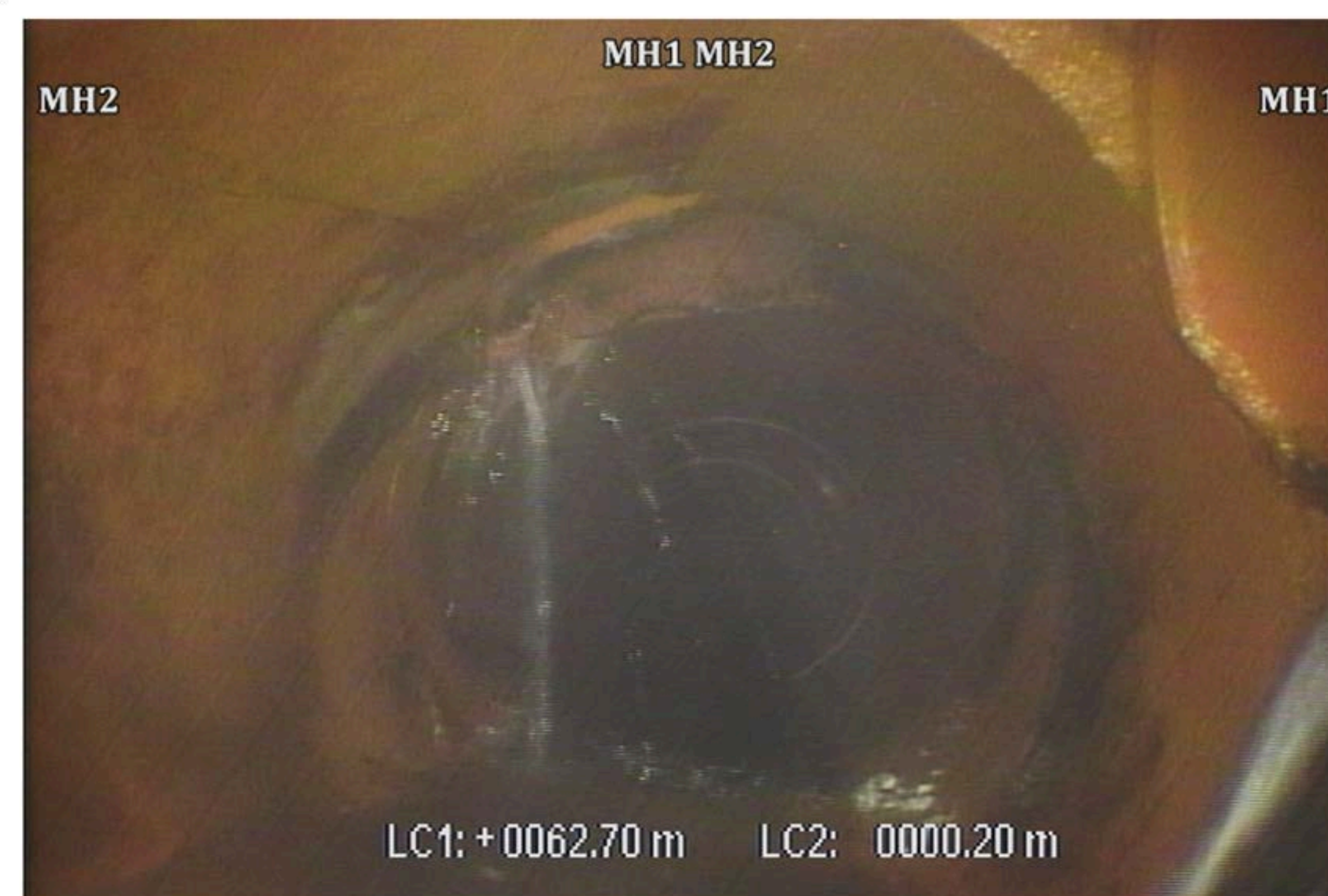


Key Findings

Assessment of Existing Infrastructure



Storm Sewer Pipe Intrusion, Cross Bore



Water Infiltration Near a Maintenance Hole Connection, In Sanitary Sewer

Watermain:

- 3 recent watermain breaks on existing Cast Iron and Duct Iron pipes

Storm Sewer:

- Severe corrosion on metal pipes
- Joint separations
- Sediment accumulations

Sanitary Sewer:

- Vitrified Clay Pipe
- Extensive Cracking
- Joint Offsets
- Infiltration into sewer
- Improper lateral tap installation

DOWNTOWN REVITALIZATION



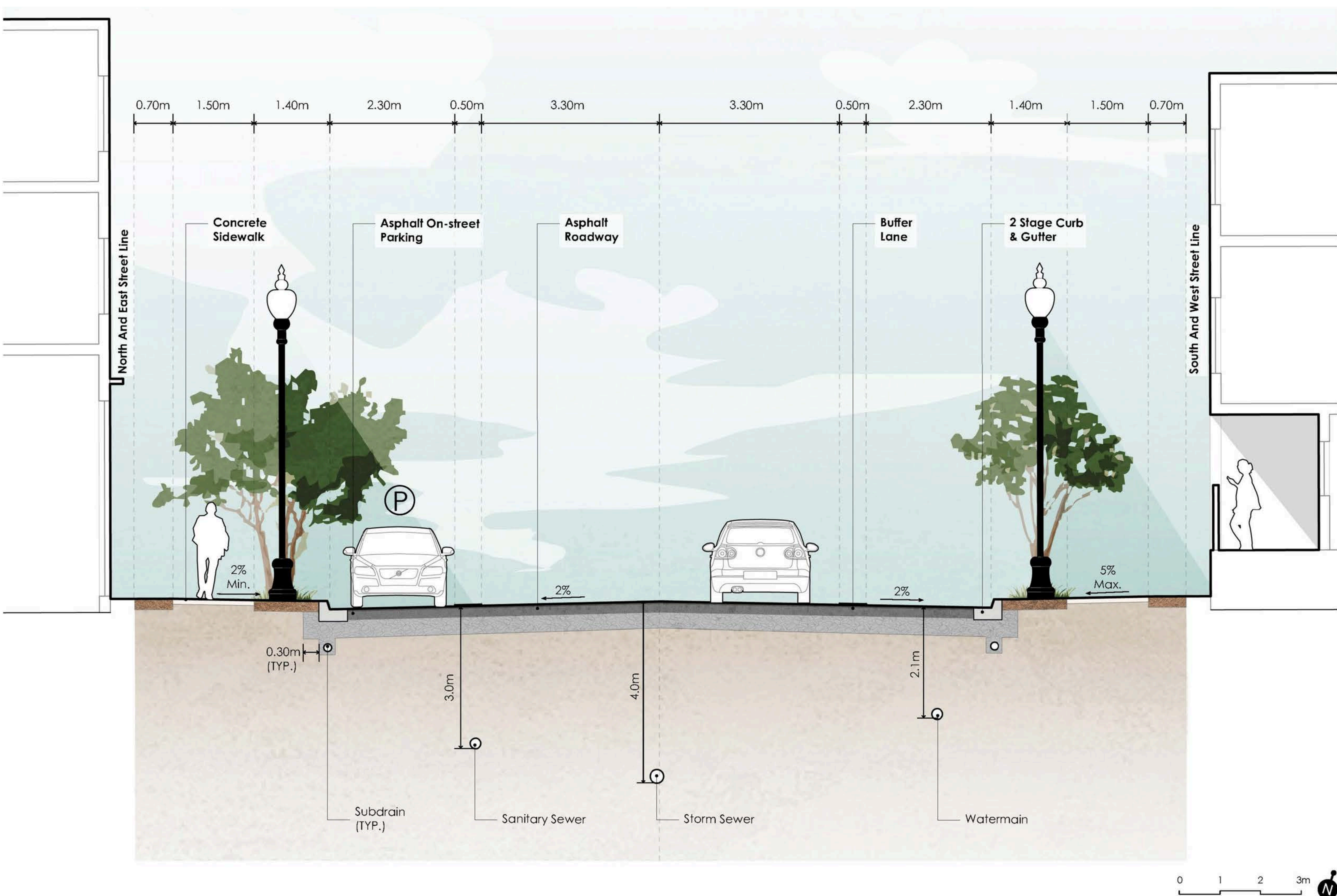
Preliminary Design

- **Watermain Replacement and Upsizing** – to improve capacity and reliability
 - **Sanitary Sewer Replacement** – to ensure dependable and modern wastewater infrastructure
 - **Storm Sewer Replacement and Upsizing** – to manage heavy rainfall and reduce the risk of localized flooding
- **Low Impact Development Alternatives:**
 - **Infiltration Trenches and Underground Chambers** – hidden systems to help capture and manage stormwater
 - **Bioretention Bump-Out or Bioretention Tree Pit Facilities** – to manage stormwater and bring greenery and shade to the street
 - **Permeable Pavement and/or Pavers** – Materials to allow rain to soak through and reduce runoff
 - **Perforated Pipe Systems** – to improve drainage and keep infrastructure out of sight
- **Minimum Lane Configuration to Maximize Boulevard Space** – to create space for landscaping, wider sidewalks, or patio areas
 - **Functional Transit and Parking Facilities** – to keep Main Street Functional and Accessible (Refer to Video)

DOWNTOWN REVITALIZATION



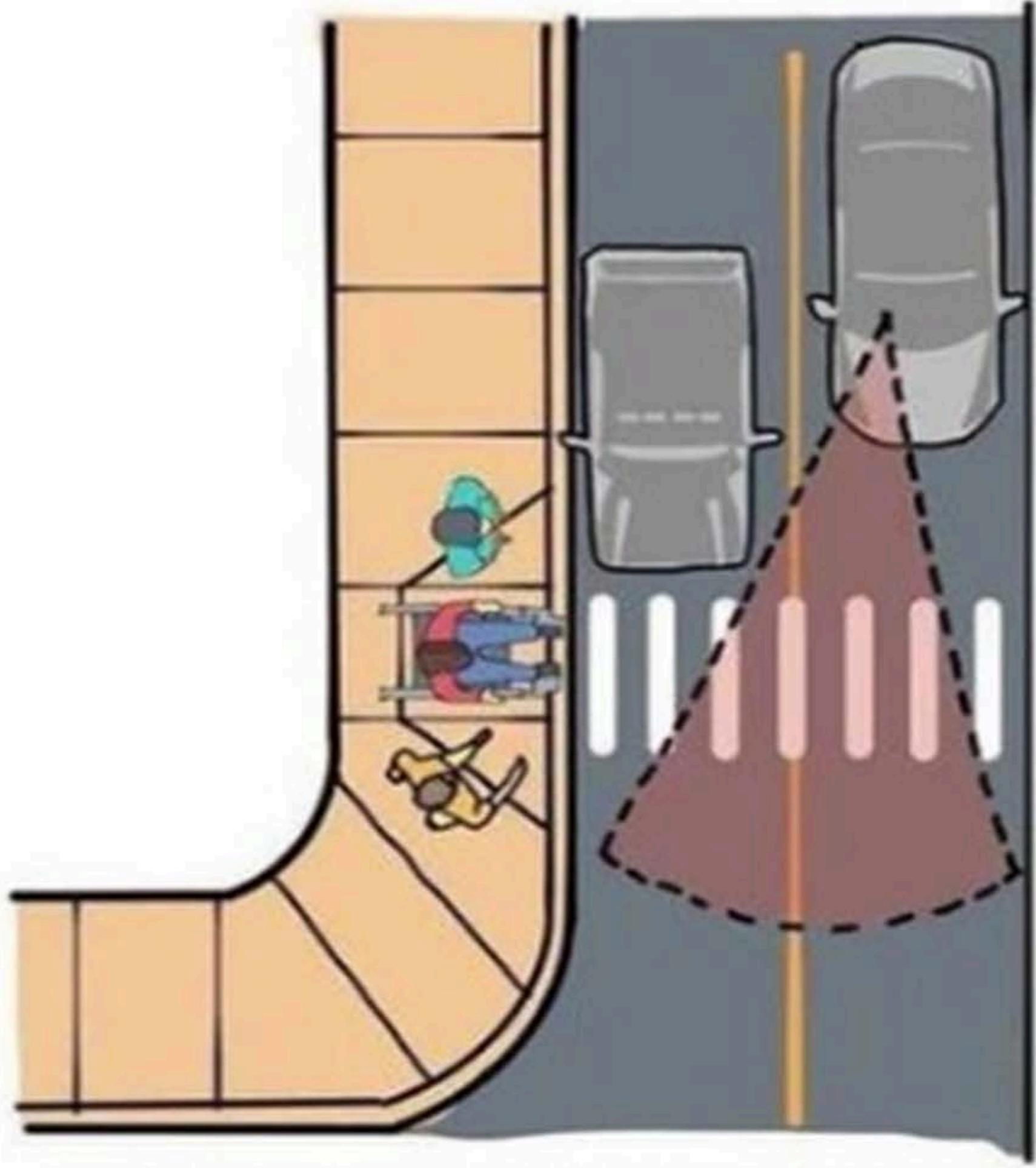
Preliminary Cross-section



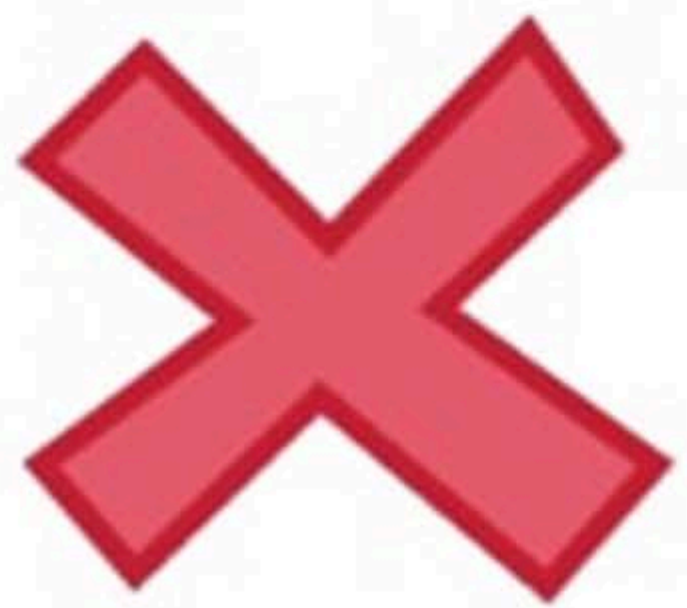
DOWNTOWN REVITALIZATION



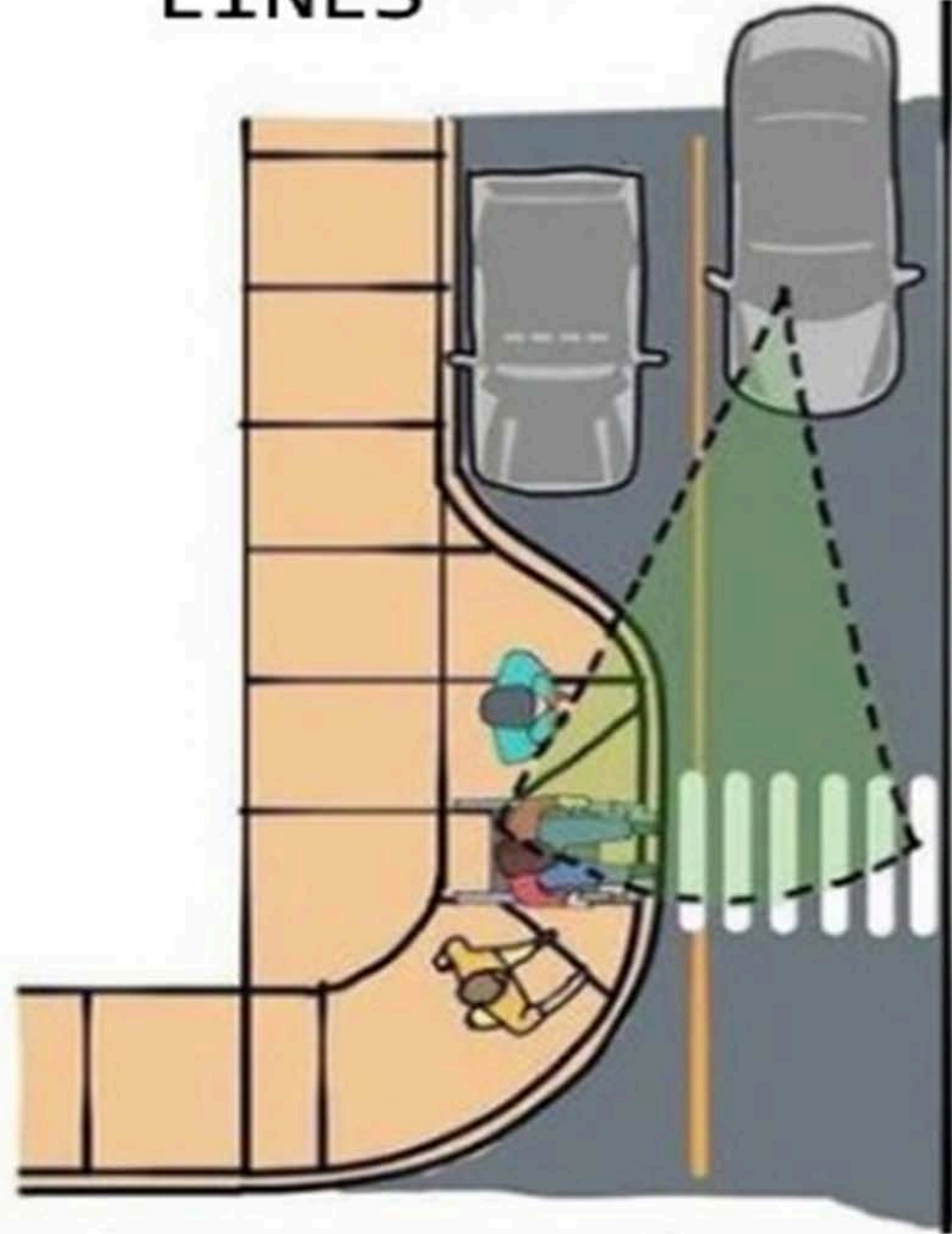
OBSTRUCTED SIGHT LINES



PARKED CARS BLOCK DRIVERS VIEW OF PEDESTRIANS CROSSING



IMPROVED SIGHT LINES



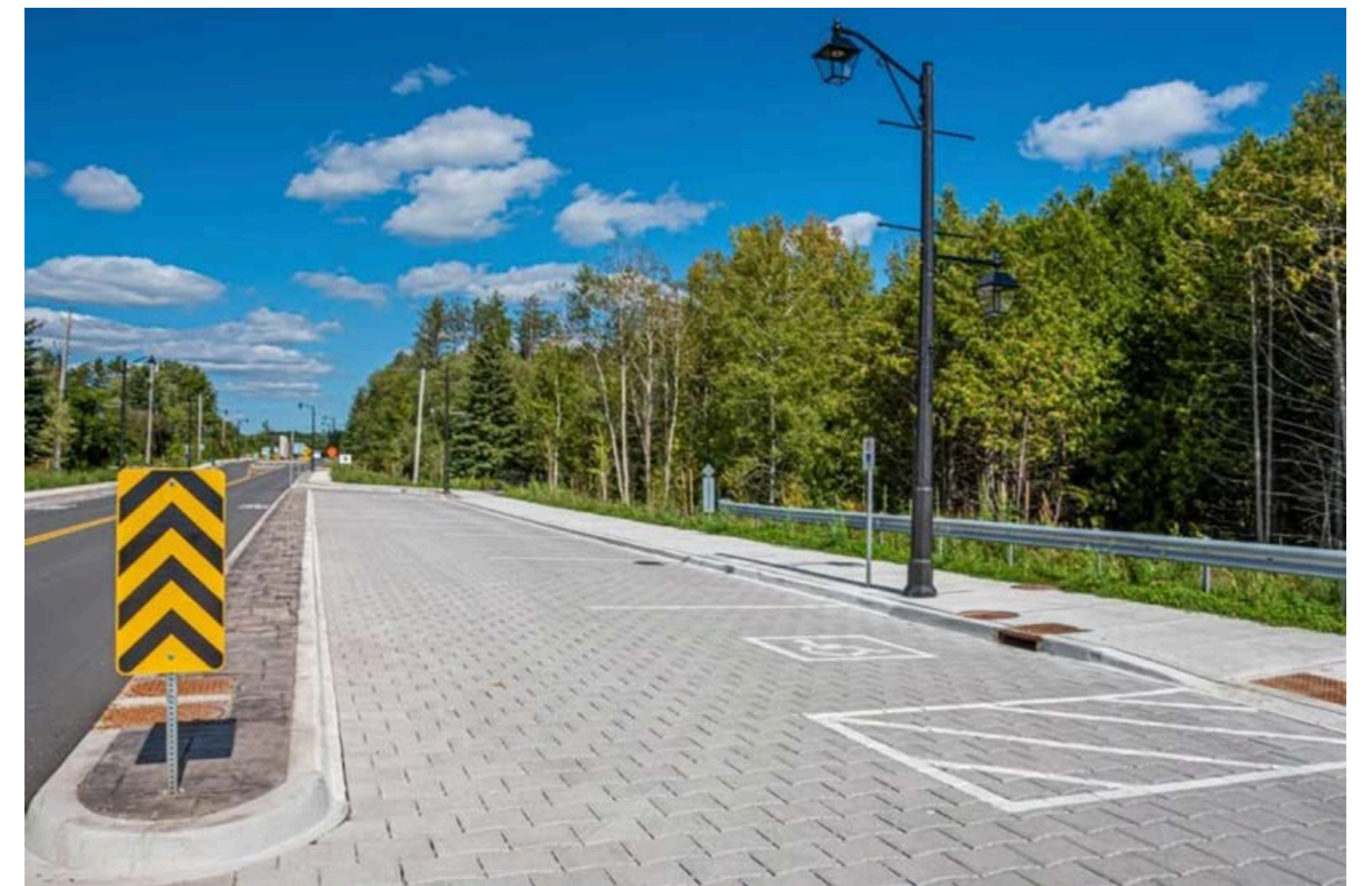
CURB EXTENSIONS CAN ENHANCE VISIBILITY FOR BOTH DRIVERS AND PEDESTRIANS



Bioretention tree pit option



Bioretention bump outs with pedestrian crossing option

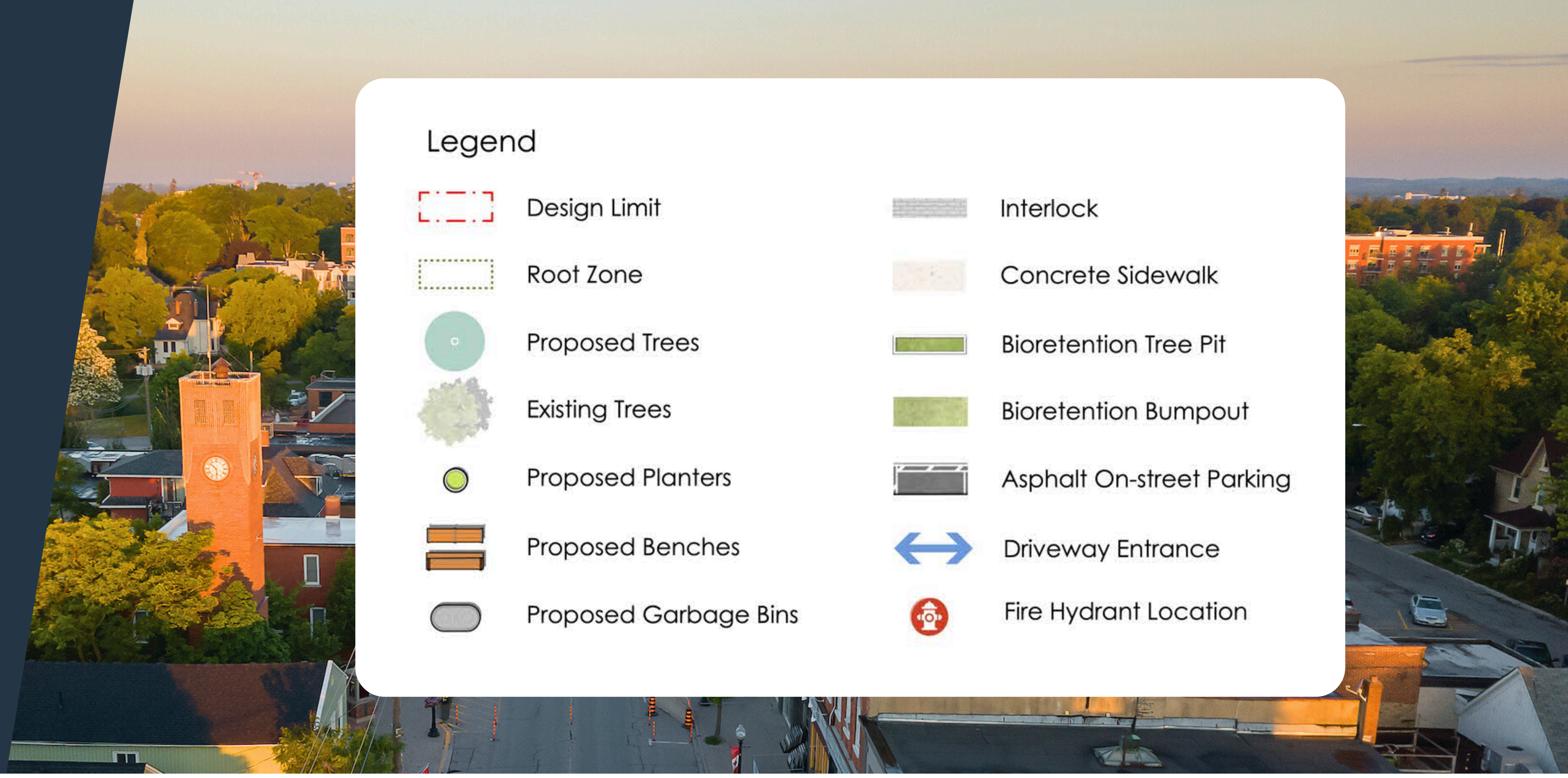


Permeable Pavers Roadway option











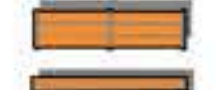





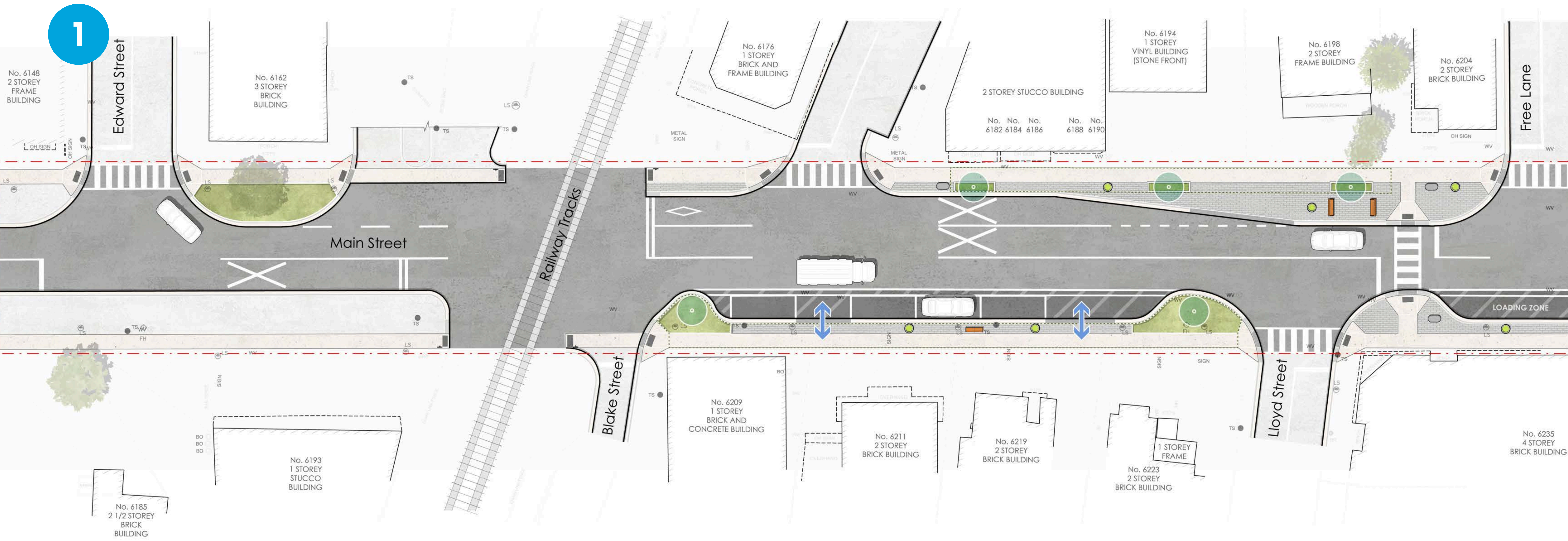
Permeable pavers boulevard option

DOWNTOWN REVITALIZATION

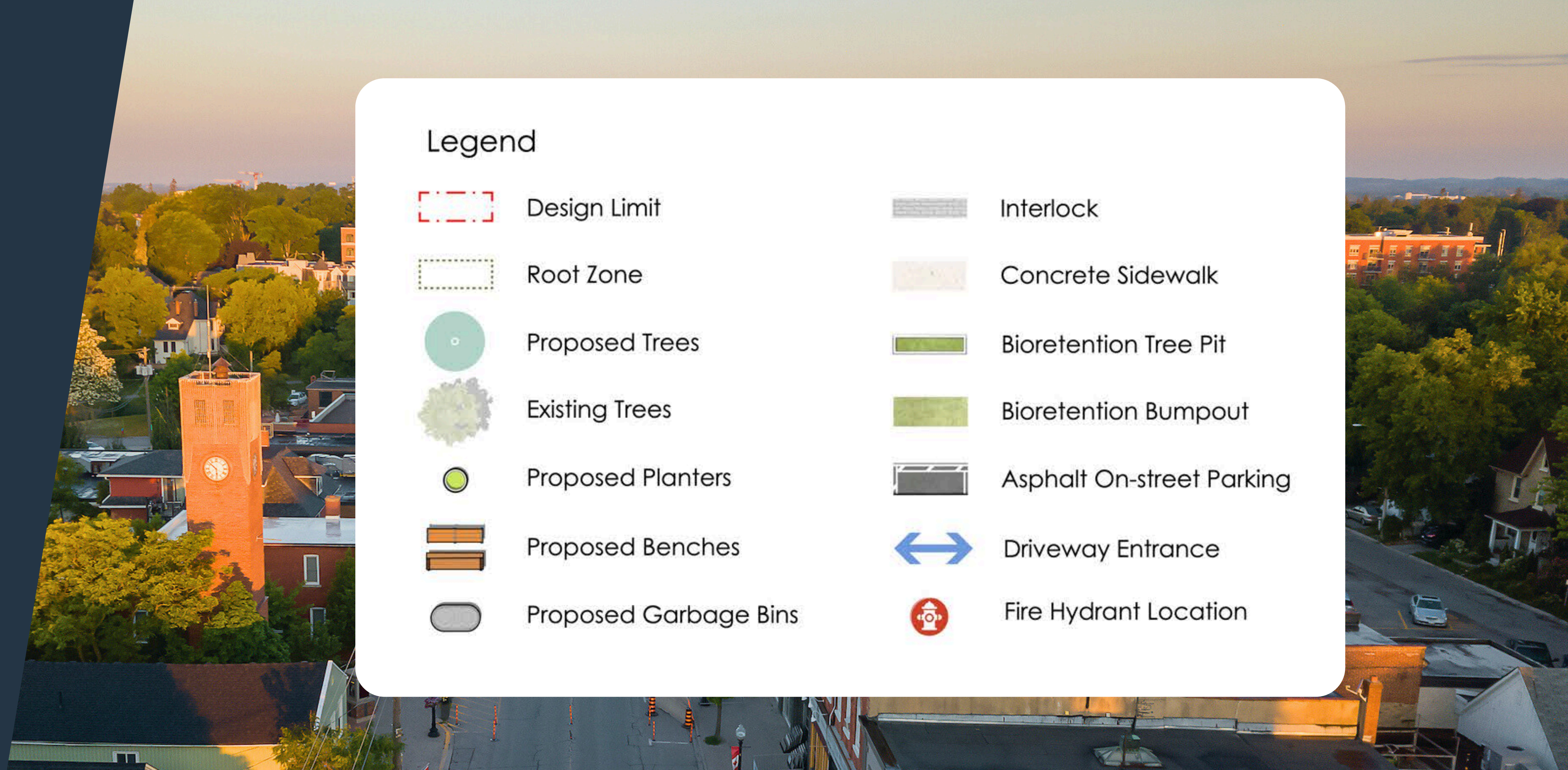


Legend

- | | |
|---|---|
|  Design Limit |  Interlock |
|  Root Zone |  Concrete Sidewalk |
|  Proposed Trees |  Bioretention Tree Pit |
|  Existing Trees |  Bioretention Bumpout |
|  Proposed Planters |  Asphalt On-street Parking |
|  Proposed Benches |  Driveway Entrance |
|  Proposed Garbage Bins |  Fire Hydrant Location |

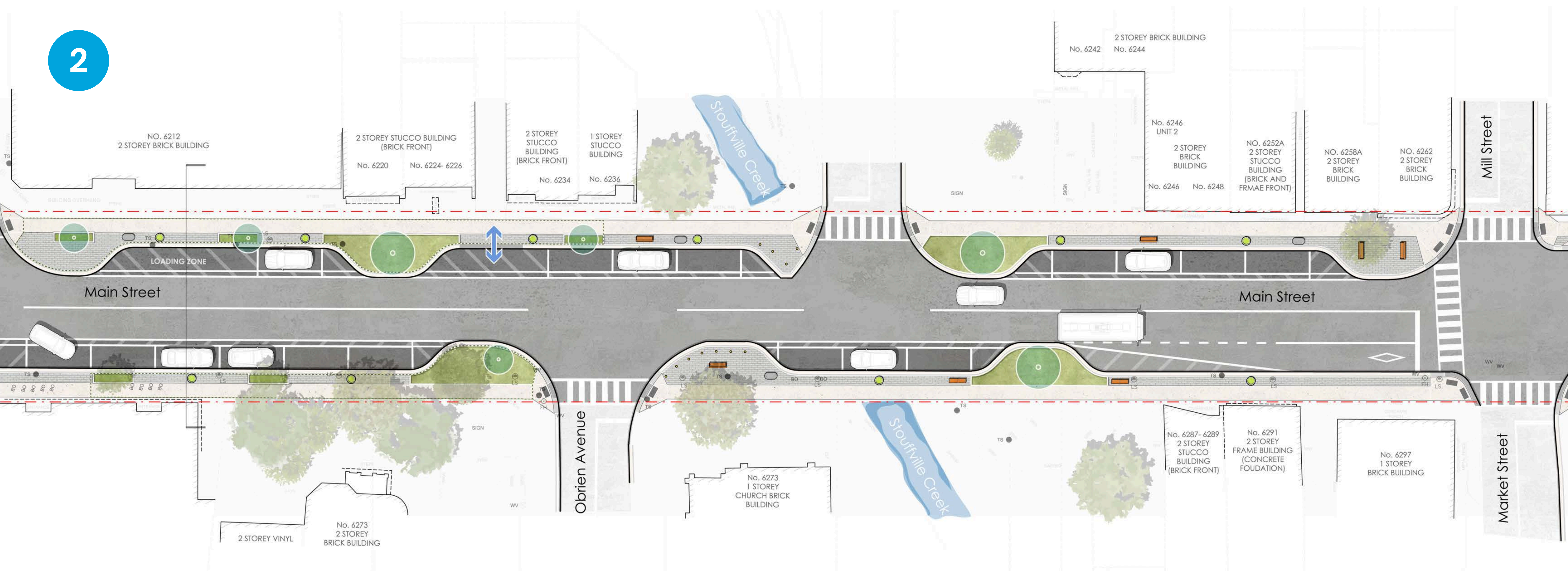


2 DOWNTOWN REVITALIZATION

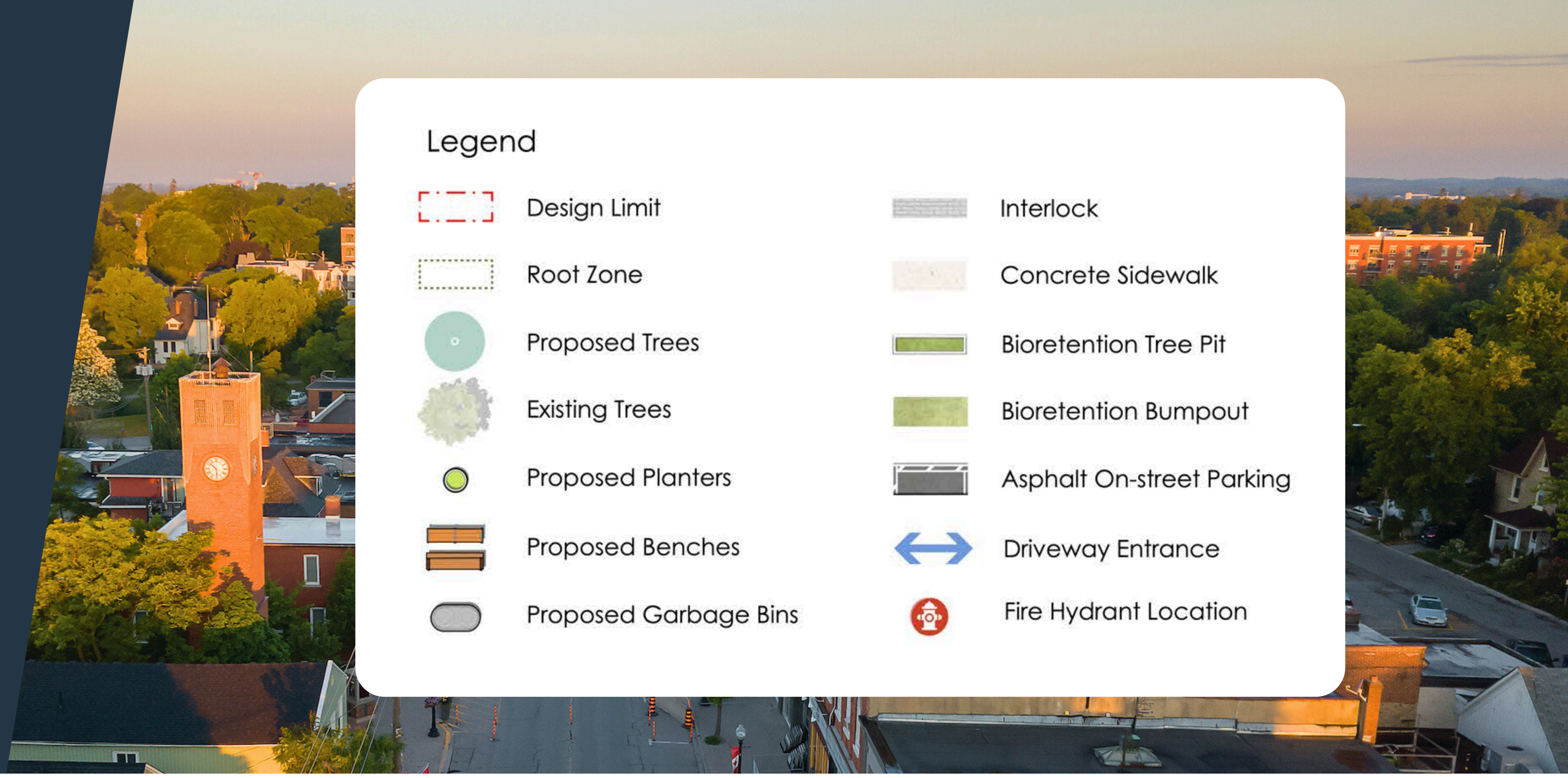


Legend

Design Limit	Interlock
Root Zone	Concrete Sidewalk
Proposed Trees	Bioretention Tree Pit
Existing Trees	Bioretention Bumpout
Proposed Planters	Asphalt On-street Parking
Proposed Benches	Driveway Entrance
Proposed Garbage Bins	Fire Hydrant Location



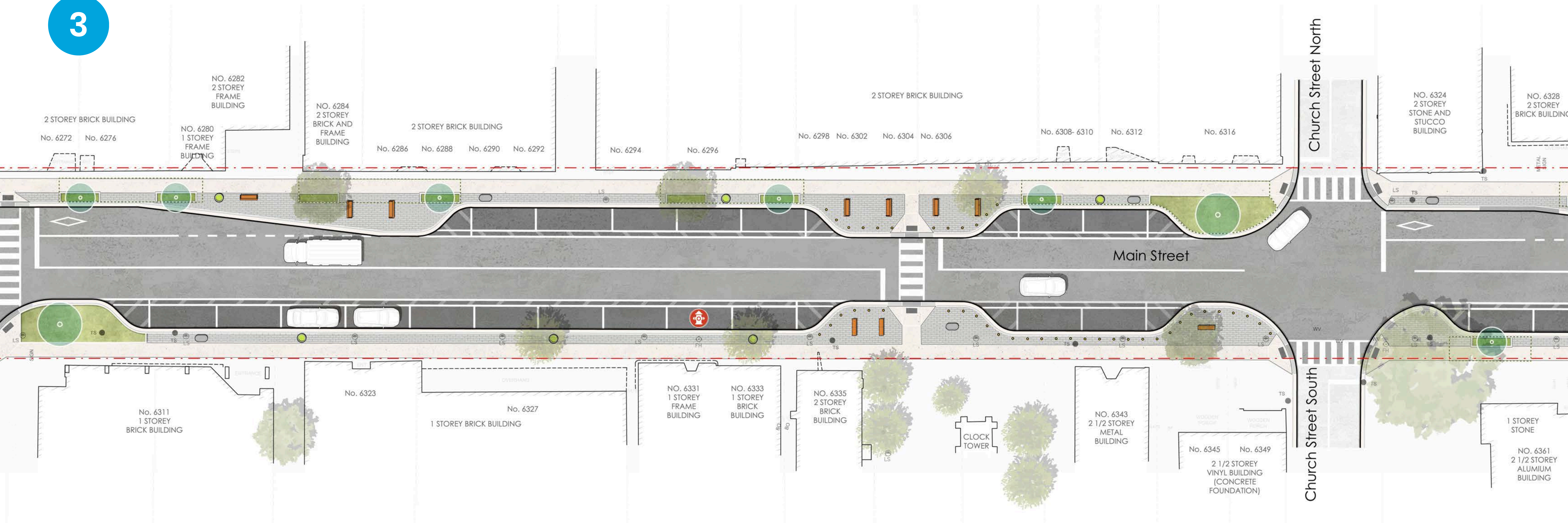
3 DOWNTOWN REVITALIZATION



Legend













- | | |
|-----------------------|---------------------------|
| Design Limit | Interlock |
| Root Zone | Concrete Sidewalk |
| Proposed Trees | Bioretention Tree Pit |
| Existing Trees | Bioretention Bumpout |
| Proposed Planters | Asphalt On-street Parking |
| Proposed Benches | Driveway Entrance |
| Proposed Garbage Bins | Fire Hydrant Location |

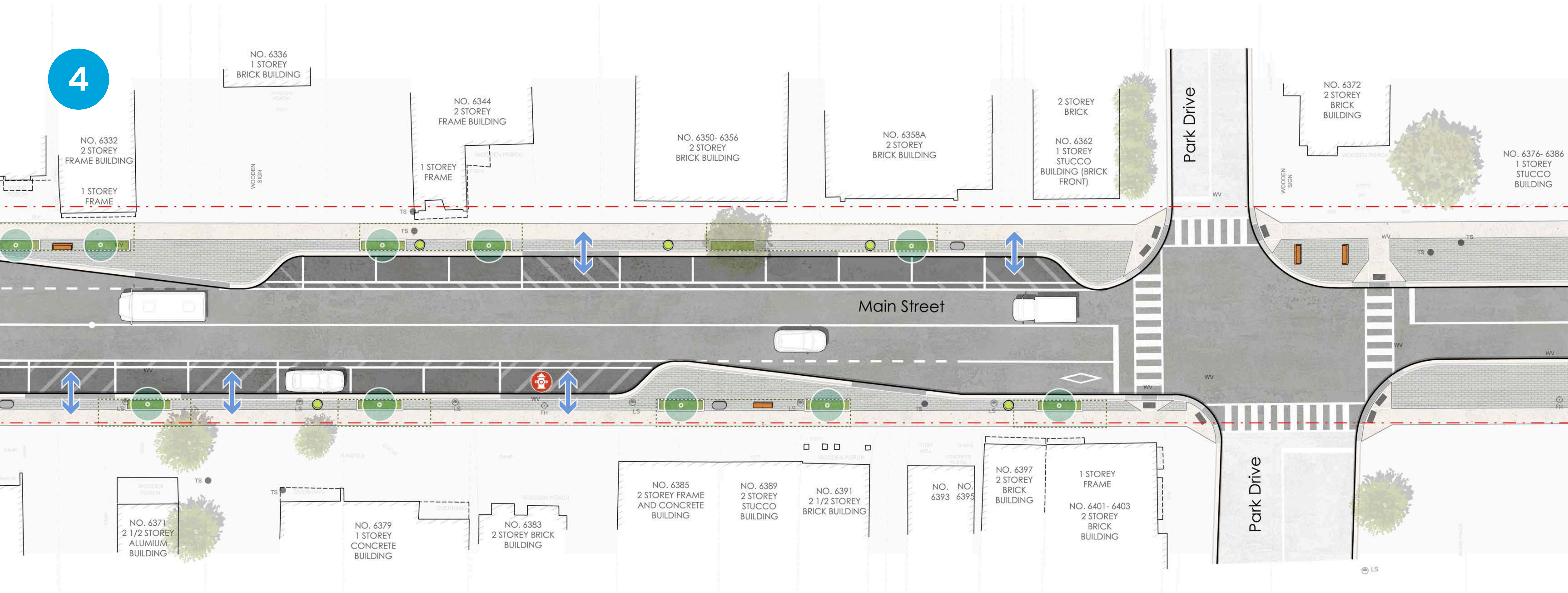
3



DOWNTOWN REVITALIZATION

Legend

-  Design Limit
-  Root Zone
-  Proposed Trees
-  Existing Trees
-  Proposed Planters
-  Proposed Benches
-  Proposed Garbage Bins
-  Interlock
-  Concrete Sidewalk
-  Bioretention Tree Pit
-  Bioretention Bumpout
-  Asphalt On-street Parking
-  Driveway Entrance
-  Fire Hydrant Location



DOWNTOWN REVITALIZATION



Staying Connected

We're sharing **project updates** in various ways—such as open houses, road signs, social media, web pages, newsletters, podcasts, posters, and *On The Road* magazine—to keep you informed in the way that works best for you.



@TownofStouffville



@TownofStouffville



Sign up for our **newsletter** to get the latest updates on the project.

DOWNTOWN REVITALIZATION



Supporting a Thriving Downtown

The **Economic Development** and **Tourism** team supports local businesses, attracts visitors and helps build a vibrant, resilient downtown Stouffville.

How We Help:

- Partner with businesses, landlords and community groups
- Promote downtown through marketing and events
- Offer one-on-one support for new and existing businesses
- Help navigate permits and setup
- Lead beautification, and visitor attraction efforts

DOWNTOWN REVITALIZATION



Next Steps

- Review and incorporate preliminary design comments
- 60% Detail Design
- Geotechnical Investigation
- Streetscape Design
- Selection of Low Impact Developments (LIDs)
- Expose Existing Underground Utilities
- Intersection & Pedestrian Crossing Designs
- Assessment & Recommendation of Stouffville Creek Crossing Culvert
- Open House #3 – Fall 2025

