

May 14, 2026

GSAI File: 956-016

Town of Whitchurch-Stouffville
Planning & Development Services Department
111 Standiford Drive
Stouffville, ON
L4A 0Z8

Attention: Kathryn Jones, Planner

**Re: Proposed Official Plan Amendment and Zoning By-law Amendment
City Park Homes (Stouffville) Inc.
12371 Highway 48 and 5318, 5286, 5270 and 5262 Main Street
Town of Stouffville, Region of York**

1. Introduction

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit applications for an Official Plan Amendment and Zoning By-law Amendment on behalf of City Park Homes (Stouffville) Inc. (the “Landowner”). The lands subject to these Amendments are located at the northeast corner of Highway 48 and Main Street, Stouffville and municipally addressed as 12371 Highway 48 and 5318, 5286, 5270, and 5262 Main Street, in the Whitchurch-Stouffville (the “Subject Lands” or “Site”). The Subject Lands are legally described as Part of Lot 1 Concession 8, Whitchurch-Stouffville.

The purpose of the proposed Official Plan Amendment and Zoning By-law Amendment applications is to refine the existing policy and regulatory framework to facilitate the implementation of a revised residential mixed-use community on the Subject Lands. The amendments are minor in nature and are intended to update and adjust the existing permissions established through prior approvals, while maintaining the overall planning vision and intent for the site.

The proposed Official Plan Amendment will add townhouse permission to the applicable mixed-use designations. The proposed Zoning By-law Amendment will remove the existing OS(1) zone and replace it with a site-specific CM2(X) zone, add a range of townhouse permissions to the existing zoning framework, and establish site-specific zoning standards for the proposed townhouse development. The amendment will retain the range of uses and permissions currently permitted under the existing zoning framework while introducing additional permissions necessary to implement the proposed development.

This letter is to provide an overview of the proposed development and to evaluate its conformity with the applicable planning policy framework.

2. Background

The Subject Lands were subject to recent development planning approvals. At the October 2, 2024, Council meeting, Town Council made the decision to approve an Official Plan Amendment (OPA16.003), Zoning By-law Amendment (ZBA16.016), and to draft approve Subdivision Plan with Conditions (File No. 19T(w)16.003). This Draft Plan had the effect of creating a total of nine blocks and two roadways for the previous development comprised of five (5) residential apartment buildings, a stormwater management block and an open space environmental block. The previous proposal contemplated a three-phased development containing mid and high-rise residential buildings and mixed-use buildings, comprising of eight hundred (800) residential units in five (5) apartment buildings that range from twelve (12) storeys to twenty (20) storeys in height. To date, the Draft Plan of Subdivision has not been registered. Since the previous approvals were granted, ownership of the Subject Lands has changed and in response to evolving market conditions, the new owner intends to develop a townhouse community in place of the previously approved development concept. As a result, minor amendments to Official Plan Amendment No. 167 and the implementing Zoning By-law Amendment are required to facilitate the revised development proposal.

3. Property / Area Description

As shown in **Figure 1 - Aerial Context Map**, the Subject Lands are irregularly shaped, with a total combined area of approximately seven (7) hectares with frontage along 12371 Highway 48 as well as along Main Street. The properties include several currently vacant single detached dwellings (Main Street addresses) and a former commercial saddlery (12371 Highway 48).

- North – Immediately north is an existing stormwater management pond, and across Millard Street, an established Employment/Commercial area designated as an “Auto Mall” that includes automotive-related businesses.
- East – A watercourse (Highway 48 Tributary) and a vacant parcel, which are encumbered by an associated flood plain. On the east side of the watercourse, there are two residential apartment buildings fronting onto Baker Hill Blvd, as well as a commercial plaza at 5402 Main Street.
- South – Vacant lands primarily zoned Development Reserve (D) and Flood Hazard.
- West – An existing row of single detached dwellings which front onto Highway 48 and

Fockler Lane.

4. Proposed Development

The proposed development, as illustrated in **Figure 2 – Development Concept**, now contemplates a condominium townhouse community consisting of approximately 176 residential units, a future commercial/mixed-use development block, open space area, and an environmental protection area. The residential component will occupy approximately 3.55 hectares of the Subject Lands, while the future commercial block and environmental protection area will comprise approximately 0.61 hectares and 2.92 hectares, respectively.

The proposed residential development includes approximately 51 two-storey street townhouse units, approximately 53 three-storey street townhouse units, and approximately 72 three-storey back-to-back townhouse units. The townhouse units will be accessed from Main Street and Highway 48 through an internal private road network designed to provide efficient vehicular and pedestrian circulation throughout the site.

The existing Natural Heritage System area will be preserved to ensure its long-term protection. A possible pedestrian trail system is also proposed and will be integrated throughout the development and environmental protection area to provide enhanced connectivity and recreational opportunities for future residents and the broader community.

In addition, the development proposal contemplates a future commercial block at the corner of Main Street and Highway 48, which is envisioned to accommodate a mix of commercial uses that will support the surrounding community and contribute to an active gateway presence.

The proposed residential and mixed-use blocks will be subject to future Site Plan Approval applications and separate condominium applications. The conveyance of the open space and environmental protection lands to the Town is anticipated to occur through the future Site Plan Approval and Site Plan Agreement process.

5. Reports and Studies

Pre-consultation comments dated April 2, 2026, were received from Town staff and external agencies, identifying preliminary comments and outlining the supporting technical studies required in support of the proposed Official Plan Amendment and Zoning By-law Amendment applications.

While the need for comprehensive technical analysis to support the proposed development is acknowledged, it is important to note that similar supporting studies were previously prepared and reviewed by Town staff and applicable agencies as part of the high-density mixed-use development approvals granted. In this context, the additional medium-density to include townhouse permissions currently being sought is considered to represent a relatively minor expansion to the previously approved development framework.

Notwithstanding the above, the supporting studies identified through the pre-consultation process are being updated and/or prepared to appropriately reflect the current development proposal.

The following supporting studies are being prepared in support of the proposed development proposal:

- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Assessment
- Noise Impact Study
- Traffic Impact Analysis
- Tree Preservation, Protection and Removal Plan
- Urban Design Brief

The supporting technical studies identified through the April 2, 2026 pre-consultation comments will be updated and/or prepared where deemed necessary to reflect the revised townhouse development proposal. While a comprehensive technical review is required, it is noted that similar studies were previously completed and reviewed as part of the earlier approved high-density mixed-use development, and the current proposal represents a relatively minor refinement to that framework. Collectively, the updated studies will confirm that the proposed development can be appropriately serviced, integrated, and designed in accordance with applicable municipal and agency requirements.

6. Policy Analysis

The following section provides an overview and evaluation of the applicable provincial, regional, conservation authority, and municipal planning policy framework governing the Subject Lands, including the Oak Ridges Moraine Conservation Plan, the Provincial Planning Statement, 2024, the York Region Official Plan, the applicable Toronto and Region Conservation Authority regulations and policies, the Town Official Plan, and the Town's Comprehensive Zoning By-law. As discussed herein, the proposed development represents an appropriate form of infill and

intensification within an existing settlement area and generally conforms to the intent of the applicable planning policy framework, subject to the proposed minor amendments to Official Plan Amendment No. 167 and the implementing site-specific zoning provisions.

6.1 Oak Ridges Moraine / PPS / York OP / TRCA

Oak Ridges Moraine

The Subject Lands are located within the Oak Ridges Moraine Settlement Area designation, which recognizes existing communities planned by municipalities to accommodate community needs and values. The designation permits urban uses and development in accordance with municipal official plans.

The proposed development appropriately accommodates existing natural heritage features and proposes their conveyance into public ownership to ensure their long-term protection and preservation. The proposal represents appropriate infill development within an existing settlement area and is consistent with the policies of both the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

Provincial Planning Statement, 2024

Section 2.2.1(b) of the Provincial Planning Statement, 2024 (“PPS 2024”) directs planning authorities to support a range and mix of housing options to meet the social, economic, health, and well-being needs of current and future residents. Section 2.2.1(c) further promotes development patterns and densities that efficiently utilize land, infrastructure, public service facilities, and resources, while supporting active transportation and complete communities.

The proposed development is consistent with these policy directions by introducing a range of housing forms and unit sizes within an existing settlement area, efficiently utilizing existing municipal infrastructure and services. The proposal also incorporates appropriate outdoor amenity areas and contributes to the Town’s active transportation network through the dedication of the Natural Heritage System block. Accordingly, the development represents an appropriate and efficient form of intensification that is consistent with the intent of the PPS 2024.

York Region Official Plan

The York Region Official Plan (“YROP”) was approved, as modified by the Province, on November 4, 2022. Effective July 1, 2024, the Region of York was designated an upper-tier municipality without planning responsibilities pursuant to Bill 185. In accordance with Section

70.13(2) of the Planning Act, the YROP is deemed to constitute part of the lower-tier municipal official plan and therefore remains in effect until amended or revoked by the Town.

Accordingly, the policies of the YROP continue to apply to the Subject Lands and are administered by the Town. The Subject Lands are designated Towns and Villages on Maps 1 and 2, Community Area on Map 1A, and Settlement Area on Map 1C of the YROP.

TRCA

The Subject Lands are within TRCA regulated area. The development proposal will continue to respect the development limits and NHS blocks established during the approved draft plan of subdivision. The supporting technical studies to support the limit of development will be updated, which will include feature staking.

6.2 Town of Whitchurch-Stouffville Official Plan

Town Official Plan, 2025

The Subject Lands are currently subject to Official Plan Amendment No. 167, together with the associated site-specific Zoning By-law Amendment previously approved to facilitate a high-density mixed-use development on the lands. In order to implement the revised townhouse development proposal, amendments to OPA 167 and the existing site-specific zoning permissions are required. The proposed amendments are intended to refine the permitted residential uses and development framework while maintaining the broader planning vision established through the previous approvals.

The Town intends to undertake a future Housekeeping Official Plan Amendment in Q2 2026 to consolidate the approved Special Provision (OPA 167) into the Town's New Official Plan, 2025. OPA 167 was approved by Council following the adoption of the Town's New Official Plan, but before the Province approved of the Town's New Official Plan, 2025.

The Province approved the Town's new Official Plan on September 25, 2025. As illustrated in **Figure 3 - Town of Whitchurch-Stouffville Official Plan**, the Subject Lands are designated Gateway Mixed Use Area and Urban High Density Residential Area on Schedule D-3 and are located within a Strategic Growth Area pursuant to Sections 2.2.5 and 2.8.2 of the Official Plan.

Strategic Growth Areas are intended to accommodate higher-density and mixed-use development and function as important focal points for housing, employment, commercial, recreational, and community uses. The Subject Lands are also located within the Town's Built-up Area, where the

Official Plan encourages intensification through compact built form, higher-density housing, enhanced mobility, and investment in community amenities and the public realm.

Gateway – Mixed Use Area

The portions of the Subject Lands fronting onto Main Street are designated Gateway – Mixed Use Area. The Mixed Use designation recognizes the Highway 48 and Main Street intersection as a key gateway into the Whitchurch-Stouffville community and supports compact, pedestrian-oriented mixed-use development.

Permitted uses include residential, commercial, office, community, cultural, and live/work uses, including mid- and high-rise apartment buildings within mixed-use developments. The Official Plan generally contemplates building heights ranging from 5 to 20 storeys, subject to appropriate transition, compatibility, and urban design considerations.

The applicable policies encourage development that creates active and animated streetscapes, supports walkability and active transportation, provides strong pedestrian connections and amenity areas, incorporates high-quality architecture and landscaping, protects natural heritage features, and minimizes the visual impact of parking and service areas. Development is also required to conform with the Town's urban design policies and applicable area-specific urban design guidelines, including the Main Street Built Form and Urban Design Guidelines (2022) and the Highway 48/Main Street Gateway Mixed Use Area Guidelines (2018).

Urban High Density Residential Area

The majority of the Subject Lands are designated Urban High Density Residential Area and are subject to the policies of Section 6.4.3 of the Official Plan.

This designation permits high-rise residential apartment buildings, commercial and office uses within mixed-use buildings, live/work units, home occupations, and community-oriented uses such as day care centres, schools, libraries, and recreation facilities. The Official Plan supports high-density residential development generally ranging from 10 to 20 storeys, subject to appropriate transition and compatibility with adjacent uses.

The policies promote high-quality built form and urban design through appropriate setbacks, landscaping, pedestrian-scaled streetscapes, and compatibility measures relating to privacy, shadowing, and buffering. The designation also supports complete communities through access to transit, active transportation, parks, schools, shopping, community amenities, adequate amenity areas, bicycle facilities, pedestrian connectivity, and municipal servicing.

Conformity with the Official Plan

The proposed minor amendments to Official Plan Amendment No. 167 are intended to refine the permitted residential uses while maintaining the broader planning vision established through the previous approvals. The proposed development conforms to the intent of the Town Official Plan by still providing a compact and efficient form of residential intensification within a Built-up Area.

The proposal consists of a condominium townhouse development containing street townhouse and back-to-back townhouse units ranging from 2 to 3 storeys in height, primarily located within the Urban High Density Residential Area designation. While the existing designation primarily contemplates apartment-style development, the proposed medium-density built form provides an appropriate transition between the adjacent Natural Heritage System and lands designated for higher-density mixed-use development along Highway 48.

The proposal contributes to the creation of a complete community by introducing a range of townhouse options, making provision for commercial uses, incorporating pedestrian connections and amenity areas, and efficiently utilizing existing municipal infrastructure and services. The development also protects the existing natural heritage features by preserving them and proposing their conveyance into public ownership, while providing pedestrian linkages that support accessibility and integration with the broader active transportation network.

The proposal also contemplates a future commercial/mixed use? development at the prominent corner of Main Street and Highway 48 within the Gateway – Mixed Use Area designation. This future development will help establish an active and animated gateway condition while supporting the mixed-use vision and long-term intensification objectives of the Official Plan.

Overall, the proposed development represents an appropriate and compatible form of infill development that aligns with the Official Plan's broader objectives relating to intensification, housing diversity, urban design, environmental protection, and complete communities.

Proposed Official Plan Amendment

The proposed minor amendments to Official Plan Amendment No. 167 are intended to refine the permitted residential uses while maintaining the broader planning vision established through prior approvals. The purpose of the amendment is to amend Section 12.7.11 of the Official Plan to introduce "Gateway Mixed Use Area Special Provision 2" for the Subject Lands and to establish site-specific permissions that include townhouse dwellings within the range of permitted uses.

The amendment responds to the continued need to accommodate growth and intensification within the Town of Whitchurch-Stouffville, particularly within the Gateway Mixed Use Area. It facilitates a form of development that supports key Official Plan objectives, including intensification within the Built-up Area, efficient use of transit and infrastructure, and the provision of additional ground-related housing options on an underutilized site within a designated growth area.

The amendment advances the planning vision established through Official Plan Amendment Nos. 145 and 167 for the Highway 48 corridor and the Gateway to Stouffville by promoting a compact, compatible, and context-sensitive form of development. It also ensures the continued protection and integration of adjacent natural heritage features while supporting a built form that locates residential uses in proximity to transit, open space, and commercial amenities.

In addition, the amendment supports the long-term evolution of the area by enabling a development framework that is compatible with surrounding uses, responsive to the character of the community, and supportive of future infrastructure and development within the broader Gateway area.

It is staff's intent to undertake a Housekeeping Official Plan Amendment in Q2 2026 to consolidate the approved Special Provision (OPA 167) in the Town's New Official Plan, 2025. OPA 167 was approved by Council following the adoption of the Town's New Official Plan, but before the Province approved of the Town's New Official Plan, 2025.

6.3 Zoning

Current Zoning

The Subject Lands are currently zoned Commercial Mixed Use – Western Approach (CM2), together with the site-specific zones CM2(15), CM2(16), and CM2(17), by the Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO. Portions of the lands are also zoned site-specific Open Space (OS(1)) and Environmental (ENV) as shown in **Figure 4 - Town of Whitchurch-Stouffville Comprehensive Zoning By-law**.

The parent CM2 zone permits a broad range of commercial and mixed-use development, including residential uses such as all types of townhouse dwellings and apartment buildings. In addition to the permissions of the parent CM2 zone, the site-specific CM2 zones permit live/work units within multi-storey buildings, which may be accessed either directly from the exterior or through a shared common corridor. The site-specific zones also establish tailored performance standards relating to setbacks, building heights, parking requirements, and floor space index (FSI).

Proposed Zoning By-law Amendment

To facilitate the proposed development, a Zoning By-law Amendment is being sought to confirm a range of townhouse dwelling forms, including back-to-back townhouse dwellings, within all applicable CM2 zones on the Subject Lands. In addition, the existing OS(1) zoned lands are proposed to be rezoned to a site-specific CM2(X) zone, with appropriate performance standards established to implement the proposed townhouse development.

The amendment will retain the range of uses and permissions currently permitted under the existing zoning framework, while introducing the additional permissions and regulations necessary to facilitate the proposed development.

7. Conclusion

The proposed Official Plan Amendment and Zoning By-law Amendment represent a sensibly considered refinement of the existing planning framework for the Subject Lands, building upon previously approved permissions while responding to current market conditions and housing needs within the Town of Whitchurch-Stouffville. The amendments are minor in nature and maintain the overall planning vision established through Official Plan Amendment No. 167 and the associated site-specific zoning approvals, while introducing the necessary flexibility to implement a revised townhouse-based development concept.

The proposal continues to represent an appropriate form of intensification within a designated Settlement Area, Built-up Area, and Strategic Growth Area, consistent with provincial, regional, conservation authority, and municipal policy directions. It introduces a range of townhouse housing forms, supports complete community objectives, integrates with surrounding land uses, and ensures the continued protection and conveyance of the Natural Heritage System. In addition, the proposed future commercial block at Main Street and Highway 48 reinforces the planned Gateway Mixed Use Area and supports the long-term evolution of a mixed-use, transit-supportive community structure.

Overall, the applications advance an efficient and compatible development that remains consistent with the intent of the applicable policy framework, while appropriately updating prior approvals to reflect a more attainable and responsive built form for the site. The proposed amendments represent sound planning and support the continued orderly development of this key growth area within the Town.



Please do not hesitate to contact the undersigned should you require any additional information or wish to discuss any aspect of the application in further detail.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.

Herman Wessels, MCIP, RPP
Planner

Figures

Figure 1: Aerial Context Map

Figure 2: Development Concept (latest concept attached)

Figure 3: Town of Whitchurch-Stouffville Official Plan

Figure 4: Town of Whitchurch-Stouffville Comprehensive Zoning By-law

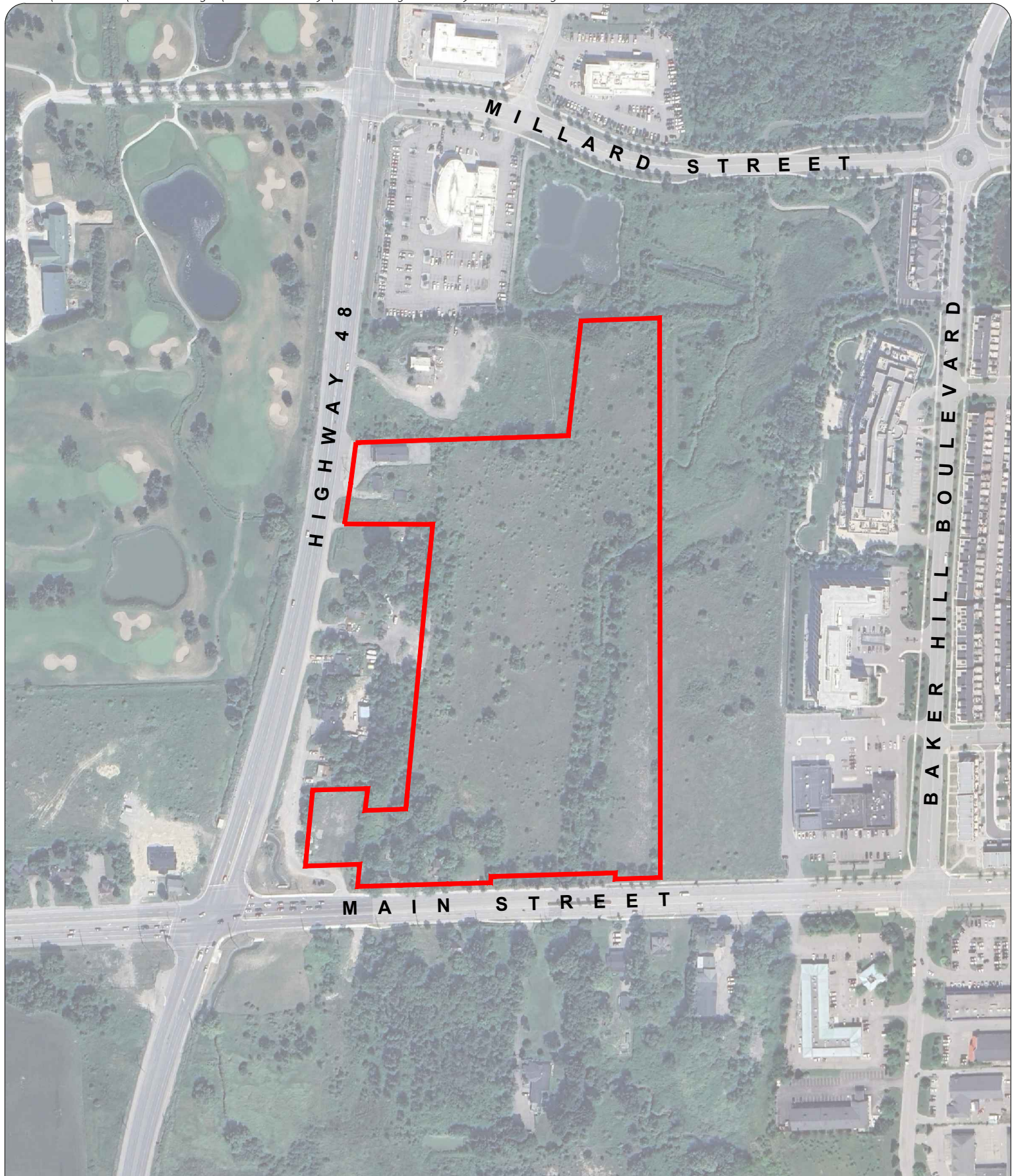


FIGURE
1
AERIAL CONTEXT PLAN
TOWN OF WHITCHURCH-STOUFFVILLE

LEGEND

Subject Lands

12371 HIGHWAY 48 &
5262-5318 MAIN STREET
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK



SCALE NTS
MAY 14, 2026

SITE STATISTICS				
TOTAL SITE AREA		7.14 Ha	17.64 Ac	71425 m2
NET SITE AREA		4.22 Ha	10.43 Ac	42243 m2
RESIDENTIAL AREA		3.51 Ha	8.68 Ac	35133 m2
COMMERCIAL AREA		0.61 Ha	1.51 Ac	6105 m2
NON-DEVELOPABLE AREA		0.10 Ha	0.25 Ac	1006 m2
Yellow	2-STORY FL TOWNS	51		
Blue	3-STORY FL TOWNS	53		
	3-STORY B2B TOWNS	72		
	TOTAL NO. OF UNITS		176	
	DENSITY		50 UPH	
	TOTAL GFA (m2)		29519 m2	
	Net Floor Area (m2)			
PARKING STATS				
		REQUIRED	PROVIDED	
	RESIDENTIAL	44 (0.25 SPACE / UNIT)	44 (0.25 SPACE / UNIT)	

HIGHWAY 48

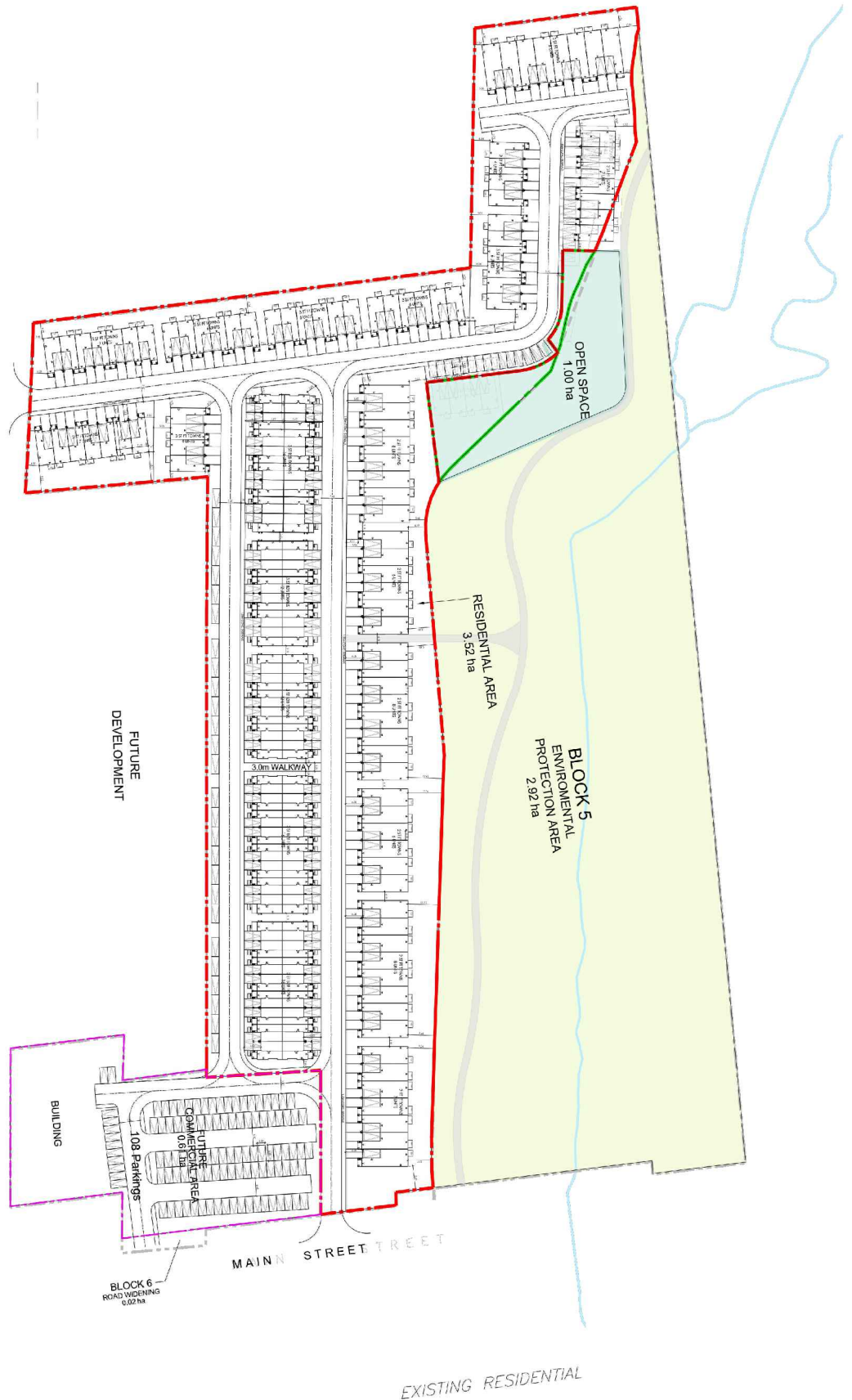
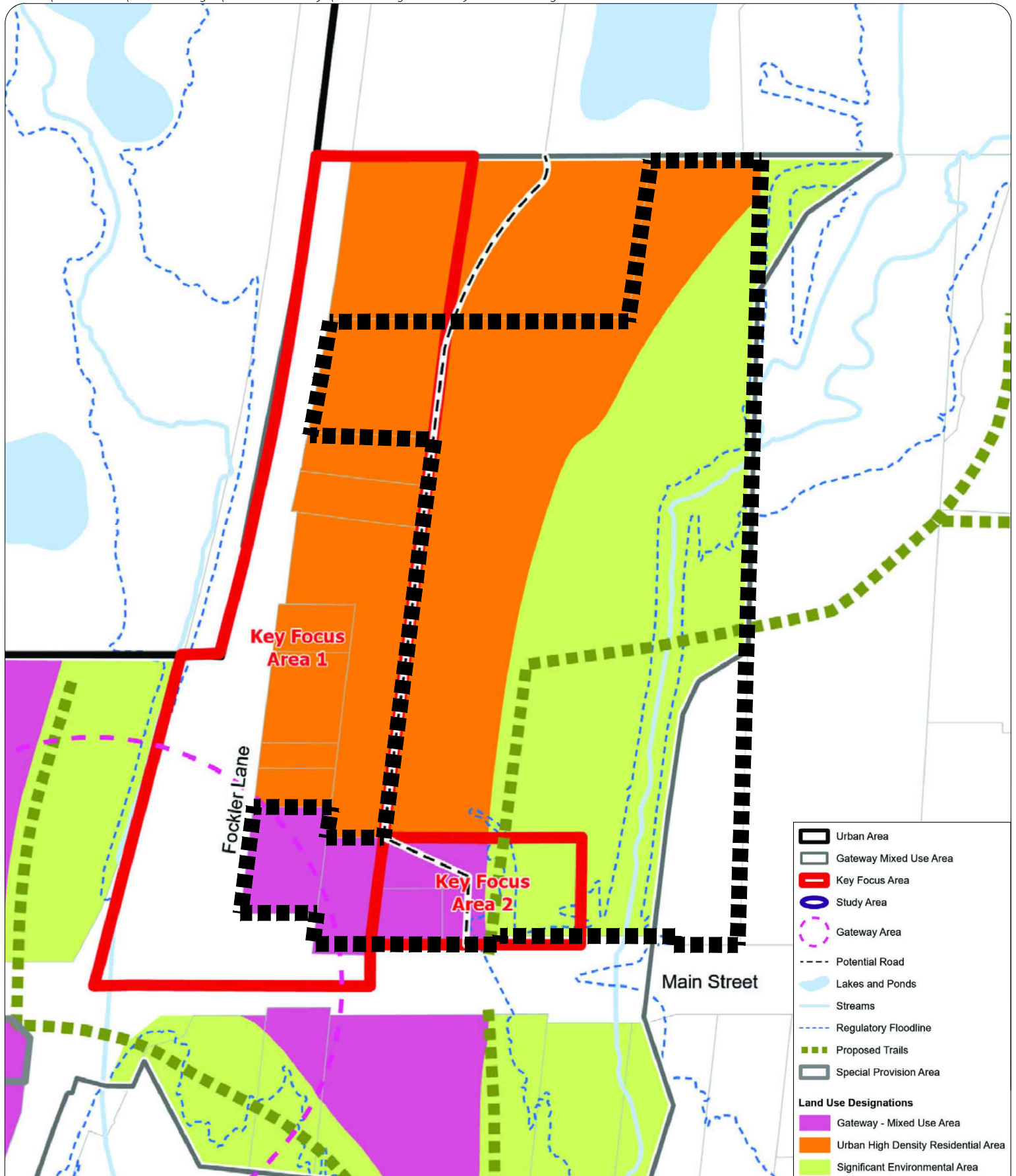


FIGURE 2 DEVELOPMENT CONCEPT PLAN
DRAWN BY: RN DESIGN

12371 HIGHWAY 48 &
5262-5318 MAIN STREET
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK



SCALE NTS
MAY 14, 2026



FIGURE

3

TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN

SCHEDULE D3 - GATEWAY MIXED USE LAND USE DESIGNATIONS

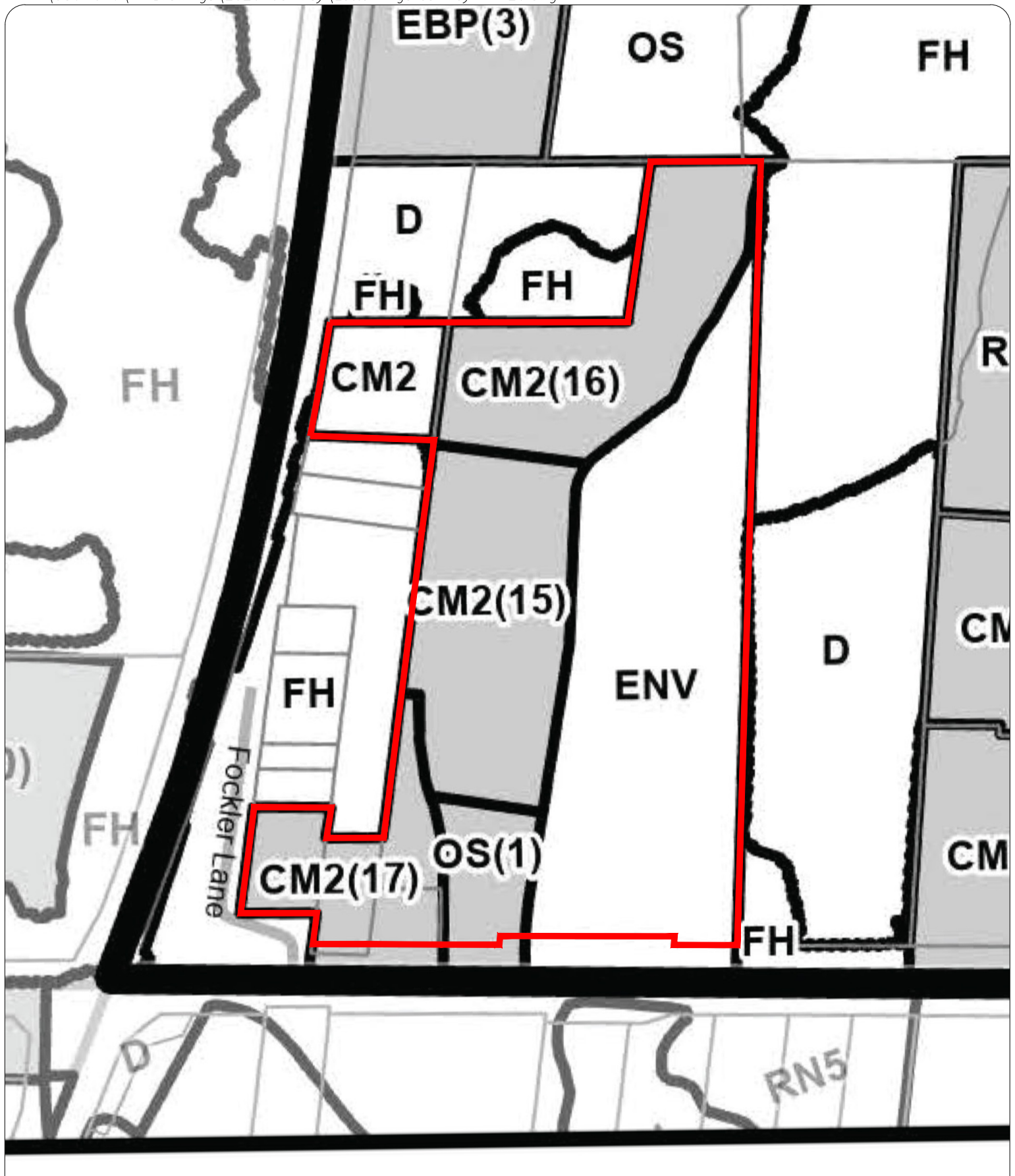
LEGEND

Subject Lands

12371 HIGHWAY 48 &
5262-5318 MAIN STREET
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK



SCALE NTS
MAY 14, 2026



FIGURE

4

TOWN OF WHITCHURCH-STOUFFVILLE
ZONING BY-LAW 2010-001-ZO
SCHEDULE 47

LEGEND

 Subject Lands

12371 HIGHWAY 48 &
5262-5318 MAIN STREET
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK



SCALE NTS
MAY 14, 2026