

July 10th, 2026

12612 Woodbine (KD) Corp.
95 Royal Crescent Court, Unit 21-22
Markham, Ontario
L3R 9X5

Attn: Mr. Rex Cheng

**Re: Parking Justification Study
12,612 & 12,586 Woodbine Avenue
Proposed Cemetery Development
Town of Whitchurch-Stouffville
Town File No. PRE26.014
Our File No. W26027**

Dear Mr. Cheng:

This letter documents the results of the Parking Justification Study for the proposed Cemetery Development at 12,612 & 12,586 Woodbine Avenue in the Town of Whitchurch-Stouffville, which is immediately west of Woodbine Avenue and approximately 1,100 meters north of Stouffville Road. The location of the proposed Cemetery Development is provided in **Figure 1**.

Proposed Parking Requirement and Supply

The proposed Cemetery Development comprises a graveyard, a mausoleum, a warehouse and a reception hall with a crematorium. 176 parking spaces (aboveground and underground) and two (2) full-moves accesses that connect with Woodbine Avenue will service the proposed Cemetery Development with the northerly access being exclusive to trucks servicing the reception hall with a crematorium. The proposed Site Plan is attached.

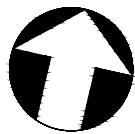
Excluding the area for underground parking, the reception hall with a crematorium has a gross floor area (G.F.A.) of 4,800 m². Based on the Town of Whitchurch-Stouffville's Comprehensive Zoning By-law 2010-001-ZO, the minimum parking rate for a funeral home is "7.5 parking spaces per 100 m² of GFA". As a result, based on the Town of Whitchurch-Stouffville's parking requirements, the minimum parking requirement for the proposed Cemetery Development is 360 parking spaces; resulting in a deficit of 184 parking spaces.

The Parking Justification Study uses the results of the parking utilization survey for the developments that are similar in nature to justify the parking supply for the proposed Cemetery Development.



PARKING JUSTIFICATION STUDY
12,612 & 12,586 WOODBINE AVENUE
PROPOSED CEMETERY DEVELOPMENT
TOWN OF WHITCHURCH-STOUFFVILLE

LOCATION PLAN



CANDEVCON GROUP INC.
 CONSULTING ENGINEERS AND PLANNERS
9350 GOREWAY DRIVE
 BRAMPTON ON. L6P-0M7
TEL (905) 794-0600
 FAX (905) 794-0611

DATE:	JUNE. 10th 2026	JOB No.	W26027
DESIGN:	S.N.	FIG. No.	
SCALE:	N.T.S.		1

Page 2

July 10th, 2026

Attn: Mr. Rex Cheng

**Re: Parking Justification Study
12,612 & 12,586 Woodbine Avenue
Proposed Cemetery Development
Town of Whitchurch-Stouffville
Town File No. PRE26.014
Our File No. W26027**

Parking Utilization Survey of Proxy Sites

To further review the adequacy of the parking required for the proposed Cemetery Development, parking utilization surveys were conducted for two (2) developments that are similar in nature. The first proxy site is the Queen of Heaven Catholic Funeral Home located at 7,300 Highway 27 in Vaughan and the second proxy site is Elgin Mills Cemetery, Cremation & Funeral Centres located at 1,591 Elgin Mills Road East in Richmond Hill.

For both proxy sites, Candevcon Group Inc. determined the number of occupied parking spaces at the start of a funeral service, which represents the peak parking demand for a cemetery. In addition, vehicles coming after the start of the funeral service to attend was not observed.

Queen of Heaven Catholic Funeral Home

The Queen of Heaven Catholic Funeral Home is immediately west of Highway 27 and north of Highway 407. The proxy site comprises two (2) mausoleums and a reception hall with a G.F.A. that is approximately 6,910 m². 342 parking spaces and a full moves access that connects with Highway 27 and aligns with a full moves access to form a signalized intersection services the proxy site. **Figure 2** illustrates the location of the proxy site along with its surrounding land uses.

For the Queen of Heaven Catholic Funeral Home, 82 parking spaces were occupied on Friday June 26th, 2026 at 10:30 A.M.; resulting in a peak parking rate of 1.19 parking spaces per 100 m² of G.F.A.

Elgin Mills Cemetery, Cremation & Funeral Centres

The Elgin Mills Cemetery, Cremation & Funeral Centres is immediately south of Elgin Mills Road East and east of Leslie Street. The proxy site comprises a columbarium and a reception hall with a G.F.A. that is approximately 2,840 m². 159 parking spaces, a full moves access that connects with Elgin Mills Road East and aligns with John Birchall Road to form a signalized intersection and a full moves access that connects with Leslie Street and aligns with Toporowski Avenue to form a signalized intersection services the proxy site. **Figure 3** illustrates the location of the proxy site along with its surrounding land uses.

For the Elgin Mills Cemetery, Cremation & Funeral Centres, 111 parking spaces were occupied on Saturday July 4th, 2026 at 2:00 P.M.; resulting in a peak parking rate of 3.91 parking spaces per 100 m² of G.F.A.

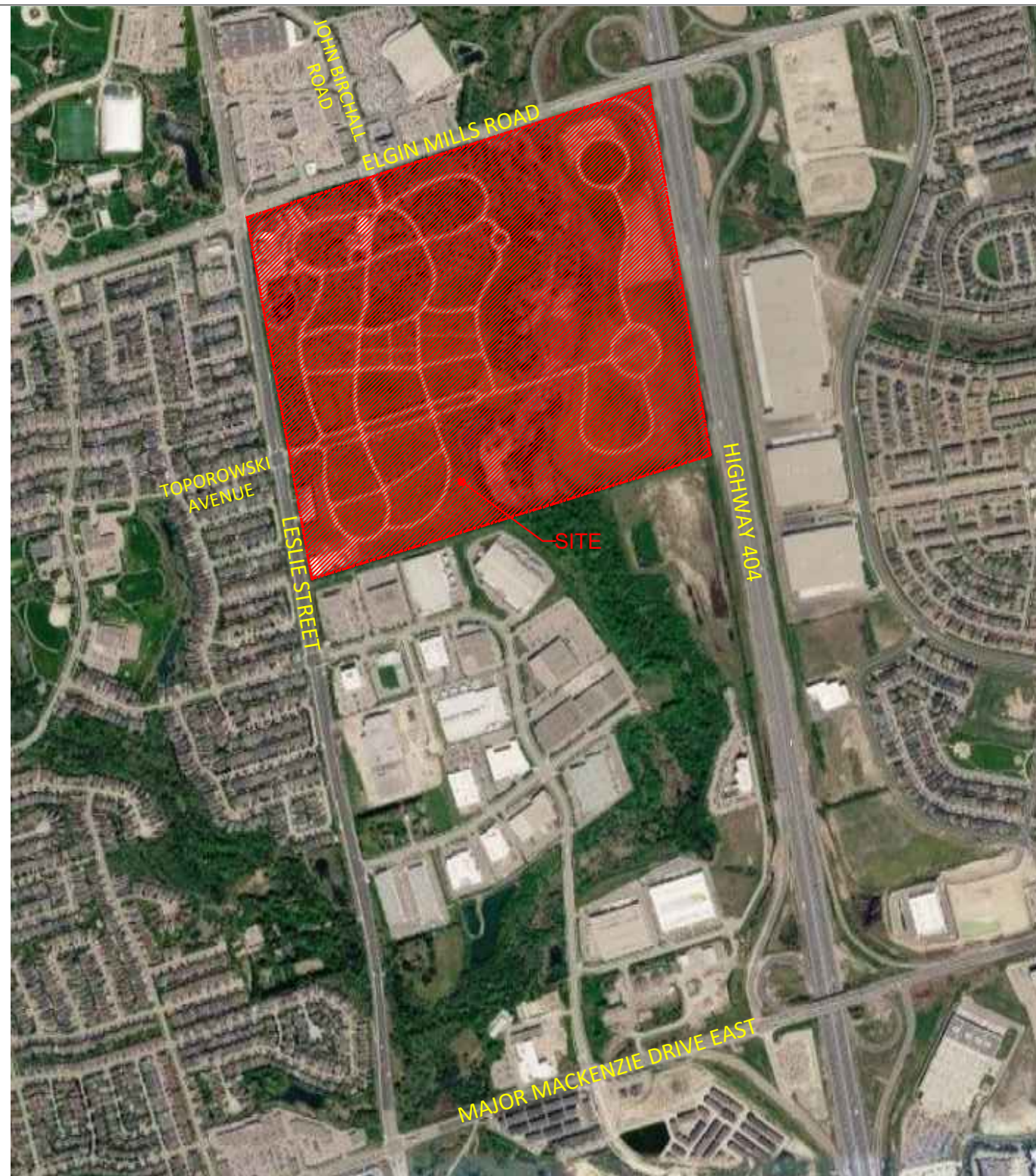


PARKING JUSTIFICATION STUDY
12,612 & 12,586 WOODBINE AVENUE
PROPOSED CEMETERY DEVELOPMENT
TOWN OF WHITCHURCH-STOUFFVILLE

LOCATION PLAN OF PROXY SITE 1

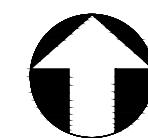


CANDEVCON GROUP INC. CONSULTING ENGINEERS AND PLANNERS 3353 COREWAY DRIVE BRAMPTON ON L6P 0M7	
DATE: JULY. 6th 2026	JOB No. W26027
DESIGN: S.N.	FIG. No.
SCALE: N.T.S.	2



PARKING JUSTIFICATION STUDY
12,612 & 12,586 WOODBINE AVENUE
PROPOSED CEMETERY DEVELOPMENT
TOWN OF WHITCHURCH-STOUFFVILLE

LOCATION PLAN OF PROXY SITE 2



 CANDEVCON GROUP INC. CONSULTING ENGINEERS AND PLANNERS 3350 COREWAY DRIVE BRAMPTON ON L6P 0M7	
DATE: JULY. 6th 2026	JOB No. W26027
DESIGN: S.N.	FIG. No.
SCALE: N.T.S.	3

Page 3

July 10th, 2026

Attn: Mr. Rex Cheng

**Re: Parking Justification Study
 12,612 & 12,586 Woodbine Avenue
 Proposed Cemetery Development
 Town of Whitchurch-Stouffville
 Town File No. PRE26.014
 Our File No. W26027**

Parking Analysis

Since it is hard to predict the number of patrons to any given funeral event, our approach is always to consider the average peak parking rate of the proxy survey locations.

The findings of the parking analysis is summarized in **Table 1**.

Table 1: Parking Occupancy Results and Parking Demand Projections

Location	G.F.A.	Peak Parking Demand	Peak Parking Rate	Parking Supply
Queen of Heaven Catholic Funeral Home (Proxy Site 1)	6,910 m ²	82 spaces	1.19 parking spaces per 100 m ² G.F.A.	342 spaces
Elgin Mills Cemetery, Cremation & Funeral Centres (Proxy Site 2)	2,840 m ²	111 spaces	3.91 parking spaces per 100 m ² G.F.A.	159 spaces
Proxy Site Average	-	-	2.55 parking spaces per 100 m ² G.F.A.	-
Subject Site	4,800 m²	123 spaces	2.55 parking spaces per 100 m² G.F.A.	176 spaces

By applying the average peak parking rate of 2.55 parking spaces per 100 m² of G.F.A. that was captured by the parking utilization surveys, the peak parking demand projected for the proposed Cemetery Development is 123 parking spaces. With a proposed Parking Supply of 176 parking spaces, the proposed Cemetery Development is expected to have a surplus of 53 parking spaces. As a result, the parking supply for the proposed Cemetery Development is justified.

Page 4

July 10th, 2026

Attn: Mr. Rex Cheng

**Re: Parking Justification Study
12,612 & 12,586 Woodbine Avenue
Proposed Cemetery Development
Town of Whitchurch-Stouffville
Town File No. PRE26.014
Our File No. W26027**

We trust that this letter is satisfactory. However, if you have any questions or concerns or if we may be of further assistance, please do not hesitate to call us.

Yours truly,

CANDEVCON GROUP INC.



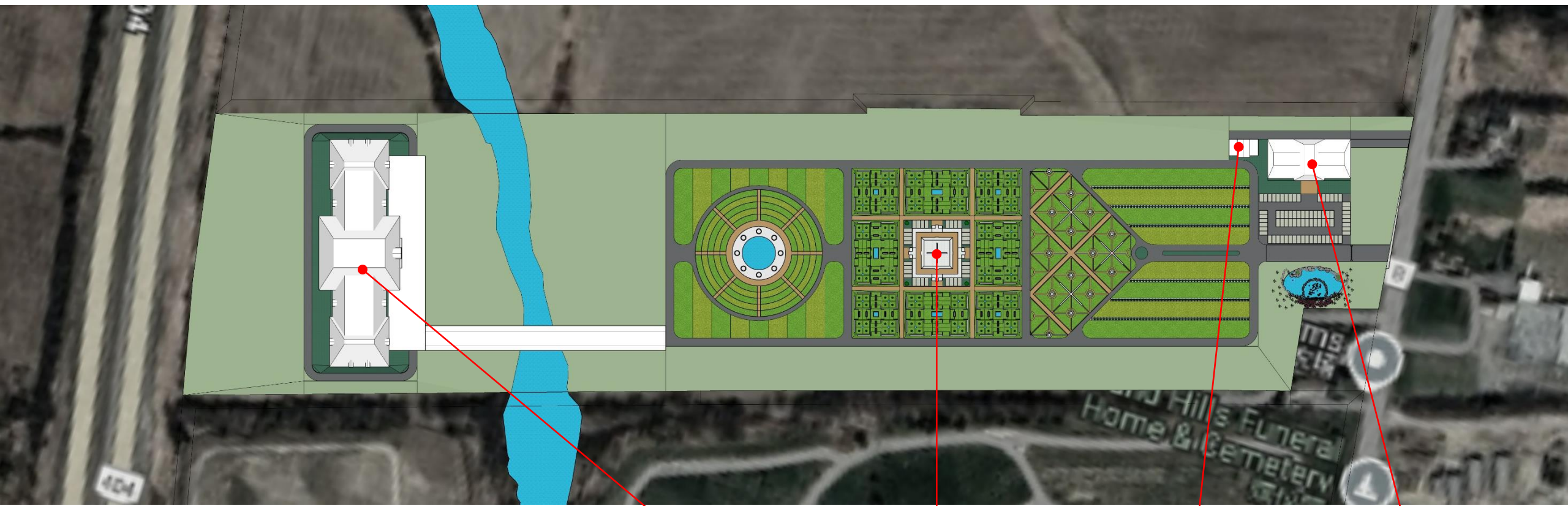
Brian Wong, P. Eng.
Intermediate Transportation Engineer



David Lee, P. Eng.
Project Manager

Attachments: Proposed Site Plan.

Classical Cemetery Plan A—Disruption Area=50% (including the bridges in the wetland)



经济技术指标 Technical Indicators				
用地面积 Land Area		170561.64		m²
总建筑面积 GFA		98800		m²
计容建筑面积 Building area included in the plot ratio		77000		m²
其中	壁葬VIP宫殿 (8F+B2) Wall Burial VIP Palace (8F+B2)	88000	地上 above ground	70400
			地下 underground	17600
	壁葬纪念馆 (3F) Wall Burial Memorial Hall (3F)	1500		m²
	综合接待+殡仪馆+火葬场 (3F+B1) Reception & Crematorium (3F+B1)	9000	地上 above ground	4800
			地下车库 underground parking	4200
	内部仓库停车库 (1F) Warehouse (1F)	300		m²
容积率 FSI		0.45		
停车位 Parking Spaces		176	地上 above ground	76
			地下 underground	100
总土方量 (压实量/0.7折算后) Total Earthwork Volume		100W		m³

壁葬VIP宫殿
(地上8F+地下2F)

Wall Burial
VIP Palace
(8F+ B2)

壁葬纪念馆
(3F)

Wall Burial
Memorial Hall
(3F)

内部仓库停车库
(1F)

Warehouse
(1F)

综合接待+殡仪馆+火葬场
(地上3F+地下1F)

Reception & Crematorium
(3F+B1)