

# Downtown Revitalization

Please register to ensure you remain updated throughout the project.

[townofws.ca/registerdowntown](https://townofws.ca/registerdowntown)





# Downtown Revitalization Project

OPEN HOUSE #3

---

Presented by **The Town of Stouffville**  
and **Accardi Engineering Group**

Thursday,  
**January 29, 2026**



# Downtown Revitalization

Please register to ensure you remain updated throughout the project.

[townofws.ca/registerdowntown](https://townofws.ca/registerdowntown)





# Agenda

Introductions

Project overview

What have we done so far?

What have we heard?

What are we doing?

Communications

Closeout & questions



## AGENDA

Introductions



# Project Overview

What have we done so far?

What have we heard?

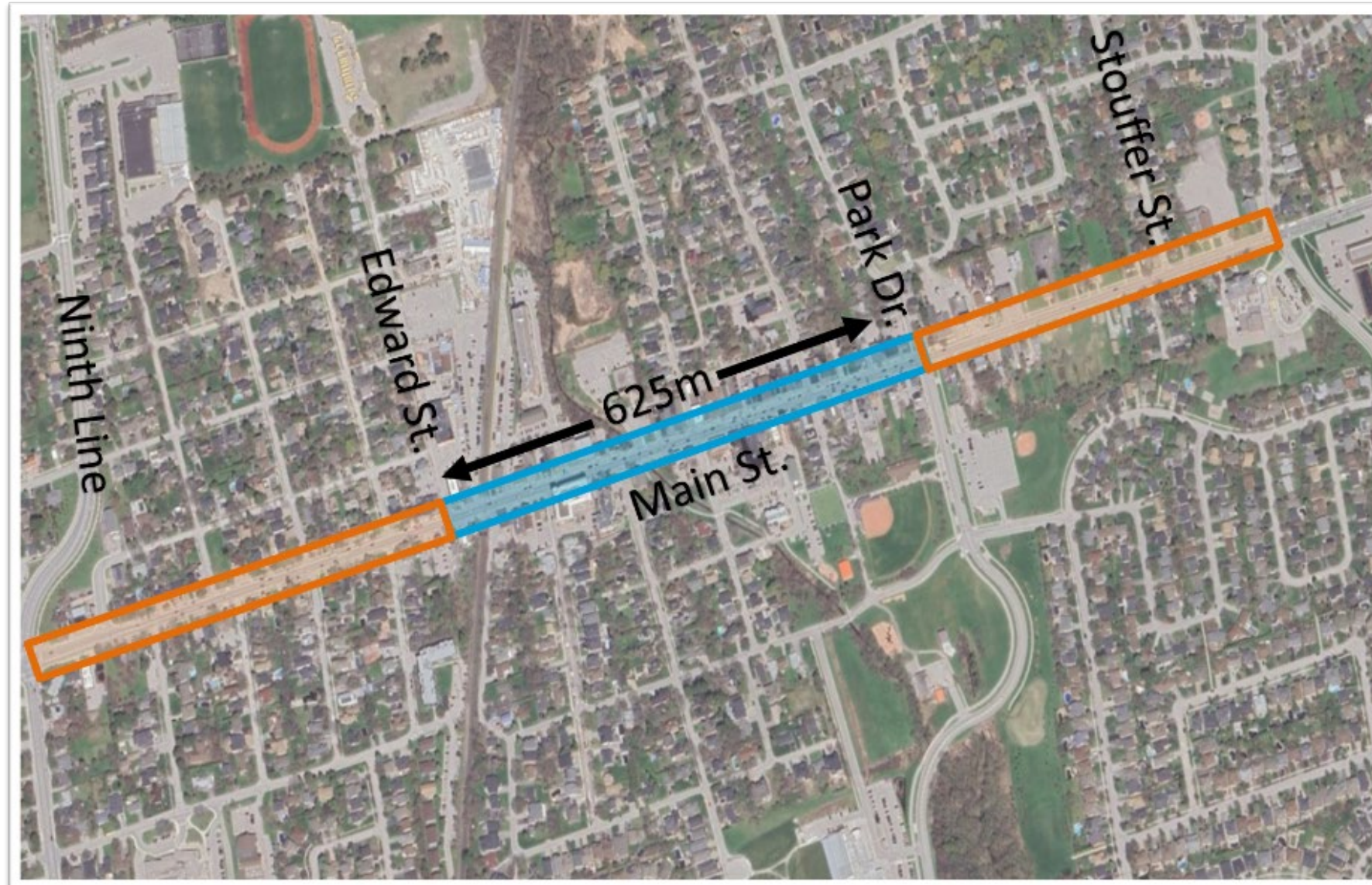
What are we doing?

Communications

Closeout & questions



# Project Scope: Ninth Line to Stouffer St.



## Phase 1 :

- Stouffer Street to Park Drive – was completed in 2018

## Phase 2 :

- Park Drive to Edward Street – current section, scheduled to be completed fourth quarter 2026

## Phase 3:

- Edward Street to Ninth Line – will follow phase 2

# Downtown Stouffville Revitalization

---

**Our historic downtown is the heart of Stouffville—a central gathering spot that blends culture, commerce, and community spirit.**

To keep pace with our growing population and economic opportunities, we're investing in a comprehensive revitalization that will...

## Vision:



### Upgrade Aging Infrastructure

Renew streetscapes, underground utilities, and improve accessibility.



### Preserve Character

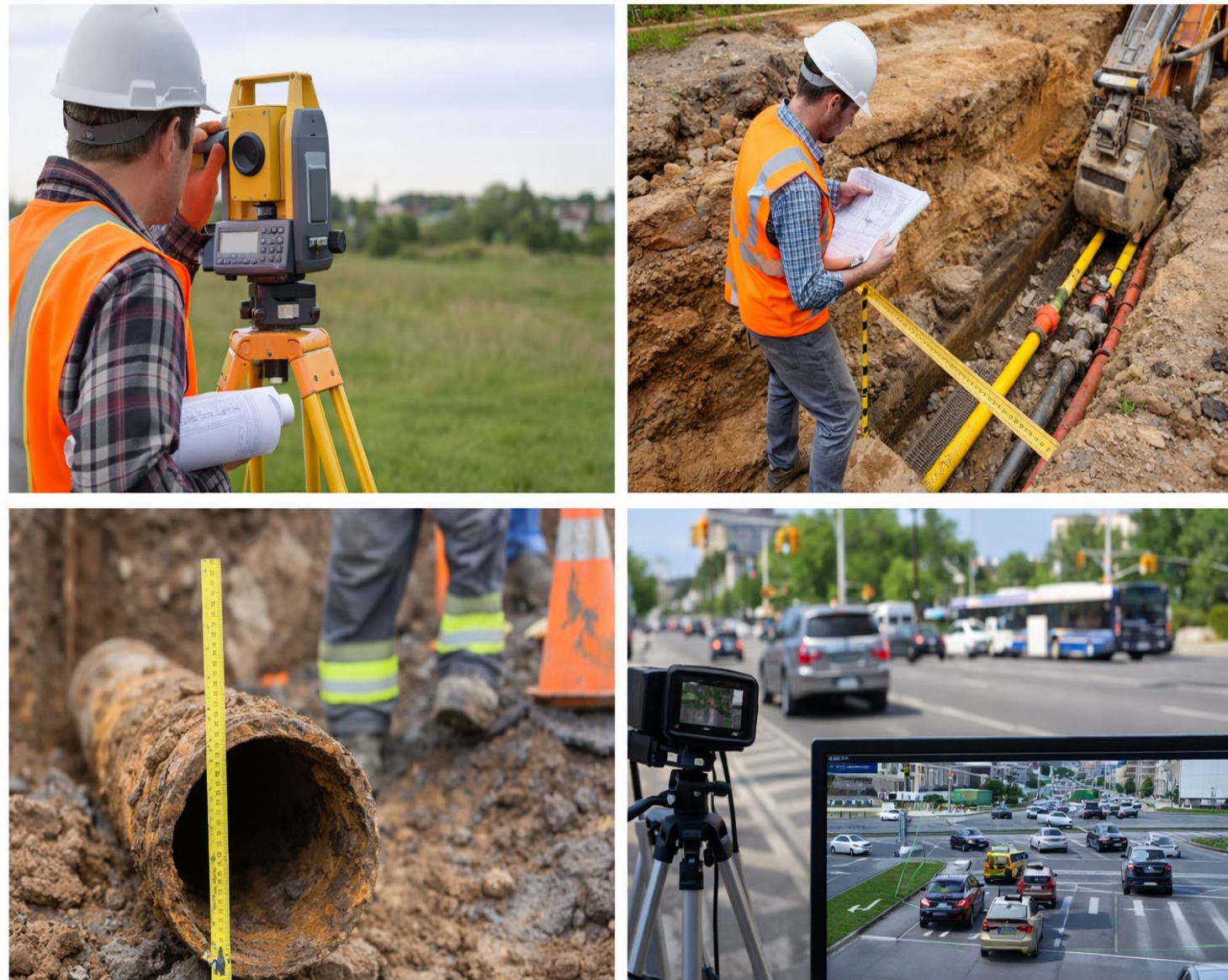
Honor our town's heritage while adding sustainable, modern features.



### Foster Community

Create inviting public spaces and enhance walkability, ensuring downtown remains a vibrant place to shop, dine, and gather.

# Project Scope: Investigation



These services will ultimately allow for the following objectives to be fulfilled:

- Topographic Survey
- Utility Review
- Condition Assessment of the Existing Infrastructure
- Traffic Study

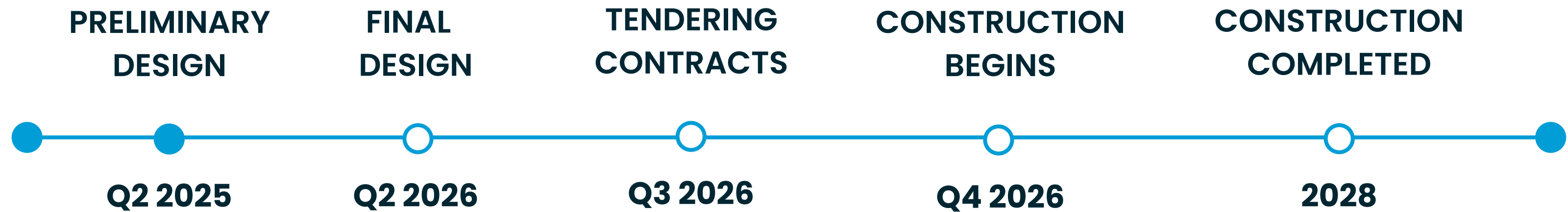
# Project Scope: Design

---

- **Storm, Sanitary and Watermain Improvements**
- **Road and Drainage Improvements**
- **Streetlighting**
- **Streetscaping**



# Project Timeline



# AGENDA

Introductions

Project overview



## **What have we done so far?**

What have we heard?

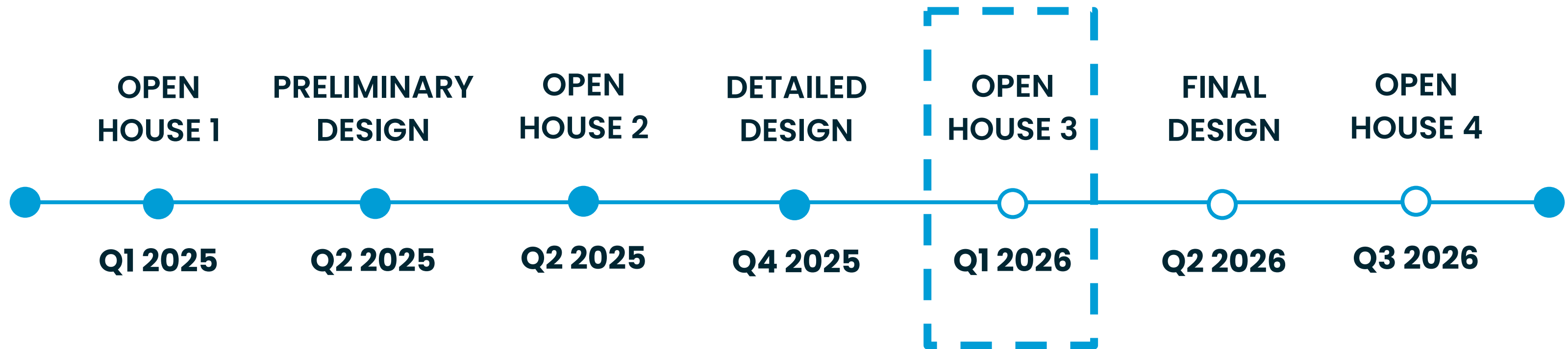
What are we doing?

Communications

Closeout & questions



# Engagement Timeline



# Condition Assessment – Key Findings



Surface Corrosion, CMP



Storm Sewer Pipe Intrusion, Cross Bore



Water Infiltration Near a Maintenance Hole Connection, In Sanitary Sewer

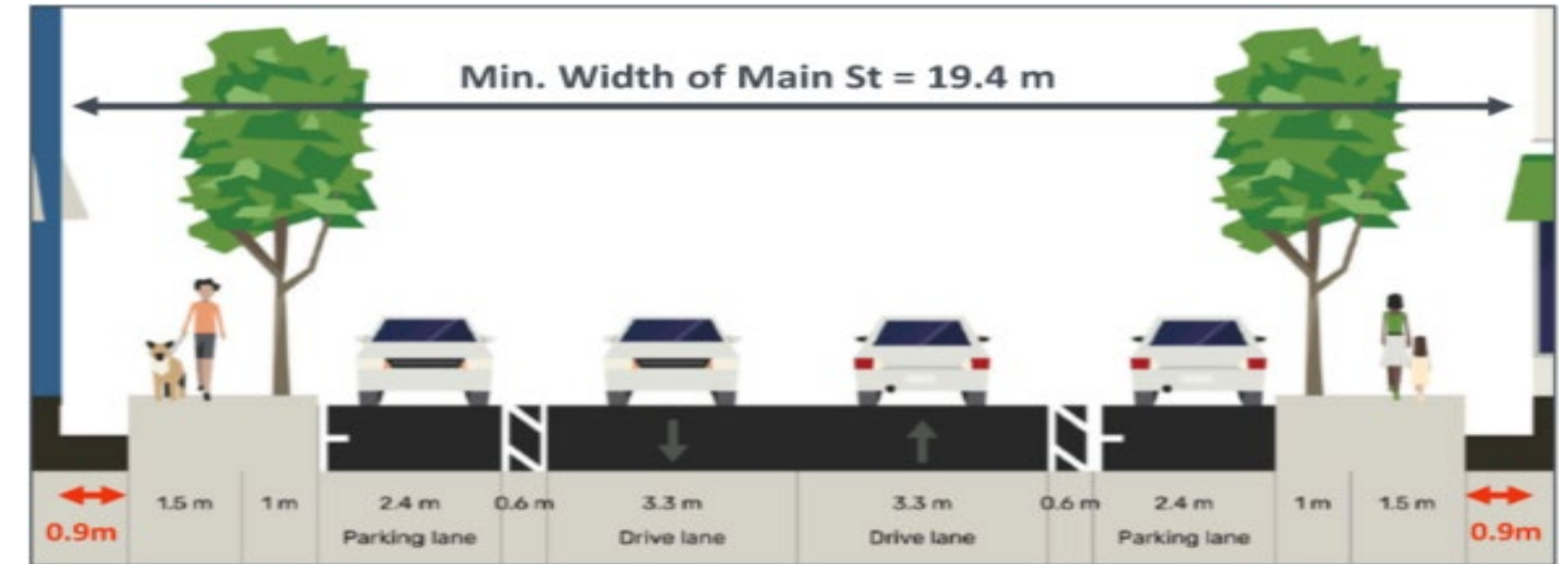
## Existing Infrastructure:

- Corroded Storm Sewer
- Pipe Intrusions
- Infiltration within Sanitary Sewer
- Watermain is Undersized for Future Growth

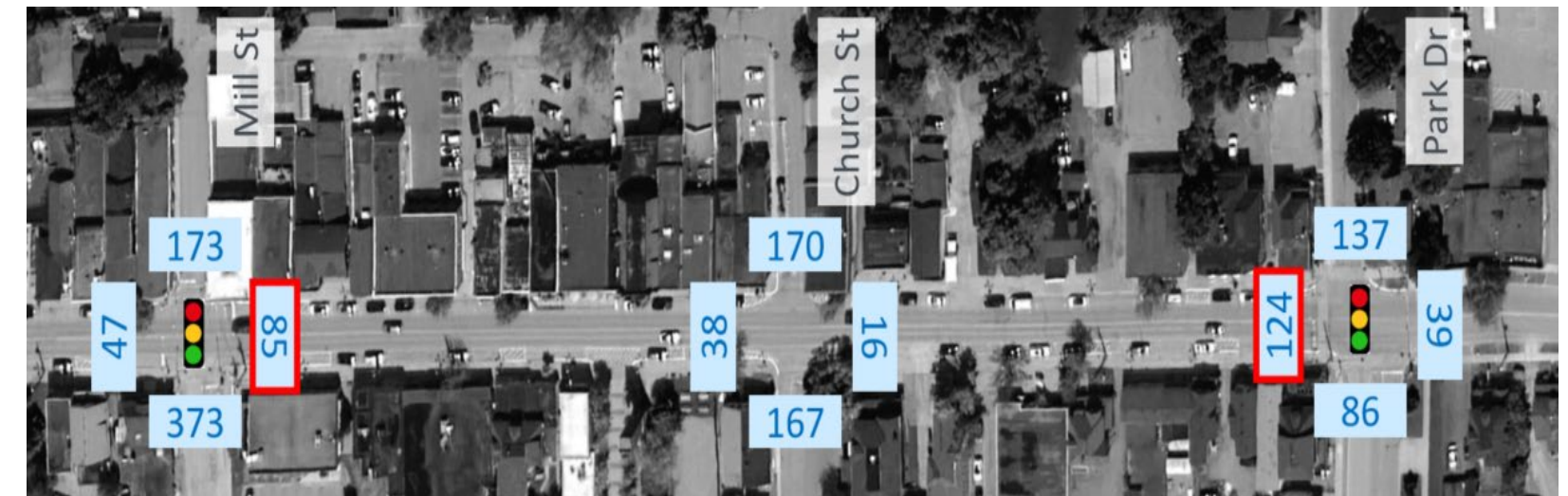
# Condition Assessment: Key Findings

## Traffic and Illumination Analysis:

- Main Street is too narrow to safely incorporate bicycle facilities
- Minimum Lane Widths = 3.3m
- Additional Traffic Counts Were Required to Design Traffic Signals and Pedestrian Crossings
- Existing Streetlight Pole Locations Meet Illumination Standards



Typical Cross-Section with Parking Lanes



Pedestrian Traffic Count – 8-Hour Window

# Condition Assessment: Key Findings



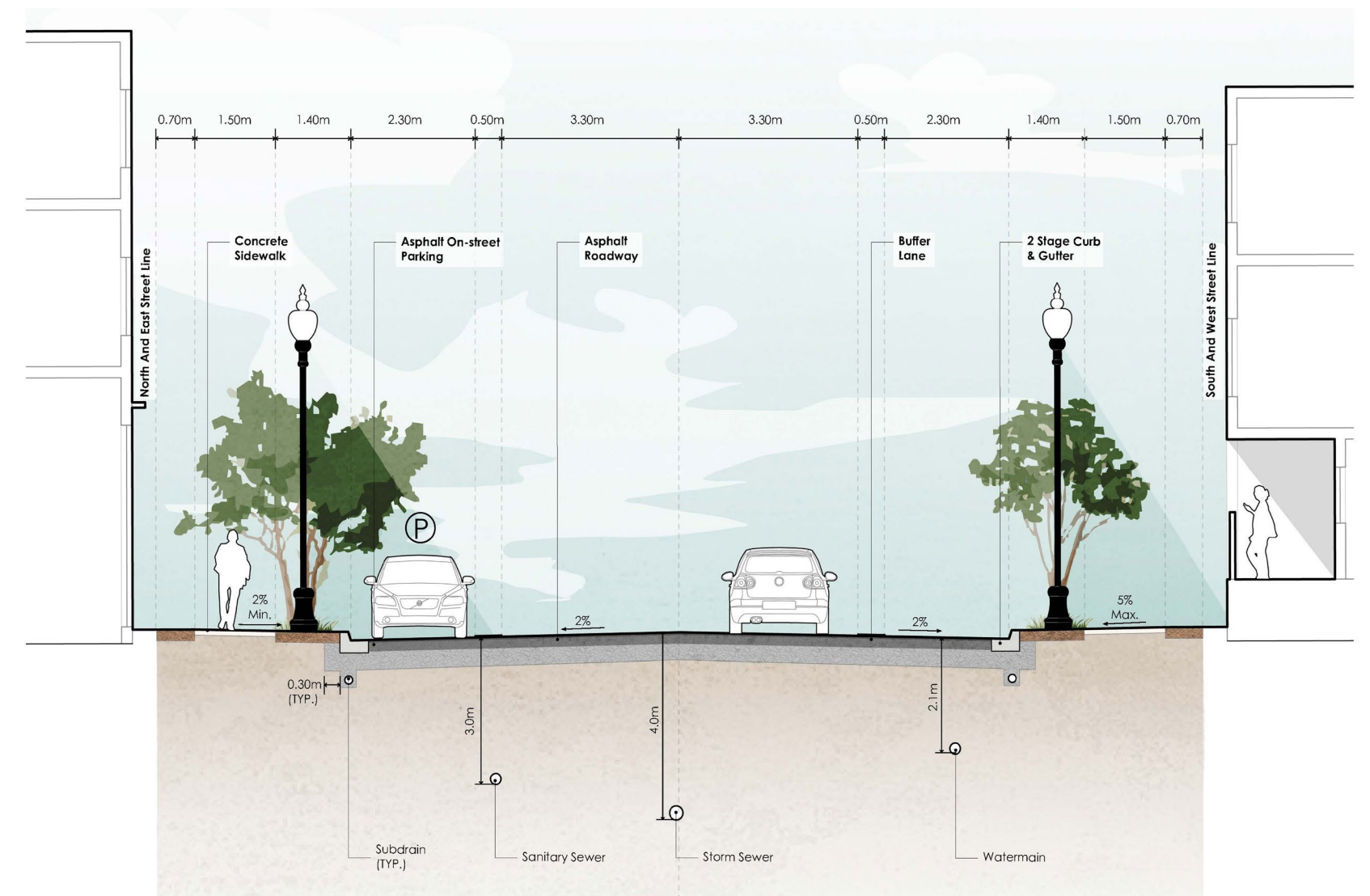
## Culvert Assessment:

---

- Reviewed the Capacity of the Existing Culvert
- Updated Model to Reflect the Main Street Cross-section
- Confirmed that the Existing Culvert Capacity Satisfies Applicable Industry Standards

# Preliminary Design Completion

- Watermain Replacement & Upsizing
- Sanitary Sewer Replacement
- Integrated Low Impact Development (LID) Alternatives, and storage
- Storm Sewer Replacement & Upsizing
- Dedicated Transit Lanes & Pick-Up Locations
- Emphasis on Street scaping & Walkability



# Preliminary Design Completion



## Low Impact Development Alternatives:

- Infiltration Trenches and Underground Chambers
- Bioretention Bump-Out or Bioretention Tree Pit Facilities
- Permeable Pavement and/or Pavers
- Perforated Pipe Systems

## AGENDA

Introductions

Project overview

What have we done so far?



## What have we heard?

What are we doing?

Communications

Closeout & questions



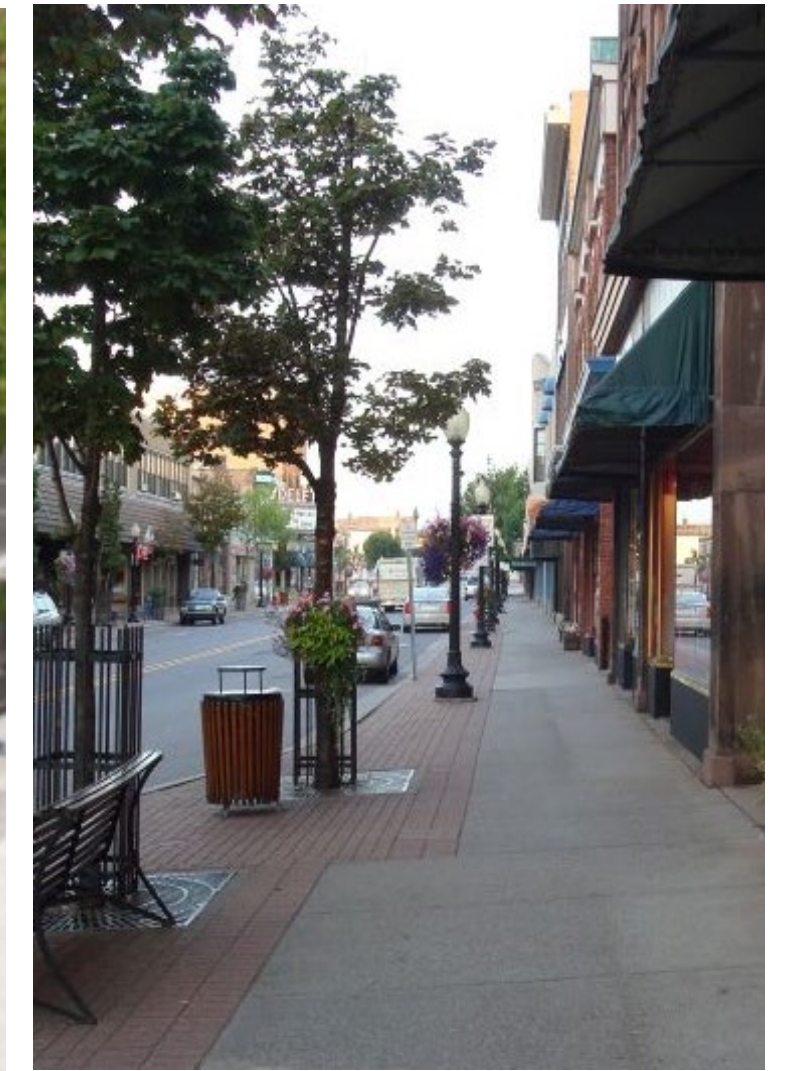
# Community Feedback- Physical

---

## Streetscaping & Beautification

Design elements to bring functionality and aesthetic to downtown.

- Signage
- Trees
- Benches
- Bike racks
- Lighting fixtures
- Bollards
- Planters



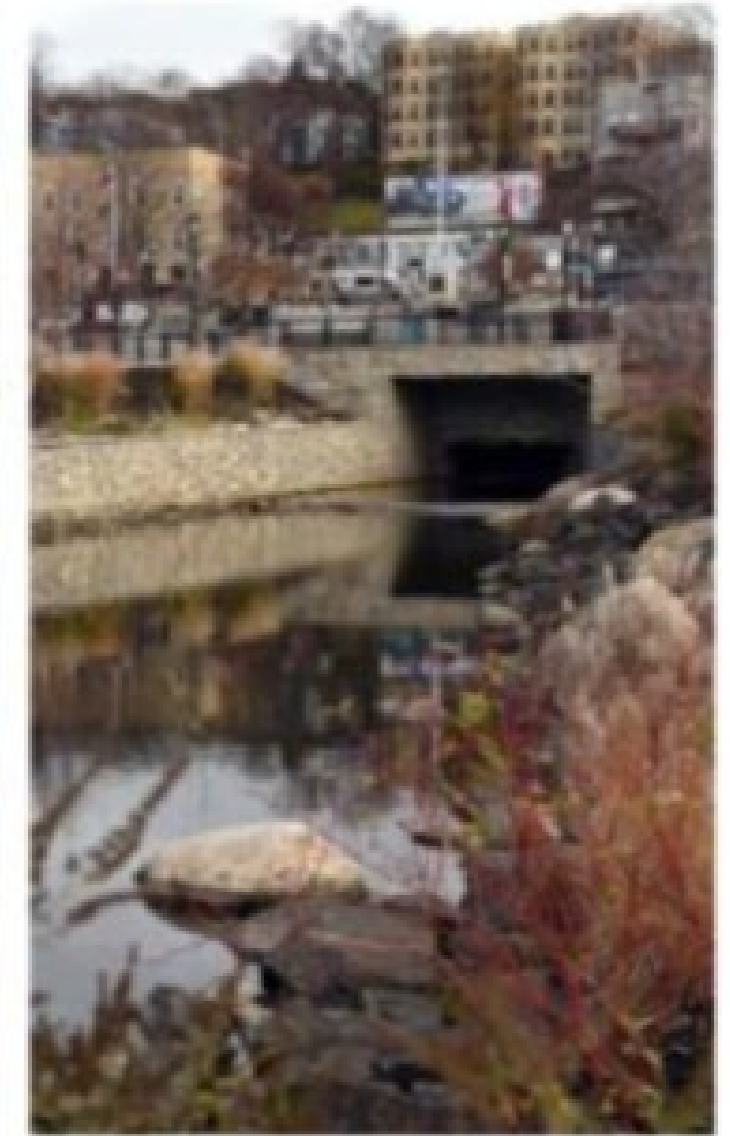
# Community Feedback- Social

---

## Placemaking & Public Realm

Create spaces that foster connection, identity, and economic activity, focusing on human experience

- Pop-up plazas
- Murals
- Improved walkability
- Outdoor event space
- Outdoor dining
- Public art
- Gathering spots



# Community Feedback- Economic

---

## Retail & Commercial Vibrancy

Create a "destination" that supports local economic development, increases foot traffic, and improves the economic life of the street.

- Transit Focus
  - Parking, drop-off zones
  - Improved walkability
  - Improve crossings and pedestrian safety
  - Wayfinding signage
  - Accessibility
  - Widened sidewalks
  - Traffic calming
- 



## AGENDA

Introductions

Project overview

What have we done so far?

What have we heard?



# What are we doing?

Communications

Closeout & questions



# Community Feedback Based Updates



## Advanced Streetscaping and Placemaking features:

to support social interaction and gathering along Main Street, including an outdoor meeting lounge area

## Improve pedestrian safety:

Included an additional pedestrian crossing, and a new signal.

## Revised bump-out locations & updated bus stops:

Resulted in an increase from 42 to 76 spots, 6 less than currently exists. Still improves transit flow and safety

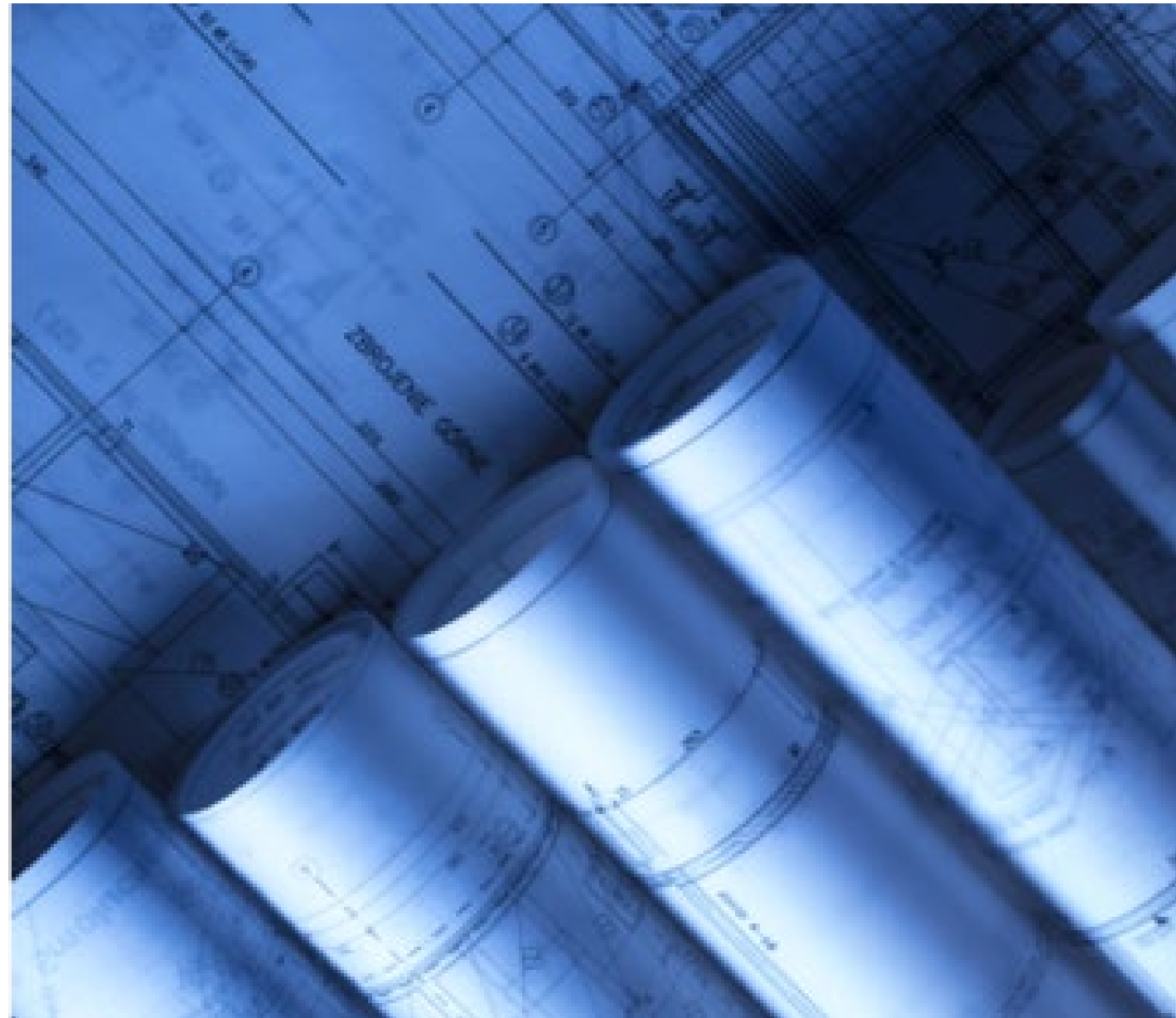
## Redesigned road geometry:

to address reverse grading in the boulevards and reduce flood impacts, ice build-up, etc.

# Community Feedback Based Updates



# Technical & Stakeholder Based Updates



## Completed the Geotechnical Investigation:

to detail existing subsurface conditions, properties and Engineering recommendations. Specifically, parameters for drainage, and site grading.

## Developed sanitary sewer and water main profiles:

to upgrade and future-proof old infrastructure.

## Re-design of storm sewers and selected low impact development alternatives:

to future-proof storm management system and integrate LID features and on-site storage into design.

## Engaged & Coordinated with Key Stakeholders:

to ensure alignment with York Region, Metrolinx, Transit Authorities, and TRCA, minimizing potential for rework and unnecessary costs.

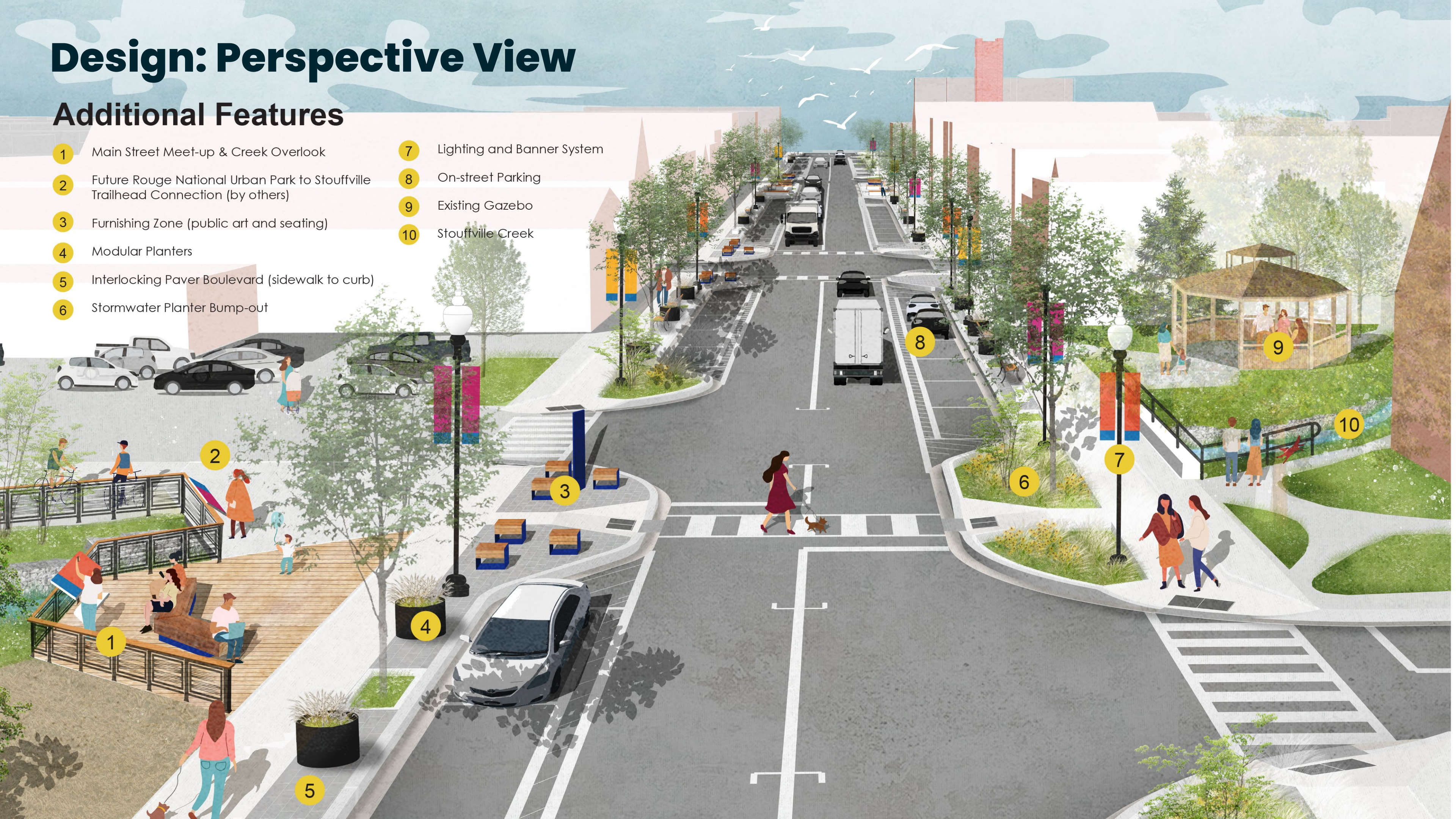
## Technical & Stakeholder Based Updates



# Design: Perspective View

## Additional Features

- 1 Main Street Meet-up & Creek Overlook
- 2 Future Rouge National Urban Park to Stouffville Trailhead Connection (by others)
- 3 Furnishing Zone (public art and seating)
- 4 Modular Planters
- 5 Interlocking Paver Boulevard (sidewalk to curb)
- 6 Stormwater Planter Bump-out
- 7 Lighting and Banner System
- 8 On-street Parking
- 9 Existing Gazebo
- 10 Stouffville Creek



# Material Selection

## Paving Surfaces



Primary Paver



Secondary Inlay Paver

## Seating & Gathering



## Gateway, Wayfinding and Furnishings



Concrete Paving



Timber Decking/Surfaces



# Pre-Construction Phase: Planning

---

Finalize Design

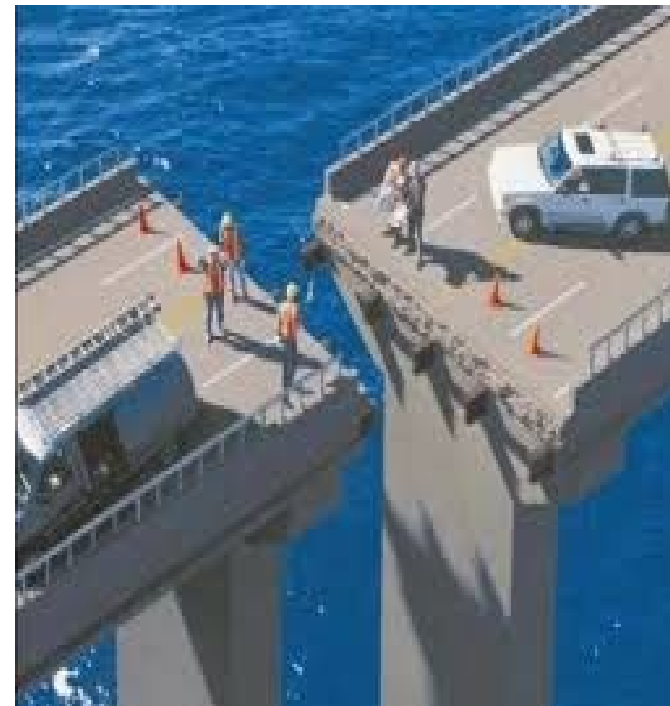
Procurement & Permitting

Construction Commencement

Public Engagement

Stakeholder Engagement

---



# Pre-Construction Phase: Coordination



## Construction Staging:

Staged/phased road closures and detours.

## Phase Mapping:

Comprehensive visual traffic staging plans and parking maps.

## Wayfinding & Signage:

Fencing and signage.

## Utility & Access Management:

Plan for business access and emergency vehicle routes.

## AGENDA

Introductions

Project overview

What have we done so far?

What have we heard?

What are we doing?



## Communications

Closeout & questions



# Pre-Construction Phase – Communication

---

**Direct Notifications:** Hand-delivered or mailed notices to directly impacted residents and businesses for high-priority updates and advanced notices of disruption.

**Media Outreach:** Web/social media updates, including a dedicated project webpage on the Come Together site. Regular updates through local Magazine and Newsletter.

**Public Information Sessions:** such as the two we have hosted prior to today, and the one we are currently at.

**Signage:** Ample on-site signage for wayfinding and business visibility without cluttering the streetscape.

**Dedicated Field Ambassador:** Acts as the primary, on-site liaison between construction teams, municipal staff, local business owners, and residents.

---

Scan to sign up  
for updates



**Townofws.ca/  
registerdowntown**

---

## AGENDA

Introductions

Project overview

What have we done so far?

What have we heard?

What are we doing?

Communications



# Closeout & questions



# Are there any **questions or comments?**

You can also email your questions to  
[downtown@townofws.ca](mailto:downtown@townofws.ca)