

Whitby

Official Plan Review

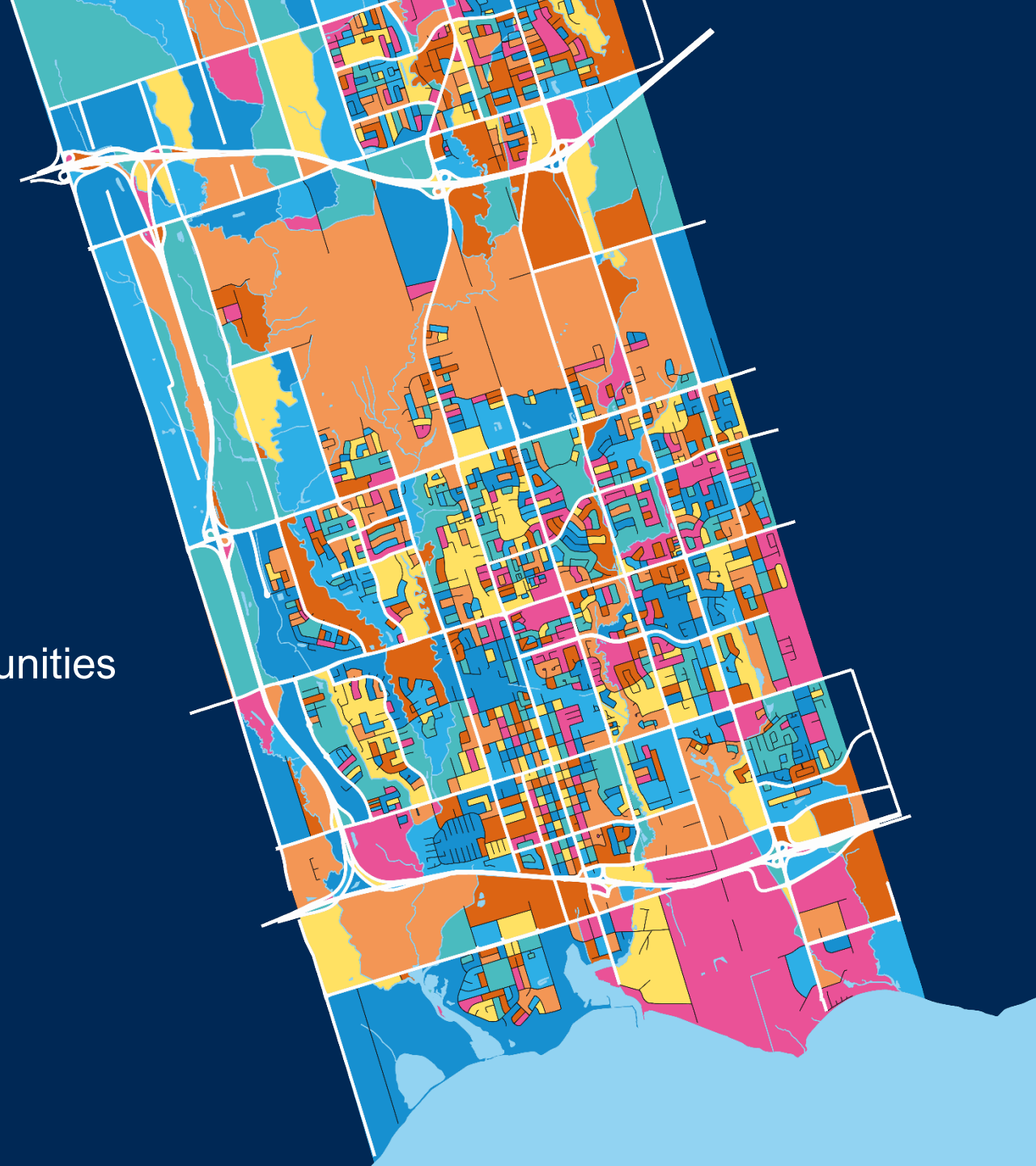


Open House
November 27th, 2024



Agenda

1. Project Overview
2. Land Use Alternatives
3. Evaluation Criteria
4. Project Timeline and Engagement Opportunities
5. Workshop



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Project Overview

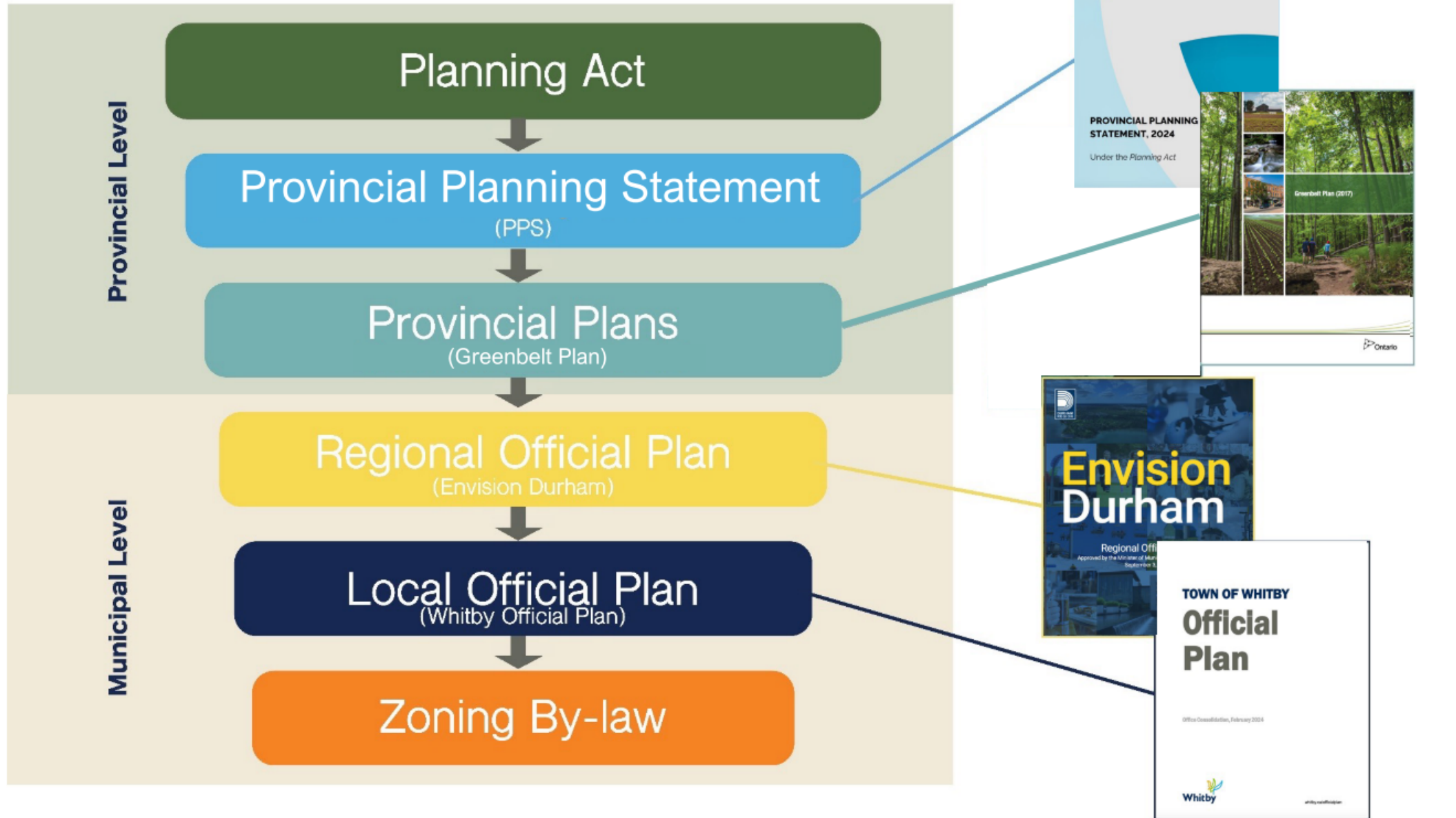




Whitby is set to grow with over 100,000 new residents and almost double the number of jobs that exist today by 2051

The Town's Official Plan helps us create a pathway to be ready and plan for a sustainable, welcoming, and inclusive community for all.

Land Use Planning in Ontario



What will our focus be for the Official Plan Review?

Growing Key Areas

Growing Around Transit: Whitby GO Protected Major Transit Station Area

Growing Around Brooklin: Expansion Areas

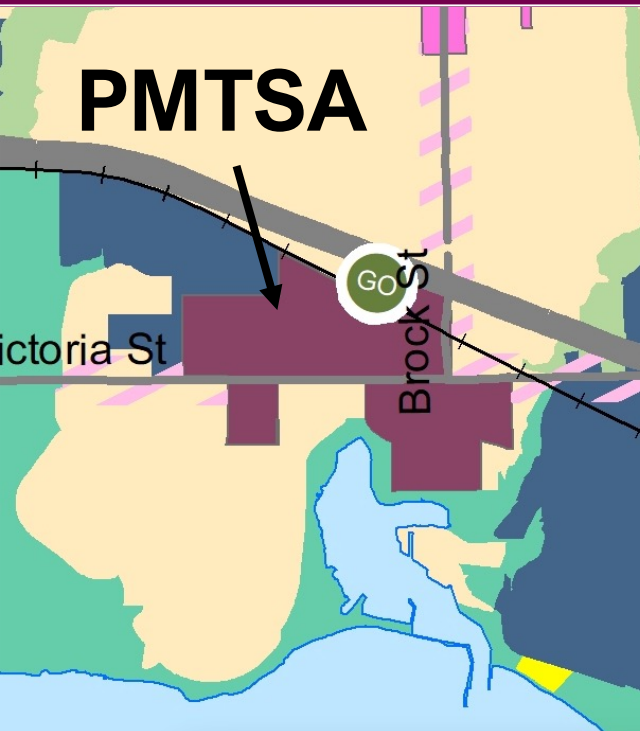


Conformity with Envision Durham & Preparing for Growth

Provincial legislation and policy changes

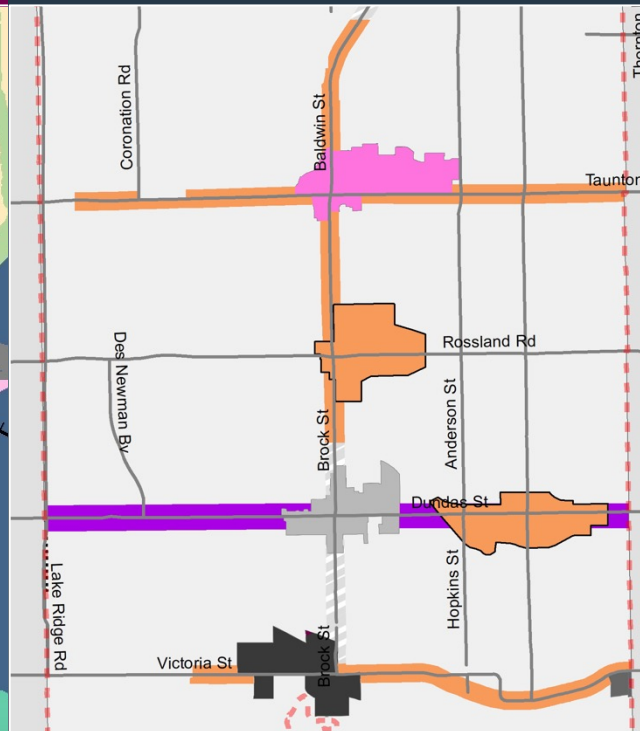
Focus Area 1

Whitby GO Protected Major Transit Station Area (PMTSA)



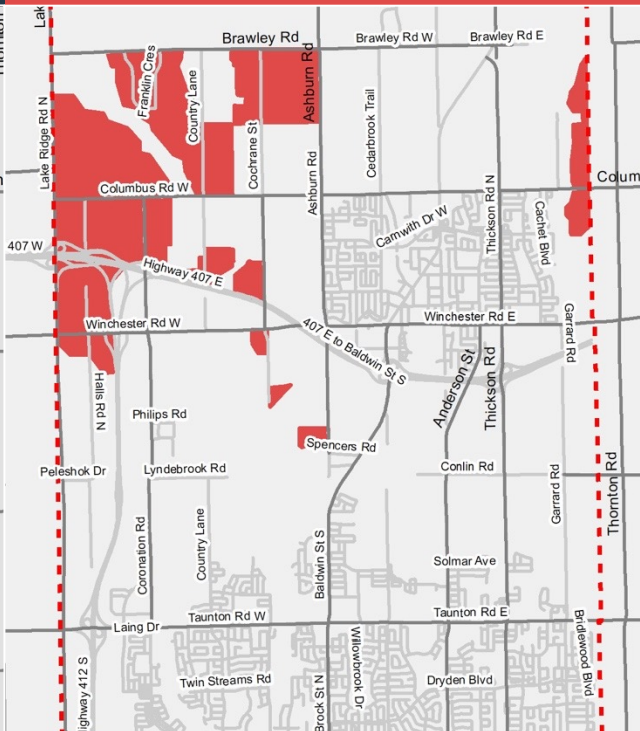
Focus Area 2

Other Strategic Growth Areas and other Nodes and Corridors



Focus Area 3

Brooklin Urban Expansion Area per Envision Durham



Focus Area 4

General Updates to the Official Plan to prepare for growth to 2051

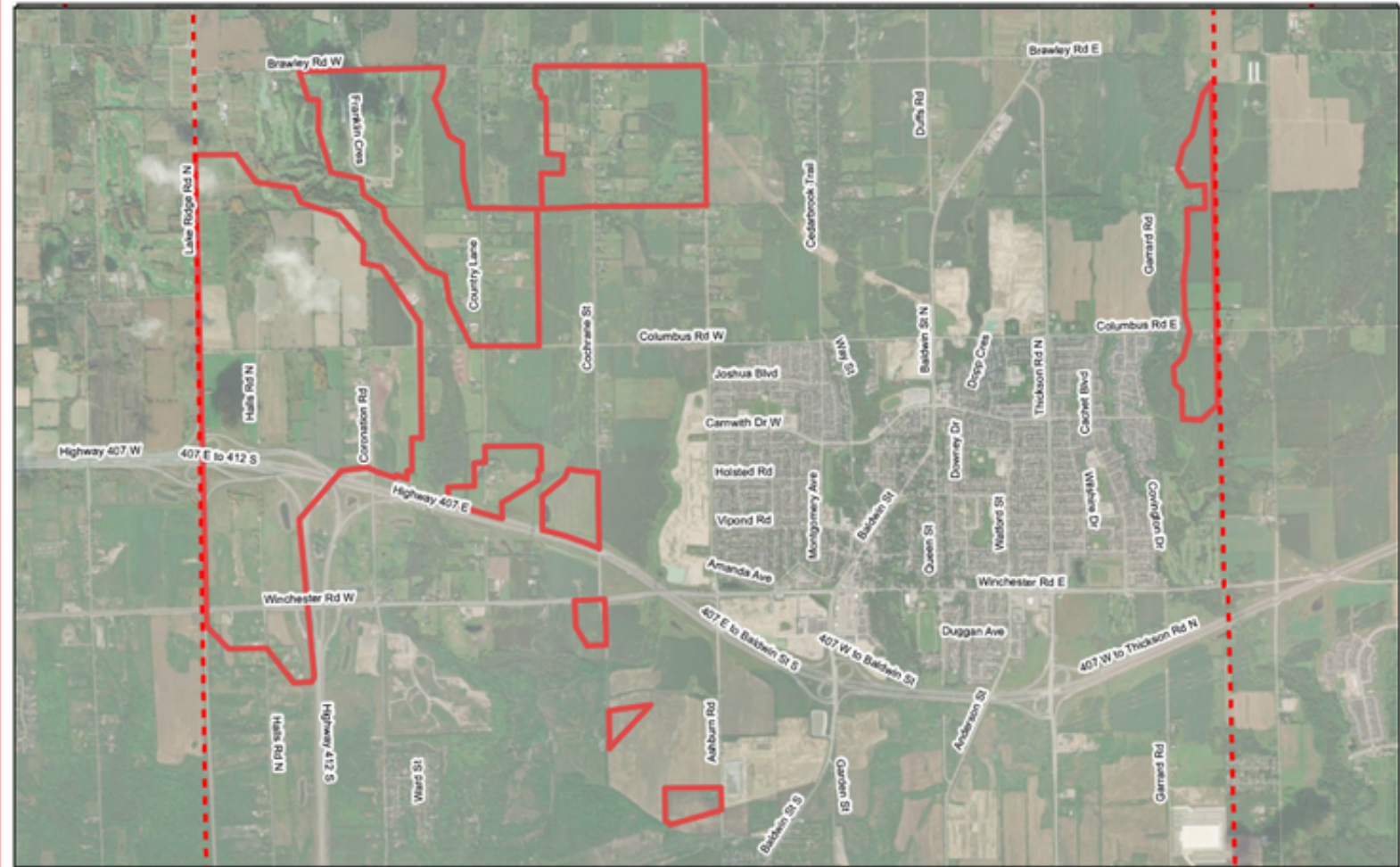


Focus Area 3

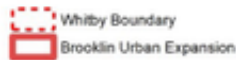
Growing Around Brooklin

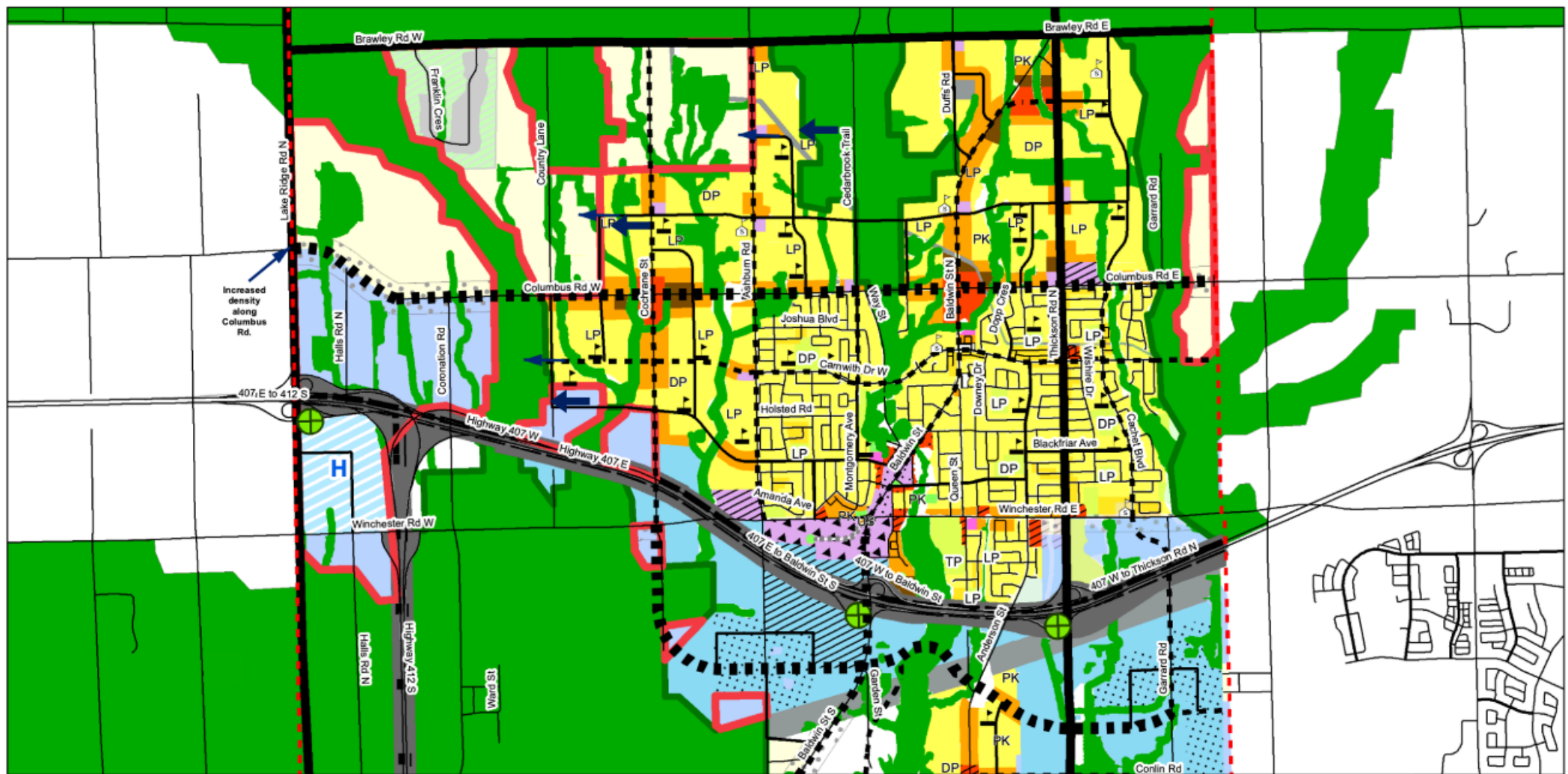
Brooklin Expansion Area: Durham Region expanded the Urban Boundary around Brooklin

- Plan for Community and Employment Areas as set out in Envision Durham
- Need to determine land uses in Community Area:
 - low, medium and high density residential uses,
 - commercial and mixed uses,
 - parks and schools.



Brooklin Expansion Area





Existing Brooklin Secondary Plan

LEGEND:

Low Density Residential	Major Commercial	District Park	Hospital
Medium Density Residential	Mixed-Use 1 - Community Central Area	Local Park	Linkage in NHTS
High Density Residential	Mixed-Use 2 - HCD	Parkette	Natural Hazards
Local Commercial	Mixed-Use 3	Town Park	Utility
Special Purpose Commercial	Prestige Industrial	Institutional	Health Precinct Special Policy Area
Heritage Commercial	Business Park	Secondary Schools	Community Central Area
	General Industrial	Elementary Schools	
	Lands subject to Durham Regional Official Plan Policy 14.13.7		
	Major Open Space		

Lands Subject to Policy 11.5.32.3	Controlled Access Highway (Freeway)
Type A Arterial	Type B Arterial
Type C Arterial	Collector Road
Local Road	Future Transitway Station

Brooklin Expansion Area

Whitby Boundary	Natural Heritage
Brooklin Urban Expansion	Greenbelt Boundary
Estate Residential	Regional Corridor
Golf Course	Employment Area
	Community Area

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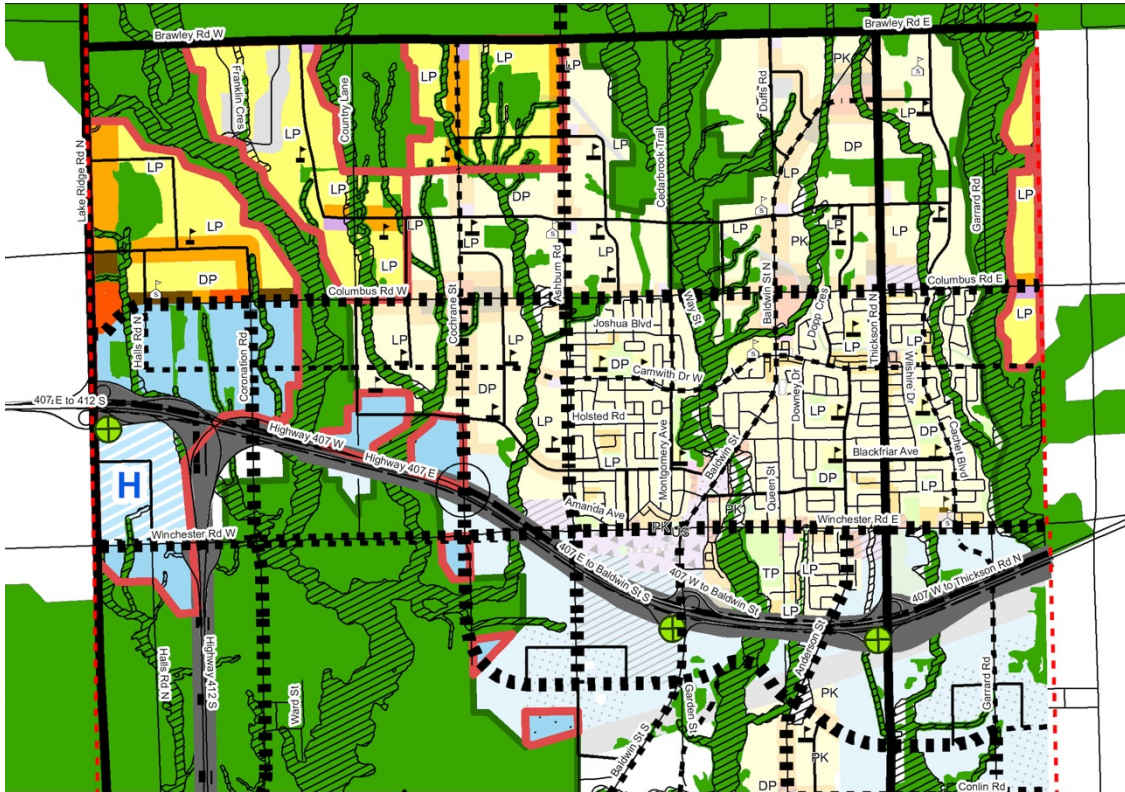
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Land Use Options



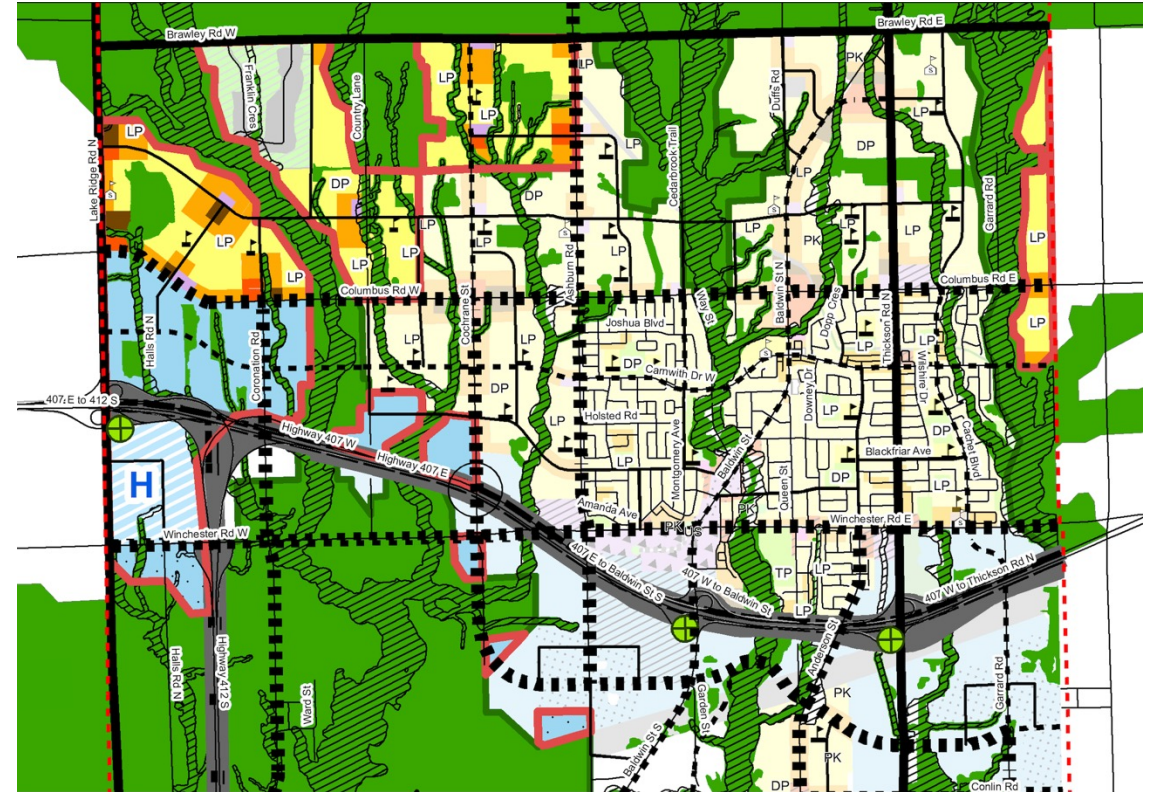
Nodes vs Corridors

Alternative 1 - Corridors



Higher densities and commercial uses located along arterial and collector road corridors.

Alternative 2 - Nodes



Cluster of high densities and commercial uses at intersections of collector and arterial roads.

Alternative 1 – Medium/High Density



Medium Density Residential

Mix of townhouses and mid-rise apartments (four storeys).



High Density Residential

Apartment buildings up to eight storeys.



Alternative 2 – Medium/High Density



Medium Density Residential

Mix of townhouses and mid-rise apartments (four storeys).



High Density Residential

Apartment buildings up to eight storeys.



Alternative 1 – Mixed Use / Commercial



Mixed Use

The mixed use areas shall permit a combination of residential and non-residential uses



Local Commercial

Serves the daily needs of neighbourhood residents through commercial, retail, community and public service uses.



Alternative 2 – Mixed Use / Commercial



Mixed Use

The mixed use areas shall permit a combination of residential and non-residential uses



Local Commercial

Serves the daily needs of neighbourhood residents through commercial, retail, community and public service uses.



Alternative 1 – Low Density



Low Density Residential

Range of housing including singles, semi-detached, and townhouse dwellings.



Estate Residential

Permits single detached homes



Alternative 2 – Low Density



Low Density Residential

Range of housing including singles, semi-detached, and townhouse dwellings.



Estate Residential

Permits single detached homes



Parks and Open Space

Alternative 1



PK Parkette



Elementary School

TP Town Park



Secondary School



District Park

Serve the broader community or a number of neighbourhoods with primarily active recreation areas. (approximate 4 hectares in size)



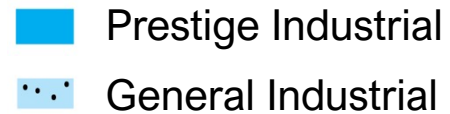
Local Park

Provides active and passive recreational amenities for neighbourhoods. (approximately 1.5 hectares in size)

Alternative 2

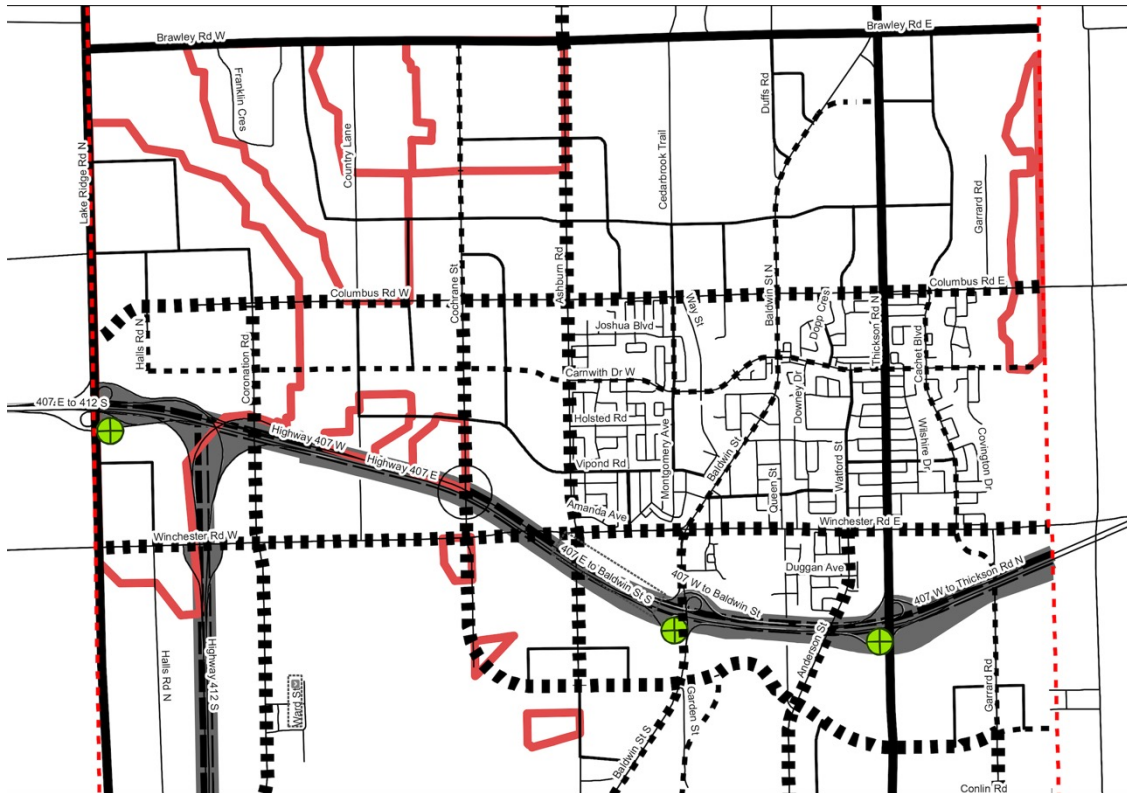


Alternative 1

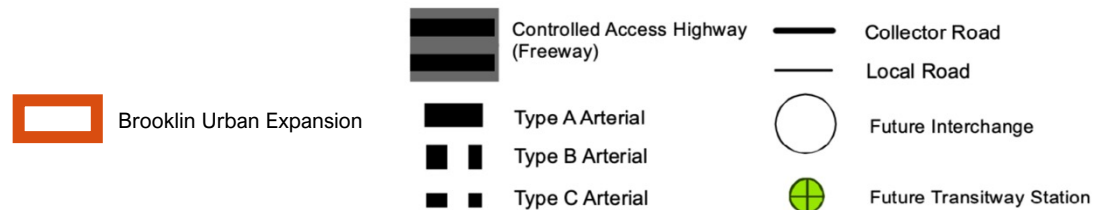
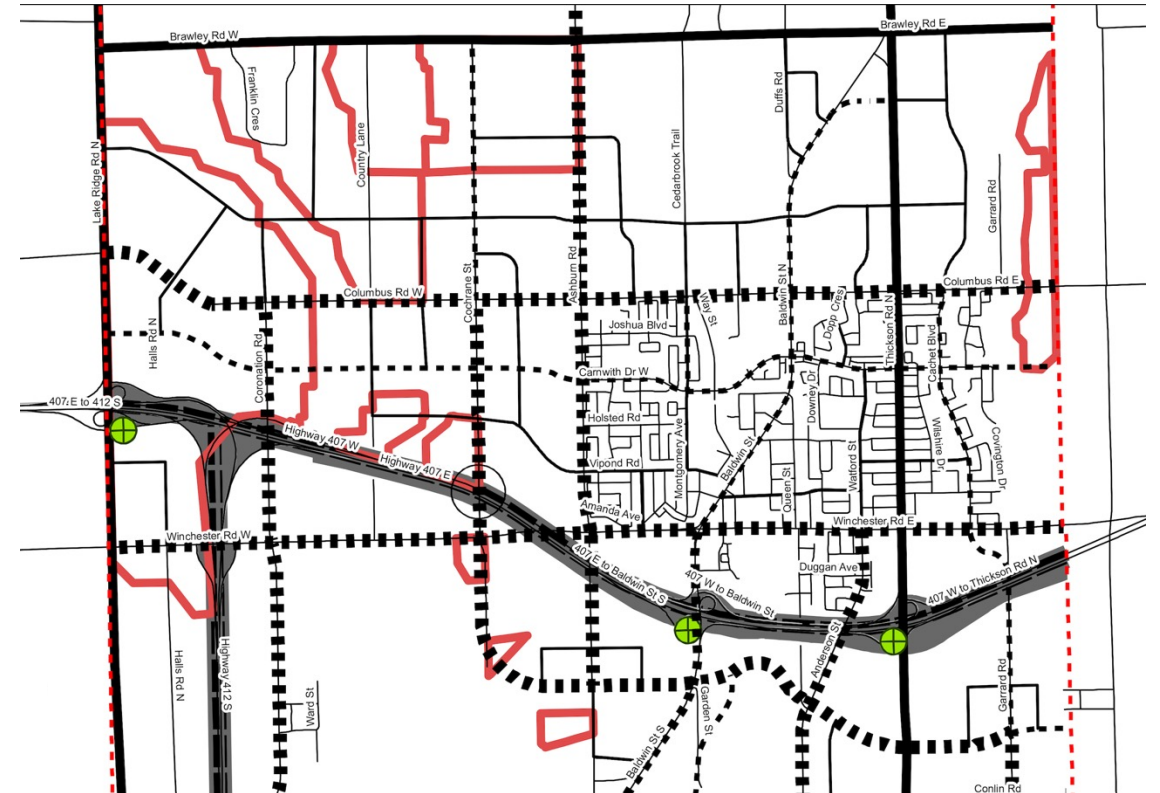


Roads

Alternative 1



Alternative 2



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Evaluation Criteria



Evaluation Criteria

- **Land Use Concepts** to be evaluated against:
 - Set of criteria and measures
 - Based on 10 Guiding Principles
- The **Preferred Land Use Plan**:
 - Not necessarily one of the two Land Use Concepts
 - Rather a combination of most preferred elements of each
- **Evaluation Matrix** will detail the evaluation of each Land Use Concept



Least Preferred



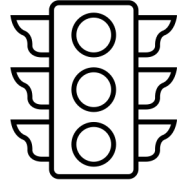
Moderately Preferred



Most Preferred

Evaluation Criteria

Traffic Management



- Impact on the operation of existing and future transportation network
- Ability to accommodate other modes to reduce vehicle congestion
- Intersection spacing on arterial roadways

Mobility with Choices



- Ability to support alternate modes

Connectivity



- Elementary Schools are within walking distance
- Access to Secondary Schools
- Connectivity across Greenbelt

Evaluation Criteria

Healthy Living



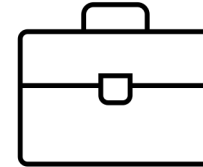
- Safe and walkable distances to parks

Green Space and Natural Areas



- Least potential to negatively impact natural systems
- Least potential to negatively impact the linkage function of natural features

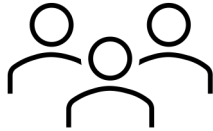
Jobs



- Provide a diverse range of employment opportunities
- Desirable Business Park location

Evaluation Criteria

Community and Culture



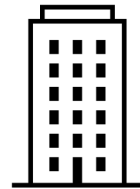
- Provides centrally located public meeting places and uses that can create place identity/sense of place
- Provision of appropriate number and location of schools

Neighborhood Character and Design



- Ability to deliver a full range of housing typology within a neighborhood

Housing Choice



- Offers diverse housing mix

Urban Structure



- Ability to create viable focal points

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Project Timeline and Engagement Opportunities



Your Input Matters

Get involved!

Your input will be used to help inform the key decisions that will be made around how growth is planned in the Brooklin Expansion Area.

Next Steps:

- Evaluate the two Land Use Alternatives based on an evaluation matrix and community feedback.
- Prepare the Preferred Land Use Alternative based on the evaluation.
- Prepare draft Official Plan Amendment.
- Consult on Official Plan Amendment.

Register for updates on
connectwhitby.ca/opreview

Follow the Project

Click on the links below to complete the form to be added to the official Interested Party list for each key project area.

1. [General Official Plan Review Interested Party Form](#) (File number: OPA-2023-W/02)
2. [Whitby Go Protected Major Transit Station Area Interested Party Form](#) (File number: OPA-2024-W/04)
3. [Strategic Growth Areas Interested Party Form](#) (File number: OPA-2024-W/05)
4. [Brooklin Expansion Area Interested Party Form](#) (File number: OPA-2024-W/06)

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Thank You!

