



Whitby

Official Plan Review

Preparing for Growth to 2051

Community Open House - April 23 2025

WELCOME!

Growth Management

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



Why It Matters

- The **Official Plan** provides a framework for where and how growth is accommodated, while protecting valuable agricultural, rural, and natural heritage areas, as well as unique urban spaces.
- Collaboration with the Region will be required to ensure roads and water and wastewater infrastructure are available in a timely manner to support growth.



Current Policy Snapshot

Envision Durham is a high-level plan for living, working, and moving across the Region to **2051**.

- The Official Plan provides a framework for accommodating growth to **2031**.
- The Official Plan refines the Region's Official Plan to further reflect local conditions and growth objectives.
- The Official Plan also identifies "**greenfield**", urban expansion areas where population and job growth is planned to occur.

Policy Considerations

- Update the planning horizon from **2031** to **2051** (population, job, and household forecasts).
- Coordinate growth with the timing and delivery of infrastructure by both the Town and the Region by including policies from **Envision Durham**.
- Aspire to achieve a balanced population and job growth through a target of one new job for every two residents.
- Plan for half of all new development to occur within areas appropriate for intensification and where infrastructure and services are already available.
- Accommodating the **2051** growth will require new growth areas which will be planned with a range of housing types and densities to achieve complete communities and support transit.

On January 1, 2025, land use planning authority was removed from the **Region of Durham**. Through this change, Whitby has inherited **Envision Durham** and will be incorporating its relevant policies through the **Official Plan Review**.

Complete Communities



Why It Matters

- Complete communities are accessible and walkable, with a full range of amenities and services available in close proximity to meet people's daily needs through their lifetime.
- Well-designed communities that have integrated greenspaces and pedestrian networks promote active living and foster protection of natural areas.
- High quality urban design for private buildings, public spaces, and streetscapes can enhance attractiveness, connectivity, safety, comfort, and accessibility.
- Areas which allow for a broad range and mix of land uses increase flexibility and access for residents to live and work in proximity.
- Planning for complete communities involves consultation with residents, businesses, Indigenous Communities, and other stakeholders.

Current Policy Snapshot

- Supports complete communities with diverse housing and amenities.
- Promotes inclusive, accessible, and responsive human services.
- Provides a parkland classification system and dedication requirements to ensure adequate greenspace.
- Urban design policies as well as green development standards enhance the built environment and the Town's commitment to sustainability.

Policy Considerations

- Continue to create vibrant, complete, sustainable communities where people can enjoy a high quality of life.
- Add a **land acknowledgement**, enhance policies for engagement, and improve relevant policies related to Indigenous communities.
- Refine parks and trail hierarchies for consistency with the draft **Parks and Recreation Master Plan**.
- Streamline similar land use designations (e.g. Mixed Uses)
- Incorporate broader design objectives and directives, including those from **Envision Durham**, to enhance streetscapes and the public realm, particularly in **Protected Major Transit Station Areas** and **Central Areas**.



Environmental Management



Why It Matters

- A healthy natural environment supports the well-being of people and wildlife.
- Preserving green and agricultural spaces improves quality of life in Whitby.
- Clean water starts with protecting our source water and groundwater.
- Prime Agricultural lands contribute to the local economy and provide fresh, local food.
- Responsible soil and rock management helps keep development sustainable.
- Managing noise reduces impacts on nearby homes and communities.



Current Policy Snapshot

- The Official Plan has policies to help protect environmental resources while also protecting the population from contamination and pollution.
- Source water protection policies for ground and surface water helps to protect our local drinking water.
- Protection of the agricultural system and circumstances where agriculture-related uses may be considered.
- Managing excess soils (soil/rock removed during construction) is important for public safety, health and protecting the environment.

Policy Considerations

- Update source water protection policies to align with **Envision Durham** and related provincial legislation and policies.
- Update agricultural policies to align with recent provincial and regional policy changes as they pertain to permissions for on-farm diversified and agricultural related uses, as well as rural lot creation and severance policies.
- Update noise policies to reflect provincial **Environmental Noise Guidelines** regarding residential development in proximity to existing sources of noise (e.g. industrial uses) by mitigating impacts through buffering and engineering strategies.



Climate Change

Why It Matters

- Climate change increases extreme weather, affecting communities and ecosystems.
- Green House Gases (**GHGs**) harm air, health & ecosystems.
- Non-renewable energy = higher emissions.
- Energy-efficient communities save costs, and improve quality of life.
- Proactive, sustainable planning supports long-term environmental goals.



Current Policy Snapshot

- Integrate services to reduce environmental & community impacts.
- Collaborate with Region, municipalities & providers.
- Align development with infrastructure timing.
- Protect utility corridors & activate for community use.
- Require stormwater plans with development.



Policy Considerations

- Review policies supporting the Town's Climate Change and sustainability goals and objectives.
- Review policies regarding community-wide greenhouse gas reduction.
- Encourage alternative and renewable energy systems while regulating scale and design to protect natural areas.
- Support green development practices, sustainability guidelines, and water conservation efforts.



Transportation

Why It Matters

- Supports a strong economy and healthy communities.
- Enhances connectivity via integrated road networks, to reduce traffic and pollution.
- Encourages walking and cycling, promoting health and lowering car use.
- Expands mobility through reliable public transit, aligning with climate goals.
- Facilitates efficient goods movement, benefiting local businesses.



Current Policy Snapshot

- Transportation Demand Management (**TDM**) policies currently only apply to **Port Whitby** and **Downtown Whitby Community Secondary Plans**.
- Focused on arterial and collector roads; does not fully incorporate emerging best practices.
- Transit Spine policies support higher density, mixed use development.
- Parking policies exist but require updates.



Policy Considerations

- **Road Network:** Promote a well-connected collector grid and waterfront access.
- **Transportation Demand Management:** Consider Town-wide **TDM** policies and integrating them into development applications.
- **Goods Movement:** Align with Envision Durham; protect freight corridors and plan for future grade separations at railway crossings.
- **Parking:** Consider shared parking and reduced minimums near transit; no minimum parking requirements in the **PMTSA**.

Active Transportation

- Align with Whitby Active Transportation Plan.
- Consider recommendations from Regional Active Transportation Network.
- Enhance policies for pedestrian safety.
- Enhance bike parking, secure storage, and transit-supportive facilities.
- Support the implementation of wayfinding and signage for better navigation.

Public Transit

- Reflect updated Rapid Transit Spine and high-frequency routes as needed (**Envision Durham**).
- Consider future Transitway implementation (including stations).
- Promote transit-oriented development to reduce car reliance.

Cultural Heritage and Archaeology

Why It Matters

- Retaining older buildings makes our streets vibrant and diverse and brings character and identity to its neighbourhoods.
- Heritage conservation and protection of archaeological resources enhances the Town's identity and allows the community to understand its past for the benefit of existing and future generations.
- Maintaining and re-using buildings, instead of building new, contributes to a community's sustainability.
- Conserving built heritage can attract tourism and stimulate economic growth.
- Engagement with local Indigenous Communities helps preserve and celebrate local Indigenous heritage.



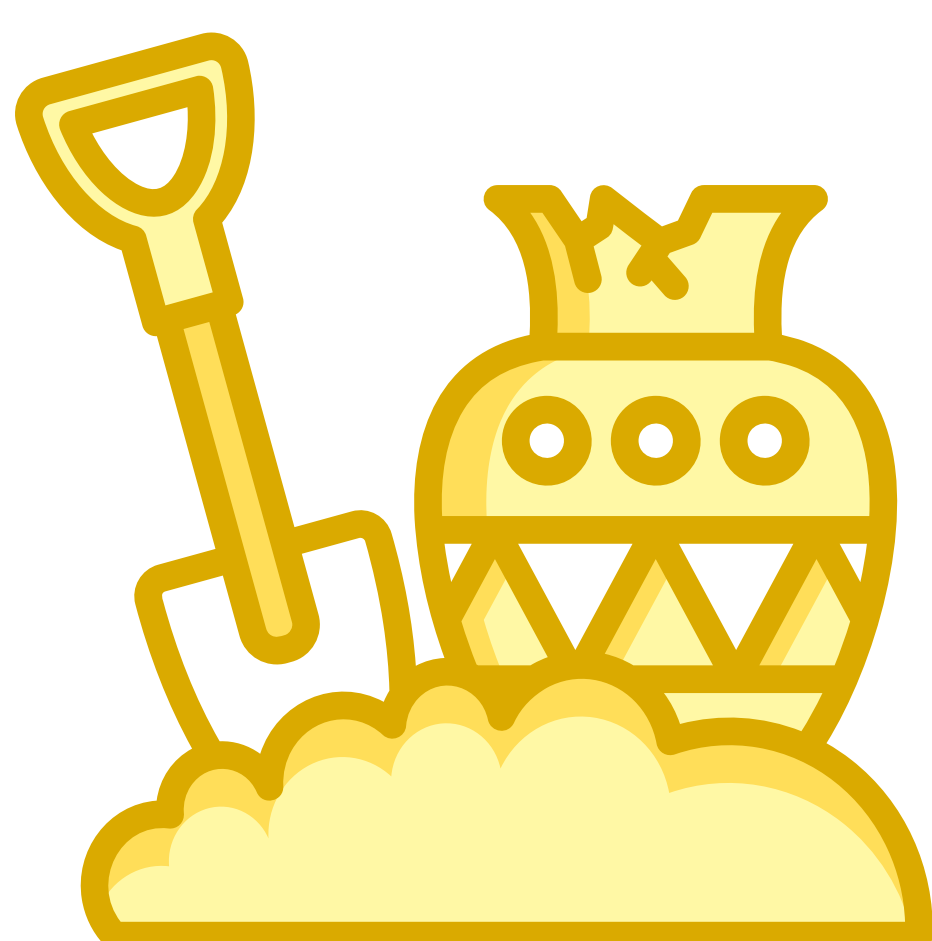
Current Policy Snapshot

- Whitby is committed to conserving cultural heritage and archaeological resources through Official Plan policies.
- Policies support the creation of Heritage Conservation Districts and individually designated heritage properties.
- Two Heritage Conservation Districts (HCD) in Whitby:
 - **Werdens Plan HCD**
 - **Brooklin HCD**
- Over **70** individually designated heritage properties.
- Policies conserve and protect known or potential archaeological sites.
- Cultural Heritage Impact Assessments are used to evaluate and mitigate impacts of new development near heritage properties.



Policy Considerations

- Continue to encourage the conservation of cultural heritage and archaeological resources in the development approval process.
- Explore adaptive re-use policies.



Housing and Affordability

Why It Matters

- Rising home prices and rents are impacting affordability.
- A healthy housing system supports all income levels and needs.
- More diverse housing types are being built (e.g., townhomes, apartments, Accessory Dwelling Units).
- Supportive land use policies can help deliver more housing options, including affordable housing.



Current Policy Snapshot

- Residential land use designations, as well as certain commercial/mixed use designations permit residential uses at varying densities to encourage a mix and range of housing types.
- Provincial and Whitby Official Plan policies require an adequate supply of land for residential development which can be serviced by municipal water and sanitary infrastructure and provide opportunities for intensification in appropriate locations.
- Other policies include direction for affordable housing, and general location and characteristics of various built forms for a full range of housing types.



Policy Considerations

- Encourage partnerships between different levels of government, agencies and stakeholders for the provision of a full range of housing types.
- Review and consider revisions to affordability and accessibility requirements for higher density developments.
- Review rental policies to ensure the supply of rental housing is protected across a range of housing types.
- Support the Region in the implementation of a housing and homelessness plan.



Employment



Why It Matters

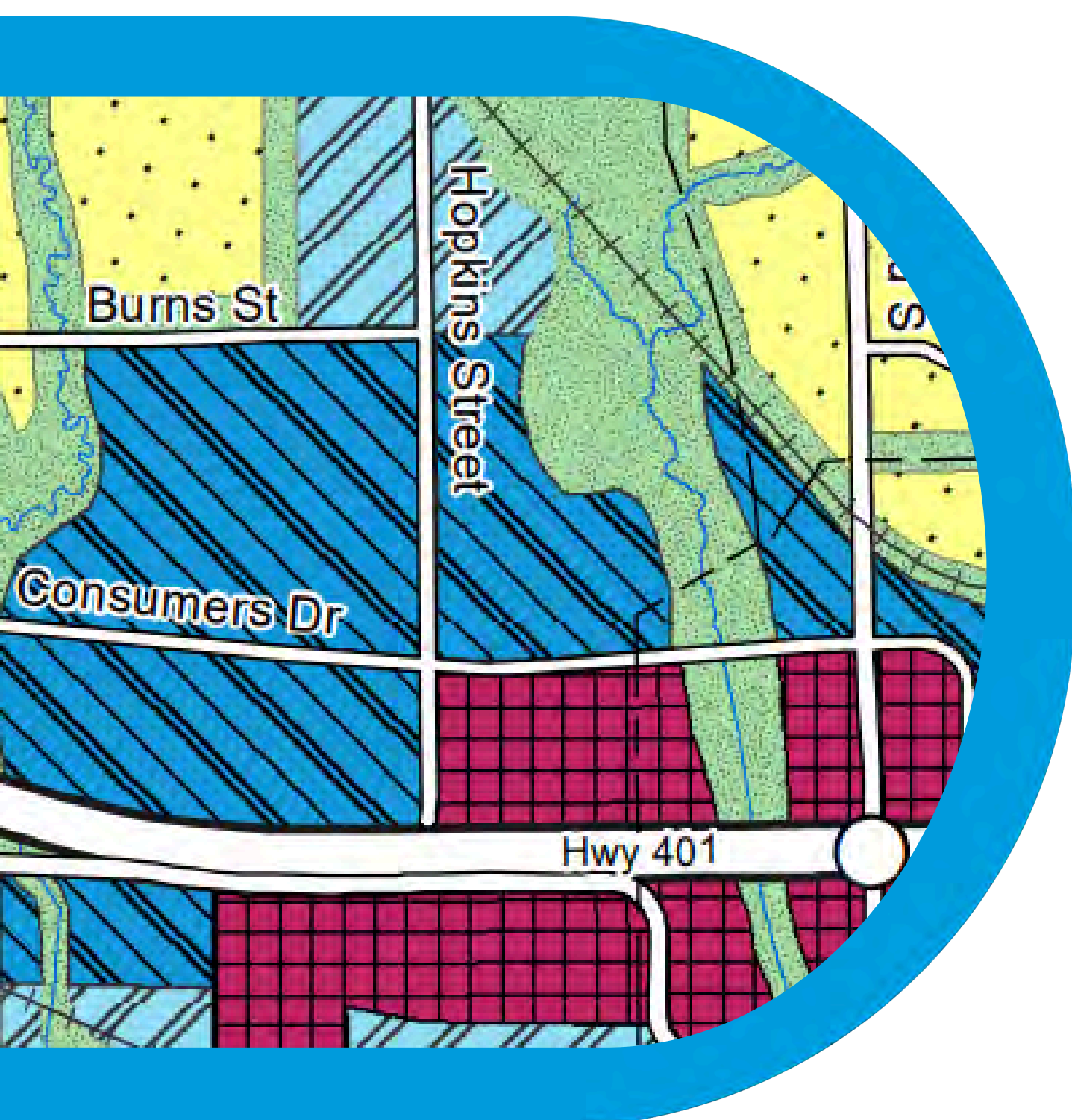
- Business and job growth are fundamental to the Town's economic vitality.
- Employment lands are often the only place businesses can locate because of their size/function and because these areas offer lower land values than elsewhere in the Town.
- Protecting an adequate and long-term supply of employment land is important in providing choice for employers and in maintaining balanced population and job growth.
- Recent updates to Provincial policy have changed the types of uses that can locate in employment areas.

Current Policy Snapshot

- **Employment Areas** are mapped in the Official Plan and protected for large concentrations of business activities. They are located adjacent to 400-series highways. Residential uses and other sensitive uses are not permitted.
- There are two different types of employment areas in the Town:
 - **General Industrial Areas** reserved for traditional industrial/manufacturing and land extensive warehouse-type uses;
 - **Prestige Industrial Areas** accommodate lighter industrial uses, office jobs, processing / light manufacturing, and small-scale commercial uses.
- Other Commercial and Mixed-Use Areas outside of Employment Areas focus on attracting jobs and uses that serve nearby residents (e.g. grocery stores).

Policy Considerations

- Address revised Provincial policy which no longer permits office, personal service, or commercial uses in Employment Areas.
- Balance the long-term protection of Employment Areas, in appropriate locations, considering a new Employment designation allowing commercial, retail, office, and institutional uses (no residential).
- Focus on areas that:
 - Provide a transition to sensitive uses (e.g. residential)
 - Already have many existing or planned non-traditional employment uses.
 - Are vacant but may be unsuitable for traditional employment (e.g. manufacturing) due to size, location, or highway access.
- Plan for future uses like a new hospital and places of worship in appropriate land use designations.
- Promote compact development and urban design policies in Employment Designations.



Infrastructure and Utilities



Why It Matters

- Services like water, electricity & stormwater are essential but often invisible.
- Coordinated planning ensures cost-effective, efficient service delivery.
- Growth must align with available infrastructure.
- Stormwater management helps prevent flooding & erosion.



Current Policy Snapshot

- Policies ensure services and utilities are integrated to minimize negative impacts between facilities and the environment and community.
- Promote collaboration with the Region, adjacent municipalities, and service providers to ensure services and utilities are integrated.
- Ensures development is appropriately phased and aligned with the timing of delivery of infrastructure and utilities.
- Supports the protection of utility corridors while encouraging the activation of these areas for open space and community uses.
- Requires a stormwater management plan with development applications to ensure drainage and runoff are managed.

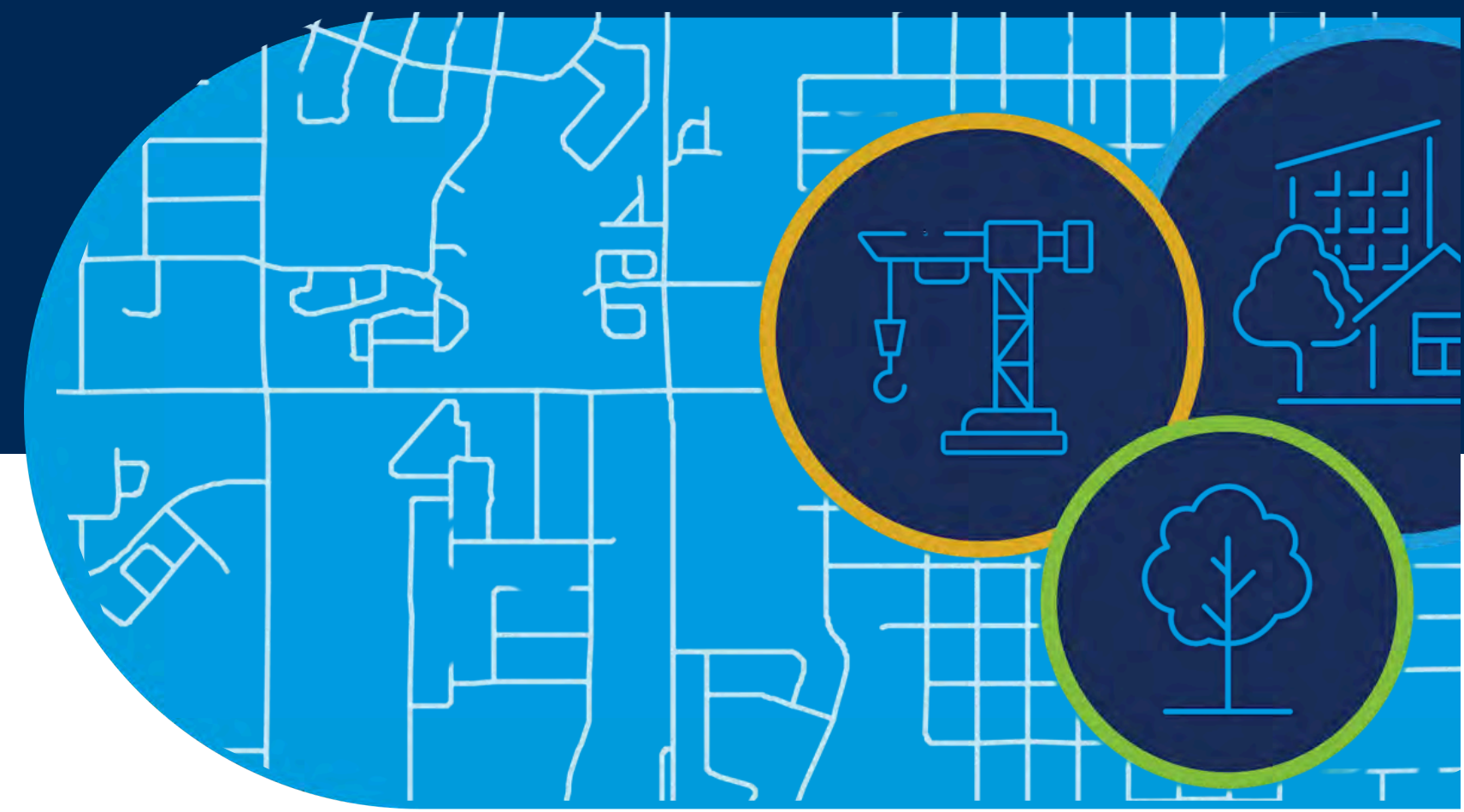


Policy Considerations

- Continue to direct development to appropriate locations serviced with municipal infrastructure and utilities.
- Continue promotion of the “dig once” approach so new or upgraded services are coordinated to avoid successive construction on roads/sidewalks.
- Continue to promote the co-location of telecommunications infrastructure.
- Review/update stormwater management policies to consider comprehensive watershed/subwatershed plans and changes in technology.
- Design new stormwater management facilities based on best practices in sustainability and green infrastructure

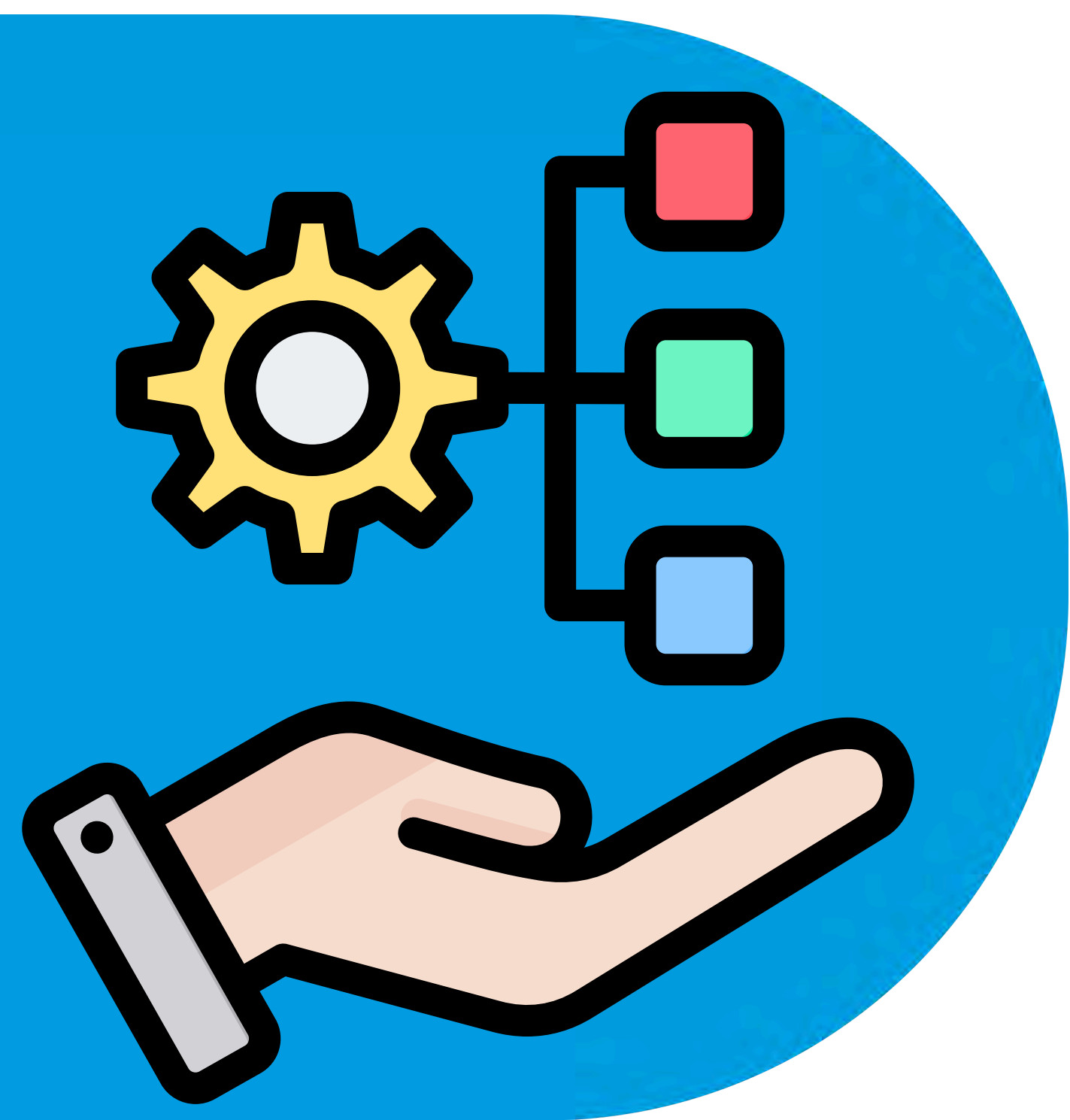


Implementation



Why It Matters

- Council considers Official Plan policies in establishing corporate priorities and capital forecasts, amongst other strategic objectives.
- Council considers the objectives and policies of the Official Plan in the approval of all forms of development.
- Recent Provincial legislative changes seek to increase housing supply by streamlining the planning approvals process.
- The removal of Durham Region's planning approval authority requires the Town to incorporate Envision Durham into its own Official Plan, resulting in a number of technical, process, and mapping revisions.



Current Policy Snapshot

- Policies regarding Site Plan approval requirements/exemptions.
- Objectives when considering **Site Plans**, including achieving high quality design, character, massing, scale, and appearance.
- Requirements for Council when considering **Plans of Subdivision**.
- Requirement for applications to go through the **Pre-Consultation** process before submitting formal development applications.
- A series of maps and schedules outlining land use, environmental features, infrastructure, and other attributes within the Town.

Policy Considerations

- Incorporate **Envision Durham** policies into the Town's Official Plan, where appropriate.
- Explore development review approval process policies, to support bringing development to market.
- Update policies based on changes in Provincial planning legislation.
- Revise Pre-Consultation policies to encourage applicants to consult with the Town prior to submitting an application.
- Update mapping to reflect recently updated provincial plans (such as updated environmental layers) and **Envision Durham** Schedules.

