

Whitby

Official Plan Review



Statutory Public Meeting
October 16th, 2024





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.

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)

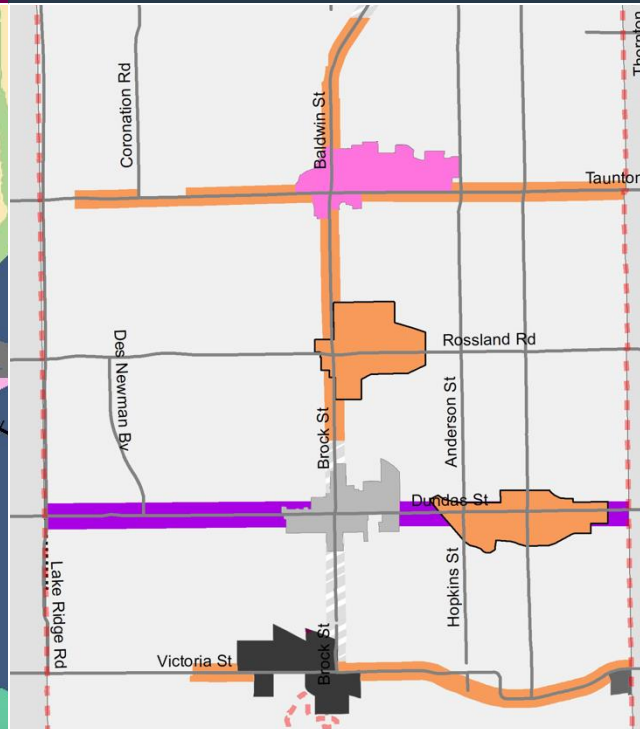
OPA #138



Focus ★ Area 2

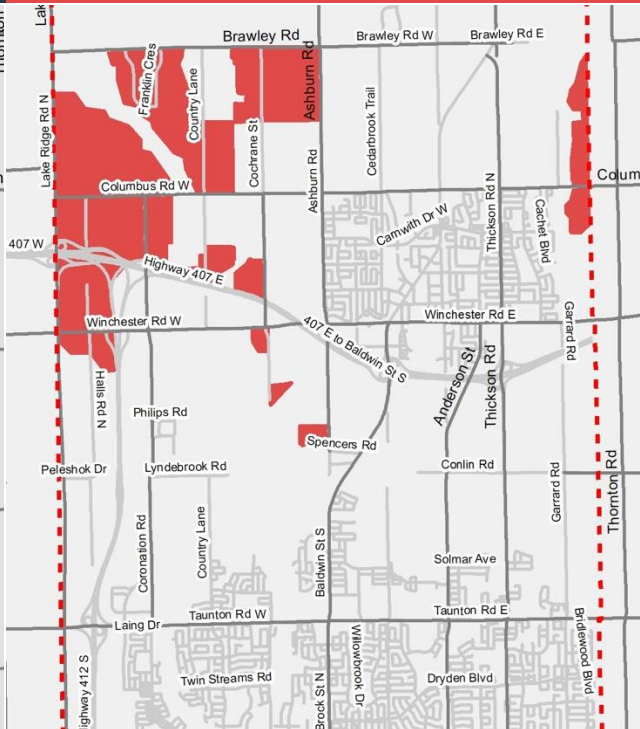
Other Strategic
Growth Areas and
Nodes and Corridors

OPA #139



Focus Area 3

Brooklin Urban
Expansion Area per
Envision Durham

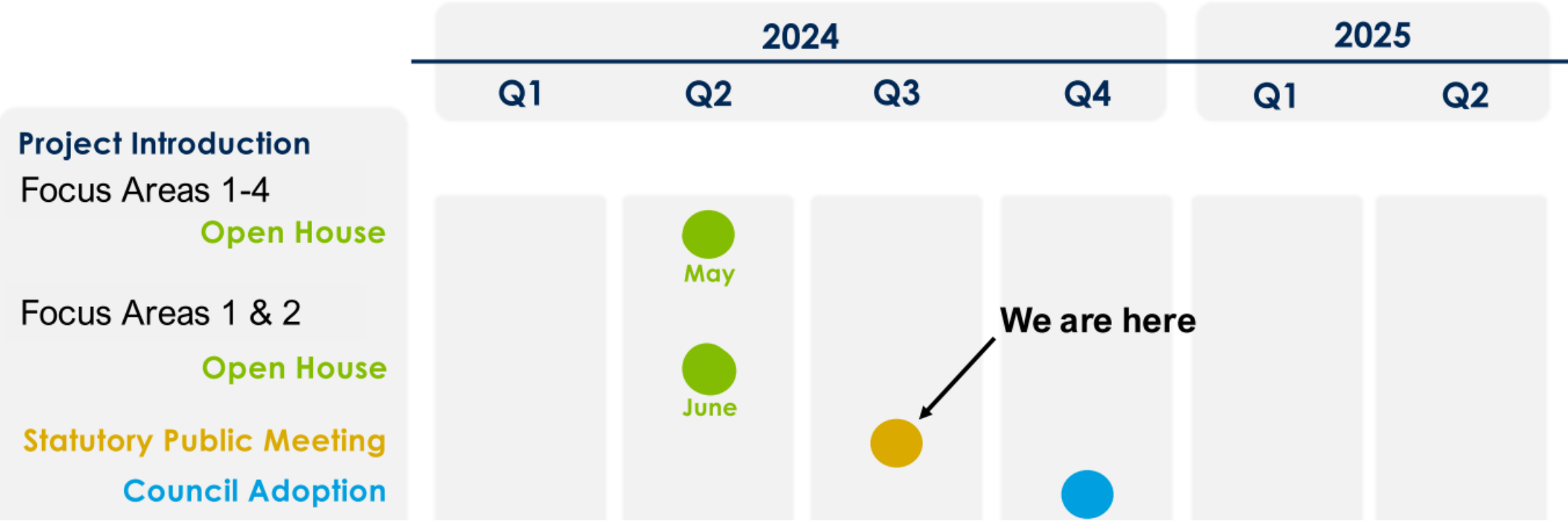


Focus Area 4

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



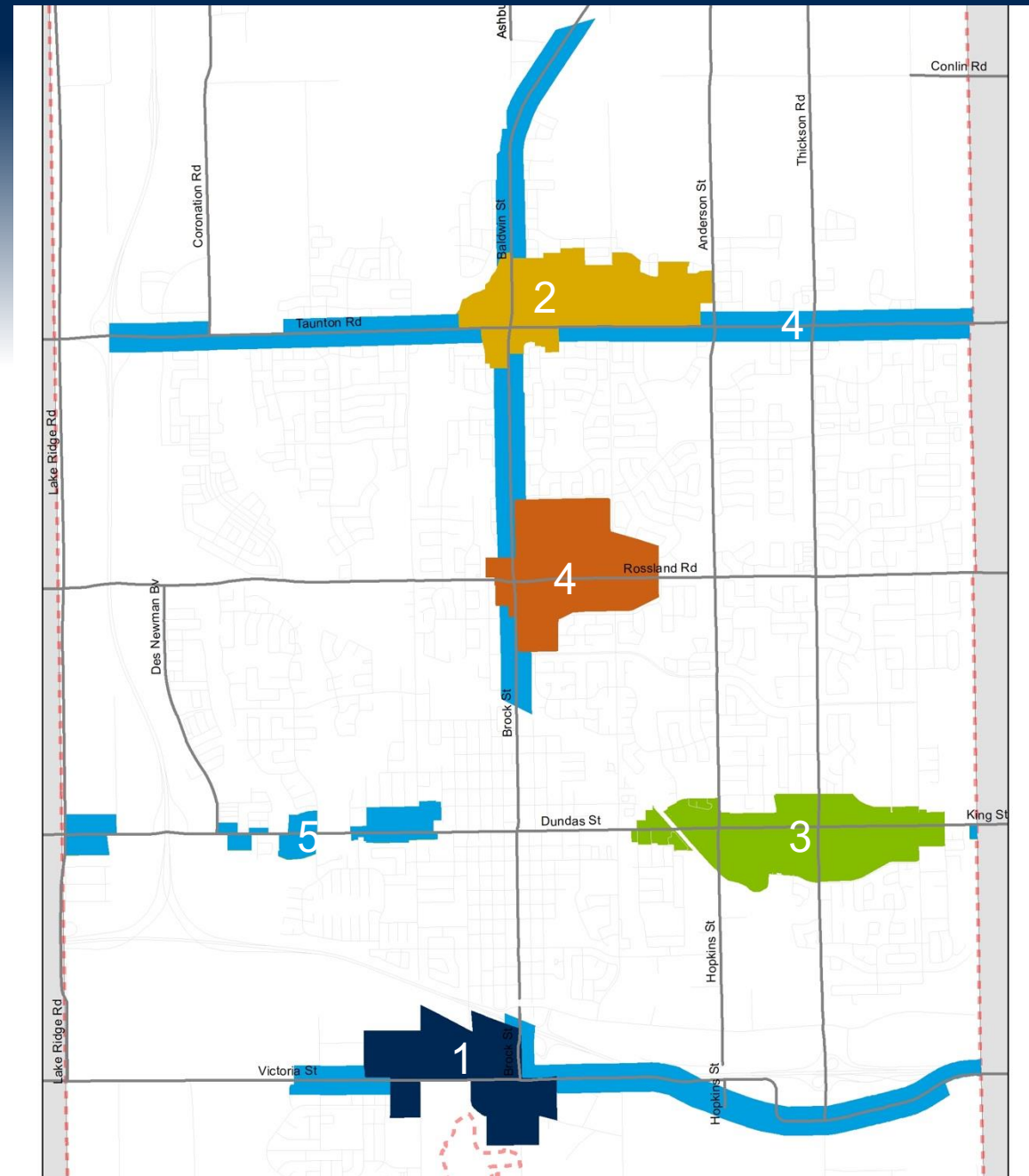
Project Timeline & Engagement Opportunities



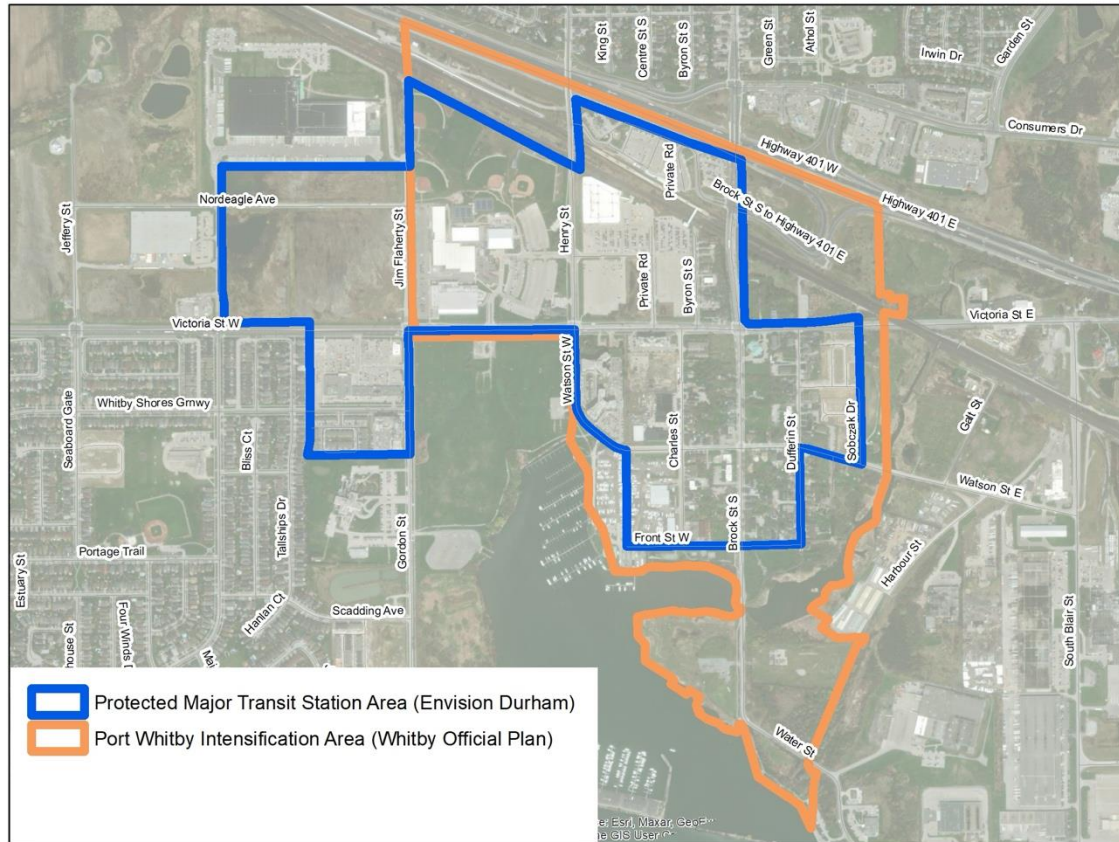
5 Study Areas for Growth

- OPA #138 {
1. Protected Major Transit Station Area (PMTSA)
- OPA #139 {
2. Brock/Taunton Regional Centre
 3. Dundas East Urban Central Area
 4. Rossland/Garden Urban Central Area
 5. Dundas Rapid Transit Corridor & Regional Corridors

Note: Downtown Whitby and Brooklin excluded from Study Area due to recent study/approvals.

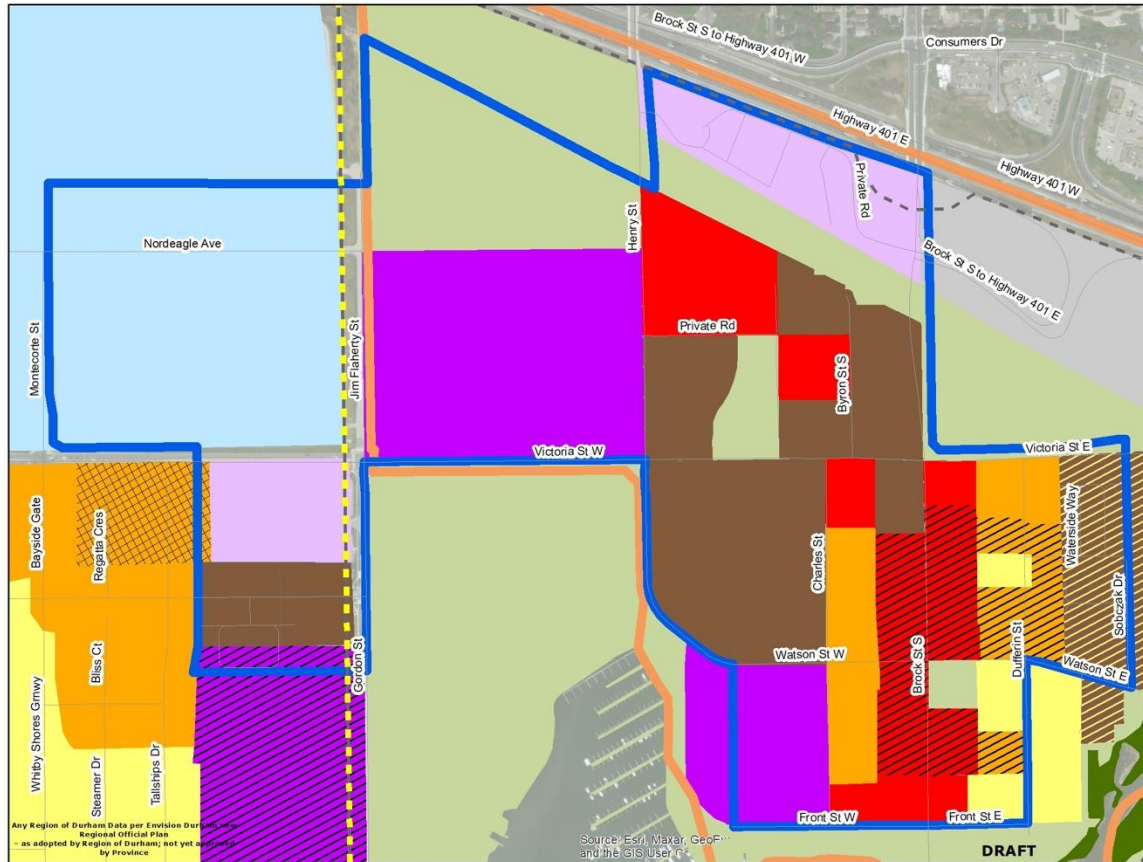


Background Analysis (for all 5 Study Growth Areas)



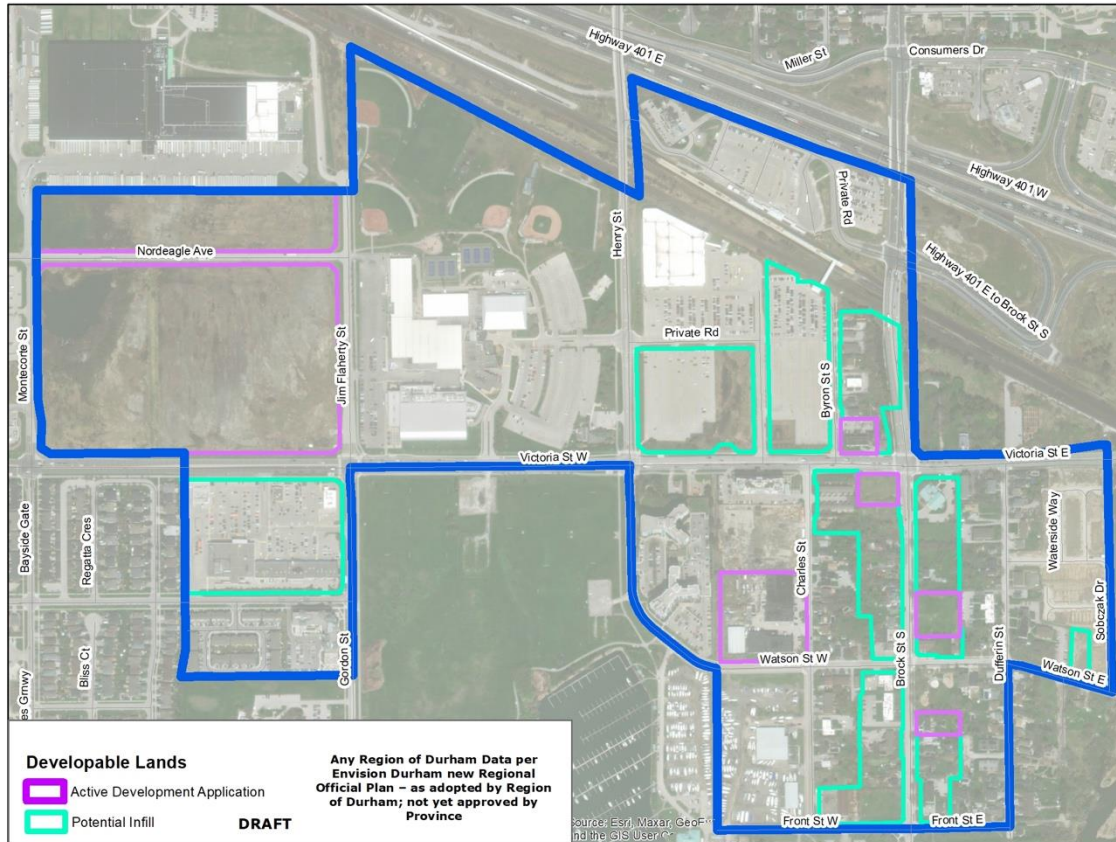
- Reviewed Envision Durham and Whitby Official Plan policies, identified required updates

Background Analysis (for all 5 Study Growth Areas)



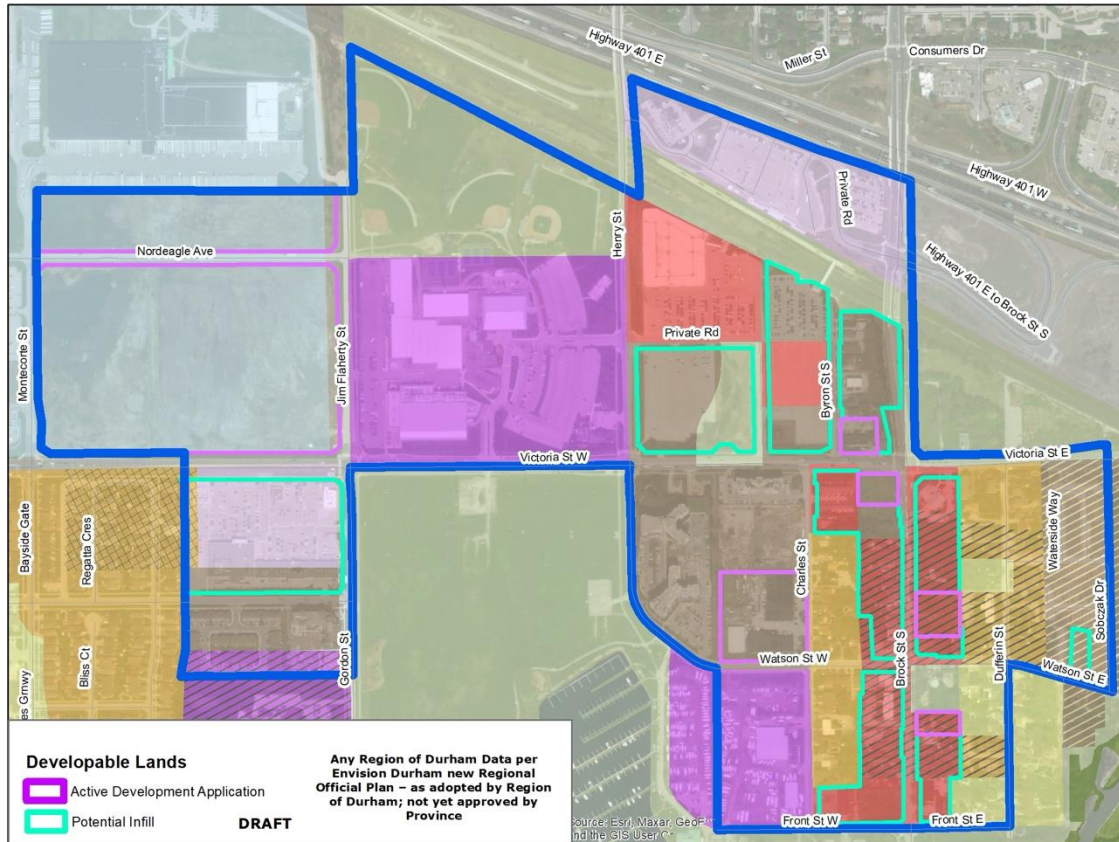
- Reviewed Envision Durham and Whitby Official Plan policies, identified required updates
- Reviewed existing intensification structure and land use permissions in Whitby Official Plan

Background Analysis (for all 5 Study Growth Areas)



- Reviewed Envision Durham and Whitby Official Plan policies, identified required updates
- Reviewed existing intensification structure and land use permissions in Whitby Official Plan
- Examined existing built form and approved development
- Assessed opportunities for development within policy framework (identified infill potential)

Background Analysis (for all 5 Study Growth Areas)



- Reviewed Envision Durham and Whitby Official Plan policies, identified required updates
- Reviewed existing intensification structure and land use permissions in Whitby Official Plan
- Examined existing built form and approved development
- Assessed opportunities for development within policy framework (identified infill potential)
- Provided recommended policy changes to support intensification and meet Provincial and Regional growth targets

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Official Plan Review

Proposed Amendments

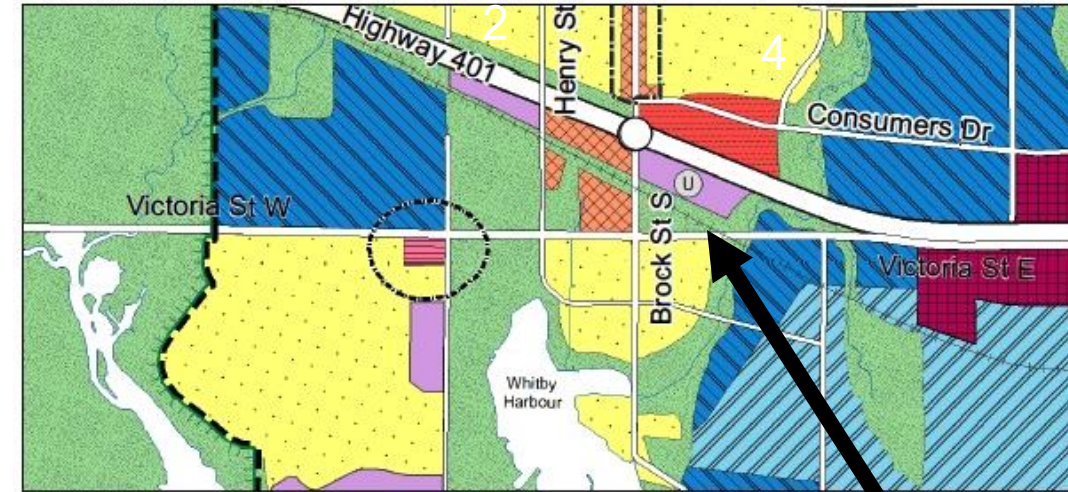


PMTSA

OPA #138

- Delineate PMTSA.
- Update density target for PTMSA to minimum 150 people and jobs/ha.

**Exhibit 'A' to Draft Proposed Official Plan Amendment #138
to the Town of Whitby Official Plan**



Delineate PTMSA

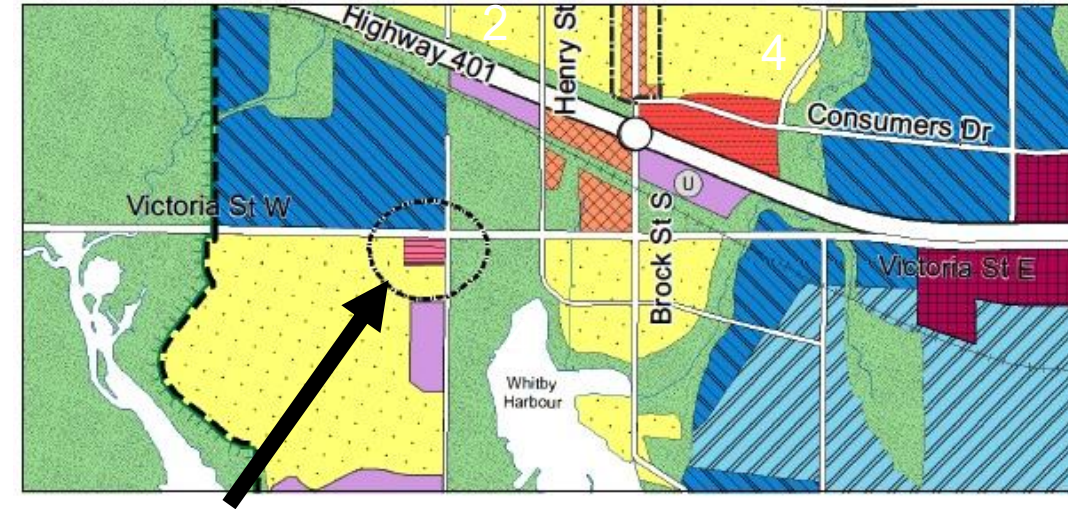


PMTSA

OPA #138

- Delineate PMTSA.
- Update density target for PTMSA to minimum 150 people and jobs/ha.
- Remove Community Central Area at Gordon and Victoria Streets (now part of the PMTSA).

Exhibit 'A' to Draft Proposed Official Plan Amendment #138 to the Town of Whitby Official Plan



Remove Community Central Area at
Gordon and Victoria Streets



PMTSA

OPA #138

- Delineate PMTSA.
- Update density target for PTMSA to minimum 150 people and jobs/ha.
- Remove Community Central Area at Gordon and Victoria Streets (now part of the PMTSA).
- Redesignate a portion of GO Station parking lot from Mixed Use Residential to High Density Residential Mixed Use.

**Exhibit 'C' to Draft Proposed Official Plan Amendment #138
to the Town of Whitby Official Plan**



Redesignate from Mixed Use
Residential to High Density
Residential Mixed Use



PMTSA

OPA #138

- Delineate PMTSA.
- Update density target for PTMSA to minimum 150 people and jobs/ha.
- Remove Community Central Area at Gordon and Victoria Streets (now part of the PMTSA).
- Redesignate a portion of GO Station parking lot from Mixed Use Residential to High Density Residential Mixed Use.
- Increase height permissions north of Victoria Street closest to the GO Station to 40 storeys.



PMTSA

OPA #138

- Delineate PMTSA.
- Update density target for PTMSA to minimum 150 people and jobs/ha.
- Remove Community Central Area at Gordon and Victoria Streets (now part of the PMTSA).
- Redesignate a portion of GO Station parking lot from Mixed Use Residential to High Density Residential Mixed Use.
- Increase height permissions north of Victoria Street closest to the GO Station to 40 storeys.
- Increase height permissions to 12 storeys, north of Watson Street East, east of Charles Street to provide height transition.



PMTSA

OPA #138

- Delineate PMTSA.
- Update density target for PTMSA to minimum 150 people and jobs/ha.
- Remove Community Central Area at Gordon and Victoria Streets (now part of the PMTSA).
- Redesignate a portion of GO Station parking lot from Mixed Use Residential to High Density Residential Mixed Use.
- Increase height permissions north of Victoria Street closest to the GO Station to 40 storeys.
- Increase height permissions to 12 storeys, north of Watson Street East, east of Charles Street to provide height transition.
- Update policies to support a main street along Brock Street, south of Victoria Road.



Strategic Growth Areas and Other Nodes and Corridors

OPA #139

Brock/Taunton:

- Update boundary of Brock/Taunton Major Central Area to reflect Regional Center from Envision Durham.
- Reflect a density target of 150 persons and jobs /ha.



Strategic Growth Areas and Other Nodes and Corridors

OPA #139

Brock/Taunton:

- Update boundary of Brock/Taunton Major Central Area to reflect Regional Center from Envision Durham
- Reflect a density target of 150 persons and jobs /ha
- Permit building heights of up to 25 storeys
- Provide transition to abutting existing low-rise residential
- Setbacks, intervening low-rise built-form and 45-degree angular plane



Strategic Growth Areas and Other Nodes and Corridors

OPA #139

Brock/Taunton:

- Realign Mixed Use and Medium Density designations to reflect existing townhouse development

Exhibit 'D' to Draft Proposed Official Plan Amendment #139 to the Town of Whitby Official Plan



Update boundary of Brock/Taunton Major Central Area to reflect Regional Center from Envision Durham

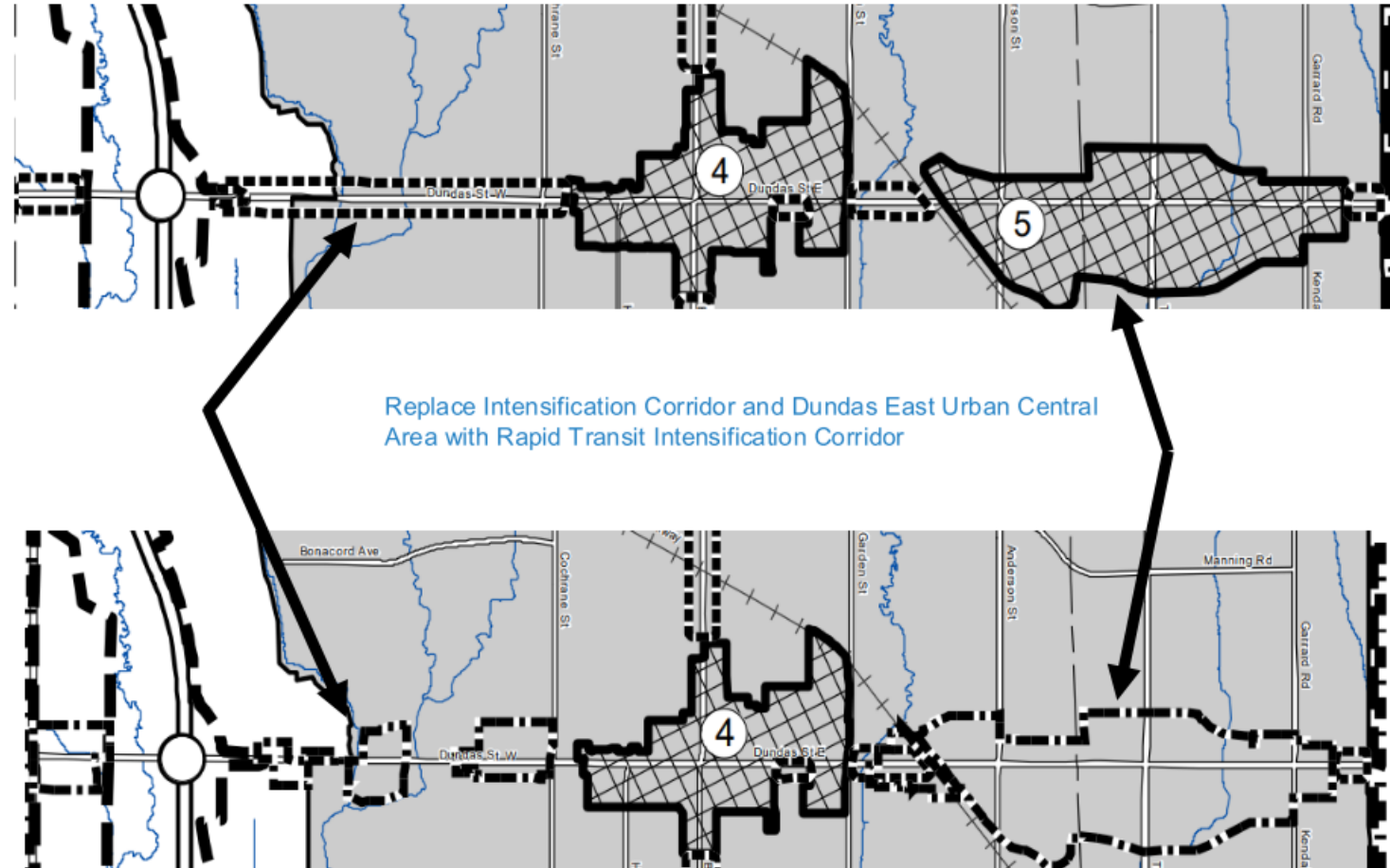


Strategic Growth Areas and Other Nodes and Corridors

OPA #139

Rapid Transit Corridor

- Replace Intensification Corridor and Dundas East Urban Central Area with Rapid Transit Intensification Corridor to reflect the Rapid Transit Corridor identified in Envision Durham

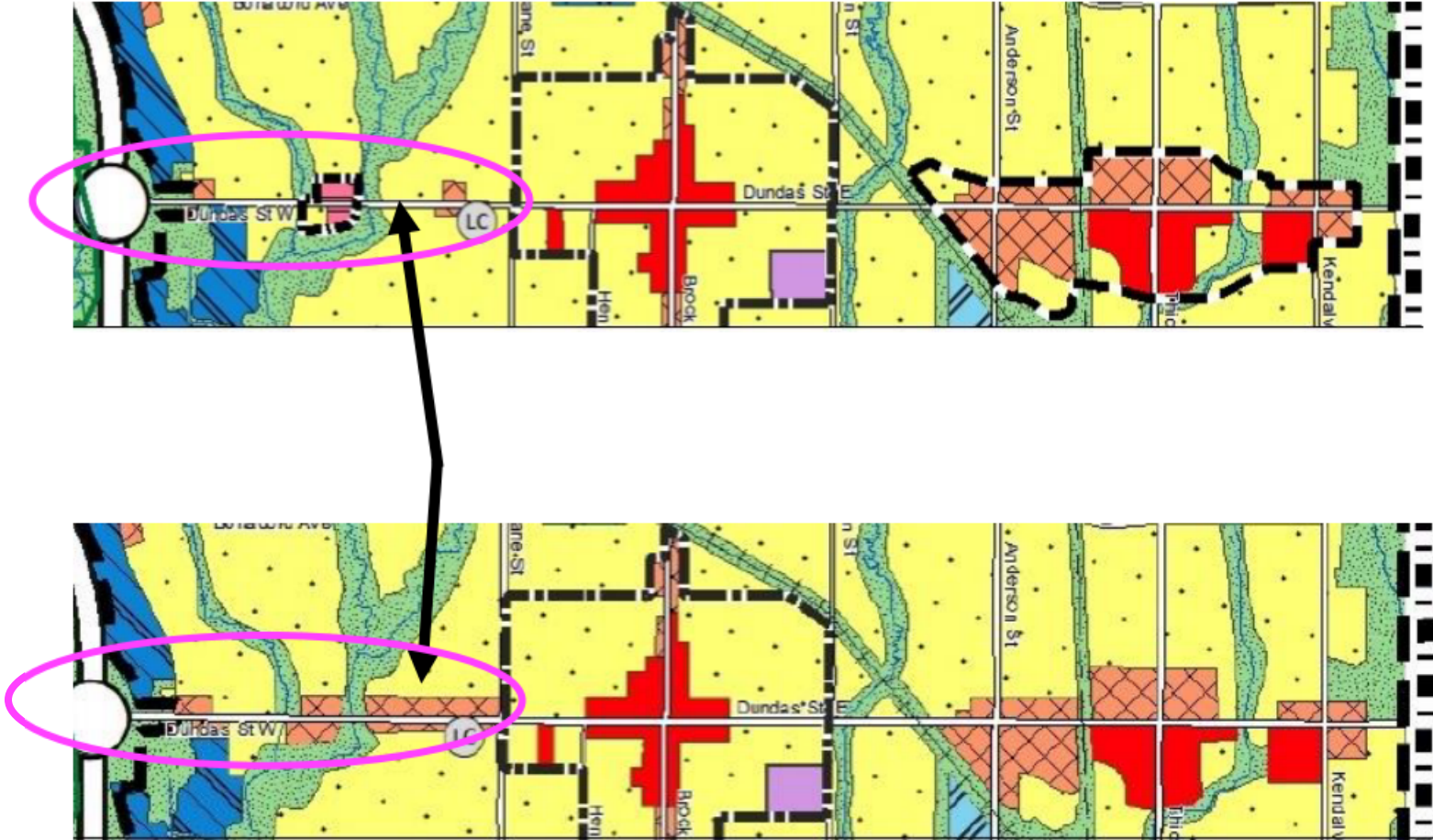


Strategic Growth Areas and Other Nodes and Corridors

OPA #139

Rapid Transit Corridor

- Introduce Mixed Use designations
- Require a minimum of 4 up to maximum of 8 storeys

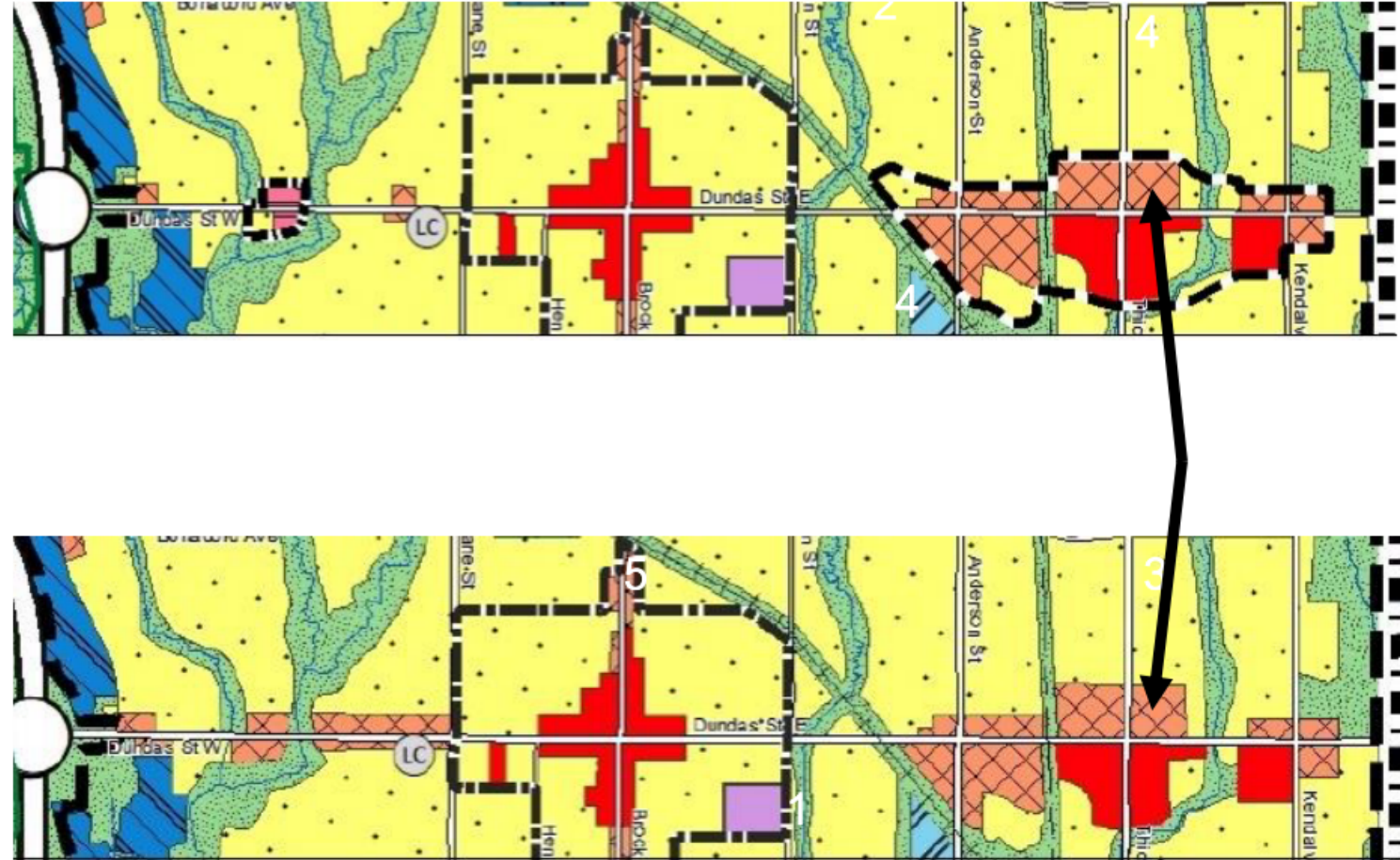


Strategic Growth Areas and Other Nodes and Corridors

OPA #139

Rapid Transit Corridor

- Introduce Mixed Use designations
- Require a minimum of 4 up to maximum of 8 storeys
- Provide for building heights up to 25 storeys along Dundas Street East and along Thickson Road
- Provide transition abutting low rise residential
- Setbacks, intervening low-rise built-form and 45-degree angular plane

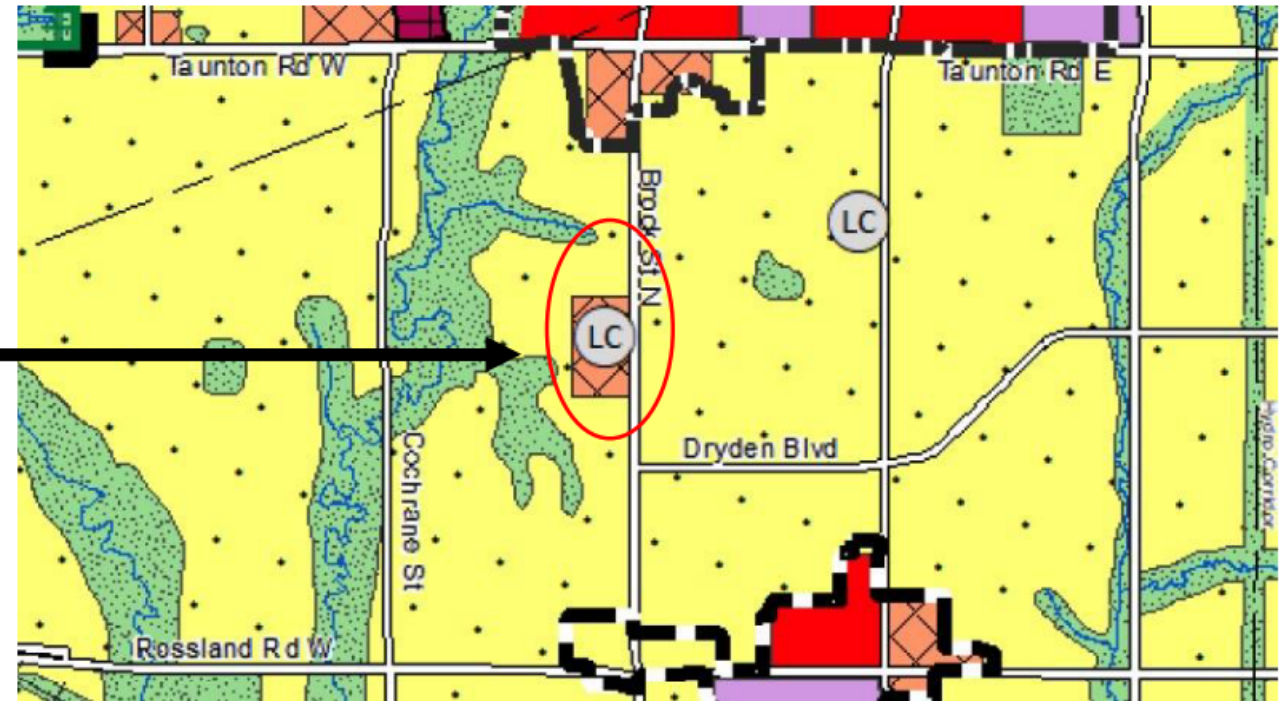
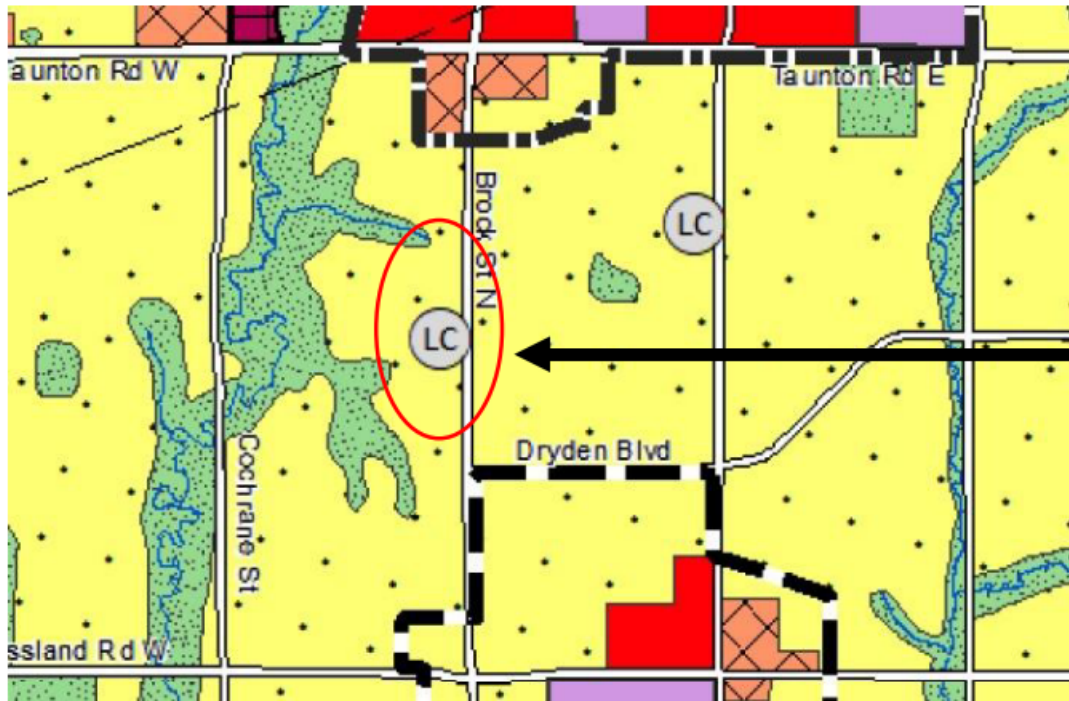


Strategic Growth Areas and Other Nodes and Corridors

OPA #139

Intensification Corridors

- Redesignate 3500 and 3570 Brock Street North as mixed use.

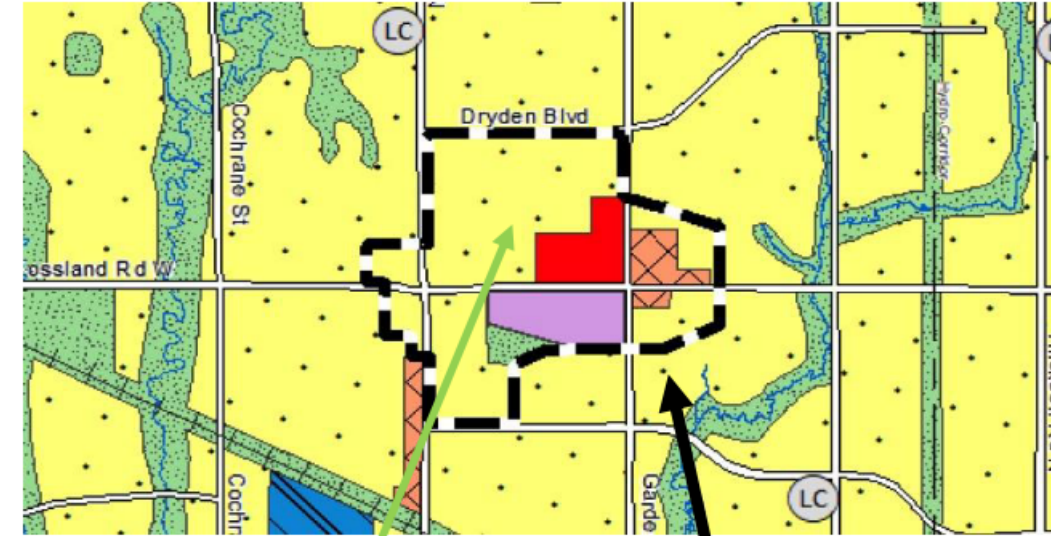


Strategic Growth Areas and Other Nodes and Corridors

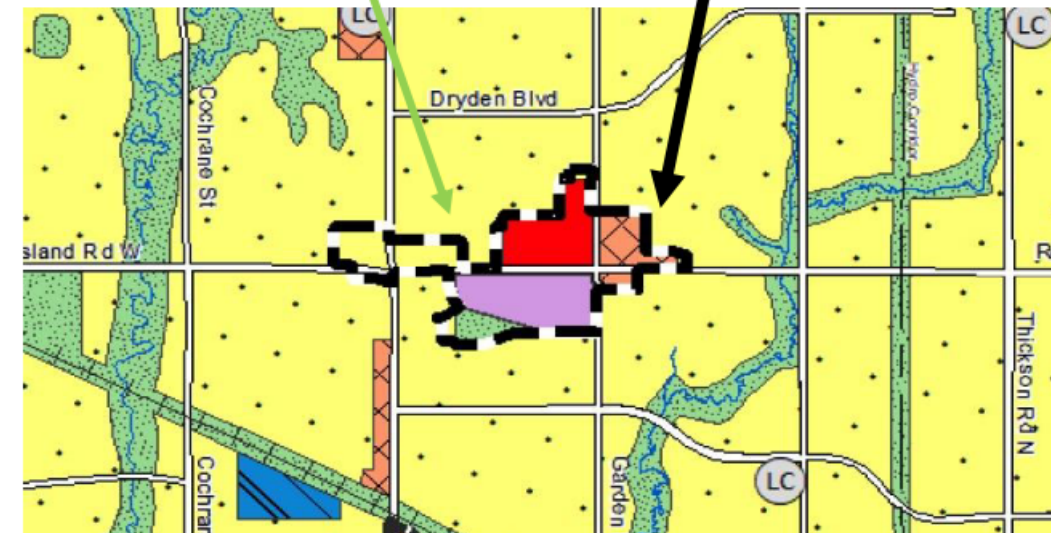
OPA #139

Rossland/Garden

- Re-delineate the Urban Central Area Boundary to remove existing low rise areas.
- Provide for heights up to 25 storeys along Rossland Road and Garden Street
- Provide transition abutting low rise residential
- Setbacks, intervening low-rise built-form and 45-degree angular plane



Re-delineate the Urban Central Area Boundary to remove existing low rise areas.



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Thank You

