

# Whitby

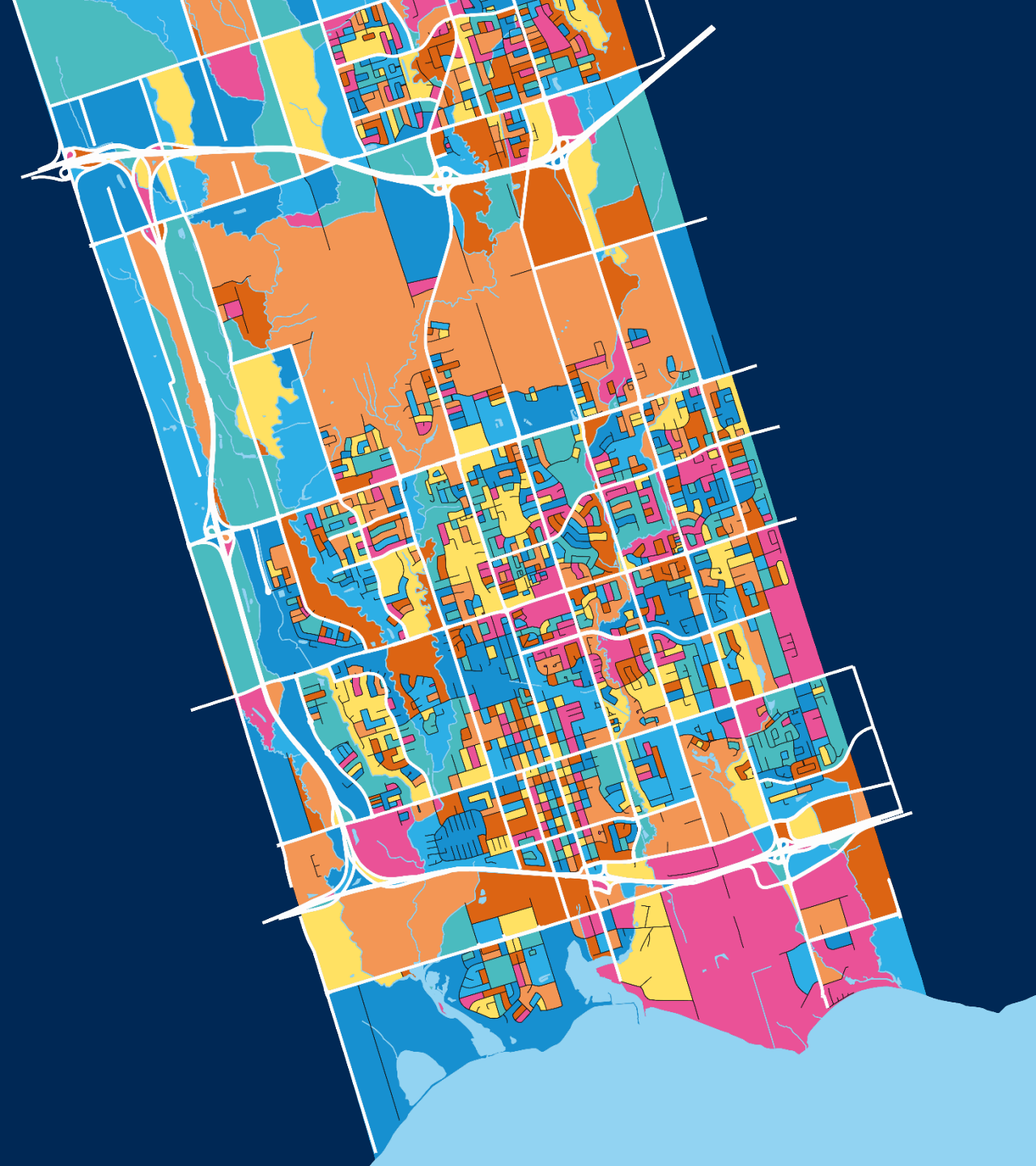
## Official Plan Review

Special Meeting of Town Council  
May 29<sup>th</sup>, 2024



# Agenda

1. Introductions
2. Project Overview
3. Project Approach
4. Project Timeline and Engagement Opportunities
5. Q&A



# Introductions

## Project Team

### Consulting Team



**Paul Lowes**

Project Manager  
Partner, SGL Planning



**Susanne  
MacDonald**

Senior Planner  
Partner, SGL Planning



**Justine Giancola**

Senior Planner  
Partner, Dillon Consulting



**Zahra Jaffer**

Engagement Lead  
Associate, Dillon Consulting

### Town of Whitby

**Lori Tesolin**

Project Manager  
Principal Planner, Policy and  
Heritage Planning  
Town of Whitby

**Ed Belsey**

Senior Manager of Policy and  
Heritage Planning  
Town of Whitby

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# Project Overview



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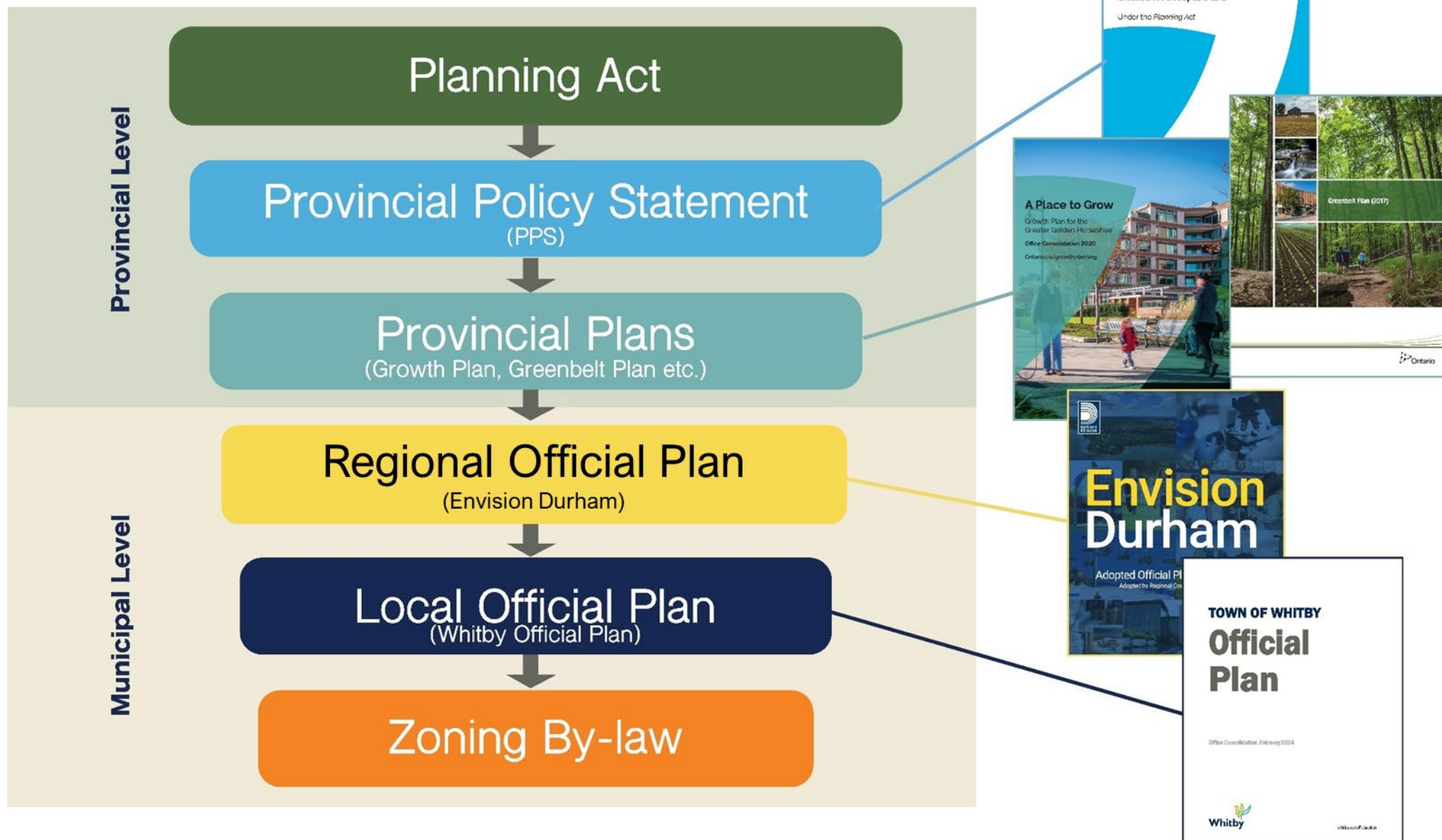




**Whitby is set to grow with over 100,000 new residents and almost double the number of jobs that exist today by 2051**

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



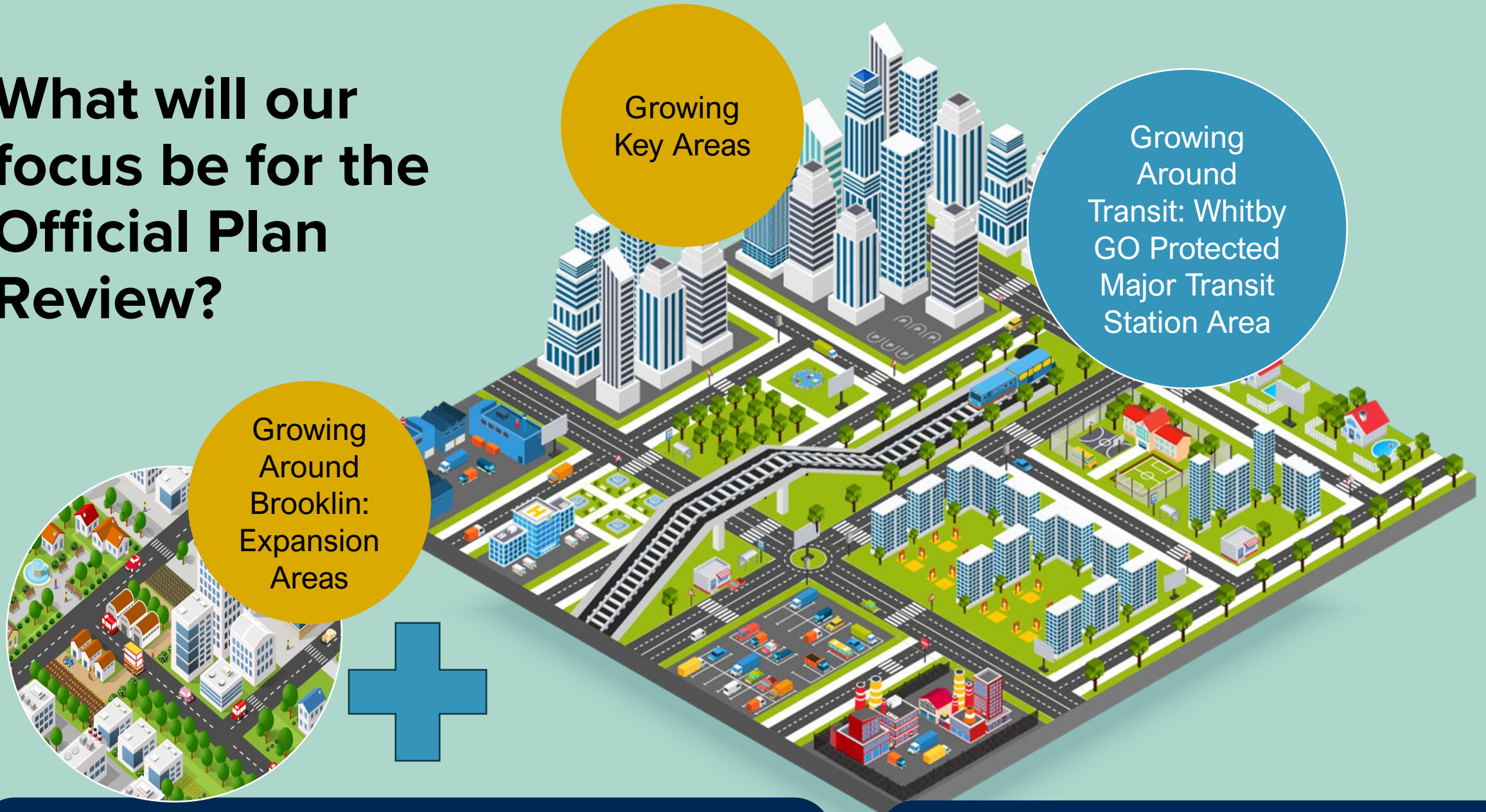
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# Project Approach



# What will our focus be for the Official Plan Review?



Conformity with Envision Durham & Preparing for Growth

Provincial legislation and policy changes

# Focus Area 1

## Growing Around the Whitby GO

### Whitby GO Protected Major Transit Station Area (PMTSA):

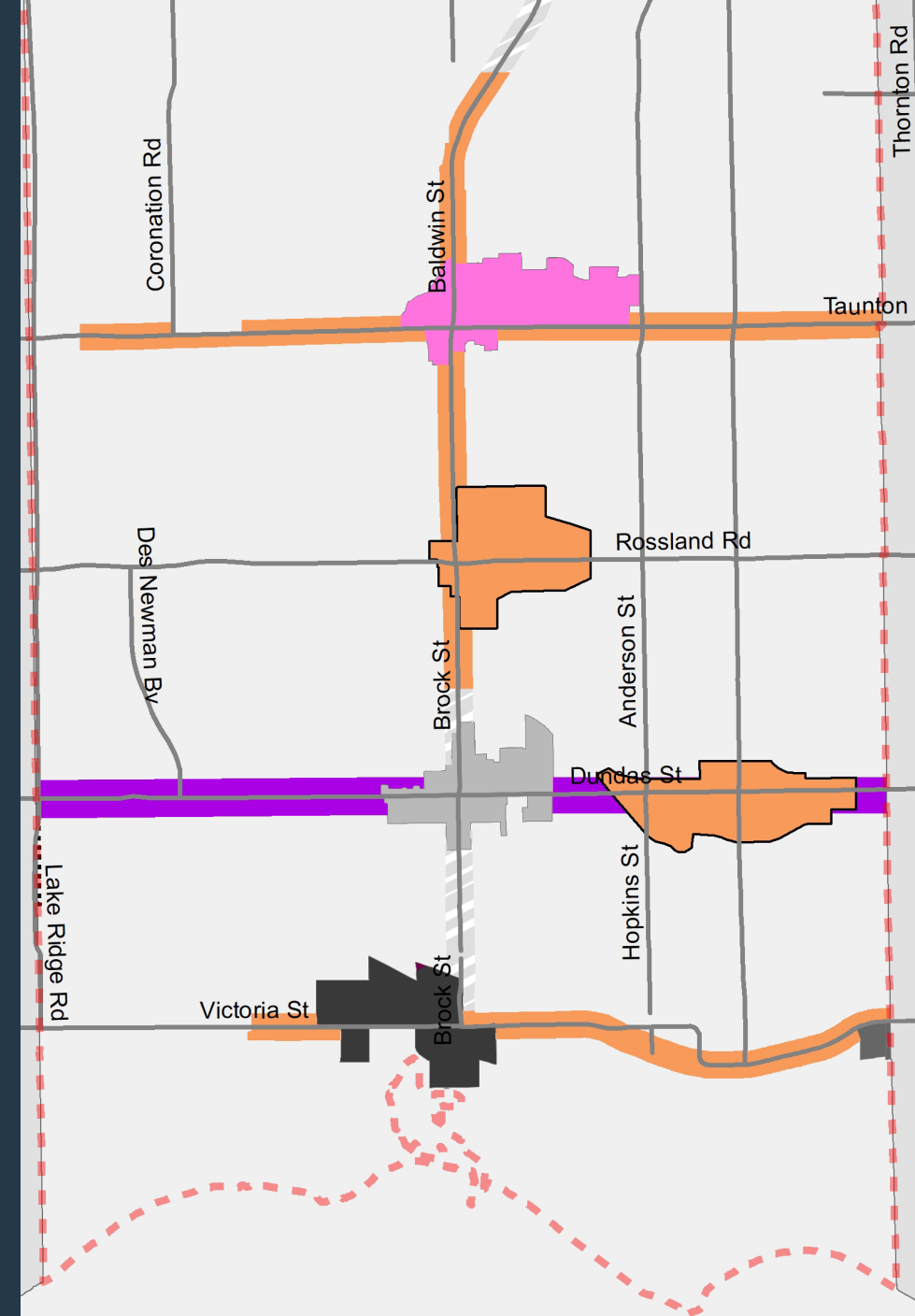
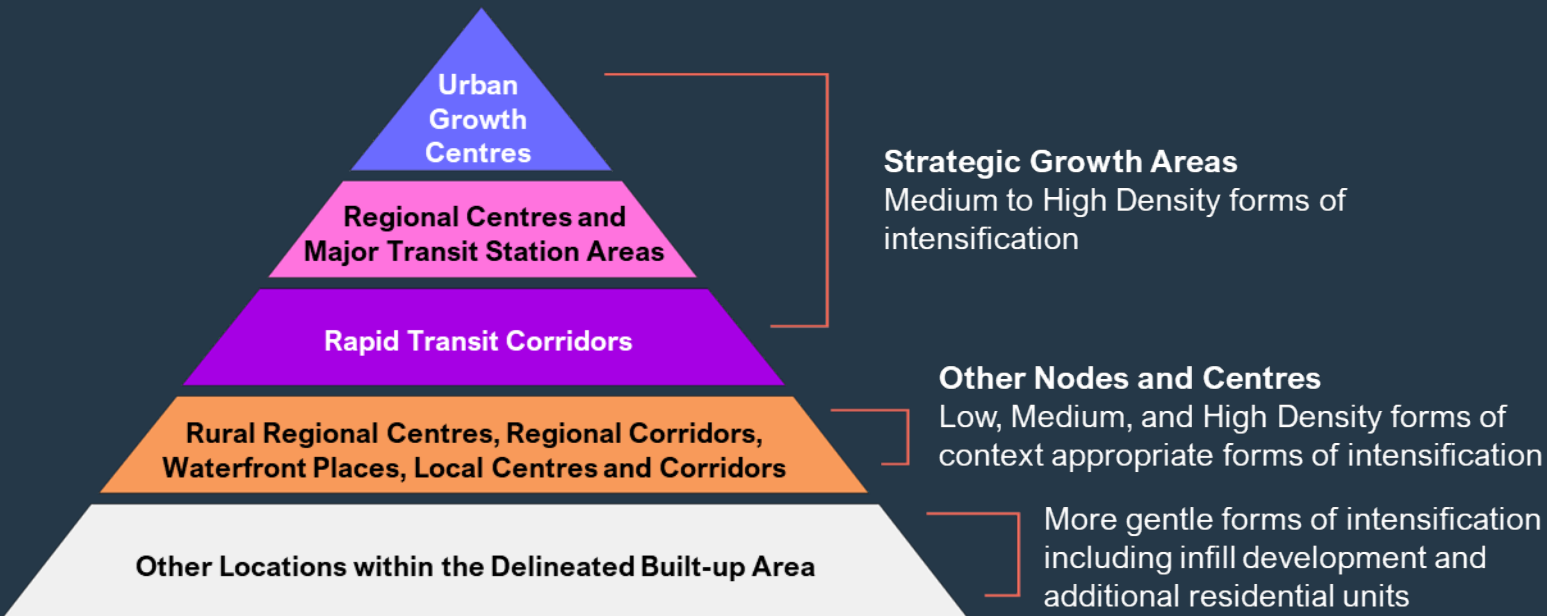
- Updates related to the PMTSA located in and around the Whitby GO Station.
- PMTSAs are areas planned to accommodate greater densities around a major transit station, such as train stations.
- Minimum density target of 150 people and jobs per gross hectare



# Focus Area 2

## Growth in Key Areas

- Updates related to Strategic Growth Areas and other Nodes and Corridors.
- Strategic Growth Areas will play critical role in achieving the 50% minimum intensification for the Town per Envision Durham
- **Brock/Taunton Regional Centre**: minimum density of 100 to 150 people and jobs per gross hectare per Envision Durham
- **Rapid Transit Corridor**: minimum of 150 people and jobs per gross hectare per Envision Durham



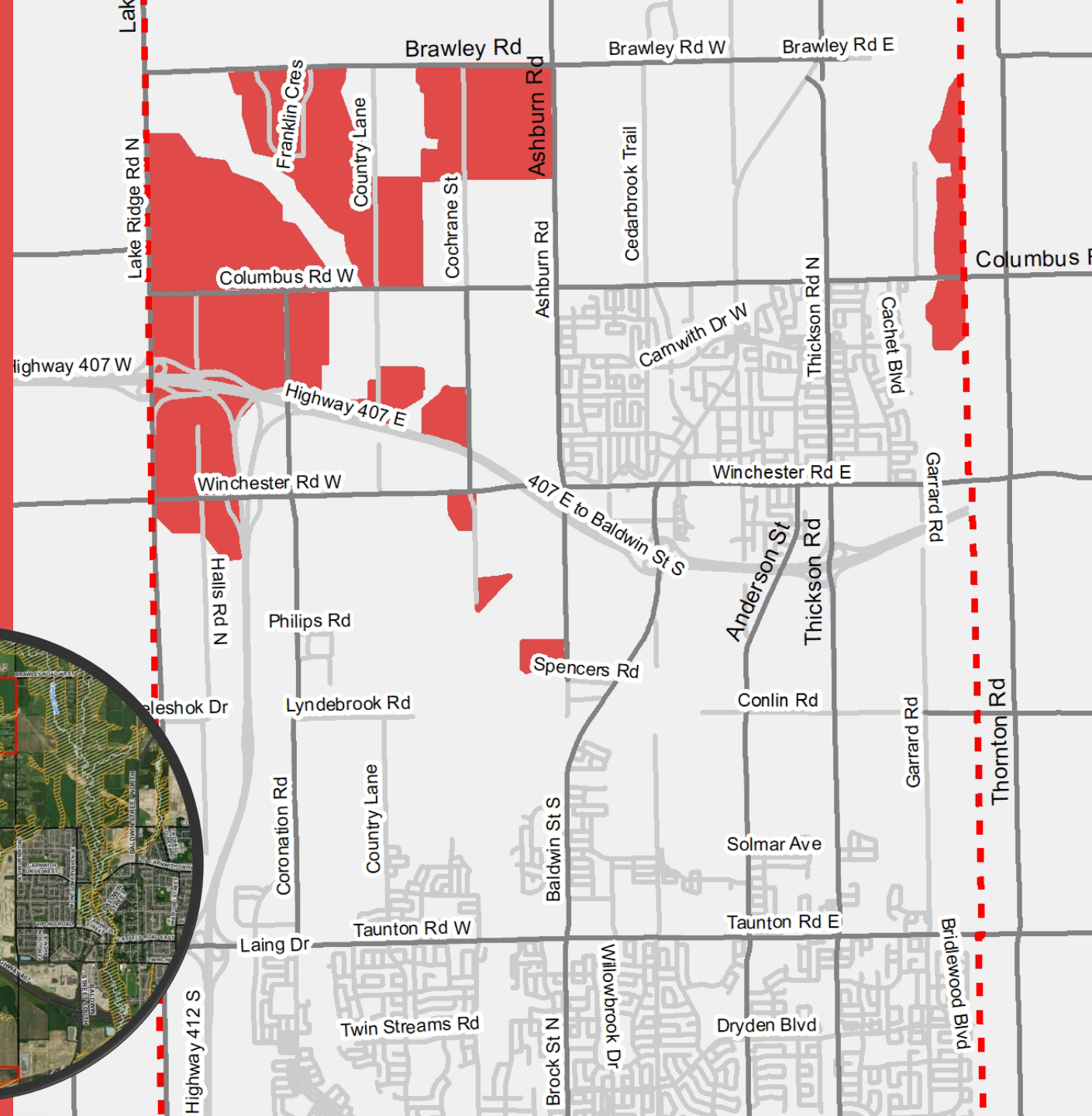
# Focus Area 3

## Growing Around Brooklin

**Brooklin Expansion Area:** Updates related to the expansion of the Brooklin area as set out in Envision Durham.

Key elements of this include:

- Determining land uses in Community and Employment Areas as set out in Envision Durham
- Mapping and consideration of Natural Heritage protection
- Servicing plans to provide water, wastewater, utilities, and roads to support new development



# Focus Area 4

## Conformity and Preparing for Growth

**General Updates to the Official Plan to prepare for growth to 2051:** Conforming to upper-level policy and legislation and setting a sustainable and inclusive path forward.



Example topics/policies to be updated:

- Population and Job Projections
- Housing
- Urban Design
- Climate Change and Sustainability
- Culture and Heritage
- Indigenous Engagement
- Environmental and Community Impacts
- Servicing
- Utilities and Energy
- Noise, Vibration and Odour
- Other Urban Boundary Expansions
- Oshawa Protected Major Transit Station Area

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# Project Timeline and Engagement Opportunities



# Project Timeline & Engagement Opportunities



# Your Input Matters

## Get involved!

Your input will be used to help inform the key decisions that will be made around how we grow. It is important for the Project Team to hear your comments tonight on any other matters that the Official Plan Review should address.

### Open House #2: Tuesday June 25<sup>th</sup>, 6pm-8pm, Brooklin Community Centre

Growing around Brooklin: Planning considerations for the expansion areas

### Open House #3: Wednesday June 26<sup>th</sup>, 6pm-8pm, Heydenshore Pavilion

Growing in Key Areas: Whitby GO PMTSA and Strategic Growth Areas

Register for updates on  
**[connectwhitby.ca/opreview](https://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!

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## Q&A

