

Whitby

Official Plan Review

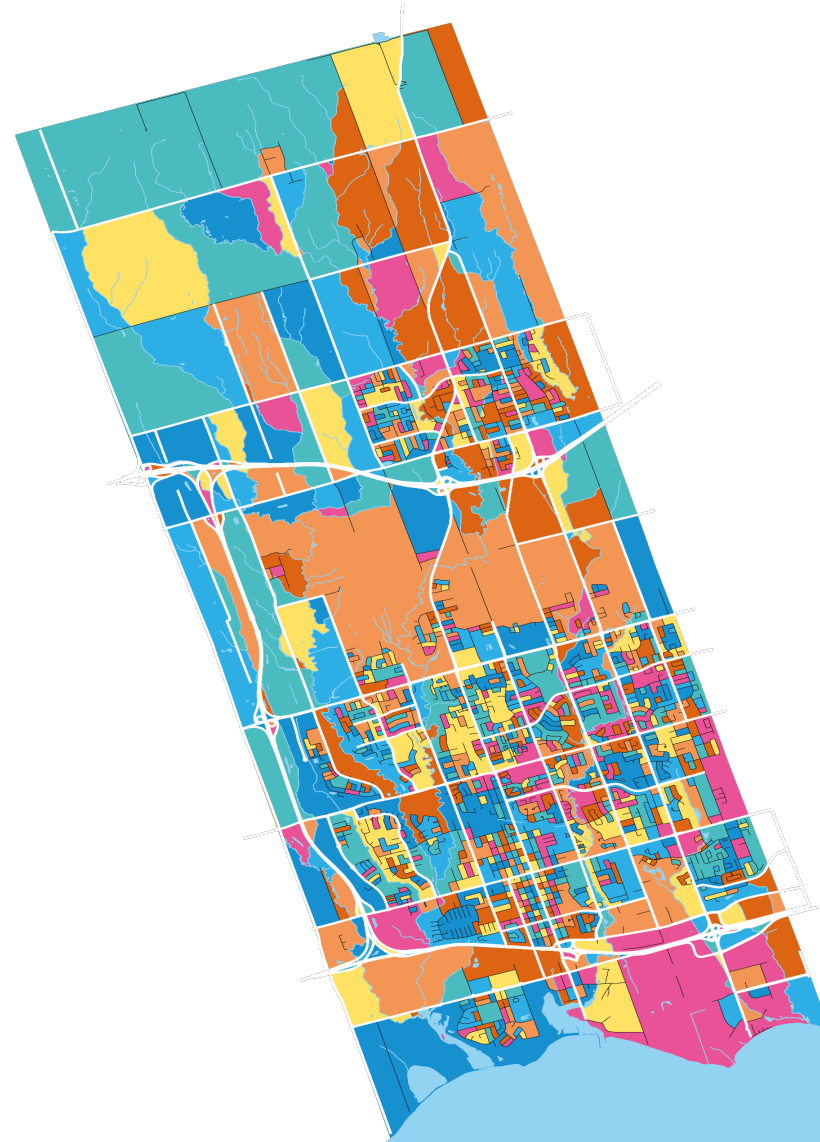


**Preparing for Growth to 2051:
General Official Plan Updates
Policy Considerations**

Community Open House
April 23, 2025



1. Land Acknowledgement
2. Introductions and Open House Format
3. Project Overview
4. Policy Considerations Summary
5. Project Timeline and Next Steps
6. Q&A



Tonight's Open House

This Open House is being recorded.

Virtual – During the presentation, please turn your camera off and keep audio muted.

- During the Question-and-Answer period, please wait for your name to be called, and then unmute your mic and ask your question/make a comment.

In Person

- During the Question-and-Answer period please use the mic provided in the room to ask your question.
- View the poster boards in the room, ask questions and provide feedback to the project team.



View the Background Report and Community Open House materials on the project page at: connectwhitby.ca/OPreview

Whitby

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Project Overview



What is an Official Plan?

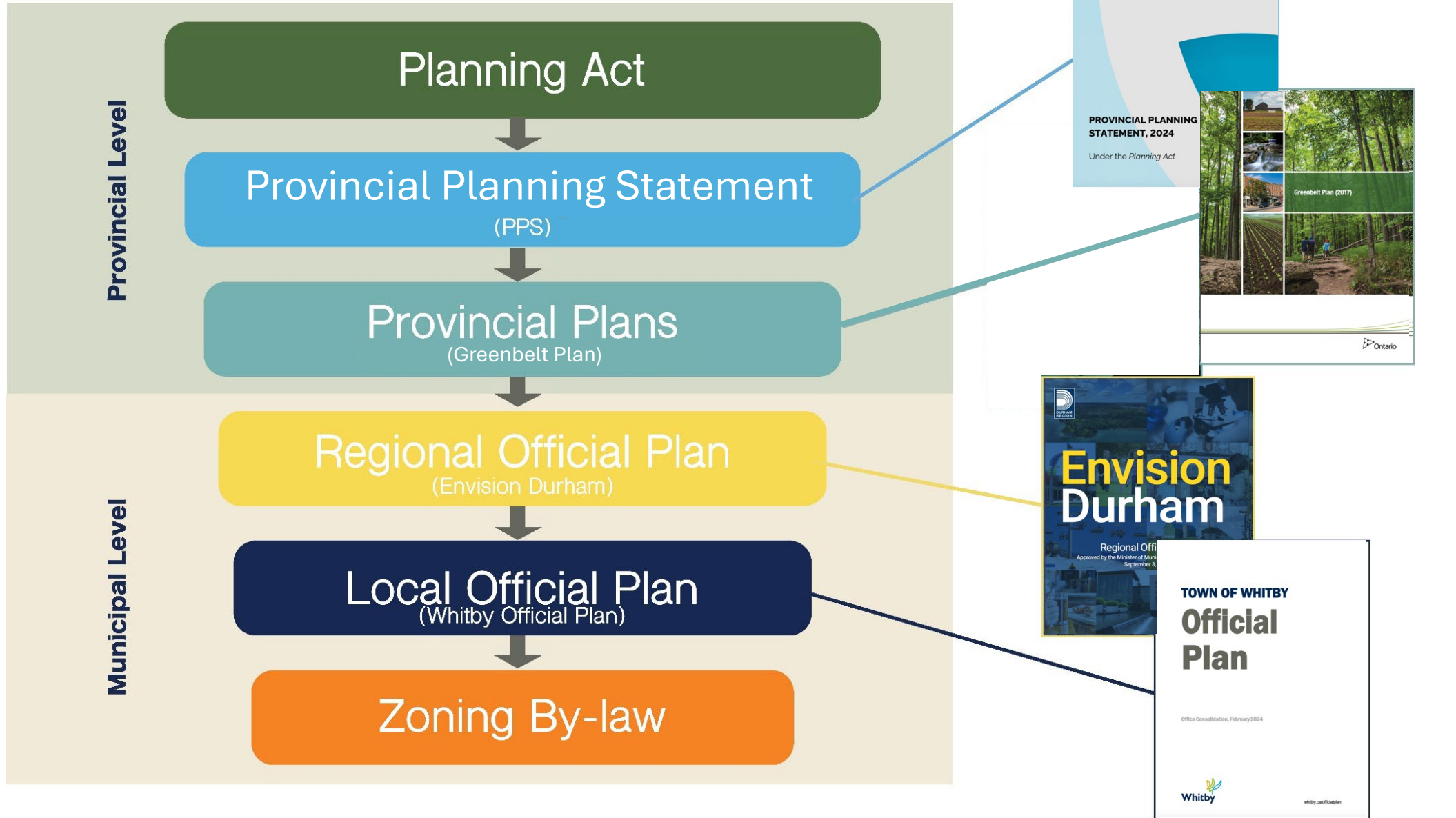
Whitby is set to grow with over 100,000 new residents and almost double the number of jobs that exist today by 2051



The Town's Official Plan:

- guides where and how important land uses will be located and built over time – e.g. housing, roads, shops, offices, industry, parks, schools and other community services;
- helps manage growth to protect the natural environment, provide a sustainable built environment and support an inclusive and healthy community;
- must be updated every five years as required under the Ontario Planning Act;
- currently plans Whitby to the year 2031; and
- will be updated to plan for population and job growth to 2051;

Land Use Planning in Ontario





Focus Area 1
Growing Around
Transit: Whitby GO
Protected Major
Transit Station Area

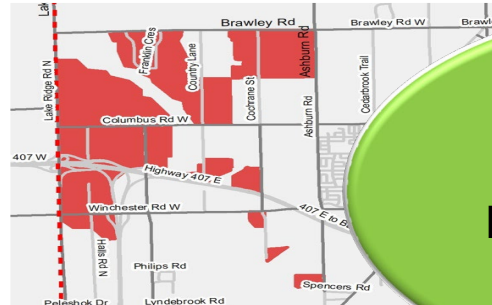
✓ Completed



Focus Area 2
Growing in Strategic
Growth Areas,
Nodes and Corridors

✓ Completed

What is our focus for this Official Plan Review?



Focus Area 3
Growing Around
Brooklin: New Urban
Expansion Area

↻ In Progress



**Tonight's Open
House**

Focus Area 4
Preparing for Growth to 2051:
Updating Policies to reflect
Envision Durham, conform to
Provincial legislation and policy and
improve upon previous updates

What does Focus Area 4 include?



Select Policy Updates to conform to recent Provincial policy and legislative changes, incorporate the new Envision Durham Plan and prepare for growth to 2051.



Growth Management

- Population and job forecasts to 2051
- Municipal Structure
- Housing
- Employment Area designations

Complete Communities

- Indigenous Engagement
- Urban Design, Parks,
- Cultural Heritage Properties
- Mixed Use designations

Environmental Management

- Climate Change and Sustainability
- Noise, Excess Soils
- Agriculture
- Source Water Protection

Infrastructure Planning

- Transportation /Active Transportation
- Utilities, Servicing

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Policy Updates



Growth Management

Envision Durham

- High-level Plan for living, working and moving to 2051.

Forecasts growth for Whitby to 2051:

- Population: 244,890
- Jobs: 95,210

Key Growth Management Elements:

- Community Areas identified for living
- Employment Areas identified for specific industries
- Intensification Areas
- Expansion Areas
- Protected Areas (e.g. Greenlands system)
- Other: Regional Roads, Infrastructure, etc.

Whitby Official Plan - Refines Envision Durham to further reflect local characteristics.



Map 1.

Regional Structure – Urban & Rural Systems

Urban System	Rural System
Urban Area Boundary	Hamlets
2051 Urban Expansion Areas	Country Residential Subdivision
Urban Growth Centres (UGC)	Rural Employment Areas
Protected Major Transit Station Area (PMTSA)	Shoreline Residential
UGC / PMTSA Overlap	Prime Agricultural Areas
Regional Centres	
Rapid Transit Corridor	
Regional Corridor	
Rural Regional Centres	
Waterfront Place	
Community Areas	
Employment Areas	
Rapid Transit Corridor - Employment	
Delineated Built Boundary	
Former Hamlet Areas	
Greenlands System	Infrastructure
Major Open Space Areas	Existing GO Station
Waterfront Areas	Proposed GO Station
Oak Ridges Moraine	Existing GO Rail
Greenbelt Boundary (excluding Urban River Valleys)	Proposed GO Rail
	Rail
	Existing Airport
	Future Airport
	NGS
	Nuclear Generating Station
	Municipal Service
	Special Areas
	Special Study Areas
	Specific Policy Areas

Excerpt from Envision Durham
Map 1 [not to scale]

Growth Management – Housing

Why is this important?

- Housing ranges from homelessness to rental housing and market ownership.
- Healthy housing system provides access to all for safe and stable housing.
- The Official Plan supports this goal through policies related to:
 - Residential designations that permit a range of low, medium and high-density housing.
 - Encouraging a mix and range of housing types.
 - Managing growth through intensification, in appropriate locations,
 - more gentle intensification in mature neighbourhoods.
 - Providing policies for rental housing and affordable housing.



Policy Considerations for Official Plan Updates:

- Support additional residential units in new and existing developments.
- Strengthen affordability and accessibility analysis for larger developments.
- Review policies to protect and encourage rental housing.
- Support the Region's housing and homelessness plans.



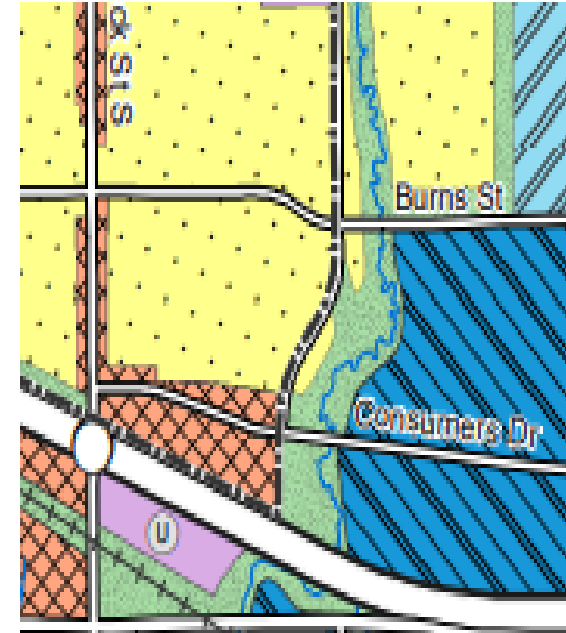
Growth Management – Employment

Why is this important?

- Employment Areas restrict residential and other sensitive uses to ensure locations are protected to attract and maintain specific businesses and local jobs (e.g. manufacturing, warehousing and logistics).
 - Identified as Industrial or Prestige Industrial in the Official Plan.
 - Typically located along 400 series highways and rail corridors.
 - Recent changes to Provincial policy no longer permits uses like offices, restaurants, retail, hotels, institutional uses, etc.

Policy Considerations for Official Plan Updates:

- Policies for Prestige Industrial Areas in the Official Plan need to be updated to no longer permit the newly restricted uses.

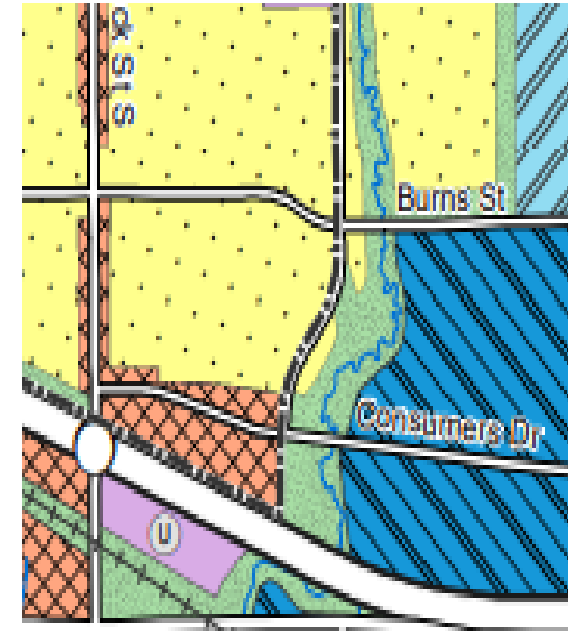


Excerpt from
Schedule A – Land Use
Whitby Official Plan

Growth Management – Employment

Policy Considerations for Official Plan Updates:

- Proposing a new Business designation:
 - Permits uses that are no longer permitted in Employment Areas by PPS
 - i.e. office, hotel, restaurant, post secondary institutions, hospital, personal service, place of worship, auto dealers etc.
 - Continues to restrict residential.
 - Considers incorporating the Special Purpose Commercial designation.
 - Considers incorporating the Special Activity Node at Thickson and Highway 401.

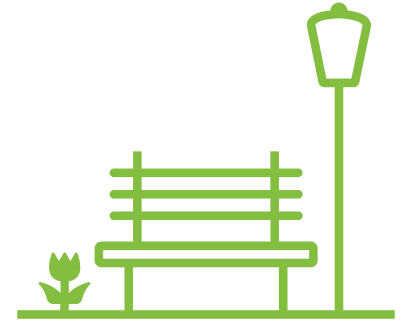


Excerpt from
Schedule A – Land Use
Whitby Official Plan

Complete Communities

Why is this important?

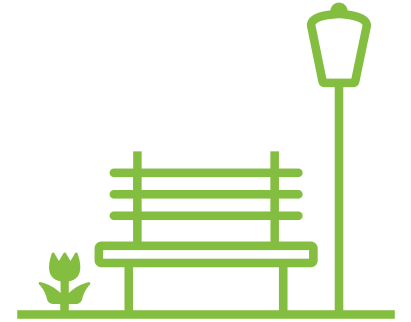
- Complete communities offer a range of amenities to meet the basic needs of residents, offer access to local services, promote physical activity and foster a sense of place.
- The Official Plan does this through policies related to:
 - Permitting a range of housing, parks, trails, recreation facilities and commercial and public services (e.g. daycares, schools, shops, banks, etc.)
 - “Mixed use” designations (residential and non-residential combined) to reduce auto dependency and promote walkable, vibrant communities.
 - Sustainability and climate change resiliency,
 - Urban design, and cultural heritage and natural heritage conservation.



Complete Communities

Policy Considerations for Official Plan Updates:

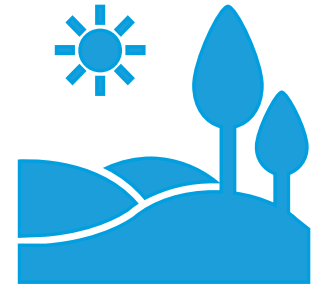
- Refinements to the parks and trail hierarchy and other matters for consistency with the Parks and Recreation Master Plan.
- Streamlining the Mixed-Use designations into three land use categories:
 - Commercial Mixed Use
 - Residential Mixed Use
 - Main Street Mixed Use
- Incorporating urban design objectives and policies from Envision Durham.
- Increasing flexibility in land use designations and permissions such as eliminating size limitations on food stores & supermarkets.
- Reviewing cultural heritage policies and make improvements for clarity and consistency where necessary.



Environmental Management

Why is this important?

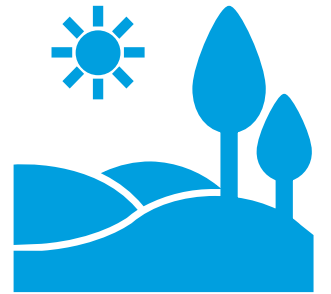
- A healthy natural environment is essential for human and wildlife health, wellness and quality of life.
- The Official Plan has policies to help protect environmental resources and features while also protecting the population from contamination and pollution.
- Intake protection zone policies help to protect our local drinking water.
- Agricultural lands, particularly Prime Agricultural lands, contribute significantly to the economy in addition to providing local, fresh food.
- Managing impacts from development, such as noise, excess soils (soil/ rock removed during construction) is important for public safety, health and protecting the environment.



Environmental Management

Policy Considerations for Official Plan Updates:

- Other environmental management policies need to be updated to align with Envision Durham and related provincial policies including:
 - Intake protection zones.
 - Excess soils management.
 - Class 4 noise area.
 - Natural heritage restoration and enhancement.
- Agricultural policies need updating to align with recent Provincial and Envision Durham policies:
 - On-farm diversified and agricultural related use policies.
 - Criteria for surplus farm dwellings.



Infrastructure Planning - Transportation

Why is this important?

- Well-planned transportation and active transportation systems are essential for economic growth, environmental sustainability, and community well-being.
- The Official Plan supports these goals through policies related to:
 - Reducing traffic and road congestion.
 - Promoting alternative means of transportation through transportation demand management (TDM).
 - Providing policies on arterial, collector and local roads.
 - Supporting active transportation options for walking, cycling and other ways of moving around Whitby (e.g. multi-use paths).
 - Policies that support local and Regional transit networks.
 - Managing parking needs (e.g. in downtowns).



Infrastructure Planning - Transportation

Policy Considerations for Official Plan Updates:

- Updating map schedules, as needed, to align with the Regional Transit Networks and Active Transportation Networks.
- Improving transit-oriented development policies to reduce car dependency.
- Considering Town-wide TDM policies to promote sustainable travel choices.
- Exploring policies to enhance pedestrian safety (e.g. sidewalk policies).
- Strengthening policies for bicycle parking, bike storage and transit-cycling facilities.
- Improving policies for road connections, including collector roads, and recognizing the importance of waterfront connectivity.
- Aligning with Envision Durham policies and mapping on goods movement and future grade separations at railway crossings.
- Encouraging shared parking and reduce parking requirements near transit.



Infrastructure Planning – Utilities and Servicing

Why is this important?

- Long-term, coordinated planning of utilities and municipal services, like stormwater management and sewers, ensures they are delivered to residents and businesses in a safe, efficient and cost-effective way.
- The Official Plan supports this goal through policies related to:
 - Collaborating with the Region, adjacent municipalities, and service providers to ensure services and utilities are integrated.
 - Ensuring development is appropriately phased with infrastructure timing.
 - Protecting utility corridors for the long-term while encouraging the use of these areas for open space and recreation.
 - Ensuring drainage and runoff are managed through the development process.



Infrastructure Planning – Utilities and Servicing

Policy Considerations for Official Plan Updates:

- Continuing to require development be appropriately serviced with municipal infrastructure.
- Adding criteria for permitting development where municipal water and/or sewage services are not feasible.
- Continuing promotion of the “dig once” approach so new or upgraded services are coordinated to avoid successive construction on roads/sidewalks.
- Continuing to promote the co-location of telecommunication infrastructure.
- Reviewing storm-water management policies to be consistent with comprehensive watershed/subwatershed plans.
- Encouraging new stormwater management facilities be designed based on best practices in sustainability and green infrastructure.



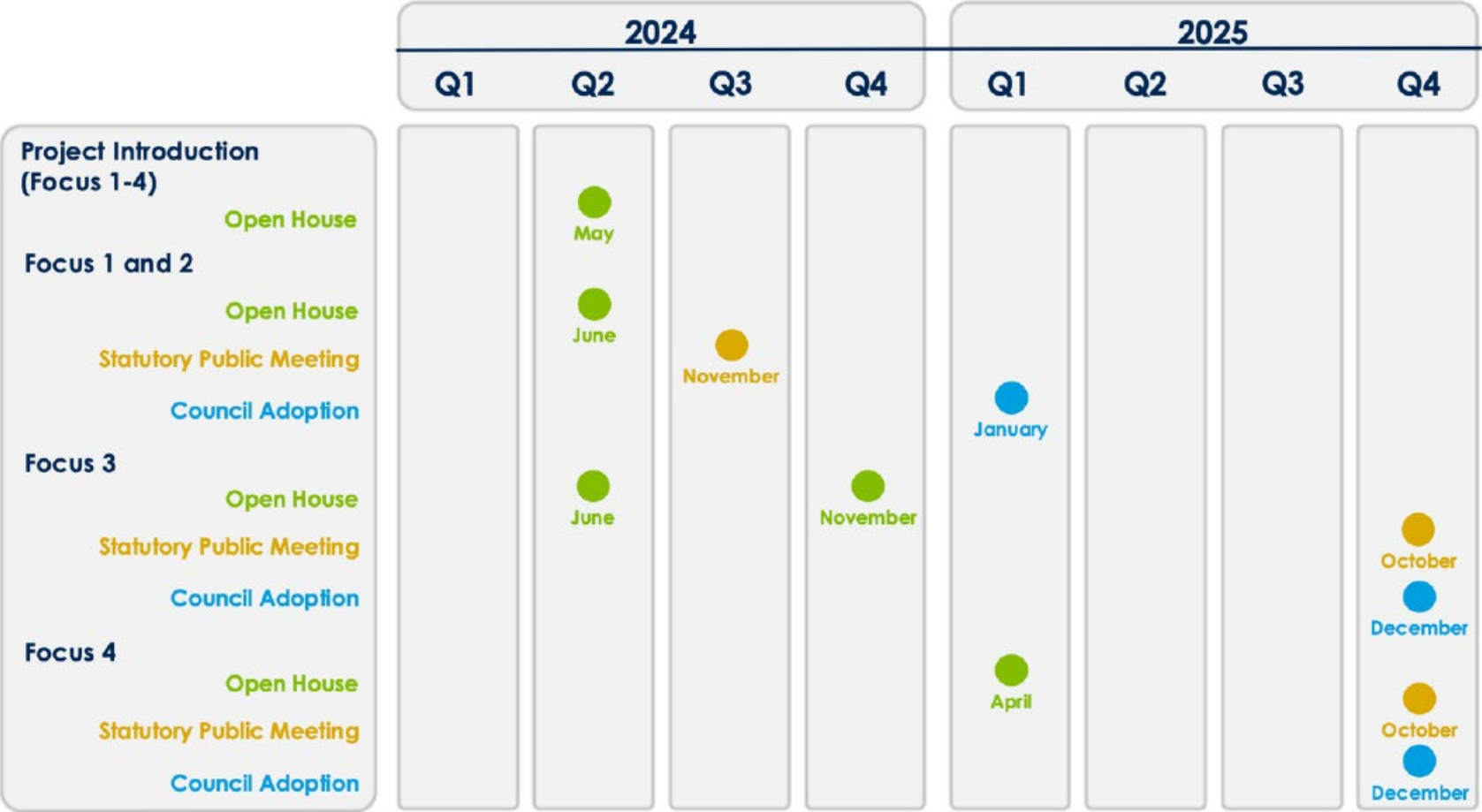
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Project Timelines and Next Steps





Next Steps:

- Review Background Report and Open House materials on the project website and offer feedback: connectwhitby.ca/OPreview
- Draft proposed amendment planned for late 2025

* Project timelines are general and subject to changes.

Register for updates on connectwhitby.ca/OPreview

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Thank You!

