

Whitby

Official Plan Review

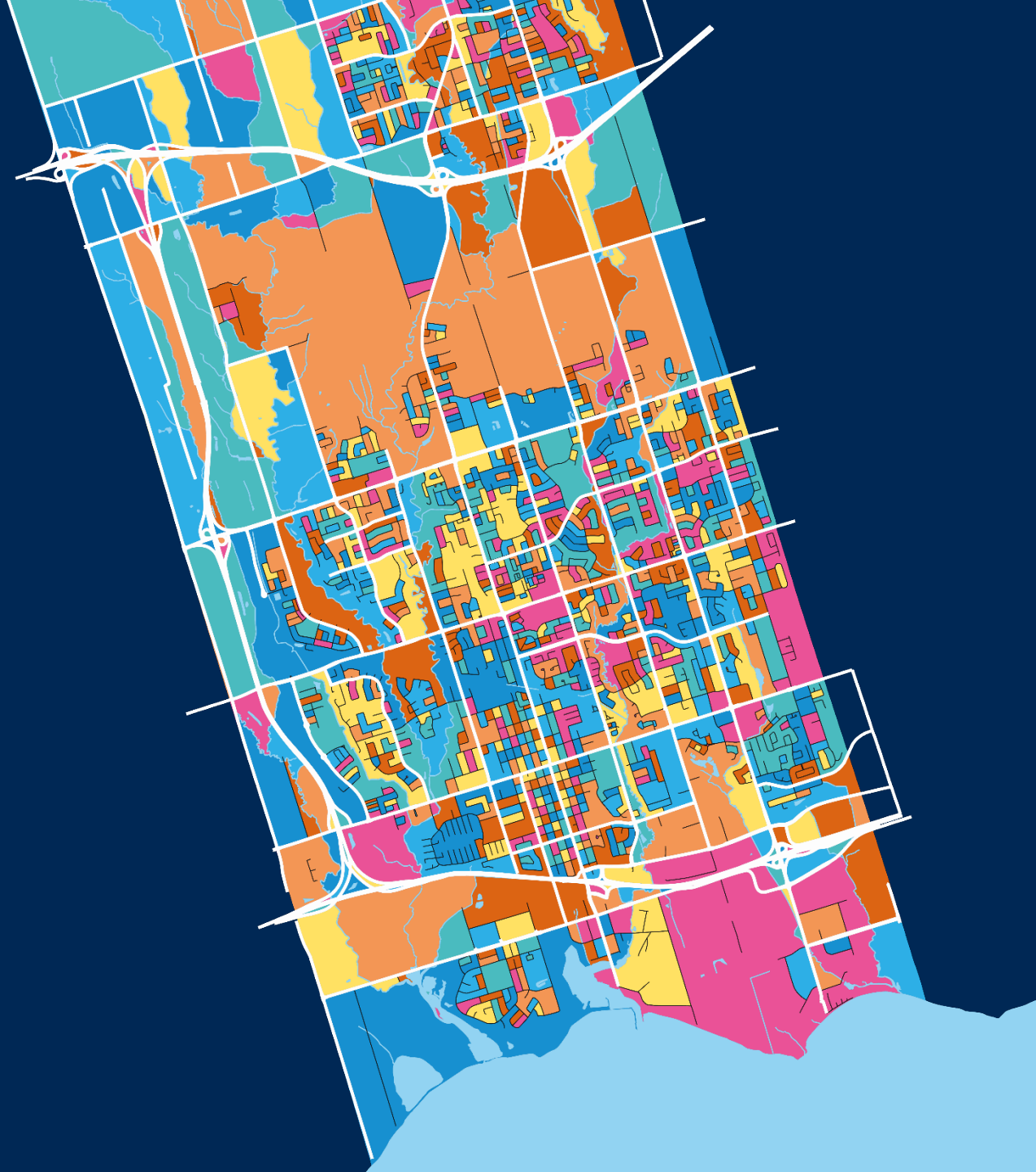


Open House
June 26th, 2024



Agenda

1. Introductions
2. Project Overview
3. Project Approach
4. Project Timeline and Engagement Opportunities
5. Workshop



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

Tara Painchaud

Senior Manager of
Transportation Services

Whitby

Official Plan Review

Project Overview



Whitby





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



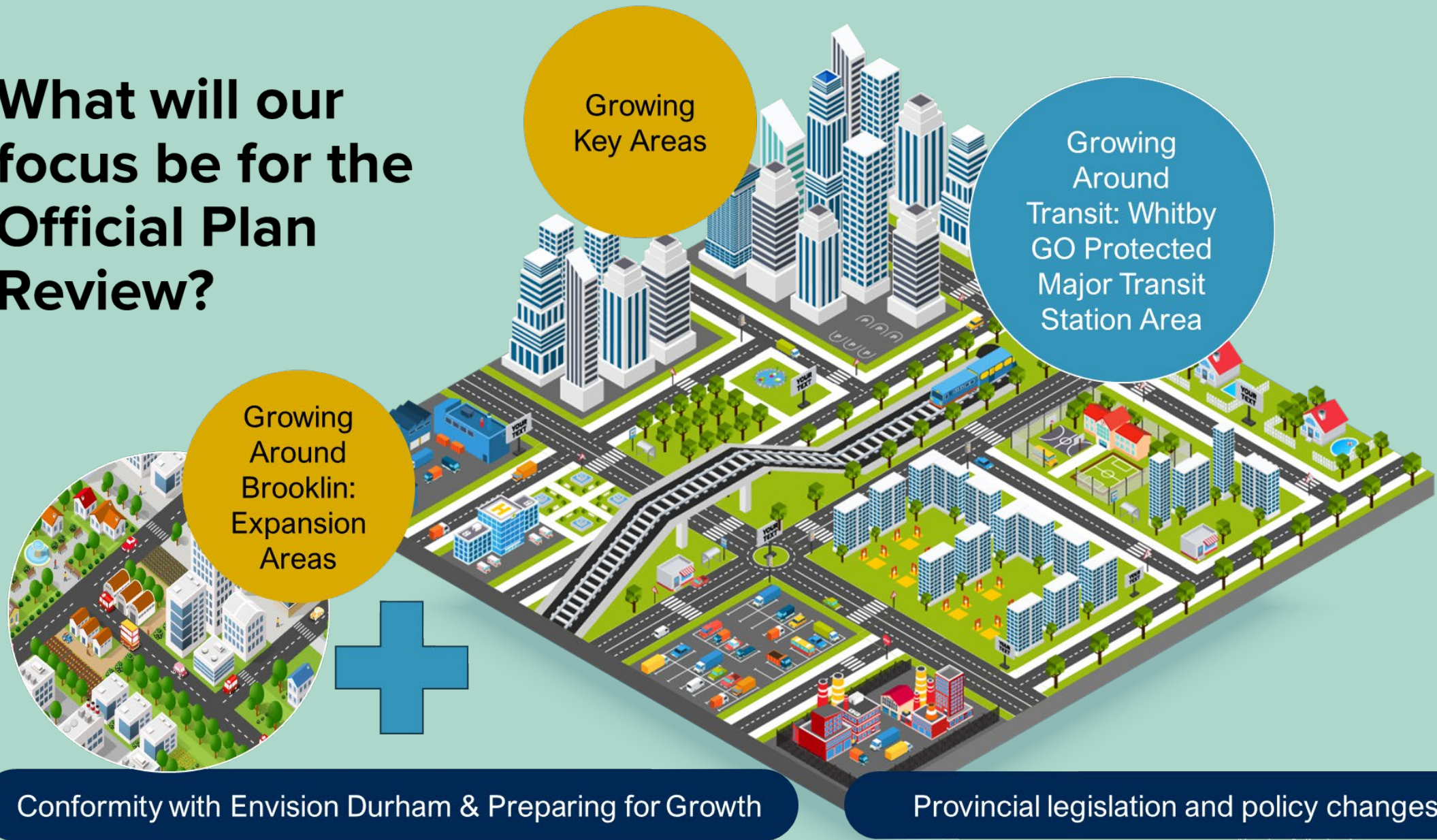
Whitby

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Project Approach

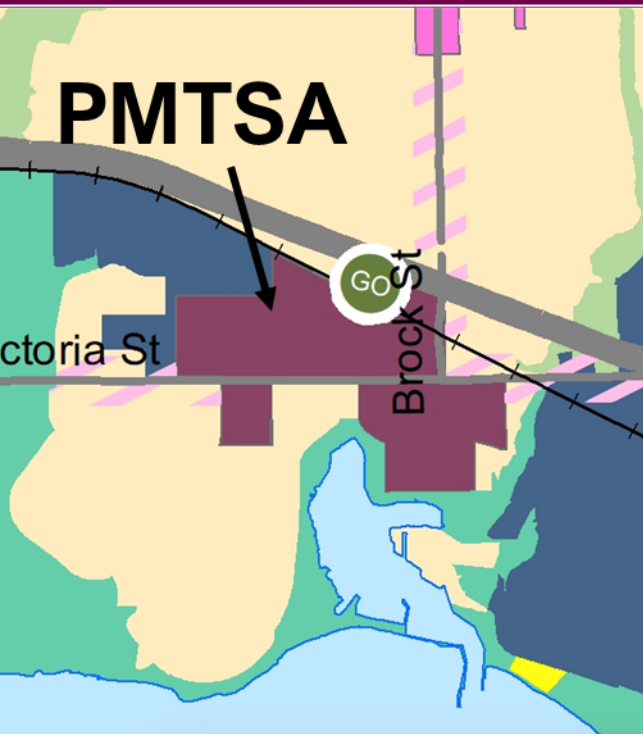


What will our focus be for the Official Plan Review?



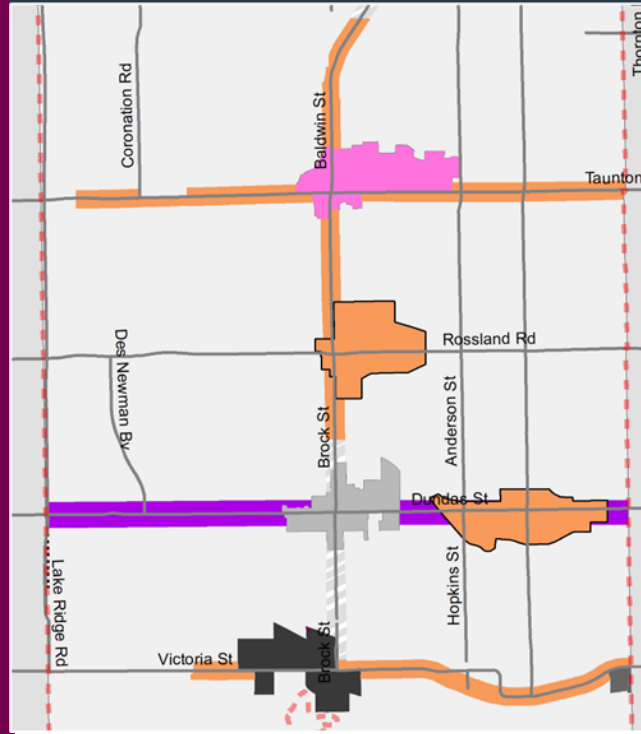
Focus Area 1 ★

Whitby GO Protected Major Transit Station Area (PMTSA)



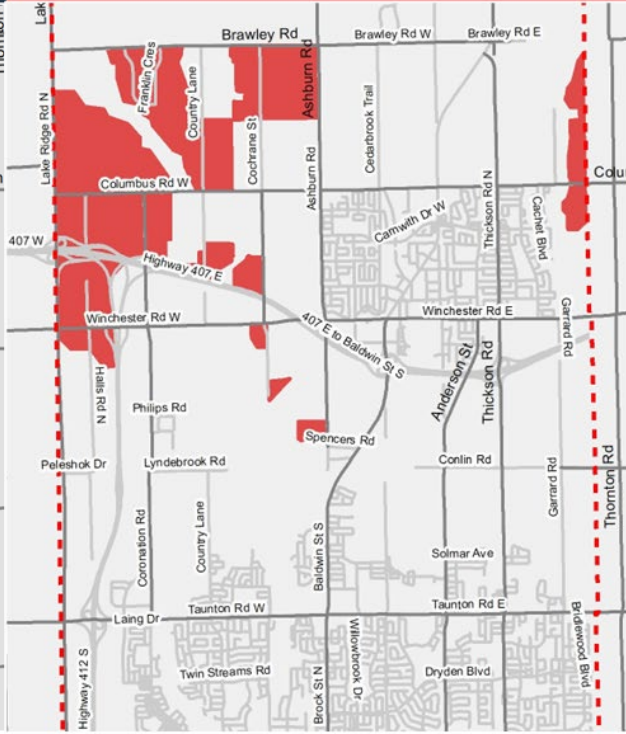
Focus Area 2 ★

Other Strategic Growth Areas and 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



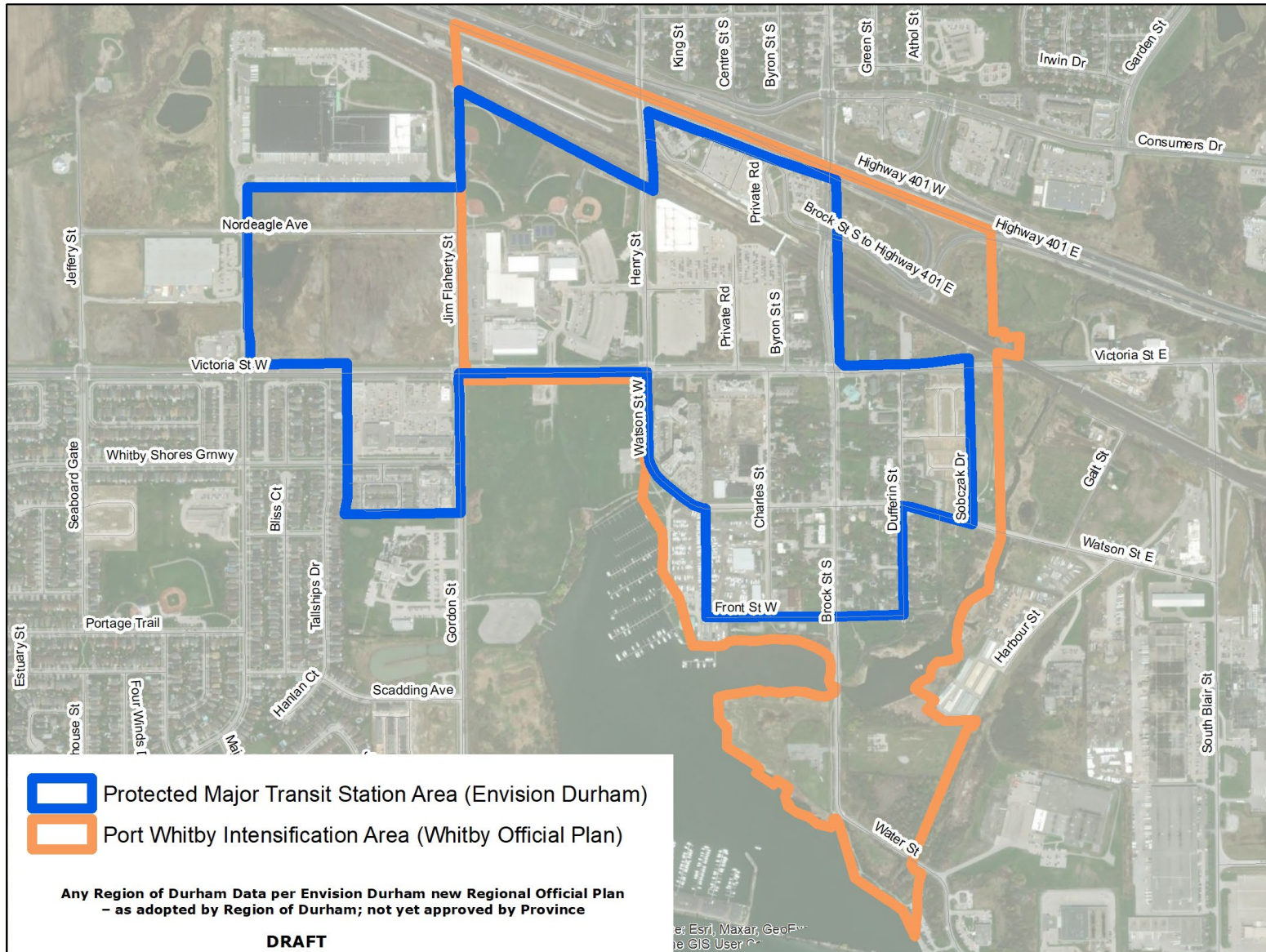
5 Study Areas for Growth

1. Protected Major Transit Station Area
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.



1 Protected Major Transit Station Area – Existing Policies



Envision Durham Regional Official Plan Policies

- **Protected Major transit Area**
 - Minimum density target of 150 people and jobs per gross hectare across the area

Whitby Official Plan Existing Policies

- **Port Whitby Intensification Area**
 - Minimum density target of 60 units per hectare across the area

1 Protected Major Transit Station Area – Existing Permitted Uses

Lynde shores

Business Park

Although currently Business Park, will be Mixed Use as enabled by Official Plan policy 4.7.5.2

Community Commercial

- Residential Permitted
- Max. 12 storeys
- Max. 100 uph

High Density Residential 1

- Residential Permitted
- Max. 12 storeys
- 80 - 170 uph

Institutional

Low Density Residential

Major Open Space

Medium Density Residential

Medium Density Residential 1

Port Whitby

Commercial

Community / Institutional

Mixed Use Residential 1

- Residential Permitted
- 3 - 6 storeys
- 50 - 175 uph

Mixed Use Residential 2

- Residential Permitted
- 3 - 6 storeys
- 60 - 75 uph

High Density Residential Mixed Use

- 6 - 18 storeys
- 75 - 300 uph

High Density Residential

- 3 - 6 storeys
- 30 - 135 uph

Medium Density Residential 2

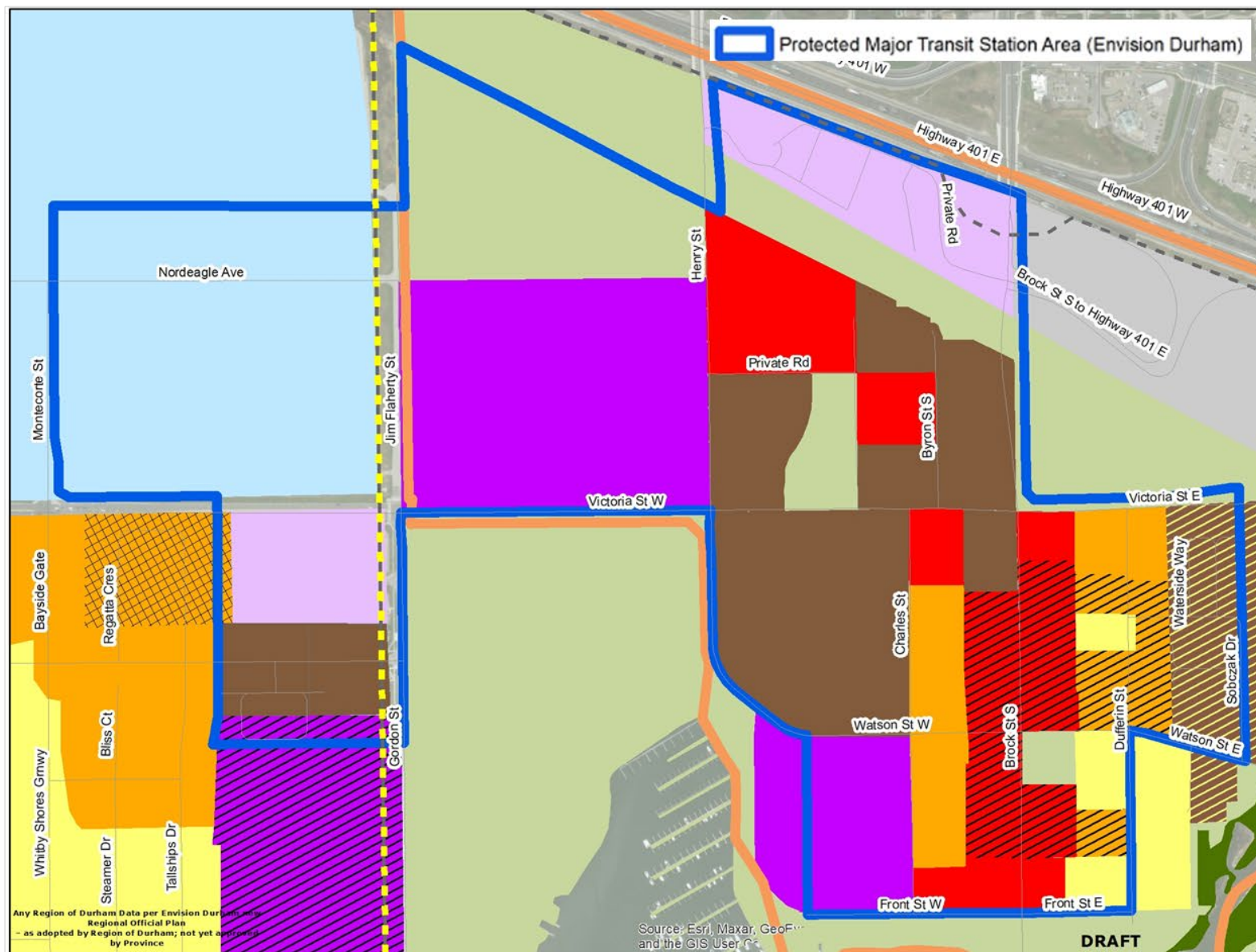
- 3 - 6 storeys
- 50 - 65 uph

Medium Density Residential 1

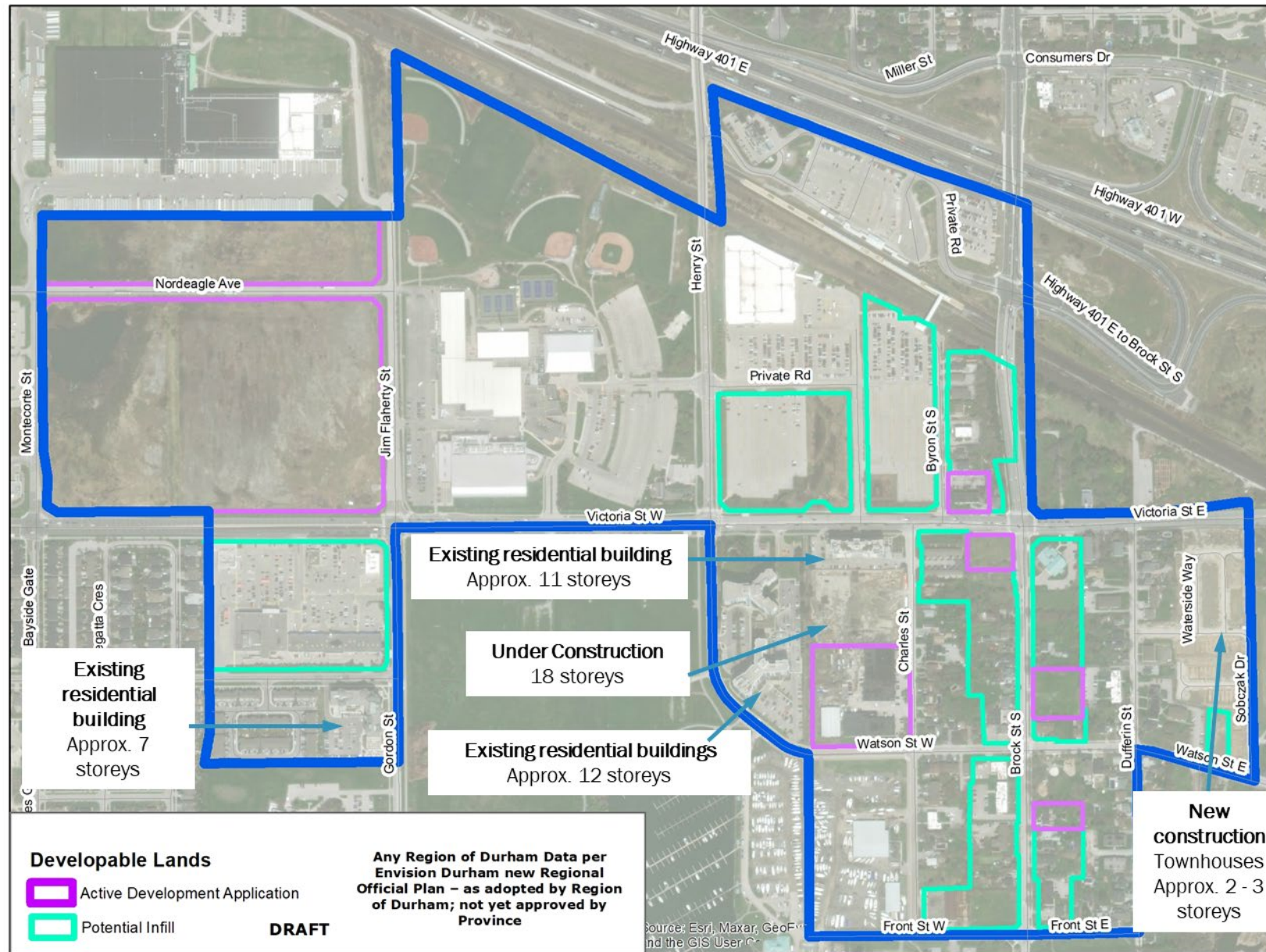
- 2 - 4 storeys
- 30 - 50 uph

Low Density Residential

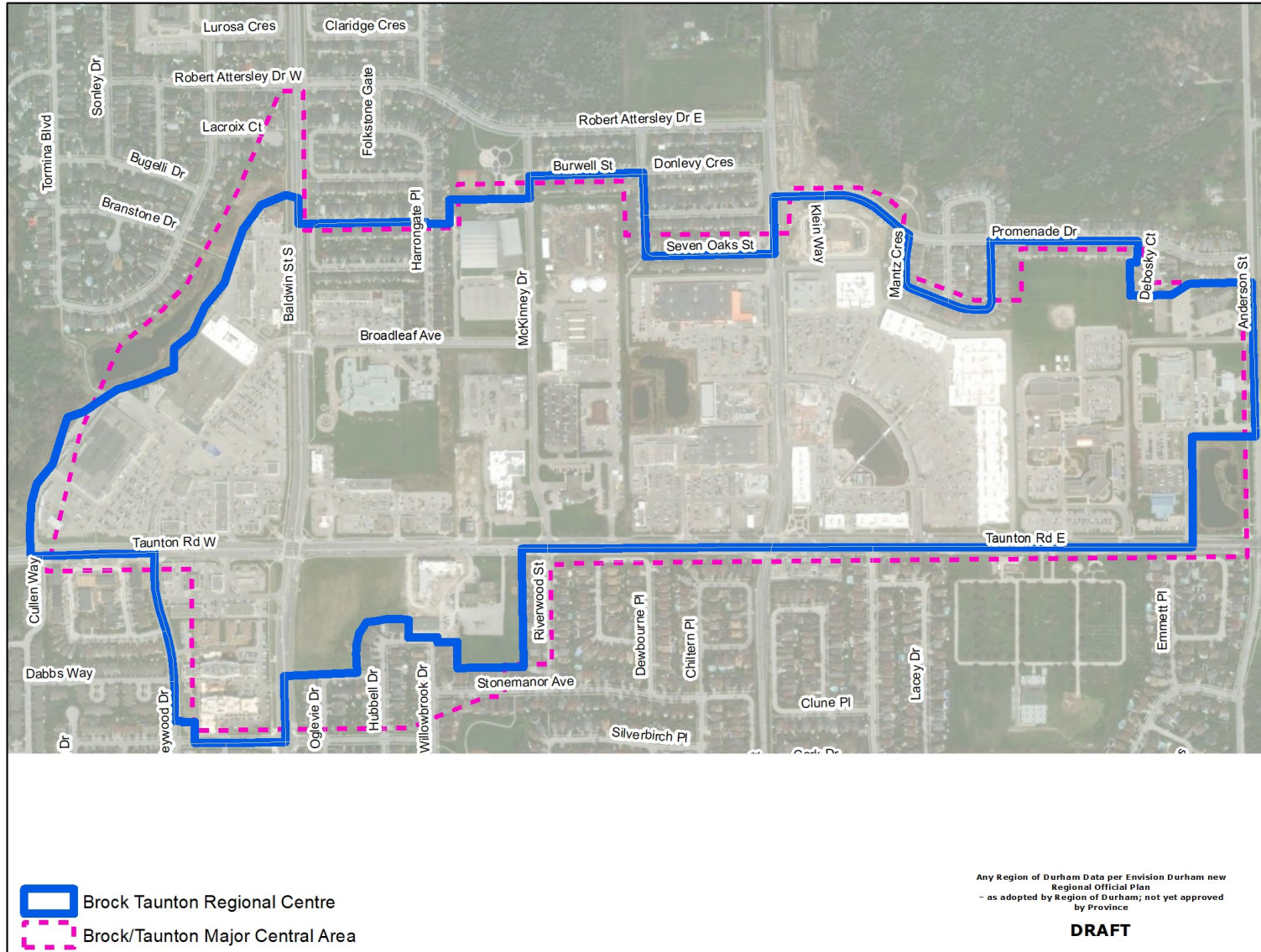
Major Open Space



1 Protected Major Transit Station Area – Potential Infill



2 Brock/Taunton Regional Centre – Existing Policies



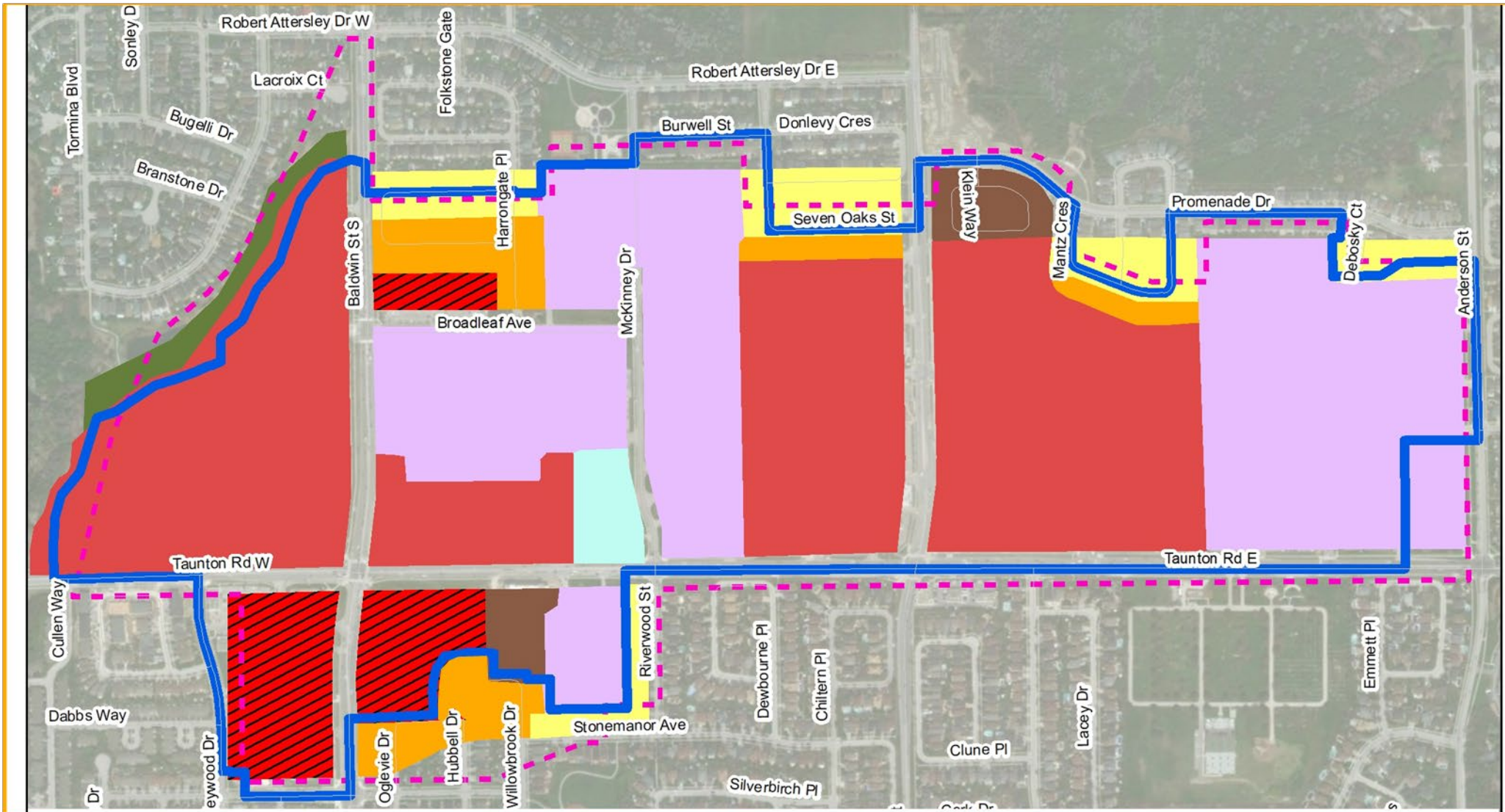
Envision Durham Regional Official Plan Policies

- **Brock Taunton Regional Centre**
 - Minimum density target of 100 to 150 people and jobs per gross hectare per Envision Durham across the Centre

Whitby Official Plan Existing Policies

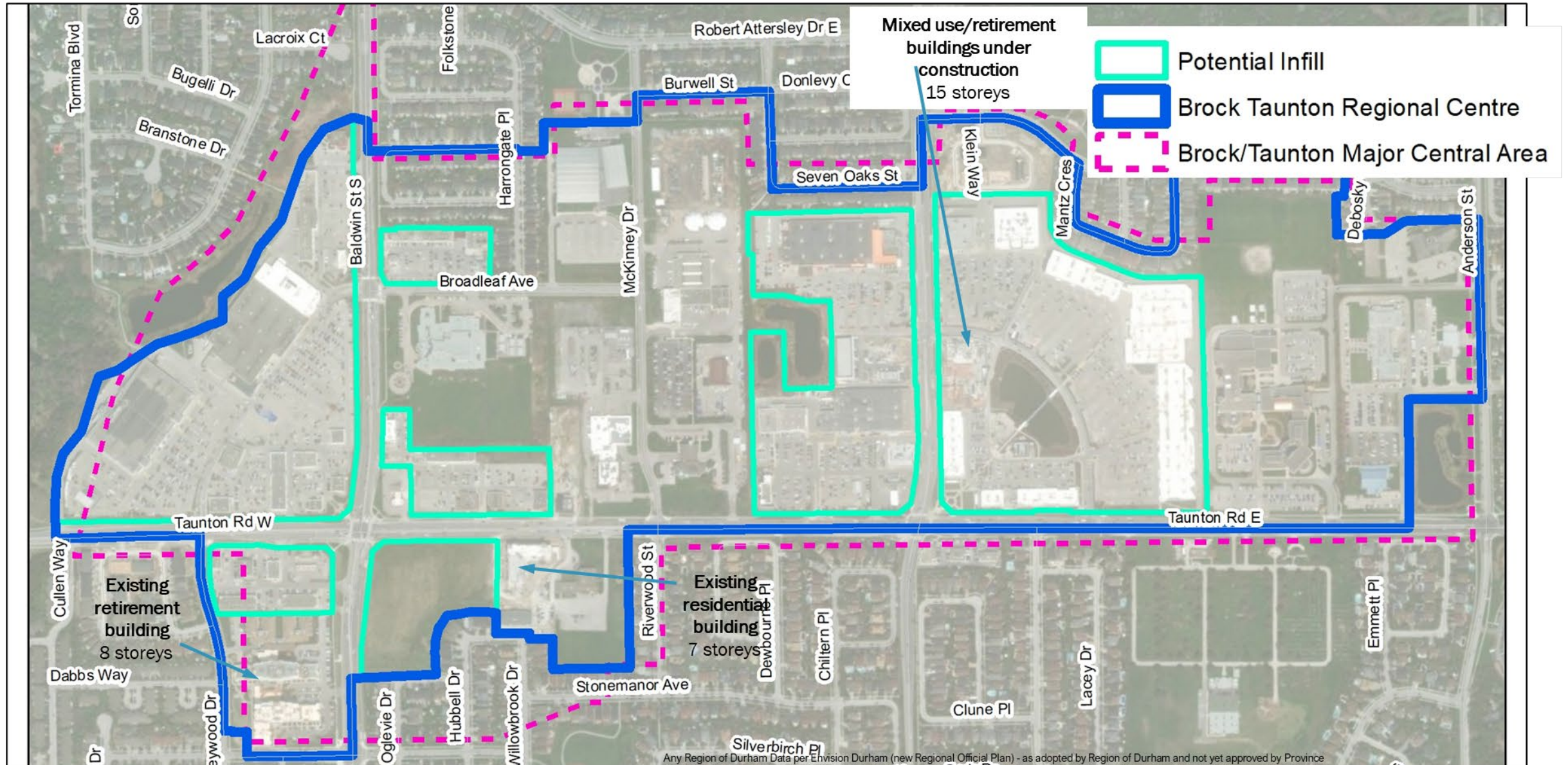
- **Brock Taunton Major Central Area/Intensification Area**
 - Minimum density target 75 units per hectare across the Centre
 - Min. 6 storeys and the max. 18 storeys in height in specific locations

2 Brock/Taunton Regional Centre – Existing Permitted Uses



- Brock Taunton Regional Centre
- ⋯ Brock / Taunton Major Central Area
- Corporate Office / Institutional
- Hazard Lands
- High Density Residential
 - Residential Permitted
 - 6-18 storeys
 - 75-125 uph
- Institutional
- Low Density Residential
- Major Commercial
 - Residential Permitted
 - 6-18 storeys
 - Min. 75 uph
- Medium Density Residential
 - Residential Permitted
 - Max. 4 storeys
 - 30-65 uph
- ▨ Mixed Use
 - Residential Permitted
 - 6-18 storeys
 - min. 75 uph

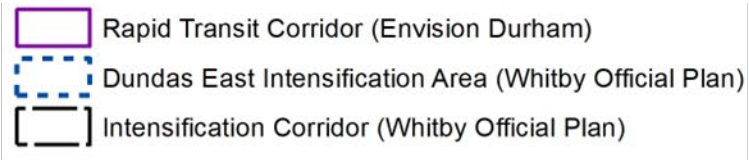
2 Brock/Taunton Regional Centre – Potential Infill



3 Dundas Street East Urban Central Area – Existing Policies

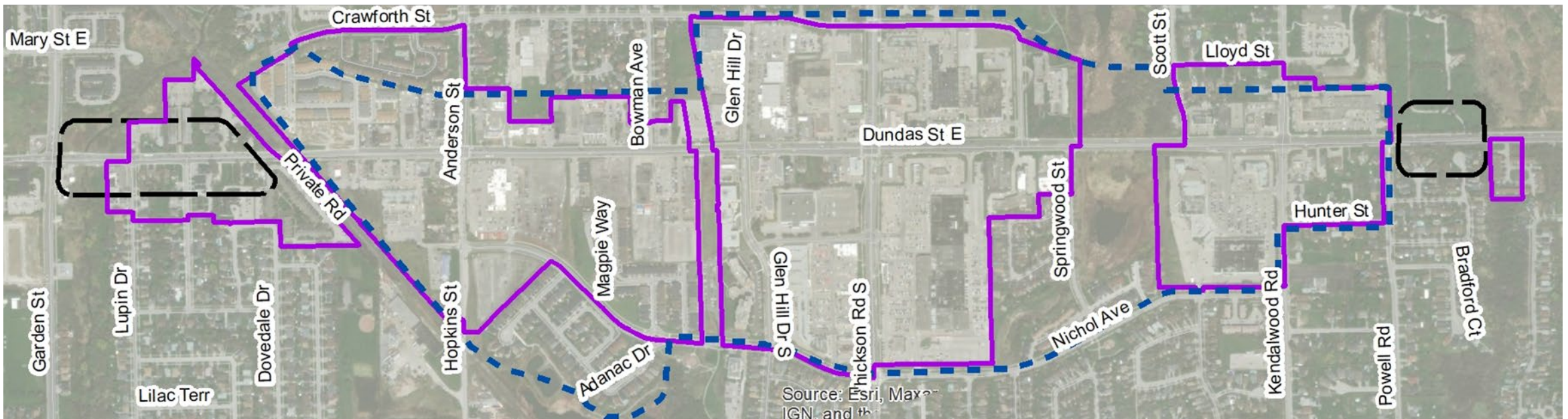
Envision Durham Regional Official Plan Policies

- **Rapid Transit Corridor:**
 - Minimum density target of 150 people and jobs per gross hectare across the Corridor

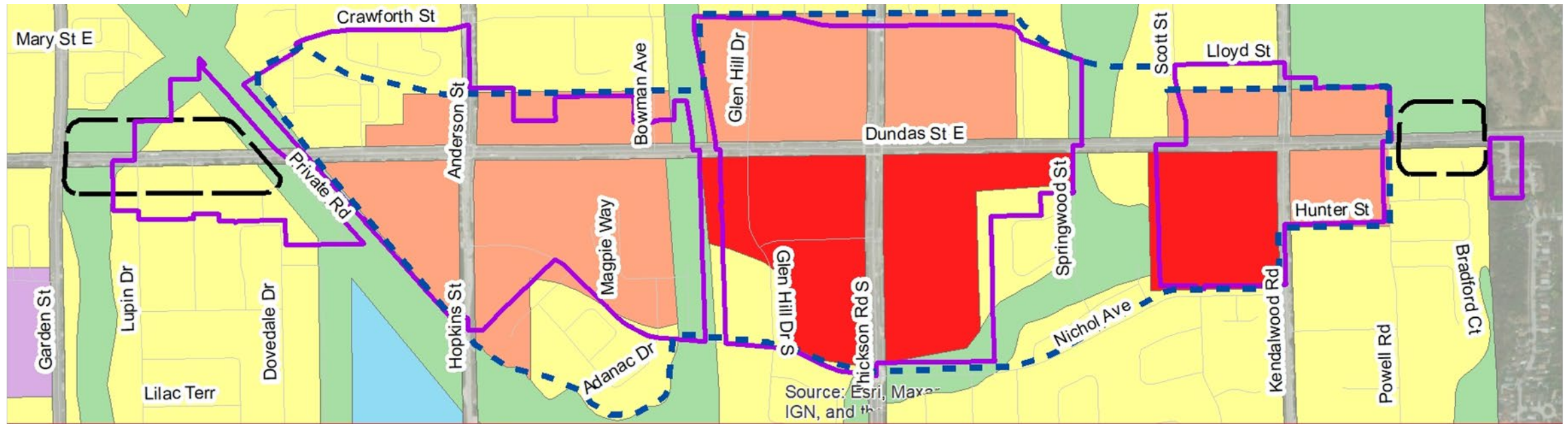


Whitby Official Plan Existing Policies

- **Dundas East Urban Central Area**
 - Minimum density target of 30 units per hectare outside of Intensification Corridor
 - Minimum 3 storeys and max. 18 storeys close to Dundas Street or Thickson Road
- **Intensification Corridor**
 - 60 units per hectare
 - Min. 2 and max. 8 storeys in height, except
 - Max. of 12 storeys in height if meeting certain conditions



3 Dundas Street East Urban Central Area – Existing Permitted Uses



Intensification Corridor

- 2 - 8 storeys
- min. 60uph

Dundas East Intensification Area

- 3 - 8 storeys
- max. 18 storeys for Dundas Street or Thickson Road
- min. 60 uph-

Major Commercial
- Residential Permitted subject to criteria

General Industrial

Prestige Industrial

Major Open Space

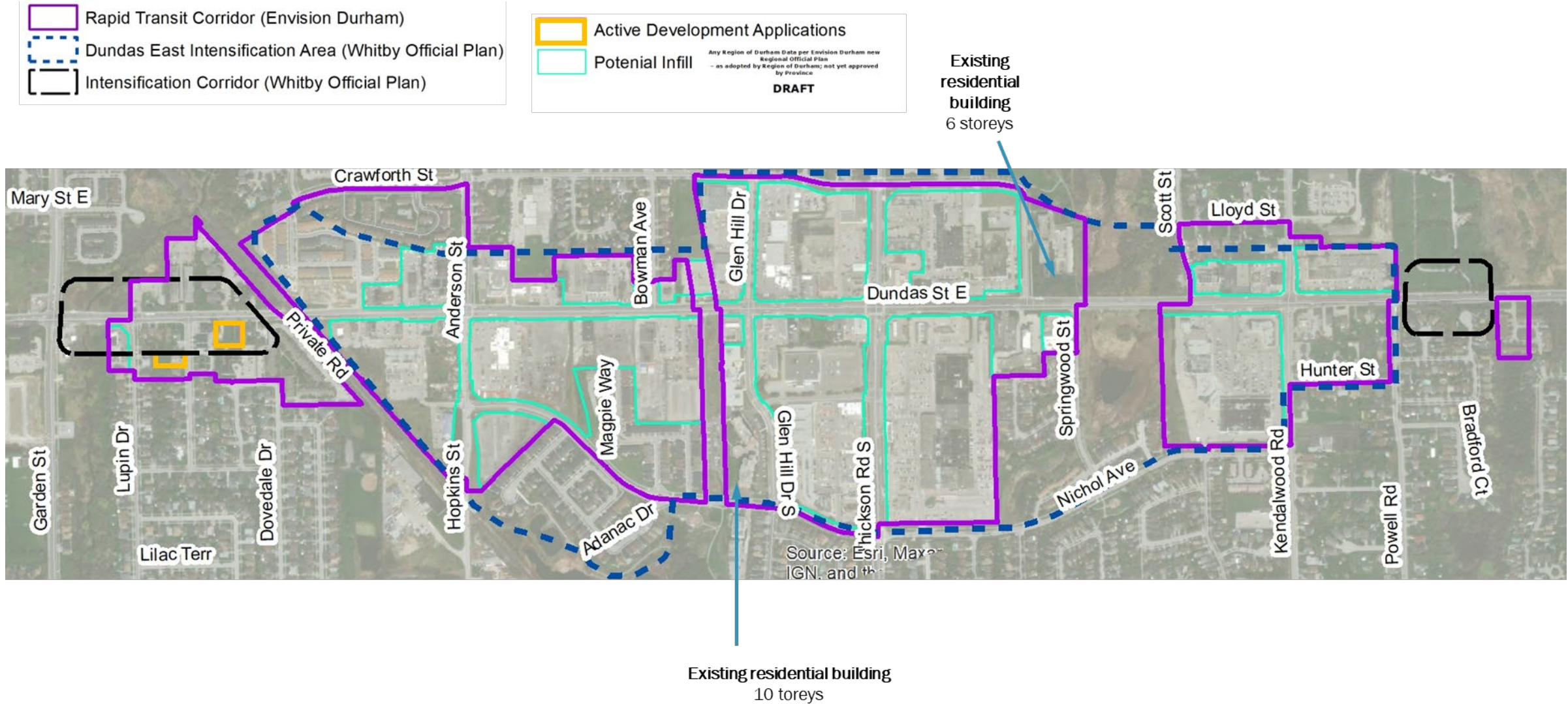
Institutional

Residential

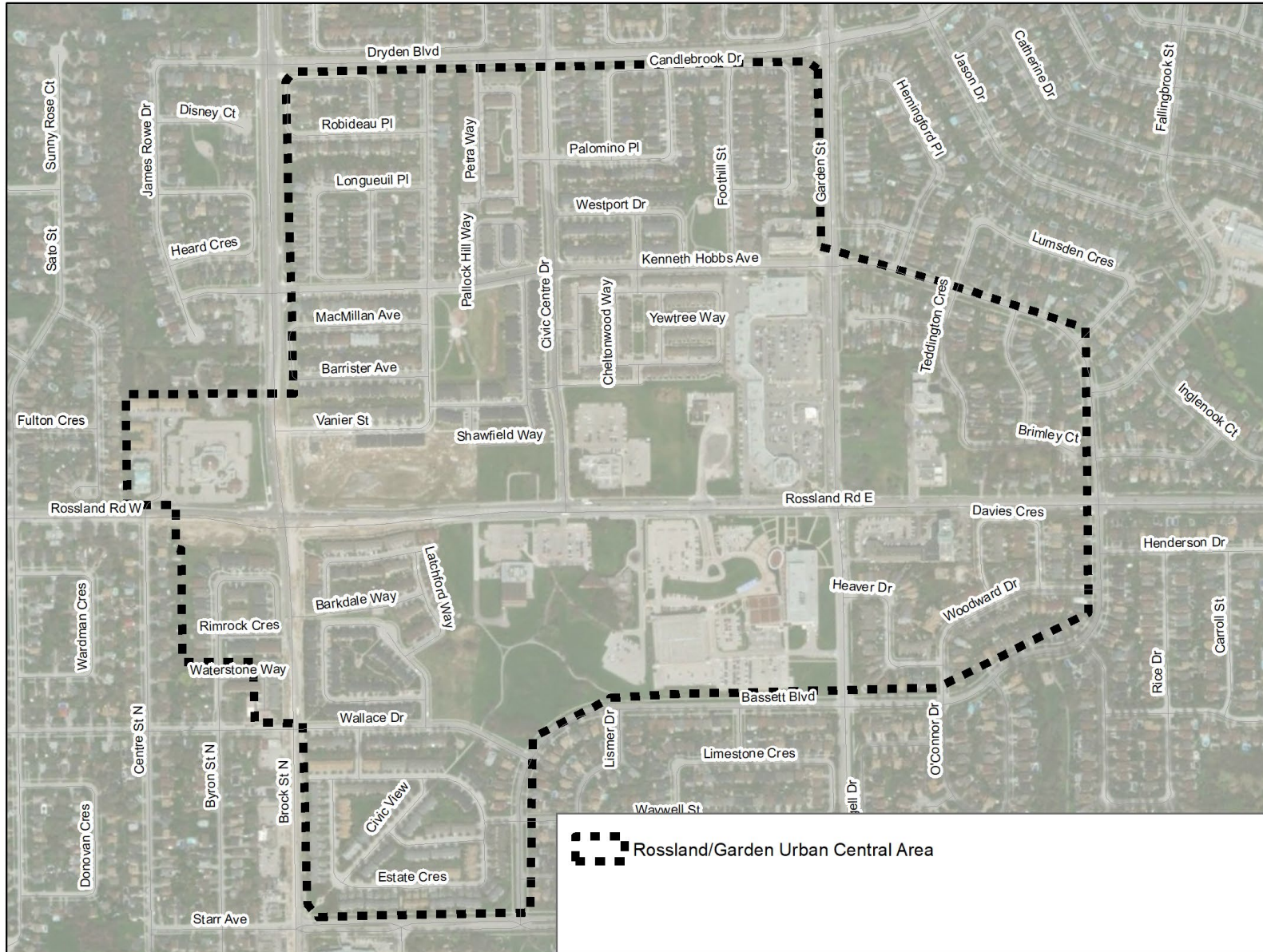
Community Commercial

Mixed Use
- Residential Permitted with provisions

3 Dundas Street East Urban Central Area – Infill Potential



4 Rossland Garden Urban Central Area – Existing Policies

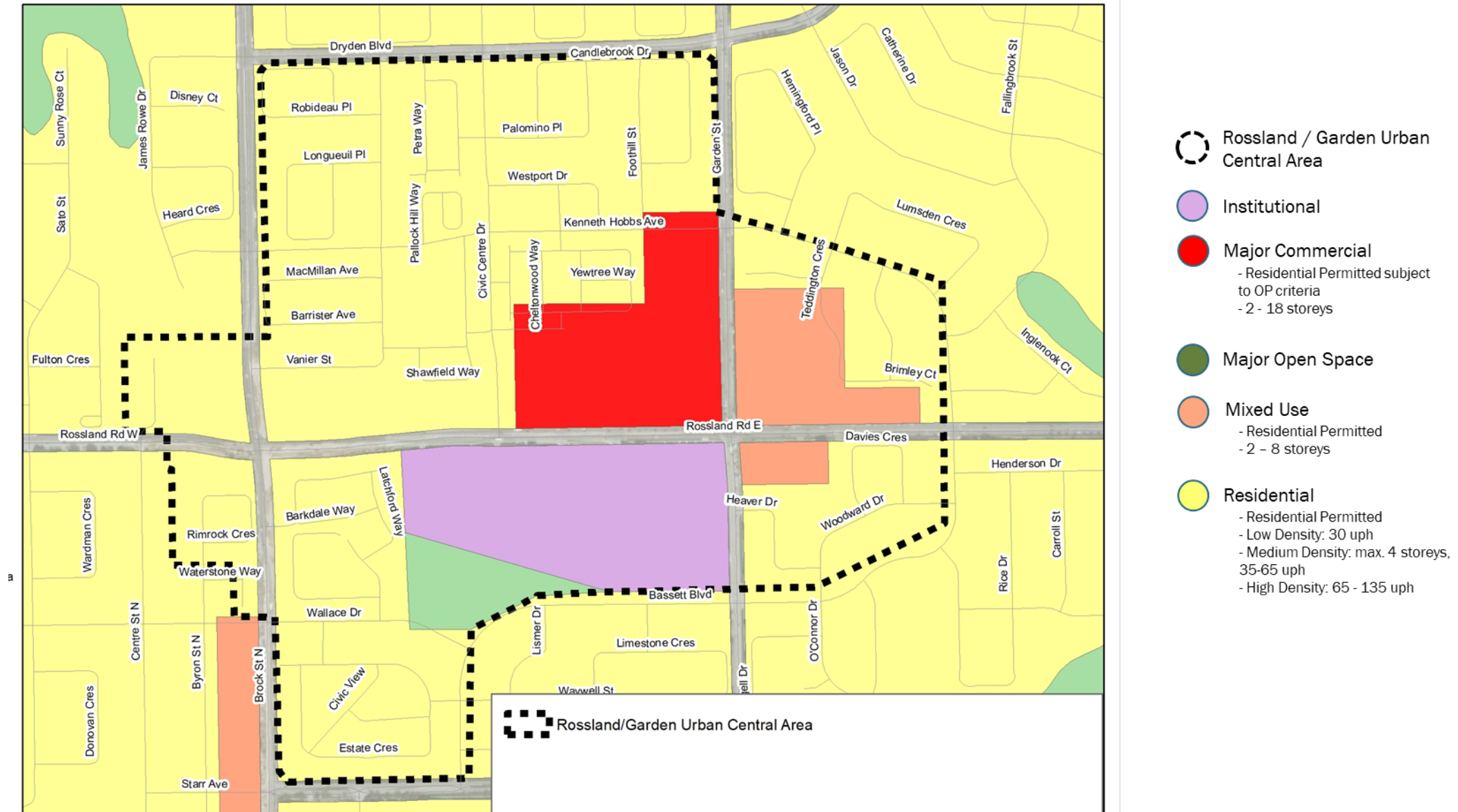


Whitby Official Plan Existing Policies

Rossland Garden Urban Central Area

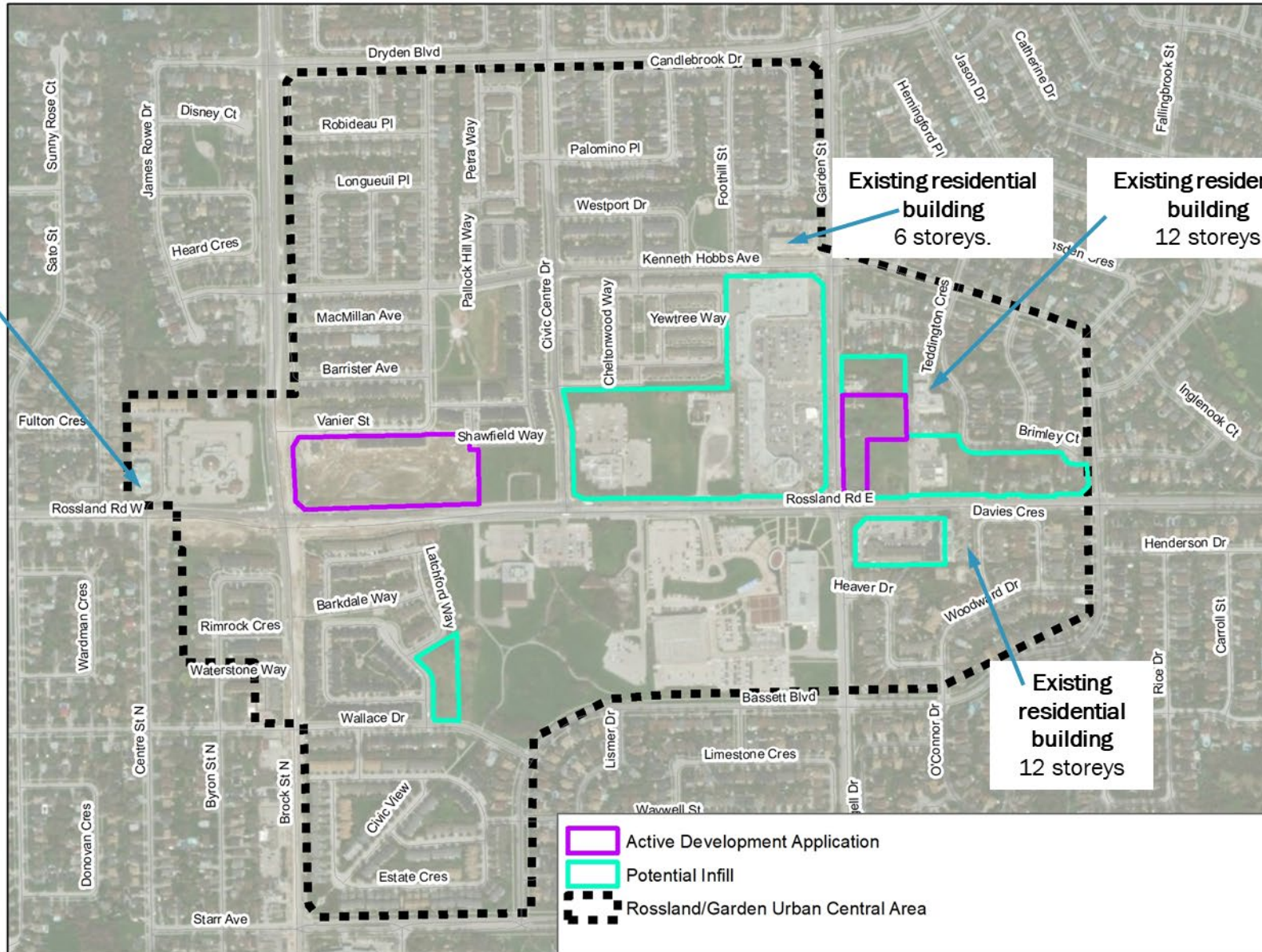
- Minimum density target of 60 units per hectare across the Central Area
- Minimum 2 and max.18 storeys in height in proximity to Brock Street or Rossland Road

4 Rossland Garden Urban Central Area – Existing Permitted Uses



4 Rossland Garden Urban Central Area – Potential Infill

Existing residential
building
5 storeys



5 Dundas Rapid Transit Corridor & Regional Corridors



 Rapid Transit Corridor (Envision Durham)  Regional Corridor (Envision Durham)

*Outside of Dundas West Urban Central Area

*Schematic Outline

Any Region of Durham Data per
Envision Durham new Regional
Official Plan – as adopted by Region
of Durham; not yet approved by
Province
DRAFT

This study will also consider Corridors.

Envision Durham Regional Official Plan Policies

Rapid Transit Corridor

- Minimum density target of 150 people and jobs per gross hectare across the Corridor

Regional Corridors

- No minimum target

Whitby Official Plan Existing Policies

Intensification Corridor

- Minimum density target of 60 units per hectare across the Corridor
- Min. 2 and max. 8 storeys in height
- Max of 12 storeys in height meeting certain conditions

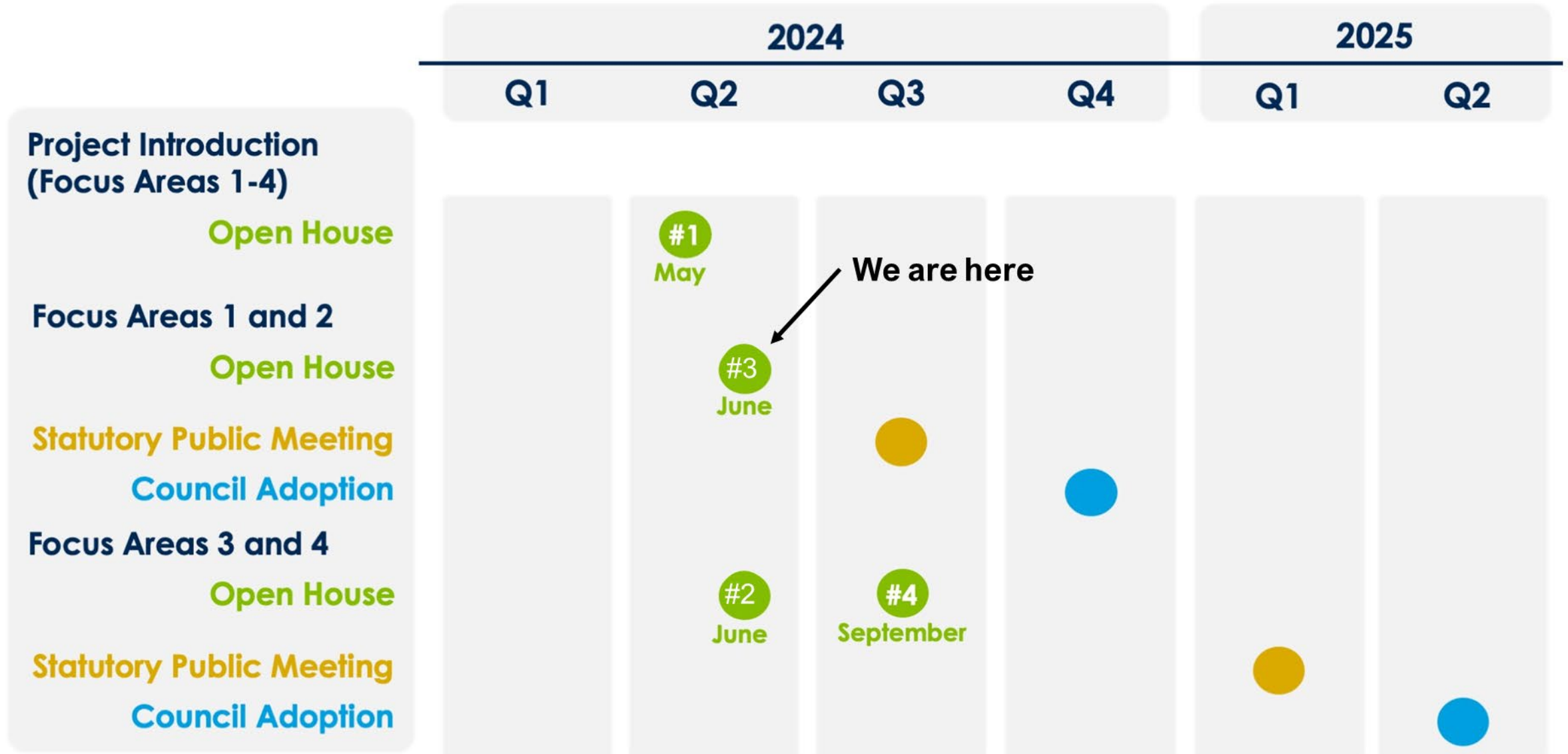
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Project Timeline and Engagement Opportunities



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 growth is planned in key areas of Whitby.

Next steps in Official Plan Review: Brooklin Expansion:

Open House #4: September 2024

Location and date to be determined

Next steps on Growth Areas:

- Further input through survey on Connect Whitby
- Preparation of draft policy and any mapping updates
- **Statutory Public Meeting: Fall 2024**

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)