

Memorandum to Council

Planning and Development Department

Long Range Policy Planning and Strategic Design



To: Mayor and Members of Council

CC: Roger Saunders, Commissioner, Planning and Development

**Acknowledged by M. Gaskell,
Chief Administrative Officer**

From: Lori Tesolin, Principal Planner and Supervisor, Policy and Heritage

Date: February 23, 2023

File #: OPA-2020-W/03

**Subject: Downtown Whitby Secondary Plan
Update – Additional Comment
Submission**

The Final Recommended Official Plan Amendment (OPA) to update the Downtown Whitby Secondary Plan - [Report PDP-61-22](#), was brought forward for consideration by the Committee of the Whole on November 28, 2022. At that time, it was referred to staff for more information. An Education Session on the Secondary Plan was held at the Special Council Meeting on January 23, 2023.

The Final Recommended Secondary Plan will be brought back for consideration by the Committee of the Whole on February 27, 2023. There have been no changes to the OPA to update the Secondary Plan since last presented at the November 28 meeting.

The purpose of this memo is to inform Committee of the Whole members of an additional Comment Submission received by staff on February 16, 2023, provided in Attachment #1 to this memo.

The attached letter requests that the maximum building height permission for 401 Dunlop Street East be increased to 6-storeys, from the final recommended 4-storeys.

- The existing Secondary Plan permits up to 3-storeys at this location.
- The Final Recommended Secondary Plan would permit up to 4-storeys.

Staff advise that the final recommended building height of up to 4-storeys is suitable at this location, as it provides an appropriate transition from the maximum 6-storey building height permission to the north, and the 2-storey height in the surrounding mature neighbourhood.

Att #1: Additional Comment Submission - 401 Dunlop Street East

Attachment #1
Comment Submission: 401 Dunlop Street East

Town of Whitby
Planning Department

575 Rossland Road East
Whitby, Ontario
L1N 2M8

To whom it may concern,

As per the notices received regarding the Downtown Whitby Secondary Plan, I want to inquire about putting a 6 story building on the lot located at 401 Dunlop Street, East.

I do understand that as the current plan is at 3 stories and the new plan is going up to 4 stories, I believe it would benefit the neighbourhood to request a 6 story apartment or condo building, with all respect to the mature neighbourhood.

File: DEV-21-20 (OPA-2020-W/03)

I look forward to hearing back from you.

Sincerely,

Alfred Garvey