

Attachment # 7

Draft Proposed Amendment # 132 to the Town of Whitby Official Plan

- Purpose:** The purpose of this Amendment to the Town of Whitby Official Plan and the Taunton North Community Secondary Plan is to change the land use designation on a portion of the subject lands from “Low Density Residential 1” to “Medium Density Residential” and to adjust the boundary of the “Major Open Space” and “Environmental Protection/Conservation Lands” designations on the subject lands.
- Location:** The lands subject to the Amendment are generally located west side of Garden Street, north of Robert Attersley Drive East, municipally known currently as 4400 & 4440 Garden Street.
- Basis:** The Amendment is based on an application to amend the Town of Whitby Official Plan (File: DEV-17-22 (OPA-2022-W/02)), as submitted by the Bousfields Inc. on behalf of 1351637 Ontario Limited. The Amendment would change the land use designation on a portion of the subject lands within the Taunton North Community Secondary Plan, from “Low Density Residential 1” to “Medium Density Residential” and adjust the boundary of the “Major Open Space” and the “Environmental Protection/Conservation Lands” designations to permit the proposed development of a plan of subdivision containing 155 residential units consisting of 18 single detached dwellings fronting on Robert Attersley Drive East and a medium density block containing 65 two-storey block townhouse dwellings and 72 three-storey back-to-back townhouse dwellings on a private (condominium) road, as well as an open space block containing a Provincially Significant Wetland.
- The proposed development is consistent with the policies of the Provincial Policy Statement, in that it contributes to the efficient use of infrastructure, and provides increased residential densities, and range and mix of housing options that will contribute to the housing supply through a variety of household types that is acceptable from an environmental perspective.
- The proposed development conforms to the Growth Plan and Regional Official Plan regarding the contribution to

complete communities and optimizing infrastructure, intensification, and range and mix of housing options.

The application and proposed development meets the overall intent of the Whitby Official Plan in that it contributes to the range and mix of housing options, and provides an appropriate form of development and transition to existing residential areas. The adjustment of the boundaries of environmental areas is minor in nature, has no negative impacts, and is supported by an Environmental Impact Study and Arborist Report which recommend additional plantings as compensation for the adjustment.

Development of the subject lands would be subject to future Draft Plan of Condominium Application, and the provisions in the implementing Zoning By-law.

Actual Amendment:

The Town of Whitby Official Plan is hereby amended as follows:

- 1) By adjusting the Major Open Space” boundary on Schedule ‘A’ – Land Use of the Town of Whitby Official Plan“, as indicated on the attached Exhibit ‘A’; and
- 2) By changing the land use designation on a portion of the subject lands from “Low Density Residential 1” to Medium Density Residential” and by adjusting the “Environmental Protection/Conservation Lands” boundary on Schedule ‘P’ – Taunton North Community Secondary Plan of the Town of Whitby Official Plan, as indicated on the attached Exhibit ‘B’.

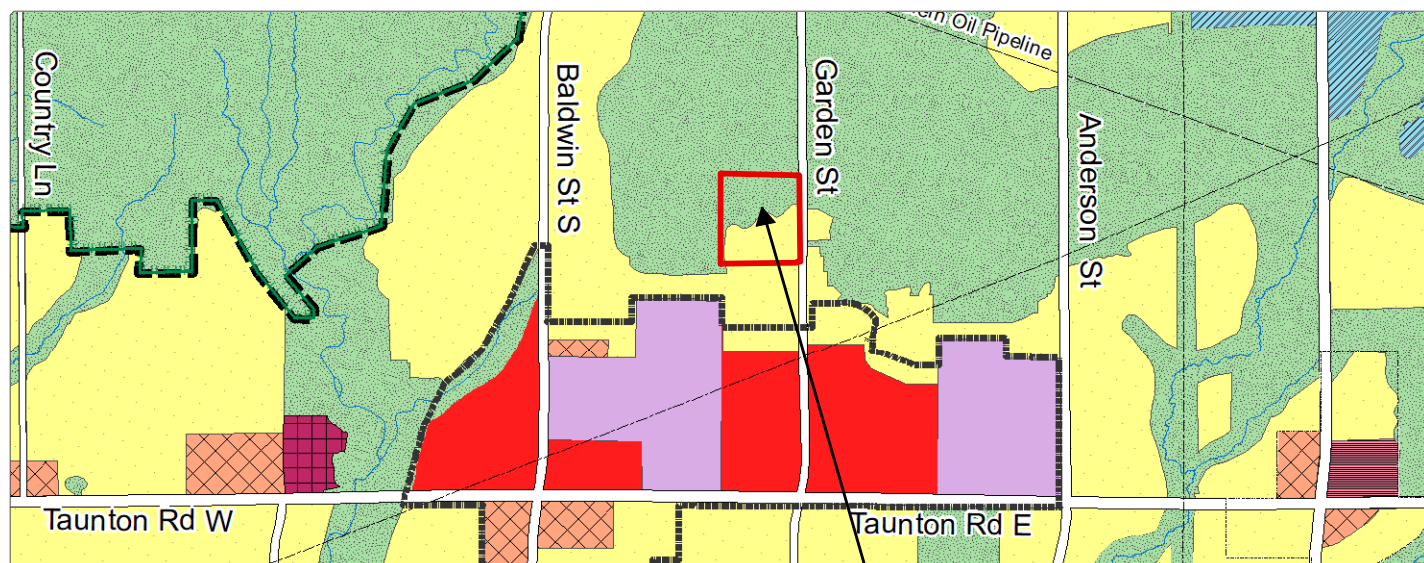
Implementation:

The provisions set forth in the Town of Whitby Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this amendment.

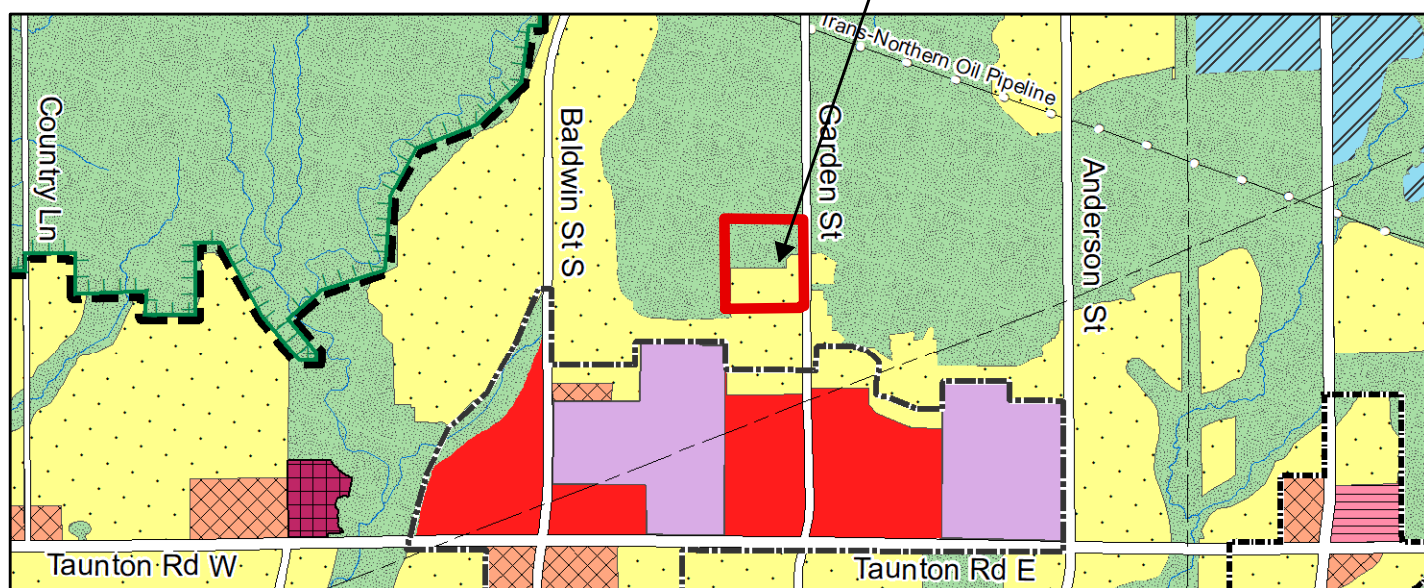
Interpretation:

The provisions set forth in the Town of Whitby Official Plan, as amended, regarding the interpretation of the Plan shall apply in regard to this amendment.

Exhibit 'A' to Official Plan Amendment #132 the Town of Whitby Official Plan



Adjust "Major Open Space" Boundary



Legend

- | | | |
|----------------------------|---|-----------------------------------|
| Residential | Lands Subject to Durham Regional Official Plan Policy 14.13.7 | D3 (Deferred by Region of Durham) |
| Major Commercial | D Deferred by the Region of Durham | |
| Community Commercial | LC Local Central Area | |
| Special Purpose Commercial | Resource Extraction Area (See Section 4.12) | |
| Mixed Use | U Utility | |
| Prestige Industrial | 2031 Urban Area Boundary | |
| General Industrial | Community Central Area Boundary | |
| Special Activity Node | Future Urban Development Area Boundary | |
| Institutional | Greenbelt Protected Countryside Boundary | |
| Major Open Space | Hamlet Boundary | |
| Agricultural | Major Central Area Boundary | |
| Hamlet | Municipal Boundary | |
| Estate Residential | Southern Boundary of Oak Ridges Moraine | |
| Special Policy Area | Urban Central Area Boundary | |
| Refer to section 11.5.31.6 | | |

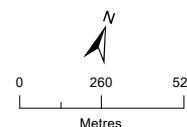
Notes: Refer to the applicable Secondary Plan for more detailed land use designations. Secondary Plan boundaries can be found on Schedule 'E', including the Oak Ridges Moraine Secondary Plan. Some legend items may not appear on the displayed figure extent.

Official Plan - Town of Whitby

Schedule

Excerpt from Schedule 'A' Land Use

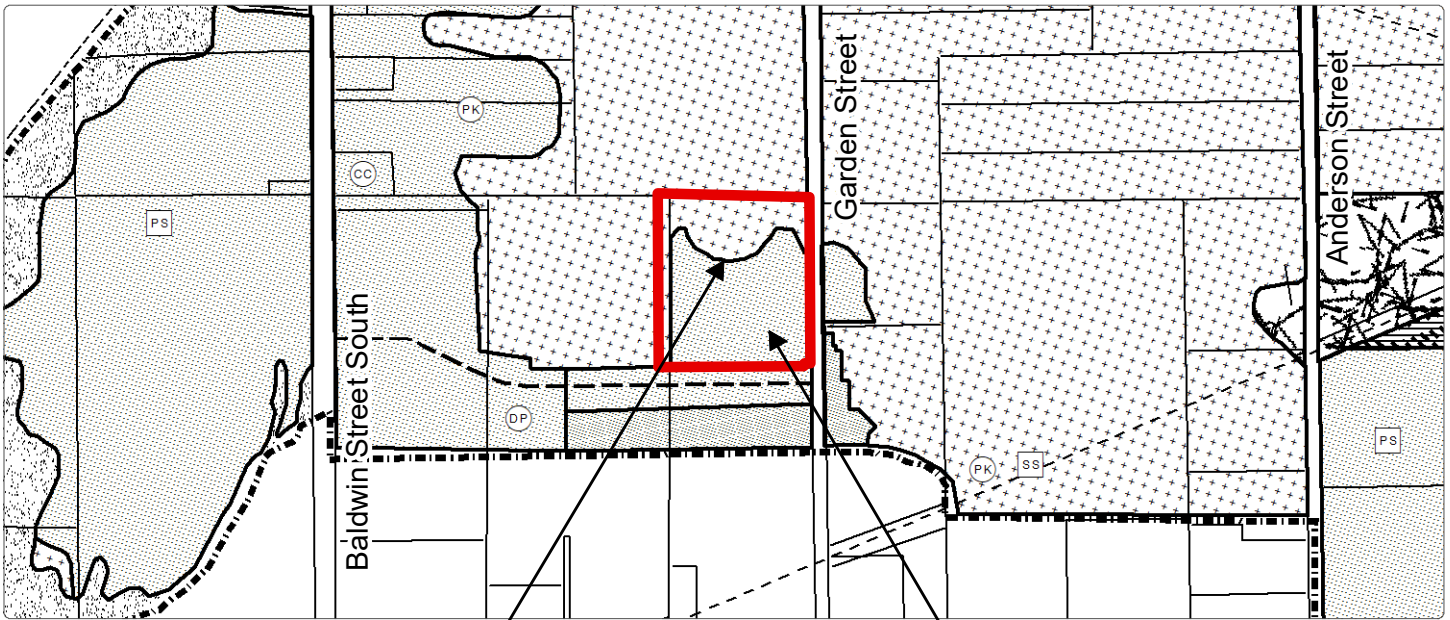
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This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.

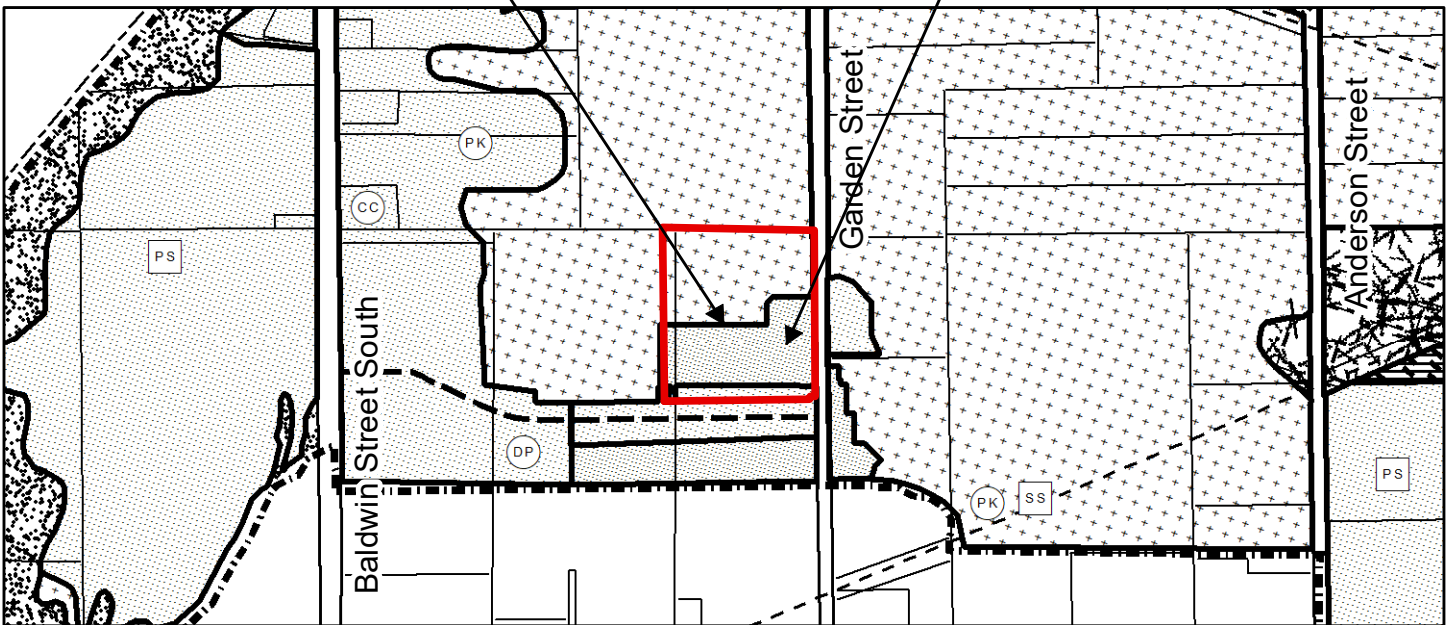
Exhibit 'B' to Official Plan Amendment #132 the Town of Whitby Official Plan

PDP 37-23



Adjust "Environmental Protection/ Conservation Land" Boundary

Change from: "Low Density Residential 1" to: "Medium Density Residential"



Legend

	Low Density Residential (LDR)		Environmental Protection/Conservation Lands (EPCL)		Secondary Plan Boundary
	Medium Density Residential (MDR)		Special Policy Area (SPA)		20 Year Urban Boundary
	High Density Residential		Public Elementary School		Utility Corridors
	Prestige Industrial		Seperate Elementary School		Proposed Collector Road
	General Industrial		District Park		Proposed Arterial Road
	Special Purpose Commercial (SPC)		Local Park		
	Major Open Space (MOS)		Parkette		
	Hazard Land (HL)		Convenience Commercial		

Excerpt from:
**Taunton North
Community
Secondary Plan**
Town of Whitby

Schedule

P



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Metres