

Region of Durham Proposed Modifications

Town of Whitby Official Plan Amendment No. 126
Downtown Whitby Secondary Plan
Proposed Modifications

Words that are shown in ~~strike through~~ are proposed to be deleted, and words that are shown in **bold** are proposed to be added.

Mod No.	Policy No.	Proposed Modification	Comment
1	11.3.7.6.5	<p>Modify the policy to read as follows:</p> <p>“Development and redevelopment shall reinforce the “main street” historic character of Brock Street and Dundas Street by locating buildings and storefronts close to the public sidewalk, where possible, and in appropriate locations, the building may be set back to accommodate active, pedestrian oriented uses at ground level such as a patio or other active and publicly accessible open space.</p>	<p>As noted by our TOD Office, and discussed with Town Staff, to create a vibrant downtown space, in circumstances where the ground floor or a building contains active, pedestrian oriented retail or commercial uses, there may be situations where a more generous setback may be appropriate to support an animated public space.</p>
2	11.3.7.9.10	<p>Modify the policy to read as follows:</p> <p>“Off-street parking areas shall be located underground, in above ground structures, at the rear of buildings or interior to the block, so as to not impact the character of the area or impact pedestrian streetscapes. Where above ground structures are proposed, the ground floor should be activated by the permitted land use.”</p>	<p>As noted by our TOD Office, and discussed with Town Staff, above ground structures are space-intensive and have the potential to not contribute positively to the public realm in instances where the ground floor is not activated by the predominate permitted land use or other amenities These structures should be discouraged unless it is demonstrated that the ground floor has been activated to the satisfaction of the municipality.</p>