

Attachment #15

Draft Proposed Official Plan Amendment #137

- Purpose:** The purpose of this Amendment to the Town of Whitby Official Plan and the Port Whitby Secondary Plan is to increase the maximum permitted residential density from 300 to 1,025 units per net hectare on the subject land as well as increase the maximum building height from 18 storeys to 36 storeys on the subject land.
- Location:** The lands subject to the Amendment are generally located northwest corner of Charles Street and Watson Street West, municipally known as 1636 Charles Street (currently comprising 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634 and 1636 Charles St.).
- Basis:** The Amendment is based on an application to amend the Town of Whitby Official Plan (File: DEV-07-24, OPA-2024-W/02, Z-03-24, SW-2024-01), as submitted by The Biglieri Group LTD. on behalf of Tribute (Charles Street) Limited. The Amendment would increase the maximum permitted residential density from 300 units per net hectare to 1,025 units per net hectare on the subject land as well as to increase the maximum permitted building height from 18 storeys to 36 storeys on the subject land, to permit the proposed development of mixed-use condominium development consisting of 4 (four) towers, ranging in height between 28 and 36 storeys, with a total of 1,639 residential units, and approximately 2,263 square metres of commercial space in a multi-storey podium, as well as open space.
- The proposed development is consistent with the policies of the Provincial Policy Statement, in that it accommodates a significant supply and range of housing options through intensification, increased densities and redevelopment, by using land and infrastructure more efficiently, to meet the projected needs of current and future residents, as well as through transit-supportive development and intensification, within and in proximity to transit corridors and stations.
- The proposed development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, in that it prioritizes intensification and transit-supportive, higher densities within the Whitby Protected Major Transit Station Area, makes efficient use of land and infrastructure and support transit viability, takes advantage of existing

infrastructure and public services facilities, and helps achieve the minimum required density target of 150 residents and jobs combined per hectare.

The proposed development conforms to and is consistent with Durham Regional Official Plan as amended by Regional Official Plan Amendment 186, as well as the new Envision Durham Regional Official Plan, in that it helps achieve the minimum 150 persons and jobs per hectare within a Protected Major Transit Station Area.

The proposed development meets the overall intent of the policies of the Whitby Official Plan and Port Whitby Community Secondary Plan, in that it increases residential density within the Whitby Protected Major Transit Station Area and Port Whitby Intensification Area, where such residential intensification is planned to occur through increased building heights and increased residential densities; supports active transportation and transit in the neighbourhood; is serviceable and suitable for the proposed use; would be compatible with designated uses of surrounding lands and contributes to Province's allocation and the Town's pledge of 18,000 new units by 2031.

Development of the subject lands would be subject to the provisions in the implementing Zoning By-law and Site Plan approval.

Actual Amendment:

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

- 1) By amending the Port Whitby Secondary Plan, by adding the following new section:

“11.1.11.6 Notwithstanding any other provisions of this Plan to the contrary, for lands identified by Assessment Roll # 18-09-030-012-06100-0000, the maximum permitted residential density shall be 1,025 units per hectare and the maximum building height shall be 36 storeys.”

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.