

# Town of Whitby Public Meeting Report

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**Report Title: Town-Initiated Official Plan Review – Draft Proposed Amendment: Strategic Growth Areas, Nodes and Corridors (File: OPA-2024-W/05)**

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**Date of meeting:** October 16, 2024

**Report Number:** PDP 47-24

**Department(s) Responsible:**

Planning and Development Department  
(Planning Services)

**Submitted by:**

R. Saunders, Commissioner of Planning  
and Development

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

**For additional information, contact:**

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Planning Report PDP 47-24 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13

Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning and Development Department on the proposed application(s). Also, any person may make written submissions at any time before Council makes a decision.

Additional information regarding statutory public meetings under the Planning Act can be found on the [Town's website](#).

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the by-law is passed, the specified person or public body is not entitled to appeal the decision of Whitby Council to the Ontario Land Tribunal (OLT) and may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

## 1. Highlights:

- A Statutory Public Meeting under the Planning Act is being held to consider a Draft Proposed Amendment to the Whitby Official Plan, as initiated by the Town for the Whitby Official Plan Review, regarding Strategic Growth Areas, Nodes and Corridors (File: OPA-2024-W/05).

## 2. Purpose:

The purpose of the Town-initiated, Draft Proposed Amendment is to:

- achieve consistency with Provincial legislation and policy, and conformity with the new Region of Durham Official Plan, Envision Durham;
- update the Part 1 Official Plan, and relevant Part 2 Secondary Plans, by adjusting the boundaries of existing Strategic Growth Areas, Nodes and Corridors to reflect the delineated boundaries provided in Envision Durham; and,
- introduce and/or update policies that support height and density in appropriate locations within Strategic Growth Areas, Nodes and Corridors, to increase housing supply and plan for future population growth through transit-supportive redevelopment and intensification.

Refer to Attachment #1 for the Strategic Growth Areas Study Area Map.

## 3. Background:

Municipalities are required to review and update their Official Plans every five years in accordance with Section 26 of the Planning Act.

The Town of Whitby's Official Plan underwent a comprehensive review and update in 2018. Since the 2018 Whitby Official Plan came into force, the Province has assigned a Municipal Housing Target for the Town of Whitby of 18,000 homes by 2031, towards the Province's goal of 1.5 million new homes by 2031. The Town has also made commitments to the Federal Housing Accelerator Fund to undertake efforts to increase housing, including updates to relevant Official Plan policies.

The new Envision Durham Regional Official Plan was approved by the Province on September 03, 2024, and sets a new planning horizon to 2051. Envision Durham provides a forecasted population growth for Whitby of approximately 244,000 people and over 95,000 jobs. Envision Durham identifies existing, as well as approximately 500 hectares of new Community Area lands (residential/commercial, institutional, community and public service uses) and Employment Area lands (industrial, warehousing), within the new 2051 Urban Area Boundary. Refer to Attachment #2 for an excerpt of Envision Durham Map 1. Regional Structure – Urban & Rural Systems.

This Official Plan Review builds upon the 2018 Whitby Official Plan, while planning for increased housing and employment lands to the year 2051, conforming to changes in legislation and policies made by the Province of Ontario, and with Envision Durham.

While the Official Plan Review is being undertaken as one comprehensive project, the updates will happen via four “focus areas” that will result in four Draft Proposed Official Plan Amendments (OPAs), as outlined below:

Focus Area/OPA	Targeted Council Adoption
<p><b>1. Whitby GO Protected Major Transit Station Area (PMTSA)</b> PMTSAs are areas planned to accommodate greater densities around a major transit station, such as Whitby GO train station.</p>	Q4 2024
<p><b>2. Strategic Growth Areas, Nodes and Corridors (SGAs)</b> Several SGAs are already identified in the Whitby Official Plan and further refined by Envision Durham, as the areas of the municipality that are planned for increased population and employment intensification within the Built Boundary.</p>	Q4 2024
<p><b>3. Brooklin Urban Expansion Area</b> Updates related to the expansion of the Brooklin urban area as set out in Envision Durham, mainly west of Ashburn Road toward Lake Ridge Road.</p>	Q2/Q3 2025
<p><b>4. Official Plan General</b> Other policy updates in conformity with Provincial legislation and policy and Regional policy, as well as technical and housekeeping amendments.</p>	Q1/Q2 2026

Please see previous Staff Report [PDP 42-24](#) for further background information on the four focus areas described above, including each Study Area Map. Information and Study Area Maps are also available online at: [connectwhitby.ca/OPreview](http://connectwhitby.ca/OPreview).

The Draft Proposed Amendment in this report pertains to Focus Area 2 – Strategic Growth Areas, Nodes and Corridors.

### 3.1. Site Area and Description

The subject lands to which the amendment applies are the Strategic Growth Areas, Nodes and Corridors that are identified in Envision Durham and/or the Whitby Official Plan, generally depicted on Attachment #1 – SGA Study Area Map, and include:

- Brock/Taunton Regional Centre (Envision Durham) / Major Central Area (Whitby Official Plan);

- Rossland/Garden Urban Central Area (Whitby Official Plan);
- Dundas East Urban Central Area (Whitby Official Plan);
- Dundas Street Rapid Transit Corridor (Envision Durham);
- Taunton Road Regional Corridor (Envision Durham and Whitby Official Plan);
- Brock Street Regional Corridor (Envision Durham and Whitby Official Plan); and,
- Victoria Street Regional Corridor (Envision Durham and Whitby Official Plan).

### 3.2. Documents and Background Information

**Background Summary and Analysis Report:** PMTSAs, Strategic Growth Areas and Nodes and Corridors: This report identifies policy changes required to be incorporated into the updated Whitby Official Plan, based on a review of Provincial legislation and policies, Envision Durham Official Plan policies and local polices and other applicable documents. A policy gap analysis is provided, related specifically to the Whitby GO PMTSA, and other Strategic Growth Areas, Nodes and Corridors.

**Addendum to the Background Summary and Analysis Report - Section 5, Recommended Official Plan Policy Directions:** Section 5 builds upon the Background Summary and Analysis Report (Sections 1 to 4), and further provides the rationale for the draft policy recommendations. Refer to Attachment #3 for the Amended Background Summary and Analysis Report.

**Community Open House #1 and Special Meeting of Council:** On May 29, 2024, the Town hosted Community Open House #1, followed by a Special Meeting of Council required under Section 26(3) of the Planning Act, to provide background information on the overall scope and timing of the Official Plan Review. Refer to Report [PDP 35-24](#) for information.

**Community Open House #3 - Growth in Key Areas:** Community Open House #3 was held at Heydenshore Pavilion in Port Whitby. The purpose of this open house was to provide information and discuss input on planning for increased population growth and local job opportunities within Strategic Growth Areas, Nodes and Corridors, as identified in Envision Durham and in the Whitby Official Plan. Approximately 40 participants attended.

**(Note:** Community Open House #2 focused on the Brooklin Urban Expansion Area and is not relevant to this Public Meeting Report).

**Engagement Summaries:** Summaries of the in-person Community Open Houses and online engagement surveys have informed the Draft Proposed Amendment.

#### 4. Discussion:

##### 4.1. Provincial Policy and Legislation

Provincial legislation and policy related to the Draft Proposed Amendment are outlined below:

**Planning Act** – Section 2 of the Planning Act states the Provincial Interest in several land use planning matters, including the adequate provision of a full range of housing and employment opportunities, providing appropriate locations for growth and development; and promoting development that supports public transit.

**Provincial Planning Statement** – A new Provincial Planning Statement (PPS) came into force on October 04, 2024 and replaced the previous Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. The new PPS continues to refer to supporting the achievement of complete communities, offering a range and mix of housing options, providing for intensification and more mixed-use, and providing transit-supportive development in Strategic Growth Areas.

##### 4.2. Region of Durham Official Plan

Envision Durham is the new Durham Region Official Plan, which was adopted by the Regional Council on May 17, 2023, and approved by the Province on September 03, 2024.

Envision Durham forecasts for the Town of Whitby to grow to 244,890 people and 95,210 jobs to a new planning horizon in 2051. Envision Durham sets out a minimum requirement that 50% of that growth is required to occur in the existing built-up area, which is referred to as intensification.

As set out in Envision Durham, the greatest amount of intensification is directed to Protected Major Transit Station Areas (PMTSAs), as well as other Strategic Growth Areas, Rapid Transit Corridors and Regional Corridors, followed by other smaller local Nodes/Centres.

Envision Durham provides for the delineation of Regional Centres such as Brock/Taunton, as well as a Rapid Transit Corridor along Dundas Street. Envision Durham policies require a minimum density target of 100-150 people and jobs per hectare across the entire Brock/Taunton Regional Centre and a minimum density target of 150 people and jobs per hectare across the entire Rapid Transit Corridor along Dundas Street.

While Downtown Brooklin and Downtown Whitby are also Regional Centres that contribute to the overall 50% intensification target for the broader municipality, with parts of Downtown Whitby also located along the Rapid Transit Corridor, they will continue to be subject to the height and density restrictions in their related Secondary Plans, which have been

recently updated to allow appropriate levels of intensification, while continuing to protect the unique heritage character of these areas.

Envision Durham also requires identifying and planning for intensification along other local Nodes like the Rossland Garden Urban Central Area, and along other Regional Corridors, to contribute to the overall 50% intensification target within the built-up area to provide more housing and increase transit-supportive development.

Other policies include providing for appropriate transitions in building heights to surrounding areas and public spaces, supporting pedestrian-friendly development and active modes of transportation in connection to the transit station, and encouraging placemaking, sustainability and good urban design principles.

#### **4.3. Whitby Official Plan**

The Whitby Official Plan identifies the location of Major and Urban Central Areas on Schedule A, and Intensification Areas and Corridors on Schedule B. Some areas are further refined through Secondary Plans, like the Brock/Taunton Major Central Area Secondary Plan. The Parent Official Plan states that intensification is intended to occur in these areas through higher density development, to support transit use and to lessen dependence on the automobile.

#### **4.4. Zoning By-Law**

Zoning By-laws 1784 and 2585 will be updated to implement the policies of the Strategic Growth Areas OPA, once the Official Plan Review has been completed. These updates will be considered in part through the Town of Whitby Comprehensive Zoning Review.

#### **4.5. Description of the Draft Proposed Amendment**

This Town-initiated Draft Proposed Amendment #139 includes minor changes, technical revisions, and updates to relevant Sections and Schedules of the Part 1 Parent Official Plan, and the Part 2 Brock Taunton Major Central Area Secondary Plan, regarding refinements to the boundaries of, and policies for, Strategic Growth Areas, Nodes and Corridors.

The Areas and Corridors identified in the Official Plan as shown on the current Schedules A and B, provide the structure for increased intensification across the municipality in areas well-served by transit and services, while continuing to protect mature neighbourhoods and other important features of the natural and built environment. These Areas and Corridors generally align with the Strategic Growth Areas, Nodes and Corridors identified in Envision Durham, except for minor revisions to boundaries and refinements to existing policies.

The Regional Rapid Transit Corridor will replace portions of the Intensification Corridor identified in the Official Plan along Dundas Street, and will replace the Dundas East Urban Central Area, as it is now a higher order intensification area, but generally occupies the same lands and provides for the same land use categories and permissions that currently exist.

This Amendment, regarding Strategic Growth Areas, is consistent with the Planning Act and Provincial Planning Statement 2024, conforms to and implements the Envision Durham Regional Official Plan, and meets the overall goals and intent of the Whitby Official Plan, as it relates to increasing housing supply and planning for future population growth through transit-supportive redevelopment and intensification in Strategic Growth Areas, Nodes and Corridors.

The Amendment generally includes:

1. Policy (text) changes to the Official Plan and Secondary Plans, including:
  - Clarification of policies;
  - Consistency/alignment of policy language, terminology, phrasing, land use permissions and densities, etc., with Envision Durham, where appropriate;
  - Changes to land use designations and maximum building heights where appropriate to better meet the intent of the Envision Durham and Provincial policies.
2. Schedule (maps) changes, including:
  - Depicting the delineation of Strategic Growth Areas, Nodes and Corridors;
  - Select land use designation changes on various Schedules; and
  - Legend updates to reflect the above changes.

Refer to Attachment #4 for the Draft Proposed Official Plan Amendment #139: Strategic Growth Areas, Nodes and Corridors.

## **5. Communication and Public Engagement:**

Notice of the statutory public meeting was mailed to all Interested Parties requesting notification and posted on the Town of Whitby website 20 days prior to the meeting date in accordance with the Planning Act.

## **6. Consultation with other Departments/Sources:**

The applicable agencies and departments have been circulated the applications and copies of the associated supporting materials for their review and comment.



**7. Conclusion:**

All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the Draft Proposed Amendment. A recommendation report will be brought forward to the Committee of the Whole at such time as input from the commenting agencies, departments and the public have been received and assessed.

All persons who make oral submissions, or have requested notification in writing, will be given written notice of the future meeting of the Committee of the Whole at which the applications will be considered.

**8. Attachments:**

Attachment #1: Strategic Growth Areas: Study Area Map

Attachment #2: Envision Durham Map 1. Regional Structure – Urban & Rural Systems

Attachment #3: Amended Background Summary and Analysis Report

Attachment #4: Draft Proposed Official Plan Amendment #139: Strategic Growth Areas, Nodes and Corridors