

Memorandum to Council

Planning and Development Department



To: Mayor and Members of Council
CC: Town Clerk; Department Heads
From: Ed Belsey, Senior Manager, Policy and Heritage Planning
Date: January 13, 2025
File #: OPA-2024-W/04
Subject: Amendment to Attachment #4 of PDP 01-25, Town-Initiated Official Plan Review – Final Recommended Official Plan Amendment 138: Whitby GO Protected Major Transit Area

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

A correction to Attachment #4 to PDP 01-25 is required to clarify that the intent of a proposed policy change in Item #31 of Official Plan Amendment #138 was regarding residential density only, and was not regarding building heights.

Item #31 in Attachment #4 should read as follows (**emphasis** added):

31. By amending **the first sentence of** policy 11.1.9.3 to read as follows: “The minimum residential density is greater than 50 dwelling units per net hectare and the maximum residential density will be a product of the built form requirements for height, setbacks and step backs.”

Policy 11.1.9.3, after amendment, would maintain existing minimum and maximum building heights, and would read as follows:

“11.1.9.3 The minimum residential density is greater than 50 dwelling units per net hectare and the maximum residential density will be a product of the built form requirements for height, setbacks and step backs. The minimum building height shall be three storeys and a maximum building height shall not exceed six storeys.”