

Attachment #4 – Final Recommended Amendment # 138
to the Town of Whitby Official Plan
Protected Major Transit Station Area

- Purpose:** The purpose of this Town-initiated Amendment to the Town of Whitby Official Plan is to:
- to delineate the boundary for a Protected Major Transit Area (PMTSA) around the Whitby GO Major Transit Station, and
 - introduce and update policies that support increasing height and density in appropriate locations within the PMTSA.
- Location:** The lands subject to this Amendment are all lands within the Whitby GO Station, Protected Major Transit Station Area;
- Basis:** This Town-initiated Amendment includes minor changes, technical revisions, and updates to relevant sections of the Part 1 Parent Official Plan and certain Part 2 Secondary Plans. This Amendment, regarding Protected Major Transit Station Areas, is consistent with the Provincial Planning Statement 2024, implements Envision Durham, 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 proximity to a Major Transit Station.
- The Amendment 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:
 - Delineation of a Protected Major Transit Station Area around the Whitby GO Station;
 - Select land use designation changes in schedules A and F; and
 - Legend updates to reflect the above changes.

Actual Amendment:

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

1. By amending Schedule “A” – Land Use to: delineate the Protected Major Transit Station Area around the Whitby GO Station; redesignate certain lands within the Port Whitby Secondary Plan Area from Residential to Mixed Use; delete the Community Central Area Boundary at Victoria and Gordon and; and update the legend accordingly; as shown on the attached Exhibit ‘A’;
2. By amending Schedule “B” – Intensification to: delineate the Protected Major Transit Station Area and identifying it as an Intensification Area; adjust the boundary of the Intensification Area that overlaps with the boundary of the Protected Major Transit Station Area; and update the Legend accordingly; as shown on the attached Exhibit ‘B’;
3. By amending Schedule “F” - Port Whitby Community Secondary Plan, by delineating the Protected Major Transit Station Area; by changing and renaming certain land use designations; and by updating the legend accordingly, as shown on the attached Exhibit ‘C’;
4. By amending Schedule “G” – Lynde Shores Secondary Plan, by delineating the Protected Major Transit Station Area and by updating the legend accordingly, as shown on the attached Exhibit ‘D’;

5. By amending Policy 3.1.3.3 by adding the word “Protected” prior to the word “Major” and capitalizing the word “area”;
6. By amending section 4.2.1 by adding the word “Protected” prior to the word “Major” and adding the word “Area” following the word “Station”;
7. By amending 4.2.8.3 to read as follows: “In accordance with the Durham Regional Official Plan, the long-term overall density target in the Port Whitby Intensification Area outside of the Protected Major Transit Station Area is at least 60 residential units per gross hectare and the overall long-term floor space index target is 2.0, which is increased to 2.5 on lands that are adjacent to Brock Street.”;
8. By adding a new policy 4.2.8.4 to read as follows: “Notwithstanding Policy 4.2.8.2, for lands within the Protected Major Transit Station Area as identified on Schedule ‘B’, the policies of 4.2.9 Protected Major Transit Area prevail.”;
9. By amending Policy 4.2.9 by adding the word “Protected” prior to the word “Major” and “Areas” following the word “Station”;
10. By amending Policy 4.2.9.1 by adding a sentence at the end: “The policies of this section apply to the Protected Major Transit Station Area surrounding the Whitby GO Major Transit Station in the Port Whitby Area as identified on Schedule “B”;
11. By amending the first sentence of Policy 4.2.9.2 to read as follows: “Development within the Whitby GO Protected Major Transit Station Area in the Port Whitby Area shall provide for:” and by deleting the last sentence of Policy 4.2.9.2;
12. By deleting Policy 4.2.9.3 in its entirety;

13. By adding a new Policy 4.2.9.3 as follows: “4.2.9.3 Development shall achieve a minimum density of 150 people and jobs per hectare across the entire Whitby GO Protected Major Transit Station Area”;
14. By adding a new Policy 4.2.9.4: Development shall achieve and maintain a minimum jobs target of 25 jobs per hectare across the entire Whitby GO Protected Major Transit Station Area;
15. By amending Policy 4.3.3.5.1 , by deleting “Gordon Street/Victoria Street” to read as follows: “Baldwin Street/Columbus Road, Cochrane Street/Columbus Road, Baldwin Street/Thickson Road, Thickson Road/Taunton Road, Rossland Road/Desmond G. Newman Drive, and Dundas Street/McQuay Boulevard are Community Central Areas as identified on Schedule “A” and may be identified in *Secondary Plans*”;
16. By amending Policy 4.4.3.12.2. c) by deleting “or in proximity to the Major Transit Station”;
17. By amending Policy 6.2.3.4 by adding the word “Protected” prior to the word “Major”;
18. By amending Policy 6.2.3.4.1, to read as follows: “The Whitby GO Protected Major Transit Station Area shown on Schedules “A” and “B”, shall be developed with high density mixed-use *development* to support the transit function of the GO Station”;
19. By amending Policy 6.2.3.4.2 by adding the word “Protected” prior to the word “Major”;
20. By amending Policy 8.1.3.8.4 to read as follows: “The Whitby GO Protected Major Transit Station Area is identified on Schedules “A” and “B”. Lands in this Protected Major Transit Station Area shall be developed with more intensive uses in accordance with the

associated policies of Sections 4.2 and 6.2, and the relevant policies of the Port Whitby Community *Secondary Plan*, and the Lynde Shores *Secondary Plan*”;

21. By amending Policy 11.1.3.4 to read as follows: “The Port Whitby Intensification Area and Whitby GO Protected Major Transit Station Area identified on Schedule “B” and the policies of the Port Whitby Community *Secondary Plan* are intended to implement Envision Durham regarding Protected Major Transit Station Areas, Waterfront Places and Regional Corridors, by providing for a range of residential, commercial, marina, recreational, tourist, and community uses in proximity to the waterfront and Whitby GO Station in the Port Whitby area”;
22. By amending Policy 11.1.3.5 to read as follow:
"Development within the Port Whitby Intensification Area and Whitby GO Protected Major Transit Station Area identified on Schedule “B” shall be considered in accordance with, amongst other policies, the policies of Section 4.2.8 of this Plan, and Section 4.2.9 regarding the Protected Major Transit Station Area”;
23. By amending Policy 11.1.6 and all subsections within to rename “Medium Density Residential One” as “Mid Rise Residential 1”;
24. By amending policy 11.1.6.2 to read as follows: “Lands designated as Mid Rise Residential 1 permit townhouses, multiple dwellings, and mid-rise apartment buildings”;
25. By amending Policy 11.1.7 and all subsections within to rename “Medium Density Residential Two” as “Mid Rise Residential 2”;
26. By amending policy 11.1.7.3 to read as follows “The minimum residential density is greater than 50 dwelling units per net hectare and the maximum density will be a product of the built form requirements for height,

setbacks and step backs.” And adding at the end of the policy, the following “except, north of Watson Street West, on the east side of Charles Street, the maximum height shall be 12 storeys”;

27. By amending Policy 11.1.8 and all subsections within to rename “High Density Residential” as “Mid Rise Residential 3”;

28. By amending policy 11.1.8.3 to read as follows: “The minimum residential density is greater than 30 dwelling units per net hectare and the maximum residential will be a product of the built form requirements for height, setbacks and step backs.”;

29. By amending Policy 11.1.9 and all subsections within to rename “Mixed Use Residential One” as “Mixed Use Main Street”;

30. By amending Policy 11.1.9.2 to read as follows: “Lands designated as Mixed Use Main Street permit residential uses in a multiple unit setting and a wide range of retail, cultural and service commercial and office uses. Drive-through service facilities are not permitted”;

31. By amending 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. The minimum building height shall be three storeys and a maximum building height shall not exceed six storeys”;

32. By amending policy 11.1.9.5 to read as follows: “Development on Brock Street South and Front Street shall contain ground floor related non-residential uses across the entire Brock Street frontage and Front Street frontage, with the exception of residential lobbies, and subject to the appropriate provisions of the Zoning By-law”;

33. By deleting Policy 11.1.10 and all subsections within”;

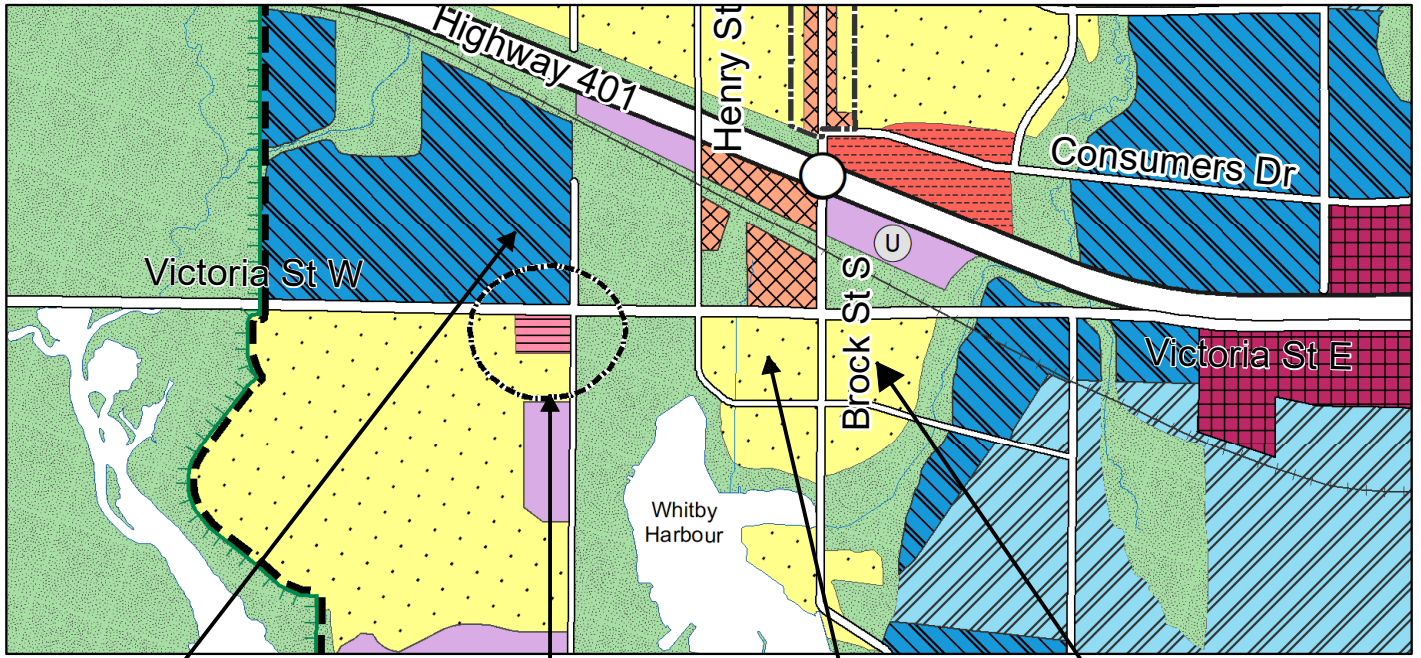
34. By amending Policy 11.1.11.1 and all subsections within to rename “High Density Residential Mixed Use” as “High Rise Mixed Use”;
35. By amending policy 11.1.11.2 to read as follows: “Lands designated as High Rise Mixed Use permit multi-storey residential buildings and a wide range of retail, cultural, service commercial and office uses. Drive-through service facilities are not permitted”;
36. By amending a new policy 11.1.11.3 to read as follows: “The minimum residential density for lands designated High Rise Mixed Use shall be greater than 75 dwelling units per net hectare and the maximum residential density shall be a product of the built form requirements for height, setbacks and step backs. The minimum building height for lands designated High Rise Mixed Use shall be 6 storeys and the maximum building height shall be up to 40 storeys for lands north of Victoria Street. For lands south of Victoria Street within the Whitby GO PMTSA, the maximum building height shall not exceed 36 storeys.”;
37. By deleting existing policy 11.1.11.5 in its entirety.
38. By adding a new policy 11.1.11.5 as follows: “For lands located at the southwest corner of Brock Street and Victoria Street development shall contain ground floor related non-residential uses across the entire Brock Street frontage, with the exception of residential lobbies, subject to the appropriate provisions of the Zoning By-law. In addition, development shall provide for an appropriate transition in building height downward to permitted mid rise development in the Mixed Use Main Street designation to the south and providing for a substantial step back along Brock Street.

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.

DRAFT

Exhibit 'A' to Draft Proposed Official Plan Amendment #138 to the Town of Whitby Official Plan

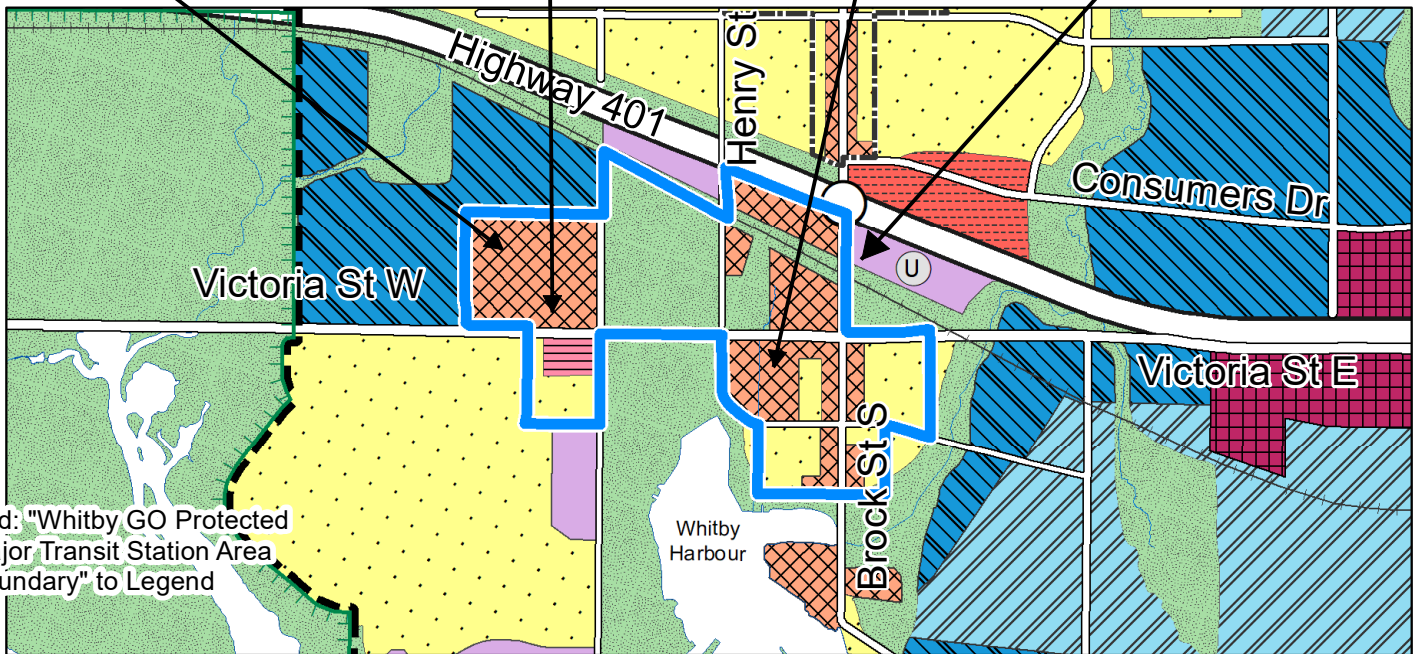


Change: "Prestige Industrial" to "Mixed Use"

Remove: "Community Central Area" Boundary

Change: "Residential" to "Mixed Use"

Add: "Whitby GO Protected Major Transit Station Area" Boundary



Add: "Whitby GO Protected Major Transit Station Area Boundary" to Legend



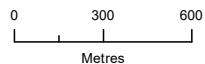

Legend

Residential	Lands Subject to Durham Regional Official Plan Policy 14.13.7	D3 (Deferred by Region of Durham)
Major Commercial	Deferred by the Region of Durham	
Community Commercial	Local Central Area	
Special Purpose Commercial	Resource Extraction Area (See Section 4.12)	
Mixed Use	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	Whitby GO Protected Major Transit Station Area Boundary	

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.

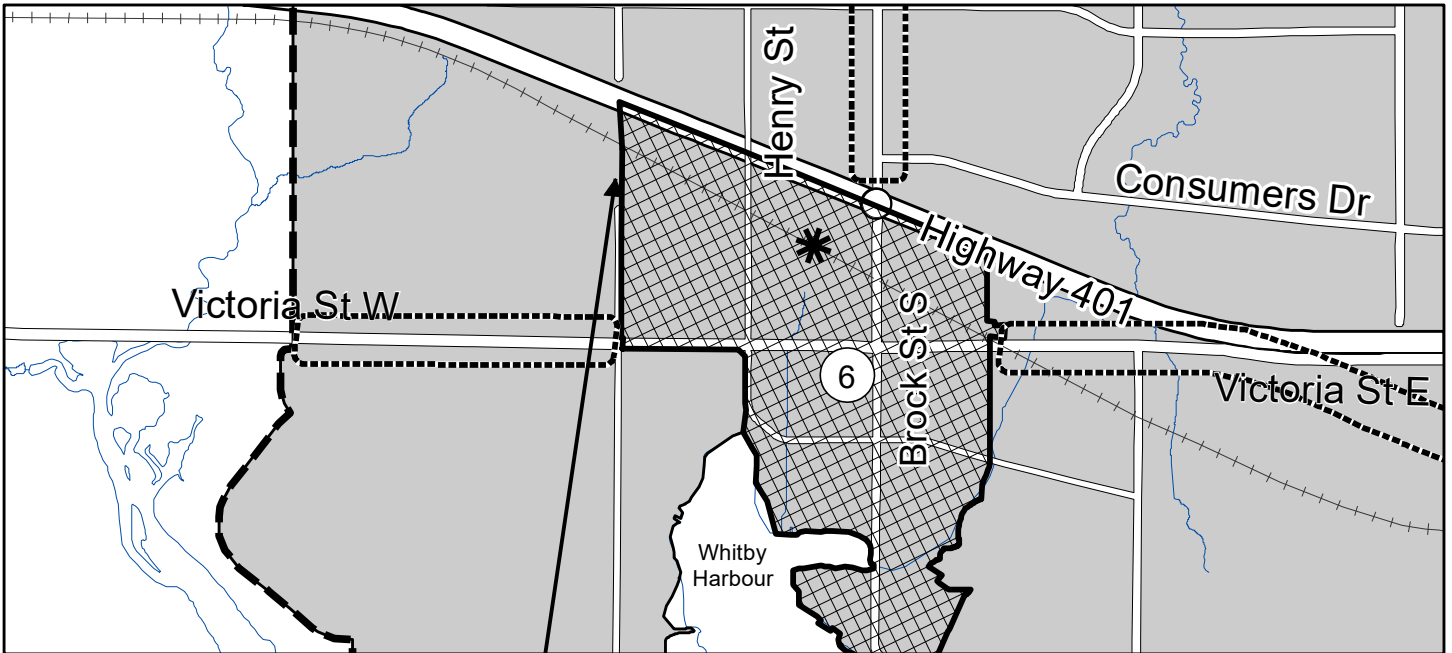
Official Plan - Town of Whitby Schedule

Excerpt from Schedule 'A' Land Use

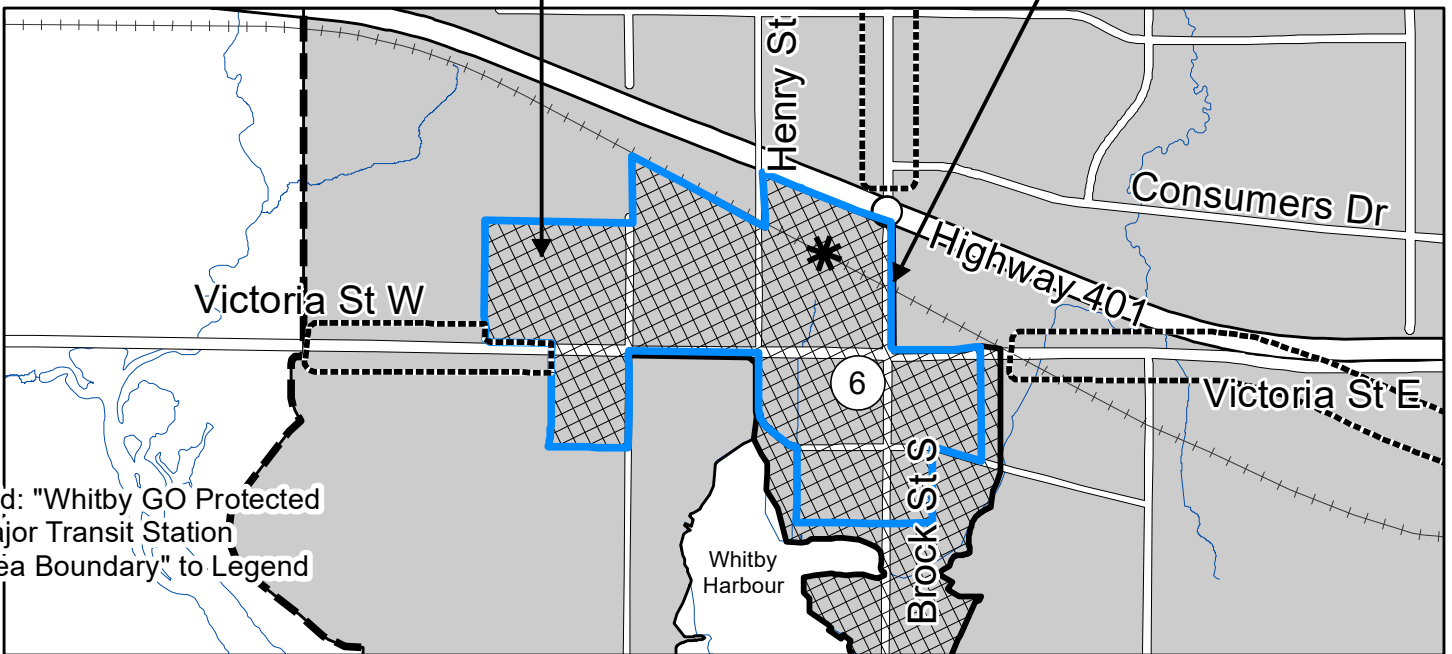
This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.

Exhibit 'B' to Draft Proposed Official Plan Amendment #138 to the Town of Whitby Official Plan



Adjust: "Port Whitby Intensification Area" Boundary to include "Whitby GO Protected Major Transit Station Area" Boundary

Add: "Whitby GO Protected Major Transit Station Area Boundary"



Add: "Whitby GO Protected Major Transit Station Area Boundary" to Legend

Legend

- * Major Transit Station
- 2031 Urban Area Boundary
- - - Municipal Boundary
- Whitby GO Protected Major Transit Station Area Boundary
- Built Boundary (2006)
- ▨ Intensification Area
- ▤ Intensification Corridor
- ▧ Lands Subject to Durham Regional Official Plan Policy 14.13.7

Intensification Areas:


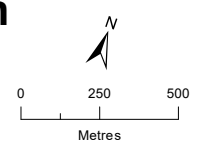
- ① Downtown Brooklin
- ② Brock / Taunton
- ③ Rossland / Garden
- ④ Downtown Whitby
- ⑤ Dundas East
- ⑥ Port Whitby/ Whitby GO Protected Major Transit Station Area

← D3 (Deferred by Region of Durham)

Note: Some legend items may not appear on the displayed figure extent.

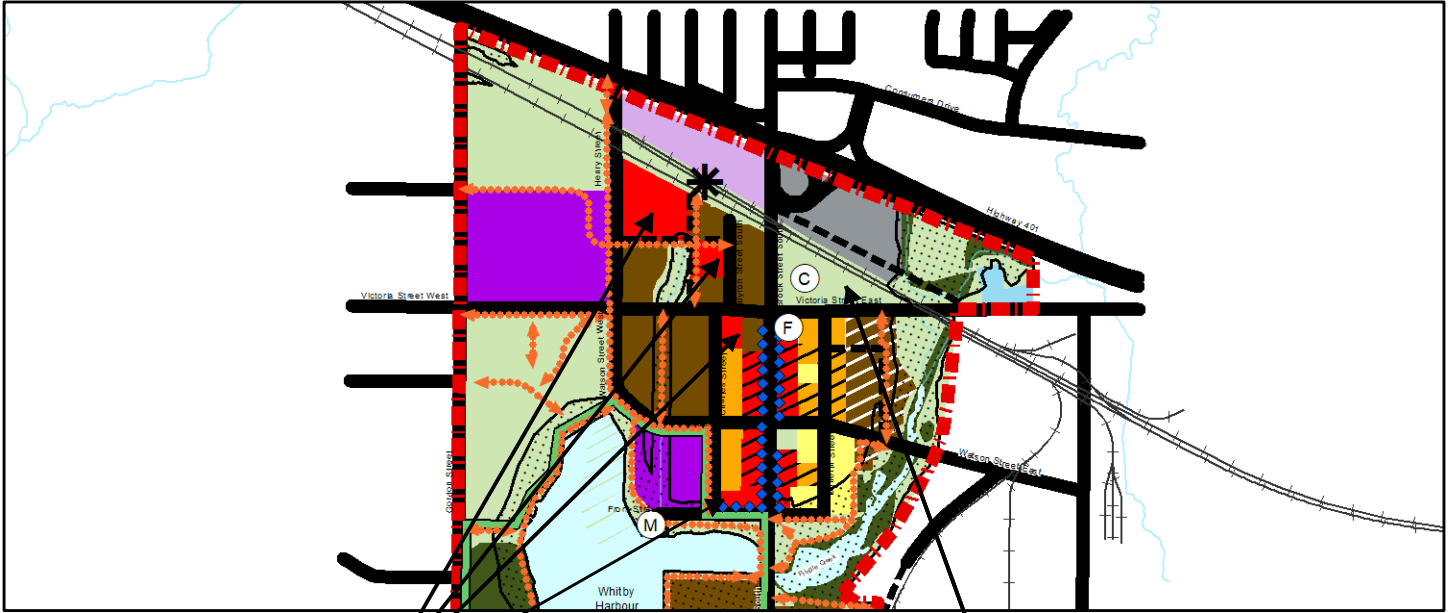
Official Plan - Town of Whitby Schedule

Excerpt from Schedule 'B' Intensification

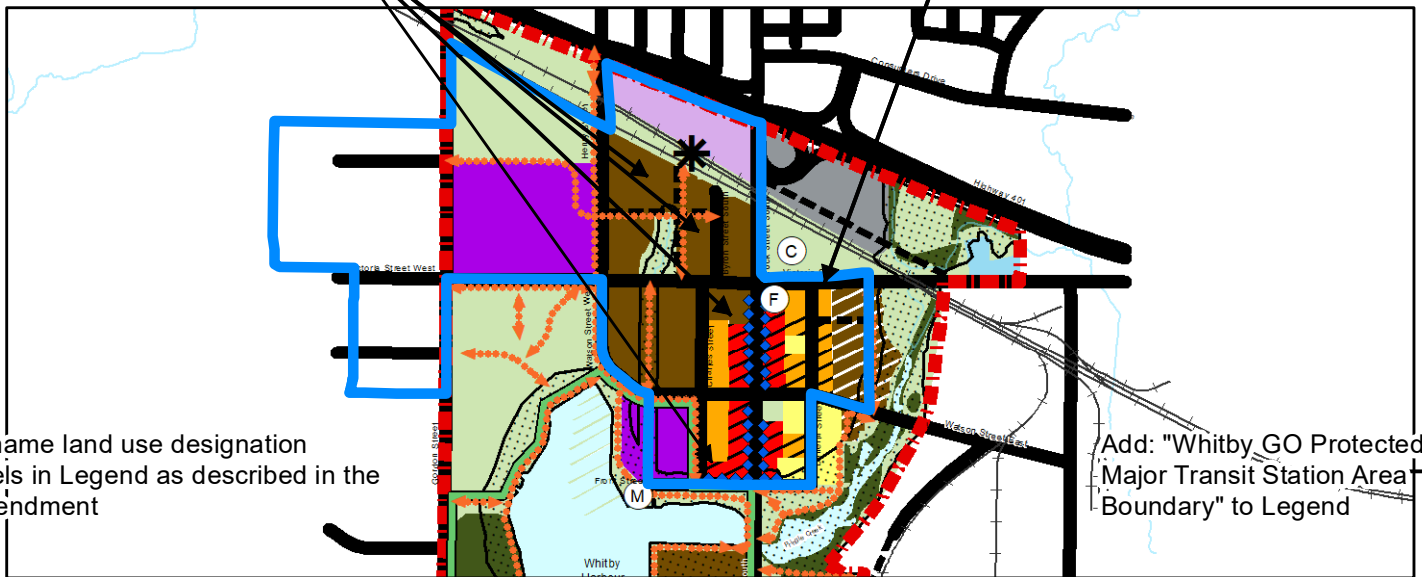
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Exhibit 'C' to Draft Proposed Official Plan Amendment #138 to the Town of Whitby Official Plan



Change: from "Mixed Use Residential Two" to "High Rise Mixed Use or Mixed Use Main Street"

Add: "Whitby GO Protected Major Transit Station Area" Boundary



Rename land use designation labels in Legend as described in the Amendment

Add: "Whitby GO Protected Major Transit Station Area Boundary" to Legend

Legend

- Boundary of Port Whitby Community
- Low Density Residential
- Mid Rise Residential 1
- Mid Rise Residential 2
- Mixed Use Main Street
- Mid Rise Residential 3
- High Rise Mixed Use
- Community / Institutional
- Commercial
- Utilities
- Prestige Industrial
- Major Open Space
- Natural Hazard Area
- Environmental Protection Area
- C Cemetery
- M Marina
- F Fire Station
- * Major Transit System
- Proposed Roads
- Existing Road Network
- Active Transportation Network / Connections
- Waterfront Trail (Improved)
- Ground Floor Animation
- Whitby GO Protected Major Transit Station Area Boundary

PORT WHITBY COMMUNITY SECONDARY PLAN

Official Plan
Town of Whitby

Schedule

F

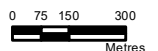
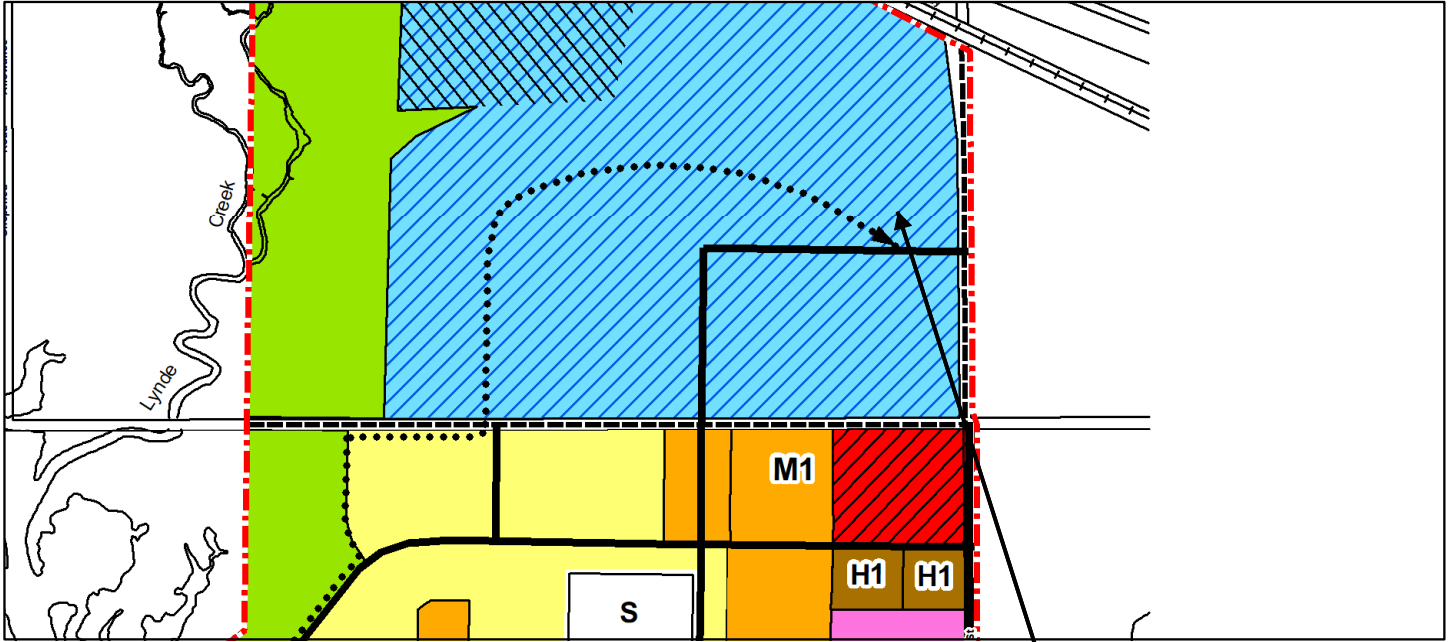
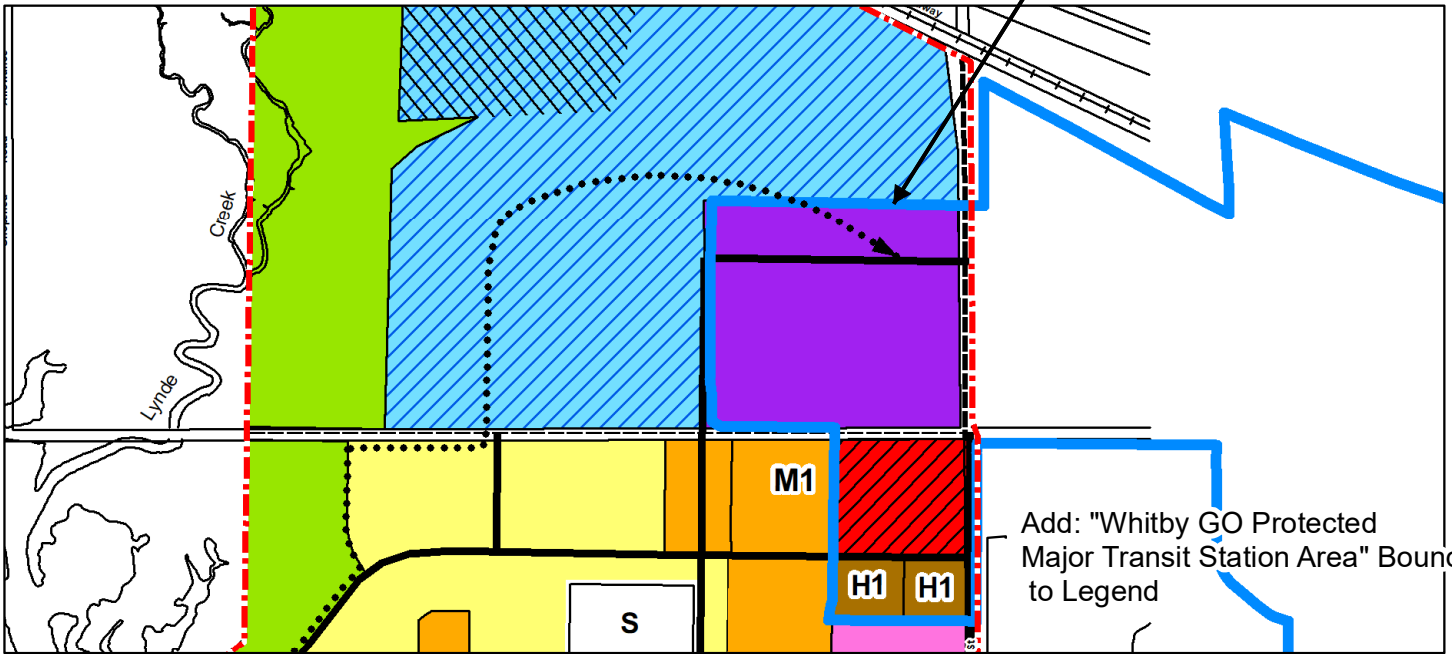


Exhibit 'D' to Draft Proposed Official Plan Amendment #138 to the Town of Whitby Official Plan



Add: "Whitby GO Protected Major Transit Station Area" Boundary



Add: "Whitby GO Protected Major Transit Station Area" Bounda to Legend

Legend

Low Density Residential	Business Park
Medium Density Residential	Hazard
Medium Density Residential 1	Mixed Use
High Density Residential 1	Arterial Road
High Density Residential 2	Collector Road
High Density Residential 3	Lynde Shore Boundary
Institutional	Pedestrian Walkways
Major Open Space/Park	Whitby GO Protected Major Transit Station Area Boundary
Community Commercial	
P Park	
S Elementary School	

Lynde Shores Secondary Plan

Official Plan
Town of Whitby

Schedule
G

