



Town of Whitby

By-law # 8192-25

Official Plan Amendment Number 144

Being a By-law to adopt Amendment Number 144 to the Official Plan of the Town of Whitby.

Whereas Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, provide that the Council of a municipality may by by-law adopt amendments to its Official Plan;

And whereas, the Council of The Corporation of the Town of Whitby deems it advisable to amend the Official Plan of the Town of Whitby;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

1. General

- 1.1. Amendment Number 144 to the Official Plan of the Town of Whitby, attached as Schedule "A" to this By-law, is hereby adopted.
- 1.2. This By-law shall come into force and take effect in accordance with the provisions of the Planning Act.

By-law read and passed this 26th day of May, 2025.

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule 'A' to By-Law 8192-25

Amendment # 144 to the Town of Whitby Official Plan

Purpose: The purpose of this Amendment to the Whitby Official Plan and the Brooklin Community Secondary Plan is to increase the maximum permitted density on the subject lands from 85 units per net hectare to 235 units per net hectare.

Location: The lands subject to the Amendment are generally located at south-east corner of Baldwin Street and George Street, municipally known as 91, 95 & 99 Baldwin Street (the "Subject Lands").

Basis: The Amendment is based on an application to amend the Town of Whitby Official Plan (File: DEV- 24-24, OPA-2024-W/08), as submitted by Weston Consulting, on behalf of Baldwin Street Holdings Inc. (Ollie Switch Corporation). The Amendment would permit an increase in the maximum permitted residential density on the subject lands from 85 units per net hectare to 235 units per net hectare, in order to permit the proposed development of a 4-storey mixed-use apartment building, containing a total of 216 apartments, with 473 square metres of non-residential floor space.

The proposed development is consistent with the policies of the Provincial Planning Statement and Envision Durham, in that it would provide increased housing supply and residential densities through intensification of an underutilized lot; takes advantage of existing infrastructure and public services facilities; and provide a pedestrian-oriented compact built form.

The proposed development meets the overall goals and intent of the Whitby Official Plan and Brooklin Community Secondary Plan, by increasing residential density in the Major Central Area of the Brooklin Community Secondary Plan area, where such residential intensification is planned to occur. The subject lands are serviceable and suitable for the proposed use and would be compatible with the existing and designated uses of surrounding lands.

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 Brooklin Community Secondary Plan, by adding the following new section 11.4.13.8. and renumbering subsequent sections accordingly:

“11.4.13.8 Notwithstanding any other provisions of this Plan to the contrary, for lands municipally known as 91, 95 & 99 Baldwin Street, and identified by Assessment Roll #'s 18-09-010-038-05100-0000, 18-09-010-038-05200-0000 and 18-09-010-040-00100-0000, the maximum permitted residential density shall be 235 units per net hectare.”

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.