

Attachment #7

Draft Proposed Amendment No. 150

to the Town of Whitby Official Plan

Purpose: The purpose of this Amendment to the Town of Whitby Official Plan is to reduce the minimum required building height from 2 storeys to 1 storey, for non-residential buildings with a ground floor area of less than 2,000 square metres, as a site-specific exception in the Major Commercial-1 designation on the subject land.

Location: The lands subject to this Amendment are located at the southwest corner of Winchester Road West and Baldwin Street South.

Basis: The Amendment is based on an application to amend the Town of Whitby Official Plan (File: OPA-2026-W/01), as submitted by GHD Limited on behalf of Winash Developments Limited. The Amendment would change the land use designation from "Major Commercial" to "Major Commercial-1", within the Brooklin Community Secondary Plan, to permit the proposed development of a commercial plaza consisting of nine commercial buildings, eight of which are proposed to be a single storey.

Following the review and assessment of the Official Plan Amendment application, and in consideration of public and agency input, the proposed commercial plaza has been determined to:

- Be consistent with the Provincial Planning Statement; and,
- Meet the overall goals and intent of Envision Durham and the Town of Whitby Official Plan and Brooklin Community Secondary Plan by:
 - providing an efficient and effective use of land resources and municipal services;
 - contributing to the integrated array of uses which support the planned function of the Brooklin Major Central Area and the residents which the Central Area serves;
 - developing a vacant parcel of land;
 - providing a built form that is an appropriate transition between, and is compatible with, the adjacent land uses; and,

- is limited to a site-specific portion of the Major Central Area so as to not limit the overall, long-term density and floor space index requirements of the Brooklin Major Central Area.

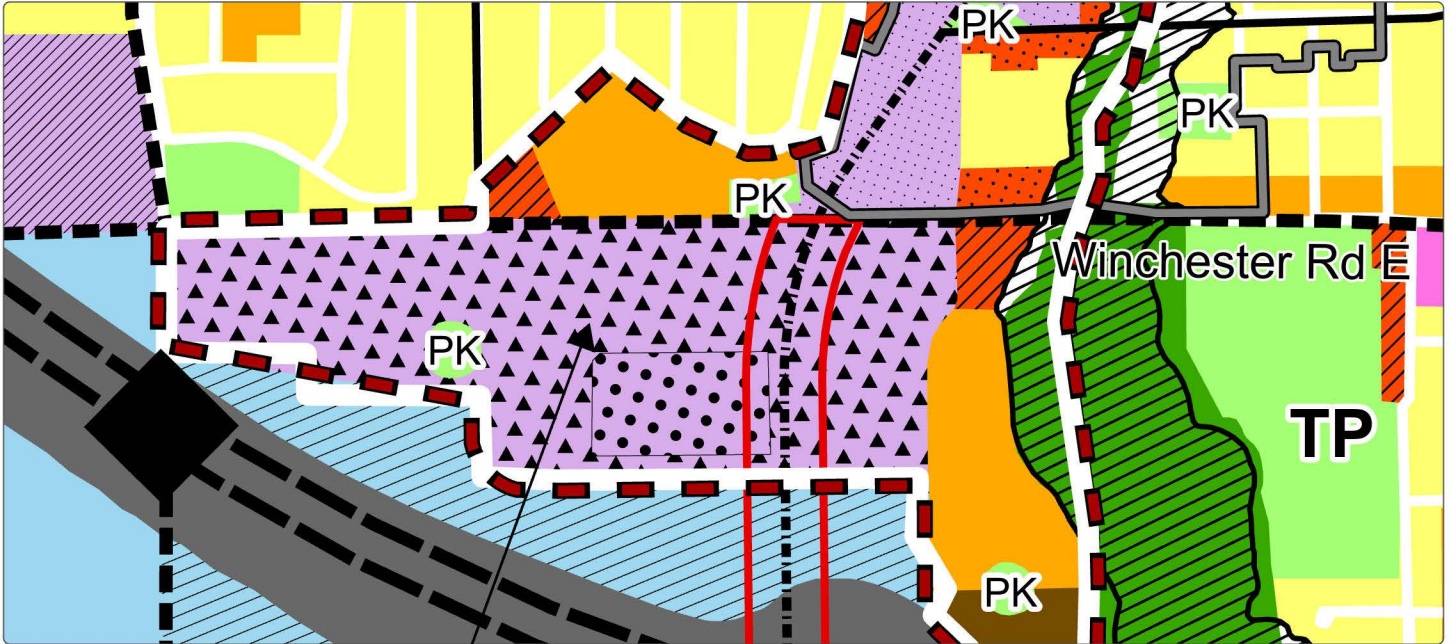
Actual Amendment: The Town of Whitby Official Plan is hereby amended as follows:

1. By changing the land use designation from "Major Commercial" to "Major Commercial-1" on Schedule 'J' -Brooklin Community Secondary Plan, as indicated on the attached Exhibit 'A'.
2. By changing the land use designation from "Major Commercial" to "Major Commercial-1" on Schedule 'J1' - Downtown Brooklin Major Central Area, Brooklin Community Secondary Plan, as indicated on the attached Exhibit 'B'.

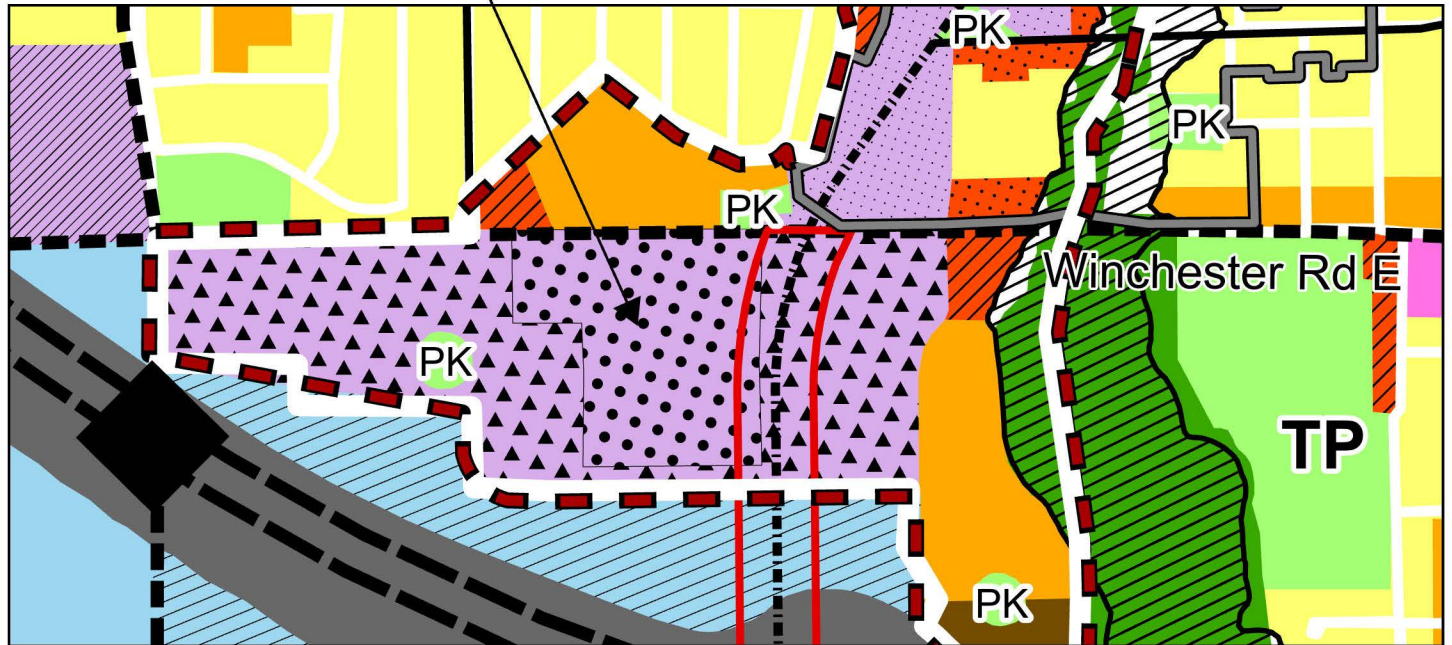
Implementation: The provisions set forth in the Town of Whitby Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this amendment.

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.

Exhibit 'A' to Official Plan Amendment #150 to the Town of Whitby Official Plan



Change from: 'Major Commercial'
to 'Major Commercial-1'



LEGEND			
Low Density Residential	Business Park	Lands subject to Durham Regional Official Plan Policy 14.13.7 - D2	Full Interchange
Medium Density Residential	General Industrial	Natural Hazards	Potential Interchange (Subject to Further Study)
High Density Residential	Major Open Space	Utility	Grade Separation
Local Commercial	District Park	Health Precinct Special Policy Area	Potential Grade Separation
Special Purpose Commercial	Local Park	Community Central Area	Future Transitway Station
Heritage Commercial	Parkette	Major Central Area	Controlled Access Highway (Freeway)
Major Commercial	Town Park	Heritage Conservation District Boundary	Type A Arterial
Major Commercial -1	Institutional	Secondary Plan Boundary	Type B Arterial
Mixed-Use 1 - Community Central Area	Secondary Schools	Special Policy Area - Refer to Section 11.5.31.6	Type C Arterial
Mixed-Use 2 - HCD	Elementary Schools		Collector Road
Mixed-Use 3	Natural Heritage System		Greenbelt Plan Boundary
Prestige Industrial	Linkage in NHS		
	Deferred by the Region of Durham		

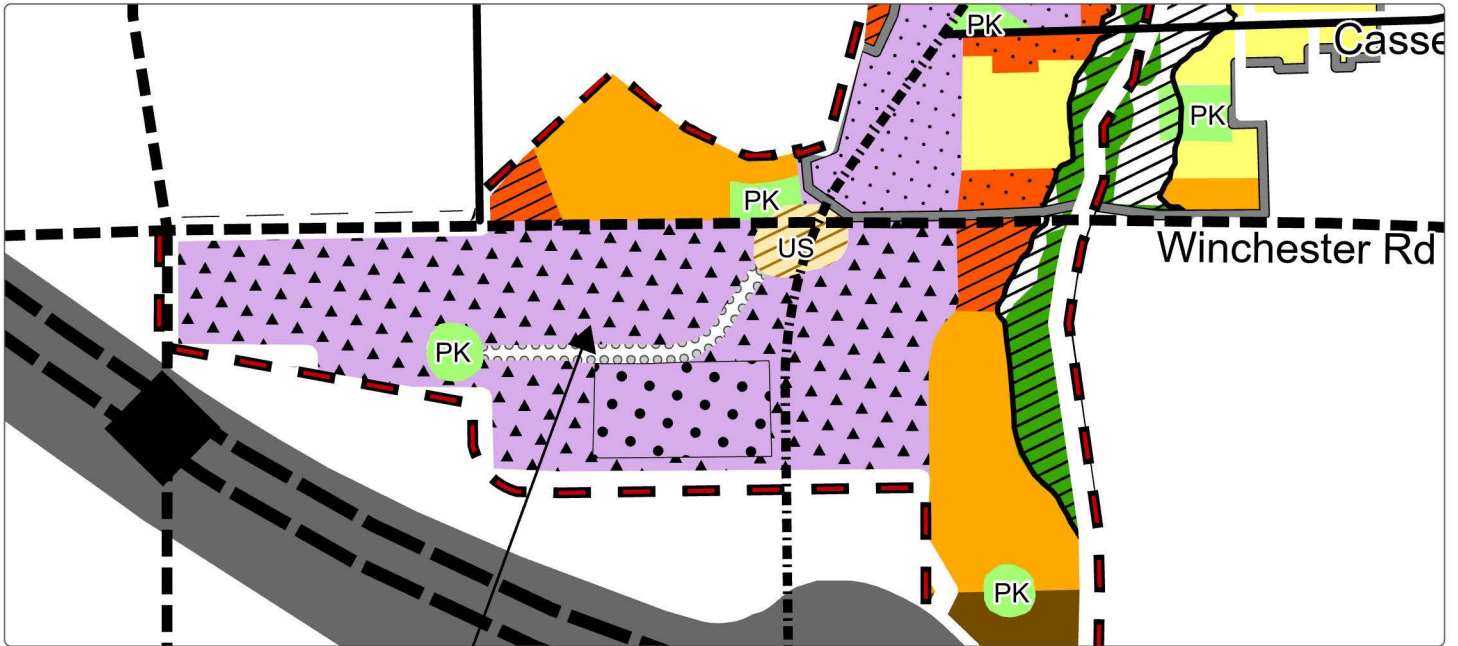
Schedule

J

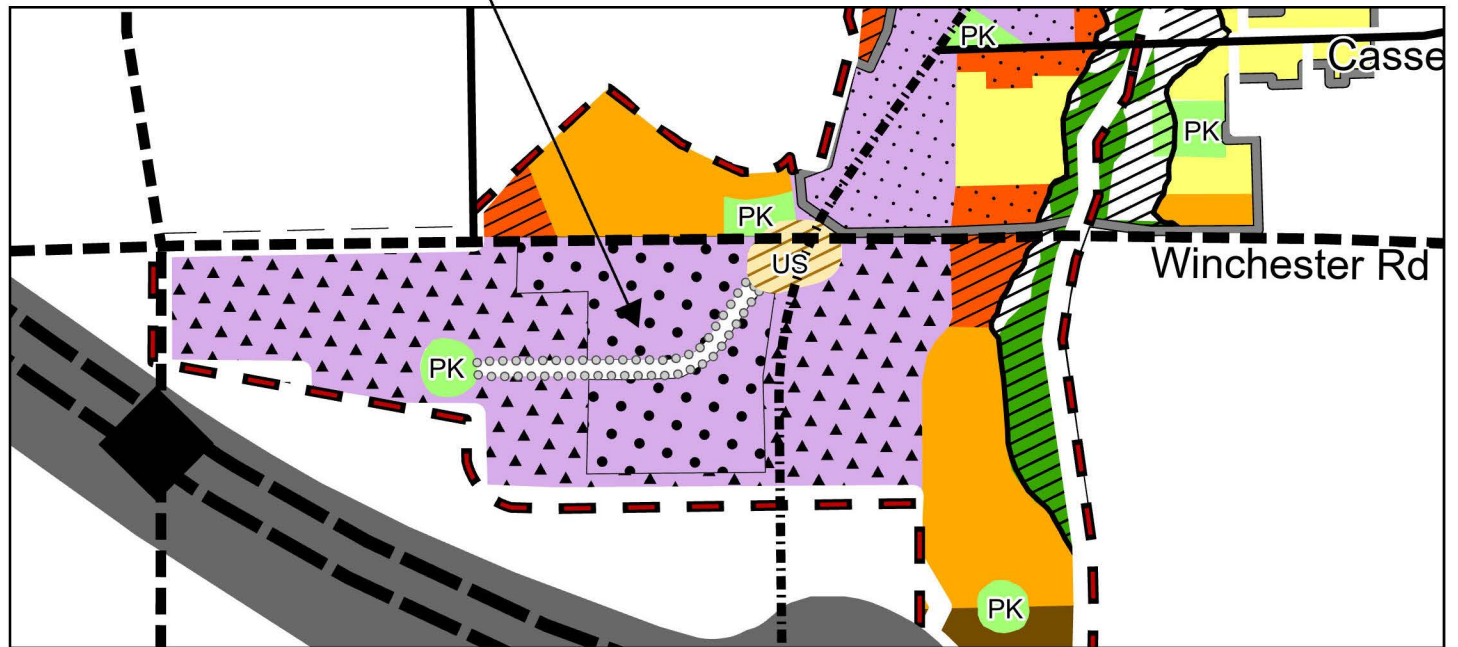
Brooklin Community Secondary Plan

Town of Whitby

Exhibit 'B' to Official Plan Amendment #150 to the Town of Whitby Official Plan



Change from: 'Major Commercial'
to 'Major Commercial-1'



Legend	
Low Density Residential	Major Open Space
Medium Density Residential	Natural Heritage System
High Density Residential	Natural Hazards
Heritage Commercial	Parkette
Major Commercial	Urban Square
Major Commercial -1	Institutional
Mixed-Use 2 - HCD	Major Central Area
Mixed-Use 3	Heritage Conservation District Boundary
Pedestrian Promenade with Ground Floor Animation	Controlled Access Highway (Freeway)
Type B Arterial	Type C Arterial
Collector Road	Full Interchange
Grade Separation	Future Transitway Station

Downtown Brooklin Major Central Area Brooklin Community Secondary Plan

Town of Whitby

Schedule

J1

0 62.5 125 250
Metres