

Schedule 'A' to By-Law 8148-25

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:

- 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 Schedule A – Land Use and Schedule F - Port Whitby Community Secondary Plan ; 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 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 identify 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 4.2.8.4, 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 by 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 density 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."

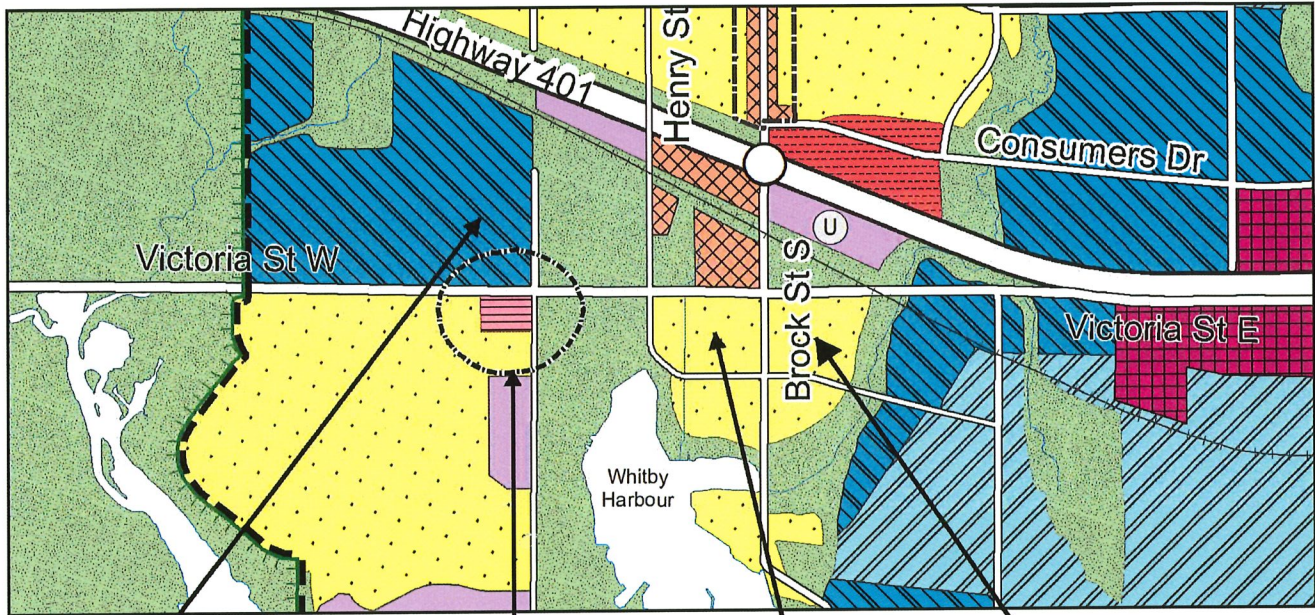
30. By amending Policy 11.1.9.2 to read as follows: "Lands designated as Mixed-Use Main Street permit residential uses in a multiple unit setting and a wide range of retail, cultural and service commercial and office uses. Drive-through service facilities are not permitted."
31. By amending policy 11.1.9.3 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 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 Protected Major Transit Station Area, 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.

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

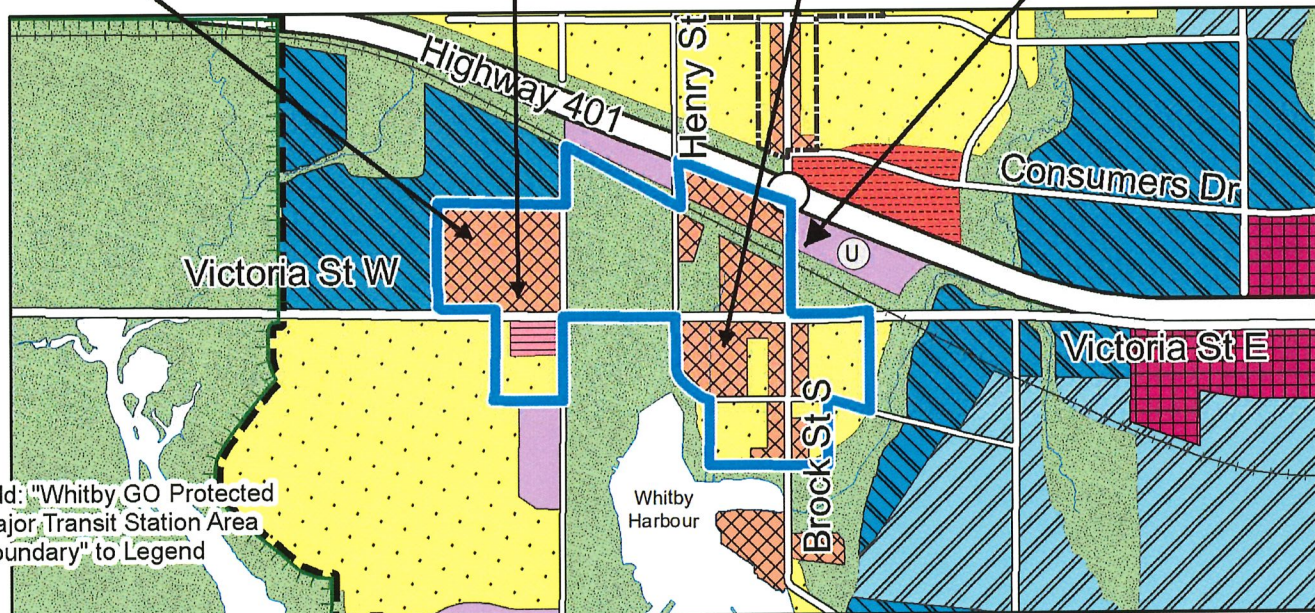


Change: "Prestige Industrial" to "Mixed Use"

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

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> Residential Major Commercial Community Commercial Special Purpose Commercial Mixed Use Prestige Industrial General Industrial Special Activity Node Institutional Major Open Space Agricultural Hamlet Estate Residential Special Policy Area Refer to section 11.5.31.6 | <ul style="list-style-type: none"> Lands Subject to Durham Regional Official Plan Policy 14.13.7 Deferred by the Region of Durham Local Central Area Resource Extraction Area (See Section 4.12) Utility 2031 Urban Area Boundary Community Central Area Boundary Future Urban Development Area Boundary Greenbelt Protected Countryside Boundary Hamlet Boundary Major Central Area Boundary Municipal Boundary Southern Boundary of Oak Ridges Moraine Urban Central Area Boundary Whitby GO Protected Major Transit Station Area Boundary | <ul style="list-style-type: none"> D3 (Deferred by Region of Durham) |
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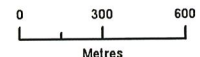
Notes: Refer to the applicable Secondary Plan for more detailed land use designations. Secondary Plan boundaries can be found on Schedule 'E', including the Oak Ridges Moraine Secondary Plan. Some legend items may not appear on the displayed figure extent.

Official Plan - Town of Whitby

Schedule

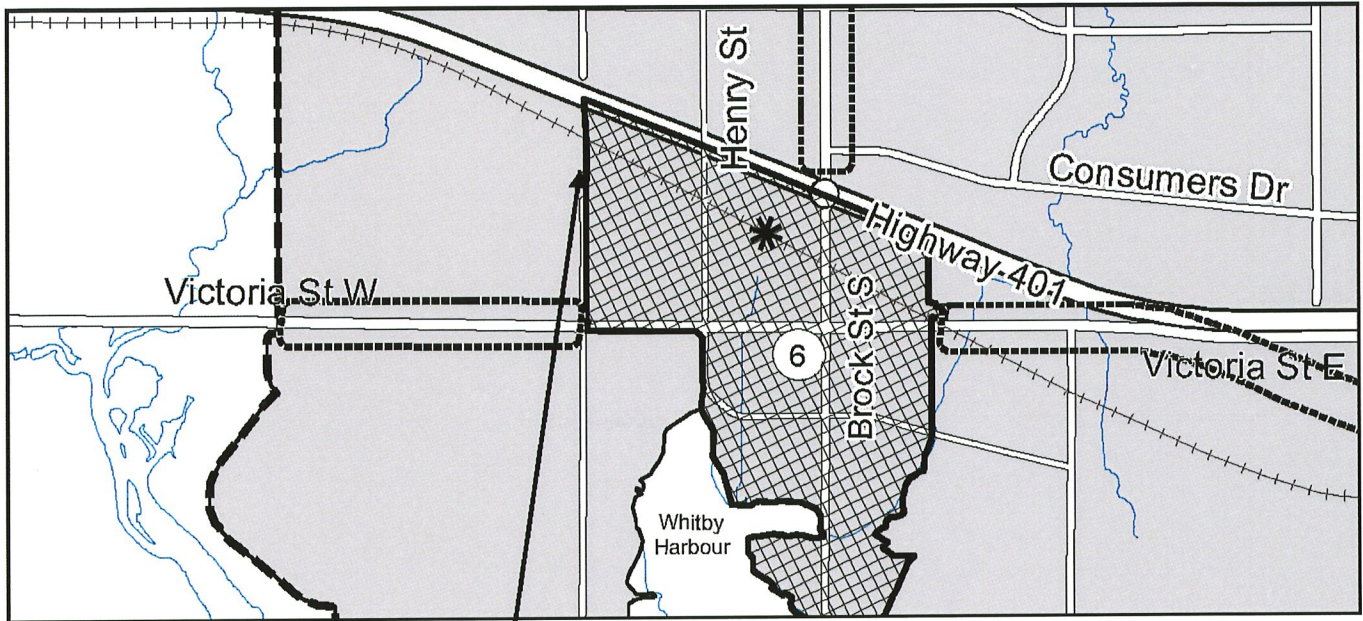
Excerpt from Schedule 'A' Land Use

A



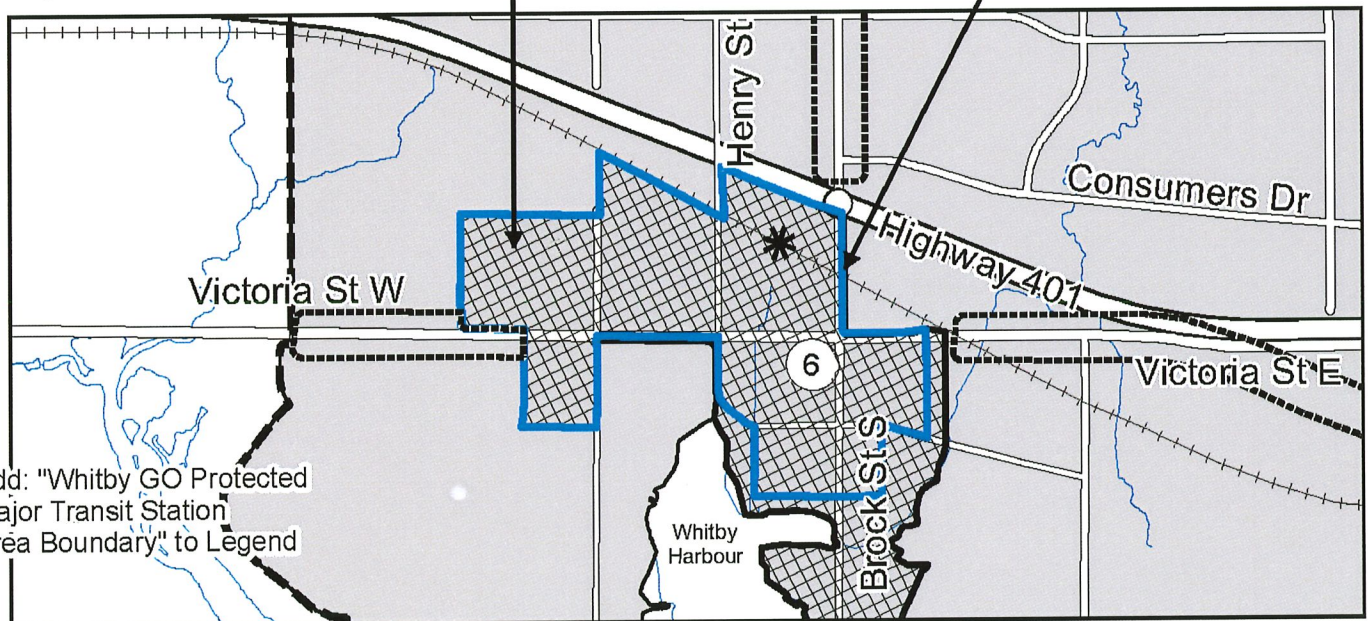
This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.

Exhibit 'B' to 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 (2008)
- ▨ Intensification Area
- ▤ Intensification Corridor
- ▧ Lands Subject to Durham Regional Official Plan Policy 14.13.7

Intensification Areas:

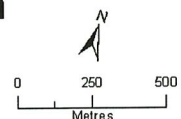
- ① Downtown Brooklin
- ② Brock / Taunton
- ③ Rossland / Garden
- ④ Downtown Whitby
- ⑤ Dundas East
- ⑥ Port Whitby/ Whitby GO Protected Major Transit Station Area

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

Official Plan - Town of Whitby

Schedule

Excerpt from Schedule 'B' Intensification



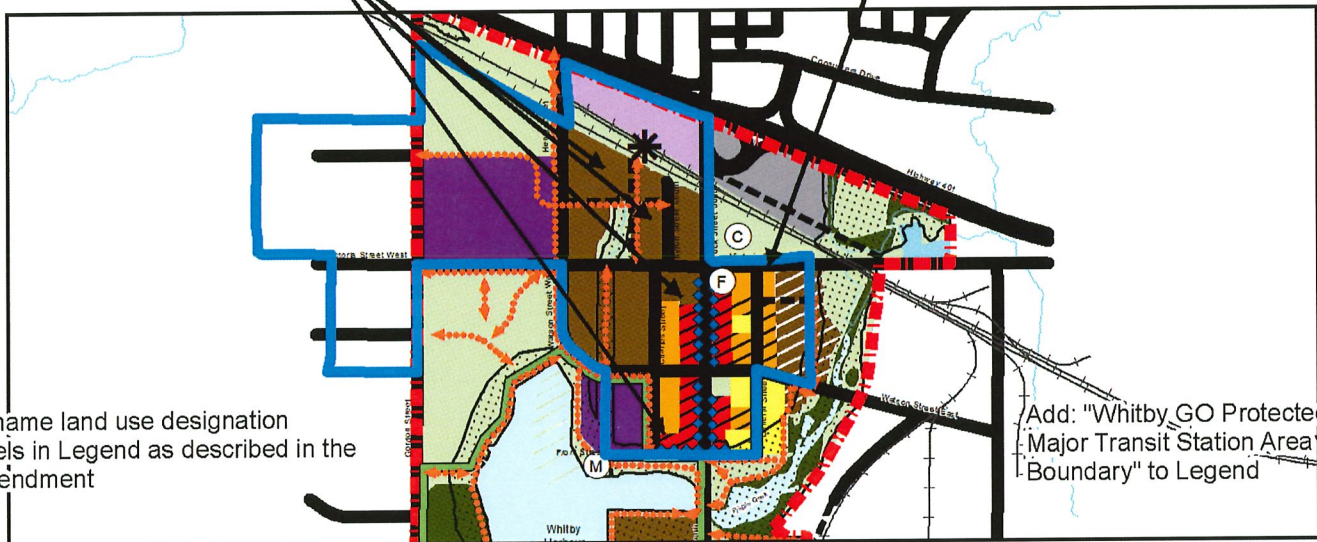
This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.

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

PORT WHITBY COMMUNITY SECONDARY PLAN

Official Plan
Town of Whitby

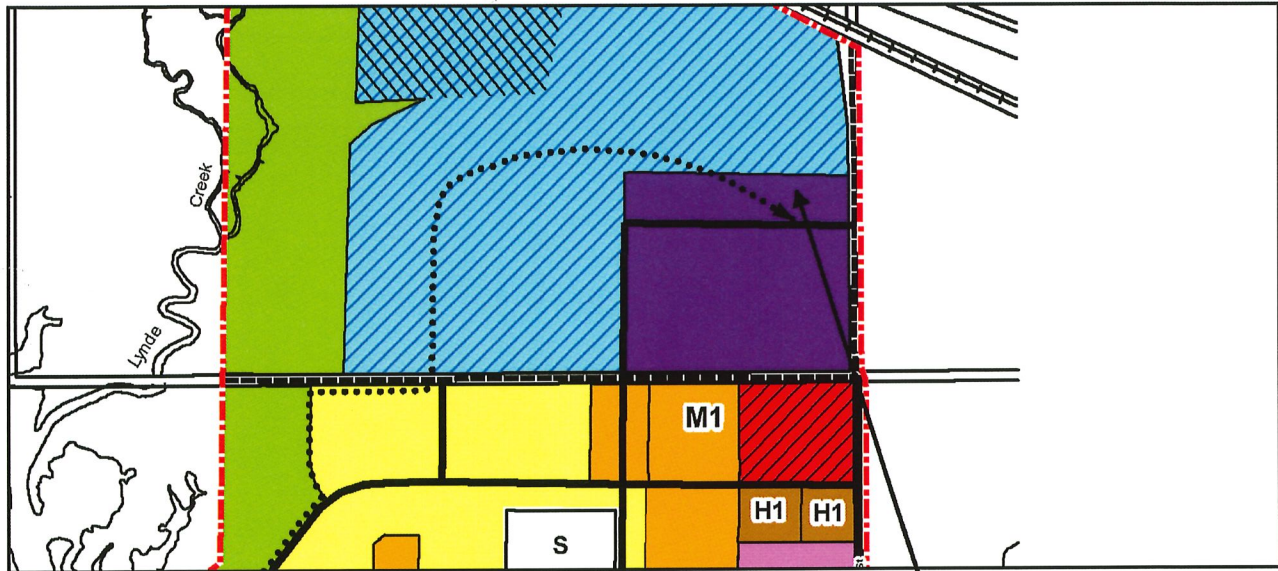
Schedule

F

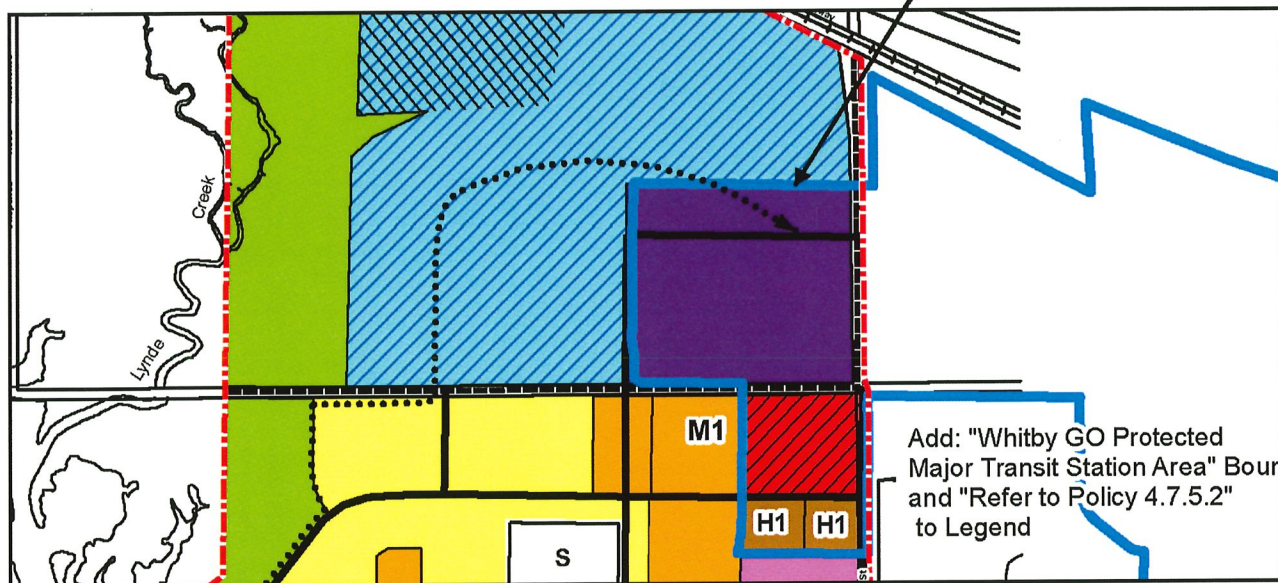


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Exhibit 'D' to Official Plan Amendment #138 to the Town of Whitby Official Plan



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



Add: "Whitby GO Protected Major Transit Station Area" Boundary and "Refer to Policy 4.7.5.2" to Legend

Legend

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

Lynde Shores Secondary Plan

Official Plan
Town of Whitby

Schedule
G

