

WHITBY INTENSIFICATION STRATEGY DRAFT OFFICIAL PLAN AMENDMENT

Presentation - April 8, 2010



Draft Official Plan Amendment (OPA) has been prepared

Intent of OPA is to:

- Include the Built Boundary on the schedules to the Official Plan;
- Include the boundaries of the six identified intensification areas in the Official Plan;
- Include policies that will provide the basis for accommodating intensification in the Town
- Establish a number of 'rules' governing intensification in the Town; and,
- Establish a number of criteria for evaluating intensification proposals.

Factors Considered

- planned function and minimum densities established by ROPA 128;
- nature of the existing land uses;
- sizes and shapes of the parcels of land;
- effect of development on historical and heritage buildings;
- nature and location of adjacent land uses;
- nature and type of transit that exists now and in the future;
- implications of new development on traffic patterns and the provision of infrastructure;
- presence of parkland, schools and other community facilities; and,
- viability of intensification, from an economic perspective.

Summary of Recommendations

Downtown Whitby

- Maintain status quo in terms of building heights and locations for higher buildings as per current Official Plan
- Intent is to continue encouraging a range and mix of uses that are sensitive to existing uses and adjacent neighbourhoods
- The preparation of a Heritage Conservation District is recommended
- Potential exists for about 2,600 new dwellings (5,150 people) and 1,300 new jobs (6,450 people and jobs)

Summary of Recommendations

Brock/Taunton

- Identified as Regional Centre
- Intent is to integrate residential uses into the area
- Minimum height for new residential and mixed use buildings is 6 storeys and maximum is 16 storeys (mid-rise to high rise)
- Taller buildings directed to Brock/Taunton intersection
- Potential exists for about 7,000 new dwellings (16,960 people) and 4,240 new jobs (21,200 people and jobs)
- Significant infrastructure issues are required to be addressed first

Summary of Recommendations

Port Whitby

- Identified as Waterfront Place and is site of Commuter Station
- Intent is to establish a vibrant urban community in area to take advantage of existing amenities
- Public lands owned by Town no longer included in Intensification Area
- Maximum building height to be 18 storeys, subject to a number of rules
- Potential exists for about 7,000 new dwellings (13,000 people) and 3,340 new jobs (16,340 people and jobs)
- Update to Port Whitby Secondary Plan to be completed before new development occurs.

Summary of Recommendations

Dundas East

- Very similar to Brock/Taunton
- Intent is to integrate residential uses into the area.
- Minimum height for new residential and mixed use buildings is 3 storeys and maximum is 16 to 18 storeys (mid-rise to high rise)
- Taller buildings directed to Dundas and Thickson frontages (6 storey maximum height elsewhere)
- Potential exists for about 4,315 new dwellings (10,260 people) and 1,550 new jobs (11,810 people and jobs)

Summary of Recommendations

Baldwin/Winchester

- Minimum height is 2 to 3 storeys and maximum is 6 storeys to recognize character of Heritage Conservation District
- Taller buildings directed to Winchester and Baldwin frontages
- Potential exists for about 950 new dwellings (2,150 people) and 540 new jobs (2,690 people and jobs)
- The potential exists to add additional people and jobs to Regional Centre on lands at south-west corner and outside of built boundary

Summary of Recommendations

Brock/Rossland

- Intent is to integrate more residential uses into area to recognize number of existing and potential jobs in area
- Minimum height is 3 storeys and maximum is 16 to 18 storeys
- Higher buildings to be directed to Brock and Rossland frontages (buildings of between 4 and 8 storeys permitted elsewhere)
- Potential exists for about 2,620 new dwellings (5,660 people) and 900 new jobs (6,560 people and jobs)

Summary of Recommendations

Corridors

- Intent is to integrate additional residential and mixed use development into corridors in appropriate locations
- Minimum height is 3 storeys and maximum is 4 to 8 storeys (higher buildings to be focused on intersections)

Other sites

- Number of potential sites exist
- Maximum height to be 8 storeys depending on a number of factors (same as corridors)
- Exceptions to permit up to 12 storeys can be considered on suitable sites

In Closing....

- The draft policy framework is not intended to imply that every site is, or should be permitted to be the site of taller buildings.
- In addition, the amount of intensification potential may not be realized for many years in some areas and perhaps even beyond 2031.
- The draft OPA is a framework that will provide the basis for considering applications - each site will need to be reviewed on a case-by-case basis to determine what is appropriate for that site.
- Factors to consider are many, and include the location of the property, the nature of adjacent land uses and the implications of the proposal on views.
- Comprehensive planning will be required in some areas first.