



**Whitby**

# Notice of Public Meeting

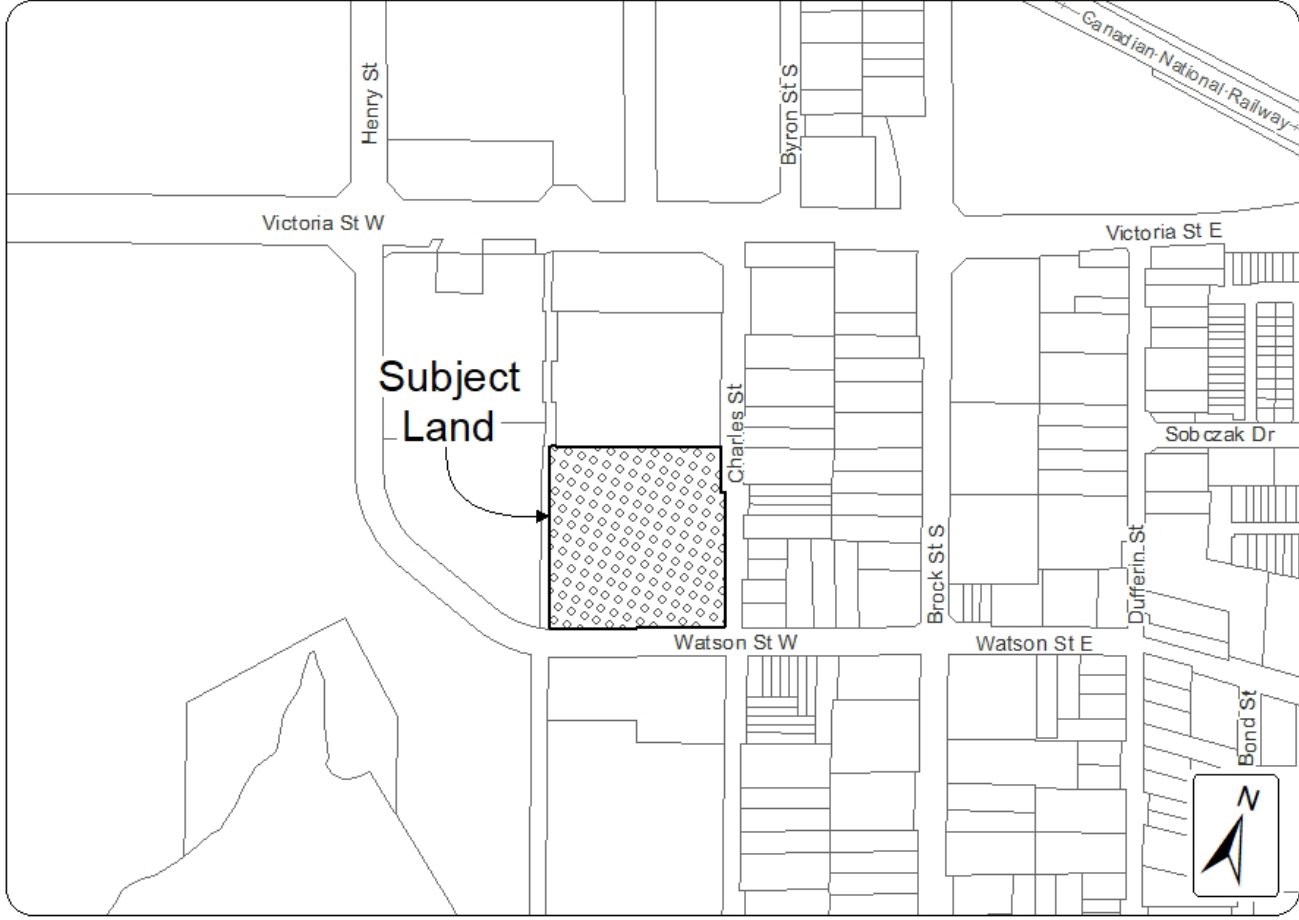
## Planning and Development Department

**Meeting Date:** Monday April 22, 2024  
**Meeting Time:** 7:00 p.m. (Applications will be heard at the discretion of the Chair)  
**Meeting Location:** Council Chambers, Whitby Municipal Building  
575 Rossland Road East  
Whitby, Ontario  
**File Number(s):** DEV-07-24 (OPA-2024-W/02, SW-2024-01, Z-03-24)

A Statutory Public Meeting under the Planning Act will be held to consider application(s) as submitted by Tribute (Charles Street) Limited.

The applicant has submitted all information and fees required to consider the applications, in accordance with Sections 22,51, and 34 of the Planning Act R.S.O 1990 and Ontario Regulation 543/06, 544/06 & 545/06.

The subject land for which the application(s) have been filed is located at 1636 Charles Street, and is illustrated on the map below.



## Purpose of the Public Meeting

The purpose of this meeting is to provide adequate information to the public and to permit interested persons and agencies the opportunity to make representation in respect of the applications. A brief overview will be provided. In accordance with the Town's Procedure By-law, up to 5 minutes will be provided to individuals and the applicant or their representatives to comment on the applications. If you are unable to attend the meeting, your representation can be filed in writing by mail, email, or personal delivery to reach the Town of Whitby Planning and Development Department prior to Council's final decision on the applications.

For additional information relating to the applications, including information about preserving your appeal rights, please contact the Planning and Development Department, Whitby Municipal Building, 575 Rossland Road East, Whitby, ON, L1N 2M8, during regular working hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. You may contact the Planning and Development Department at 905.430.4306 or by email [planning@whitby.ca](mailto:planning@whitby.ca).

The applications before the Town are described below as shown on the attached plan.

## Meeting Format

This meeting will be held in a hybrid in-person and virtual format. In-person attendance by the public is permitted, however those wishing to speak during the meeting are asked to complete a [Delegation Request Form](#). Additionally, the meeting is available for viewing through the Town's live stream feed at [www.whitby.ca/livestream](http://www.whitby.ca/livestream).

Should you wish to provide comments on this matter, you may submit written correspondence and/or complete a delegation request form.

**Written correspondence** can be submitted by email to the Office of the Town Clerk at [clerk@whitby.ca](mailto:clerk@whitby.ca) by noon on the day of the meeting. Written correspondence must include your full name, address and file number referenced above.

**For persons who would like to speak at the meeting**, a delegation request form must be completed and submitted to the Office of the Town Clerk at [clerk@whitby.ca](mailto:clerk@whitby.ca) by 10:00 a.m. on the day of the meeting. Delegation Request Forms can be found at [www.whitby.ca/delegations](http://www.whitby.ca/delegations).

Should you be unable to access a computer, please call 905.430.4315 to speak with a Staff Member in the Office of the Town Clerk.

## Applications

### Whitby Official Plan Amendment Application (OPA-2024-W/02)

The purpose of the proposed **Official Plan Amendment** is to permit increased height of up to 36 storeys and increased density provision of a maximum of 1025 dwelling units per net hectare to permit the proposed 1639 dwelling units.

**Public Advisory:** The Regional Municipality of Durham is the approval authority of an Official Plan Amendment adopted by Whitby Council, unless it is determined that the Amendment is exempt from Regional Approval during the review process. For an exempt Amendment, the decision to adopt by Whitby Council becomes final, subject to an appeal during the statutory appeal period.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Whitby or the Regional Municipality of Durham to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8. If you wish to be notified of the decision of the Regional Municipality of Durham on the proposed Official Plan Amendment you must make a written request to the Commissioner of Planning, Regional Municipality of Durham, 605 Rossland Road East, Box 623, Whitby, ON, L1N 6A3. Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation, and will become part of the public record for this application. Questions about the collection of personal information should be directed to the Clerk's Office, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8, by email to [clerk@whitby.ca](mailto:clerk@whitby.ca) or 905.430.4315.

### **Proposed Plan of Subdivision (SW-2024-01)**

The purpose of the proposed **Draft Plan of Subdivision** is to create a block for the four-tower phased development and to create the block for the Charles Street road widening.

**Public Advisory:** The Town of Whitby is the approval authority of Plans of Subdivision. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Whitby in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Whitby Council to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Whitby in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the personal or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Whitby in respect of the proposed Plan of Subdivision, you must make a written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby ON, L1N 2M8. Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation, and will become part of the public record for this application. Questions about the collection of personal information should be directed to the Clerk's Office, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8, by email to [clerk@whitby.ca](mailto:clerk@whitby.ca) or 905.430.4315.

## **Proposed Zoning By-Law Amendment to Zoning By-law 2585 (Z-03-24)**

The purpose of the **Zoning By-law Amendment** is to amend Zoning By-law 2585 to an appropriate mixed-use category.

**Public Advisory:** Whitby Council is the approval authority of Zoning By-law Amendments passed by the Town of Whitby. If a person or public body would otherwise have an ability to appeal the decision of Whitby Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Whitby before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Whitby before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

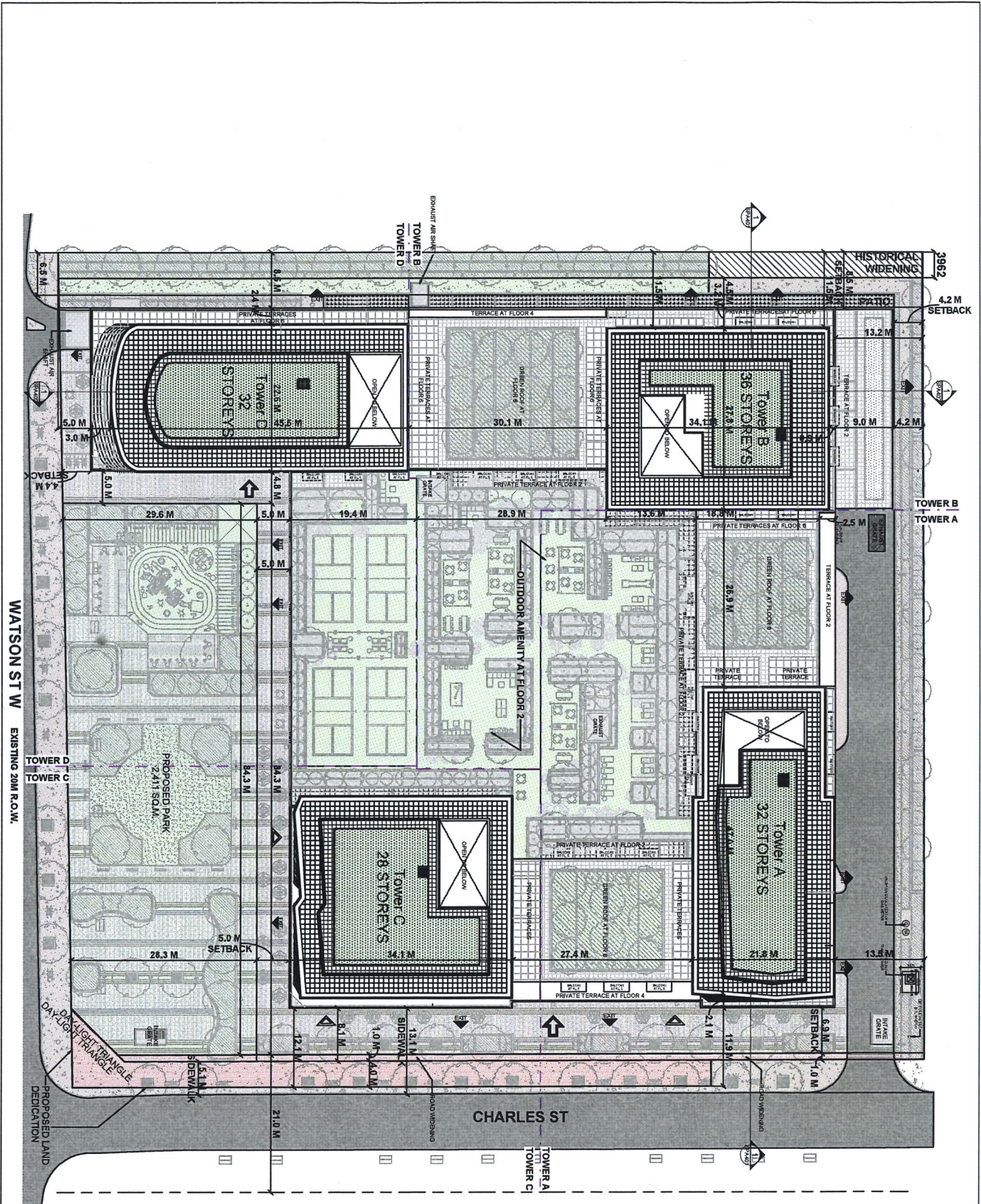
If you wish to be notified of the decision of the Town of Whitby on the proposed Zoning By-law Amendment you must make a written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby ON, L1N 2M8. Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation, and will become part of the public record for this application. Questions about the collection of personal information should be directed to the Clerk's Office, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8, by email to [clerk@whitby.ca](mailto:clerk@whitby.ca) or 905.430.4315.

Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation and will become part of the public record for this application. Questions about the collection of personal information should be directed to the Clerk's Office, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8, by email to [clerk@whitby.ca](mailto:clerk@whitby.ca) or 905.430.4315.



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**Roger Saunders, M.C.I.P., R.P.P.**  
Commissioner, Planning and Development  
Corporation of the Town of Whitby



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 www.turnerfleischer.com

**LEGEND**

- PRIMARY ENTRANCE
- SECONDARY ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SHARED CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEVISES
- FIRE ROUTE SIGN
- GAS/HYDRO METER
- PROPOSED WALL/SCENCE
- PROPOSED LAND OCCUPATION

**PROJECT:** Charles Street, Midcity  
 1638 Charles Street, WARD, ON

**DATE:** 2024-02-29

**SCALE:** AS SHOWN

**PROJECT NO.:** 22-202704

**CLIENT:** ONTARIO PROJECTS

**DATE:** 2024-02-29

**SCALE:** 1:200

**PROJECT NO.:** 22-202704

**DATE:** 2024-02-29

**SCALE:** 1:200

**ONTOARIO ASSOCIATION OF ARCHITECTS**

**REGISTERED ARCHITECT**

**SEP/005 3**