

Notice of Public Meeting

Planning and Development Department

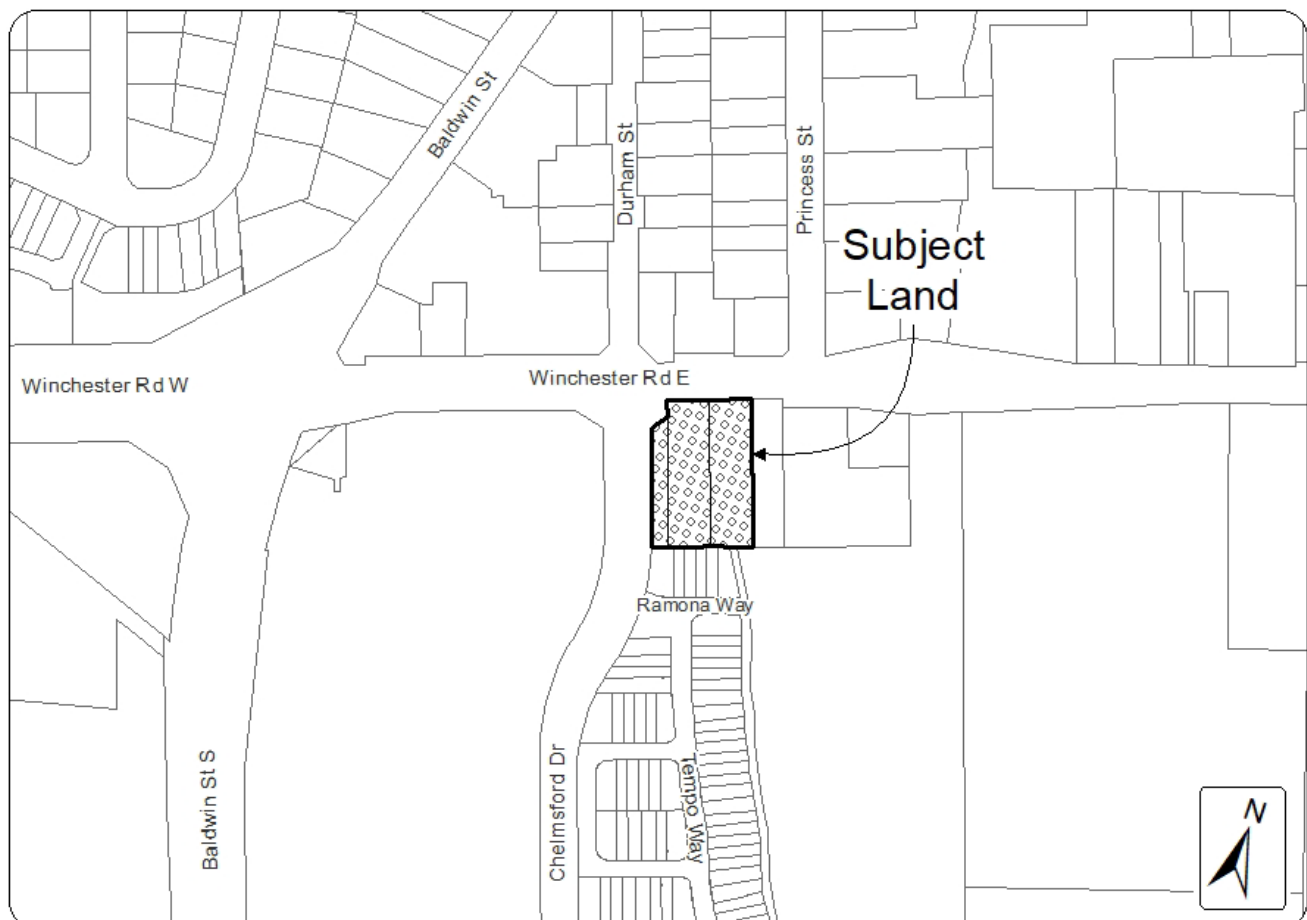


Meeting Date: June 16, 2025
Meeting Time: 7:00 p.m. (Applications will be heard at the discretion of the Chair)
Meeting Location: Council Chambers, Whitby Municipal Building
575 Rossland Road East
Whitby, Ontario
File Number(s): DEV-16-25 (OPA-2025-W/02, Z-09-25)

A Statutory Public Meeting under the Planning Act will be held to consider applications as submitted by Upperview Winchester Inc.

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

The subject land for which the applications have been filed is located on 21, 25 & 27 Winchester Rd E, 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 this application. 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 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.

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 and will be available for viewing through the Town's live stream feed at www.whitby.ca/livestream while the meeting is in progress.

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

Written correspondence can be submitted by email to the Office of the Town Clerk at 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 virtually during the Public Meetings, please submit a [Delegation Request Form](#) online to the Office of the Town Clerk by 8 a.m. on the day of the meeting. **Those wishing to speak in-person** are also encouraged to submit a [Delegation Request Form](#), but are not required to pre-register in order to speak at the Public Meetings.

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-2025-W/02)

The purpose of the proposed **Official Plan Amendment** application is to amend the Official Plan to increase the maximum permitted residential density from 85 units per net hectare to 250 units per net hectare and increase the maximum permitted building height from 4 storeys to 6 storeys.

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-09-25)

The purpose of the **Zoning By-law Amendment** is to change the current Zoning from R1-VB and C1-VB-2 to permit the development of a 6-storey mixed use building comprising 98 apartment units with commercial/retail floor space at grade.

Public Advisory: Whitby Council is the approval authority of an Official Plan Amendment and Zoning By-law Amendment. The decision by Whitby Council becomes final, subject to an appeal during the statutory appeal period.

If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Whitby to the Ontario Land Tribunal but the specified 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 or before the Zoning By-law Amendment is passed, the specified person or public body is not entitled to appeal the decision. If a specified 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 or before the Zoning By-law Amendment is passed, the specified 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 specified person or public body as party.

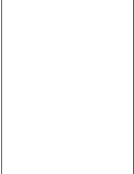
If you wish to be notified of the adoption of the proposed Official Plan Amendment or Zoning By-law Amendment, you must make written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8.

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 or 905.430.4315.



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

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONSTRUCTION
MEASUREMENTS AND FIELD SURVEYING.
NO DIMENSIONS SHALL BE USED TO CONSTRUCT.



ADDITIONAL NOTES:
1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.

CONSTRUCTION OF ELECTRICAL PERMITS FOR TRANSPORT
AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
11. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
12. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
13. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
14. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
15. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
16. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
17. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
18. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
19. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
20. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
2	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
3	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
4	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
5	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
6	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
7	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
8	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
9	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT
10	10/10/2023	PROPOSED RESIDENTIAL DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT
1. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
2. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
3. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
4. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
5. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
6. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
7. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
8. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
9. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT
10. DESIGN: OVERVIEW: PROPOSED RESIDENTIAL DEVELOPMENT

SIN
ARCHITECTS
888 JANE ST. SUITE 302
VANCOUVER, BC V6C 1A1
PHONE: 604.671.0115 FAX: 604.671.0117

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
WINCHESTER & COLUMBIA DR
VANCOUVER, BC

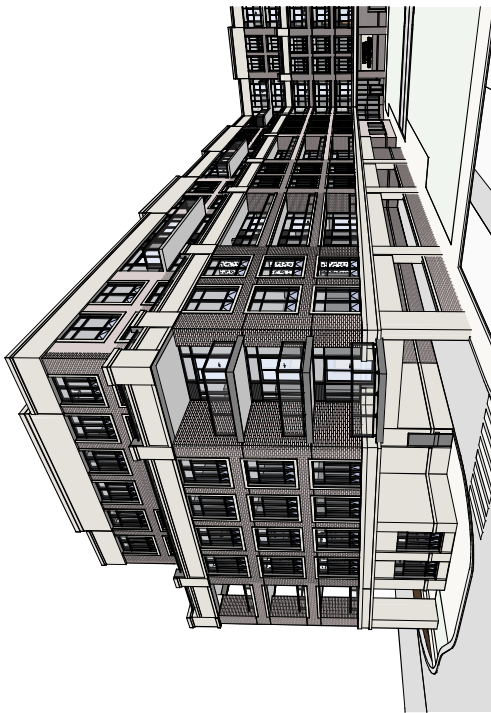
DATE:
10/10/2023

SCALE:
1 : 200

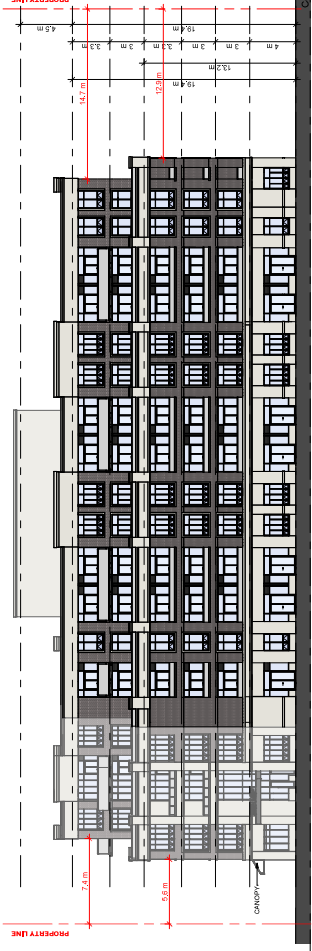
PROJECT NAME:
AG

PROJECT NUMBER:
S19058

PROJECT NAME:
AG



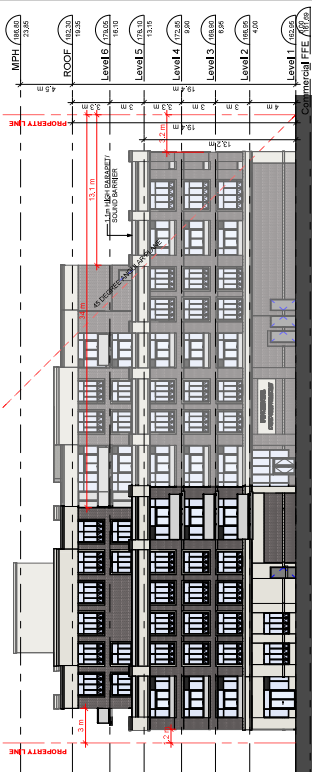
PERSPECTIVE
Scale: 1 : 200



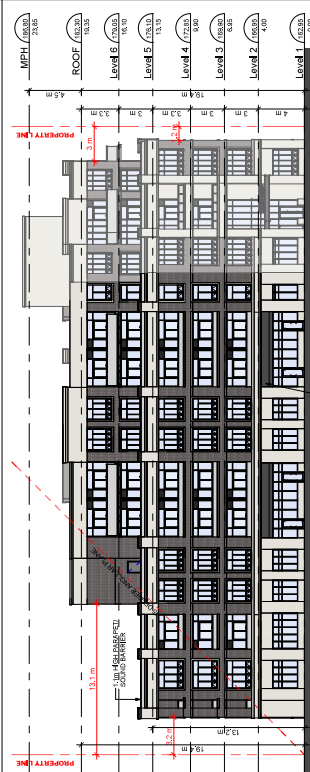
WEST ELEVATION
Scale: 1 : 200



EAST ELEVATION
Scale: 1 : 200



SOUTH ELEVATION
Scale: 1 : 200



NORTH ELEVATION
Scale: 1 : 200



NORTHWEST ELEVATION @ ENTRANCE
Scale: 1 : 200