



Notice of Public Meeting

Planning and Development Department

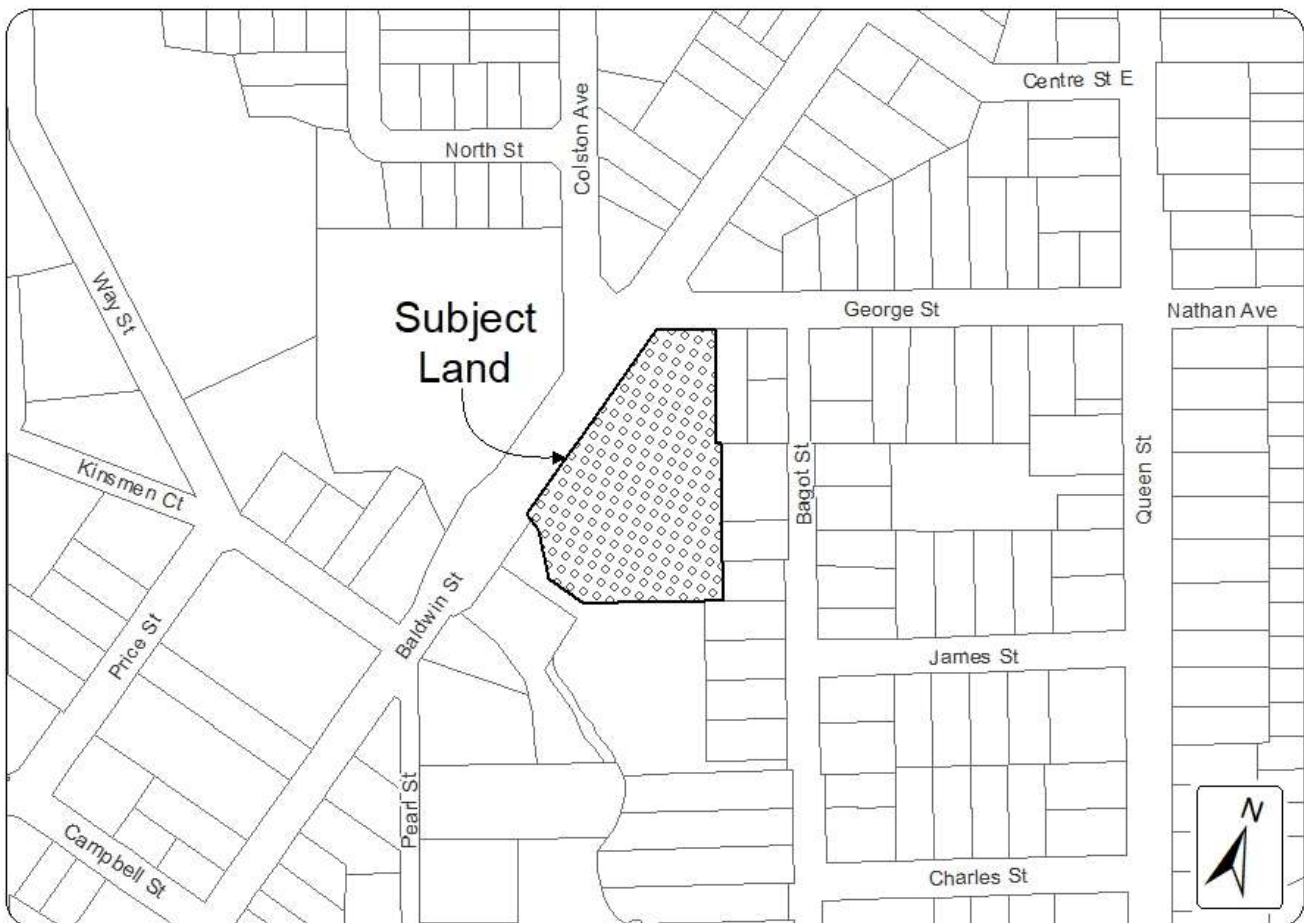
Whitby

Meeting Date: Monday December 9, 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-24-24 (OPA-2024-W/08, Z-11-24)

A Statutory Public Meeting under the Planning Act will be held to consider application(s) as submitted by Baldwin Street Holdings 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 application(s) have been filed is located within 91, 95, 99 Baldwin 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 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 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. 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.

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 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 10 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-2024-W/08)

The purpose of the proposed Official Plan Amendment is to amend the Brooklin Community Secondary Plan to increase the maximum permitted residential density and increase the maximum permitted building height.

Proposed Zoning By-Law Amendment to Zoning By-law 1784 (Z-11-24)

The purpose of the Zoning By-law Amendment is to amend Zoning By-law 1784 by changing the current zoning from “C1-VB-3” and “G” to an appropriate zone category to permit the proposed development of two 5 storey mixed use buildings comprising a total of 216 residential dwelling units with 473 square metres of non-residential floor space.

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. 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 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 or before the Zoning By-law Amendment 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 proposed Official Plan Amendment is adopted or before the Zoning By-law Amendment 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 add the person or public body as party.

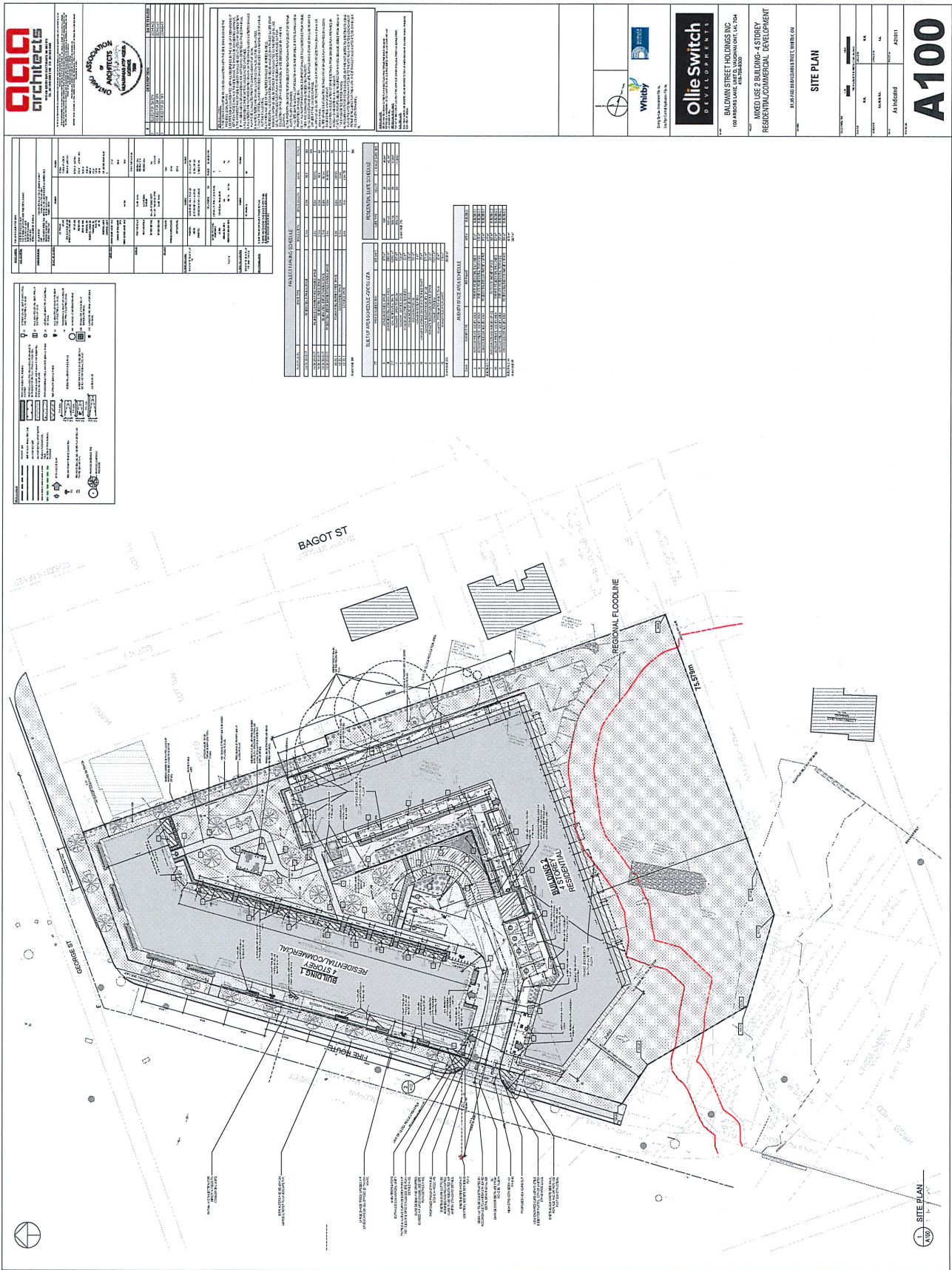
If you wish to be notified of the adoption of the proposed Official Plan Amendment or Zoning By-law Amendment, you must make written request to the Town Clerk, Town of Whitby, 575 Rossland Road East, Whitby, ON, L1N 2M8. If you wish to be notified of the decision of the Regional Municipality of Durham 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 or 905.430.4315.



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

Proponent's Proposed Site Plan



NO.	DESCRIPTION	STATUS	DATE
1
2
3

NO.	DESCRIPTION	STATUS	DATE
1
2
3

PROPOSER'S DECLARATION

I, the undersigned, hereby declare that I am the owner of the land shown on the plan and that the plan is a true and correct representation of the land and the buildings thereon. I further declare that the plan is in accordance with the requirements of the Resource Management Act 1976 and the Auckland Resource Management Act 2004.

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PROJECT INFORMATION SHEET

PROJECT NAME:

CLIENT:

ADDRESS:

DATE:

LIST OF APPLICABLE CODES

NO.	DESCRIPTION	STATUS	DATE
1
2
3

PROPOSED BUILDING SCHEDULE

NO.	DESCRIPTION	STATUS	DATE
1
2
3

PROPOSED BUILDING SCHEDULE

NO.	DESCRIPTION	STATUS	DATE
1
2
3

gag architects

100

... ..

Whiteby

100

... ..

Olle Switch DEVELOPMENTS

100

... ..

SITE PLAN

100

... ..

A100

gag architects
 ARCHITECTS & PLANNERS
 2525 BROADWAY, SUITE 300
 DENVER, CO 80202
 PH: 303.733.8300
 WWW.GAGARCHITECTS.COM

ASSOCIATION OF ARCHITECTS & PLANNERS
 LICENSE NO. 21029
 REGISTERED PROFESSIONAL ARCHITECT
 BOARD OF ARCHITECTURE & PLANNING
 STATE OF COLORADO

Scale 1:50
 0' 10' 20'

Whitby
 COMMERCIAL REAL ESTATE
 1400 BROADWAY, SUITE 2000
 DENVER, CO 80202
 PH: 303.733.8300

olli Switch DEVELOPMENTS
 BALDWIN STREET HOLDINGS INC
 100 ARDEN LAKE AVENUE, WASHINGTON, CO 80401
 PH: 303.758.3300

MIXED USE 2 BUILDING, 4 STOREY
 RESIDENTIAL/COMMERCIAL
 DEVELOPMENT

9150-160 00 BALDWIN STREET, AVREY, CO

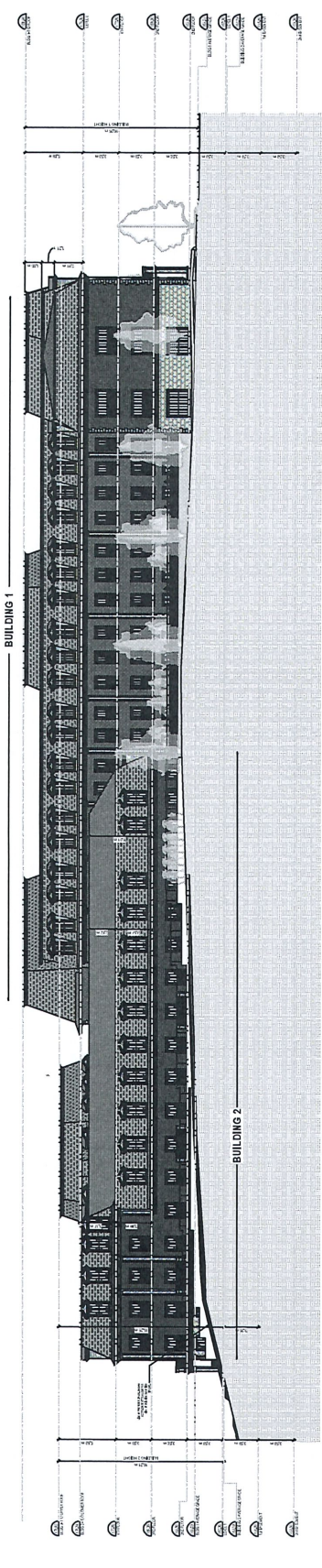
SITE ELEVATIONS

PROJECT:	MIXED USE 2 BUILDING, 4 STOREY RESIDENTIAL/COMMERCIAL DEVELOPMENT		
DATE:	DATE:	DATE:	DATE:
BY:	BY:	BY:	BY:
SCALE:	SCALE:	SCALE:	SCALE:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:
SCALE:	SCALE:	SCALE:	SCALE:
DATE:	DATE:	DATE:	DATE:

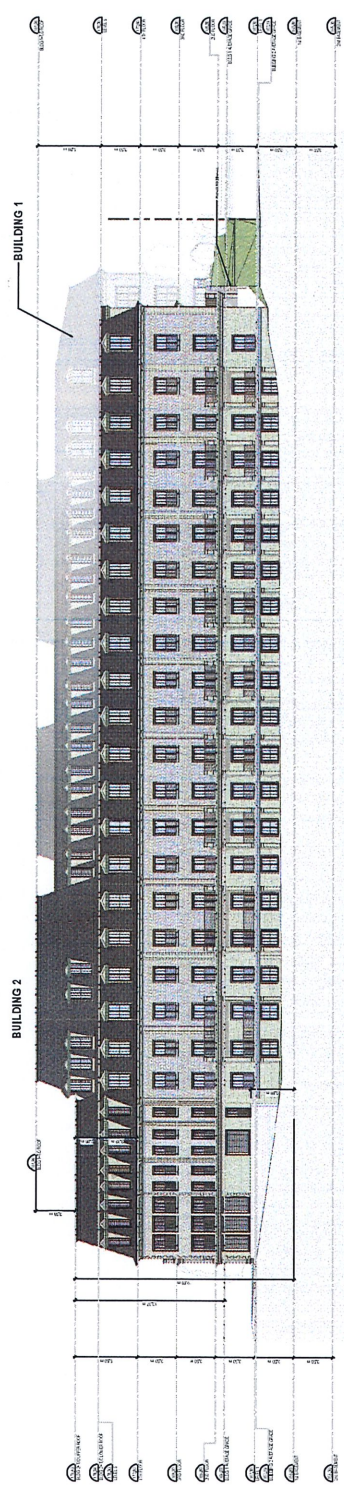
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DATE: A21011

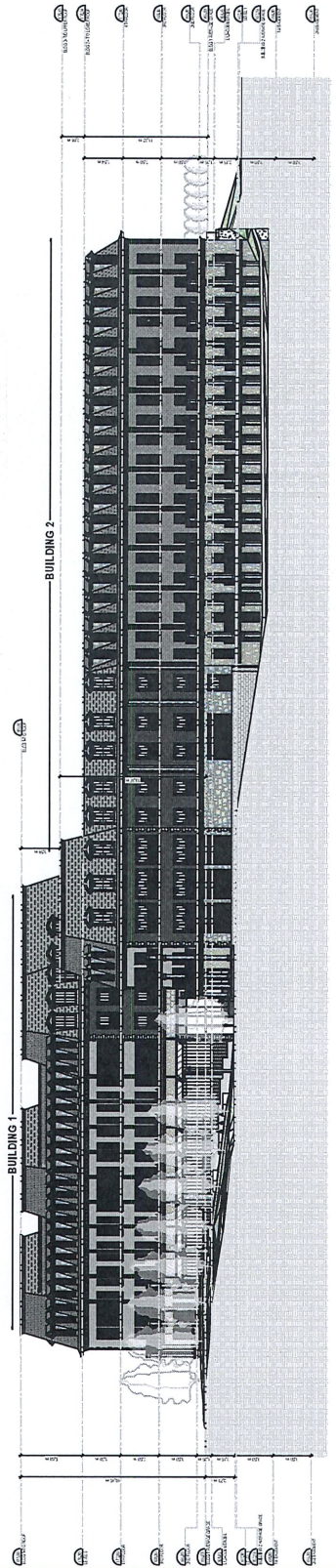
A301



2 Elevation 3 - a
 1/32" = 1'-0"



3 Elevation 4 - a
 1/32" = 1'-0"



4 Elevation 5 - a
 1/32" = 1'-0"