

Hello, as the owners of 470 Jeffery Street Whitby, ON L1N 9Y2, we are submitting this comment in efforts to develop the site with no restrictions or setbacks.

Introduction

Whitby and the wider Durham Region have, in recent times, experienced considerable growth in terms of both population and economic development. The proposal for the comprehensive utilization of the plot at 470 Jeffery Street can bring multiple benefits for the community.

Intended Uses and Rationales

1) Long-Term Care Home

With an aging population, the need for dedicated care facilities is increasing. A local long-term care home ensures residents don't have to move away from their community in their golden years, maintaining family and social ties. It also creates employment opportunities in healthcare and administrative roles.

2) Office Space

The creation of office spaces promotes local businesses and entrepreneurs. It can attract new ventures and offer a space for existing ones to expand. This can lead to job creation in Whitby, meaning more residents can work closer to home, reducing commute times and traffic congestion in the broader region.

3) Community Centre

Community centres act as focal points, fostering a sense of community, unity, and belonging. They offer a space for social, educational, and recreational activities, catering to all age groups.

4) Auditorium

Local talent, schools, and organizations often struggle to find appropriate venues for performances, ceremonies, and events. A new auditorium will offer a platform for these activities, promoting arts, culture, and community bonding.

5) Commercial Warehousing/Commercial Activity

Warehousing can promote local businesses by providing them storage solutions, reducing costs and increasing efficiency. Additional commercial activities can lead to diversified revenue streams for the town and generate employment opportunities.

6) Recreational Facilities

Encouraging physical activity is vital for the health and well-being of residents.

Indoor and outdoor sports facilities can host tournaments and local league games, increasing Whitby's visibility and promoting tourism. Such facilities provide a platform for local youth to engage in positive activities, potentially discovering and nurturing talents.

7) Self Storage

As the population grows, so does the demand for storage solutions. This can cater to both residents and businesses.

8) Temple

Catering to the spiritual needs of a diverse population is essential for inclusive growth. Temples or places of worship can act as centers of cultural and spiritual education, promoting mutual respect and understanding among residents.

9) Truck Yard

A local truck yard can serve as a central hub for the transportation of goods and services, supporting local businesses in their logistical needs.

It can also generate employment opportunities in transport and logistics.

Environmental Considerations

While there may be concerns about environmental impacts due to no setbacks, these can be addressed by implementing green construction methods, permeable pavements, green roofs, and ensuring a percentage of the land is dedicated to green spaces. This way, the development can be both economically beneficial and environmentally responsible.

Conclusion

By allowing the us the owners of 470 Jeffery Street to fully utilize the plot, Whitby and the Durham Region stand to gain economically, socially, and culturally. Such a multi-faceted development can address various needs of the community, ensuring balanced growth and a brighter future for the region.