

### 46 affordable homes in Whitby for families by 2028

Progress is continuing on a new Habitat for Humanity project in downtown Whitby, said a town statement. Located at Hickory and Dunlop Streets, the Habitat for Humanity GTA development will include 46 affordable homes for Whitby families, it said.

Home insecurity has been growing rapidly in Durham, with just the by-name list topping 1,000 by October last year. This is Habitat for Humanity's first-ever community in Whitby. Described as "a vibrant, affordable neighbourhood designed to give more families the opportunity to own a home. We'll be building these homes across two sites: Hickory (north of Dunlop Street East) and Gilbert (south of Dunlop Street East), located in a primarily low- to mid-rise residential area east of Whitby's downtown core."

The Town of Whitby supported the project with a donation of two parcels of land and recently worked with Habitat GTA to achieve Zoning By-law approvals. This milestone represents an important step forward in the planning process. Habitat GTA is now working towards securing final planning approvals in the second quarter of 2026, with the goal of beginning construction in Fall 2026.

Whitby is currently facing a housing affordability crisis. Home prices have skyrocketed According to Habitat for Humanity; the average home price in Whitby was last reported to be more than \$960,000. That's nearly double what it was a decade ago. Since 2006, Whitby's population has grown 26.5 per cent to 140,615. This even outpaces the provincial growth of 20.9 per cent and increases demand for housing and putting pressure on supply.

The homes will be stacked townhouses with space between buildings and plenty of greenery. Each home will have its own outdoor area, like a patio or rooftop terrace. There will also be shared landscaped spaces for everyone to enjoy. The design includes accessible units and uses cost-effective building methods to keep homes affordable.

The buildings will be three storeys high and designed to match the look and feel of the surrounding area. New sidewalks will be added and roads improved to make it easier to walk and get around. The plan is to build 46 homes, including 1, 2, and 3-bedroom units, plus several accessible homes for families who need them.

Timeline - Expected Construction start: 2026 - Expected move in for Families: 2028

In an effort to support more people in need of homes and shelter, the federal government and the Region of Durham recently announced over \$53 million in combined funding to expand supports at the shelter located at 1635 Dundas in Whitby. The shelter, which is operated by the Region of Durham, opened in 2024 with 45 emergency shelter beds, and has helped hundreds of people so far. The new funding will support transitional housing on the second and third floors of the building, as well as recovery spaces, palliative care, a human trafficking recovery program, and an on-site medical clinic. This investment provides a path for vulnerable residents who are struggling or in crisis to move towards stability.

### 62-storey high building complex planned in Ajax

The Town of Ajax has received a proposal to build a mixed use building containing two, 53-storey towers connected by a 9-storey podium, for an overall building height of 62-storeys.

The proposed mixed use building includes some 1,254 dwelling units, hotel room suites, and about 5,162 square metres of commercial gross floor area, said a town statement. The town has received an official plan amendment application and Zoning By-law Amendment Application Z5/26 to amend site-specific policies and zoning provisions which were established to regulate the proposed development of a mixed use building on the lands municipally known as 190 Westney Road South.

Additionally, the Official Plan and Zoning By-law Amendments seek to permit additional site-specific development standards for the proposed development of the subject lands.

The proposed implementing by-law for the Official Plan Amendment would make minor modifications to the maximum density and maximum gross floor area development standards previously established as well as permit new maximum tower floor plate size and minimum tower separation distance standards, said the town.

Further, the proposed implementing by-law would permit new minimum parking requirements and make other technical amendments to Zoning Exception 214.

The proposed implementing by-laws are being brought forward under the authority of Section 284.11.1 of the Municipal Act and in accordance with Ontario Regulation 580/22, "Provincial Priorities".



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