



Public Meetings Revised Agenda

Monday, September 11, 2023, 7:00 p.m.

Council Chambers

Whitby Town Hall

Statutory Public Meetings under the Planning Act, R.S.O. 1990, c. P.13

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** while the meeting is in progress. Please visit whitby.ca/CouncilCalendar for more information about the live stream and archived videos.

Should you wish to provide comments regarding a matter being considered below, please submit written correspondence and/or a Delegation Request Form.

- **To submit written correspondence**, please email your correspondence to the Office of the Town Clerk at clerk@whitby.ca by noon on the day of the meeting. Correspondence must include your full name, address, and the item on the agenda that your correspondence is related to.
- **To speak during the Public Meetings meeting either in-person or virtually**, please submit a Delegation Request Form online to the Office of the Town Clerk by 10 a.m. on the day of the meeting. 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.

Interested parties who wish to be notified of updates pertaining to a matter considered at a Public Meeting may submit an Interested Party List Registration Form. Requests may also be submitted in-person during the meeting at a registration kiosk located in Council Chambers, Whitby Town Hall (575 Rossland Rd E).

A Revised Agenda may be published on a later date. Late items added or a change to an item will appear with an asterisk beside them.

Format of Public Meetings

Public meetings are chaired by a Member of Council appointed as the Planning Chair by the Mayor and will proceed as follows:

1. Town Staff will provide a brief overview of the application;
2. The applicant or their representative may provide information regarding the application;

3. Members of the public wishing to provide input may do so via written submission sent to clerk@whitby.ca or by oral submission; and,
4. The Chair may call on the applicant and/or staff to provide clarification on matters raised by members of the public.

The Office of the Town Clerk captures all feedback received during a public meeting in minutes to provide a written record for Staff and Council of the public meeting.

Public Meetings - 7:00 p.m.

- *1. PDP 34-23, Planning and Development (Planning Services) Department Report
Re: Zoning By-law Amendment Application, Whitby Taunton Holdings Limited, 4330 Coronation Road, File Number: DEV-20-23, (Z-05-23)

Delegations

1. Samantha Chow, representing Whitby Taunton Holdings Limited (In-Person Attendance)
- *2. PDP 35-23, Planning and Development (Planning Services) Department Report
Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications, Frontdoor Developments (Garrard) Inc., East Side of Garrard Road, North of Eric Clarke Drive, File Number: DEV-22-23, (SW-2023-01, Z-06-23)

Delegations

1. Steve Edwards and Mark McConville, representing Frontdoor Developments (Garrard) Inc. (In-Person Attendance)
2. George Lysyk and Max Lysyk, Residents (In-Person Attendance)

Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



Report Title: **DEV-20-23: Zoning By-law Amendment Application, Whitby Taunton Holdings Limited, Part of 4330 Coronation Road, File No. Z-05-23.**

Date of meeting: September 11, 2023

Report Number: **PDP 34-23**

Department(s) Responsible:

Planning and Development Department
(Planning Services)

Submitted by:

R. Saunders, Commissioner of Planning
and Development

**Acknowledged by M. Gaskell, Chief
Administrative Officer**

For additional information, contact:

L. England, Planner I, x. 2822

Planning Report PDP 34-23 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13

Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning and Development Department on the proposed application(s). Also, any person may make written submissions at any time before Council makes a decision.

Additional information regarding statutory public meetings under the Planning Act can be found on the [Town's website](#).

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 is not entitled to appeal the decision of Whitby Council to the Ontario Land Tribunal (OLT) and may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

1. Highlights:

On behalf of Whitby Taunton Holdings Limited, GHD has submitted a Zoning By-law Amendment application to the Town of Whitby for a portion of the land municipally known as 4330 Coronation Road.

The proposed application pertains to the rezoning of a portion of the land currently zoned Agricultural, to permit the creation of 3 low density residential lots. The intent is to include the subject land with the adjacent Draft Approved Plan of Subdivision SW-2013-07 & SW-2014-04 located on 4120 Coronation Road, to create three 12.8 metre residential lots.

A recommendation report for the Zoning By-law Amendment Application will be brought forward to a Committee of the Whole Meeting once all agency comments and public input have been received and assessed.

2. Purpose:

The Planning and Development Department is in receipt of the application for a Zoning By-law Amendment for the subject land. The purpose of this report is to present information related to the application at a statutory public meeting, as required by the Ontario Planning Act.

3. Background:

3.1. Site and Area Description

The subject land is located on the west side of Coronation Road, north of Taunton Road. The subject land comprises a portion of the property municipally known as 4330 Coronation Road (refer to Attachment #1).

The surrounding land uses include:

- Low density residential dwellings to the north and east; and
- Future Single Detached Dwellings to the west and south (refer to Attachment #2).

Currently, the 4330 Coronation Road property contains a single detached dwelling. The portion of the subject land to be rezoned is vacant.

3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by GHD on behalf of Whitby Taunton Holdings Limited to add the subject land to the adjacent Draft Approved Plan of Subdivision SW-2013-07 & SW-2014-04 and amend Zoning By-law #1784 to permit the creation of three low density residential lots.

The Zoning By-law Amendment Application was submitted in conjunction with a Minor Redline Amendment application for the approved Draft Plan of Subdivision.

The Redline Amendment will be approved by the Commissioner of Planning and Development.

3.3. Documents Submitted in Support

The applicant previously provided numerous supporting documents for the Draft Approved Plan of Subdivision (SW-2013-07 & SW-2014-04) which encompassed the three future lots.

The application was submitted with the following supporting documents:

- Redline Draft Plan of Subdivision prepared by GHD, dated April, 2023 (refer to Attachment #3);
- Functional Servicing and Stormwater Management Report Memo prepared by GHD, dated July 26, 2023;
- Geotechnical Memo prepared by Soil Engineers Ltd., dated July 25, 2023; and
- Hydrogeological Assessment Memo prepared by R.J. Burnside, dated July 28, 2023.

4. Discussion:

4.1. Region of Durham Official Plan

The subject land is designated Living Areas on Schedule 'A' Map 'A4' of the Regional Official Plan (ROP). Living Areas are intended to be used predominantly for housing purposes.

4.2. Whitby Official Plan

The subject land is designated Low Density Residential on Schedule 'V' to the West Whitby Community Secondary Plan (refer to Attachment #4). Low Density Residential areas permit single detached, semi-detached and duplex dwellings, with a density of up to 30 units per net hectare (Policy 4.4.3.4.1).

4.3. Zoning By-law

The subject land is zoned Agricultural (A) in Zoning By-law No. 1784 (refer to Attachment #5), which does not permit the proposed use.

An amendment to the Zoning By-law is required to permit the proposed development.

5. Communication and Public Engagement:

Notice of the statutory public meeting was mailed to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. Furthermore, a public notice sign has been erected on the Coronation Road frontage of the subject land in accordance with the Town's notification procedures.

6. Consultation with other Departments/Sources:

The applicable agencies and departments have been circulated the applications and copies of the associated supporting materials for their review and comment.

7. Conclusion:

All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the development applications. A recommendation report will be brought forward to the Committee of the Whole at such time as input from the commenting agencies, departments and the public have been received and assessed.

All persons who make oral submissions, or have requested notification in writing, will be given written notice of the future meeting of the Committee of the Whole at which the applications will be considered.

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

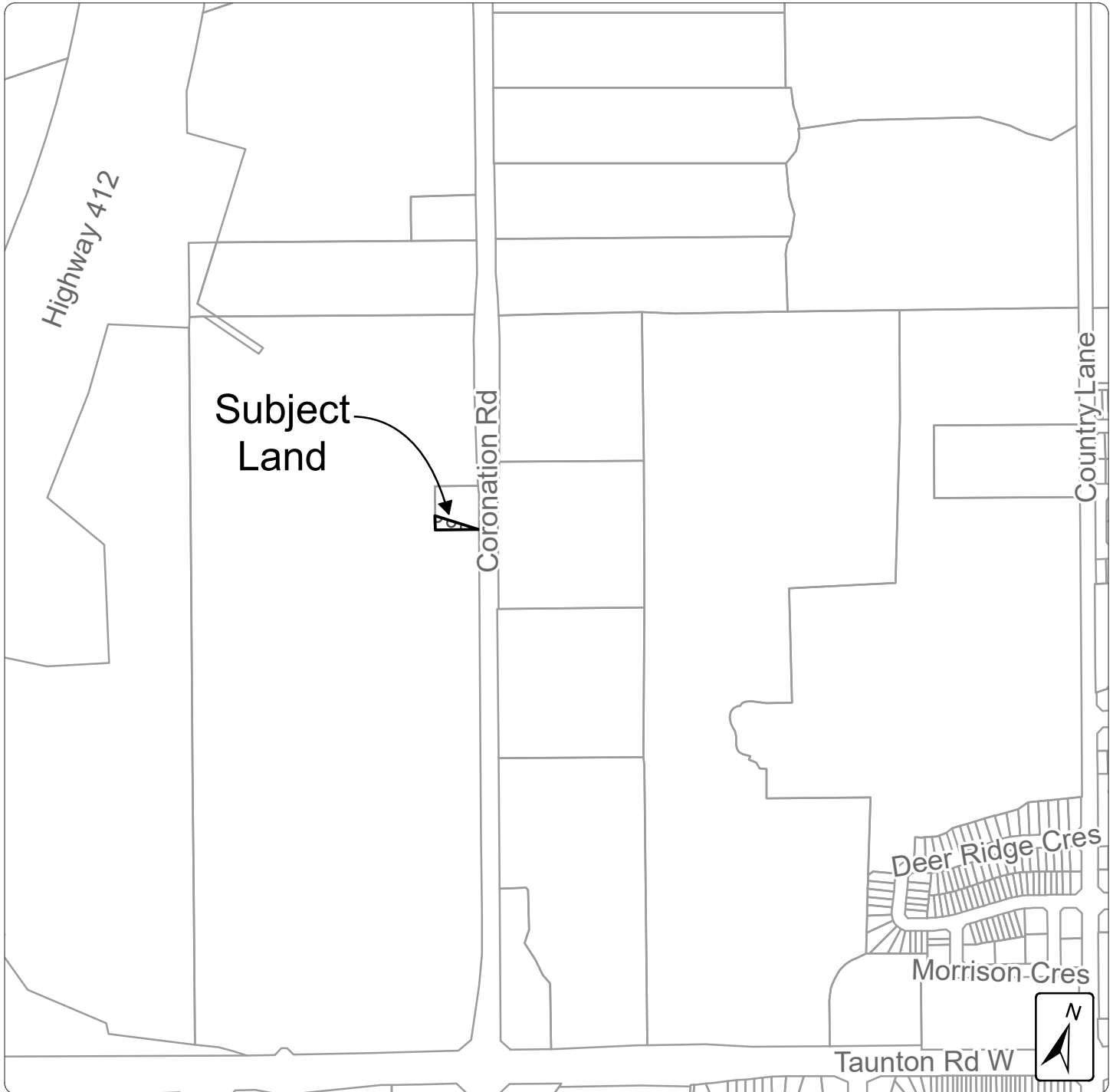
Attachment #3: Proponent's Proposed Redline Draft Plan of Subdivision

Attachment #4: Excerpt from Official Plan Schedule V

Attachment #5: Excerpt from Zoning By-law 1784

Attachment #1 Location Sketch

PDP 34-23



Town of Whitby Planning and Development Department

Proponent:

Whitby Taunton Holdings Limited

File Number:

DEV-20-23 (Z-05-23)

Date:

September 2023

External Data Sources:

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Attachment #2 Aerial Context Map

PDP 34-23



Town of Whitby Planning and Development Department

Proponent:
Whitby Taunton Holdings Limited

File Number:
DEV-20-23 (Z-05-23)

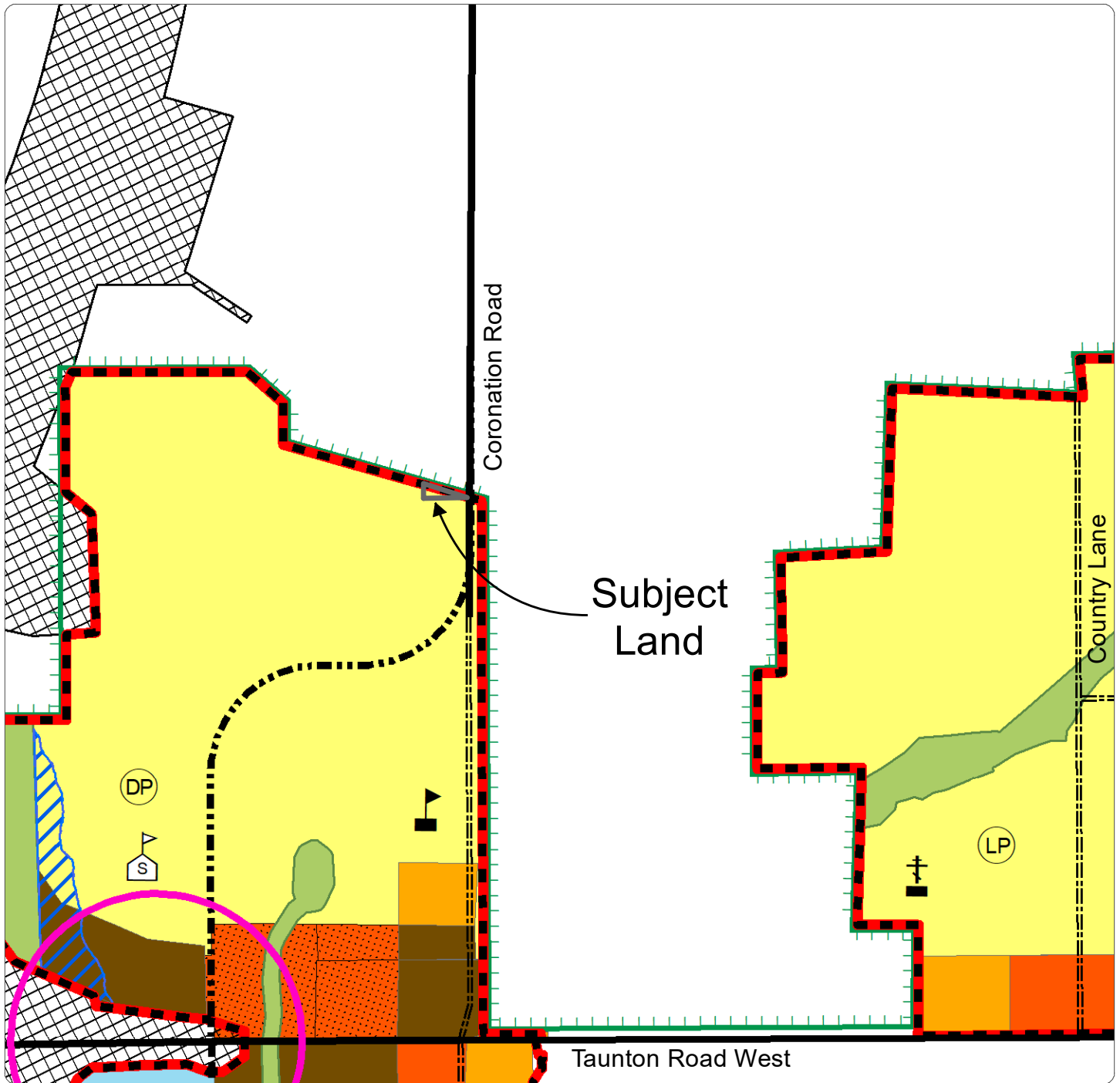
Date:
September 2023

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Attachment #4 Excerpt from Official Plan Schedule 'V'



LEGEND

Land Use Designations

- Prestige Industrial
- Environmental Protection Area
- Major Open Space
- Mixed Use One
- Mixed Use Two
- Special Mixed Use Two Policy Areas
(Refer to Section 11.12.2.2)
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Special Purpose Commercial
- Almond Village Special Policy Area

Boundaries

- Secondary Plan Boundary
- Greenbelt Plan Boundary
- Central Area Boundary

Transportation

- Existing Arterial Road Network
- Future Arterial Road Network
- Proposed Collector Road Network
- +

 Railway
- West Durham Link (WDL)

Symbols and Overlays

- +

 Separate Elementary Schools
- +

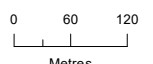
 Public Elementary Schools
- +

 Public Secondary Schools
- DP District Park
- LP Local Park
- Flood Policy Area
- Gateway Areas

Excerpt from:
**West Whitby
Community
Secondary Plan**

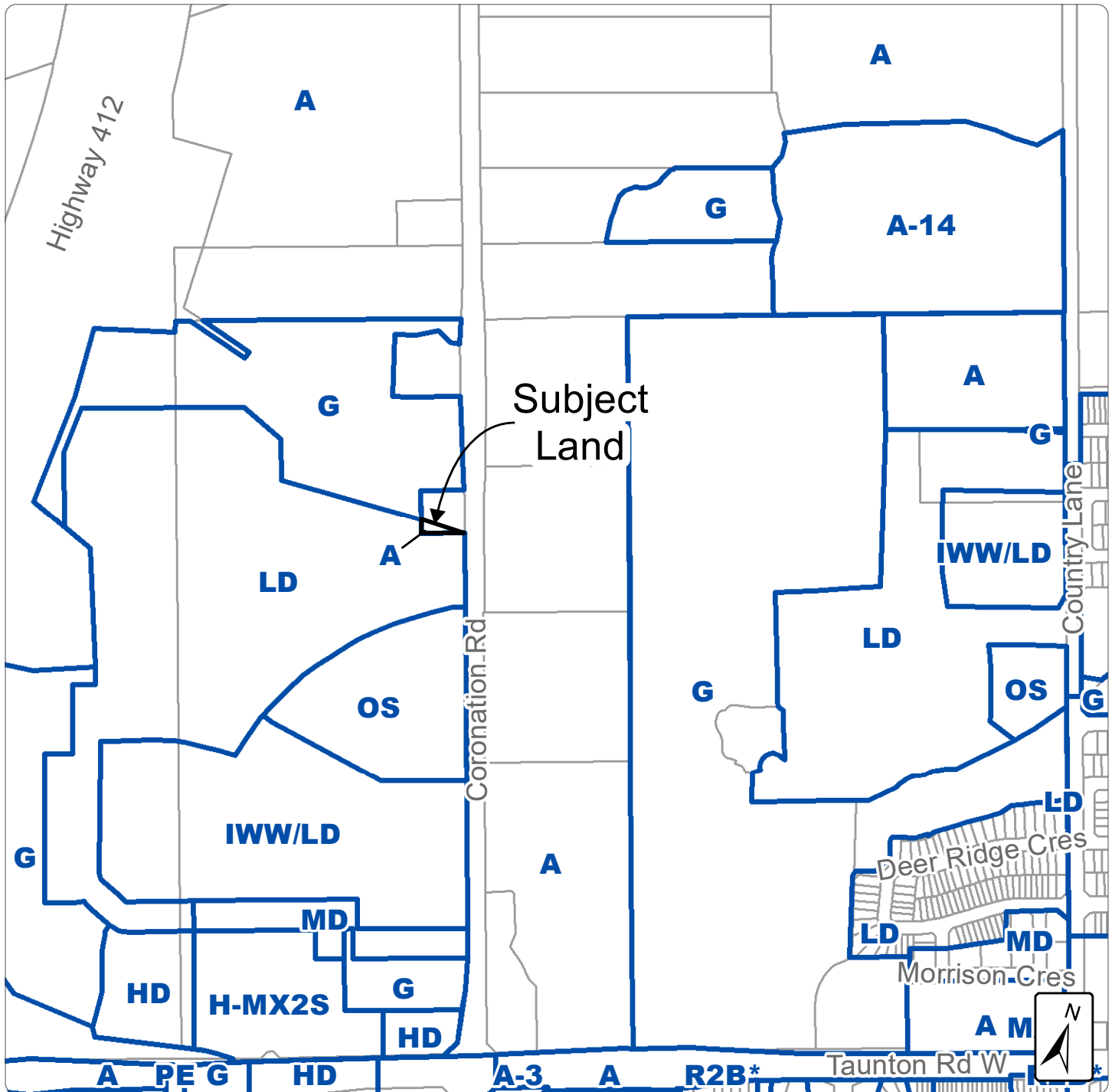
Town of Whitby

Schedule



Attachment #5 Excerpt from Zoning By-Law 1784

PDP 34-23



Town of Whitby Planning and Development Department

Proponent:
Whitby Taunton Holdings Limited

File Number:
DEV-20-23 (Z-05-23)

Date:
September 2023

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Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



Report Title: **DEV-22-23: Draft Plan of Subdivision Application (SW-2023-01), Zoning By-law Amendment Application (Z-06-23), Frontdoor Developments (Garrard) Inc., Garrard Road & Eric Clarke Drive**

Date of meeting: September 11, 2023

Report Number: **PDP 35-23**

Department(s) Responsible:

Planning and Development Department
(Planning Services)

Submitted by:

R. Saunders, Commissioner of Planning
and Development

**Acknowledged by M. Gaskell, Chief
Administrative Officer**

For additional information, contact:

L. Taylor, Planner II, x2902

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1. Highlights:

- A Draft Plan of Subdivision Application has been submitted by GHD on behalf of Frontdoor Developments (Garrard) Inc. to permit the construction of 7 single detached dwellings, 32 semi-detached dwellings and 28 back-to-back semi-detached dwellings (quadruplexes) on a new public road.
- A Zoning By-law Amendment Application has been submitted to change the zoning from I - Institutional in By-law #1784 to an appropriate zone category for the proposed development.

2. Purpose:

The Planning and Development Department is in receipt of applications for Draft Plan of Subdivision and Zoning By-law Amendment for the subject land. The purpose of this report is to present information related to the applications at a statutory public meeting, as required by the Ontario Planning Act.

3. Background:

3.1. Site and Area Description

The subject land is located on the east side of Garrard Road, north of Eric Clarke Drive (refer to Attachment #1). The subject land is currently vacant and is a former school site which has been deemed surplus by the Durham District School Board. The subject land is approximately 1.92 hectares (4.74 acres) in size.

Surrounding land uses include:

- single detached dwellings to the west and north,
- Eric Clarke Park to the east, and,
- single detached and townhouse dwellings to the south (refer to Attachment #2).

3.2. Applications and Proposed Development

A Draft Plan of Subdivision Application has been submitted by GHD on behalf of Frontdoor Developments (Garrard) Inc. to permit the construction of 7 single detached dwellings, 32 semi-detached dwellings and 28 back-to-back semi-detached dwellings (quadruplexes) on a new public road.

A Zoning By-law Amendment Application has been submitted to change the zoning from I - Institutional in By-law #1784 to an appropriate zone category for the proposed development.

3.3. Documents Submitted in Support

A number of documents were submitted in support of the application, including the following:

-
- A Draft Plan of Subdivision prepared by GHD, dated November 2022 (refer to Attachment #3);
 - An Active Transportation Plan prepared by GHD, dated December 5, 2022 (refer to Attachment #4);
 - An Environmental Noise Assessment prepared by Valcoustics Canada Ltd., dated November 3, 2022, and an Addendum dated August 3, 2023 which recommends mandatory air conditioning and noise warning clauses for the seven single detached dwellings fronting onto Garrard Road. No noise mitigation is required for the rest of the development;
 - An Environmental Site Assessment (Phase 1) prepared by Kodiak Environmental Limited, dated April 12, 2019, which does not identify any areas of potential environmental concern;
 - A Functional Servicing and Stormwater Management Report prepared by GHD, dated July 6, 2023, which provides recommended stormwater management and water and sanitary sewer servicing to accommodate the proposed development;
 - A Geotechnical Investigation prepared by Soil Engineers Ltd., dated May 2022, which recommends the removal of the existing topsoil and fill and replacement with engineered fill;
 - A Hydrogeological Study prepared by Soil Engineers Ltd., dated December 2022, which provides a summary of existing soil and groundwater conditions;
 - A Planning Report prepared by GHD, dated December 2022, which concludes that the proposed development conforms to the Provincial, Regional and Whitby Planning policies and is an efficient use of existing infrastructure;
 - A Stage 1 & 2 Archaeological Assessment prepared by Amick Consultants Limited, dated June 30, 2022 which states that no archaeological resources were encountered and that no further archaeological assessment is warranted;
 - A Sustainability Report and Whitby Green Standard Subdivision Checklist prepared by GHD, dated December 2022, which outlines how the proposed development will meet and exceed the Tier 1 Whitby Green Standards requirements;
 - A Traffic Impact Study prepared by GHD, dated December 5, 2022 which concludes that traffic related impacts on the adjacent road network will be negligible. The existing bus stop on the west edge of the property is proposed to be relocated slightly to the south to avoid a conflict with the proposed new road.

The above documents have been distributed to relevant internal departments and external agencies for review and comment.

4. Discussion:

4.1. Region of Durham Official Plan

The subject land is designated Living Areas on Schedule 'A' Map 'A4' of the Regional Official Plan (ROP). Living Areas are intended to be used predominantly for housing purposes (8B.2.1 a).

4.2. Whitby Official Plan

The subject land is designated Residential on Schedule 'A' – Land Use of the Whitby Official Plan (refer to Attachment #5).

The Residential designation “encourages residential intensification in appropriate locations while maintaining and enhancing the character and identity of established residential neighbourhoods” (4.4.2.2).

Medium Density Residential uses, “not exceeding a height of 4 storeys, shall be permitted with a density range of greater than 30 and up to 65 dwelling units per net hectare” (4.4.3.5.1 b).

4.3. Zoning By-law

The subject land is zoned Institutional (I) in By-law #1784 (refer to Attachment #6). The I Zone permits a variety of community uses such as schools, churches, etc. but does not permit residential uses.

An amendment to the Zoning By-law is required to permit the proposed development.

5. Communication and Public Engagement:

Notice of the statutory public meeting was mailed to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. Furthermore, a public notice sign has been erected on the Garrard Road frontage of the subject land in accordance with the Town's notification procedures.

6. Consultation with other Departments/Sources:

The applicable agencies and departments have been circulated the applications and copies of the associated supporting materials for their review and comment.

7. Conclusion:

All comments received at this statutory public meeting, as well as any subsequent written submissions, will be considered by the Planning and Development Department as part of its review and analysis of the development applications. A recommendation report will be brought forward to the Committee of the Whole at such time as input from

the commenting agencies, departments and the public have been received and assessed.

All persons who make oral submissions, or have requested notification in writing, will be given written notice of the future meeting of the Committee of the Whole at which the applications will be considered.

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Draft Plan of Subdivision

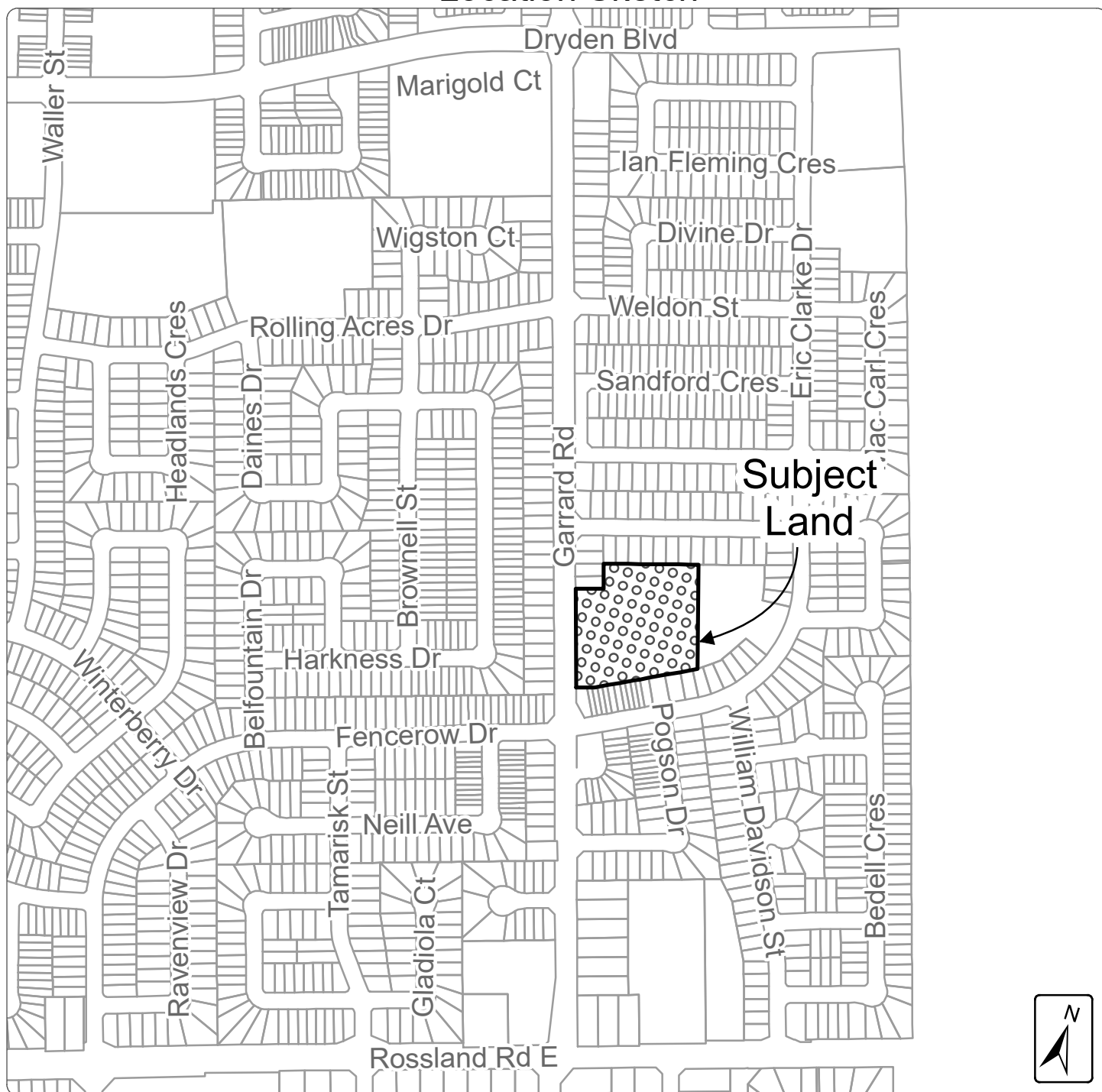
Attachment #4: Proponent's Proposed Active Transportation Plan

Attachment #5: Excerpt from Official Plan Schedule A

Attachment #6: Excerpt from Zoning By-law 1784

Attachment #1 Location Sketch

PDP 35-23



Town of Whitby Planning and Development Department

Proponent:	File Number:	Date:
Frontdoor Developments (Garrard) Inc.	DEV-22-23 (SW-2023-01, Z-06-23)	September 2023

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Attachment #2 Aerial Context Map

PDP 35-23



Town of Whitby Planning and Development Department

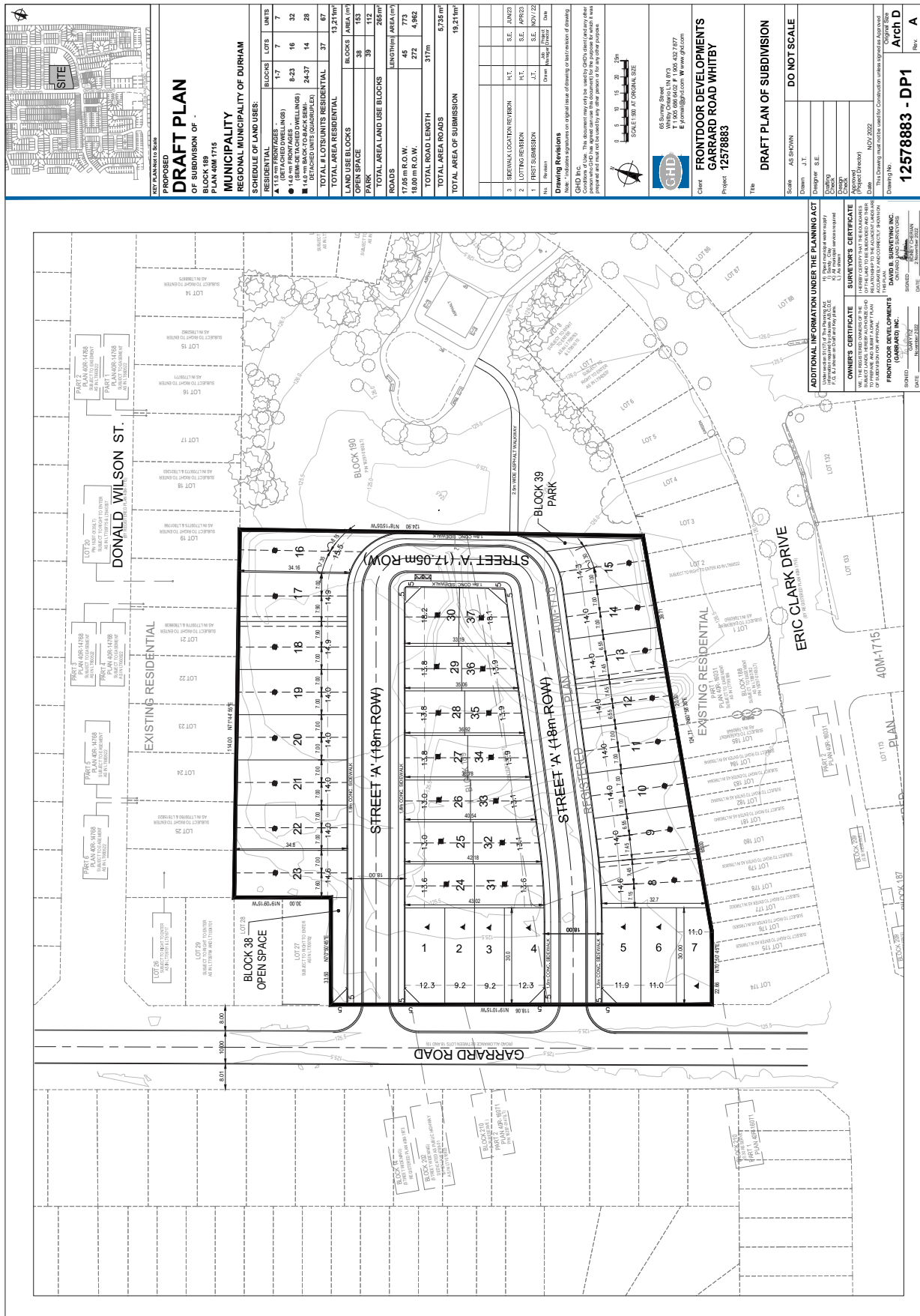
Proponent: Frontdoor Developments (Garrard) Inc.	File Number: DEV-22-23 (SW-2023-01, Z-06-23)	Date: September 2023
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Proponent's Draft Plan of Subdivision



Proponent's Proposed Active Transportation Plan



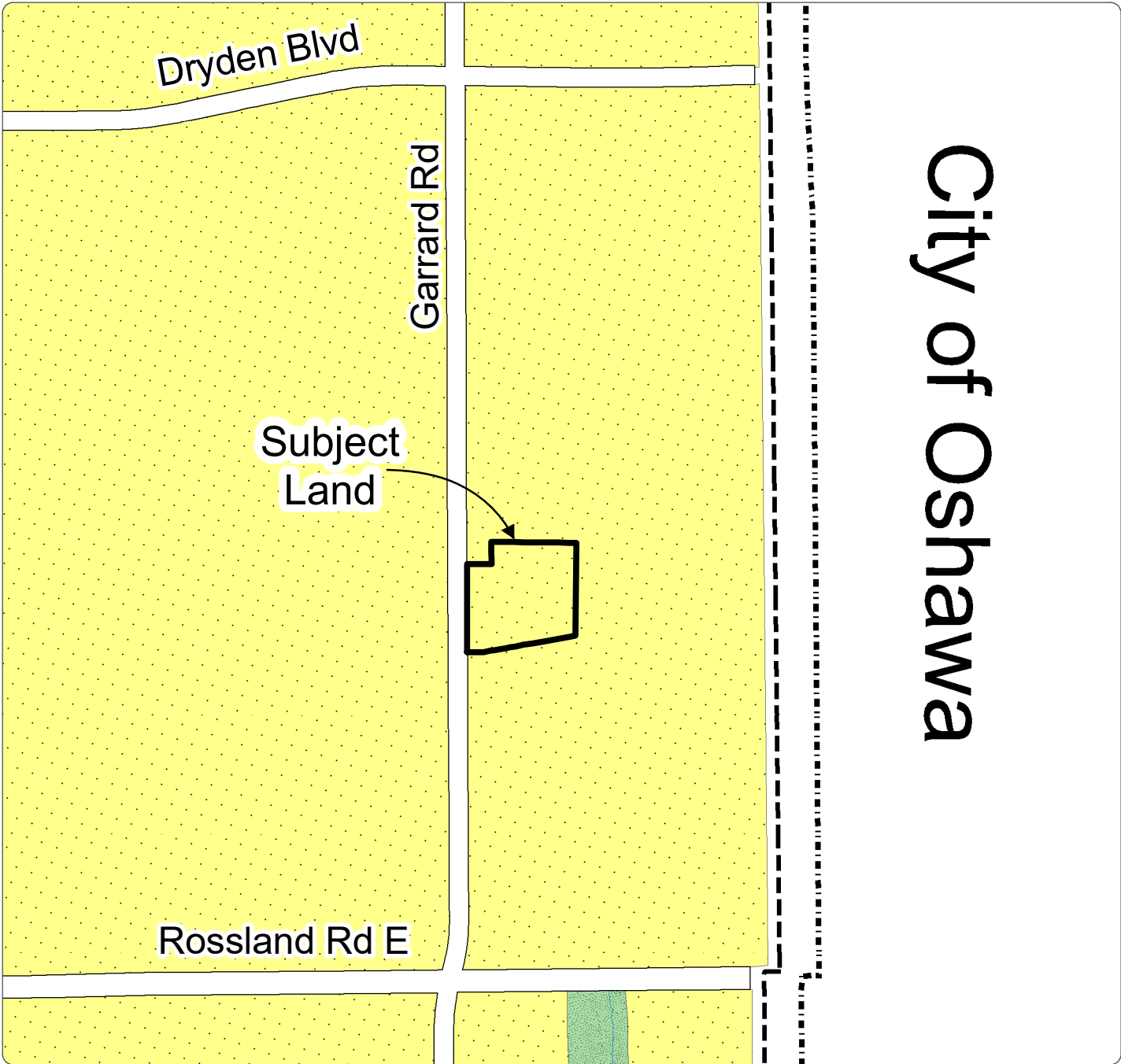
Figure 15 Future Active Transportation Plan

11. Future Transit Plan

Durham Region Transit Bus Stop (Stop ID 354) is located within the proposed location of the north site access. The bus stop is located approximately 290 metres from the next stop to the north and 250 metres from the previous stop to the south. GHD has reached out to Durham Transit to discuss the relocation of this bus stop approximately 30 metres to the south.

The proposed transit facilities plan is shown in **Figure 16** and identifies the existing transit stop and the proposed relocation of the transit stop

Attachment #5
Excerpt from the Town of Whitby Official Plan Schedule 'A'



City of Oshawa

Legend

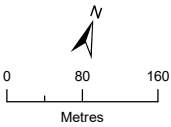

Residential	Lands Subject to Durham Regional Official Plan Policy 14.13.7	D3 (Deferred by Region of Durham)
Major Commercial	D Deferred by the Region of Durham	
Community Commercial	LC Local Central Area	
Special Purpose Commercial	Resource Extraction Area (See Section 4.12)	
Mixed Use	U Utility	
Prestige Industrial	2031 Urban Area Boundary	
General Industrial	Community Central Area Boundary	
Special Activity Node	Future Urban Development Area Boundary	
Institutional	Greenbelt Protected Countryside Boundary	
Major Open Space	Hamlet Boundary	
Agricultural	Major Central Area Boundary	
Hamlet	Municipal Boundary	
Estate Residential	Southern Boundary of Oak Ridges Moraine	
Special Policy Area	Urban Central Area Boundary	

Notes: Refer to the applicable Secondary Plan for more detailed land use designations. Secondary Plan boundaries can be found on Schedule 'E', including the Oak Ridges Moraine Secondary Plan. Some legend items may not appear on the displayed figure extent.

Official Plan - Town of Whitby

**Excerpt from
Schedule 'A'
Land Use**

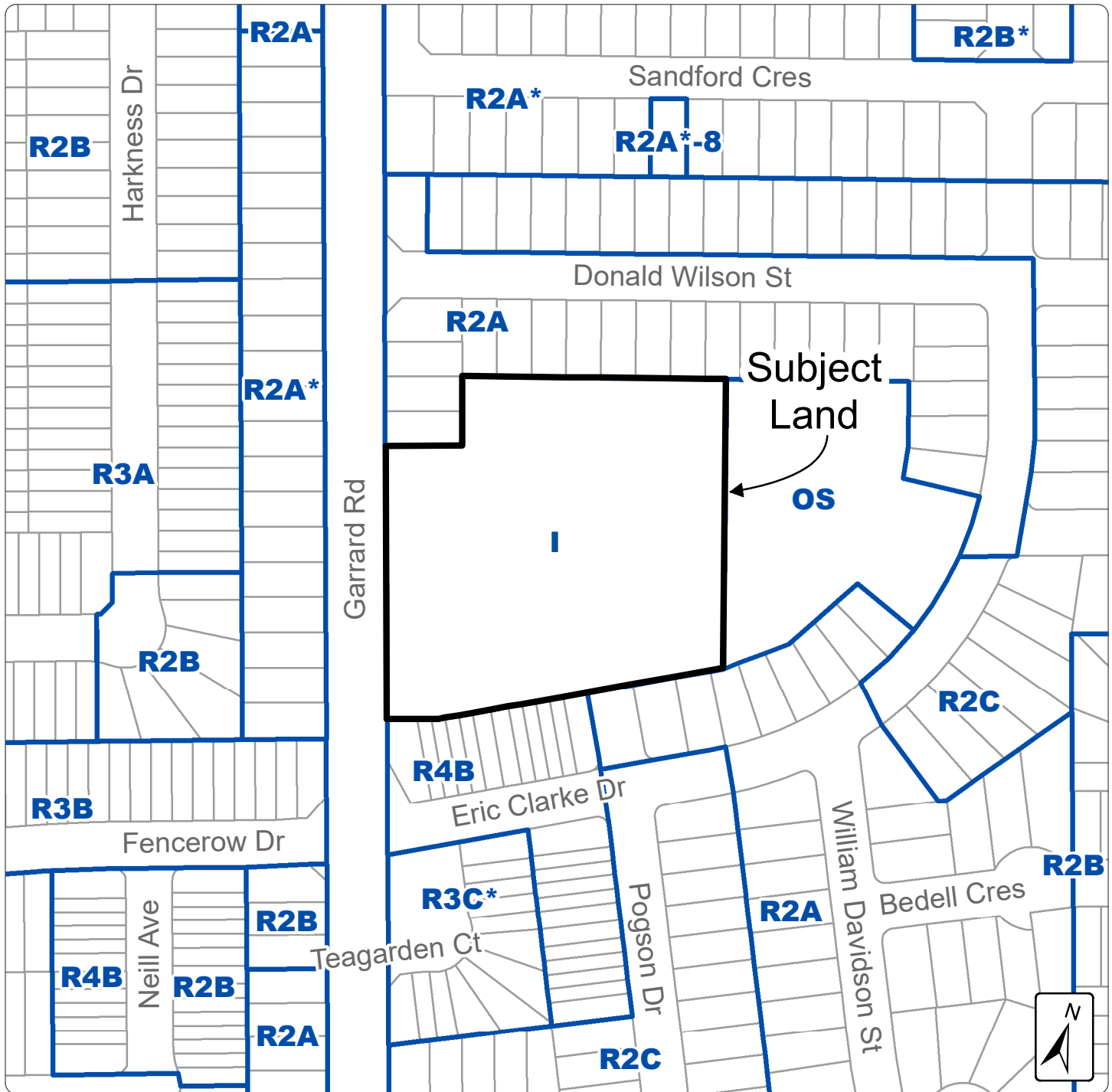
Schedule **A**



This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text. For all intents and purposes, the elements within this schedule are to be considered conceptual.

Attachment #5 Excerpt from Zoning By-Law 1784

PDP 35-23



Whitby Town of Whitby Planning and Development Department

Proponent: Frontdoor Developments (Garrard) Inc.	File Number: DEV-22-23 (SW-2023-01, Z-06-23)	Date: September 2023
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