



Public Meetings Agenda

Monday, December 9, 2024, 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 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 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.

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 58-24, Planning and Development (Planning Services) Department Report
Re: Draft Plan of Subdivision Application and Zoning By-law Amendment Application, Strathdale Developments Inc., 410 Taunton Road West, File Number: DEV-30-24 (SW-2024-03, Z-14-24)
2. PDP 59-24, Planning and Development (Planning Services) Department Report
Re: Official Plan Amendment Application and Zoning By-law Amendment Application, Baldwin Street Holdings Inc. (Ollie Switch Corporation), 91, 95 and 99 Baldwin Street, File Number: DEV-24-24 (OPA-2024-W/08, Z-11-24)

Delegations:

1. Catherine and Ryan Schuck, Residents (In Person Attendance)
3. PDP 60-24, Planning and Development (Planning Services) Department Report
Re: Zoning By-law Amendment Application, GHD (Vandenboom Properties), 301, 315, 317 Colborne Street East, 304, 320 Dunlop Street East, and 205, 207 Athol Street, File Number: DEV-38-24 (Z-19-24)
4. PDP 61-24, Planning and Development (Planning Services) Department Report
Re: Official Plan Amendment Application, Draft Plan of Subdivision Application, and Zoning By-law Amendment Application, Anatolia Investments Corp., 975 Conlin Road and 4605 and 4625 Garrard Road, File Number: DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)

Town of Whitby Public Meeting Report

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Report Title: DEV-30-24: Draft Plan of Subdivision Application, Zoning By-law Amendment Application, Strathdale Developments Inc., 410 Taunton Road West, File No. SW-2024-03, Z-14-24.

Date of meeting: December 9, 2024

Report Number: PDP 58-24

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:

J. Taylor, Director of Planning Services,
905-444-2908

L. England, Planner I, 905-444-2822

Planning Report PDP 58-24 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 specific 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 specific 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 specific person or public body as a party.

1. Highlights:

Strathdale Developments Inc. have submitted a Zoning By-law Amendment application and Draft Plan of Subdivision application to the Town of Whitby for the land municipally known as 410 Taunton Road West.

The Draft Plan of Subdivision application proposes to create one block (Block 1) for the widening of Taunton Road West. A second block (Block 2) is proposed for a mixed-use development comprised of 179 townhouse residential units and 3 commercial units (255 square metres).

The Zoning By-law Amendment Application proposes to change the current zone from TRN-W-1 (Tourist Recreational Node – West – Garden Centre) to an appropriate zone category to permit the proposed mixed-use development.

A recommendation report for the Draft Plan of Subdivision application and 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.

The applicant has also submitted a Site Plan application which will be processed through the Commissioner of Planning and Development.

2. Purpose:

The Planning and Development Department is in receipt of applications for a Zoning By-law Amendment, and Draft Plan of Subdivision 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 at the northwest corner of Taunton Road West and Cochrane Street, approximately 100 metres west of the intersection (refer to Attachment #1).

The surrounding land uses include:

- Detached and semi-detached dwellings to the north;
- Detached and townhouse dwellings to the west;
- Detached dwellings to the south; and,
- Vacant land to the east.

Currently, the property contains a garden centre (Sheridan Nurseries) (refer to Attachment #2).

3.2. Applications and Proposed Development

A Draft Plan of Subdivision application has been submitted to create two (2) blocks. One (1) block is for the widening of Taunton Road West. The second block (2) is to accommodate a mixed-use development.

A Zoning By-law Amendment application has been submitted to change the zone from TRN-W-1 (Tourist Recreational Node – West – Garden Centre) to an appropriate zone category to permit the proposed mixed-use development.

3.3. Documents Submitted in Support

The applications were submitted with the following supporting documents.:

- An Architectural Site Plan, prepared by 4 Architecture Inc., dated September 20, 2024. (refer to Attachment #3).
- A Draft Plan of Subdivision, prepared by RPE Surveying Ltd., dated May 28, 2024. (refer to Attachment #4).
- An Active Transportation Plan, prepared by Dillon Consulting, dated September 2024. (refer to Attachment #5).
- Building Elevations fronting Taunton Road West and Christine Elliott Avenue, prepared by 4 Architecture Inc., dated September 20, 2024. (refer to Attachment #6).
- A Grading Plan, prepared by Counterpoint Engineering, dated September 16, 2024.
- A Servicing Plan, prepared by Counterpoint Engineering, dated September 16, 2024.
- A Functional Servicing & Stormwater Management Report, prepared by Counterpoint Engineering, dated September 16, 2024.
- An Erosion Sedimentation Control Plan, prepared by Counterpoint Engineering, dated September 16, 2024.
- A Storm Sewer Drainage, prepared by Counterpoint Engineering, dated September 16, 2024.
- A Pre-Development Storm Drainage Plan, prepared by Counterpoint Engineering, dated September 16, 2024.
- A Post-Development Storm Drainage Plan, prepared by Counterpoint Engineering, dated September 16, 2024.
- A Phase One Environmental Site Assessment, prepared by Soil Engineers Ltd., dated March 11, 2024.

- A Phase Two Environmental Site Assessment, prepared by Soil Engineers Ltd., dated April 29, 2024.
- Landscape Plans and Details, prepared by Strybos Barron King Landscape Architecture, dated September 25, 2024.
- An Environmental Noise Assessment, prepared by YCA Engineering Limited, dated September 2024.
- A Planning Rationale Report, prepared by Miller Planning Services, dated October 1, 2024.
- A Sustainability Rationale Report, prepared by Miller Planning Services, dated October 1, 2024.
- A Whitby Green Standard Checklist, prepared by Miller Planning Services, dated October 1, 2024.
- A Traffic Impact Study, prepared by Dillon Consulting, dated September 2024.
- A Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., dated July 18, 2024.

4. Discussion:

4.1. Region of Durham Official Plan

The subject lands are designated as Community Areas on Map 1 – Regional Structure in the new Regional Official Plan (ROP). Community Areas are intended for a variety of housing types, sizes and tenures within connected neighbourhoods that include population-serving uses such as commercial, retail (including major retail), personal service uses, home businesses, recreational uses, public service facilities, institutional uses and office uses, provided such uses are appropriately located and compatible with their surroundings.

Taunton Road West is also designated as a Regional Corridor in the new ROP. Regional Corridors are appropriate locations for higher density, mixed-use development. The built forms supported along Regional Corridors are multi-storey, compact, pedestrian-friendly and transit supportive.

4.2. Whitby Official Plan

The subject land is designated Mixed Use on Schedule A – Land Use (refer to Attachment #7).

The goal for lands designated Mixed Use is to encourage a mix of residential and commercial uses and redevelopment to ensure an

intensive, transit-supportive, and efficient use of land, particularly in Intensification Areas and Intensification Corridors (4.6.1.1).

Lands designated as Mixed Use are intended permit integrated mixed-use development and redevelopment which include residential, office, retail, restaurant, personal service, and community and/or institutional uses. Lands designated as Mixed Use shall contain two or more of the foregoing permitted use categories (4.6.3.1).

West Whitby Community Secondary Plan

The subject land is designated Special Mixed Use Two Policy Area on Schedule V – West Whitby Community Secondary Plan (refer to Attachment #8).

Mixed Use Two areas must provide for medium density residential uses and small scale retail and personal service uses that are integrated into the site. Non-residential uses must be integrated with residential uses in the Mixed Use Two designation. Single purpose commercial areas are not permitted (11.12.2.2.8).

4.3. Zoning By-law

The subject land is currently zoned TRN-W-1 (Tourist Recreational Node – West – Garden Centre) within Zoning By-law 1784 (refer to Attachment #9). The TRN-W-1 (Tourist Recreational Node – West – Garden Centre) Zone does not permit the proposed use.

5. Communication and Public Engagement:

Due to the Canada Post strike the notice of the statutory public meeting was hand delivered to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. In addition the public notice has been posted on the Town's website at <https://www.whitby.ca/en/town-hall/participation-at-public-meetings.aspx>. Furthermore, a public notice sign has been erected on Taunton Road West and Christine Elliot Avenue 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

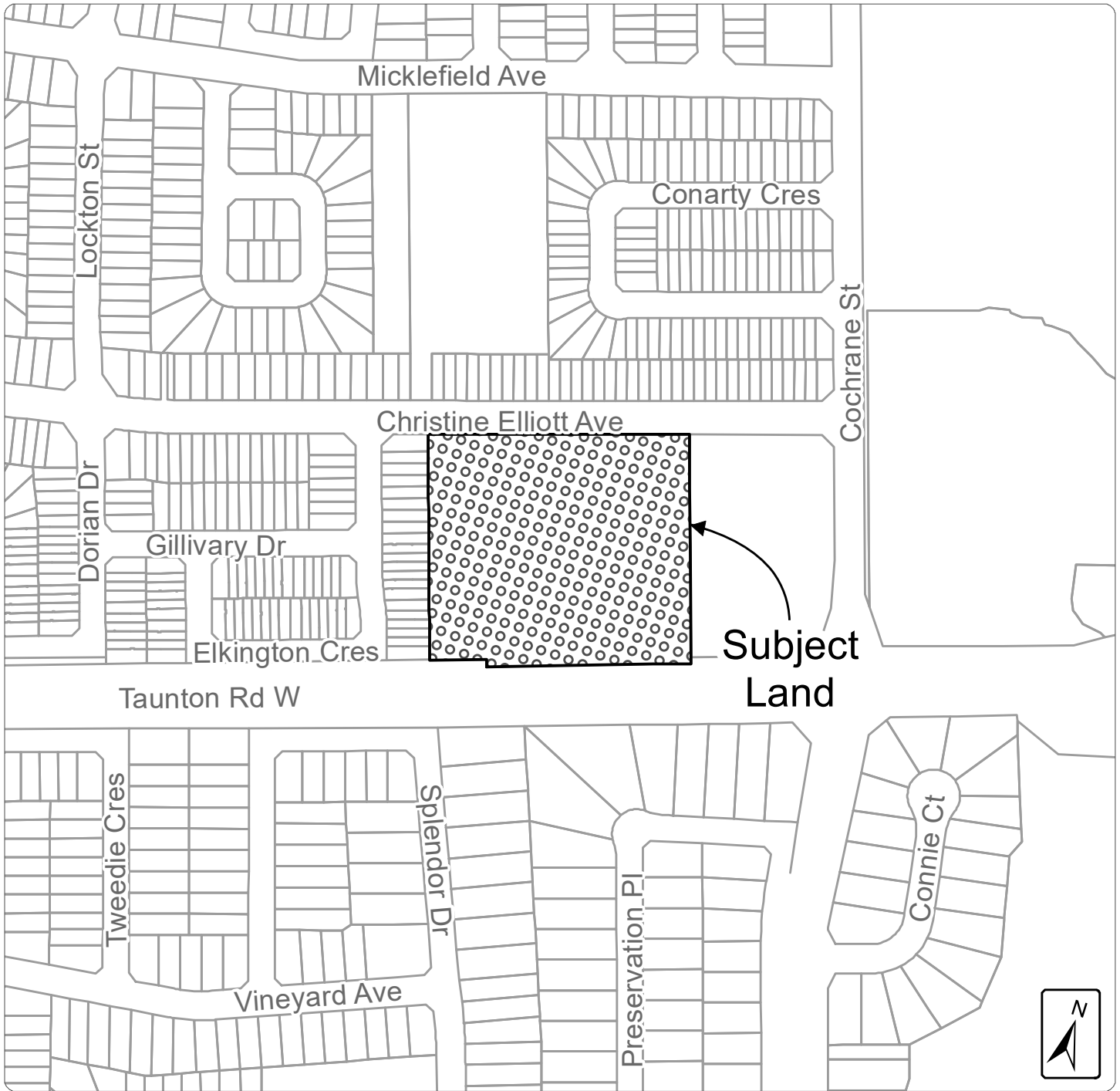
applications. A recommendation report will be brought forward to the Committee of the Whole at such time as input from the commenting agencies, departments and the public have been received and assessed.

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 Proponents Proposed Concept Plan
- Attachment #4 Proponents Proposed Draft Plan of Subdivision
- Attachment #5 Proponents Active Transportation Plan
- Attachment #6 Proponents Proposed Building Elevations
- Attachment #7 Excerpt from the Town of Whitby Official Plan – Schedule A – Land Use
- Attachment #8 Excerpt from the Town of Whitby Official Plan – Schedule V – West Whitby Community Secondary Plan
- Attachment #9 Excerpt from Zoning By-law No. 1784

Attachment #1 Location Sketch



 **Town of Whitby Planning and Development Department**

Proponent: Strathdale Developments Inc.	File Number: DEV-30-24 (SW-2024-03, Z-14-24)	Date: December 2024
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External Data Sources:
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Attachment #2 Aerial Context Map



 **Town of Whitby Planning and Development Department**

Proponent:
Strathdale Developments Inc.

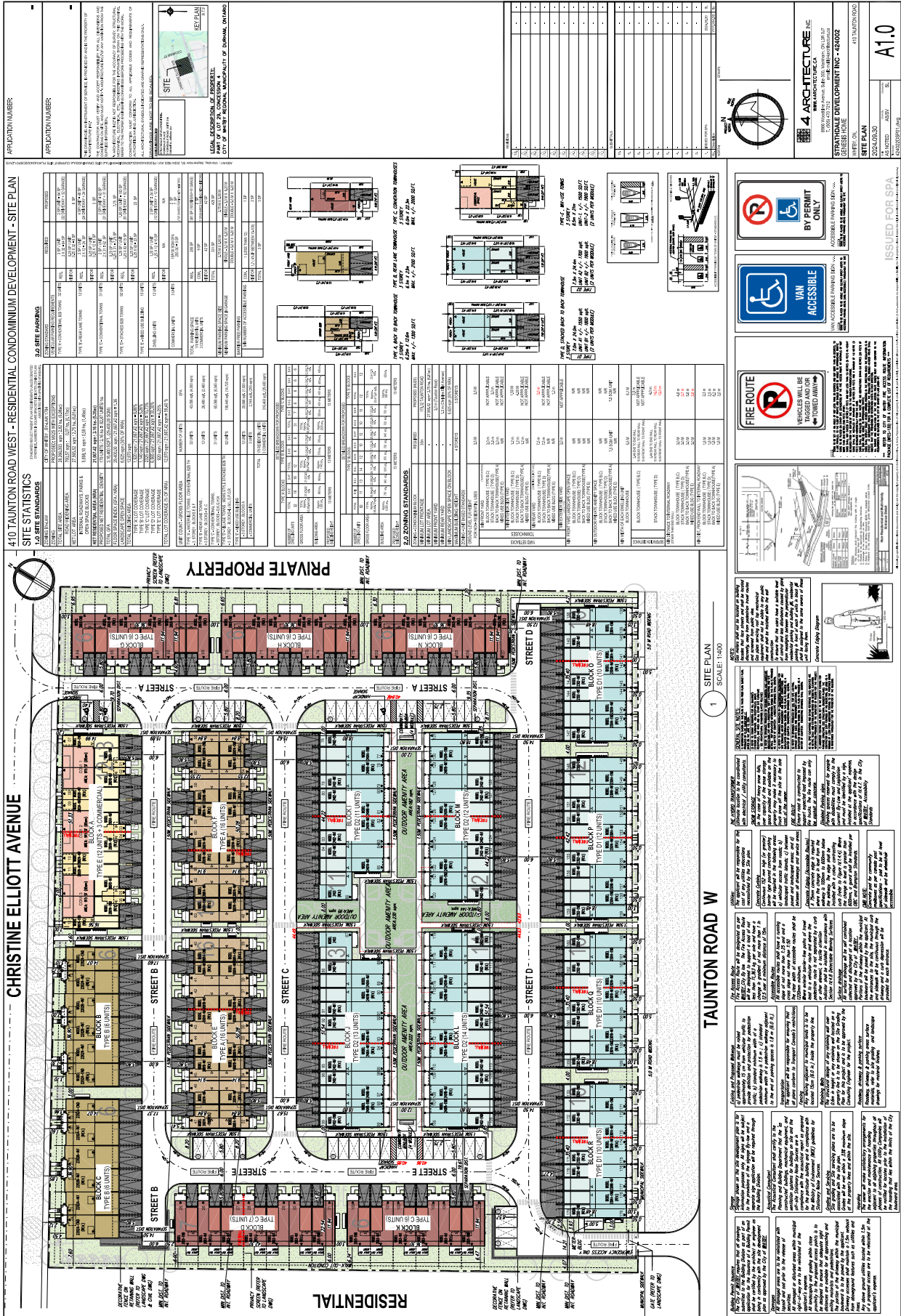
File Number:
**DEV-30-24
(SW-2024-03, Z-14-24)**

Date:
December 2024

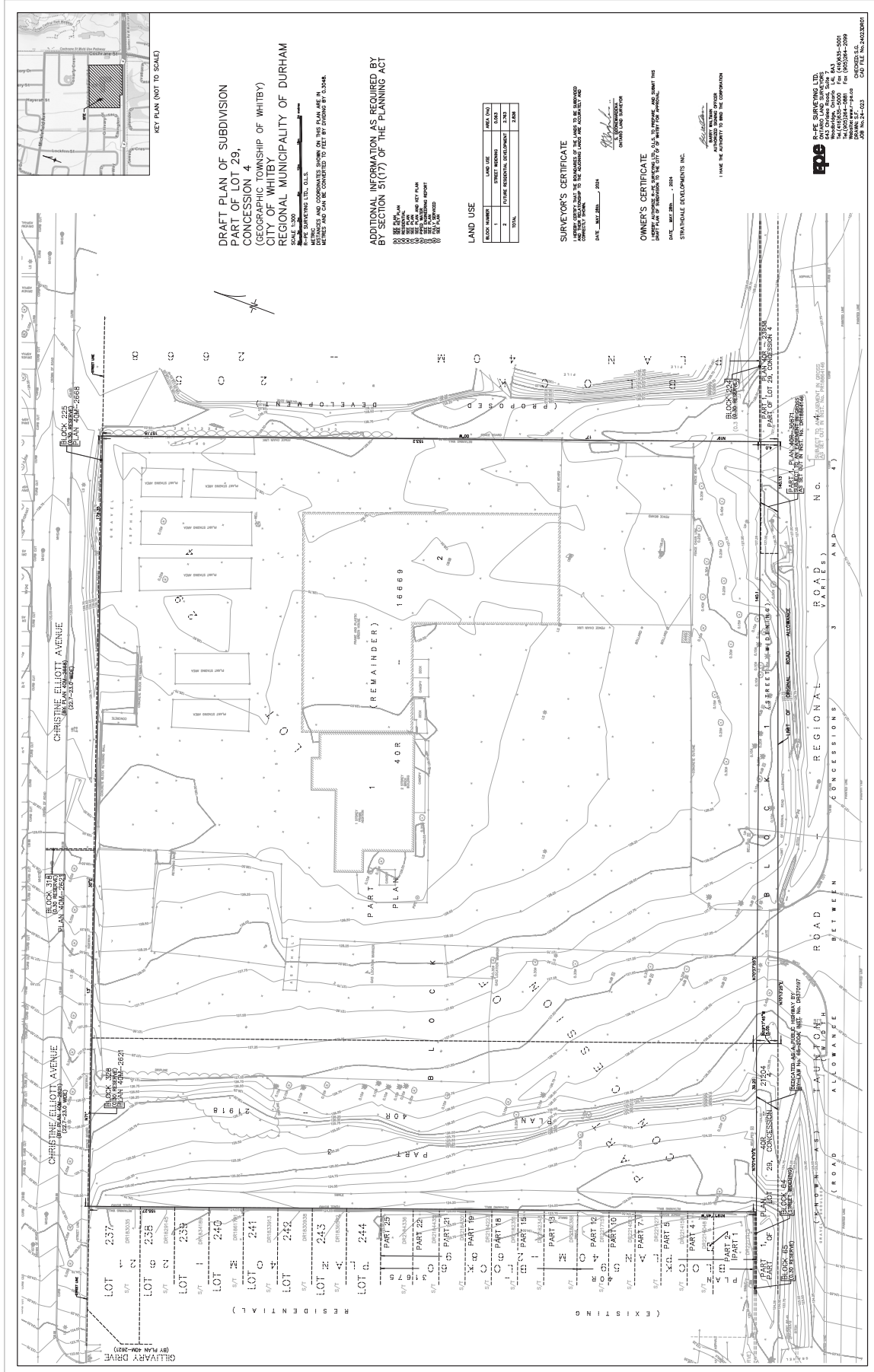
External Data Sources:
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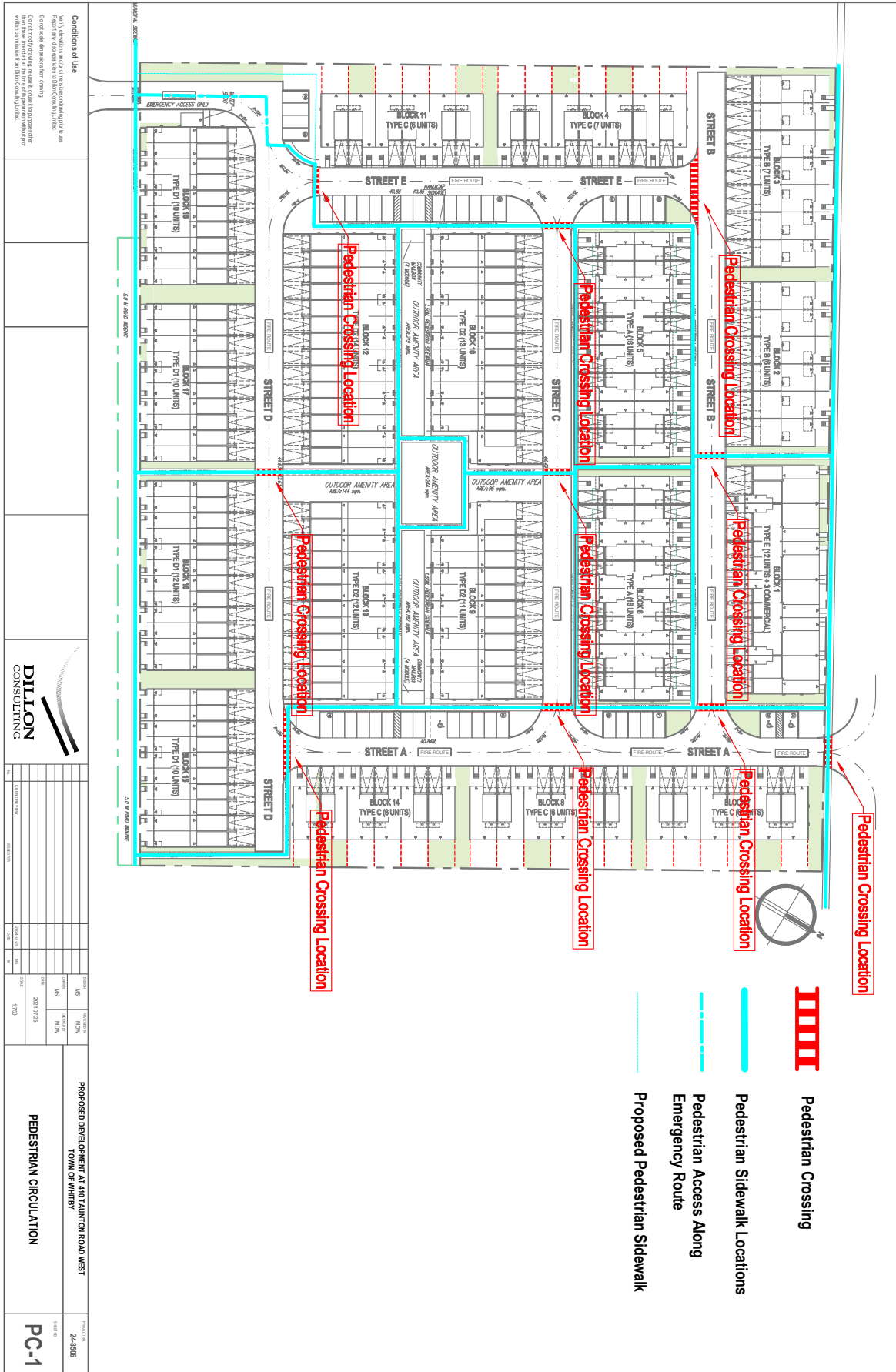
Proponent's Proposed Concept Plan



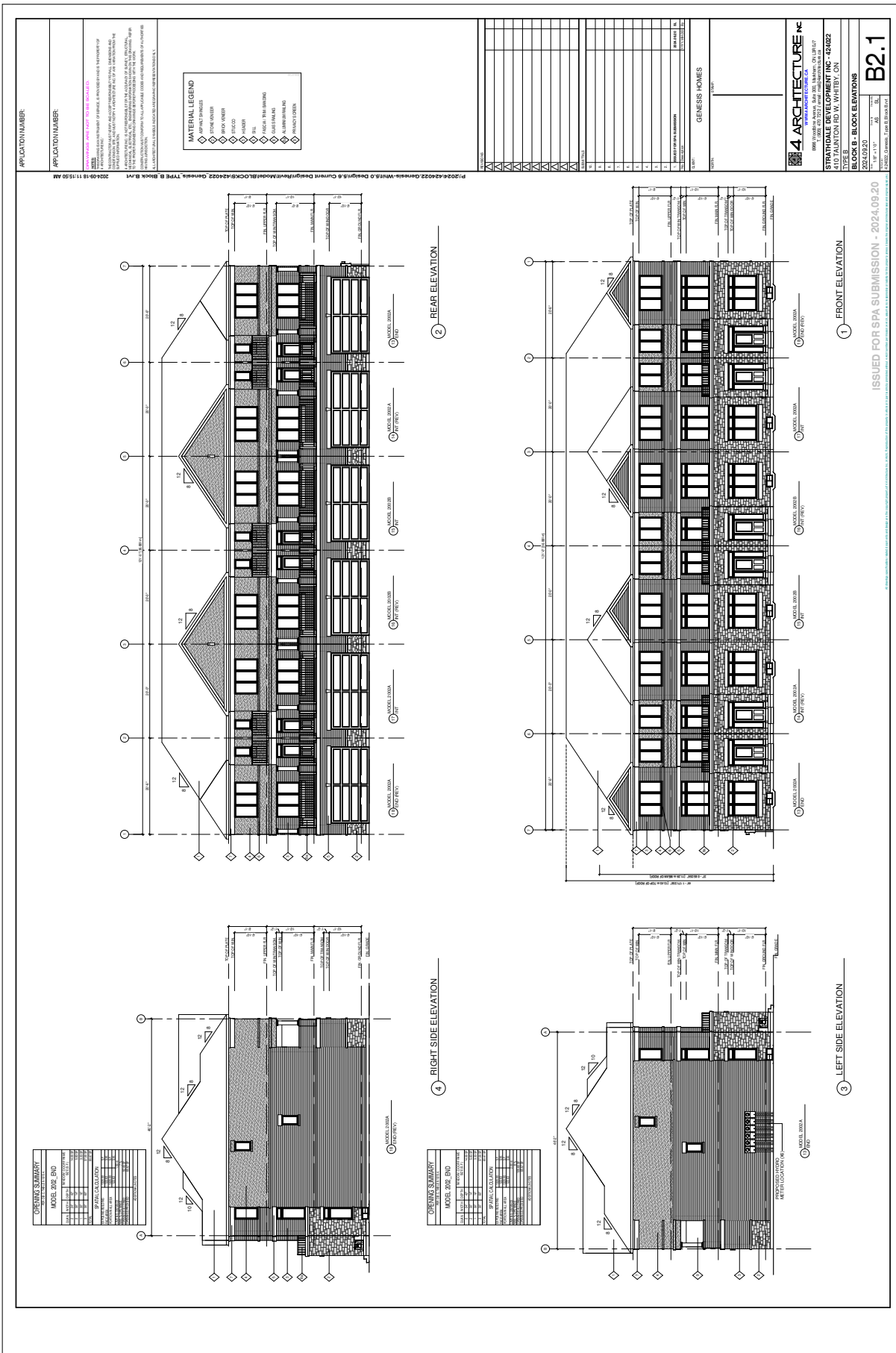
Proponent's Proposed Draft Plan of Subdivision



Proponents Proposed Active Transportation Plan



Proponent's Proposed Building Elevations Christine Elliott Ave Frontage Block B



Proponent's Proposed Building Elevations Taunton Rd W Frontage Block O

APPLICATION NUMBER:

APPLICATION NUMBER:

MATERIAL LEGEND

- SPRALY FINISH
- STAINLESS STEEL
- SPRINKLER
- STEEL
- WOOD
- WOOD TRIM FINISH
- GLASS
- ALUMINUM FINISH
- PAINT FINISH

GENESIS HOMES

4 ARCHITECTURE INC.

STRATA DEVELOPMENT INC. 424022

410 TAUNTON RD W, WHITBY, ON

2024.09.20

BLOCK O - BLOCK ELEVATIONS

O2.1

NO.	DESCRIPTION	UNIT	QTY
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RIGHT SIDE ELEVATION

④

REAR ELEVATION

②

FRONT ELEVATION

①

LEFT SIDE ELEVATION

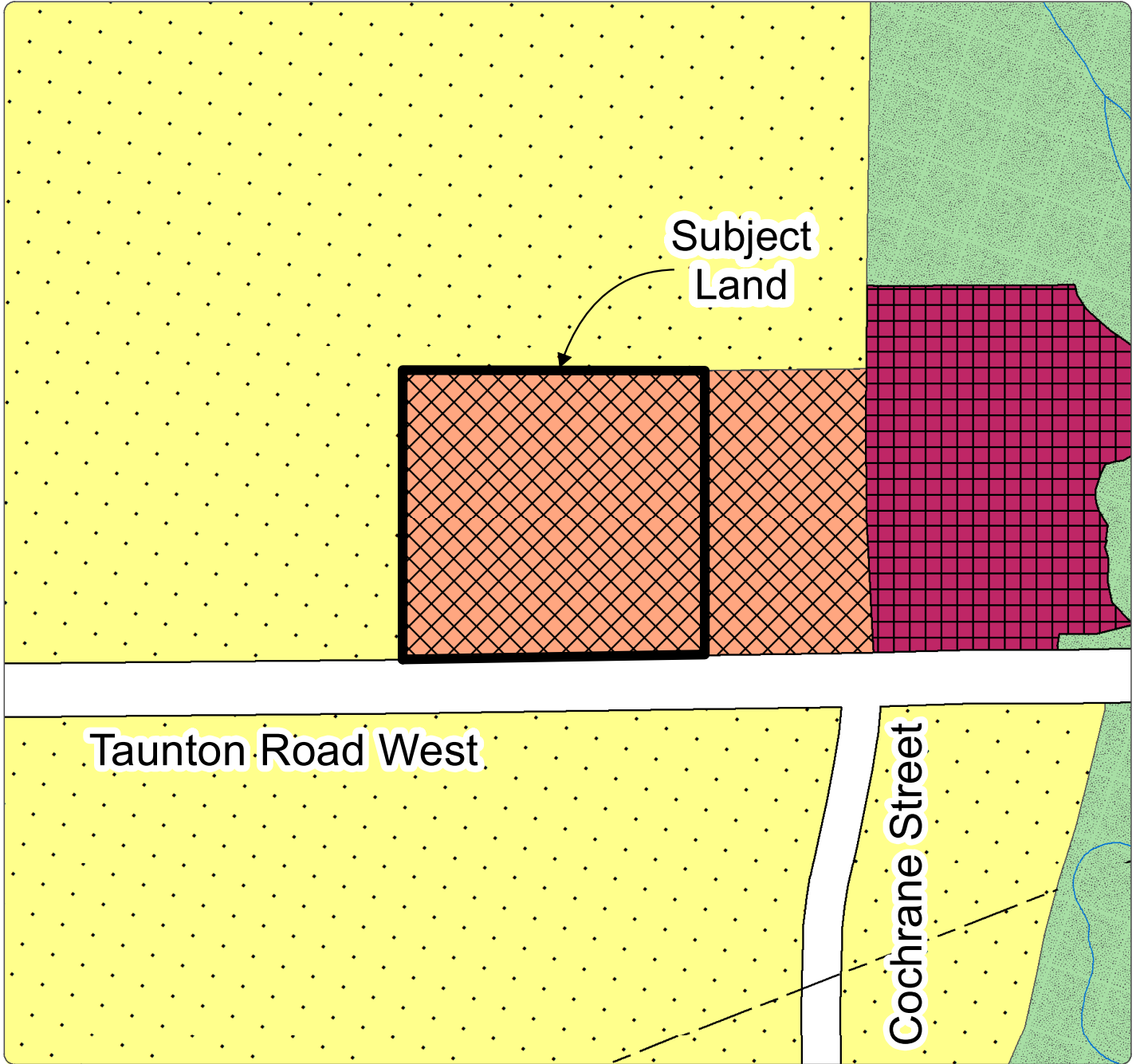
③

ISSUED FOR SPA SUBMISSION - 2024.09.20

Proponent's Proposed Building Elevations Christine Elliott Ave Frontage Block A



Excerpt from Official Plan Schedule A – Land Use



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	Local Central Area	
Special Purpose Commercial	Resource Extraction Area (See Section 4.12)	
Mixed Use	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	
Refer to section 11.5.31.6		

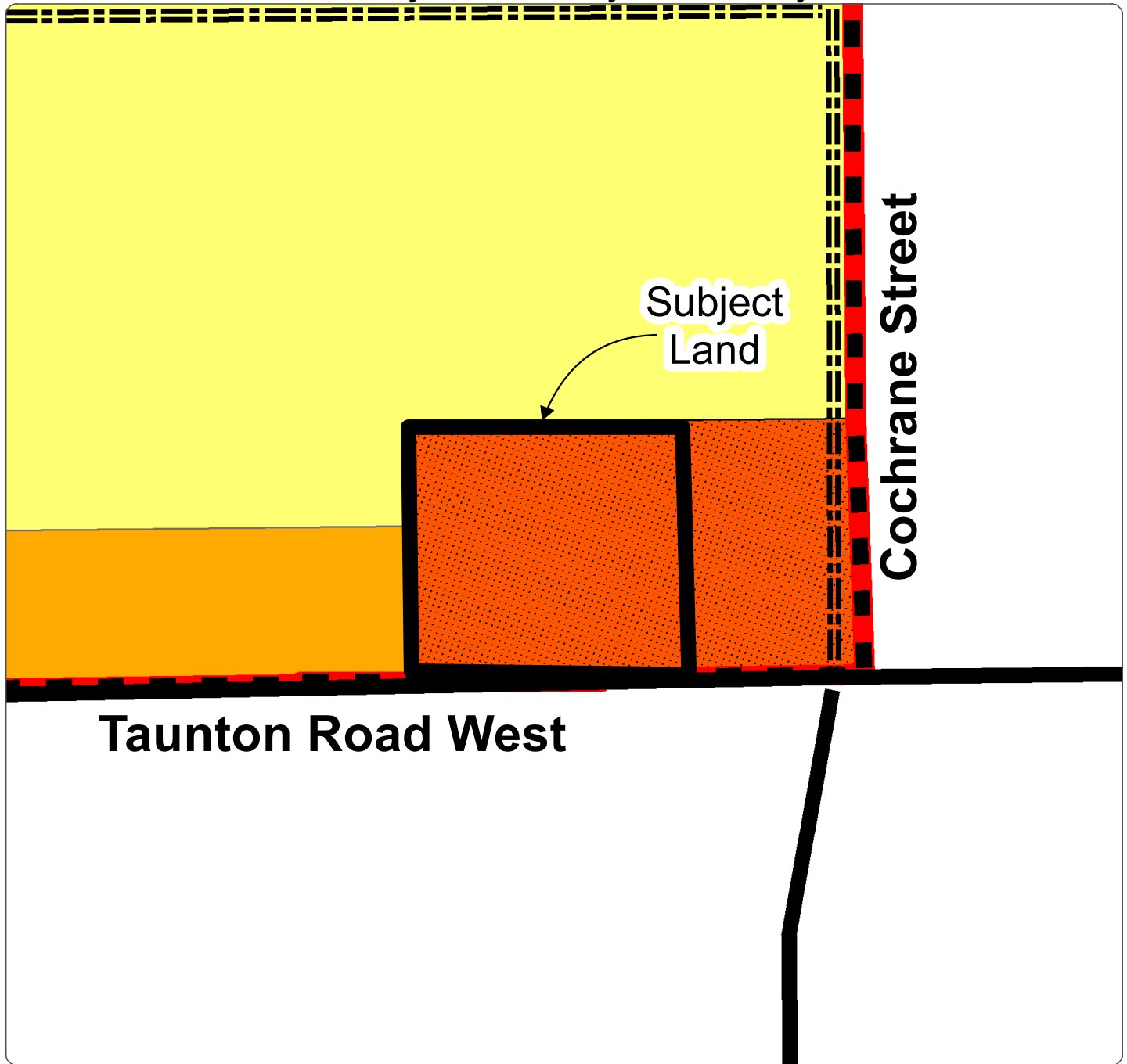
Notes: Refer to the applicable Secondary Plan for more detailed land use designations. Secondary Plan boundaries can be found on Schedule 'E', including the Oak Ridges Moraine Secondary Plan. Some legend items may not appear on the displayed figure extent.

Official Plan - Town of Whitby Schedule

Excerpt from Schedule 'A' Land Use

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.

Excerpt from Secondary Plan Schedule V –
West Whitby Community Secondary Plan



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)

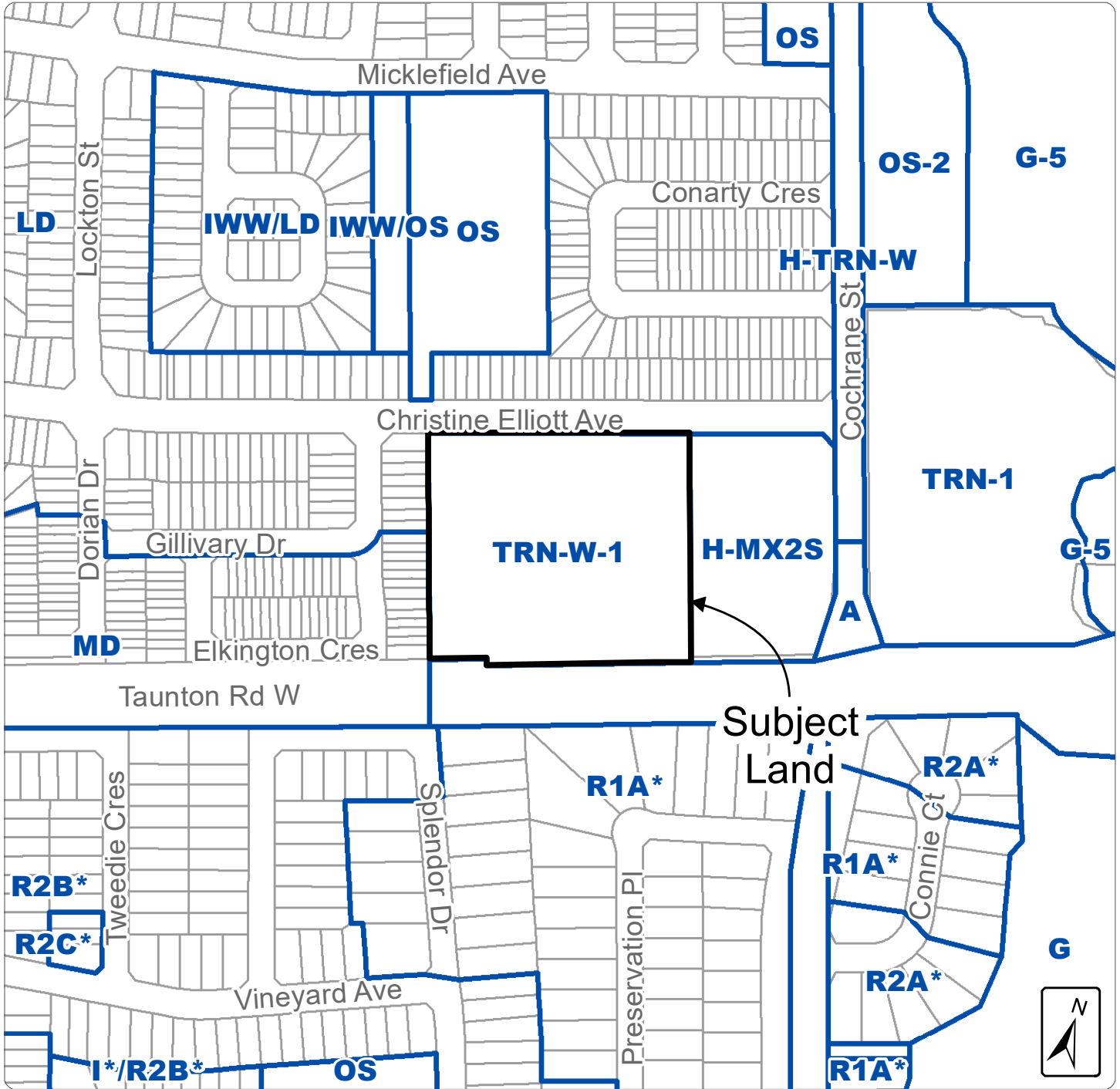
Symbols and Overlays

- Separate Elementary Schools
- Public Elementary Schools
- Public Secondary Schools
- District Park
- Local Park
- Flood Policy Area
- Gateway Areas

Excerpt from: **Schedule V**
West Whitby Community Secondary Plan
Town of Whitby

Attachment #9 Excerpt from Zoning By-Law 1784

PDP 58-24



Town of Whitby Planning and Development Department

Proponent:
Strathdale Developments Inc.

File Number:
DEV-30-24
(SW-2024-03, Z-14-24)

Date:
December 2024

External Data Sources:
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Town of Whitby Public Meeting Report

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Report Title: **DEV-24-24: Official Plan Amendment Application
Zoning By-law Amendment Application – Baldwin
Street Holdings Inc. (Ollie Switch Corporation), 91, 95
& 99 Baldwin Street, File No.: OPA-2024-W/08; Z-11-24**

Date of meeting: December 9, 2024

Report Number: **PDP 59-24**

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:

John Taylor, Director of Planning
Services – 905-444-2908

Danielle Coore, Planner I, Policy &
Heritage Planning, x. 1946

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1. Highlights:

- Applications for an Official Plan Amendment and a Zoning By-law Amendment have been submitted by Weston Consulting, on behalf of Baldwin Street Holdings Inc. (Ollie Switch Corporation) for lands municipally known as 91, 95 & 99 Baldwin Street.
- The applications seek to: increase the maximum permitted residential density from 85 units per net hectare to 233 units per net hectare; increase the maximum permitted building height from 4 storeys to 5 storeys; and, change the zoning to an appropriate zone category to permit a proposed mixed-use development consisting of two, 5-storey apartment buildings consisting of a total of 216 residential dwelling units, together with 473 square metres of non-residential floor space.
- If approved, a future Site Plan Application will be required to facilitate the proposed development.

2. Purpose:

The Planning and Development Department is in receipt of applications for an Official Plan Amendment and Zoning By-law Amendment for the subject lands located at 91, 95 & 99 Baldwin St. 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 at the south-east corner of Baldwin Street and George Street, municipally known as 91, 95 & 99 Baldwin Street (refer to Attachment #1). The subject land is currently vacant.

The subject land is approximately 1.1 hectares (2.8 acres) in size. Surrounding land uses include: residential uses (single detached dwellings) to the north and east; an institutional use to the west (Renascent Centre); and Lynde Creek and residential uses (single detached dwellings) to the south (refer to Attachment #2).

Previous Applications

In 2017, the subject land was subject to a previously approved Zoning By-law Amendment application (File: Z-17-15) as well as a Site Plan application (File: SP-17-15). The proposal at that time was for a three (3) storey mixed use building fronting onto Baldwin Street with commercial uses at grade for a total of 88 apartment dwelling units and 8 townhouse dwelling units. In May 2017, Council approved a site specific Zoning By-law Amendment, however, Site Plan Approval did not proceed to registration.

Current Applications and Proposed Development

The applicant is proposing a revised concept plan that proposes a mixed-use development consisting of two (2) 5-storey apartment buildings, containing 216 dwelling units together with 473 square metres of non-residential floor space (refer to Attachments #3 and #4). From the Baldwin Street frontage, the proposed buildings would be 4 storeys in height; however, due to a change in grade internal to the site and along the southerly lot line, the buildings would be 5 storeys.

An Official Plan Amendment Application (OPA-2024-W/08) has been submitted by the proponent to increase the maximum permitted net residential density from 85 units per net hectare to 233 units per net hectare, and to also increase the maximum permitted height of a mixed-use building from 4 storeys to 5 storeys.

A Zoning By-law Amendment application (Z-11-24) has also been submitted by the proponent to amend the existing site-specific zoning from Commercial Type 1 – Village of Brooklin Zone – Exception 3 (C1-VB-3) and Greenbelt (G) to appropriate zone categories to permit the proposed mixed-use development.

3.2. Documents Submitted in Support

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

- An Arborist Report & Tree Inventory, and Tree Preservation Plan, prepared by Baker, Turner Inc. Landscape Architecture/Site Design, dated May & June, 2024;
- An Architectural Package prepared by Ollie Switch Developments dated June 11, 2024;
- A Cross Section Details prepared by Husson Engineering & Management, dated May, 10, 2024;
- A Cultural Heritage Impact Assessment Conformity to HCD Plan (Addendum No.1) prepared by Vincent J. Santamaura, Architect Inc., dated May, 15, 2024;
- A Draft Proposed Official Plan Amendment, prepared by Weston Consulting;
- A Draft Proposed Zoning By-law Amendment, prepared by Weston Consulting;
- An Environmental Impact Study, prepared by Beacon Environmental Ltd., dated May, 15, 2023;

- A Preliminary Environmental Noise Report, prepared by Jade Acoustics, dated May 23, 2023;
- An Erosion and Sediment Control Plan, prepared by Husson Engineering and Management, dated May, 10, 2024;
- A Servicing Plan, Functional Servicing and Stormwater Management Report prepared by Husson Engineering and Management, dated May, 2024;
- A Geotechnical Investigation Report, prepared by Cambium Inc., dated May, 14, 2024;
- A Grading Plan, prepared by Husson Engineering and Management, dated May, 10, 2024;
- A Hydrogeological Assessment, prepared by Cambium Inc., dated May, 15, 2024;
- A Phase 1 Environmental Site Assessment, prepared by Soil Engineers Ltd., dated July 13, 2024;
- A Planning Justification Report, prepared by Weston Consulting, dated May, 2023;
- A Servicing Plan, prepared by Husson Engineering and Management, dated May, 10, 2024;
- A Site Plan (concept plan), prepared by Weston Consulting, dated June 11, 2024;
- A Stage 1 Archeological Assessment, prepared by Archeological & Cultural Heritage Services, dated June, 2015; and,
- A Transportation Study, prepared by Paradigm Transportation Solutions, dated May 2023 and March 2024.

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 “Community Areas” and “Major Open Space” within the Regional Official Plan (ROP). The ROP also identifies the lands as being located along a “Regional Corridor”, and within proximity to a “High Frequency Transit Network” (Baldwin Street).

Community Areas are intended to offer a complete living environment for Durham’s residents. They are comprised of housing, commercial uses such as retail shopping and personal service uses, offices, institutional uses, community uses, and public service facilities. Transit-supportive densities are encouraged along Regional Corridors. Furthermore, for the portion of land designated as a Major Open Space Area, these areas are

to predominantly be used for environmental protection and conservation uses.

4.2. Whitby Official Plan

The subject land is designated Mixed Use, with a portion designated Natural Hazard on Schedule A – Land Use of the Whitby Official Plan (refer to Attachment #5).

The subject land is designated Mixed-Use 2-HCD, with a portion designated Natural Hazards on Schedule 'K' of the Brooklin Community Secondary Plan (refer to Attachment #6). The subject land is also located within the Major Central Area of the Brooklin Community Secondary Plan (refer to Attachment #7).

The goal of a Mixed-Use designation is to encourage mixed residential and commercial development and redevelopment to ensure an intensive, transit-supportive and efficient use of land (Policy 4.6.1.1) and to provide new opportunities for housing and employment that support the redevelopment of Mixed-Use areas (Policy 4.6.2.1). Lands designated Mixed-Use 2-HCD shall permit integrated mixed-use developments and redevelopments that include community and/or institutional uses, while recognizing the unique heritage character of the Brooklin Heritage Conservation District Plan area. Within Mixed-Use areas, lands shall contain two or more of the permitted uses.

Natural Hazards are those lands exhibiting poor drainage, unstable or organic soils, flood susceptibility, erosion hazards such as steep slopes or any other physical condition which could cause property damage, loss of life, or lead to the deterioration or degradation of the environment, if developed. The extent and exact location of Natural Hazards are to be determined through an Environmental Impact Study and set out in the Zoning By-law in consultation with the Conservation Authority and any other applicable agency.

The maximum permitted building height within the Mixed-Use HCD designation is 4 storeys. The maximum permitted residential density is 85 units per net hectare.

4.3. Zoning By-law

The subject land is zoned Commercial Type 1 – Village of Brooklin Zone – Exception 3 (C1-VB-3) and Greenbelt (G) within Zoning By-law 1784 (refer to Attachment #8).

The C1-VB-3 zone permits a mix of commercial and residential uses in the form of apartment dwellings in conjunction with one or more commercial uses as permitted within the C1-VB-3 zone category. The C1-VB-3 zone also permits a building(s) with a maximum height of 3 storeys.

4.4. Heritage

The subject land is designated under Part V of the Ontario Heritage Act, as the site is located within the Brooklin Heritage Conservation District (HCD) Plan area.

The applicant has submitted a Cultural Heritage Impact Assessment for review. Any proposed infill development will be required to follow the policies of the HCD, specifically Section 6 for guidance on design and construction of new development.

A Heritage Permit application, together with an updated Cultural Heritage Impact Assessment will also be required to accompany any future Site Plan Application.

5. Communication and Public Engagement:

Due to the Canada Post strike the notice of the statutory public meeting was hand delivered to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. In addition the public notice has been posted on the Town's website at <https://www.whitby.ca/en/town-hall/participation-at-public-meetings.aspx>. Furthermore, a public notice sign has been erected on Baldwin Street and George Street frontages 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: Applicant's Proposed (Conceptual) Site Plan

Attachment #4: Applicant's Proposed Building Elevations

Attachment #5: Excerpt from the Town of Whitby Official Plan Schedule 'A' –
Land Use

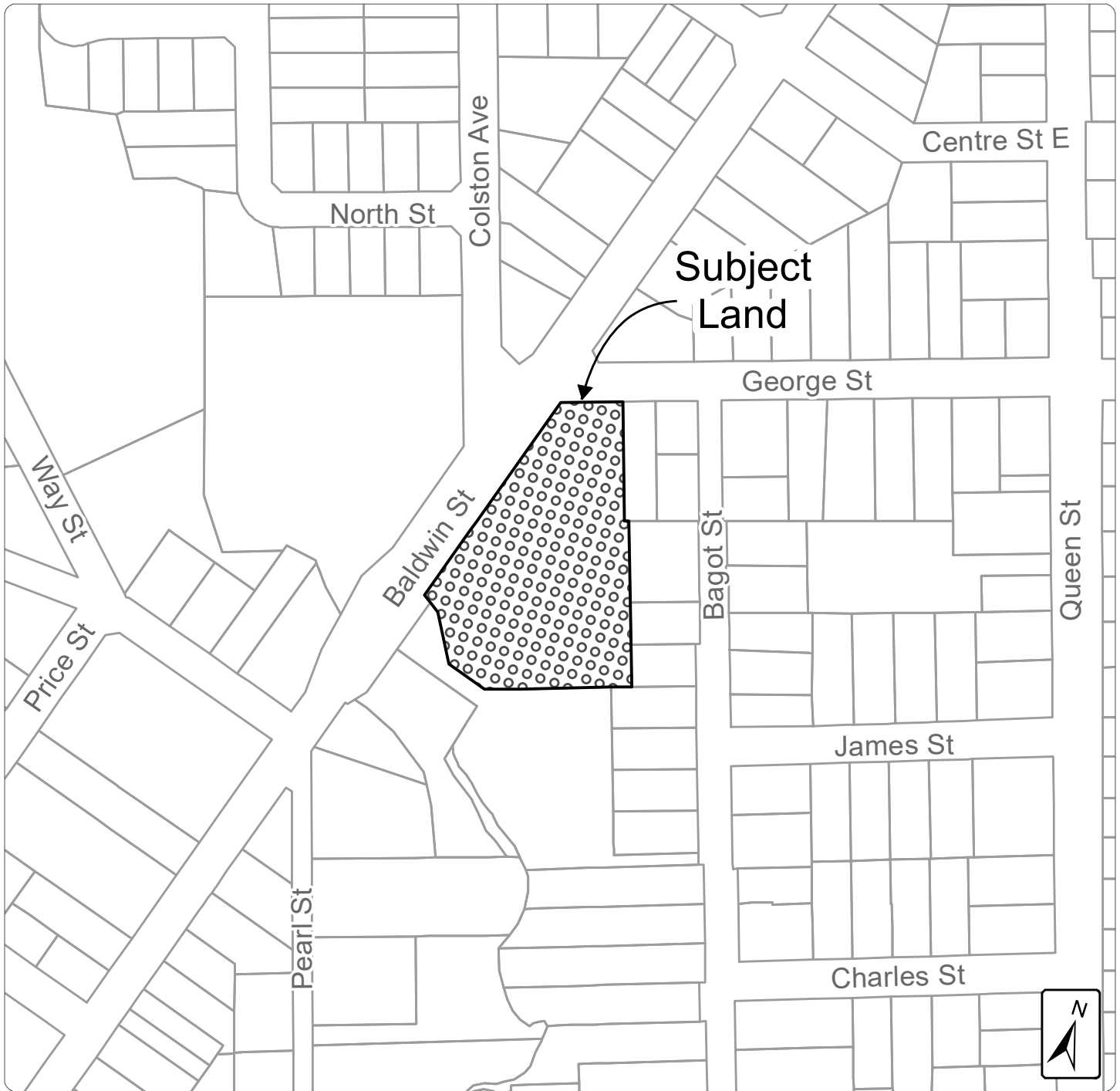
Attachment #6: Excerpt from the Town of Whitby Secondary Plan Schedule 'K' –
Brooklin Community Secondary Plan

Attachment #7: Excerpt from the Town of Whitby Secondary Plan Schedule 'K1' –
Downtown Brooklin Major Central Area

Attachment #8: Excerpt from Zoning By-law #1784

Attachment #1 Location Sketch

PDP 59-24



 **Town of Whitby Planning and Development Department**

Proponent:
Baldwin Street Holdings
(c/o Ollie Switch Corporation)

File Number:
DEV-24-24
(OPA-2024-W08, Z-11-24)


Date:
December 2024

External Data Sources:
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Attachment #2 Aerial Context Map



 **Town of Whitby Planning and Development Department**

Proponent:
Baldwin Street Holdings
(c/o Ollie Switch Corporation)

File Number:
DEV-24-24
(OPA-2024-W08, Z-11-24)

Date:
December 2024

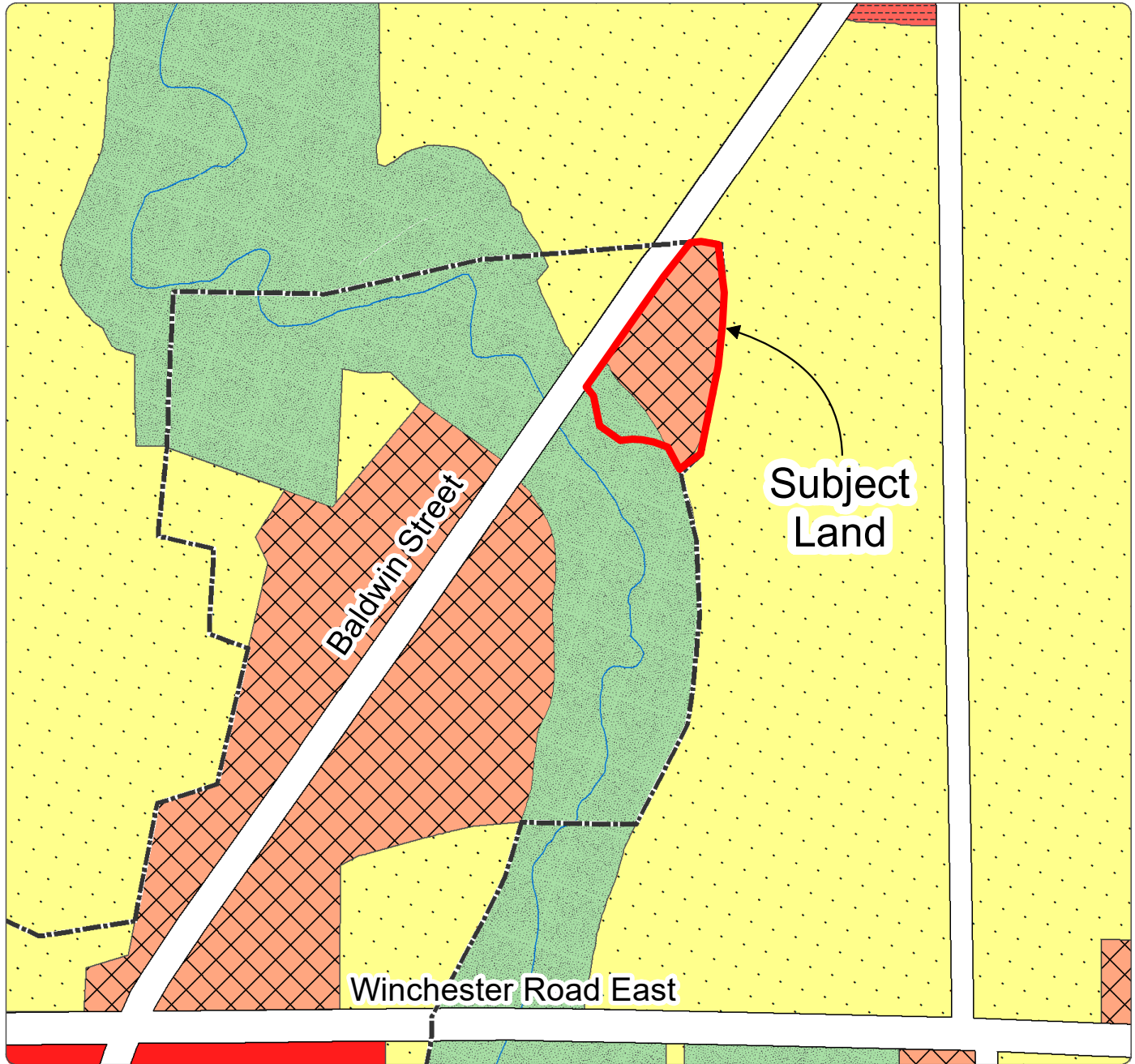
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Proponent's Proposed Building Elevations

The architectural drawings are organized into three vertical panels. The top panel contains the project information, including logos for 999 architects, the Association of Architects and Planners of New York State, and OllieSwitch Developments. It also includes a scale bar (1" = 10'), a north arrow, and a title block with the project name: 'MIXED USE 2 BUILDING - 4 STOREY RESIDENTIAL COMMERCIAL DEVELOPMENT' located at '97 JON AND BALDWIN STREET, BALDWIN, NY'. The middle panel features three elevation drawings: 'Elevation 3 - B' (Scale: 1:150), 'Elevation 4 - B' (Scale: 1:150), and 'Elevation 5 - B' (Scale: 1:150). Each elevation shows a long, multi-story building facade with detailed window and door placements, and is accompanied by vertical grid lines and height markers. The bottom panel contains a 'SITE ELEVATIONS' section, which shows the building's placement within its context, including street names and surrounding terrain.

Excerpt from the Town of Whitby Official Plan Schedule 'A'



Legend

Residential	Lands Subject to Durham Regional Official Plan Policy 14.13.7	D3 (Deferred by Region of Durham)
Major Commercial	Deferred by the Region of Durham	
Community Commercial	Local Central Area	
Special Purpose Commercial	Resource Extraction Area (See Section 4.12)	
Mixed Use	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	
<small>Refer to section 11.5.31.6</small>		

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.

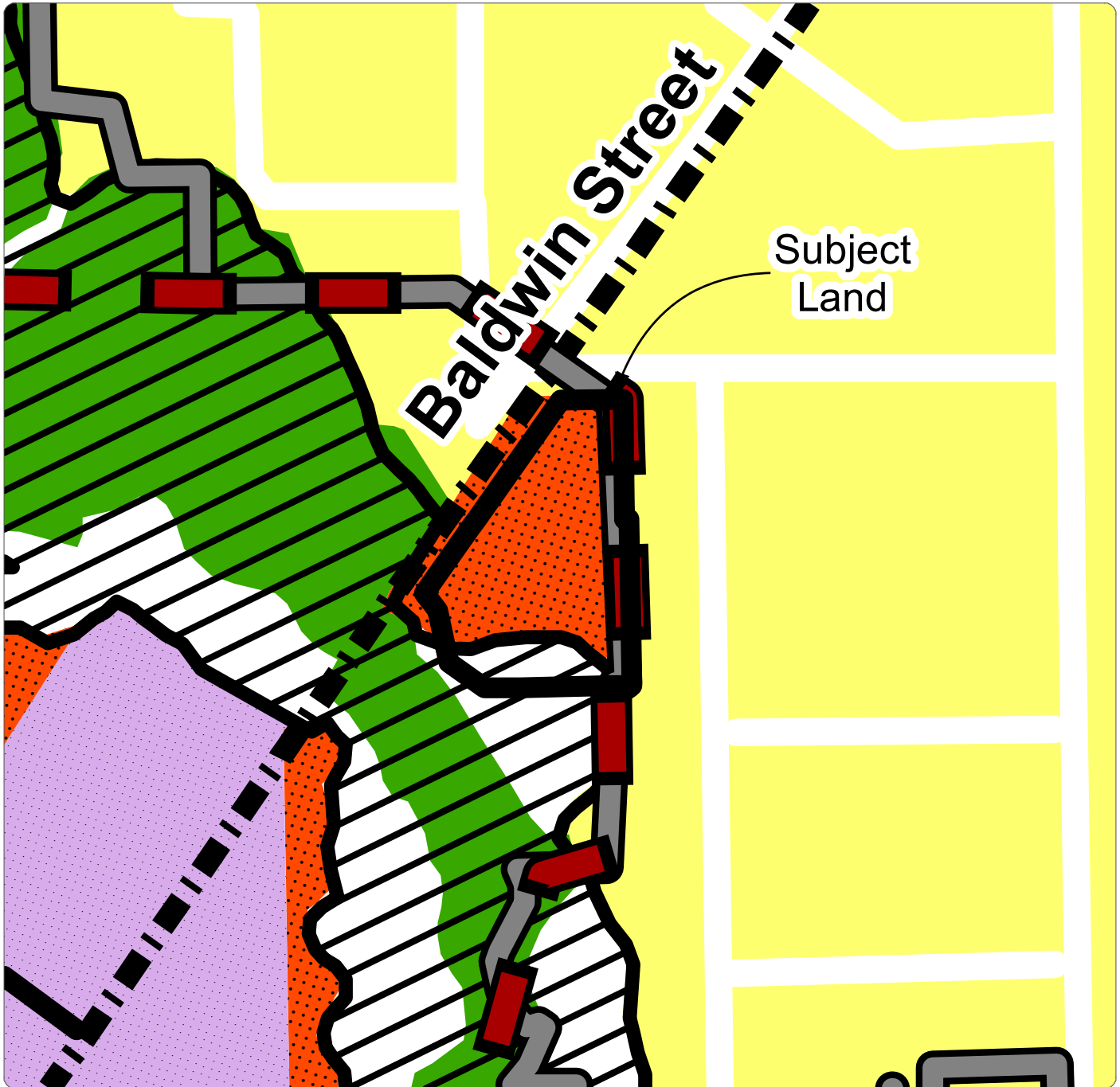
Official Plan - Town of Whitby Schedule

Excerpt from Schedule 'A' Land Use

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 #6

Excerpt from the Brooklin Secondary Plan Schedule 'K'



LEGEND

Low Density Residential	Business Park	Lands subject to Durham Regional Official Plan Policy 14.13.7 - D2	Full Interchange
Medium Density Residential	General Industrial	Natural Hazards	Potential Interchange (Subject to Further Study)
High Density Residential	Major Open Space	Utility	Grade Separation
Local Commercial	DP District Park	Health Precinct	Potential Grade Separation
Special Purpose Commercial	LP Local Park	Community Central Area	Future Transitway Station
Heritage Commercial	PK Parkette	Major Central Area	Controlled Access Highway (Freeway)
Major Commercial	TP Town Park	Heritage Conservation District Boundary	Type A Arterial
Major Commercial -1	Institutional	Secondary Plan Boundary	Type B Arterial
Mixed-Use 1 - Community Central Area	Secondary Schools	Special Policy Area - Refer to Section 11.5.31.6	Type C Arterial
Mixed-Use 2 - HCD	Elementary Schools	Natural Heritage System	Collector Road
Mixed-Use 3	L Linkage in NHS	L Linkage in NHS	Greenbelt Plan Boundary
Prestige Industrial	D1 Deferred by the Region of Durham		

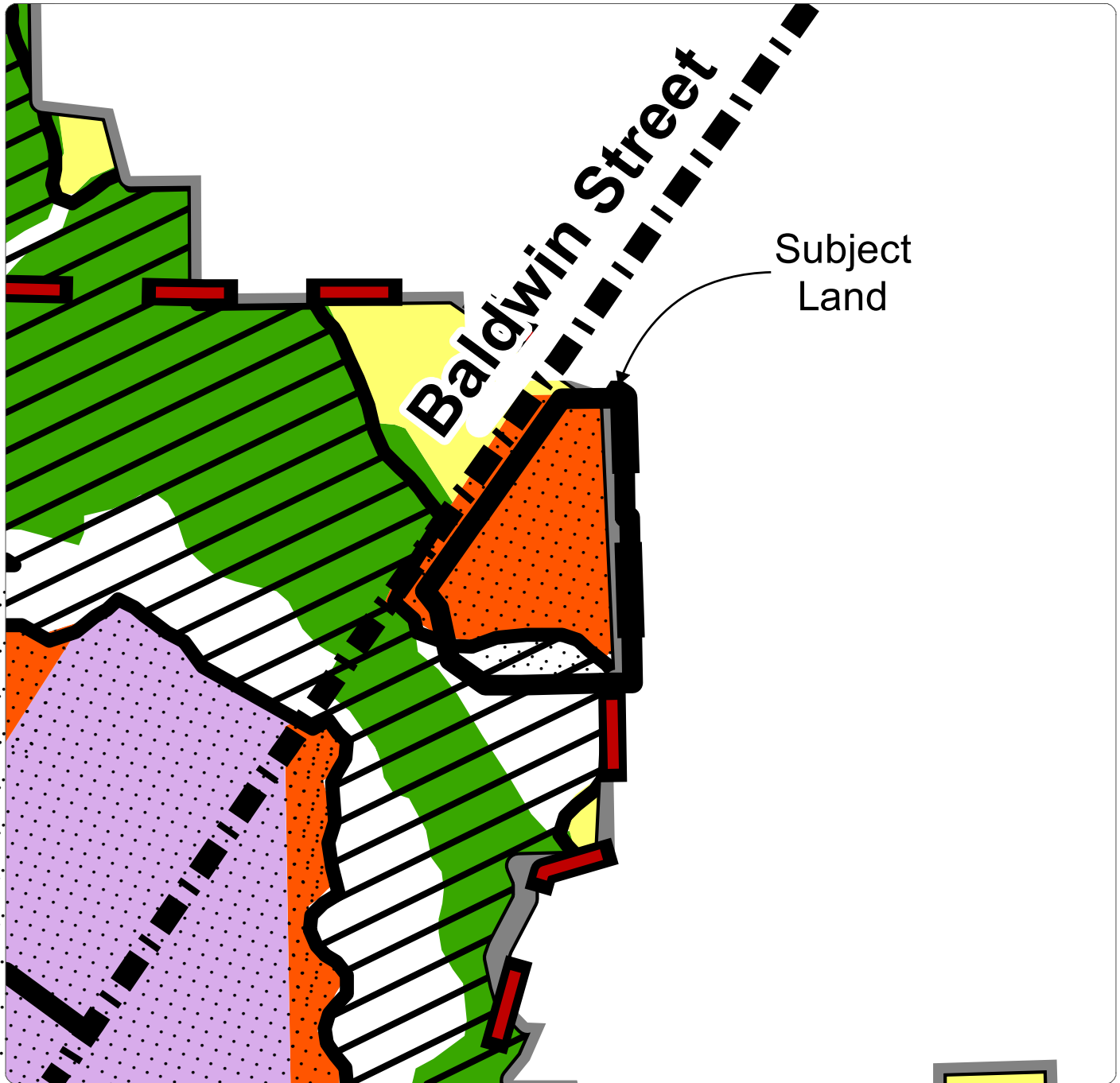
Excerpt from: Schedule **K**

Brooklin Community Secondary Plan

Town of Whitby

Attachment #7

Excerpt from the Brooklin Secondary Plan Schedule 'K1'



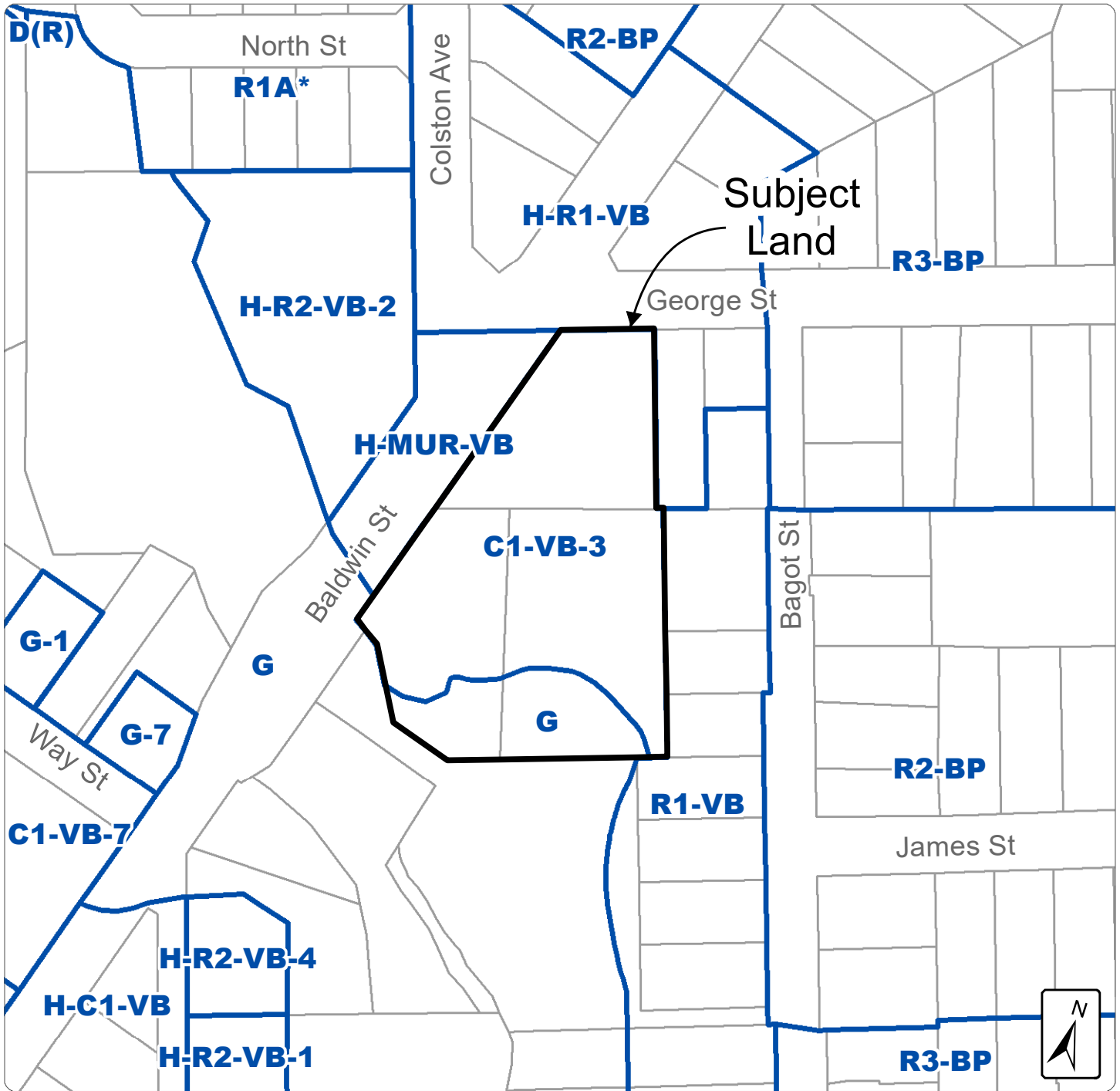
Legend


Low Density Residential	Major Open Space	Pedestrian Promenade with Ground Floor Animation
Medium Density Residential	Natural Heritage System	Controlled Access Highway (Freeway)
High Density Residential	Natural Hazards	Type B Arterial
Heritage Commercial	PK Parkette	Type C Arterial
Major Commercial	Urban Square	Collector Road
Major Commercial -1	Institutional	Full Interchange
Mixed-Use 2 - HCD	Major Central Area	Grade Separation
Mixed-Use 3	Heritage Conservation District Boundary	Future Transitway Station

Excerpt from: Schedule
Downtown Brooklin
Major Central Area
Brooklin
Community
Secondary Plan
 Town of Whitby

Schedule K1

Attachment #8
Excerpt from Zoning By-Law 1784



 Town of Whitby Planning and Development Department		
Proponent: Baldwin Street Holdings (c/o Ollie Switch Corporation)	File Number: DEV-24-24 (OPA-2024-W08, Z-11-24)	Date: December 2024
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Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



**Report Title: Zoning By-law Amendment Application
301, 315, 317 Colborne Street East, 304, 320 Dunlop
Street East, and 205, 207 Athol Street
File No. DEV-38-24 (Z-19-24)**

Date of meeting: December 9, 2024

Report Number: PDP 60-24

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:

J. Taylor, Director of Planning Services,
905-444-2908

K. Afante, Planner II, x. 2836

Planning Report PDP 60-24 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.

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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 by-law is passed, the specified 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 specified person or public body as a party.

1. Highlights:

- A Zoning By-law Amendment Application has been submitted by GHD on behalf of Vandenoorn Properties for lands municipally known as 301, 315, 317 Colborne Street East; 304, 320 Dunlop Street East; and 205, 207 Athol Street.
- The Zoning By-law Amendment Application proposes to change the current zoning from Holding, Residential Type 6 – Downtown Zone (H-R6-DT) within Zoning By-law No. 2585 to an appropriate zone category to permit a proposed mixed-used development.

2. Purpose:

The Planning and Development Department is in receipt of an 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 lands are located on the east side of Athol Street, south of Colborne Street East and north of Dunlop Street East (refer to Attachment #1). The subject lands are approximately 0.70 hectares (1.74 acres) in size.

The subject lands currently contain five (5) single-detached dwellings, and two (2) apartment buildings which are proposed to be removed. The surrounding land uses include:

- Commercial uses to the north;
- A 6-storey apartment building to the east;
- A 4-storey apartment building and a municipal parking lot to the west; and,
- Single detached residential dwellings to the south (refer to Attachment #2).

3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by GHD on behalf of Vandenoorn Properties to permit a mixed-used development consisting of three 6-storey residential buildings containing a total of 158 units and 655.12m² of commercial gross floor area.

The Zoning By-law Amendment Application proposes to change the current zoning from Holding, Residential Type 6 – Downtown Zone (H-R6-DT) within Zoning By-law No. 2585, to an appropriate zone category to accommodate the proposed development (refer to Attachment #3).

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- A Site Plan, prepared by Memar Architects, dated August 2024 (refer to Attachment #3).
- Building Elevations prepared by Memar Architects, dated August 2024.
- Floor Plans prepared by Memar Architects, dated August 2024.
- A Survey Plan, prepared by IBW Surveyors, dated February 2023.
- A Planning Justification Report, prepared by GHD, dated February 2023.
- A D-6 Land Use Compatibility Report, prepared by R.J. Burnside, dated January 2023.
- Civil Engineering Drawing Package prepared by R.J. Burnside, dated August 2024.
- A Stormwater Management Report prepared by R.J. Burnside, dated August 2024.
- A Hydrogeology Report prepared by R.J. Burnside, dated July 2024.
- A Geotechnical Report prepared by R.J. Burnside, dated January 2024.
- A Noise Impact Report prepared by R.J. Burnside, dated February 2024.
- A Record of Site Condition prepared by Geobase Solutions, dated January 2023.
- A Phase I Environmental Site Assessment, prepared by Geobase Solutions, dated January 2023.
- A Phase 2 Environmental Site Assessment, prepared by Geobase Solutions, dated January 2023.
- A Traffic Impact Study prepared by R.J. Burnside, dated February 2023.
- A Construction Management Plan Letter prepared by R.J. Burnside, dated August 2024.

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 lands are located within a Strategic Growth Area which includes 'Regional Centres', on Map 1 – Regional Structure – Urban and Rural Systems of the Durham Regional Official Plan (ROP).

The ROP states that Strategic Growth Areas, including Regional Centres, are intended as significant destinations, offering a range of opportunities for urban and mixed-use redevelopment, while serving as focal points for both regional and local services, and areas for residential intensification with a transit-supportive density target ranging between 100 to 150 people and jobs per hectare.

4.2. Whitby Official Plan

The subject lands are designated Downtown Mixed Use Area and High Density Residential on Schedule H – Downtown Whitby Community Secondary Plan Land Use of the Town of Whitby's Official Plan (refer to Attachment #4), as recently updated through Official Plan Amendment 126.

Downtown Mixed Use

The intent of the Downtown Mixed Use designation is to provide a mix of residential and commercial uses in a pedestrian-oriented manner at a density that supports frequent transit service, creating an expanded, vibrant pedestrian experience within Downtown Whitby (11.3.7.7.2). New buildings shall accommodate retail, office and/or service commercial uses at grade, with residential or additional non-residential uses directed to the floors above (11.3.7.7.3).

High Density Residential

The High Density Residential designation permits both residential development and redevelopment up to 6-storeys (11.3.7.4.2).

No maximum density is established for this designation as density will be a product of the built form requirements for transition, height, setbacks and step backs (11.3.7.4.4). New buildings in the High Density Residential designation shall provide for a building step back above the third storey for the portion of the building facing a public street in order to create a low-rise scale abutting the public realm (11.3.7.5.6).

The entirety of the subject lands are permitted to have a maximum building height of 6-storeys as per Scheule I – Downtown Whitby Community Secondary Plan Building Height (refer to Attachment #5).

4.3. Zoning By-law

The subject lands are currently zoned Holding, Residential Type 6 – Downtown Zone (H-R6-DT) within Zoning By-law No. 2585 (refer to Attachment #6). The H-R6-DT Zone does not permit the proposed use.

Further, as outlined in Section 26.2.2, where the Zone symbol is preceded by the letter "H", the lands shall not be developed for the uses permitted in that Zone until a By-law has been adopted by Council to remove the "H". In this case, a By-law shall not be enacted to remove the "H" until such time as it has been demonstrated, to the satisfaction of the Town of Whitby and the Regional Municipality of Durham, that sanitary sewer, municipal water, and storm water servicing facilities and/or capacities are available to service the proposed development (26.2.2.3).

5. Communication and Public Engagement:

Due to the Canada Post strike the notice of the statutory public meeting was hand delivered to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. In addition the public notice has been posted on the Town's website at <https://www.whitby.ca/en/town-hall/participation-at-public-meetings.aspx>. Furthermore, a public notice sign has been erected on the Colborne Street East, Dunlop Street East, and Athol Street frontages 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 application 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 application. 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 application will be considered.

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Site Plan

Attachment #4: Excerpt from the Town of Whitby Official Plan – Schedule H

Attachment #5: Excerpt from the Town of Whitby Official Plan – Schedule I

Attachment #6: Excerpt from Zoning By-law No. 2585

Attachment #1 Location Sketch

PDP 60-24



 **Town of Whitby Planning and Development Department**

Proponent:
GHD c/o Vandenboom Properties

File Number:
DEV-38-24 / Z-19-24

Date:
December 2024

External Data Sources:
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Attachment #2 Aerial Context Map

PDP 60-24



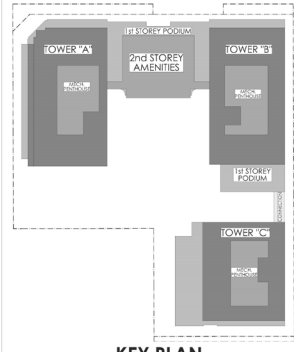
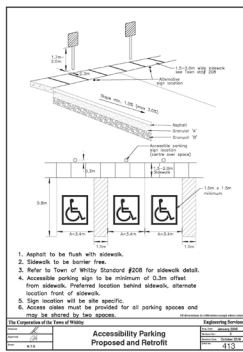
 **Town of Whitby Planning and Development Department**

Proponent: GHD c/o Vandebloom Properties	File Number: DEV-38-24 / Z-19-24	Date: December 2024
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Attachment #3 Proponent's Proposed Site Plan



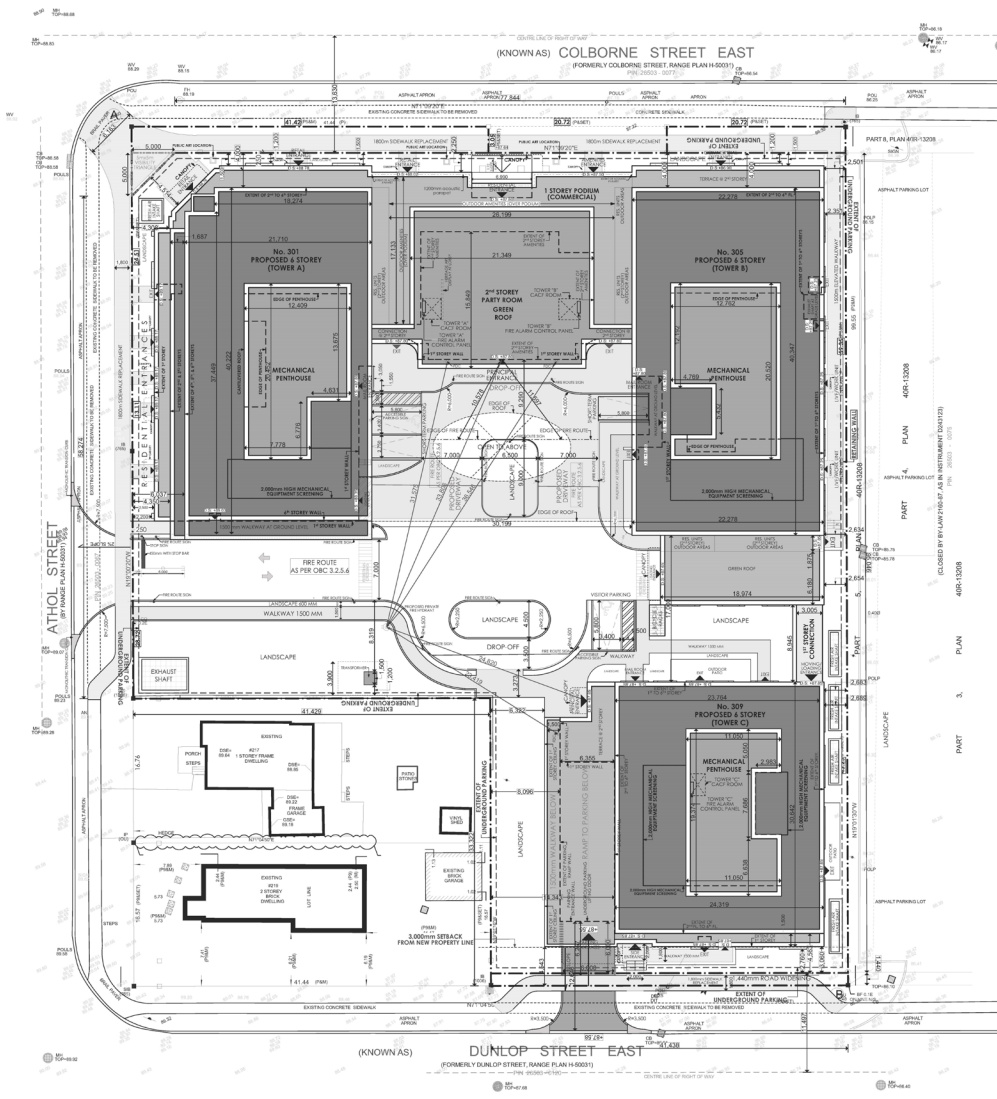
NOTES:
 1. 100% of exterior light fixtures are designed to meet RP-8 Guidelines (Illuminating Engineering Society) and LED Standard (Section H) from the Town of Whitley Design Criteria and Engineering Standards.
 2. All Railings at heights resulting in fly-through conditions will have visual markers applied to mitigate bird and bat strikes on the building.



NOTE:
 WALL MOUNTED LIGHTS (SEE LIGHTING PLAN AND LANDSCAPE PLAN)



LOT INFORMATION
 LOTS 9, 10, 11, 12, 25, 26, 27 AND 28
 SECOND DOUBLE RANGE
 REGISTERED PLAN H-50031
 TOWN OF WHITLEY
 REGIONAL MUNICIPALITY OF DURHAM



Attachment #4

Excerpt from the Downtown Whitby Secondary Plan Schedule 'H'



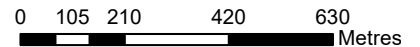
Legend

- | | | | | | |
|--|--|--|----------------------------------|--|-----------------------|
| | Secondary Plan Area Boundary | | Low Density Mature Neighbourhood | | Proposed Park |
| | Major Central Area Boundary | | Low Density Residential | | Urban Square |
| | Intensification Area | | Medium Density Residential | | Elementary Schools |
| | Intensification Corridor | | High Density Residential | | Secondary Schools |
| | Werden's Plan Neighbourhood Heritage Conservation District | | Downtown Mixed Use Area | | Type B Arterial |
| | Natural Hazards | | Corridor Mixed Use Area | | Type C Arterial |
| | | | Heritage Mixed Use Area | | Collector Road |
| | | | Institutional | | Proposed Connection |
| | | | Existing Park & Open Space | | Railway |
| | | | | | Full Interchange |
| | | | | | Major Transit Station |

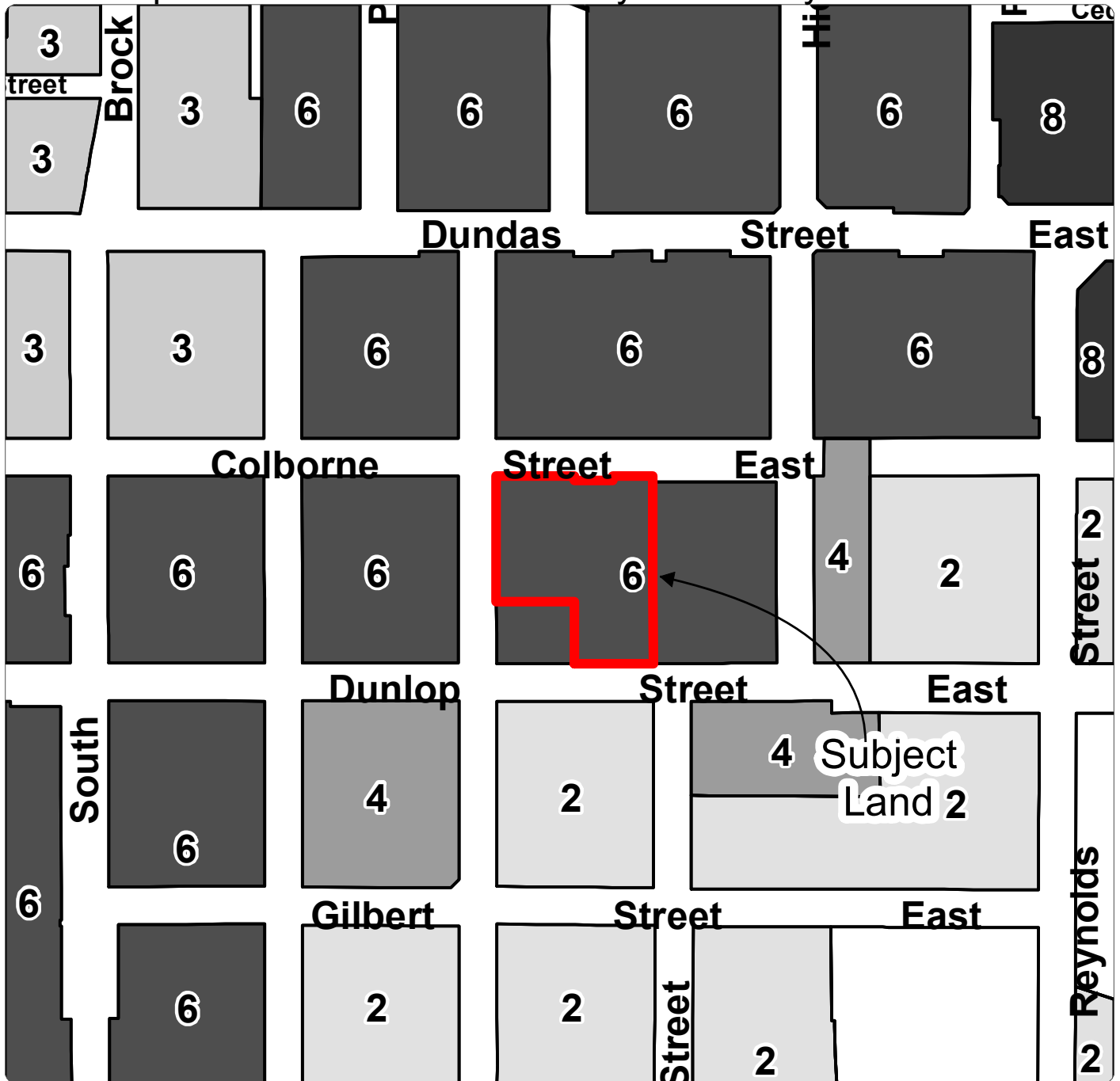
Downtown Whitby Community Secondary Plan Land Use



Schedule **H**
Official Plan
Town of Whitby



Excerpt from the Downtown Whitby Secondary Plan Schedule 'I'



Downtown Whitby Community

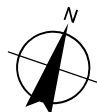
Secondary Plan Building Height

Legend

 Secondary Plan Area Boundary

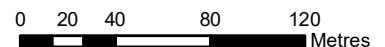
Maximum Building Height

- | | |
|---|---|
|  2 Storeys |  5 Storeys |
|  3 Storeys |  6 Storeys |
|  4 Storeys |  8 Storeys |

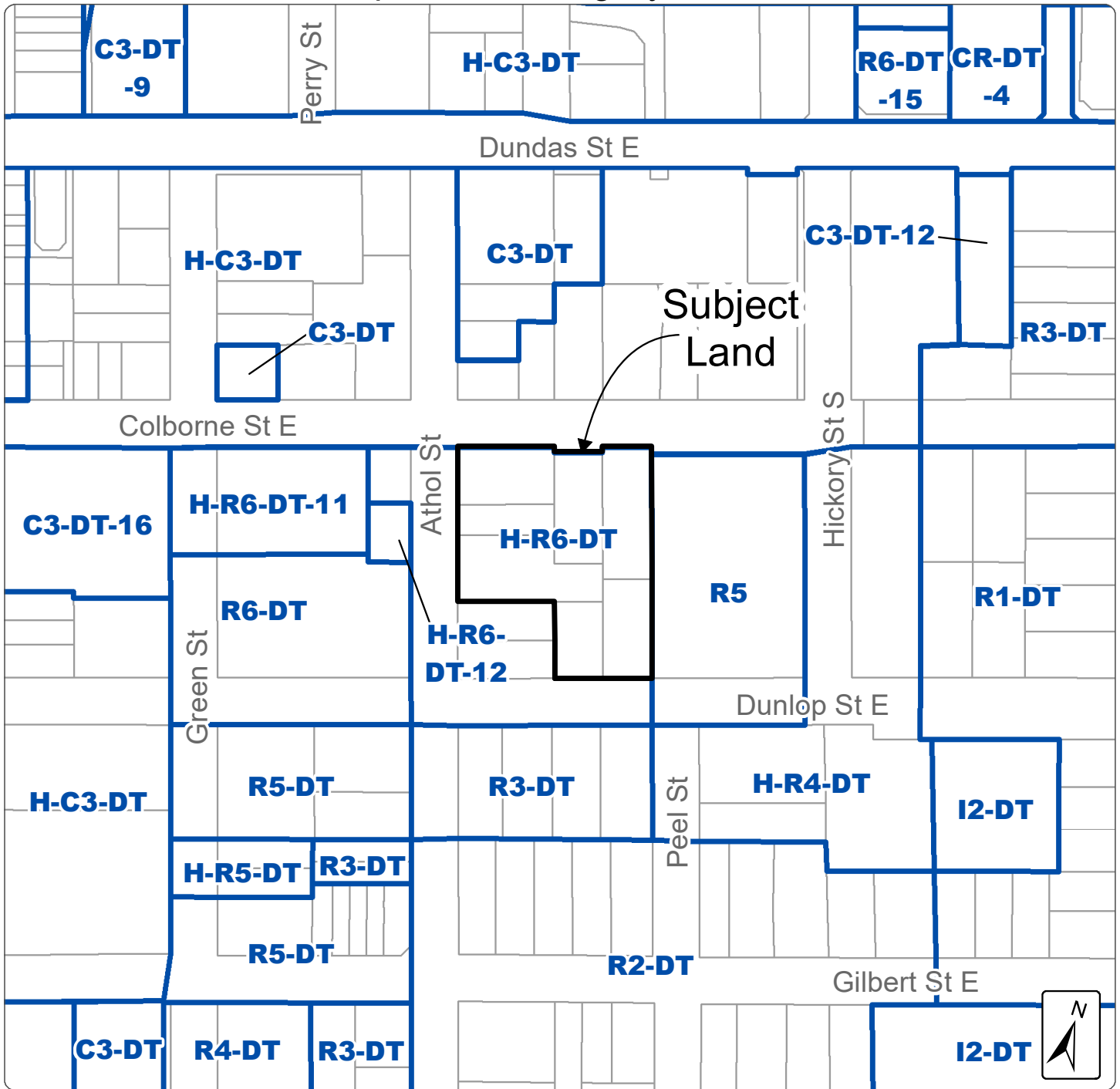


Official Plan Town of Whitby

Schedule



Attachment #6
Excerpt from Zoning By-Law 2585



Whitby Town of Whitby Planning and Development Department

Proponent: GHD c/o Vandenboom Properties	File Number: DEV-38-24 / Z-19-24	Date: December 2024
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Town of Whitby Public Meeting Report

whitby.ca/CouncilCalendar



Report Title: **DEV-31-24: Official Plan Amendment Application, Draft Plan of Subdivision Application, and Zoning By-law Amendment Application, Anatolia Investments Corp., 975 Conlin Road and 4605 and 4625 Garrard Road, File No: DEV-31-24 (OPA-2024-W/10, SW-2024-04, Z-15-24)**

Date of meeting: December 9, 2024

Report Number: **PDP-61-24**

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:

John Taylor, Director of Planning Services – 905-444-2908

Kerstin Afante, Planner II – x. 2836

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1. Highlights:

The Biglieri Group on behalf of Anatolia Investments Corp. has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to the Town of Whitby for the lands municipally known as 975 Conlin Road, 4605 Garrard Road and 4625 Garrard Road.

The Official Plan Amendment application proposes to delete the future Type C Arterial Road (east of Garrard Road) in Schedule D – Transportation and Schedule P – Taunton North Community Secondary Plan.

The Draft Plan of Subdivision application proposes to create various blocks consisting of two (2) employment blocks, two (2) open space blocks, and three (3) road widening blocks.

The Zoning By-law Amendment Application proposes to change the current zone category from an Agricultural Zone (A) to appropriate zone categories to permit the proposed development of industrial warehouses.

The applicant has also submitted a Site Plan Application which will be processed through the Commissioner of Planning and Development. The Site Plan materials will provide more detail on the proposed site layout including grading and servicing, lighting, landscaping and details of the building design.

2. Purpose:

The Planning and Development Department is in receipt of applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision 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 lands are located at the southeast corner of Conlin Road and Garrard Road, municipally known as 975 Conlin Road, 4605 Garrard Road, and 4625 Garrard Road (refer to Attachment #1). The Subject Site has a site area of 42.39 hectares.

The surrounding land uses include:

- An Amazon distribution centre to the north;
- A new industrial warehouse and the Region of Durham recycling and waste facility to the west;
- A self storage facility and open space within the City of Oshawa to the east;

- Commercial uses along Taunton Road to the south; and,
- Existing residential dwellings located at 4785 and 4725 Garrard Road that are surrounded by the subject lands.

The property at 4625 Garrard Road is currently vacant. The properties at 975 Conlin Road and 4605 Garrard Road are currently being used for agricultural purposes (refer to Attachment #2).

3.2. Applications and Proposed Development

An Official Plan Amendment application has been submitted to delete the future Type C Arterial Road (east of Garrard Road) in Schedule D – Transportation, Schedule P – Taunton North Community Secondary Plan, and associated text in the Town’s Official Plan.

A Draft Plan of Subdivision application has been submitted to create various blocks consisting of two (2) employment blocks, two (2) open space blocks, and three (3) road widening blocks (refer to Attachment #3).

A Zoning By-law Amendment Application has been submitted to change the current zone category from Agricultural (A) to appropriate zone categories to permit the proposed development of industrial warehouses.

3.3. Documents Submitted in Support

The applications were submitted with the following supporting documents:

- Draft Plan of Subdivision, prepared by The Biglieri Group Ltd., dated September 19, 2024 (Refer to Attachment #3);
- Planning Addendum Letter (including Weston Consulting Planning Justification Report as an Appendix), prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Draft Official Plan Amendment, prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Draft Zoning By-law Amendment, prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Sustainability Rationale Report, prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Whitby Green Standard – for DPS and SPA, prepared by The Biglieri Group Ltd., dated September 27, 2024;
- Architectural Drawing Package, including the conceptual Site Plan prepared by Powers Brown Architecture, dated September 18, 2024 (Refer to Attachment #4 and #5);
- Civil Drawing Package, prepared by WSP, dated September 6, 2024;

- Functional Servicing Report, prepared by WSP, dated September 6, 2024;
- Stormwater Management Report, prepared by WSP, dated September 6, 2024;
- Hydrogeological Assessment and Water Balance Study, prepared by WSP, dated June 3, 2024;
- Geotechnical Investigation Report, prepared by WSP, dated April 22, 2024;
- Environmental Impact Study, prepared by Beacon Environmental, dated March 2023;
- EIS Addendum Letter, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Arborist Reports and Tree Preservation Plans, prepared by Dillon Consulting Limited, dated 2023/2024;
- Landscape Package, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Storm Ponds Drawings Package, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Wetland Drawings Package, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Compensation Area Drawings Package, prepared by Dillon Consulting Limited, dated September 20, 2024;
- Traffic Impact Study (TIS), and Addendum prepared by TYLin, dated April 2023 and September 25, 2024;
- Pavement Marking and Signage Plan, prepared by TYLin, dated September 2024;
- Vehicle Maneuvering Drawings, prepared by TYLin, dated September 2024;
- Garrard Road Southbound Left-Turn Lane Design, prepared by TYLin, dated September 2024;
- Proposed Arterial Deletion Memo, prepared by TYLin, dated September 25, 2024;
- Lighting and Photometrics Plan, prepared by Design Works Engineering, dated September 11, 2024;
- Electrical Brief, prepared by Design Works Engineering, dated February 18, 2024;

- Mechanical Brief, prepared by Design Works Engineering, dated February 18, 2024;
- Energy Performance Study, prepared by Design Works Engineering, dated September 12, 2024;
- Construction Vibration Zone of Influence Study & Monitoring Plan, prepared by Aercoustics, dated September 12, 2023;
- Noise Impact Study, prepared by Aercoustics, dated September 24, 2024;
- Electrical Site Plan, prepared by Lapas Engineering, dated September 23, 2024;
- Stage 1 & 2 Archaeological Assessment, prepared by The Archaeologists Inc., dated July 17, 2022;
- Letter to Oshawa Executive Airport, prepared by Anatolia Investments Inc., dated September 24, 2024;
- Urban Design Brief, prepared by Weston Consulting, dated April 2023;
- Aeronautical Impact Assessment, prepared by WSP, dated June 13, 2023;
- Water Well Survey Summary, and Sampling Results, prepared by WSP, dated February 27, 2023;
- Plan of Survey and Topography, prepared by WSP, dated August 13, 2024;
- Phase 1 ESA, prepared by WSP, dated August 1, 2022;
- Phase 2 ESA, prepared by WSP, dated October 2022; and
- ESA Reliance Letter, prepared by WSP, dated July 7, 2023.

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

4. Discussion:

4.1. Region of Durham Official Plan

The subject lands are designated as Employment Areas and Major Open Space Areas on Map 1. Regional Structure of the Regional Official Plan (ROP). Employment Areas are intended for manufacturing, warehousing, storage, assembly and processing. Employment Areas are typically situated along or near major transportation corridors with separation and buffering from adjacent Community Areas. Major Open Space Areas are intended for environmental protection and conservation, while allowing for a range of agricultural uses and recreational uses, where appropriate.

A Type C Arterial Road is identified on Map C2 that would connect from Thickson Road North in Whitby to Stevenson Road North in Oshawa. An Amendment to the ROP would also be required, and City of Oshawa has requested that a ROPA be initiated.

4.2. Whitby Official Plan

The subject lands are designated as General Industrial on Schedule A – Land Use (refer to Attachment #6) and Schedule P – Taunton North Community Secondary Plan (refer to Attachment #7). Lands designated as General Industrial permit the manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and uses for similar and related purposes such as utility yards and functions, and transportation terminals (4.7.3.1.1).

Small portions of the property near the eastern and southern limits are designated Natural Hazards and Natural Heritage System on Schedule C – Environment Management and Environmental Protection/Conservation Land (refer to Attachment #7). Development is generally prohibited within the Natural Heritage System (Section 5.3.7.4) or Natural Hazards (Section 5.3.10.4). The boundaries of a Natural Hazard designation are to be determined through an Environmental Impact Study, in consultation with the Conservation Authority.

Schedule D – Transportation of the Whitby Official Plan identifies an east-west arterial road on the subject lands, south of Conlin Road, north of Taunton Road East, which would connect Thickson Road in Whitby to Stevenson Road in Oshawa (refer to Attachment #8).

4.3. Zoning By-law

The subject land is currently zoned Agricultural (A) under Zoning By-law 1784 (Refer to Attachment #9). The A Zone would not permit the proposed industrial warehouse use.

5. Communication and Public Engagement:

Due to the Canada Post strike the notice of the statutory public meeting was hand delivered to all property owners within 120 metres of the subject land at least 20 days prior to the meeting date. In addition the public notice has been posted on the Town's website at <https://www.whitby.ca/en/town-hall/participation-at-public-meetings.aspx>. Furthermore, a public notice sign has been erected on the Conlin and Garrard Road frontages 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.

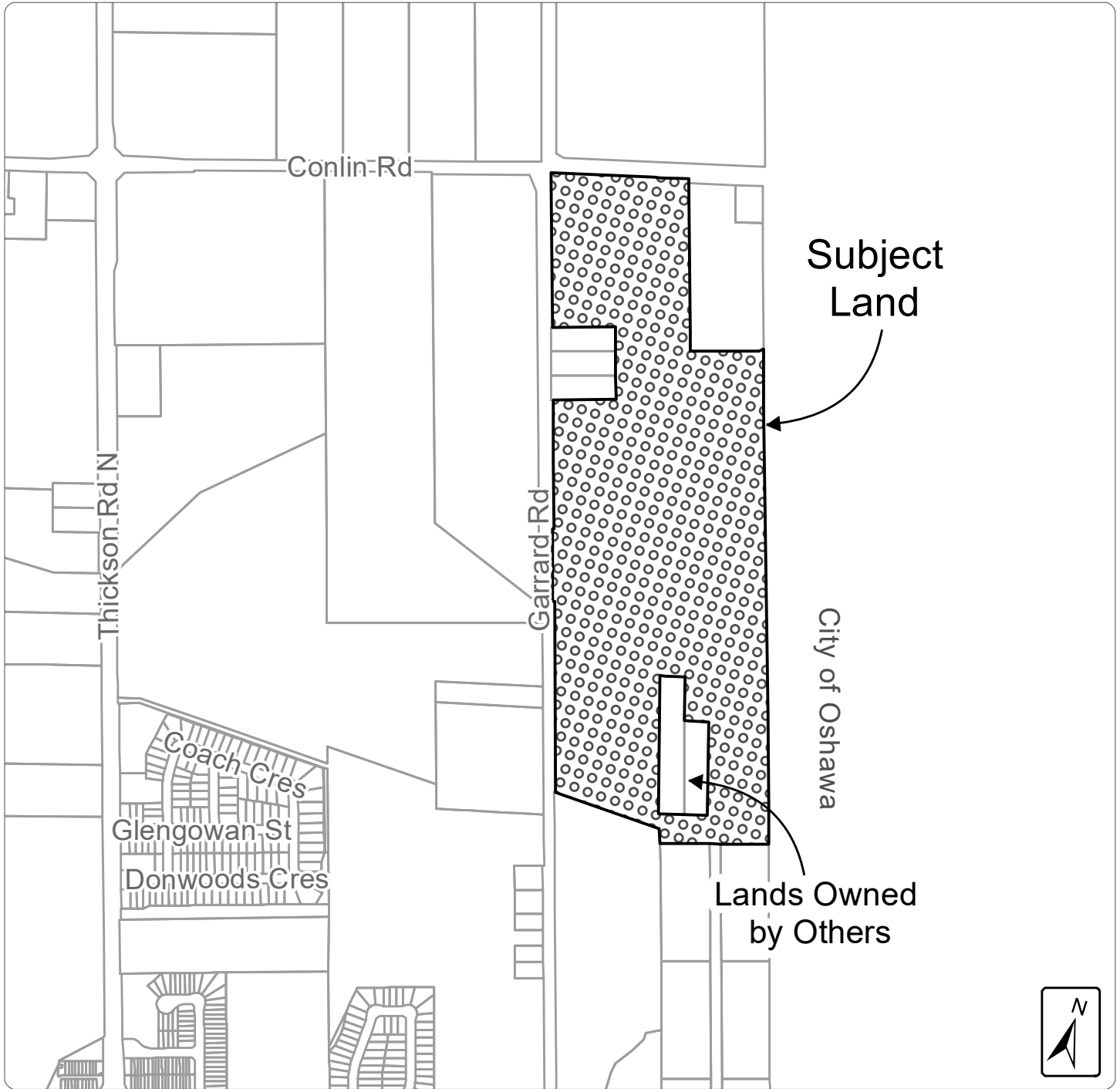
All persons who make oral submissions, or have requested notification in writing, will be given written notice of the future meeting of the Committee of the Whole at which the applications will be considered.

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 Concept Plan
- Attachment #5 Proponent's Proposed Building Elevations
- Attachment #6 Excerpt from Official Plan – Schedule A – Land Use
- Attachment #7 Excerpt from Official Plan – Schedule P – Taunton North Community Secondary Plan
- Attachment #8 Excerpt from Official Plan – Schedule D – Transportation
- Attachment #9 Excerpt from Zoning By-law No. 1784

Attachment #1 Location Sketch

PDP 61-24



Town of Whitby Planning and Development Department

Proponent:
The Biglieri Group
c/o Anatolia Investments Corp

File Number:
DEV-31-24 (OPA-2024-W/10,
Z-15-24, SW-2024-04)

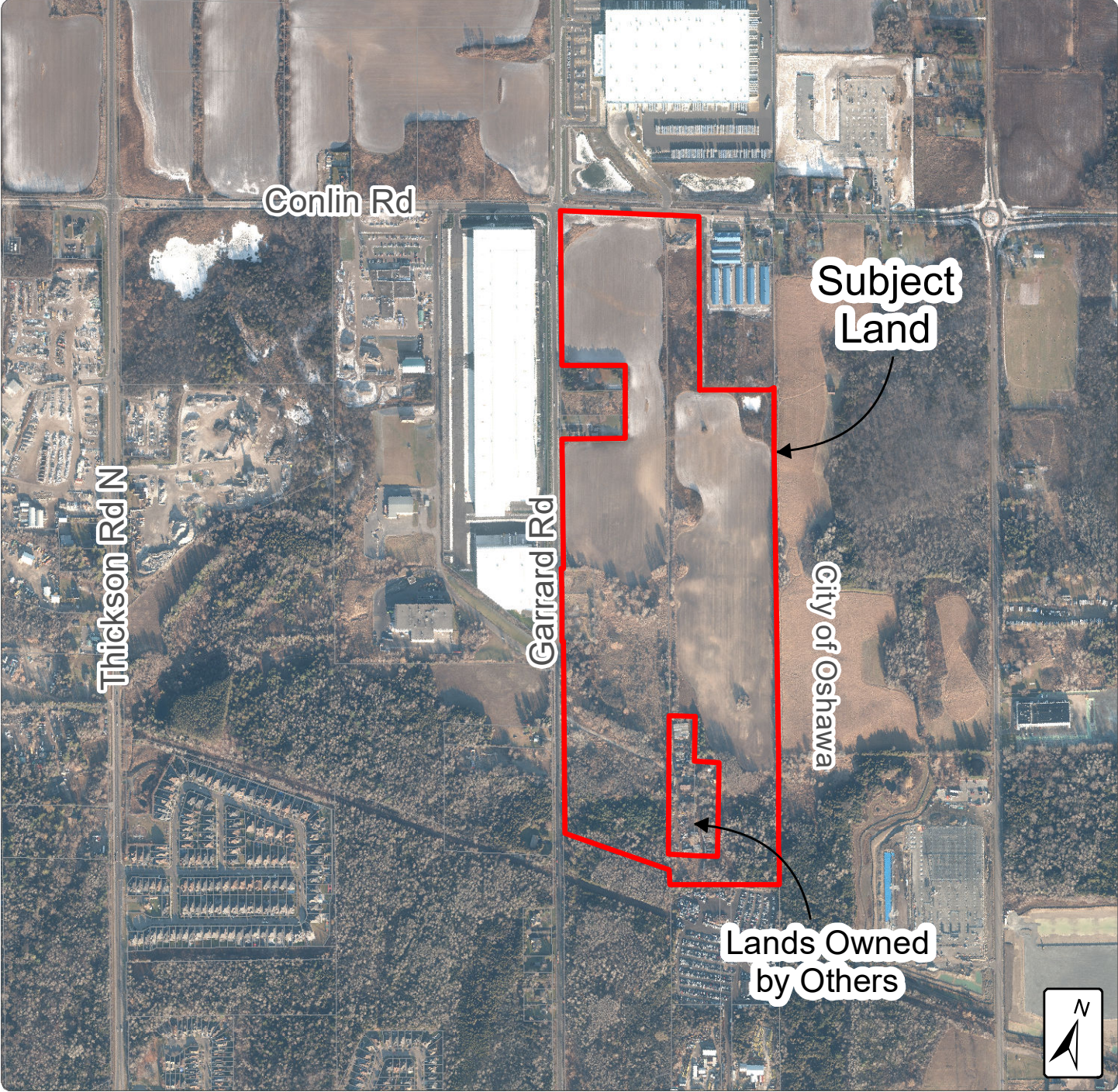
Date:
December 2024

External Data Sources:
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Attachment #2 Aerial Context Map



Town of Whitby Planning and Development Department

Proponent: The Biglieri Group c/o Anatolia Investments Corp	File Number: DEV-31-24 (OPA-2024-W/10, Z-15-24, SW-2024-04)	Date: December 2024
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Proponent's Proposed Building Elevations

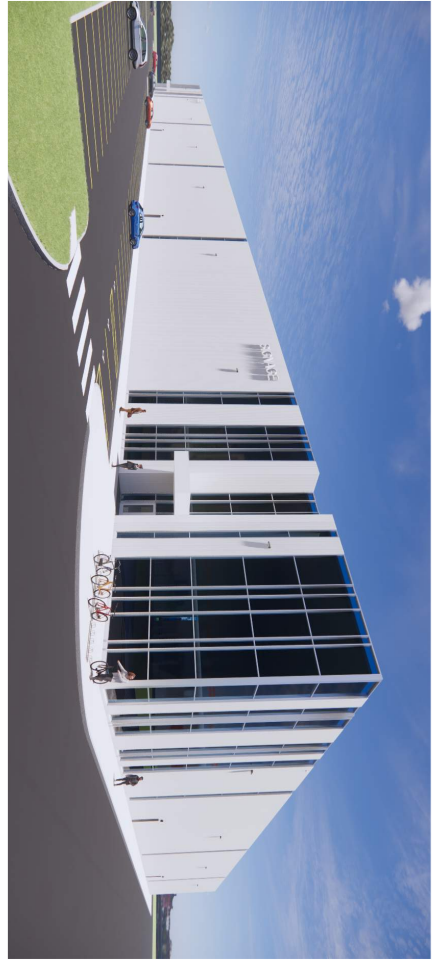
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A3
N.T.S.
BUILDING 01 - NORTH-EAST

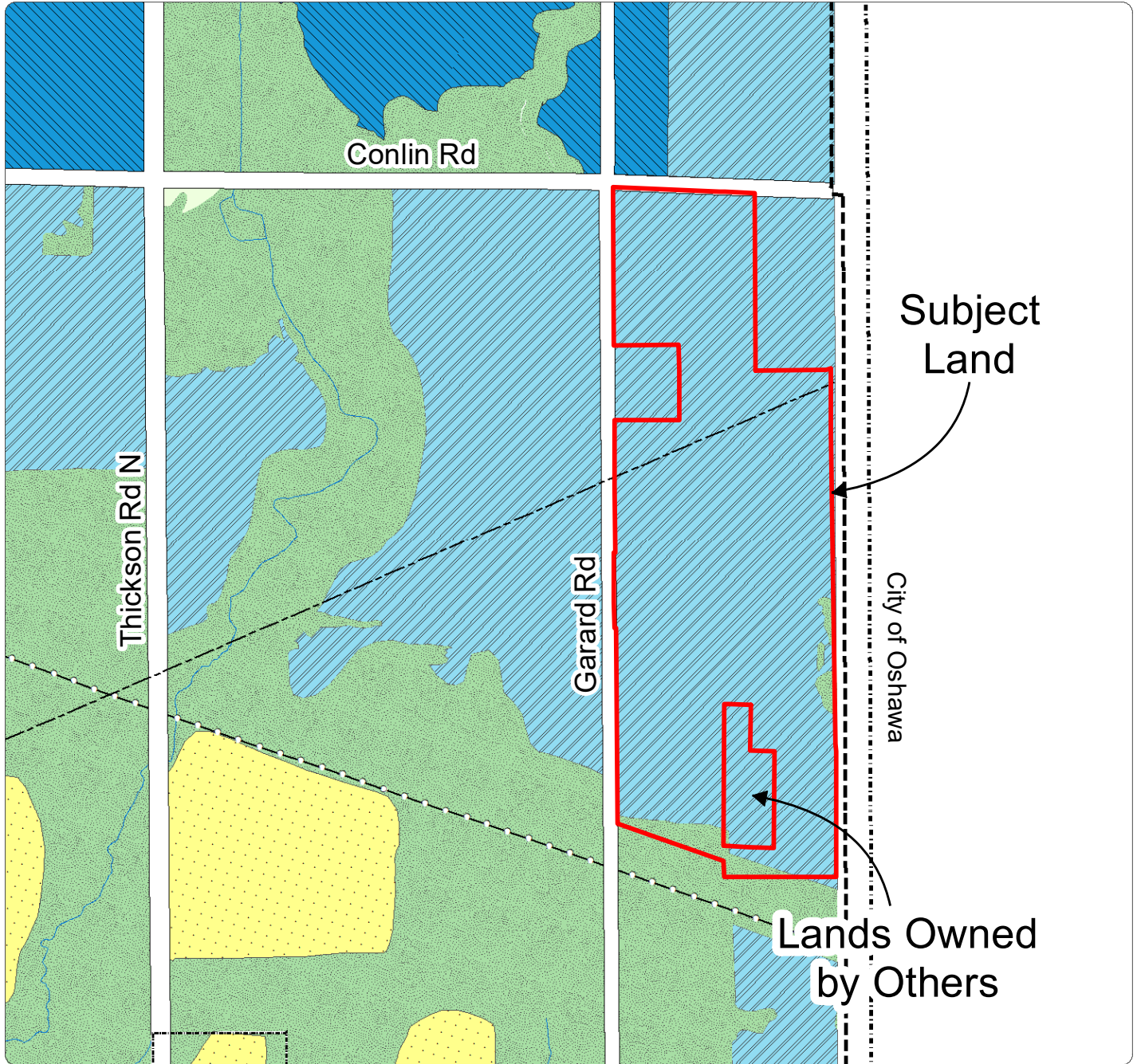


C3
N.T.S.
BUILDING 01 - SOUTH-WEST



 <p>4114 Ridgeway Street E. Box 700, Oshawa, ON L1G 3S5 www.powersbrown.com</p>		<p>PROJECT TITLE</p> <p>ANATOLIA</p> <p>595 COLLEEN RD, WAREHO, ON</p>	
<p>CLIENT</p> <p>ANATOLIA CAPITAL CORP.</p>		<p>DATE</p> <p>2024-09-27</p>	
<p>PROJECT NO.</p> <p>215100</p>		<p>ISSUE FOR BIDDING</p> <p>ISSUE FOR BIDDING</p>	
<p>CLIENT NAME</p> <p>ANATOLIA CAPITAL CORP.</p>		<p>DATE FOR COMMENCEMENT</p> <p>2024-09-27</p>	
<p>OVERALL BUILDING ELEVATIONS - RENDERS (BDG 01)</p>		<p>DATE FOR COMPLETION</p> <p>2024-09-27</p>	
<p>SHEET NUMBER</p> <p>A202</p>		<p>DATE FOR COMPLETION</p> <p>2024-09-27</p>	

Excerpt from the Town of Whitby Official Plan Schedule 'A'



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	Local Central Area	
Special Purpose Commercial	Resource Extraction Area (See Section 4.12)	
Mixed Use	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 Refer to section 11.5.31.6	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 Schedule

Excerpt from Schedule 'A' Land Use

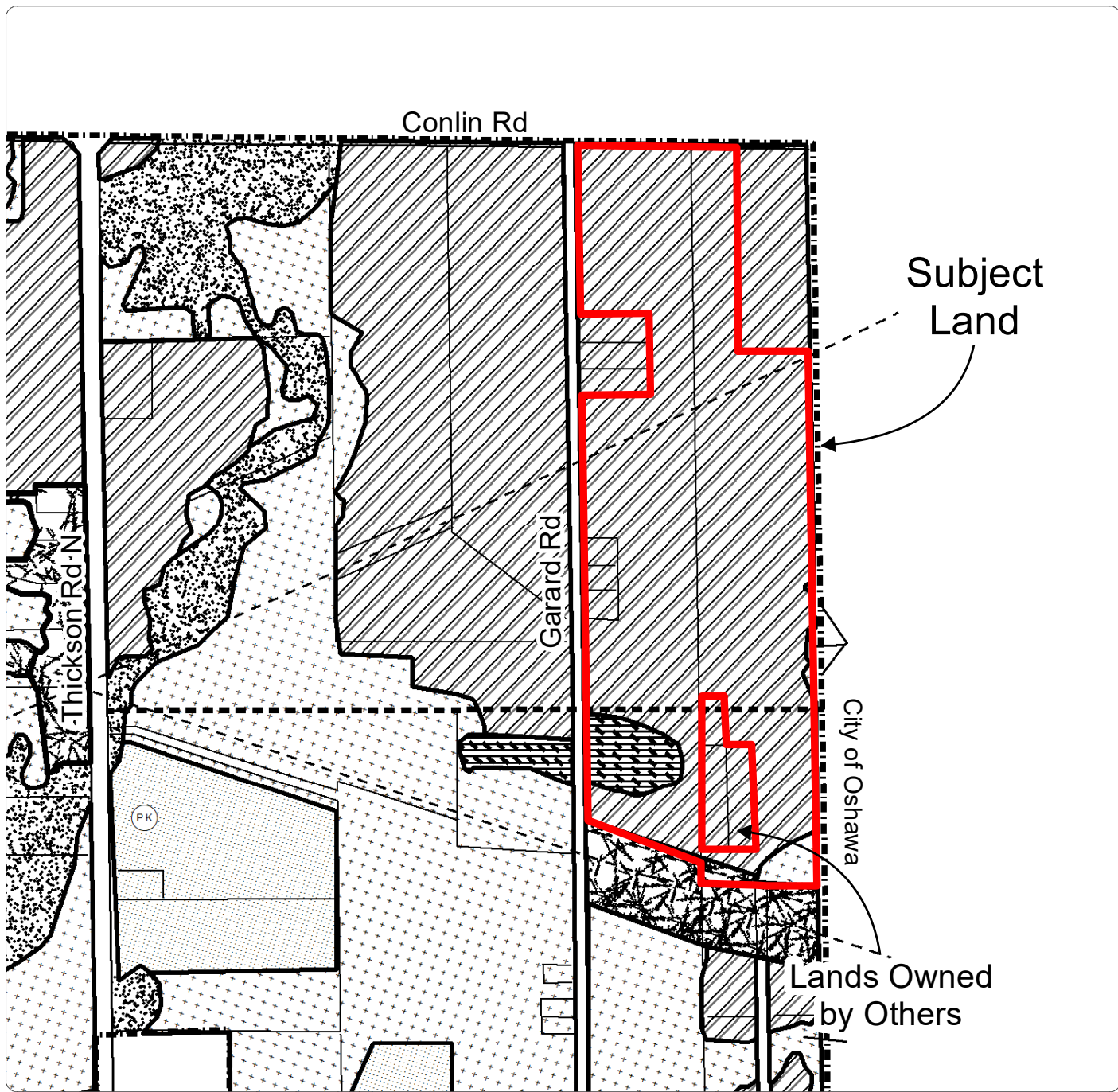
A

Whitby

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 #7

Excerpt from the Taunton North Secondary Plan Schedule 'P'

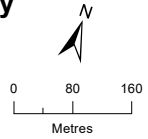


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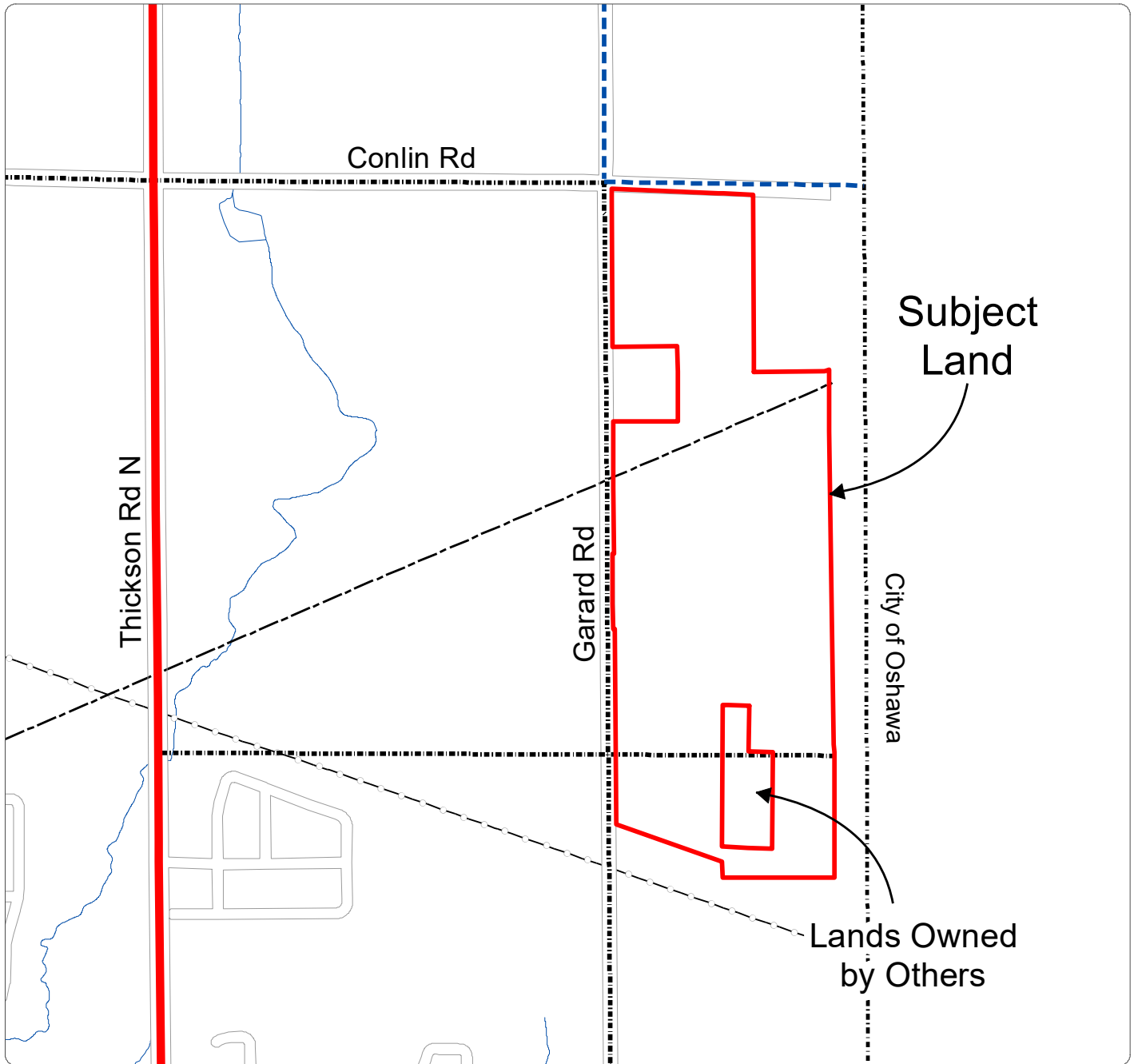
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|--|----------------------------------|--|--|--|-------------------------|
| | Low Density Residential (LDR) | | Environmental Protection/Conservation Lands (EPCL) | | Secondary Plan Boundary |
| | Medium Density Residential (MDR) | | Special Policy Area (SPA) | | 20 Year Urban Boundary |
| | High Density Residential | | Public Elementary School | | Utility Corridors |
| | Prestige Industrial | | Separate Elementary School | | Proposed Collector Road |
| | General Industrial | | District Park | | Proposed Arterial Road |
| | Special Purpose Commercial (SPC) | | Local Park | | |
| | Major Open Space (MOS) | | Parkette | | |
| | Hazard Land (HL) | | Convenience Commercial | | |

**Excerpt from:
Taunton North
Community
Secondary Plan
Town of Whitby**

Schedule



Excerpt from the Town of Whitby Official Plan Schedule 'D'



Legend

- Existing Interchange
- Proposed Interchange
- ◆ Proposed Grade Separation
- Hydro Corridor
- Municipal Boundary
- Pipeline Corridor
- Railway Corridor
- Deferred by the Region of Durham
- Transit:**
- ⊕ Future Transitway Station
- * Major Transit Station
- Commuter Rail
- Future Commuter Rail
- Transit Spine
- ▨ Lands Subject to Durham Regional Official Plan Policy 14.13.7
- ▨ Special Policy Area Refer to section 11.5.31.6
- Road Network:**
- Note: Refer to Section 8.1.3.1.6 regarding alternative route to Baldwin Street for goods and people movement.
- ⑦ Provincial Highway
- ④ Regional Road
- Controlled Access Highway (Freeway)
- Type A Arterial Road
- Type B Arterial Road
- Type C Arterial Road
- Collector Road
- Local Road
- Unopened Road Allowance

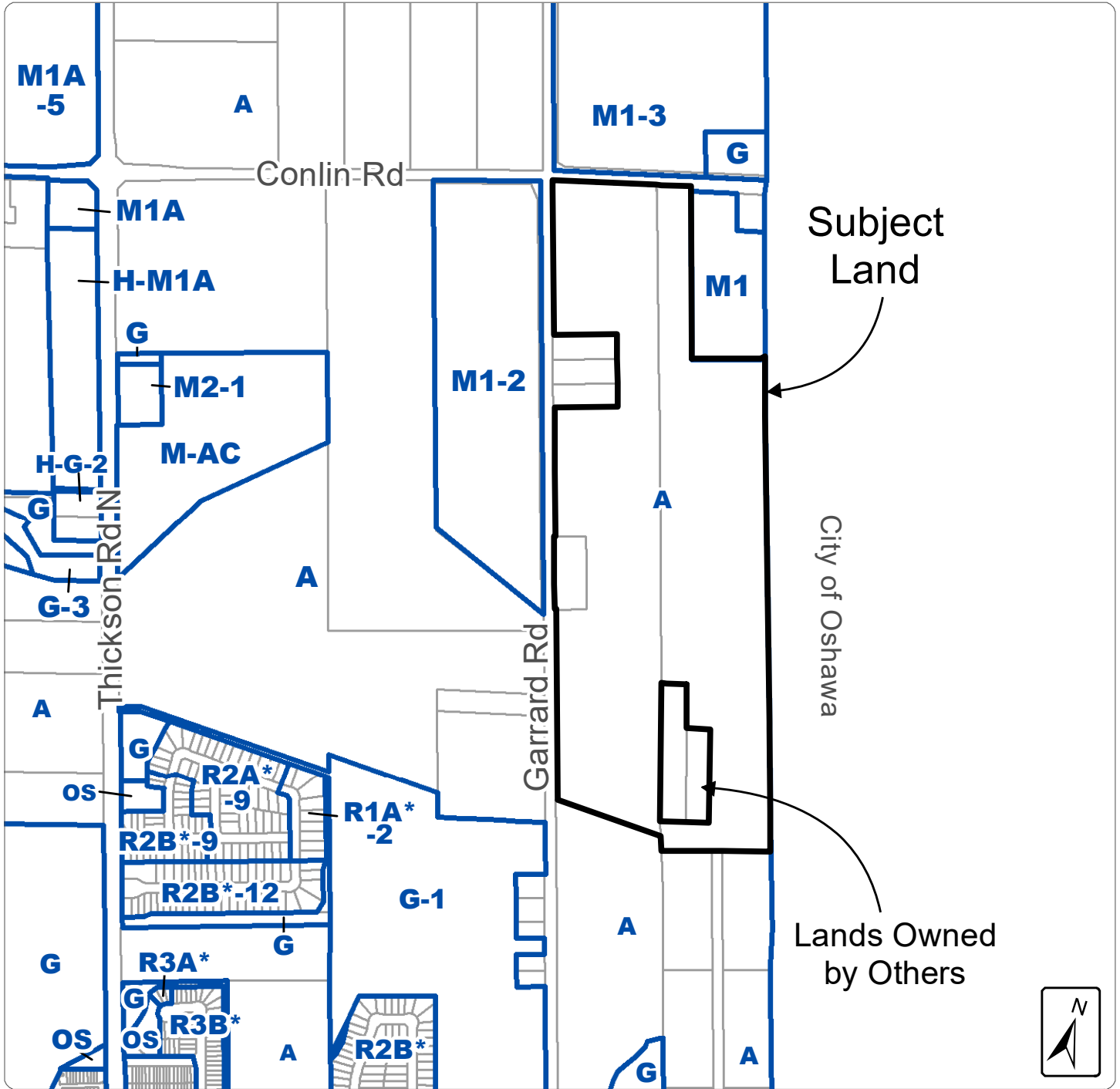
Note: Some legend items may not appear on the displayed figure extent.

Official Plan - Town of Whitby Schedule **D**

Excerpt from Schedule 'D' Transportation

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 #9
Excerpt from Zoning By-Law 1784



Whitby Town of Whitby Planning and Development Department

Proponent: The Biglieri Group c/o Anatolia Investments Corp	File Number: DEV-31-24 (OPA-2024-W/10, Z-15-24, SW-2024-04)	Date: December 2024
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