

Town of Whitby

Staff Report

whitby.ca/CouncilCalendar



Report Title: DEV-09-23: Zoning By-law Amendment Application, Winash Developments Limited, 5380 Baldwin Street South, File No. Z-04-23

Report to: Committee of the Whole

Date of meeting: June 12, 2023

Report Number: PDP 31-23

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, x. 2902

1. Recommendation:

1. That Council approve an amendment to Zoning By-law # 1784 (File No. Z-04-23) as outlined in Planning Report PDP 31-23; and,
2. That a by-law to amend Zoning By-law # 1784 be brought forward for consideration by Council.

2. Highlights:

- An Application for Zoning By-law Amendment has been submitted by GHD on behalf of Winash Developments Limited for the land municipally known as 5380 Baldwin Street South.
- The proposal is to change the zoning of a portion of Block 3 on Draft Approved Plan of Subdivision SW-2020-05 from GB-CW to M1A/HP and to change the zoning of Block 4 from GB-CW to M1A/HP/GB-CW to adjust the zoning boundary between Block 3 & Block 4 to match the proposed revised block layout.
- All the commenting departments and external agencies have indicated no objection to the application.

3. Background:

3.1. Site and Area Description

The subject land is located on the west side of Baldwin Street South, north of the Hydro Corridor, municipally known as 5380 Baldwin Street South (refer to Attachment #1). Blocks 3 is 6.33 hectares (15.64 acres) and Block 4 is 0.63 hectare (1.56 acres). Both blocks are currently vacant.

Surrounding land uses include:

- Future Sports Complex to the north;
- Future industrial development to the east;
- Hydro One Corridor to the south; and,
- Future industrial development to the west (refer to Attachment #2).

3.2. Applications and Proposed Development

A Zoning By-law Amendment Application has been submitted by GHD on behalf of Winash Developments Limited to change the zoning of a portion of Block 3 on Draft Approved Plan of Subdivision SW-2020-05 from GB-CW to M1A/HP and to change the zoning of Block 4 from GB-CW to M1A/HP/GB-CW to adjust the zoning boundary between Block 3 & Block 4 to match the proposed revised block layout.

A Minor Redline Application has been submitted to adjust the block layout which will proceed through the Commissioner of Planning and Development once all agency comments have been received and addressed.

A Site Plan Application will be required for each block and will proceed through the Commissioner of Planning and Development once all agency comments have been received and addressed.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- A Revised Draft Plan of Subdivision prepared by GHD, dated April 2023 (refer to Attachment #3); and,
- A Concept Plan prepared by JRI Architects, dated January 2023 (refer to Attachment #4).

The above documents were 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 “Employment Areas”. Employment Areas are intended for uses that require access to highway, rail and/or shipping facilities, such as manufacturing, assembly and processing of goods, service industries, research and development facilities, warehousing, offices, and business parks, as outlined in Section 8C.2.1 of the Region of Durham Official Plan.

4.2. Whitby Official Plan

The subject land is designated Prestige Industrial on Schedule K – Brooklin Community Secondary Plan. A Health Precinct Special Policy Area symbol applies to the subject land (refer to Attachment #5).

A future east-west Type B Arterial Road is shown north of the subject land, which is the Town’s future Mid-Block Arterial.

Prestige Industrial areas in the Brooklin Secondary Plan area are intended for light industrial uses, professional, corporate, and industrial oriented office buildings, data processing centres, commercial or technical schools, post-secondary educational facilities, research and development facilities and incidental sales outlets within industrial buildings (4.7.3.2.2). Warehousing and wholesale distribution may be permitted in proximity to Highway 407 (4.7.3.2.3). Automobile service stations and gas bars are permitted, subject to the provisions of Section 4.5.3.8 (4.7.3.2.10).

The Health Precinct Special Policy Area is intended to be developed as a cluster of health and medical related facilities and allows retail uses integrated in health precinct buildings that support the health precinct (11.5.21).

4.3. Zoning By-law

The west portion of the subject land is zoned M1A/HP – Prestige Industrial / Health Precinct under By-law # 1784 and the northeast corner is zoned GB-CW – Gas Bar – Car Wash. The proposed amendment will change the zoning of a portion of the revised Block 3 on Draft Approved Plan of Subdivision SW-2020-05 from GB-CW to M1A/HP and change the zoning of the revised Block 4 from GB-CW to M1A/HP/GB-CW to adjust the zoning boundary between Block 3 & Block 4 to match the proposed revised block layout. The dual zone on Block 4 will also provide flexibility to allow the proponent to build a warehouse across both Blocks 3 & 4.

4.4 Conclusion

The subject land is designated Prestige Industrial in the Brooklin Community Secondary Plan. The proposed amendment represents a minor amendment to adjust the zoning boundary and the dual zone on Block 4 would also provide flexibility to allow the proponent to build a warehouse across both Blocks 3 & 4 if the gas station is not built.

All the commenting departments and external agencies have indicated support for the proposed development subject to their outstanding comments and conditions as outlined in Section 7.

The proposed building designs will be dealt with through the Site Plan approval process and will be designed to implement the Brooklin Urban Design and Sustainability Guidelines.

Based on the detailed review of the application and consideration of public and agency comments and requirements (refer to Section 6), it is concluded that the proposed development is consistent with the Provincial Policy Statement, is in conformity with the Growth Plan and the Region's Official Plan, and meets the general intent and the overall goals, objectives, and policies of the Town's Official Plan. Therefore, it is recommended that Council approve the proposed Zoning By-law Amendment.

5. Financial Considerations:

Not applicable.

6. Communication and Public Engagement:

Public Meeting was held on May 29, 2023, in accordance with Town of Whitby Official Plan and the Planning Act. This meeting provided the public and interested persons and agencies the opportunity to make representation in respect of the Zoning By-law Amendment Application. The meeting minutes are included in Attachment #7. There were no oral submissions from the public.

No written public correspondence was received.

7. Input from Departments/Sources:

The following agencies have reviewed the application and have no objection:

- Engineering Services;
- Ministry of Transportation (MTO);
- Oshawa Airport; and,
- Region of Durham.

Refer to Attachment #8 for additional detailed comments.

8. Strategic Priorities:

The development review process has provided opportunity for public and agency input. The recommendations contained in this report align with the objectives of the Organization Priority of the Corporate Strategic Plan.

This report is in a fully accessible format, which addresses the Town's strategic priority of accessibility. The application has been circulated to the Accessibility Advisory Committee for review and comment to ensure all accessibility requirements are met.

The proposed industrial development contributes to diverse local employment, which implements the Town's strategic priority of sustainability.

9. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

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

Attachment #4: Proponent's Proposed Concept Plan

Attachment #5: Excerpt from Secondary Plan Schedule K

Attachment #6: Excerpt from Zoning By-law # 1784

Attachment #7: Public Meeting Minutes

Attachment #8: Agency & Stakeholder Detailed Comments