

Town of Whitby Public Meeting Report

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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

Planning Report PDP 35-23 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](http://whitby.ca).

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:

- 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:

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- 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