

Town of Whitby

Staff Report

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Report Title: DEV-20-23: Zoning By-law Amendment Application (Z-05-23), Whitby Taunton Holdings Limited., 4330 Coronation Road.

Report to: Committee of the Whole

Date of meeting: November 13, 2023

Report Number: PDP 39-23

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

1. Recommendation:

1. That Council approve the amendment to Zoning By-law # 1784, (File No. Z-05-23), as outlined in Planning Report No. PDP 39-23;
2. That a by-law to amend Zoning By-law # 1784 be brought forward for consideration by Council; and,
3. That the Clerk forward a Notice to those parties and agencies who requested to be notified of Council's decision, including the Region of Durham's Commissioner of Planning and Economic Development.

2. 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.

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:

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

The proposed development conforms to the ROP.

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). The proposed development conforms to the Whitby Official Plan.

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.

4.4. Conclusion

The subject land is designated for Residential uses. Residential areas are intended to support a variety of residential uses.

The proposed development represents an intensification opportunity within the built-up area of the Town of Whitby located within the 'Built Boundary', as defined by the Province.

The proposed development of single detached dwellings is appropriate as it is situated in a future low density residential subdivision.

All of the commenting departments and external agencies have indicated support for, or no objection to, the proposed development subject to their comments and conditions, as outlined in Section 7.

5. Financial Considerations:

Not applicable.

6. Communication and Public Engagement:

A Public Meeting was held on September 11, 2023, in accordance with the 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 #6. No members of the public spoke at the public meeting.

7. Input from Departments/Sources:

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

- Town of Whitby Engineering Services; and,
- Region of Durham – Planning Department.

8. Strategic Priorities:

The creation of three additional residential lots within Draft Approved Plan of Subdivision SW-2013-07 & SW-2014-04 contributes to meeting the priorities of the Community Strategic Plan, specifically Action Item 1.3.4 under Pillar 1: Whitby's Neighbourhoods by providing a variety of housing options.

This report is in a fully accessible format, which addresses the Town's strategic priority of accessibility.

The proposed residential development increases the density on the subject land which provides a better use of existing infrastructure, 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 Redline Draft Plan of Subdivision

Attachment #4: Excerpt from Official Plan Schedule V

Attachment #5: Excerpt from Zoning By-law 1784

Attachment #6: Public Meeting Minutes from September 11, 2023, File: DEV-20-23 (Z-05-23)