

Town of Whitby Public Meeting Report

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Report Title: DEV-20-24: Draft Plan of Subdivision Application, Zoning By-law Amendment Application, CODR Holdings Limited, Unaddressed property on Coronation Road, File No. SW-2024-02, Z-09-24.

Date of meeting: September 9, 2024

Report Number: PDP 40-24

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:

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Planning Report PDP 40-24 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 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:

- Applications for Draft Plan of Subdivision and Zoning By-law Amendment have been submitted by GHD on behalf of CODR Holdings Limited for the unaddressed Coronation Road property within the West Whitby Community Secondary Plan.
- The proposal is for a draft plan of subdivision including three residential lots, an institutional block for a Place of Worship, an open space block, and a cul-de-sac.
- The proponent will be required to submit a Site Plan application for the institutional block at a later date.

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 Coronation Road, approximately 440 metres south of Taunton Road West (refer to Attachment #1). The subject land is currently vacant and approximately 0.72 hectares (1.78 acres) in size.

The surrounding land uses include:

- Lynde Creek Valley to the east;
- A single-detached dwelling to the north;
- A park block and multiple blocks that create a proposed School Site in Plan 40M-2651 to the west, and;
- Future single detached dwellings in a registered Plan of Subdivision to the south (refer to Attachment #2).

3.2. Applications and Proposed Development

A Draft Plan of Subdivision Application has been submitted to develop three residential lots, an institutional block, an open space block, and a cul-de-sac. The Proponent is proposing to develop three single detached residential dwellings on the easterly portion of the site, and a Synagogue on the Institutional block. The Synagogue will have direct access from Coronation Road. The residential dwellings will obtain access from the proposed cul-de-sac that connects to Fire King Drive, being the local road created by the approved draft plan of subdivision (Plan 40M-2746) to the south of the subject land.

A Zoning By-law Amendment Application has also been submitted to change the zoning from Agricultural Zone – Exception 3 (A-3) to appropriate zone categories to implement the West Whitby Secondary Plan and the proposed draft plan of subdivision.

A Site Plan Application for the institutional block will be submitted later 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

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

- A Draft Plan of Subdivision prepared by GHD, latest revision date May 2024 (refer to Attachment #3);
- An Environmental Constraints Plan prepared by GHD, latest revision date June 2024;
- A Construction Management Report prepared by GEI Consultants, latest revision date July 2024;
- A Functional Servicing and Stormwater Management Report prepared by GEI Consultants, dated July 2024;
- The Grading, Servicing, and Erosion and Sediment Control Plans prepared by GEI Consultants, latest revision date June 28, 2024;
- An Engineering Comment Response Matrix prepared by GEI Consultants;
- A Geotechnical Report prepared by Soil Engineers Ltd, dated June 2023;
- A Hydrogeological Assessment prepared by Soil Engineers Ltd, dated June 2023;
- An Infiltration Trench Opinion Letter prepared by Soil Engineers Ltd, dated July 3, 2024;
- A Traffic Brief and Parking Study prepared by GHD, dated June 6, 2023;
- A Noise Study prepared by J.E. Coulter Associates Limited, dated March 27 2024;
- A Phase One Environmental Site Assessment prepared by Soil Engineers Ltd, dated October 24, 2022;
- A Planning Justification Report prepared by GHD, dated June 2023;

- An Arborist Report and Tree Inventory and Preservation Plan prepared by Cosburn and Giberson Landscape Architects, latest revision date March 14, 2024;
- A Multi-use Trail Route and Planting Plan prepared by Cosburn and Giberson Landscape Architects, dated March 13, 2024;
- A Stage 1 & 2 Archaeological Assessment prepared by Archaeological Consultants Canada, dated October 14, 2022; and,
- An Updated Sustainability Report and Whitby Green Standards Checklist prepared by GHD, dated March 25, 2024.

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

4. Discussion:

4.1. Current Region of Durham Official Plan

The subject land is designated as “Living Area” in the Durham Regional Official Plan (ROP). Lands designated as Living Areas are to be used predominately for housing purposes, however, it also permits additional uses that are compatible with the surrounding neighbourhood, as outlined in Section 8B.2.1 of the Region of Durham Official Plan.

4.2. New Region of Durham Official Plan

On May 17, 2023, Regional Council adopted the new Regional Official Plan. The new ROP is currently with the Ministry of Municipal Affairs and Housing for approval.

The subject land is designated as Community Areas on Map 1 – Regional Structure in the new ROP. Community Areas are intended include residential, commercial, retail, institutional and other public service facilities.

4.3. Whitby Official Plan

The subject land is designated Residential on Schedule A – Land Use of the Town’s Official Plan and “Low Density Residential” on Schedule V – West Whitby Community Secondary Plan (refer to Attachment #4). Community uses such as a place of worship are permitted on lands designated Residential as outlined in Policy 4.4.3.1 (a). Lands designated Low Density Residential on Schedule V – West Whitby Secondary Plan permit single detached, semi-detached, duplex dwellings and other similar ground related built forms.

Schedule C - Environmental identifies Natural Heritage System east of Coronation Road adjacent to this property. Policies 5.3.7.3, 5.3.7.6 and 5.3.7.7 in the Official Plan state that the extent and exact location of the Natural Heritage System shall be determined at a site level through Environmental Impact Studies and that it must be demonstrated that there will be no negative impact to the features and ecological function of the features within the Natural Heritage System. Given the proximity of these lands to the Natural Heritage System identified in Schedule C, completion of a site-specific Environmental Impact Study is required.

4.4. Zoning By-law

The subject land is zoned Agricultural Zone – Exception 3 (A-3), which permits agricultural and agricultural related uses, and one single detached dwelling per property (refer to Attachment #6).

A Zoning By-law Amendment is required to implement the West Whitby Community Secondary Plan and permit the proposed development. The Zoning By-law Amendment will include a site-specific parking rate for the Institutional use.

5. Communication and Public Engagement:

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

6. Consultation with other Departments/Sources:

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

7. Conclusion:

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

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

8. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Context Map

Attachment #3: Proponent's Proposed Draft Plan

Attachment #4: Excerpt from Town of Whitby Official Plan Schedule V – West
Whitby Community Secondary Plan

Attachment #5: Excerpt from Zoning By-Law 1784