

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:

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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