

# Town of Whitby

## Staff 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**

**Report to:** Committee of the Whole

**Date of meeting:** November 25, 2024

**Report Number:** PDP 54-24

**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:**

John Taylor, Director of Planning  
Services, ext. 2908

K. Afante, Planner II, ext. 2836

### 1. Recommendation:

1. That Council approve a Draft Plan of Subdivision (File No. SW-2024-02), subject to the comments included in Planning Report PDP 54-24 and the Conditions of Draft Plan Approval included in Attachment #9;
2. That Staff be authorized to prepare a Subdivision Agreement;
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;
4. That Council approve an amendment to Zoning By-law No. 1784 (File No. Z-09-24), as outlined in Planning Report PDP 54-24;
5. That a By-law to amend Zoning By-law No. 1784 be brought forward for consideration by Council at such time as the subdivision receives Draft Approval; and,
6. That John G. Williams Limited Architect be appointed as the Control Architect for the Draft Plan of Subdivision.

## **2. Highlights:**

- Applications for a Draft Plan of Subdivision and Zoning By-law Amendment have been submitted by GHD on behalf of CODR Holdings Limited for an 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.
- If approved, the proponent will be required to submit a Site Plan application for the institutional block at a later date.

## **3. Background**

### **3.1 Site Area and 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 and agricultural use 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 Place of Worship on the Institutional block. The Place of Worship would obtain 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.

If approved, a Site Plan Application for the institutional block will be submitted at a later date.

### 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;
- 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 were distributed to the relevant internal departments and external agencies for review and comment.

#### **4. Discussion:**

##### **4.1.1. Region of Durham Official Plan**

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

##### **4.1.2. 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.

##### **4.1.3. 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 #5).

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.

##### **4.1.4. Control Architect**

A Control Architect will be required to oversee the design of the subdivision’s built form, in accordance with the Urban Design policies of the Official Plan and the West Whitby Urban Design and Architectural Guidelines. It is recommended that John G. Williams Limited Architect be appointed as the Control Architect for the proposed Draft Plan of Subdivision.

##### **4.1.5 Composite Transportation Component Plan**

To address the Town’s Community Strategic Plan 2023 to 2026 and assist in providing a complete picture of the proposed subdivision’s mobility provisions, Engineering Services provided a Composite Transportation Component Plan (CTCP). Attachment #6 highlights the anticipated location of sidewalks, multi-use trails, multi-use paths and dedicated biking facilities. Engineering Services expects that the components of this plan will be further refined and implemented through the future detailed engineering design processes following draft approval.

## 5. Financial Considerations:

With each new subdivision development approved by the Municipality, the Town of Whitby assumes assets requiring regular operational maintenance and eventually capital replacement. The following assets will be generated as a result of the subdivision and included in the Town's Asset Management Plan. The Capital replacement and annual operating costs would be included in future budgets. Further details regarding infrastructure costs would also be identified in the Financial Services Asset Management annual report.

Asset	Quantity
Roads	.070 lane-km
Sidewalks/Multi-use Paths	.093 km
Storm Sewers	.043km

## 6. Communication and Public Engagement:

A Public Meeting was held on September 9, 2024, in accordance with the Planning Act. This meeting provided the public and interested persons and agencies the opportunity to make representation in respect of the Draft Plan of Subdivision and Zoning By-law Amendment Applications. The meeting minutes are included in Attachment #7. One member of the public spoke at the public meeting. The individual requested information about the permission of a place of worship within a residential zone.

Staff provided details regarding community-based uses being permitted within residential zones.

Written correspondence raised concerns regarding the following:

- Future parking and traffic congestion in the neighbourhood;
- Impacts to the character of the neighbourhood;
- Pedestrian safety and traffic calming; and,
- Noise pollution from large gatherings disrupting residential peace.

All individuals who registered as an interested party at the statutory public meeting and any individual who provided written correspondence to the Town have been provided notice of the November 25, 2024, Committee of the Whole meeting.

The oral and written submissions by the public have been considered in determining the recommendation for approval of the proposed Zoning By-law Amendment, and Draft Plan of Subdivision applications. The following concerns raised above have been considered as follows:

- A Traffic Brief has been prepared by GHD which indicates that the proposed 40 parking spaces is adequate for the place of worship use. The Traffic Brief found that only a few vehicles will be utilizing the site parking at a time. The Traffic Brief also explains that the place of worship will

encourage carpooling and in the case of a large event provide bussing to reduce the traffic around the centre.

- The three single detached residential lots are a continuation of the lots in Plan 40M-2746 to the south. The intent for Lots 1 and 2 is to construct similar units as proposed for the other lots with the 11m frontages in Plan 40M-2746. This will maintain architectural compatibility with the surrounding neighbourhood.
- The proposed place of worship will add to the developing community hub in the neighbourhood by providing residents with access to public service facilities.
- The site will have pedestrian access to the future bike path and multi-use path on Coronation Road and the Durham Regional Transit stop which is located less than 500m north of the site on Taunton Road West and Coronation Road. A sidewalk on the cul-de-sac in the proposed development will provide the connection from the residential lots to Coronation Road. An additional trail is also proposed immediately east of the proposed lots and will connect to Taunton Road West as an alternative pedestrian connection to the transit stops on Taunton Road West (Refer to Attachment #6).
- The Noise Study concluded that noise from the proposal is expected to meet the applicable guideline limits and no additional noise attenuation measures are required.

## **7. Input from Departments/Sources:**

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

- Town of Whitby Strategic Initiatives;
- Town of Whitby Financial Services;
- Town of Whitby Landscaping;
- Enbridge Gas Inc;
- Rogers Communication;
- Bell Canada; and,
- Elexicon Energy.

Refer to Attachment #8 for additional detailed comments.

## **Internal Departments**

### **Community Services - Parks Planning and Development Division**

Parks staff have provided Conditions of Draft Approval which includes:

- a requirement for parkland dedication as per the West Whitby Master Parks Agreement;
- a requirement that all natural heritage and open space blocks be conveyed to the Town of Whitby;

- that the proponent provide detailed trail design and grading drawings for review and approval; and,
- conditions related to trail construction and installation of fencing

Refer to Attachment #8 for additional detailed comments and Attachment #9 for Conditions of Draft Plan Approval.

### **Fire and Emergency Services (WFES)**

Comments provided by WFES Staff state that there is no objection to the approval of the applications subject to the following comments being addressed:

- Lots 1,2,3 shall be considered as part of lots 9-15 for the purposes of assessing firebreak requirements if construction is to occur simultaneously; and,
- The future site plan application must include a plan that indicates building height, building area, the principal entrance, nearest fire hydrants, fire department connection (if applicable), and the fire access route (if applicable).

Refer to Attachment #8 for additional detailed comments and Attachment #9 for Conditions of Draft Plan Approval.

### **Engineering Services**

Comments provided by Engineering Services state that there is no objection to the approval of the applications subject to the Conditions of Draft Approval.

Refer to Attachment #8 for additional detailed comments and Attachment #9 for Conditions of Draft Plan Approval.

### **External Departments**

#### **Central Lake Ontario Conservation Authority (CLOCA)**

Comments provided by CLOCA staff indicate that any concerns related to stormwater management, geotechnical, and hydrogeological can be addressed during detailed design of the draft plan of subdivision and/or through the site plan application for the proposed institutional block. CLOCA staff has no objection to the approval of the applications subject to the Conditions of Draft Approval.

#### **Region of Durham Planning and Economic Development and Works Department.**

Comments provided by Regional Staff include:

- Noise recommendations of the Noise Impact Study shall be included in the Town's subdivision agreement;
- In accordance with the Region's Sewer Use By-Law, the Region will not permit foundation drains to connect to the sanitary sewer system; and,
- Detailed engineering design comments will be provided through the formal engineering submissions.

Region staff has no objection to the approval of the applications subject to the Conditions of Draft Approval.

Refer to Attachment #8 for additional detailed comments and Attachment #9 for Conditions of Draft Plan Approval.

**8. Strategic Priorities:**

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

The development of three single detached dwellings 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.

**9. Attachments:**

- Attachment #1: Location Sketch
- Attachment #2: Aerial Context Map
- Attachment #3: Proponent's Proposed Draft Plan of Subdivision
- Attachment #4: Excerpt from Whitby Official Plan Schedule A – Land Use
- Attachment #5: Excerpt from Zoning By-Law 1784
- Attachment #6: Composite Transportation Component Plan (CTCP)
- Attachment #7: Public Meeting Minutes
- Attachment #8: Agency and Stakeholder Detailed Comments
- Attachment #9: Conditions of Draft Plan of Subdivision Approval