

Town of Whitby Public Meeting Report

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Report Title: DEV-35-24: Zoning By-law Amendment Application, Whitby Curling Club, 815 Brock Street North, File No. Z-17-24

Date of meeting: February 10, 2025

Report Number: PDP 04-25

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 04-25** 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. 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:

- An application for a Zoning By-law Amendment has been submitted by the Whitby Curling Club for land municipally known as 815 Brock Street North.
- The proposal is to rezone a portion of the existing property from Open Space (OS) to a residential zone to permit five (5) single detached dwellings, three (3) storeys in height, fronting onto Bradley Drive.

2. Purpose:

The Planning and Development Department is in receipt of an application for a Zoning By-law Amendment for the subject land. The purpose of this report is to present information and materials submitted in support of the development application and to provide the opportunity for public input at the statutory public meeting, as required by the Planning Act.

3. Background:

3.1. Site and Area Description

The subject land is located on the eastern portion of 815 Brock Street North. The existing parcel is on the east side of Brock Street North, approximately 200 m south of Manning Road and Starr Avenue, with road frontage on Bradley Drive (refer to attachment #1). The subject property is 0.81 hectares (2 ac) in size and is used as a recreational centre (curling club). The area of the subject land proposed to be rezoned is currently used for overflow parking and storage for the curling club.

The surrounding land uses include:

- single detached dwellings to the north and east;
- open space (Bradley Park) to the south; and,
- commercial and residential uses to the west (refer to attachment #2).

3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by the Whitby Curling Club, to change the Zoning on a portion of the subject land from Open Space (OS) to an appropriate residential zone to facilitate the development of five (5) single detached dwellings, three (3) storeys in height, fronting onto Bradley Drive (refer to attachments #3&4).

Future land division applications will be required to create the proposed lots.

3.3. Documents Submitted in Support

The following documents have been submitted in support of the application:

- A Site Plan, prepared by Cassidy & Co., dated June 2024.
- Preliminary Model Drawings, prepared by Cassidy & Co., dated October 2024.
- A Planning Justification Report, prepared by LANDx Developments Ltd., dated October 2024.
- A Topographic Survey, prepared by J.D. Barnes Ltd., dated June 24, 2024.
- A Stormwater Management and Functional Services Report, prepared by D.G. Biddle & Associates, dated September 2024.
- A Civil Engineering Drawing Package, prepared by D.G. Biddle & Associates, dated September 2024.
- An Environmental Noise Assessment, prepared by YCA Engineering Ltd., dated October 2024.
- A Phase 1 Environmental Site Assessment, prepared by Cambium Inc., dated June 2024.
- A Tree Preservation and Landscaping Plan Package, prepared by Henry Kortekaas and Associates Inc., dated July 2024.

4. Discussion:

4.1. Whitby Official Plan

The subject land is designated as a “Residential Area” in the Town of Whitby Official Plan (refer to attachment #5). Residential Areas are intended to be predominantly used for residential purposes, however recreational and other community uses are also permitted.

According to Section 4.4.3.2, proposals for new residential development or redevelopment shall consider the policies, including locational criteria, identified in Sections 4.4.3.4 to 4.4.3.6 of the Official Plan. Low Density Residential areas shall generally be located in the interior of residential neighbourhoods on local or collector roads (4.4.3.4.1.a.). Bradley Drive is designated as a collector road under Schedule ‘D’ Transportation of the Official Plan.

4.2. Zoning By-law

The subject land is Zoned OS – Open Space in Zoning By-law 2585 (refer to attachment #6). The OS Zone does not permit residential uses.

A Zoning By-law Amendment is required to rezone the subject land to a residential Zone category to implement the proposed single detached dwellings.

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 Bradley Drive 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 application 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 application. 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 application will be considered.

8. Attachments:

Attachment #1 Location Sketch

Attachment #2 Aerial Context Map

Attachment #3 Proponent's Proposed Concept Plan

Attachment #4 Proponent's Proposed Elevations Plan

Attachment #5 Excerpt from Town of Whitby Official Plan Schedule 'A' – Land Use

Attachment #6 Excerpt from Zoning By-law 2585