

# Town of Whitby Public Meeting Report

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**Report Title: DEV-46-24: Official Plan Amendment and Zoning By-law Amendment Applications, GHD on behalf of 1151 Whitby GP Inc., 1151 Dundas Street West, File No. OPA 2024-W12, Z-23-24**

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**Date of meeting:** February 10, 2025

**Report Number:** PDP 12-25

**Department(s) Responsible:**  
Planning and Development Department  
(Planning Services)

**Submitted by:**

R. Saunders, Commissioner of Planning  
and Development

<p><b>Acknowledged by M. Gaskell, Chief Administrative Officer</b></p>
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Planning Report PDP 12-25 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 applications. 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 Official Plan Amendment Application to amend the Envision Durham/Town of Whitby Official Plan, and a Zoning By-law Amendment Application to amend Zoning By-law 1784 have been submitted by GHD on behalf of 1151 Whitby GP Inc, for the land municipally known as 1151 Dundas Street West.
- The proposed applications would facilitate the development of three buildings (a warehouse building, an industrial condo flex building, and a third building along Dundas Street West for industrial, retail and other commercial uses).
- A future site plan application will be required.

## 2. Purpose:

The purpose of this report is to present information related to the Official Plan Amendment and Zoning By-law Amendment application 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 south side of Dundas Street West, west of Fothergill Court. The subject land is municipally known as 1151 Dundas Street West (refer to Attachment #1). The subject land is approximately 7.34 hectares (18.14 acres) in size.

The subject land is currently vacant. The land uses to the south and west are vacant, while the lands to the north are residential and the land to the east is an automobile dealership (Whitby Toyota).

### 3.2. Applications and Proposed Development

The purpose of the proposed **Official Plan Amendment and the Zoning By-law Amendment** is to permit the development of three buildings with a floor area of 38,603 square metres, comprised of: a warehouse building in the southern portion; an industrial condo flex building in the central portion; and a third building along Dundas Street West for industrial, retail and other commercial uses (refer to Attachment #3).

### 3.3. Documents Submitted in Support

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

- A Hydrogeological Investigation Report, prepared by DS Consultants, dated October 2022.
- A Geotechnical Report, prepared by DS Consultants, dated August 2022.
- A Planning Justification Report, prepared by GHD Limited.
- A Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering Inc, dated December 2024.
- A Transportation Impact Study, prepared by NexTrans Consulting Engineering, dated December 2024.
- A Noise Feasibility Study, prepared by HGC Engineering, dated December 2024.
- A Stage 1-2 Archaeological Assessment, prepared by Archeoworks Inc., dated March 2022.
- A Phase One Environmental Site Assessment Report, prepared by DS Consultants LTD, dated August 2022.
- A Boundary and Topographic Survey, prepared by J.D Barnes Limited, dated July 2021.
- An Environmental Impact Study, prepared by Birks Landscaping Inc, dated December 2024.
- A Conceptual Landscape Plan, prepared by HKLA Inc., dated December 2024.
- An Architectural Package including a Site Plan and Building Elevations, prepared by Powers Brown Architecture, dated December 2024 (refer to Attachments #3 and #4).

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

##### **4.1. Envision Durham**

The subject land is designated as Employment Areas on Map 1 – Regional Structures of the Regional Official Plan (Envision Durham). Employment Areas are locations for primary employment generating uses such as manufacturing, assembly, processing, generation, freight and transportation, warehousing, storage, major facilities, and similar uses that require access to highway, rail, shipping facilities and/or separation from sensitive land uses. Portions of the subject land are also designated Major Open Space Areas.

An amendment to the Envision Durham Official Plan as it relates to the Town of Whitby will be required to permit the proposed commercial/retail uses along Dundas Street West.

## **4.2. Whitby Official Plan**

The subject land is designated as Prestige Industrial and Major Open Space as shown on Schedule A – Land Use (refer to Attachment #5) and designated Prestige Industrial, Environmental Protection Area and Flood Policy Area on Schedule R – West Whitby Secondary Plan (refer to Attachment #6).

Lands designated Prestige Industrial are located in strategic locations having exposure to Highways 401, 407 and 412 and are intended to accommodate light industrial uses, office and professional uses e.g. research and development facilities; corporate head offices; light manufacturing (4.7.3.2 & 11.8.2.6).

Lands designated Environmental Protection Area with Flood Policy Area include environmentally sensitive features, flood hazard land/floodplain, valley lands, woodlands, wetlands and/or streams. Environmental Impact Studies are required for development proposed in proximity to such features, to determine potential impacts and limits of development (11.8.2.8).

An Official Plan Amendment is required to change the land use designation on a portion of the property to permit the proposed commercial and retail uses in the proposed building fronting Dundas Street.

## **4.3. Zoning By-law**

The subject land is zoned Agricultural (A) within the Town of Whitby Zoning By-law 1784, which permits a variety of agricultural and agricultural related uses but does not permit the proposed development.

A Zoning By-law Amendment is required to rezone the subject land to an appropriate zone category to implement the proposed use (refer to Attachment #7).

## **4.4. Future Application**

A future Site Plan application will be required to consider the site details and implement the proposed development.

## **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 along the Dundas Street

West 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 Concept Plan
- Attachment #4 Proponent's Proposed Building Elevations
- Attachment #5 Excerpt from the Town of Whitby Official Plan Schedule 'A'
- Attachment #6 Excerpt from Town of Whitby Schedule 'R'
- Attachment #7 Excerpt from Zoning By-law 1784