

Town of Whitby Public Meeting Report

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Report Title: **DEV-39-24: Zoning By-law Amendment Application,
Madison Winchester Limited, Winchester Road East
and Cachet Boulevard, File No. Z-20-24**

Date of meeting: February 10, 2025

Report Number: **PDP 06-25**

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 06-25 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:

- A Zoning By-law Amendment Application has been submitted by Madison Winchester Limited for the subject land located at the northwest corner of Winchester Road East and Cachet Boulevard.
- The Zoning By-law Amendment proposes to change the current zoning from Institutional (I*) Zone within Zoning By-law No. 1784, to appropriate zone categories to permit the proposed development of 281 residential dwelling units. The proposed development consists of 28 single-detached dwellings and 25 townhouse blocks comprised of 253 townhouse units.

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 related to the 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 northwest corner of Winchester Road East and Cachet Boulevard (refer to Attachment #1). The subject land is approximately 5.68 hectares (14.06 acres) in size.

The subject land is currently vacant. The land uses to the north and east, include residential uses, lands to the west include a stormwater management pond, while land uses to the south include agricultural uses (future employment lands) and a recreational golf course facility (refer to Attachment #2).

3.2. Application and Proposed Development

A Zoning By-law Amendment Application has been submitted by Madison Winchester Limited to accommodate the development of 281 residential dwelling units, consisting of: 28 single-detached dwellings; and 25 townhouse blocks comprised of 253 townhouse units. The single detached units are proposed to back onto the existing single detached dwellings on Kinross Avenue (refer to Attachment #3).

The Zoning By-law Amendment Application proposes to change the current zoning from Institutional (I*) Zone within Zoning By-law No. 1784, to appropriate zone categories to accommodate the proposed future development.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- A Geotechnical Investigation, prepared by Soil Engineers Ltd., dated October 2023;
- A Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated October 2024;
- A Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited, dated July 2024;
- A Noise Feasibility Study, prepared by Howe Gastmeier Chapnik Limited, dated September 2024;
- A Construction Management Report, prepared by Stantec Consulting Ltd., dated October 2024;
- A Functional Servicing Report, prepared by Stantec Consulting Ltd., dated October 2024;
- A Stormwater Management Report, prepared by Stantec Consulting Ltd., dated October 2024;
- A Civil Drawing Package, prepared by Stantec Consulting Ltd., dated October 2024;
- A Photometric Plan and Lighting Package, prepared by Moon-Matz Ltd., dated September 2024;
- A Site Plan, prepared by FBP Architects Inc., dated August 2023 (refer to Attachment #3);
- A Building Elevations and Floor Plans Package, prepared by FBP Architects Inc., dated 2024;
- A Landscape Plan and Details Package, prepared by Cosburn Nauboris Ltd., dated October 2024;
- An Arborist Report, prepared by Cosburn Nauboris Ltd., dated October 2024;
- A Tree Preservation Plan and Details Package, prepared by Cosburn Nauboris Ltd., dated October 2024;
- A Planning Justification Report, prepared by KLM Planning, dated October 2024;
- A Topographic Survey, prepared by Ontario Land Surveyor, dated October 2023;
- A Durham Region Site Screening Questionnaire Form, prepared by Madison Winchester Limited, dated November 2024; and,
- A Whitby Green Standard Letter and Checklist, prepared by Madison Winchester Limited, dated November 2024.

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

4. Discussion:

4.1. Whitby Official Plan

The subject land is designated Low Density Residential and Medium Density Residential on Schedule J – Brooklin Community Secondary Plan (BCSP) of the Town of Whitby's Official Plan. The subject land also has a secondary school symbol located in the south-east portion of the property (refer to Attachment #4).

Low Density Residential

The Low Density Residential designation permits single detached, semi-detached, duplex dwellings and other similar ground related built forms with a density of up to 30 dwelling units per net hectare (4.4.3.4.1 b).

Medium Density Residential

The Medium Density Residential designation permits street and block townhouses, apartments, and other forms of multiple dwellings, not exceeding a height of 4 storeys, with a density range of greater than 30 and up to 65 dwelling units per net hectare (4.4.3.5.1 b).

Secondary School Symbol

Section 4.8.3.8 of the Town's Official Plan states that where a vacant school site shown in a Secondary Plan is not required by the school boards, the lands may be developed in accordance with the underlying land use designation without an amendment to the Plan.

4.2. Zoning By-law

The subject land is currently zoned Institutional (I*) Zone within Zoning By-law 1784 (refer to Attachment #5). The Institutional (I*) Zone does not permit the proposed use. Therefore, a Zoning By-law Amendment is required to permit the proposed development.

As the subject land is located within the Brooklin Community Secondary Plan Area, the site-specific By-law for the subject property will be premised upon applicable zoning provisions outlined within the Brooklin Community Secondary Plan Area By-law (# 7959-23).

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, public notice signs have been erected on the Winchester Road East and Cachet Boulevard 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 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 Site Plan

Attachment #4: Excerpt from the Town of Whitby Official Plan – Schedule J

Attachment #5: Excerpt from Zoning By-law No. 1784