

Town of Whitby Public Meeting Report

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Report Title: **DEV-15-25: Zoning By-law Amendment Application, Nihal and Lachman Inc., 7030 Baldwin Street North, File No. Z-08-25**

Date of meeting: June 16, 2025

Report Number: **PDP 36-25**

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**

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Planning Report PDP 36-25 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](http://whitby.ca).

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 has been submitted to the Town of Whitby by Nihal and Lachman Inc. for the land located at the northwest corner of Columbus Road and Baldwin Street North, municipally addressed as 7030 Baldwin Street North.
- The proposed development consists of a 6-storey, 140 unit residential apartment building with 1,457 square metres of ground floor commercial space.
- A Site Plan application has also been submitted and is currently under review.

2. Purpose:

The purpose of this report is to present the information and materials submitted in support of the application and provide an opportunity for public input at a statutory public meeting, as required by the Planning Act.

3. Background:

3.1. Site and Area Description

The subject land is municipally addressed as 7030 Baldwin Street North, and is situated on the northwest corner of Baldwin Street North and Columbus Road West (refer to Attachment #1). The subject land is approximately 1.29 hectares (3.18 ac.) in area and includes a vacant one storey building and a gravel parking lot. The subject land has frontage onto Baldwin Street North and Columbus Road.

The subject land is surrounded by future development lands to the north, east, west, and south (refer to Attachment #2).

3.2. Application and Proposed Development

The proposed development consists of a 6-storey, 140 unit residential apartment building with 1,457 square metres of ground floor commercial space. A landscaped pedestrian area is proposed along the Baldwin Street North frontage, and parking will be situated to the west of the proposed building (refer to Attachments #3 and 4).

The purpose of Zoning By-law Amendment Application (Z-08-25) is to change the zoning of the subject land from Agricultural (A) to an appropriate zone category to permit the proposed mixed-use development.

The proponent has submitted an application for Site Plan Approval. This application is being reviewed concurrently with the Zoning By-law Amendment application.

3.3. Documents Submitted in Support

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

- A Planning Rationale Report prepared by Kevin M. Duguay Community Planning and Consulting Inc. dated February 2025;
- Stage 1 & 2 Archaeological Assessment prepared by Amick Consultants Limited, dated October 4, 2023;
- Environmental Impact Study, prepared by GHD, dated December 7, 2021;
- Geotechnical Investigation Report, prepared by Cambium Inc, dated December 10, 2021;
- Hydrogeological Assessment Report, prepared by Cambium Inc, dated April 18, 2022;
- Phase One Environmental Site Assessment, prepared by Cambium Inc, dated September 21, 2023;
- Phase Two Environmental Site Assessment, prepared by Cambium Inc, dated September 21, 2023;
- Transportation Impact Study, prepared by Asurza Engineers, dated March 3, 2023;
- Landscape Plans and Tree Inventory and Preservation Plans, prepared by Henry Kortekaas and Associates Inc, dated December 5, 2024;
- Arborist Report, prepared by Henry Kortekaas and Associates Inc, dated January 9, 2025;
- Topographic Survey, prepared by P&C Surveying Inc., dated May 1, 2021;
- Electrical Site Plan and Details, prepared by Berthelot Engineering Ltd., dated January 23, 2025;
- Engineering Drawing Package (Pre/Post Drainage Plan, Grading Plan, Erosion and Sediment Control Plan, Pavement Marking Plan, Servicing Plan), prepared by Acadia Engineering, dated November 4, 2024;
- Functional Servicing Report, prepared by Acadia Engineering, dated November 2024;
- Urban Design Brief, prepared by Acadia Engineering, dated November 2024;
- Stormwater Analysis, prepared by JFSA Water Resources and Environmental Consultants, dated November 1, 2024; and
- Environmental Noise and Vibration Impact Study, prepared by Vintec Acoustics, dated May 20, 2022.

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

4. Discussion:

4.1. Envision Durham Official Plan

The subject land is located within the Community Areas and Regional Corridor designation of the Envision Durham Official Plan (Refer to Attachment #5).

Community Areas are intended to offer a complete living environment and are to be comprised of housing, commercial uses such as retail shopping and personal service uses, offices, institutional uses, community uses, and public service facilities such as schools, libraries and hospitals, as well as an array of cultural and recreational uses.

Lands fronting or abutting Regional Corridors are intended to help form key connections between Strategic Growth Areas, other nodes and corridors, and certain Employment Areas within the Town and Region. Regional Corridors support the movement of people and goods, and intensification along these areas is supported.

4.2. Whitby Official Plan (Brooklin Community Secondary Plan)

The subject land is located within the Mixed-Use-1-Community Central Area in accordance with Schedule 'J' of the Brooklin Community Secondary Plan (Refer to Attachment #6).

The subject land is also located within an intensification corridor and has frontage on a Type B arterial road (Columbus Rd W.) and Type C arterial road (Baldwin St N.).

The Mixed-Use 1- Community Central Area designation is intended to provide a mix of residential and non-residential uses in a pedestrian-oriented manner at a density which supports frequent transit service.

The subject land must have a mix of two or more land uses, and each Mixed-Use 1 – Community Central Area designation as a whole is intended to provide a mix of residential and commercial uses.

Townhouses, apartments, and other forms of multiple dwellings are permitted with a density range between 65 and 135 dwelling units per net hectare. Proposals for High Density Residential development and redevelopment, up to 300 dwelling units per net hectare, may be considered through an amendment to the Zoning Bylaw where the lands are located within Intensification Corridors.

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 (refer to Attachment 12).

A Zoning By-law Amendment is required to rezone the subject land to an appropriate zone category to implement the proposed mixed-use 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 frontages 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. 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 Building Elevations

Attachment #5: Excerpt from Envision Durham Official Plan – Map 1

Attachment #6: Excerpt from Brooklin Community Secondary Plan – Schedule J

Attachment #7: Excerpt from Zoning By-law 1784