

# Town of Whitby

## Staff Report

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**Report Title:**      **DEV-35-24: Zoning By-law Amendment Application, Whitby Curling Club, 815 Brock Street North**

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**Report to:**      **Committee of the Whole**

**Date of meeting:**    June 2, 2025

**Report Number:**    **PDP 29-25**

**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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### 1. Recommendation:

1. That Council approve an amendment to Zoning By-law # 2585 (File No. Z-17-24) as set out in Planning Report PDP 29-25; and,
2. That a By-law to amend Zoning By-law # 2585 be brought forward for consideration by Council.

### 2. Highlights:

- The Whitby Curling Club has submitted a Zoning By-law Amendment Application for land municipally known as 815 Brock Street North.
- The Zoning By-law Amendment Application proposes to change a part of the current zoning on the property to an appropriate residential zone to permit the proposed development of five (5) single detached dwellings.
- Future Land Division applications will be required to create the proposed lots.

- All commenting departments and external agencies have indicated support for, or no objection to, the proposed development subject to their comments and conditions being addressed.

### **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 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 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 a portion of the existing zone category of the subject lands from Open Space (OS) in By-law 2585, 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 in order to create the proposed lots.

#### **3.3. Documents Submitted in Support**

The documents submitted in support of the application include the following:

- A Site Plan, prepared by Cassidy & Co., dated June 2024 – revised April 17, 2025 (refer to Attachment #3).
- Preliminary Model Drawings, prepared by Cassidy & Co., dated October 2024.
- A Planning Justification Report, prepared by LANDx Developments Ltd., dated October 2024.
- A second submission Cover Letter, prepared by LANDx Developments Ltd., dated April 21, 2025.

- 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 – revised February 2025.
- A Civil Engineering Drawing Package, prepared by D.G. Biddle & Associates, dated September 2024 – revised April 2025.
- An Environmental Noise Assessment, prepared by YCA Engineering Ltd., dated October 2024.
- A Phase One Environmental Site Assessment, prepared by Cambium Inc., dated June 2024.
- A Phase Two Environmental Site Assessment, prepared by Cambium Inc., dated October 2024.
- A Record of Site Condition, dated March 14, 2025.
- A Tree Preservation and Landscaping Plan Package, prepared by Henry Kortekaas and Associates Inc., dated July 2024, revised April 2025.

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

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

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

The subject land is designated as a “Community Area” and a “Regional Corridor” in the Envision Durham Official Plan. The permitted uses within Community Areas include a variety of housing types, sizes, and tenures.

The existing Curling facility is adjacent the Regional Corridor (Brock Steet), the area of land to be rezoned is not along the “Regional Corridor”.

##### **4.2. Whitby Official Plan**

The subject land is designated as a “Residential Area” (refer to attachment #5) in the Town of Whitby Official Plan. Residential Areas are intended to be predominantly used for residential purposes.

Where the proposal is not in a secondary plan, proposal 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 (4.4.3.2). 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 a collector road under Schedule ‘D’ of the Official Plan.

The proposed development includes 5 residential lots on a 0.21 hectare area of land. As such, the proposed development is within the maximum density of 35 units per net hectare required by the OP for low density residential uses.

The subject land is not within the 'Mature Neighbourhoods' boundary.

The proposal is intended to serve as a transition from the adjacent mature neighbourhood to the intensification corridor. Relatively large setbacks have been maintained between the existing residential uses and the proposed residential dwellings. Lot sizes and frontages are comparable to the existing surrounding neighbourhood, and the proposed dwellings can be accommodated with comparable interior side yard and front yard setbacks. The proposal will involve maintaining several existing mature trees on the south and north lot lines of the subject land.

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

The subject land is presently zoned OS – Open Space by 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.

#### **4.4. Conclusion**

The proposed application would provide additional residential uses on lands designated as a Community Area and conforms with the Envision Durham Official Plan.

The proposed application would provide additional single detached dwellings in an area designated as low density residential. The area of the proposal is not in a mature neighbourhood but is adjacent to the Mature Neighbourhood boundary. Staff worked with the applicant on comments and concerns regarding the massing and height of the proposed dwellings in the context of the surrounding neighbourhood. Additional rationale was provided by the applicant, noting large setbacks to existing residential uses, the preservation of existing trees, and the vision of the proposal as a "transition area" between the mature neighbourhood and the intensification corridor. It should also be noted that a public walkway is located between the proposed development and the existing residential uses to the north. Based on the additional justification provided, the proposed application conforms with the intent of the Official Plan.

All of the commenting departments and external agencies have indicated support for, or no objection to, the proposed development subject to their comments and conditions being addressed, as outlined in Section 6.

Based on the detailed review of the application and consideration of public and agency comments and requirements, it is concluded that the proposed development is consistent with the Provincial Planning Statement and is in conformity with the Envision Durham Official Plan and the Town's Official Plan. Therefore, it is recommended that Council approve the proposed Zoning By-law Amendment.

**5. Financial Considerations:**

Not applicable.

**6. Communication and Public Engagement:**

A Public Meeting was held on February 9, 2025, in accordance with the Town of Whitby Official Plan and the Planning Act. This Public Meeting provided the public, interested persons, and agencies the opportunity to make representation in respect of the Zoning By-law Amendment Application.

The meeting minutes are included in Attachment #7.

There were no oral submissions from the public; however, one written correspondence submission was received expressing skepticism over the need for the proposed development.

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

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

- Whitby Fire and Emergency Services; and,
- Durham District School Board.

Refer to Attachment #8 for Agency and Stakeholder Detailed Comments.

**7.1. Internal Departments**

**Engineering Services**

Engineering Services had no concerns with the zoning by-law amendment application, and further provided a list of required plans, reports, and materials to be provided as part of future land division applications.

**Financial Services**

Financial Services provided standard requirements with respect to development charges and cash in lieu of parkland.

**7.2. External Departments**

**CPKC Railway**

CPKC Railway provided a warning clause due to proximity to their nearby railway.

**Region of Durham**

The Region of Durham commented primarily on regional servicing and transportation, noting that there are site servicing concerns that will need to be addressed as part of the future land division applications.

**8. Strategic Priorities:**

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

The proposed residential development would support Community Strategic Plan Action Item 1.5.4, under Strategic Pillar #1: Whitby's Neighbourhoods, with respect to providing a diversity of housing options.

**9. 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 the Town of Whitby Official Plan Schedule 'A'

Attachment #6: Excerpt from Zoning By-law 2585

Attachment #7: Public Meeting Minutes

Attachment #8: Agency Comments