



# Town of Whitby

## Public Meeting Report

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**Report Title:**    **DEV-33-25: Zoning By-law Amendment Application, 3775 Brock Street (Whitby) Limited Partnership, 3775 Brock Street North, File No. Z-18-25**

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**Date of meeting:**    September 8, 2025

**Report Number:**    **PDP 44-25**

**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 44-25 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 3775 Brock Street (Whitby) Limited Partnership for land municipally known as 3775 Brock Street North.

- The proposal seeks to rezone the lands from Agricultural Exception 12 (A-12) Zone to a High Density Residential (HD) Zone to permit the proposed development.

## **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 municipally known as 3775 Brock Street North and is located on the east side of Brock Street North, approximately 390 metres south of Taunton Road East (refer to Attachment #1). The subject property is approximately 1.14 hectares (2.81 acres) in size and currently vacant. Previously, a single storey motel, known as the Woodycrest, occupied the site. The site was also temporarily used as a new car storage lot in recent years.

The subject land is surrounded on all sides by existing residential neighbourhoods comprised of a mix of townhouse, semi-detached, and single detached dwellings (refer to Attachment #2). The subject land has frontage on Brock Street North and Tincomb Crescent.

### **3.2. Application and Proposed Development**

A Zoning By-law Amendment Application has been submitted by 3775 Brock Street (Whitby) Limited Partnership to change the existing zoning from the Agricultural Exception 12 (A-12) Zone to a High Density Residential (HD) Zone.

The conceptual Site Plan provided with the application illustrates 6 blocks of back-to-back stacked townhouse dwellings for a total of 123 units (refer to Attachment #3). Two vehicular accesses are proposed, one from Brock Street North, and one from Tincomb Crescent, which will be connected via a private internal road. Resident parking and a component of visitor parking will be provided below grade, with additional visitor parking provided at grade.

Future Site Plan and Draft Plan of Condominium Applications will be required.

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

The following documents were submitted in support of the application:

- Site Plan, prepared by GMB Architecture (refer to Attachment #3), dated June 25, 2025.
- Architectural Drawing Set, including floor plans and elevations (refer to Attachments #4 and #5), dated June 25, 2025.
- Civil Engineering Drawing Set, prepared by Lithos Group Ltd., dated June 27, 2025.
- Stormwater Management Report, prepared by Lithos Group Ltd., dated June 2025.
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated June 2025.
- Phase One Environmental Site Assessment, prepared by SLR Consulting (Canada) Ltd., dated February 3, 2025.
- Conceptual Landscape Plans, prepared by HKLA Landscape Architects & Consulting Arborists, dated June 26, 2025.
- Planning Rationale Report, prepared by The Biglieri Group Ltd., dated June 2025.
- Waste Collection Memo, prepared by The Biglieri Group Ltd., dated June 30, 2025.

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

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

The subject land is designated as Community Areas with a Regional Corridor Overlay in Envision Durham. Community Areas are to be planned for a variety of housing types, size and tenures. Regional Corridors are generally considered appropriate locations for higher density, mixed-use development, in a compact, and transit-oriented built form.

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

The subject land is designated as Residential on Schedule 'A' – Land Use in the Town of Whitby Official Plan (refer to Attachment #6). The subject land is also identified as being within the Mature Neighbourhoods area on Schedule 'B' – Intensification of the Town of Whitby Official Plan.

The Residential Designation is intended for residential purposes, along with related and supportive uses such as recreational, institutional, community, commercial, and personal service uses. Policy 4.4.3.2 indicates that the locations of Low Density, Medium Density and High Density Residential development within the broader Residential Designation is to be identified in Secondary Plans. Where Secondary Plans do not exist, such as the case for the subject land, development shall consider the policies and locational criteria for Low, Medium, and High Density Residential areas.

Policy 4.4.3.6.1 indicates High Density Residential areas shall generally be located at the edge of neighbourhoods and along arterial roads. Townhouses, apartments, and other forms of multiple dwellings are permitted with a density range of 65 to 135 dwelling units per net hectare.

The locational criteria for Medium and High Density Residential development are set out in Policy 4.4.3.9.2. The criteria include that there is sufficient municipal services and infrastructure, proximity to transit service, adequately sized sites with appropriate setbacks, proximity to a Central Area or Convenience Commercial Centre, proximity to community services and facilities, impact on adjacent uses, traffic impacts, as well as others.

Mature Neighbourhoods policies are contained in section 4.4.3.13 of the Official Plan. Policy 4.4.3.13.12 states that High Density Residential development shall be directed to the edges of Mature Neighbourhoods which includes along arterial roads or abutting Intensification Corridors or Intensification Areas. A maximum height of 4 storeys is established and development shall provide for a compatible interface in height and density to adjacent Low Density Residential areas.

It is noted that the Mature Neighbourhoods policies, as contained in Official Plan Amendment #130, were adopted by Town of Whitby Council on May 15, 2023, but currently remain under appeal at the Ontario Land Tribunal.

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

The subject land is currently zoned Agricultural Exception 12 (A-12) in Zoning By-law 1784 (refer to Attachment #7). The A Zone does not permit back-to-back stacked townhouses and therefore a zoning by-law amendment in accordance with the Official Plan is required to permit 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 on the Brock Street North and Tincomb Crescent frontages of the subject land in accordance with the Town's notification procedures.

Previously, a developer led community consultation meeting was held on June 29, 2023. At that time, the proposed development consisted of 74 townhouse units with a single access proposed off Tincomb Crescent. Comments from members of the public provided at the community consultation meeting included:

- Concerns related to sufficient parking accommodation and existing parking congestion on adjacent streets.

- Concerns with neighbourhood compatibility and building height, given the proposed development is a different form than existing surrounding residential built form.
- Concerns about school capacity to serve additional students generated by the development.
- Concerns about access and traffic volumes on Tincomb – preference for access to be from Brock Street.
- Request for additional playgrounds / amenities for children.
- Concerns related to construction impacts such as construction traffic, noise and dust.

#### **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: Proposed Site Plan
- Attachment 4: Proposed Elevations 1 – Flat Roof
- Attachment 5: Proposed Elevations 2 – Pitched Roof
- Attachment 6: Excerpt from the Town of Whitby Official Plan Schedule 'A' – Land Use
- Attachment 7: Excerpt from Zoning By-law 1784