

## Attachment #9

### Agency & Stakeholder Detailed Comments

#### Files DEV-01-26 (OPA-2026-W/01), DEV-40-25 (Z-22-25)

The Official Plan Amendment Application (DEV-01-26, OPA-2026-W/01) and Zoning By-law Amendment Applications (DEV-40-25, Z-22-25) were circulated separately.

Comments received on the Official Plan Amendment application were limited, generally indicating no objection and/or that technical issues would be addressed through the review of the Zoning and Site Plan Applications.

Comments received on the Zoning By-law Application are below.

### **Internal Departments**

#### **Community Services – Parks Planning**

Cash in Lieu of Parkland

Cash-in-lieu of Parkland will be required for any net developable area that exceeds the block area of the registered subdivision agreement (SW-2017-08).

Conditions of Site Plan Approval

The following conditions shall be incorporated into the Site Plan agreement:

1. The Applicant provide Cash-in-lieu of Parkland based on a rate of based on 2% for any net developable area that exceeds the block area of the registered subdivision agreement (SW-2017-08).
2. The proponent shall provide a certified land appraisal to the Town prior to executing the site plan agreement, in order to calculate the cash-in-lieu of parkland to paid. The land appraisal and land value will be considered valid for up to one year. If the land appraisal is older than one year, then an updated appraisal or adjustment to the land value may be requested at the discretion of the Town.

#### **Strategic Initiatives**

Economic Development

Economic Development staff continue to be fully supportive of this development proposal.

We encourage the proponent to continue engaging with our team as the project progresses, particularly as opportunities arise to market the space to potential businesses. Our team frequently receives inquiries from businesses seeking this type of commercial space in Whitby, so staff would appreciate any insight on anticipated timelines for availability.

Staff are happy to collaborate and provide support as the development moves forward.

### Sustainability Comments

Thank you for indicating that as per the landscape plan, the development has incorporated green spaces and high-quality landscape treatments and that bioswales and permeable paving along with other similar infiltration measures have been incorporated into the proposed site design.

Thank you for also providing the Whitby Green Standard Checklist through the portal and the details you provided. However, we do require more information to understand how energy performance 15% above OBC requirements is not feasible for the site.

### Creative Communities Comments

The Renderings for the Urban Plaza and Gateway examples shown provide some good visualization as to the entry feature into this site. The Creative Communities team prefers the use of the corton steel material as shown in some of the designs as this mimics similar material that is used as part of the Wheat Sheaf design on the Southeast corner gateway and is in line with previous studies which attributes this material with the former railway and farming equipment.

The Creative Communities team supports the proposed location of public art for this project. The proposed 'Brooklin' art feature of block letters stacked on top of each other creates quite a landmark piece in terms of scale and gateway into the site. Staff would be happy to continue to work with the applicant further to review final material/colour breakdown before they go to fabrication. Staff can also provide information such as potential artists, public art processes and community engagement opportunities.

### Engineering Services

The submitted materials have been reviewed for the purpose of this application:

- Architectural Package, dated September 16, 2025, by Turner Fleischer
- Grading Plan, dated September 12, 2025, by KWA Site Development Consulting
- Servicing Plan, dated September 12, 2025, by KWA Site Development Consulting
- Erosion and Sediment Control Plan, dated September 12, 2025, by KWA Site Development Consulting
- Storm Drainage Plan, dated September 12, 2025, by KWA Site Development Consulting
- Site Details (SD1, SD2), dated September 12, 2025, by KWA Site Development Consulting
- Planning Rationale Report, dated September 2025, by GHD
- Topographic Survey (Triangle Parcel), dated November 26, 2024, by J.D. Barnes Limited
- 40R-32216 Plan, dated May 30, 2023, by J.D. Barnes Limited
- Parcel Abstract, dated August 7, 2025
- Comment Response Matrix, dated September 22, 2025, by Winash Developments Limited

- Preliminary Geotechnical Investigation, dated May 24, 2017, by Golder Associates Ltd.
- Construction Management Report, dated September 12, 2025, by Winash Developments Ltd.
- Hydrogeological Investigation, dated September 2017, by Soil Engineers Ltd.
- Functional Servicing and Stormwater Management Report, dated September 12, 2025, by KWA Site Development Consulting
- Easement Transfer (Pedestrian Access), dated July 14, 2025

### Zoning By-law Amendment Application

The Subject Property is subject to the Town of Whitby Zoning By-law 1784 and is currently zoned 'CMU\*-12' – Commercial Mixed-Use Zone, Exception 12. A Zoning By-law Amendment is required to re-zone a segment of the site and to implement revised development standards to enable conformity with the applicable Town of Whitby Official Plan policies.

Engineering Services has no objection to the proposed Zoning By-law Amendment.

## External Agencies

### Region of Durham

The subject lands are located within Registered 40M-2747 part of the lands of Winash Developments Ltd. subdivision SW-2017-08. In March 2023, matters of Provincial interests were addressed at the time of registration of the subdivision.

### Regional Servicing

#### Site Servicing Plan – Phase 2 (Dwg SSP-PH2)

- Municipal water and sanitary servicing to Phase 2 of this development are to be extended from the Phase 1 servicing. Domestic water and fireline are to be extended after the existing mechanical room in Phase 1.
- Label the existing and proposed inverts for existing SAN MH 1A.

### Next Submission

Please provide the following item in the next site plan submission:

- Revised the Site Servicing Drawing for our record.

### Conclusion

The proposed application would facilitate the development of a commercial plaza on the subject lands. The development proposal supports mix of uses and compact built form through infilling developments.

In the Region's review of application, the Region raised issues with the Site Servicing Plan. The Region's above comments can be addressed in the next site plan submission.

## **Central Lake Ontario Conservation Authority**

Thank you for circulating Central Lake Ontario Conservation Authority (CLOCA) the materials associated with the first submission of the above-noted development applications. CLOCA staff have reviewed them for consistency with the natural hazard policies of the Provincial Policy Statement, as well as for conformity with Ontario Regulation 41/24 of the Conservation Authorities Act. Our review has also included their context within any appropriate watershed management guidelines and documents, and/or related policies within the local and regional Official Plans.

### **Zoning By-law Amendment Application**

CLOCA has no objection to the zoning by-law amendment. Please find below comments from CLOCA technical staff related to the Site Plan approval application.

### **Environmental Engineering**

Please find appended a technical memo from CLOCA's environmental engineering staff. Please address these comments through the next submission.

### **Conclusions**

A CLOCA permit will not be required as this block of the development is located outside of the CLOCA regulated area.

CLOCA staff request that prior to any final approval of this site plan application that the provided comments be addressed to our satisfaction.

Appropriate plan review fees related to CLOCA's review of the Site Plan application should be paid prior to final approval of the Site Plan application.