

Town of Whitby Public Meeting Report

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Report Title: DEV-07-26: Official Plan Amendment Application, Whitby Taunton Holdings Limited, lands at the northeast corner of Taunton Road West and Des Newman Boulevard, File No. OPA-2026-W/02

Date of meeting: April 27, 2026

Report Number: PDP 24-26

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 24-26 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(s). 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 an Official Plan Amendment has been submitted by Whitby Taunton Holdings Limited for land located at the northeast corner of Des Newman Boulevard and Taunton Road West.

- The proposal seeks to introduce a site-specific exception to reduce the minimum required building height for non-residential buildings from two storeys to one storey.
- A related Zoning By-law Amendment Application and Site Plan Application (DEV-47-25, Z-29-25, SP-25-25) has been previously submitted and is under review.

2. Purpose:

The Planning and Development Department is in receipt of an application for an Official Plan 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 located at the northeast corner of Taunton Road West and Des Newman Boulevard (refer to Attachment #1). The subject land is currently part of a larger 3.33 hectare (8.22 acre) parcel of land which will be further subdivided through a future Draft Plan of Subdivision Application. The subject land, once subdivided, will be approximately 1.43 hectares (3.54 acres) in size and is currently vacant.

The subject land is surrounded by the following land uses (refer to Attachment #2):

- Newly constructed residential uses (townhouse units), a future high school block, and a district park block to the north;
- Vacant lands (future residential), a stormwater management pond, residential uses (townhouse units), and residential sales offices to the east;
- Vacant lands (future residential and commercial) and existing residential uses (townhouses) on the south side of Taunton Road West; and,
- Vacant lands (future residential) to the west.

3.2. Applications and Proposed Development

A Zoning By-law Amendment Application and Site Plan Application (DEV-47-25, Z-29-25, SP-25-25) has been submitted to the Town to facilitate the development of the site for a commercial plaza (refer to Attachment #3). The proposed commercial plaza consists of three single storey commercial buildings for a total of 2,984 square metres (32,121 square feet) of gross leasable non-residential floor space. Retail, pharmacy, restaurant, and other commercial uses are anticipated and will be further

determined as individual lease arrangements are secured. The Public Meeting for the Zoning By-law Amendment Application was held on March 2, 2026.

Through the detailed review of the Zoning By-law Amendment and Site Plan Applications, it was determined that the proposed single storey buildings (refer to Attachment #4 for an example) do not conform to the Town of Whitby Official Plan regarding minimum building height. Accordingly, Whitby Taunton Holdings Limited has submitted an Official Plan Amendment Application to introduce a site-specific exception to reduce the minimum required building height for non-residential buildings from two storeys to one storey.

3.3. Documents Submitted in Support

The following documents were submitted in support of the application:

- Concept Site Plan, prepared by Turner Fleischer Architects Inc., dated February 17, 2026; and,
- Planning Rationale Addendum, prepared by GHD, dated December 2025, Revised March 2026.

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

4. Discussion:

4.1. Envision Durham

The subject land is designated as Community Areas with the Regional Corridor overlay in the Envision Durham Official Plan. Community Areas are intended to include a full range of housing, commercial, institutional, and community uses. Regional Corridors form connections between Strategic Growth Areas and other nodes and are considered appropriate locations for higher density, mixed use development.

4.2. Whitby Official Plan

The subject land is designated as Mixed Use on Schedule A – Land Use and Special Mixed Use Two on Schedule R – West Whitby Community Secondary Plan (refer to Attachment #5), of the Town of Whitby Official Plan. The site is also partially located within an Intensification Corridor as indicated on Schedule B – Intensification of the Town of Whitby Official Plan.

Mixed Use areas are intended to accommodate a mix of residential and commercial uses in an intensive and transit supportive form of development. Mixed Use areas permit integrated mixed-use development and may include residential, office, retail, restaurant, personal service, and community and/or institutional uses.

The Mixed Use Two designation of the West Whitby Secondary Plan is intended to provide for medium density residential uses and small scale retail, personal service uses and other Local Commercial and Convenience Commercial uses.

Policy 11.8.2.2.8 requires non-residential uses to be integrated with residential uses within the Mixed Use Two designation and that single purpose commercial areas shall not be established. It is noted that the lands to the east are also part of the Special Mixed-Use Two designation and are intended to be developed for medium density residential uses.

Schedule R of the Official Plan establishes a Gateway Area in the vicinity of the subject land, generally around the Des Newman Boulevard and Taunton Road West intersection. Gateway Areas should include distinct streetscape features and public art and should be designed to contribute towards community image and identity through design and built form.

Policy 11.8.2.2.4 requires that non-residential uses achieve a minimum height of 2 storeys. An Official Plan Amendment is required in order to permit single storey buildings.

Through the Town's Official Plan Review process, Policy 11.8.2.2.4 and similar policies for other locations are proposed to be revised to remove the two storey minimum height requirement for non-residential buildings. Rather than wait for the Town's Official Plan Review process to conclude, the applicant has chosen to submit a privately initiated site specific amendment in order to advance their development proposal.

4.3. Zoning By-law

The subject land is currently zoned Holding-Mixed Use Two Special (H-MX2S) (refer to Attachment #6). A Zoning By-law Amendment is required in order to lift the Holding Provision and to further amend the performance standards in the Mixed Use Two Special Zone in order to facilitate the proposed development.

Conformity with the Town's Official Plan is required before the Zoning By-law Amendment can be further processed / advanced.

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 notice of public notice sign has been erected at each road 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 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: Proponent's Proposed Concept Plan

Attachment 4: Example of Building Elevation

Attachment 5: Excerpt from the West Whitby Secondary Plan Schedule R

Attachment 6: Excerpt from Zoning By-law 1784