

# Town of Whitby Public Meeting Report

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**Report Title:** Draft Plan of Subdivision Application and Zoning By-law Amendment Application for 6760 and 6900 Baldwin Street North, by Malone Given Parsons on behalf of Geranium Corporation File No. DEV-07-21 (SW-2021-02, Z-04-21)

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**Date of meeting:** May 31, 2021

**Report Number:** PL-27-21

**Department(s) Responsible:**

Planning and Development Department

**Submitted by:**

R. Saunders, Commissioner of Planning and Development

**Acknowledged by M. Gaskell, Chief Administrative Officer**

**For additional information, contact:**

Justin Malfara, Planner I, ext. 2930

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Planning Report PL-27-21 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](http://whitby.civicweb.net).

If a 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 person or public body is not entitled to appeal the decision of Whitby Council to the Local Planning Appeal Tribunal (LPAT) and may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

## **1. Highlights:**

- Applications for a Draft Plan of Subdivision and Zoning By-Law Amendment have been submitted by Malone Given Parsons on behalf of Geranium Corporation for the lands located at the south west corner of Baldwin Street North and Columbus Road West, municipally addressed as 6760 and 6900 Baldwin Street North.
- The proposed development includes; 12 single detached dwellings; 36 street townhouses; 204 back-to-back townhouses; 529 stacked townhouses; and a 12-storey, 146 unit condominium apartment building, with ground floor commercial uses.
- The existing Zoning for the subject land is “M1” – Restricted Industrial Zone, “M1-BP” – Brooklin Secondary Plan Industrial Zone, and “D(NR)” – Development Zone. An amendment to the Zoning By-law is required to permit the proposed development.

## **2. Purpose:**

The purpose of this report is to present the information and materials submitted in support of the applications 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 6760 and 6900 Baldwin Street North, and is situated on the south west corner of Baldwin Street North and Columbus Road West (refer to Attachment #1).

The subject land is approximately 11.35 hectares (28.0ac.) in area and is currently occupied by a concrete batching plant (Brooklin Concrete).

Surrounding land uses include:

- single detached residential dwellings to the west;
- agricultural lands to the north;
- commercial, institutional, and low density residential uses to the east; and,
- vacant open space and the Brooklin High School to the south (refer to Attachment #2).

### **3.2. Applications and Proposed Development**

Applications for a Draft Plan of Subdivision and Zoning By-Law Amendment have been submitted by Malone Given Parsons on behalf of Geranium Corporation to permit a proposed residential Plan of Subdivision on the subject land (refer to Attachment #3).

### **3.2.1 Draft Plan of Subdivision**

The proposed Draft Plan of Subdivision includes;

- 12 single detached dwelling lots;
- 4 blocks to accommodate 36 street townhouse dwellings;
- 2 blocks to accommodate 204 back-to-back townhouse dwellings;
- 3 blocks to accommodate 529 stacked townhouse dwellings;
- A mixed use block to accommodate a 12-storey apartment building, containing 146 residential units and 620 sq.m of at grade commercial space;
- a park block;
- stormwater management pond and walkway blocks;
- natural heritage system blocks;
- road widening blocks; and,
- roads (refer to Attachments #3 and 4).

### **3.2.2 Zoning By-law Amendment**

The Zoning By-law Amendment Application proposes to change the existing zoning from “M1” – Restricted Industrial Zone, “M1-BP” – Brooklin Secondary Plan Industrial Zone, and “D(NR)” – Development Zone to appropriate zone categories to implement the proposed Draft Plan of Subdivision.

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

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

- A proposed Draft Plan of Subdivision, prepared by Malone Given Parsons Ltd., dated December 2020 (refer to Attachment #3);
- A proposed Conceptual Development Plan, prepared by Malone Given Parsons Ltd., dated February 2021 (refer to Attachment #4);
- An Active Transportation Connections Plan, prepared by the BA Group, dated February 2021 (refer to Attachment #5);
- A Planning Opinion Report/Sustainability Plan, prepared by Malone Given Parsons Ltd., dated February 2021;
- A Scoped Block Plan, prepared by Malone Given Parsons Ltd., dated February 2021;

- A Preliminary Geotechnical Investigation, prepared by Golder Associates Ltd, dated February 2021;
- A Hydrogeological Investigation Report, prepared by Golder Associates Ltd, dated February 2021;
- An Environmental Impact Study, prepared by Beacon Environmental, dated February 2021;
- A Phase 1 Environmental Site Assessment, prepared by Golder Associates Ltd, dated February 2021;
- A Tree Inventory and Preservation Plan, prepared by Beacon Environmental, dated February 2021;
- A Functional Servicing Brief and Stormwater Management Report, prepared by SCS Consulting Group Ltd., dated February 2021;
- An Existing Storm Drainage Plan, prepared by SCS Consulting Group Ltd., dated February 2021;
- A Proposed Storm Drainage Plan, prepared by SCS Consulting Group Ltd., dated February 2021;
- A Preliminary Servicing Plan, prepared by SCS Consulting Group Ltd., dated February 2021;
- A Preliminary Grading Plan, prepared by SCS Consulting Group Ltd., dated February 2021;
- A Transportation Impact Study, prepared by BA Group, dated February 2021;
- An Active Transportation and Transit Plan, prepared by BA Group, dated February 2021 (refer to Attachment #7);
- A Stage 1-2 Archaeological Assessment, prepared by Golder Associates Ltd., dated February 2021;
- Whitby Green Standards Checklist, prepared by Malone Given Parsons, dated February 2021; and,
- A Topographic Survey, prepared by Ivan B. Wallace Ontario Land Surveyor Ltd. dated July 21, 2014.

The required Noise Assessment will be submitted with the 2nd engineering submission.

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

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

##### **4.1. Region of Durham Official Plan**

The subject land is designated “Living Area” in the Durham Region Official Plan (ROP).

Lands designated as Living Areas permit residential, commercial and institutional uses. Living Areas are intended to provide a full range of housing types at higher densities in a compact urban form along arterial roads.

The frontage along Columbus Road West is also designated as a Regional Corridor. Regional Corridors form key connections between urban and regional centres, and are intended to support higher density mixed use development with a variety of built forms.

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

The subject land is comprised of a number of land use designations in accordance with Schedule ‘K’ of the Brooklin Community Secondary Plan, including:

- Low Density Residential;
- Medium Density Residential;
- Mixed-Use-1-Community Central Area; and,
- Natural Heritage System/Natural Hazards (refer to Attachment #5).

The eastern portion of the subject land is within a Community Central Area.

###### **4.2.1 Low Density Residential**

Lands designated Low Density Residential are primarily intended for single, semi-detached and duplex dwellings not exceeding 3-storeys in height, at a density of 25 to 35 units per net hectare.

###### **4.2.2 Medium Density Residential Land Use**

The Medium Density Residential designation is intended to provide residential development at increased densities along arterial and collector roads within the surrounding Community Central Areas. Development is to support future transit and active transportation, support commercial and mixed-use nodes, create walkable higher density nodes and function as a transition in density and intensity of uses between Low Density Residential Areas and higher density mixed-use and commercial areas.

Street and block townhouses, apartments, and other forms of multiple dwellings, not exceeding a height of 4-storeys, are permitted with a density range of greater than 30 and up to 65 dwelling units per net hectare. The minimum building height permitted is 3-storeys abutting arterial roads.

#### **4.2.3 Mixed-Use-1-Community Central Area Land Use**

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

Each property is to 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.

#### **4.2.4 Natural Heritage System / Natural Hazards**

The Natural Heritage System designation is comprised of an interconnected system of key natural heritage and hydrologic features. The extent and exact location of the component natural heritage and hydrologic features of the Natural Heritage System are to be determined through appropriate environmental studies.

Lands designated Natural Hazard include areas that are unstable, prone to flooding conditions, poor soils, steep slopes, and erosion hazards.

Where detailed study in support of a Draft Plan of Subdivision or other development application confirms that the boundary of a Natural Hazard designation may be refined, development and site alteration may be permitted without amendment to the Official Plan provided the Conservation Authority concurs with the study findings.

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

The subject land is zoned “M1” – Restricted Industrial Zone, “M1-BP” – Brooklin Secondary Plan Industrial Zone, and “D(NR)” – Development Zone in Zoning By-law 1784. The current zoning does not permit the proposed residential and commercial uses (refer to Attachment #6).

A Zoning By-law Amendment is required to rezone the subject land to a variety of zone categories to conform to the Brooklin Community Secondary Plan and to implement the proposed Draft Plan of Subdivision.

## **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 Anderson Street and Conlin Road 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 applications 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 applications. 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 applications will be considered.

## **8. Attachments:**

[Attachment #1 – Location Sketch](#)

[Attachment #2 – Aerial Context Map](#)

[Attachment #3 – Applicant's Proposed Draft Plan of Subdivision](#)

[Attachment #4 – Applicant's Proposed Concept Plan](#)

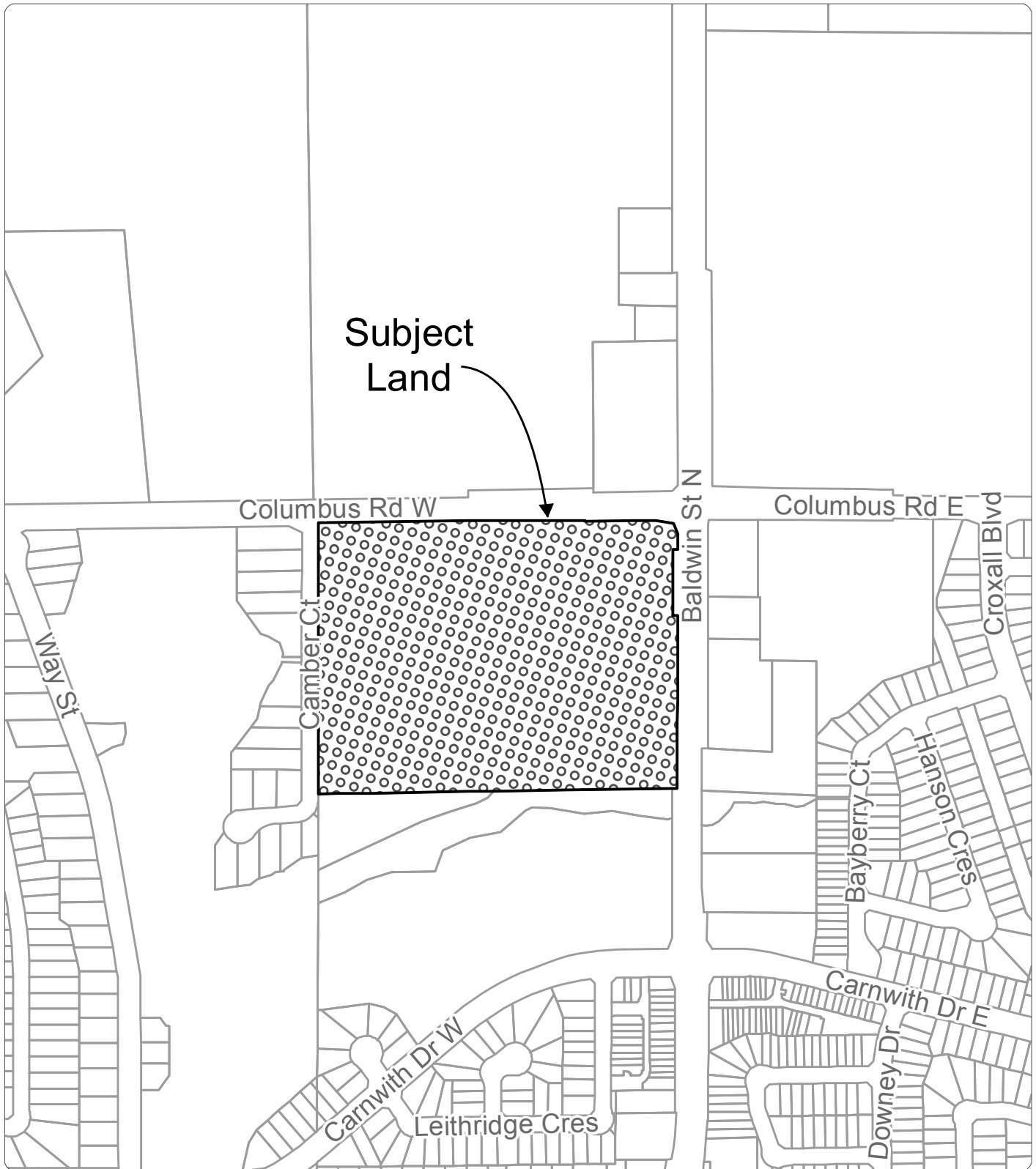
[Attachment #5 – Applicant's Proposed Active Transportation Connections Plan](#)

[Attachment #6 – Excerpt from the Brooklin Community Secondary Plan Schedule 'K'](#)

[Attachment #7 – Excerpt from Zoning By-law 1784](#)

# Attachment #1 Location Sketch

PL 27-21



Town of Whitby Planning and Development Department

Proponent:  
Geranium Corporation

File Number:  
DEV-07-21  
(SW-2021-02 / Z-04-21)

Date:  
May 2021





# Attachment #2 Aerial Context Map

PL 27-21



Town of Whitby Planning and Development Department

Proponent:  
Geranium Corporation

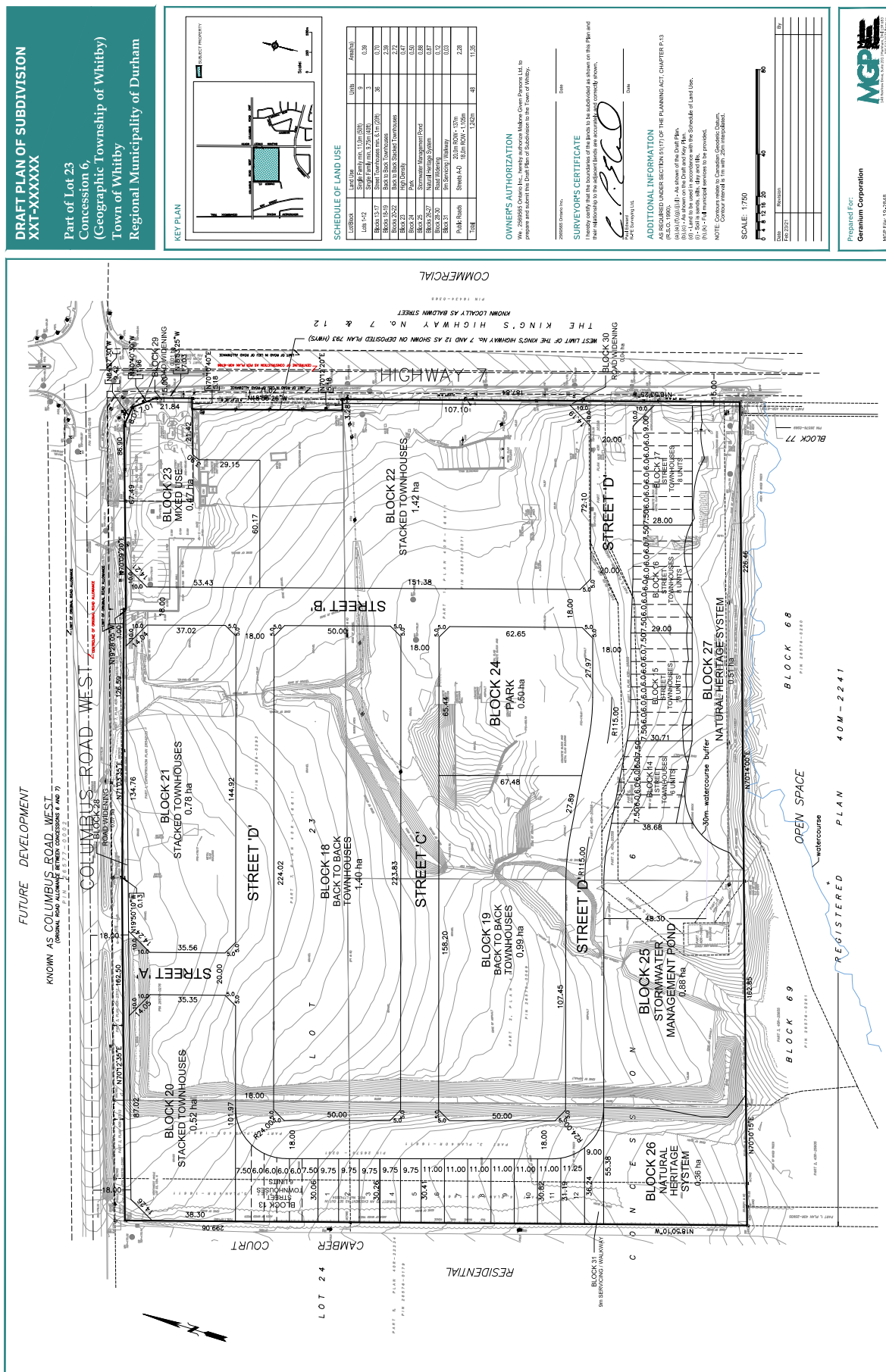
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Date:  
May 2021





## Applicant's Proposed Draft Plan of Subdivision





Attachment #5  
Applicant's Proposed Active  
Transportation Connections Plan

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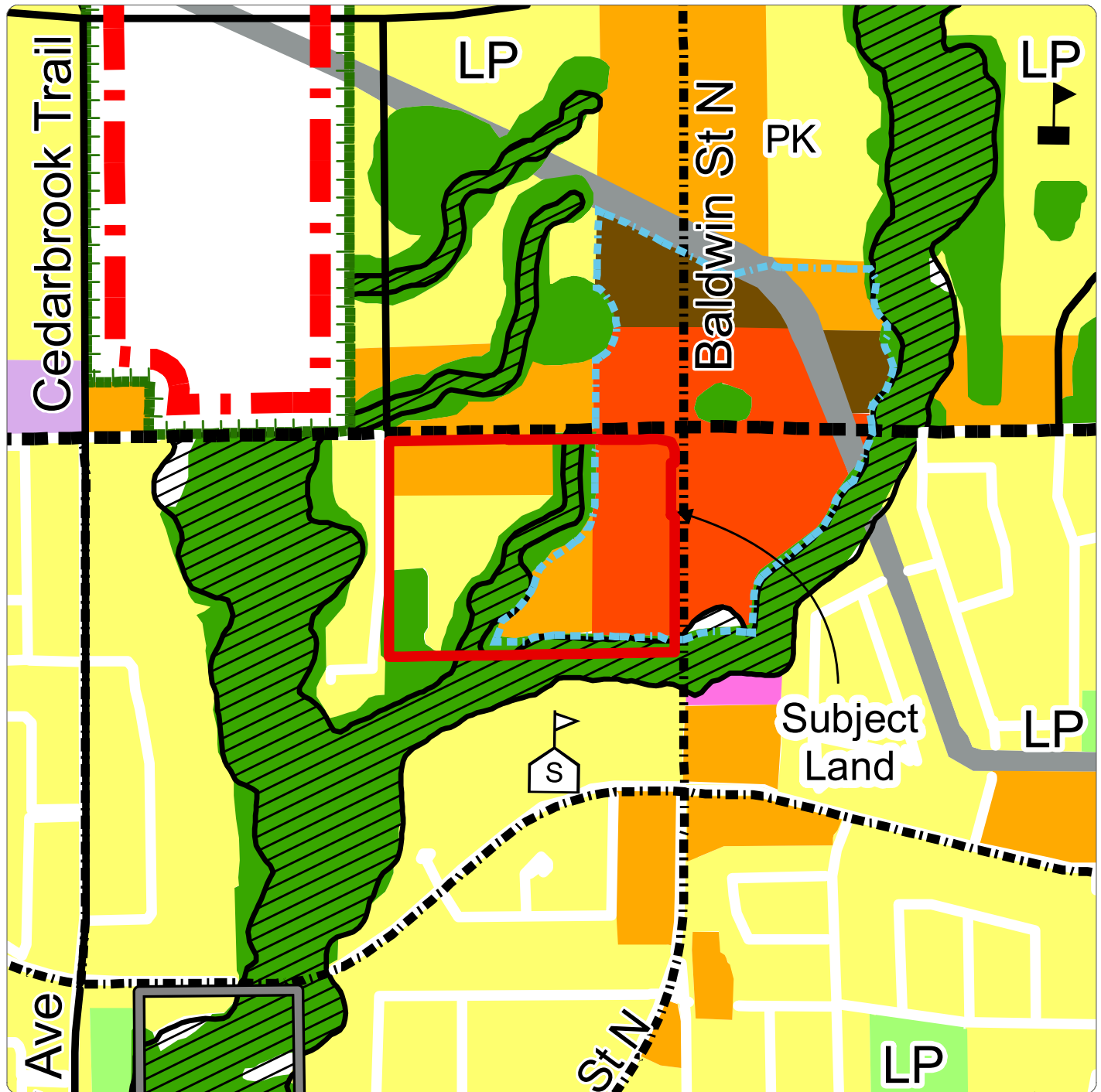
FIGURE 18 ACTIVE TRANSPORTATION CONNECTIONS

FEBRUARY 2021

6760 BALDWIN STREET

BA GROUP 6860-36

## Excerpt from the Brooklin Community Secondary Plan Schedule 'K'

**LEGEND**

Low Density Residential	Major Open Space	Natural Hazards	Grade Separation
Medium Density Residential	DP District Park	Utility	Potential Grade Separation
High Density Residential	LP Local Park	Health Precinct Special Policy Area (HP)	Future Transitway Station
Local Commercial	PK Parkette	Community Central Area	Controlled Access Highway (Freeway)
Special Purpose Commercial	TP Town Park	Major Central Area	Type A Arterial
Heritage Commercial	Institutional	Heritage Conservation District Boundary	Type B Arterial
Major Commercial	Secondary Schools	Secondary Plan Boundary	Type C Arterial
Mixed-Use 1 - Community Central Area	Elementary Schools	Special Policy Area - Refer to Section 11.5.31.6	Collector Road
Mixed-Use 2 - HCD	Natural Heritage System	Full Interchange	Greenbelt Plan Boundary
Mixed-Use 3	L Linkage in NHS	Potential Interchange (Subject to Further Study)	
Prestige Industrial	D1 Deferred by the Region of Durham		
Business Park	Lands subject to Durham Regional Official Plan Policy 14.13.7 - D2		
General Industrial			

Excerpt from: Schedule  
**Brooklin Community Secondary Plan**  
 Town of Whitby

Schedule  
**K**



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 Metres

## PL 27-21

