

Town of Whitby

Staff Report

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Report Title: **DEV-03-17: Request for an Extension to Draft
Approved Plan of Subdivision SW-2017-05, Brookfield
Homes (Ontario) Whitby Limited, Brock Street South**

Report to: **Committee of the Whole**

Date of meeting: April 3, 2023

Report Number: **PDP 18-23**

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:

L. Taylor, Planner II, x2902

1. Recommendation:

1. That Council approve the extension of the Draft Approved Plan of Subdivision SW-2017-05 by an additional 3 years, to June 17, 2026.

2. Highlights:

- Section 51(33) of the Planning Act enables Council to extend draft approval for a time period as determined by the Town, as long as the approval has not yet lapsed.

3. Background:

Draft Plan of Subdivision SW-2017-05 is located on the east side of Brock Street South, north of Water Street (refer to Attachments #1 & #2). The proposed Draft Plan of Subdivision consists of one high density residential mixed use block to accommodate a maximum of 681 residential units, with ground floor commercial floorspace, an open space block, and a private road. In advance of a formal site plan submission, approval for a draft plan of subdivision is being sought to create the development block, which will enable a future site plan submission (refer to Attachment #3).

4. Discussion:

Section 51(32) of the Planning Act states that the municipality may provide that the approval lapses at the expiration of a time period being not less than three years. The Draft Plan of Subdivision approval for this application will expire on June 17, 2023.

The applicant has advised that they are not ready to proceed with the registration of the Draft Plan of Subdivision (refer to Attachment #4), so they have requested an extension to the expiry date. Section 51(33) of the Planning Act enables Council to extend draft approval for a time period as determined by the Town, as long as the approval has not yet lapsed.

It is recommended that the Draft Plan of Subdivision approval be extended by an additional three years, with a new expiry date of June 17, 2026. The original Draft Plan Conditions would continue to apply (refer to Attachment #5).

5. Financial Considerations:

Not applicable.

6. Communication and Public Engagement:

Not applicable.

7. Input from Departments/Sources:

Not applicable.

8. Strategic Priorities:

The development review process provided opportunity for public and agency input. The recommendations contained in this report align with the objectives of the Organization Priority of the Corporate Strategic Plan.

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

The approved infill development increases the density on the subject land which provides a better use of existing infrastructure, which implements the Town's strategic priority of sustainability.

9. Attachments:

Attachment #1: Location Sketch

Attachment #2: Aerial Map

Attachment #3: Approved Draft Plan of Subdivision

Attachment #4: Correspondence requesting an Extension to the Draft Plan of Subdivision Approval

Attachment #5: Conditions of Draft Approval