

Correspondence Requesting an Extension to the Draft Plan of Subdivision Approval



Gatzios Planning + Development Consultants Inc.

February 7, 2023

Planning and Development Department

Town of Whitby
575 Rossland Road East
Whitby, Ontario
L1N 2M8

File No: 40WB-1318

Attention: Mr. John Austin
Senior Manager of Development Control, Design and Technical Services

**Regarding: REQUEST FOR EXTENSION OF DRAFT PLAN APPROVAL
DRAFT PLANS OF SUBDIVISION SW-2017-05 & SW-2008-01(MR-01-17)
BROOKFIELD HOMES (ONTARIO) WHITBY LIMITED
DOCKSIDE MIXED USE DEVELOPMENT IN PORT WHITBY
1900 & 1846 BROCK STREET SOUTH
TOWN OF WHITBY
DEV-05-17 (SW-2008-01/MR-01-17)
TOWN FILE #: DEV-03-17 (SW-2017-05)**

Dear Mr. Austin:

As you know, we are the planning consultants for Brookfield Homes (Ontario) Whitby Limited and our client owns two properties located on opposite sides of Brock Street South in Port Whitby, municipally known as 1900 and 1846 Brock Street South.

Applications for a Zoning By-law Amendment and two Draft Plans of Subdivision (east and west) were approved by the Council of the Town of Whitby on June 24, 2019 to permit a predominantly residential condominium development with some at grade commercial uses for the subject properties, known as DOCKSIDE.

The east Draft Plan of Subdivision (SW-2017-05) contains a high-density residential mixed-use development block and an open space block.

The west Draft Plan of Subdivision (SW-2008-01/MR-01-17) contains a high-density residential mixed-use development block, a parkland/waterfront walkway block, an open space water block, and a road widening block.

The Notice of Decision for both Draft Plans of Subdivision is dated June 17, 2020 and as per the approval letter and condition of draft approval, the three-year deadline to receive final approval for registration is June 17, 2023.

Since this time the landowner's consulting team has been working through the detailed engineering and design work to address the draft plan conditions for both Plans of Subdivision.

The landowner's engineering team at SCS Consulting Group Ltd. has made numerous separate submissions to the Town of Whitby with detailed engineering drawings and materials to implement both the east Draft Plan of Subdivision (SW-2017-05) and the west Draft Plan of Subdivision (SW-2008-01/MR-01-17).

A Subdivision Agreement application for the east Draft Plan of Subdivision (SW-2017-05) has been submitted to the Town of Whitby and is under review.

The landowner's consulting team is continuing to work through the detailed draft plan conditions and on behalf of our client we are kindly requesting extension of draft plan approval for both Draft Plans of Subdivision as the landowner is not yet ready to proceed with registration of the Draft Plans of Subdivision.

Please kindly advise of any further requirements to process the requested draft plan approval extension for both Draft Plans of Subdivision.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in cursive script, reading "J Koutsovitis".

James Koutsovitis, MCIP RPP

Copy to: Sarah Mitchell & Victor Chan,
Brookfield Homes (Ontario) Whitby Limited.