

PDP 22-23

Attachment #5
Agency & Stakeholder Detailed Comments
File CW-2023-01

External Agencies

Region of Durham

We have completed our review of the above application and offer the following comments for your consideration.

The subject lands are located on the south side of Victoria Street East, east of Brock Street South. The site consists of two parcels of land and has a combined total area of 0.47 hectares. The properties are located in the Registered 40M-2722, part of the Proponent's related registered subdivision application S-W-2018-03.

Proposed Application

The proposed Draft Common Element Condominium is to permit common facilities and services including laneways, curbs/sidewalks, streetlights, sanitary/storm sewers, watermain and facilities, landscaping, utilities, mailboxes, visitor parking, and water meter rooms to support the development of 82 townhouse units by Parcels of Tied Lands. Access to the proposed development will be from Dufferin Street.

Through the Region's previous review of the related subdivision application, our concerns regarding conformity with the Regional Official Plan and Provincial Plans and Policies, and the delegated Provincial Plan Review responsibilities have been addressed. However, we offer updated servicing comments for the proposed condominium application.

Regional Servicing

Regional water and sanitary sewer services for the proposed condominium development were installed through a previous subdivision agreement and reviewed as part of the subdivision and site plan application (SP 16-18) approval process.

All other Works Department requirements such as access to water meters and municipal waste collection are covered by the appropriate clauses in the Region's Sewer Use By-Law, Water Use By-Law and Waste By-law.

Conclusion

The proposed infill condominium application to permit common facilities and services to support the development of 82 townhouse units supports mix of housing options and compact urban form and conforms with the ROP.

The Proponent must provide a land use table prepared by an Ontario Land Surveyor to

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the Region's satisfaction. The land use table must provide lot area calculations for the proposed land use(s) allocated within the draft plan of condominium.

In addition to providing the Region with copies of the draft approved plan and condition of approval, at such a time as the draft approval is in effect, we would appreciate if digital copies (both PDF and Word documents) of the Town's conditions of draft approval could be provided.