

PDP 32-23

Attachment #7
Agency & Stakeholder Detailed Comments
File Z-2023-03

Internal Department

Engineering Services

The following submitted materials have been reviewed for the purpose of this application:

- Planning Justification Brief, dated March 23, 2023, by Brian Moss and Associates Ltd.
- Conceptual Site Plan – Existing Conditions, dated October 2022, by Brian Moss and Associates

The subject lands are currently zoned R-3 under Zoning By-Law 2585. The purpose of the zoning by-law amendment is to bring the lands into zoning conformance which permits office uses in a single detached dwelling. Note that this zoning by-law amendment is to recognize the already existing use of the land and no change to the parking and building footprint is proposed.

Engineering Services does not object to the proposed Zoning By-Law Amendment.

Planning and Development Department – Policy & Heritage

The Zoning By-law Amendment Application does not contemplate any new development on the site/no changes to the existing building. Therefore, the Zoning By-law Amendment Application continues to meet the intent of OP policy 4.6.3.9.

External Agencies

Durham Region Planning

We have completed our review of the above application and offer the following comments regarding conformity with the Regional Official Plan and Provincial Plans and Policies, the Region's delegated Provincial Plan Review responsibilities, and Regional servicing.

The subject lands are approximately 0.055 hectares and is located on the west side of Brock Street South. The property currently supports and existing building structure.

The purpose of the proposed Zoning By-law Amendment is to add the additional use of an office within the existing building.

Regional Official Plan Conformity

The subject lands are located within the "Living Areas" designation in the Regional

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Official Plan (ROP). Brock Street South is designated as a “Regional Corridor” and as a “Transit Priority Network” in the ROP.

Limited office developments are permitted in the Living Areas as components of mixed-use developments.

Developments proposed within Regional Corridors shall support a mix of uses to promote intensification and efficient transit services. The proposed office use supports mixed-uses and intensification along the Brock Road South corridor, and generally conforms with the ROP.

PROVINCIAL PLANS AND POLICIES

Provincial Policy Statement and Growth Plan

The Provincial Policy Statement (PPS) and Growth Plan encourages urban areas be developed to consist of an appropriate mix of employment uses that offer a wide range of employment activities. The proposed application supports mix of employment uses and diversifies the economy and is consistent with the PPS and conforms with the Growth Plan.

DELEGATED PROVINCIAL PLAN REVIEW RESPONSIBILITIES

We have reviewed this application for delegated Provincial Plan Review responsibilities.

Regional Site-Screening Questionnaire

The applicant has completed the Region’s Site-Screening Questionnaire for the subject lands dated December 23, 2022. We are satisfied that site contamination concerns has been addressed for the site.

Conclusion

The proposed office use contributes to mix-use developments along the Brock Street Regional Corridor and generally conforms with the Regional Official Plan. We have no objections to the proposed application.