

PDP 14-24

Attachment #5
Agency & Stakeholder Detailed Comments
File CW-2023-05

External Agencies

Region of Durham

We have completed our review of the above-noted proposed common element condominium application and offer the following comments for the proposed development.

The subject lands are located on the east side of Coronation Road, north of the planned Twin Streams Road extension. The property is approximately 0.35 hectares and is identified as Block 75 within Registered Plan 40M-2746, part of subdivision (S-W-2017-06).

Proposed Application

The proposed draft common element condominium application will permit common facilities and services including laneway, curbs/sidewalks, streetlights, sanitary/storm sewers, watermain and facilities, landscaping, utilities, snow removal, visitor parking, water meter building, and community mailboxes.

The proposed condominium will facilitate the development of 62 townhouse units by Parcels of Tied Land. Access to the proposed development will be from McGowan Drive.

The proposed application is required to enable the transfer of title to the future townhouse owners, create a Condominium Corporation that will be responsible for the common elements, and to require the Condominium Corporation to adhere to the conditions of the related Site Plan Approval (SP-12-22) and the Subdivision Agreement (S-W-2017-06).

In February 2023, the Region issued final clearance for the related subdivision application. Our concerns with regards to conformity with the Regional Official Plan, Provincial Plans and Policies, the Region's delegated Provincial Plan Review responsibilities which included environmental concerns, site contamination, and archaeology were addressed through the subdivision approval process.

In regards to the condominium proposal, we offer comments with respect to conformity with the new adopted Regional Official Plan, noise requirements, Regional servicing, and transit.

Council Adopted Regional Official Plan, Envision Durham (May 2023)

The subject lands are designated as Community Areas on Map 1 – Regional Structure in the new ROP. Plan Community Areas are intended for a variety of housing types, sizes, and tenures.

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The future planned Twin Streams Road extension is located south of the subject lands, as identified on Map 3b – Road Network in the new ROP.

The proposed infill condominium development contributes to providing a full range of housing options for the residents of Durham Region of all ages and abilities and supports compact built form to optimize existing services. The proposed condominium application conforms with the new ROP.

Delegated Provincial Plan Review Responsibilities

Noise Impact Study

Any noise control recommendation from the Noise Impact Study must be included in the related Condominium Agreement to the satisfaction of the Region of Durham.

Regional Servicing

Servicing to the subject lands has been approved and constructed through the related Site Plan Application (SP-12-22).

Durham Region Transit

The Region has reviewed the condominium proposal from a transit perspective, and we offer the following comments:

- The Plan must protect for a bus stop on the east side of Coronation Street, north of Twin Streams Road, in front of Part 29 and 30;
- The Plan must protect for a bus stop on the north side of Twin Streams Road, east of Coronation Street, in front of Part 24; and
- The protected space should adhere to the attached S-12 drawing (refer to Attachment 1).

Conclusion

The proposed infill condominium development contributes to providing a full range of housing options for the residents of Durham Region and promotes compact built form and efficient use of infrastructure. The proposed condominium application conforms with the new ROP.

Based on the foregoing, the Region has no objection to the draft approval of this condominium application. The attached conditions of draft approval must be complied with prior to clearance by the Region for registration of this plan.

The Owner must also provide a land use table prepared by an Ontario Land Surveyor to 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.

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In addition to providing the Region with copies of the draft approved plan and conditions 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 City's conditions of draft approval could be provided.