

Town of Whitby

Staff Report

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Report Title: DEV-29-23: Draft Plan Condominium Application CW-2023-05, 3425 Coronation Developments Limited, Northeast Corner of Coronation Road and Twin Streams Road

Report to: Committee of the Whole

Date of meeting: April 8, 2024

Report Number: PDP 14-24

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. England, Planner I, x. 2822

1. Recommendation:

1. That Council approve the Draft Plan of Condominium (File No. CW-2023-05) subject to the comments included in Planning Report PDP 14-24 and the Conditions of Approval, included in Attachment #4;
2. That the Mayor and Clerk be authorized to execute the Condominium Agreement and any other necessary documents; and,
3. That the Clerk advise the Commissioner of Planning and Economic Development at the Region of Durham, of Council's decision.

2. Highlights:

- A Condominium Application has been submitted by 3425 Coronation Developments Limited for the land located at the northeast corner of Coronation Road and Twin Streams Road.
- The Draft Plan of Condominium is required to enable the transfer of title to the future property owners and create a Condominium Corporation to adhere to the conditions of Site Plan Approval (SP-12-22) and the Subdivision Agreement (SW-2017-06).

- All commenting departments and external agencies have indicated support for the proposed development, subject to their comments and requested conditions being addressed.

3. Background:

3.1 Site and Area

The subject land is located at the northeast corner of Coronation Road and Twin Streams Road (refer to Attachment #1). The subject land is approximately 1.15 hectares (2.84 acres) in size.

Surrounding land uses to the Draft Plan of Condominium, include open space/environmentally sensitive lands to the east, and existing and future residential uses to the north, west, and south (refer to Attachment #2).

3.2 Application and Proposed Development

A Condominium Application (CW-2023-05) was submitted for sixty-two (62) townhouse dwelling units on common element condominium roads (refer to Attachment #3). Fifty-six (56) of the townhouse dwelling units are residential, and six (6) of the townhouse dwelling units are live/work residential with commercial space at grade.

4. Discussion:

Planning Conformity

The Subject Land has previously been considered through a number of planning applications, specifically a Site Plan Application (SP-12-22), and a Subdivision Application (SW-2017-06). These applications were circulated to the appropriate internal departments and external agencies and all comments and concerns have since been addressed through the relevant Subdivision and Site Plan Agreements.

The proposed development conforms to the Region of Durham Official Plan, the Town of Whitby Official Plan and Zoning By-law # 1784, as amended.

Therefore, it is recommended that the proposed Draft Plan of Condominium be approved, subject to the comments included in this report and the Conditions of Draft Plan of Condominium Approval included in Attachment #4.

5. Financial Considerations:

Not Applicable.

6. Communication and Public Engagement:

Not Applicable.

7. Input from Departments/Sources:

External Agencies

Region of Durham

Comments provided by the Region of Durham include:

- 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.
- 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.
- 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.
- 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 S-12 drawing.

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.

8. Strategic Priorities:

The development review process has provided opportunity for agency input. The recommendations contained in this report align with the priorities of the Community Strategic Plan, specifically Section 1.3.4 under Pillar 1: Whitby's Neighbourhoods by providing a variety of housing options.

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

The proposed mixed-use 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 Context Map

Attachment #3: Proponents Proposed Common Element Condominium Plan

Attachment #4: Conditions of Draft Plan of Condominium Approval

Attachment #5: Agency and Stakeholder Detailed Comments