

Attachment #5

Agency and Stakeholder Detailed Comments



April 19th, 2024

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Brian Bridgeman,
MCIP, RPP, PLE
 Commissioner of Planning and Economic Development

Re: **Region of Durham Comments**
Condominium Application CW-2024-02
 Applicant: **Harbourten10 Residences Inc.**
 Cross Ref.: Subdivision S-W-2014-01 & Site Plan SP-25-18
 Part of Block 1 (40M-2586)
 Location: 1010 Dundas Street East
 Municipality: Town of Whitby

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

The subject land is approximately 0.74 hectares and is located on the north side of Dundas Street East, west of Anderson Street. The Canadian Pacific Railway corridor abuts the site's westerly property lot line. The site is identified as Part of Block 1 within Registered Plan 40M-2586, created through the related subdivision application (S-W-2014-01).

Proposed Application

The proposed draft standard plan of condominium application will facilitate the development of a 5-storey condominium building consisting of 110 units and associated parking. The residential density proposed is approximately 149 units per hectare (uph).

We understand that this residential building is fully constructed, and Site Plan Approval (SP-25-18) dated September 17, 2020, has been issued for the development. The proposed application is required to enable the transfer of title to the condominium apartment owners, create a Condominium Corporation that will be responsible for the Standard Condominium, and to require the Condominium Corporation to adhere to the conditions of the related Site Plan Approval (SP-25-18).

Background

In June 2014, the Region reviewed and provided comments on the related subdivision application (S-W-2014-01). All our concerns regarding

conformity with the Regional Official Plan and Provincial and Policies were previously addressed as part of the subdivision review. For the condominium proposal, we offer updated comments with respect to conformity with the new adopted Regional Official Plan (Envision Durham), the Region's delegated Provincial Plan Review responsibilities, Regional servicing, and Bus Rapid Transit.

Council Adopted Regional Official Plan (Envision Durham)

On May 17, 2023, Regional Council adopted the new Regional Official Plan (Envision Durham). The new ROP is currently with the Ministry of Municipal Affairs and Housing for approval.

We have reviewed the proposed development for conformity with the new ROP.

The subject land is 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.

Dundas Street East is designated as a Rapid Transit Corridor on Map 1 – Regional Structure in the new ROP. Rapid Transit Corridors are identified as Strategic Growth Areas where emphasis is on accommodating intensification and higher-density mixed uses in a compact urban-built form. Rapid Transit Corridors are appropriate locations for intensification and higher density, and compact forms of residential development.

Dundas Street East is recognized as a Rapid Transit Spine on Map 3a – Transit Priority Network in the new ROP. Dedicated Rapid Transit Spines should accommodate a minimum density target of 160 people and jobs per hectare (72 uph).

Conclusion

The proposed condominium building will provide a residential density of approximately 149 uph and meets the new ROP's density target for land uses located along a Rapid Transit Spine. The condominium proposal also contributes to providing a full mix of housing options for the residents of Durham Region and the proposed high density promotes the intensification of the Dundas Street East Rapid Transit Corridor and efficient transit services. The development proposal further supports compact built form and pedestrian-friendly urban environment. The proposed condominium application conforms with the new ROP.