

Attachment #9

Agency and Stakeholder Detailed Comments

DEV-10-24 (Z-06-24)

Internal Departments

Whitby Engineering Services

Engineering Services does not object to the Zoning By-law Amendment Application for the proposed Nordeagle Sales Office.

Whitby Planning and Development

The Planning and Development Department has reviewed the submission materials and are satisfied, subject to addressing revisions and requirements outlined by other commenting agencies.

Whitby Urban Design

Whitby Urban Design have completed the Urban Design Review for the Nordeagle Sales Office submission. The applicant will need to consider skirting to grade around the sales office. No further comments.

Whitby Fire and Emergency Services

No WFES objections.

External Agencies

Durham Region Planning and Economic Development Department + Durham Region Works Department

The purpose of the application is to change the zoning to permit the temporary use of a sales office.

Regional Official Plan Conformity

The subject site is designated “Employment Areas” in the current Regional Official Plan (ROP); however, the ROP contains an exception policy that applies to the subject site. Policy 8C.3.1 is applicable to the site and states the following:

“Notwithstanding the policies of this Plan to the contrary, and in accordance with Policy 11.3.18, an integrated, higher density, mixed use development including residential, office, commercial and business park uses, is permitted within the area bounded by Victoria Street, Gordon Street, Montecorte Street and Nordeagle Avenue in the Town of Whitby. The extent and scale of development shall be detailed in the area municipal official plan. Implementation of this policy shall require the completion of studies to the satisfaction of the Region and Town to support an amendment to the area municipal official plan, which shall address the following:

- the determination of an appropriate range of permitted uses within the mixed use development area that are compatible with uses on adjacent lands that are existing and permitted in accordance with Policy 8C.2.1;
- the compatibility of land uses, which shall include the provision of a transition area between any residential or other sensitive uses and Employment Area uses adjacent to the mixed-use development area. The transition area may include the parcel immediately north of Nordeagle Avenue, identified as Assessment #18-09-020-002-70445;
- an analysis of the appropriate height, density, massing and built form for the mixed use development area, and the delineation of the boundaries of the transition area;
- an urban design plan;
- an analysis of the impacts on the surrounding community, including traffic, noise, environment, air quality and market;
- a phasing plan to address the availability of servicing; and
- any other relevant matters and policies of this Plan.”

The proposed temporary use will facilitate the sale of new residential units and is permitted by the policies of the ROP.

New Region of Durham Official Plan

A new ROP was adopted by Regional Council in May 2023 and forwarded to the Province for approval. The new ROP designates the site as “Protected Major Transit Station Area” (PMTSA), which is also a Strategic Growth Area (SGA). The PMTSA is intended to be planned for a minimum transit supportive density target of 150 people and jobs per hectare.

PMTSAs are to be planned as communities centered around higher order transit services. Permitted uses include medium and high density residential, mixed-use development, compatible employment generating uses including but not limited to office and major office, cultural and entertainment uses, commercial and retail uses, institutional and educational uses including post-secondary facilities, recreational and community amenities such as parks, urban squares, and trail systems.

Additionally, Policy 8C.3.1 of the current ROP has been transitioned into the new ROP through the inclusion of policy 10.3.8. once approved by the Province.

The proposed temporary development will facilitate the sale of new housing units and is permitted by the policies of the newly adopted ROP.

Provincial Policy Statement

The PPS provides a comprehensive vision for growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which supports (but are not limited to): efficient use of land and resources, infrastructure, and public service facilities.

This application is intended to accommodate a temporary residential sales office. As such, the proposal is consistent with the PPS.

Growth Plan

The Growth Plan is a framework for implementing the Province's vision for building stronger, prosperous communities by better managing growth for municipalities within the Greater Golden Horseshoe (GGH). The Growth Plan also encourages complete communities, which feature a diverse mix of residential and employment land uses.

The subject lands are within the Town of Whitby's Built Boundary. The proposed sales office use is a temporary use on the site. As such, the proposal conforms to the policies of the Growth Plan.

Provincial Plan Review Responsibilities

Matters related to the Region's Provincial Plan Review responsibilities are being addressed through the other applications for the subject site (OPA 2018-W/02, S-W-2018-01 and Z-08-18).

Municipal Servicing

Site Servicing Plan (SS-1)

The Site Servicing Plan was reviewed and the following comments provided:

- Provide sanitary sewer connection and watermain crossing elevations.
- Specify the proposed sanitary sewer connection size, material, and length from mainline to inspection MH.
- Specify the proposed water service size, material, and length from mainline to 0.15m inside the property line.
- Foundation drain cannot connect to sanitary sewer as per Region's sewer-use-by-law.
- Show the existing 200 mm sanitary sewer on the west side of Montecorte Street that connects to EX. SAN MH G19-0015.
- Provide connection method for the proposed 25 mm water service.
- Specify the mechanical room details as per Region's standard.
- Mechanical room must have an exterior door that can be accessible by Region's maintenance staffs 24/7 as required.
- See markup drawing for additional comments and attached drawing for reference.

A Regional Servicing Agreement will be required for the Regional Works within the municipal right-of-way.

Water and sanitary sewer frontage charges maybe applicable and payable under the Regional Servicing Agreement.

A second submission is required that includes the following:

- Cost Estimate
- Revised Site Servicing Plan

Transportation Planning

The application was reviewed from a Transportation Planning perspective and there are no comments.

Durham Region Transit

The application was reviewed by Durham Region Transit who advised that they have no comments on the proposed temporary use.

Conclusion

The proposed temporary sales office conforms and is consistent with Regional and Provincial planning policies. However, a second submission is required to address municipal servicing comments.