

Attachment #5 Agency & Stakeholder Detailed Comments File CW-2024-03

External Agencies

Region of Durham

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

The subject land is located in Downtown Whitby at the southeast corner of Brock Street South and Colborne Street West. The site is approximately 0.53 hectares and is currently under construction for a 6-storey mixed-use condominium building with a total of 160 units and a guest suite. The condominium building also includes non-residential uses at ground floor level consisting of 4 commercial units.

The condominium building was previously approved through the applicant's related applications to amend the Whitby Official Plan (OPA-2019-W/01), Condominium (C-W-2022-04), and Site Plan Approval (SP-03-19).

Proposed Application

The proposed Draft Standard Plan of Condominium only relates to the commercial component of the condominium building and would permit 4 commercial units.

The intent of the condominium application is to enable the transfer of title to the commercial condominium unit owners, create a Condominium Corporation for the Standard Condominium, and to require the Condominium Corporation to adhere to the conditions of Site Plan Approval (SP-03-19).

In May 2019, the Region commented on the applicant's related area municipal OPA which permitted the development of the existing mixed-use condominium building. Our earlier comments regarding conformity with the current Regional Official Plan (ROP), Provincial Plans and Policies, and the Region's delegated Provincial Plan Review remain applicable. However, we offer updated comments with respect to conformity with the new ROP (Envision Durham) and Regional servicing for this condominium proposal.

Region of Durham Adopted Official Plan (Envision Durham)

On May 17, 2023, Regional Council adopted the new Regional Official Plan. The new adopted 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 lands are located within the Downtown Whitby Regional Centres designation on Map 1 – Regional Structure in the new ROP. Regional Centres are recognized as a Strategic Growth Area and represents an optimal location for prioritizing intensification and higher density mixed-use developments that supports compact and dense urban and amenity-rich environments.

Region Centers should be planned and developed as the main concentrations of urban activities and are intended to be hubs for culture, service, shopping, and key to the identity of their broader surrounding communities, and shall be planned:

- a) for a full and integrated array of institutional of institutional, commercial, public service facilities, higher density mixed-use residential development, recreational, cultural, entertainment, office and major office uses; and
- b) for a built form mix of contextually appropriate high-rise and mid-rise development, providing an appropriate transition in building height, density, and massing to surrounding areas, and with a mix of uses and public spaces that provide for complete and vibrant communities, as determined by area municipalities.

Brock Street South is designated as a High Frequency Network on Map 3a – Transit Priority Network in the new ROP. The minimum density target for a High Frequency Transit Network is 100 people and jobs per hectare (45 units per hectare).

The proposed commercial condominium supports mixed-use development and establishing a live and work complete community. The proposed condominium also contributes to compact built form and promotes the intensification of the Downtown Whitby Regional Centres. The proposed application conforms with the new ROP.

Regional Servicing

Municipal water supply and sanitary sewer servicing for the proposed condominium has been approved through Site Plan Application (SP-03-19) and are to be installed through a Regional servicing agreement.

Conclusion

The proposed condominium application will allow the commercial component of the existing condominium building to be approved for condominium tenure. The condominium proposal supports mixed-use development, compact urban form, and promotes the intensification of the Downtown Whitby Regional Centre. The proposed application conforms with the new ROP. Accordingly, Region has no objection to the draft approval of the condominium application.

The attached condition of draft approval must be complied with prior to clearance by the Region for registration of the 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. In addition to providing the Region with copies of the draft approved plan and condition of approval, at such a time as the draft approval is in effect, we would appreciate a digital copy of the Town's conditions of draft approval be provided.