

Attachment #5

Agency and Stakeholder Detailed Comments

PDP 43-24

August 16, 2024



The Regional Municipality of Durham

Planning and Economic Development Department

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Planning and Development Department
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**Re: Region of Durham Comments
Condominium Application C-W-2024-04**

Applicant: **10447889 Canada Inc.**
Cross Ref.: Sabrina Homes Inc.
Plan of subdivision application S-W-2018-05
& Site Plan Application SP-13-19
Location: 400 & 414 Mary Street East
Municipality: Town of Whitby

The Region has completed its review of the above-noted proposed draft standard plan of condominium application and we offer the following comments for the proposed development.

The subject land is located at the northeast corner of Mary Street East and Hickory Street North. The site is approximately 0.35 hectares and had previously been proposed for 40 stacked townhouse units through the applicant's subdivision application (S-W-2018-05).

The applicant has since withdrawn the subdivision proposal and requests to proceed with the current proposed standard draft plan of condominium to develop the site. The applicant has entered into a Site Plan Agreement (SP-23-19), dated March 15, 2021 with the Town of Whitby and a Servicing Agreement with the Region of Durham, dated July 20, 2020, for the development of the proposed townhouses units.

Proposed Application

The proposed draft standard of plan of condominium would permit the development of 38 stacked townhouse units including common facilities and services. Two accesses to the condominium site are proposed from Hickory Street North and Pine Street.

The residential density proposed is approximately 109 units per gross hectare.

Background

On February 19, 2019, the Region had previously provided comments for the related subdivision application (S-W-2018-05). All our concerns regarding conformity with the current Regional Official Plan, Provincial Plans and Policies, and matters of Provincial interest were addressed through the subdivision process. However, we offer updated comments regarding conformity with the new Regional Official Plan (Envision Durham) and Regional servicing for the proposed condominium application.

Region's Adopted Regional Official Plan (Envision Durham)

On May 17, 2023, Regional Council adopted the new Regional Official Plan. On May 6, 2024, the Ministry of Municipal Affairs and Housing issued a draft decision with proposed modifications for the adopted ROP. The Region is currently with the Province to address the Province's modifications.

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

The subject lands are located within the Downtown Whitby Strategic Growth Area and designated as Regional Centres on Map 1 – Regional Structure in the new ROP. Regional Centres must be developed as the main concentrations of urban activities. Regional Centres shall be planned for a full and integrated array of institutional, commercial (which may include major retail), public service facilities, higher density mixed-use and residential development, recreational, cultural, entertainment, office and major office uses. The built form should include appropriate high-rise and mid-rise developments, as determined appropriate by area municipalities.

Regional Centres which are located off of the Rapid Transit Corridor must be developed with a minimum transit supportive density target of 100-150 people and jobs per gross hectare.

Conclusion

The proposed infill townhouse development will have a residential density of approximately 109 units per gross hectare and meets the new ROP's planned density target for Regional Centres. The townhouse proposal provides transit-supportive densities and promotes compact built form and the intensification of the Downtown Whitby Regional Centre as the main concentration of urban activities. The proposed condominium application conforms with the new ROP.

Regional Servicing

Municipal water supply and sanitary sewer services to the subject land were previously constructed through the related subdivision application (S-W-2018-05).

Conclusion

The proposed infill high-density condominium supports the intensification of Downtown Whitby's Regional Centre as the main concentration of urban activities. The proposed development also promotes compact built form, pedestrian-friendly urban environment, and efficient transit services. The proposed condominium application conforms with the current and the new ROP.

Based on the foregoing, the Region has no objection to the draft approval of this condominium application. The attached condition 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.

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.

Please contact Ms. Chanthavong at vannitha.chanthavong@durham.ca or (905) 668-4113, ext. 2543, if you have any questions regarding our comments.

Yours truly,

Lino Trombino - for

Colleen Goodchild, MCIP, RPP
Director of Planning

Attachment: 1. Condition of Draft Approval

cc: Elisa Shiu, Regional Works Department