

### Attachment #3

## Comment - Response Matrix: OPA 139 – Strategic Growth Areas, Nodes and Corridors

**PDP 02-25**

### External Agency Comments

While comments have been paraphrased for the purposes of the following Comment-Response Matrix, all comments have been reviewed and taken into consideration for the final recommended amendment.

In accordance with the Planning Act, all commenting bodies were circulated the draft proposed amendment for review and comment for a 6-week period. External agencies who do not appear in the Comment-Response Matrix, did not provide a response to the circulation.

Date Received	From	Comment(s)	Response(s)
May 14, 2024	<b>Canacre Ltd (on behalf of Infrastructure Ontario and Hydro One Networks)</b>	<p>Requesting that:</p> <p>Electricity generation facilities and transmission and distribution systems are permitted in all designations/zones; Secondary uses should be permitted on hydro corridors, where appropriate; and burial of wires/cables for local electricity distribution purposes will be at the expense of the developer/proponent.</p> <p>Other minor reference/nomenclature changes and policy changes were suggested.</p>	Comments will be considered through subsequent Official Plan review focus areas.
Oct 07, 2024	<b>Enbridge</b>	No comments/ concerns at this time.	Noted.
Oct 11, 2024	<b>Infrastructure Ontario</b>	<p>Rossland/Garden Urban Central Area – supportive of increase in height to 25 storeys.</p> <p>Clarification requested on whether stand-alone residential is permitted within Major Commercial and Mixed-Use designations.</p>	The intent of the Major Commercial and Mixed-Use policies is to provide for commercial/non-residential uses in conjunction with residential uses. Residential uses may be integrated with non-residential uses within the same building, or in distinct and separate buildings on the same site, for lands to which Policy 4.6.3.2 applies.
Oct 24, 2024	<b>Bell Canada</b>	No comments/ concerns at this time.	Noted.
Oct 24, 2024	<b>Township of Scugog</b>	No comments/ concerns at this time.	Noted
Oct 24, 2024	<b>Durham Catholic District School Board</b>	No comments/ concerns at this time.	Noted.

Date Received	From	Comment(s)	Response(s)
Oct 24, 2024	<b>Rogers Communications</b>	No comments/ concerns at this time.	Noted.
Nov 4, 2024	<b>Central Lake Ontario Conservation Authority (CLOCA)</b>	<p>No comments/ concerns at this time.</p> <p>CLOCA's general interest in the development of Strategic Growth Areas, Nodes and Corridors pertains to existing natural hazard features, such as the presence of floodplains. CLOCA encourages implementing site specific policies within natural hazard lands to ensure that the appropriate floodplain hazard studies are completed prior to the enactment of development approvals.</p>	<p>Noted.</p> <p>Please note that CLOCA staff are represented on the Technical Advisory Committee for the Whitby Official Plan Review.</p>
Nov 05, 2024	<b>Ministry of Transportation</b>	<p>Generally supportive of the amendments. Some lands identified are adjacent to the Provincial Highway Network and will require review and permits from the Corridor Management Office. This applies to all lands within the Ministry's Permit Controlled Areas. All relevant lands being redeveloped will require a Traffic Report as part of a Transportation Master Plan or Traffic Impact Statement as well as Master Stormwater Management reports and other relevant documentation. Any lands subject to Major Transit Improvements adjacent to Provincial Highway Corridors shall consult the Ministry of Transportation.</p>	Noted.
Nov 5, 2024	<b>Region of Durham</b>	<p>Concern expressed that the language provided for policies related to transitions in heights and built form to existing low-rise residential development within the Rapid Transit Intensification Corridor may restrict the achievement of minimum transit supportive density targets. Envision Durham encourages existing low-density uses to intensify over time.</p> <p>The OPA does not appear to implement the Baldwin/Winchester Regional Centre (Downtown Brooklin) Strategic Growth Area. The Region would like to confirm that this will be implemented?</p>	<p>The Background Summary and Analysis Report (Section 5 – Recommended Official Plan Policy Directions) provides review of its intensification areas/ corridors to determine where intensification is most appropriate, based on local context. While the Town recognizes the need for transit supportive densities throughout the corridor, it is important to balance intensification policies with mature neighbourhoods and other local policies.</p> <p>The intent of the Town's proposed policies is to ensure appropriate compatibility, scale of development, and transition to existing land uses, while meeting the intent of the Envision Durham policy to plan to achieve the minimum prescribed overall density target over the planning horizon to 2051.</p> <p>Please note that language has been modified in the relevant policies to clarify that new development and redevelopment shall provide a transition in heights and densities to abutting Low Density Residential areas adjacent to the Rapid Transit Intensification Corridor.</p> <p>The final recommended amendment, including Exhibit A1, has been revised to identify the Downtown Brooklin Regional Centre as identified in Envision Durham as a Strategic Growth Area.</p>

Date Received	From	Comment(s)	Response(s)
			Please note that Region of Durham staff are represented on the Technical Advisory Committee for the Whitby Official Plan Review.

## Public Submissions

Date Received	From	Comment(s)	Response(s)
September 13, 2024	<b>Biglieri Group</b>	3775 Brock Street (200m south of Brock/Traunton) Site specific request to permit increased density.	Site specific request to be reviewed through the development application process.
October 16, 2024	<b>Biglieri Group (Brock / Taunton)</b>	<p>Supportive of the Town's proposal to increase building heights to 25 storeys but questions regarding density cap, parking and design elements such as setbacks, intervening built form and use of 45-degree angular plane to transition to lower density neighbourhoods.</p> <p>Minor mapping comments and clarification requested.</p> <p>Suggestion to reduce parking rates.</p>	<p>Official Plan policies provide high level direction on land-use. Details on setbacks, intervening built form, and 45 degree angular plan will be considered through Zoning.</p> <p>Official Plan policies will be updated to remove density caps for high density development within the Brock/ Taunton SGA.</p> <p>The Town is currently undertaking a parking study which may require review/ changes to further Official Plan policies.</p> <p>Town staff to confirm mapping / clarify precise land use designation boundaries through the development application process.</p>
October 16, 2024	<b>Biglieri Group (Rossland / Garden)</b>	<p>Supportive of the Town's proposal to increase building heights to 25 storeys but questions regarding density cap, parking and design elements such as setbacks, intervening built form and use of 45-degree angular plane to transition to lower density neighbourhoods.</p> <p>Suggestion to reduce parking rates.</p>	<p>Official Plan policies provide high level direction on land-use. Details on setbacks, intervening built form, and 45 degree angular plan will be considered through Zoning.</p> <p>Official Plan policies will be updated to remove density caps for high density development.</p> <p>The Town is currently undertaking a parking study which may require review/ changes to Official Plan policies.</p>
November 14, 2024	<b>CP REIT Ontario</b>	<p>Owner of various lands within the Town including 910 &amp; 920 Dundas St W, 200 Taunton Rd W, 400 Glen Hill Dr., and 3555 Thickson Road N.</p> <p>Seeking clarification that the existing retail functions of the Choice Lands will continue to be permitted, including interim development, additions and expansions to existing buildings or moderate infill development, in the context of Mixed Use Policies.</p> <p>Other comments:</p>	<p>The proposed Mixed-Use policies will maintain the existing retail functions.</p> <p>Official Plan policies provide high level direction on land-use. Details on setbacks, intervening built form, and 45-degree angular plan will be considered through Zoning.</p> <p>The proposed Study requirements for redevelopment of existing commercial sites is intended to maintain complete communities with a mix of residential and non-residential uses.</p>

Date Received	From	Comment(s)	Response(s)
		<ul style="list-style-type: none"> <li>- Clarify the means for providing transition in height and density where development abuts existing low rise, built form.</li> <li>- Suggest revising policies requiring that development or redevelopment of existing commercial sites designated Mixed Use and Major Commercial maintain the existing commercial GFA, subject to the outcome of a study.</li> <li>- Suggest revisions to policies requiring Block Plans for development and redevelopment of sites along Dundas St E between the railway tracks and Kathleen St.</li> </ul>	The relevant policy has been revised to provided flexibility in the requirement for Block Plans.
November 15, 2024	<b>Zelinka Priamo Ltd. On behalf of RioKim Holdigns/RioCan</b>	Requesting that the Town include the RioCan Lands as an intensification area, as part of the review of OPA 139, whereby the existing function as a retail commercial node can be maintained, and opportunities for intensification may be introduced.	OPA 139 is not contemplating any changes to the underlying land use designations along the Victoria Street Regional Corridor. Further consideration of the changes to the planning for Employment Areas in the Provincial Policy Statement will be considered through Focus Area 4 of the Official Plan Review.
November 19, 2024	<b>Weston Consulting on behalf of Atlantic Packaging</b>	<p>Seeking confirmation of the following, given that the portion of the Victoria Street Intensification Corridor is in the vicinity of the Atlantic Packaging Lands, which is located within an existing Employment Area:</p> <ul style="list-style-type: none"> <li>- There are no changes contemplated to the underlying land use designations/permissions along the Victoria Street Regional Corridor;</li> <li>- The overall density target of 60 residential units per hectare and overall FSI target of 2.5 within Intensification Corridors does not mean that existing Employment Area lands along Victoria Street are intended to be redeveloped with non-employment uses; and</li> <li>- The proposed policy framework or other municipal initiatives will not impact the ability to continue to access the Atlantic Packaging lands from Thickson Road South.</li> </ul>	OPA 139 is not contemplating any changes to the underlying land use designations along the Victoria Street Regional Corridor. Further consideration of the changes to the planning for Employment Areas in the Provincial Policy Statement will be considered through Focus Area 4 of the Official Plan Review.
December 10, 2024	<b>Weston Consulting on behalf of 1424, 1425(2), 1507 Dundas Street East</b>	Supportive of proposed height permission of 25-storeys along Dundas Street East, within the Rapid Transit Intensification Corridor.	Noted.  Any future development proposal comments to be addressed at a later date through the pre-consultation/development application process.

In addition to written submissions received regarding OPA 139 – Strategic Growth Areas, Nodes and Corridors, comments and feedback were also provided by stakeholders and the public at the in-person Community Open House, and through two online engagement surveys hosted on the Connect Whitby project page ([connectwhitby.ca/OPreview](http://connectwhitby.ca/OPreview)). All engagement opportunities have informed the final recommended amendment.