

July 3, 2026

The Regional Municipality of Durham
605 Rossland Rd. E.
Whitby, Ontario L1N 6A3

Attention: Colleen Goodchild, MCIP, RPP
Director of Community Growth

Dear Colleen Goodchild:

Re: **Zoning By-law Amendment Application A 03/26**
Draft Plan of Condominium C-P-2026-02
640 Liverpool Road, 1288-1294 Wharf Street, and 607-609 Annland Street -
2nd Submission
Our Project No. E21030

Enclosed please find our response to the comments provided on our 1st Engineering Submission dated May 12, 2026 for the above noted project for your review. For ease of reference, we have listed their comments in **bold** with our response immediately following in normal text.

Durham Regional Works Department	
1.	The Region of Durham Works Department has reviewed the development proposal and does not object to the further processing of the above noted Zoning By-Law Amendment and Draft Plan of Condominium. <ul style="list-style-type: none"> • Acknowledged.
Municipal Servicing	
2.	The applicant has proposed to service the site with the following connections: <ul style="list-style-type: none"> • 100mm diameter domestic water service from the 200mm diameter CI watermain on Annland Street; • 150mm diameter fire service from the 200mm diameter CI watermain on Annland Street; and • 200mm diameter sanitary service discharging to the existing 450mm diameter PVC sewer on easement west of the subject site. <p>Proposed water servicing shall meet Region Standard S-230.011. Proposed water meters and backflow prevention shall meet all applicable Region Standards.</p>



	<ul style="list-style-type: none"> Water meters and backflow prevention will meet the applicable region standards. Details will provided during the detailed design drawings.
3.	<p>The Subject Site is within the Zone 1 water pressure district for The City of Pickering. The estimated static water pressure for the Site exceeds the maximum allowance of 550 kPa (80psi). Private pressure reducing valves will be required.</p> <ul style="list-style-type: none"> Private pressure reducing valves will be provided during the detail design drawings.
4.	<p>Existing, unused water service connections not suitable for the proposed development must be disconnected at the main and abandoned. Locate on the Site Servicing Plan and provide note(s) accordingly.</p> <ul style="list-style-type: none"> Existing, unused water service connections not suitable for the proposed development will be disconnected at the main and abandoned. Note has been added and details will be provided on the detailed design drawings.
5.	<p>Existing unused sanitary service connections not suitable for the proposed development must be disconnected at the main and abandoned. Locate on the Site Servicing Plan and provide note(s) accordingly.</p> <ul style="list-style-type: none"> Existing, unused sewer service connections not suitable for the proposed development will be disconnected at the property line and abandoned. Disconnect is proposed at property line due to the depth of the main and to limit any roadwork within Wharf Street. the Note has been added and additional details will be provided on the detailed design drawings.
6.	<p>The limits of the Region’s 7.0m wide servicing easement associated with the 450mm diametre sewer west of the subject site must be identified on all plans and remain free and clear of any and all permanent structures.</p> <ul style="list-style-type: none"> The easement has been shown on the plans and will remain free of permanent structures.
Waste Management	
7.	<p>The Region of Durham will provide organic and garbage collection services to residential units on private property in the City of Pickering if the site meets the Technical and Risk Management Guidelines for Municipal Waste Collection Services on Private Property and for New Residential Developments in Durham Region.</p> <ul style="list-style-type: none"> The site meets the Technical and Risk Management Guidelines for Municipal Waste Collection Services on Private Property and for New Residential Developments in Durham Region. A Waste Management



	Brief has been prepared for this development and included in the submission.
8.	<p>In all cases, the lands must be designed in accordance with the Guidelines for municipal waste collection service on Private Property which are outlined in the Technical and Risk Management Guidelines for Municipal Waste Collection Services on Private Property and for New Residential Developments in Durham Region.</p> <ul style="list-style-type: none"> Please refer to the Waste Management Brief prepared for this development.
9.	<p>A Waste Management Plan and Autoturn drawing must be submitted to the Region with the Site Plan application if the proponent wishes to receive Municipal collection. The plan must present in detail how the site meets Regional guidelines.</p> <ul style="list-style-type: none"> Please refer to EXH1 within the Waste Management Brief which shows the garbage successfully maneuvering around the site following the regional guidelines.
10.	<p>The Waste Management Plan for townhouses where the internal private road enables curbside collection and may be approved for weekly curbside waste collection must include a drawing showing the minimum road dimensions of 6.5 metres in width from curb face to curb face, 13.0 metres in turning radii to curb face. The drawing must also show the access route expected to be used showing waste collection vehicle (Refer to Appendix 'A' in the Technical and Risk Management Guidelines for Municipal Waste Collection Services on Private Property and for New Residential Developments in Durham Region) movement through the proposed development including entry, reversing, exit or any other movement necessary for waste collection must be included.</p> <ul style="list-style-type: none"> Please refer to A101 within the Waste Management Brief which shows the road dimensions. The roadway provided meets the minimum 6.5 meters along with the 13 meter turning radius to face of curb.
11.	<p>Each dwelling unit must have clear delineation of set outs so ownership of waste receptacles left at the curb for collection can be determined. The waste set-out point must clearly be shown either with a pad or at the end of the owners' driveway. The footprint at the set-out area should allow for sufficient space for, at a minimum, two Blue Box receptacles, Green Bin(s), Leaf and Yard waste and space for up to four bags of garbage.</p> <ul style="list-style-type: none"> Please refer to EXH1 within the Waste Management Brief which shows the delineation footprint of the collection point at the end of each owners driveway.
12.	On June 3, 2021, Ontario filed O.Reg. 391/21 under the Resource



	<p>Recovery and Circular Economy Act and made product producers responsible for the Blue Box program including collection. The Regional Municipality of Durham no longer provides service for the Blue Box program.</p> <ul style="list-style-type: none"> • Acknowledged.
<p>Transportation Section 2.3 Active Transportation Network</p>	
13.	<p>This section should be updated to include that there is a MTO province wide cycling network (PWCN) shared roadway along Annland Street which is part of the waterfront trail.</p> <ul style="list-style-type: none"> • The transportation consultant will update their report and resubmit shortly. An addendum is being prepared to update traffic counts for June and July 2026.
<p>Development Charges and Servicing Agreement</p>	
14.	<p>In keeping with the Region of Durham Development Charge By-Laws, development charges will be applicable prior to the issuance of building permit(s).</p> <ul style="list-style-type: none"> • Acknowledged.
15.	<p>The Applicant shall enter into a Regional Servicing agreement for all Regional works proposed within the public right-of-way.</p> <ul style="list-style-type: none"> • Acknowledged.
<p>Conclusion</p>	
16.	<p>The Region is supportive of the proposed development and does not object to the further processing of any of the proposed planning applications, subject to the fulfillment of all the Condition of Draft Approval for the Plan of Condominium, as listed in Attachment 1.</p> <ul style="list-style-type: none"> • Acknowledged.
17.	<p>It is requested that the Owner provide a land use table prepared by an Ontario Land Surveyor to the satisfaction of the Region of Durham. The land use table should provide lot area calculations for the proposed land uses allocated within this draft plan of subdivision.</p> <ul style="list-style-type: none"> • The OLS will provide prior to clearance of conditions.
18.	<p>In addition to sending the Region copies of the draft approved plan of subdivision and condominium and the corresponding conditions of approval, at such time as the draft approval is in effect, please e-mail a digital copy of the conditions of draft approval to Jacob.Slevin@Durham.ca.</p>



Page 5
May 22, 2026
The Regional Municipality of Durham
Colleen Goodchild, MCIP, RPP

	<ul style="list-style-type: none">• Acknowledged.
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Please do not hesitate to contact the undersigned if any further information is required.

Yours truly,

CANDEVCON EAST LIMITED



Brett Goldstein
Project Manager, Land Development

BG/vl

Encl.

cc:

Candevcon East Limited. Attn: Mr. M. Favit & Mr. M. Coscarella

