



Planning and Development Committee Agenda

Date: October 21, 2024
Time: 5:00 p.m.
Location: Council Chambers or Electronic Participation
Municipal Administrative Centre
40 Temperance Street, 2nd Floor
Bowmanville, Ontario

Inquiries and Accommodations: For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending, please contact: Lindsey Turcotte, Committee Coordinator, at 905-623-3379, ext. 2106 or by email at lturcotte@clarington.net.

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The Revised Agenda will be published on Friday after 3:30 p.m. Late items added or a change to an item will appear with a * beside them.

	Pages
1. Call to Order	
2. Land Acknowledgment Statement	
3. Declaration of Interest	
4. Announcements	
5. Presentations/Delegations	
5.1 Daniel Segal, Segal Construction, Regarding Municipal Housing Development	4
Link to Item 5.1 from the August 29, 2024 ECCIP.	
5.2 Delegation by Daniel Gibbons, CEO, Shared Tower Inc., Regarding Report CAO-006-24 - Clarington Cellular Service Enhancement Project	6
6. Consent Agenda	
6.1 PDS-041-24 - Draft Plan of Subdivision and Rezoning for 74 Residential Units at 922 Green Road, Bowmanville	8
6.2 PDS-042-24 - Relocation of a Listed Heritage House - Lambert House, 47 Liberty Street; Lakeridge Health Bowmanville Hospital Redevelopment Project	39
6.3 PDS-043-24 - New Provincial Planning Statement, 2024 and Proposed Ontario Regulation for Additional Residential Units; Overview and Comments	141
6.4 CAO-006-24 - Clarington Cellular Service Enhancement Project (Attachment 1 to be Distributed with Revised Agenda)	158
7. Items for Separate Discussion	
8. Unfinished Business	
9. New Business	

10. Public Meetings (6:30 p.m.)

- 10.1 Public Meeting for a Proposed Zoning By-law Amendment and Proposed Draft Plan of Subdivision

Applicant: KLM Planning Partners

Location: 1738 Bloor Street, Courtice

Planner: Sarah Parish, Principal Planner

- 10.1.1 PDS-044-24 - Applications for a Zoning By-Law Amendment and Draft Plan of Subdivision – Courtice Road and Bloor Street 165

- 10.2 Public Meeting for a Proposed Official Plan and Zoning By-law Amendment

Applicant: Innovative Planning Solutions

Location: South-West Corner of Mearns Avenue and Concession Road 3, Bowmanville

Planner: Sarah Parish, Principal Planner

- 10.2.1 PDS-045-24 - Applications for a Clarington Official Plan Amendment and Zoning By-law Amendment - Mearns and Concession Road 3 187

- 10.3 Public Meeting for a Proposed Official Plan and Zoning By-law Amendment

Applicant: GHD

Location: 1525-1585 Bowmanville Avenue, Bowmanville

Planner: Sarah Parish, Principal Planner

- 10.3.1 PDS-046-24 - Proposed Official Plan and Zoning By-law Amendment for 448 Residential Units in Bowmanville 205

11. Confidential Items

12. Adjournment

From: no-reply@clarington.net
To: [ClerksExternalEmail](#)
Subject: New Delegation Request from Segal
Date: Wednesday, September 11, 2024 9:30:48 AM

EXTERNAL

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**
Draft Resolution Permitting Municipal Housing Development
- **Action requested of Council**
Municipal housing development
- **Date of meeting**
10/1/2024
- **Summarize your delegation**
Segal Construction has drafted a resolution for your consideration, proposing municipal residential development of attainable housing funded through a mix of municipal bonds and federal/provincial funding.
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**
Yes
- **Name of the staff member or Councillor.**
Heather Anderson, AMCT
- **Will you be attending this meeting in person or online?**
Online
- **First name:**
Daniel
- **Single/Last name**
Segal
- **Firm/Organization (if applicable)**
Segal Construction

- **Job title (if applicable)**

Builder

- **Address**

[REDACTED]

- **Town/Hamlet**

Toronto

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

[REDACTED]

- **Do you plan to submit correspondence related to this matter?**

No

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits seven minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]

From: no-reply@clarington.net
To: [ClerksExternalEmail](#)
Subject: New Delegation Request from Gibbons
Date: Tuesday, October 15, 2024 11:40:45 AM

EXTERNAL

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**
Clarington Cellular Enhancement Project
- **Action requested of Council**
Supporting staff's recommendations
- **Date of meeting**
10/21/2024
- **Summarize your delegation**
Supporting staff's recommendations
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**
Yes
- **Name of the staff member or Councillor.**
Justin MacLean / Amy Burke
- **Will you be attending this meeting in person or online?**
In person
- **First name:**
Daniel
- **Single/Last name**
Gibbons
- **Firm/Organization (if applicable)**
Shared Tower Inc.
- **Job title (if applicable)**
CEO

- **Address**

[REDACTED]

- **Town/Hamlet**

Oakville

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

[REDACTED]

- **Do you plan to submit correspondence related to this matter?**

No

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

Yes

- **I acknowledge that the Procedural By-law Permits seven minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To: Planning and Development Committee

Date of Meeting: October 21, 2024 **Report Number:** PDS-041-24

Authored by: Nicole Zambri, Senior Planner

Submitted By: Darryl Lyons, Deputy CAO, Planning and Infrastructure Services

Reviewed By: Mary-Anne Dempster, CAO

By-law Number: **Resolution Number:**

File Number: S-C-2022-0001 and ZBA2022-0002

Report Subject: Draft Plan of Subdivision and Rezoning for 74 residential units at 922 Green Road, Bowmanville

Recommendations:

1. That Report PDS-041-24 and any related delegations or communication items, be received;
2. That the Zoning By-law Amendment application submitted by 1494339 Ontario Limited be approved with minor modifications and the By-law contained in Attachment 1 to Report PDS-041-24 be passed;
3. That the application for Draft Plan of Subdivision S-C-2022-0001 submitted by 1494339 Ontario Limited be supported, subject to the conditions approved by the Deputy CAO of Planning and Infrastructure Services;
4. That once all conditions contained in the Clarington Official Plan and Zoning By-law 84-63 with respect to the removal of the (H) Holding Symbol and the conditions of the Subdivision and Site Plan are satisfied, the By-law authorizing the removal of the (H) Hold Symbol be approved by the Deputy CAO of Planning and Infrastructure Services;
5. That the Region of Durham Planning and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PDS-041-24 and Council's decision; and
6. That all interested parties and any delegations be advised of Council's decision.

Report Overview

This report is recommending approval of the Zoning By-law Amendment submitted by D.G. Biddle and Associates, on behalf of 1494339 Ontario Limited, and to support the further processing of the draft plan of subdivision application to permit the development of 36 link townhouse dwellings within a common element condominium block and 38 street townhouse dwellings, for a total of 74 dwelling units. The draft plan also contains open space lands and a stormwater management pond. The new residential lots are proposed to have access off Green Road and a new "Street A" which connects Green Road and Baseline Road in Bowmanville. There is also a remnant portion of the lot to the west that is not subject to the subdivision and rezoning applications but will be retained by the owner for future uses and may be subject to future development applications at that time.

1. Application Details

- 1.1 Owner: 1494339 Ontario Limited
- 1.2 Applicant: D.G. Biddle & Associates
- 1.3 Proposal: **Draft Plan of Subdivision**

Proposed Draft Plan of Subdivision to permit 74 residential dwelling units consisting of 36 link townhouse units within a common element condominium and 38 street townhouse units, open space lands, and a stormwater management pond.

Zoning By-law Amendment

To rezone the subject lands from "Agricultural (A)" zone to "Holding - Urban Residential Exception ((H)R3-78) Zone" and "Environmental Protection (EP) Zone" to permit the street townhouses and the medium density block and reflect the extent of the natural heritage features and the associated minimum vegetation protection area.

- 1.4 Area: 8.81 hectares (7.07 hectares subject to applications)
- 1.5 Location: 922 Green Road, Bowmanville (see **Figure 1**)
- 1.6 Roll Number: 1817-010-020-07920



Figure 1 – Proposed Draft Plan of Subdivision and Surrounding Context

2. Background

- 2.1 On February 22, 2022, 1494339 Ontario Limited (Woodland Homes) submitted applications for a Draft Plan of Subdivision and Zoning By-law Amendment with supporting documentation for 69 residential units consisting of 37 townhouses on public streets and 32 townhouse units in a medium density common element condominium, a park, open space, and a stormwater management pond. The applicant would retain residual lands for future uses.
- 2.2 A Public Meeting was held on December 5, 2022, and a number of comments were received. Several revisions were received from the applicant in an effort to address comments and resolve issues. This had an overall benefit which resulted in the increase of 5 dwelling units, bringing the total dwellings from 69 units to 74 units.
- 2.3 One of the main issues that delayed this proposal was finding a viable servicing solution for the site. The original plan was to extend the sanitary connections along Baseline Road to the intersection of Green Road from the east. This required an 8+ metre deep manhole which the Region did not support and was not feasibly practical. Given the timing of the redevelopment of the South Bowmanville Recreation Complex, there was a mutual benefit and opportunity to provide services through this site through a new local municipal road which will be included in the Development Charges Study and bring services down to through the Bowmanville Recreation site and connect to Green Road at the intersection of the proposed road in the subject plan of subdivision, which has resolved the issue. .
- 2.4 Another issue was related to parkland dedication. There is an existing drumlin located on the northeast portion of the subject lands which was originally proposed by the owner to be dedicated as park space. The Clarington Official Plan policies state that valleylands and lands susceptible to flooding or otherwise unsuitable for development will not be accepted as statutory parkland dedication. In this case, the drumlin is not considered valleylands or susceptible to flooding but it is unsuitable for development due to the steep grades. As a result, Staff's position is that this area would not be suitable for park programming needs and would not be accepted as statutory parkland dedication. As an alternative, the owner has agreed that the drumlin would be dedicated to the Municipality as open space lands and as such, according to the Clarington's Official Plan and Parkland Dedication By-law, would not be counted as the development portion of the site.
- 2.5 Also given that the total parkland dedication required based on the developable portions of the site does not result in a sufficient area for park development, payment-in-lieu of parkland would be owed as an alternative to land conveyance. The subject application would generate a land area conveyance of 0.17 hectares, which does not meet the minimum size criteria for a parkette, which is a minimum of 0.5 hectares as per the Clarington Official Plan. Further, the site is in close proximity to the South Bowmanville Recreation Complex which will provide park space in close proximity for future residents.

2.6 The applicant has submitted the following studies in support of the applications which were circulated to departments and agencies for review. They are available upon request and are summarised in Section 9 of this report.

- Environmental Impact Study
- Planning Rationale and Landscape Analysis Report
- Sustainability Report
- Archaeological Assessment Clearance
- Arborist Report
- Phase One Environmental Site Assessment
- Hydrogeological Report Geotechnical Investigation
- Slope Stability Analysis
- Erosion Hazard Limit Assessment
- Stormwater Management and Functional Servicing Report
- Traffic Impact Study
- Noise and Vibration Impact Study

3. Land Characteristics and Surrounding Uses

3.1 The subject lands are located south of Baseline Road, and west of the Green Road, north of Highway 401. The site has frontage on Baseline Road, and on Green Road. There are significant grade differences from north to south and west to east on the site, indicative of a drumlin landform. A portion of the site has been cultivated. The remaining lands are wooded.

3.2 The surrounding uses are as follows:

North – one single family resident, existing residential dwellings with a subdivision and a proposed draft plan of subdivision at the north-west corner of Green Road and Baseline Road;

South – vacant land and Highway 401;

East – one single detached dwelling, Clarington Fields which includes indoor soccer facility, outdoor soccer pitches, baseball diamonds, parking, and washrooms; and

West – existing large residential lots and cultivated lands.



Figure 2 – Lands Subject to the proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications



Figure 3 – Picture of Drumlin looking west from Green Road

4. Provincial Policy

Provincial Policy Statement (2024)

- 4.1 The Provincial Policy Statement (PPS 2024) encourages planning authorities to create healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types and development patterns, while making efficient use of land and infrastructure. Opportunities for redevelopment and intensification are to be promoted where it can be accommodated.
- 4.2 The new PPS 2024 has been combined with the Growth Plan and now encourages a minimum density target of 50 residents and jobs per gross developable hectare in designated growth areas. The proposal would be achieving a gross density of approximately 67 people per hectare.
- 4.3 Healthy and active communities should be promoted by planning public streets to be safe, and meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity. Compact and diverse developments promote active modes of transportation such as walking and cycling.

- 4.4 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.
- 4.5 The proposal is consistent with the Provincial Policy Statement.

5. Official Plans

Durham Region Official Plan (Envision Durham)

- 5.1 On September 3, 2024, the Minister of Municipal Affairs and Housing approved Envision Durham, which is the new Regional Official Plan, with modifications. The Durham Region Official Plan designates the subject lands as “Community Areas” and “Major Open Space Areas.”
- 5.2 Community Areas are to be planned for a variety of housing types, sizes, and tenures, including singles and townhouse dwellings. These areas can also include population-serving uses and shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas.
- 5.3 Major Open Space Areas are a component of the Region’s Greenlands System that generally follow major permanent and/or intermittent stream and valleys and contain high concentrations of key natural heritage features and key hydrologic features. These lands are to be protected, enhanced, and conserved to ensure their ecological value is maintained. Development or site alteration is not permitted in Key Natural Heritage and Hydrologic Features, including any associated vegetation protection zone, as determined through an Environmental Impact Study.
- 5.4 The proposal conforms to the recently approved Regional Official Plan.

Clarington Official Plan

- 5.5 The Clarington Official Plan designates the subject lands primarily Urban Residential mainly along Green Road, south of Baseline Road and the balance is designated Environmental Protection. The Urban Residential designation is predominantly intended for housing purposes. A variety of densities, tenure and housing types encouraged, generally up to 3 storeys in height. Although no elevations were provided for the proposed townhouses, the applicant has indicated that the townhouses will be 2 to 3 storeys, and some dwellings may have walk out-basements due to grades.
- 5.6 Baseline Road is a Type A Arterial Road in the Clarington Official Plan. Sites adjacent to arterial roads shall have a minimum density of 19 units per hectare. Proposal would provide a density of 25 units per hectare.

- 5.7 The Clarington Official Plan contains criteria for multi-unit residential development. The policies state that development shall be suitable to accommodate the proposed density and built form and shall be compatible with the surrounding neighbourhood. The site is secluded from any major developed areas and is surrounded by open space areas. There are single detached dwellings to the north of Baseline Road. The development of townhouses is appropriate for the context, while also providing the appropriate density to achieve the Municipality's density targets.
- 5.8 The policies also state that multi-residential developments shall not be sited on opposite sides of the street unless adequate on-street parking can be accommodated to the satisfaction of the Municipality and that townhouse units shall generally not comprise of 6 or more attached units. The proposal shows up to 6 attached townhouse units, however, also proposes townhouse blocks on opposite sides of the street. An On-Street Parking Plan was provided in support of the application, which demonstrates that on-street parking can be provided along Street A which has ample opportunity for on-street parking given that no driveways are proposed adjacent to the unique drumlin feature of the site.
- 5.9 Natural Heritage Features are identified and mapped on the subject lands. The natural heritage features are designated Environmental Protection Area. The natural heritage system is to be protected and enhanced for the long term to promote responsible stewardship and provide sustainable environmental, economic, and social benefits. An Environmental Impact Study was prepared to determine the appropriate development limits and vegetation protection zone in accordance with the Official Plan. Staff supports the development limits proposed through the EIS and the proposal conforms to the requirements of the OP, with the slight exception to some refinements which are needed for the long-term stable top of bank and associated setbacks. However, this has been addressed through the attached Zoning By-law Amendment and is further discussed in Sections 9 and 10 of this report.
- 5.10 The proposal conforms to the Clarington Official Plan.

6. Zoning By-law

- 6.1 Zoning By-law 84-63 zones the subject site "Agricultural (A) Zone" and "Environmental Protection (EP) Zone". A Zoning By-law Amendment is required to permit the proposed townhouses on a public street and the medium density block. A draft zoning by-law is included as **Attachment 1**.
- 6.2 The proposed zoning by-law amendment includes a Holding (H) Symbol. The Holding would remain on the lands until the necessary conditions of draft approval and development agreements are in place for the Draft Plan of Subdivision and the Common Element Condominium townhouse block.

7. Public Notice and Submissions

- 7.1 Public Notice was mailed to approximately 132 landowners within 300 metres of the subject lands on November 11, 2022, and public meeting signs were installed on the property along Baseline Road and Green Road, advising of the complete application received by the Municipality and details of the public meeting. The Public Meeting was held on December 5th, 2022.

- 7.2 A total of 9 inquiries or comments were received, and 2 were present at the Public Meeting who were opposed or had concerns with the proposed development. The following comments or inquiries are summarized below:
- Concerns with the volume, noise and speed of traffic that would be generated from this development, specifically on Baseline Road and Green Road;
 - Questions regarding the Traffic Impact Report and the reliability of the data provided;
 - Blind spots for proposed Street A connection off of Baseline Road;
 - Concerns with homes being located too close to the floodplain;
 - Concerns with blasting/vibration from St. Marys having impacts on dwelling foundations;
 - Concerns with erosion and stability of slope;
 - Concerns with the overall public infrastructure required to service the development, including, water and wastewater, new schools, hospitals, libraries, and other public facilities;
 - Destruction of wildlife and habitat, tree removal and the overall impacts of the development; and
 - Concerned with well interference.
- 7.3 These comments and concerns will be discussed in Section 10 (Discussion Section) of this report.

8. Department and Agency Comments

- 8.1 A list and summary of agency and internal department comments received can be found in **Attachment 3**.

9. Summary of Background Studies

- 9.1 The applicant has submitted several studies in support of the development applications which have been circulated to various agencies and departments for review and comment. Staff will ensure the recommendations in the reports will be implemented through the subdivision conditions of approval and through the site plan process for the common element condominium block.

Environmental Impact Study, prepared by Palmer, November 28, 2023

- 9.2 An Environmental Impact Study was completed to determine the extent of the natural heritage features and evaluate the presence of any species at risk or significant wildlife habitat. In order to determine the extent of the features, CLOCA, Municipal Staff, and Palmer attend the site on October 1, 2021, to stake and survey the dripline/top of bank on the east side of the Darlington Creek.
- 9.3 An updated EIS was prepared to address Clarington Staff and the conservation authority comments. The main revisions included further discussions around the butternut trees found on the subject lands and their preservation, as well as the general approach to the stormwater management pond and outlet. Staff and CLOCA are generally satisfied and have accepted the extent of the features and buffer areas shown on the figures within the EIS and on the draft plan of subdivision.

- 9.4 Three out of the four butternut trees are identified as a non-retainable tree (Category 1) and can be injured or removed provided it is registered with the province. However, the proposal only requires one of the four trees to be removed. The butternut tree proposed for removal is located to the south of the site and adjacent to the creek where the storm water outfall and emergency overland flow outlet is being proposed. As a Category 1, there are no implications beyond registry as removal is permissible. The Ministry has acknowledged the removal of this tree. A 25-metre buffer is proposed around butternut tree 2 (BN2) to ensure the habitat for the butternut tree is protected. This required the public road to shift slightly to the east to avoid grading and development within this area. There is also a restoration and enhancement area being proposed around BN2 to offset the impacts of encroachment into the natural heritage features for the stormwater outfall and emergency overland outlet. The other two butternut trees (BN1 and BN4) will not be affected by the proposed development as they are located within the Darlington Creek Valley or the protection area. They would remain and would be enhanced by the dripline setback restoration activities.
- 9.5 The report indicates some removal of the features for the stormwater outfall and emergency overland outlet. The area proposed area to be removed is approximately 220 m². This reduction is offset by a proposed increase in vegetation area of 1,020 m² adjacent to the public road and enhancing the area around the butternut tree including “companion” trees that may improve their overall habitat. The Clarington Official Plan policies state that stormwater management facilities may be located in any land use designation, but generally shall not be permitted on lands within the natural heritage system, identified as flood plain or Regulatory Shoreline or designated as Environmental Protection Area. However, the exact location of stormwater management facilities shall be approved by the Municipality in consultation with the Province and the Conservation Authority. The storm pond is located outside the features and minimum vegetation protection area; however, the outfall and emergency outlet are within the feature to allow for the proper function of these features. Clarington Staff, and the Conservation Authority have been satisfied with the revised proposal.

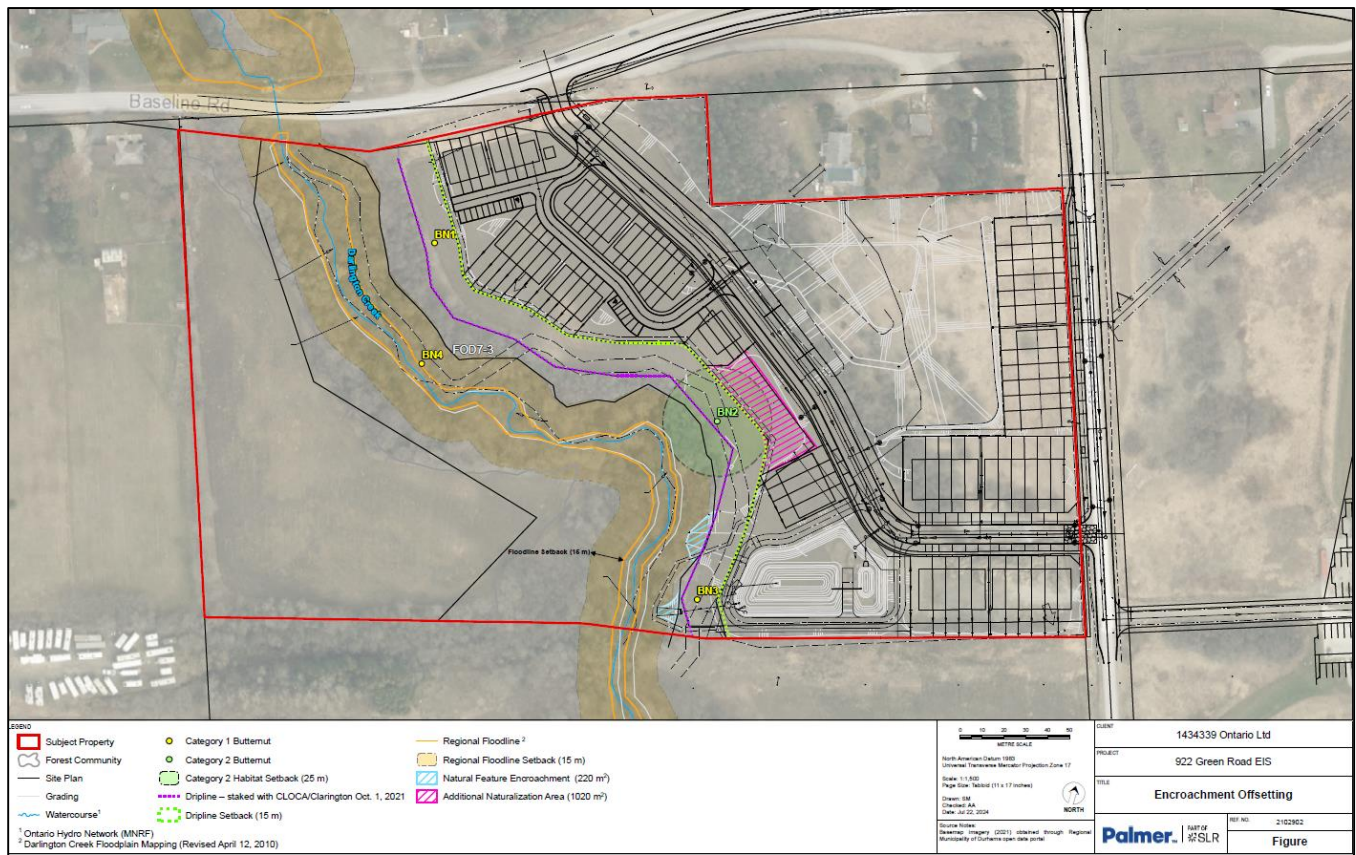


Figure 4 – Proposed Encroachment Offsetting Proposed by Applicant

Planning Justification Report and Landscape Analysis, prepared by D.G. Biddle & Associates Limited, dated February 2022, updated August 2024

- 9.6 A Planning Justification Report submitted by D.G. Biddle and Associates Ltd. and revised in August 2024 to address Staff comments. The proposed development has been revised in response to Staff comments by identifying the drumlin as open space lands, further describe the intentions of the future lands being retained by the applicant on the west side of the Darlington Creek and bringing them out of the subdivision application and correcting the land use areas to reflect the draft plan. The draft zoning by-law was also updated to reflect Staff comments.
- 9.7 Section 4 of the report indicates that the residential subdivision proposal is comprised of one medium-density block and 7 street townhouse blocks with access from a new public street running from Baseline Road to Green Road. The medium-density block is intended to be developed as a common element condominium of 36 link townhouse dwellings, all with access from a private lane. The seven street townhouse blocks will include 38 units, 12 of which will front onto Green Road and the remaining 26 will front onto the new public street. Included within the development lands is a stormwater pond block and two open space blocks consisting of the Darlington Creek valley lands and the drumlin natural feature to be dedicated to the Municipality. Common outdoor amenity space for the condo block is illustrated on the draft plan.
- 9.8 The report also indicates that there are several landform features located on the property, including a drumlin, a creek and associated valley, and table lands used for agricultural purposes. The east branch of Darlington Creek traverses the property. The valley drops from approximately 4 m deep at the north side of the development property to approximately 8 m deep at the south side. Located at the northeast corner of the property is a drumlin. The top of the drumlin is located on the adjacent property to the northeast and has a height of 124 m above sea level. The drumlin has a maximum slope of 27%, which prevents these lands from being used for agricultural purposes and are thus left as fallow. The report also indicates that it is very costly to remove the fill and develop this portion of the site.
- 9.9 Development is required to match existing grades at the property line. As such, the height and much of the drumlin volume will remain intact. Some grading of the lands can be accommodated along the Green Road and new public street frontage to allow for more reasonable development envelopes. Nevertheless, this grading will not significantly affect the volume nor height of the drumlin in this location.
- 9.10 The report concludes that the proposal is in conformity with the upper-level policies, the Clarington Official Plan and represents good planning.

Energy Conservation and Sustainability Plan, prepared by D.G. Biddle & Associates Ltd., dated December 21, 2023

- 9.11 A Sustainability Report was prepared to demonstrate how the development will achieve the Municipality's main environmental sustainability objectives. It includes a checklist from the Municipality's Priority Green Development Framework and Implementation Plan. The report indicates that rough ins for electrical vehicle charging stations will be provided for the residential dwellings within the garage and that the condominium block (Block 1) will have two vehicle charging station parking spots out of the 16 visitor parking spots provided.
- 9.12 The report also indicates that there would be improved water quality due to the design of the stormwater management facilities. It also indicates that the natural heritage areas are being protected to the greatest extent possible while also proposing new tree plantings throughout the site to reduce the heat island effect. Archaeological Clearance Letter from Ministry of Heritage, Sport, Tourism, and Cultural Industries, dated January 10, 2022
- 9.13 A Stage 1 and 2 Archaeological Assessment of 922 Green Road was prepared in December 2021 by Northeastern Archeological Associates Ltd. The assessment concluded that the subject property would not require any further archeological investigation as the site did not possess any cultural heritage value or interest and was accepted by the Ministry.

Phase One Environmental Site Assessment, prepared by Cambium Inc., dated October 2, 2023

- 9.14 The Phase One ESA was submitted to determine if there were any potential contaminants located on the subject lands which are proposed to be redeveloped for residential uses. The ESA identified four potentially contaminating activities within the Phase One Study Area (three on-site, and one off-site), which contributed to areas of potential environmental concern on the site. The related contaminants of potential concern may have been the result of potentially contaminated soil/fill material being brought to the site. The off-site potential contaminant is a historical orchard which would include the use of pesticides. The report recommended that a Phase Two ESA be required to be submitted.
- 9.15 As a condition of subdivision approval, the Region of Durham will require a Phase Two ESA report to be submitted. To rely on the environmental work performed, the Region will also require the completion of a Regional Reliance Letter and Certificate of Insurance forms. These conditions would also need to be completed before removal of the Hold symbol proposed in the Zoning By-law Amendment.

Noise Impact Study, prepared by D.G. D.G. Biddle & Associates Ltd., dated February 2022

9.16 The subject site is located adjacent to Baseline Road, which is designated as a Type 'A' Arterial Road in the ROP and is a source of transportation noise. This study was prepared to assess the impacts of noise generated from the road and determine mitigation measures to reduce the noise impacts and the appropriate noise clauses to be added to the offer of purchase and sale agreements for future home buyers. The recommendations of the report indicate that noise levels in the outdoor amenity areas for the units which front onto Baseline Road exceed the Ministry of the Environment, Conservation and Parks criteria without any mitigation measures. It recommends a 1.8 m acoustic fence be installed along the rear yards to bring the noise levels at an acceptable level to meet the Ministry requirements, in addition to the recommended warning clauses.

Noise and Vibration Impact Study, prepared by Sonair Environmental Inc., dated October 21, 2022, and revised November 21, 2023

- 9.17 A separate study was completed to evaluate the vibration impacts from blasting operations that occur at the nearby St Mary's Cement plant as well as addressing potential nuisance noise generated from the Ontario Power Generation's (OPG) evacuation sirens. At the request of the Region, the report was peer reviewed, by EXP Services Inc.
- 9.18 The peer review noted that the above noted study did not consider the worst-case scenario. In response to this, a revised Noise and Vibration Impact Study, prepared by Sonair Environmental Inc., dated November 21, 2023, was submitted to the Region.
- 9.19 A second peer review report, also prepared by EXP Services Inc., dated December 22, 2023, was submitted to the Region, and forwarded to the applicant. This peer review noted that the previous concerns had been addressed and that there were no further concerns with the study.
- 9.20 Potential noise generated from OPG evacuation sirens as a result of a nuclear emergency is exempt under Ontario regulations and applicable noise guidelines. However, an industry specific Warning Clause Type "E" is required to be registered on all titles, leases, and purchase and sale agreements for all units due to proximity of the proposed development to the sirens.
- 9.21 Vibration and Overpressure impact from St. Marys Cement blasting operations are predicted to meet the limits; therefore, the proposed development is expected to meet the requirement of guideline NPC-119 for blasting operations. However, an industry specific Warning Clause Type "E" is required to be registered on all titles, leases, and purchase and sale agreements for all units due to proximity of the proposed development to the facility.
- 9.22 As such, the Region requires that the recommendations detailed in Section 4.0 – Conclusion and Recommendations – of the Noise and Vibration Impact Study, prepared by Sonair Environmental Inc., dated November 21, 2023, be included in a Subdivision Agreement between the proponent and the Municipality of Clarington.

Arborist Report and Vegetation Protection Plan, prepared by Palmer, dated May 2022 and revised July 25, 2024

9.23 The original arborist report was submitted in May 2022. Revisions to the report were required to address Municipal and CLOCA comments related to grading, and refinements for the SWM pond design, as well as the tree removal to accommodate a recreational trail system on the drumlin. The trail system is no longer part of the Site concept; however, the slopes must still be graded to achieve a maximum 2.5: 1 slope. Therefore, the trees in that area must still be removed. Below is an image from the report which indicates the trees proposed to be removed in red and trees proposed for protection in green.

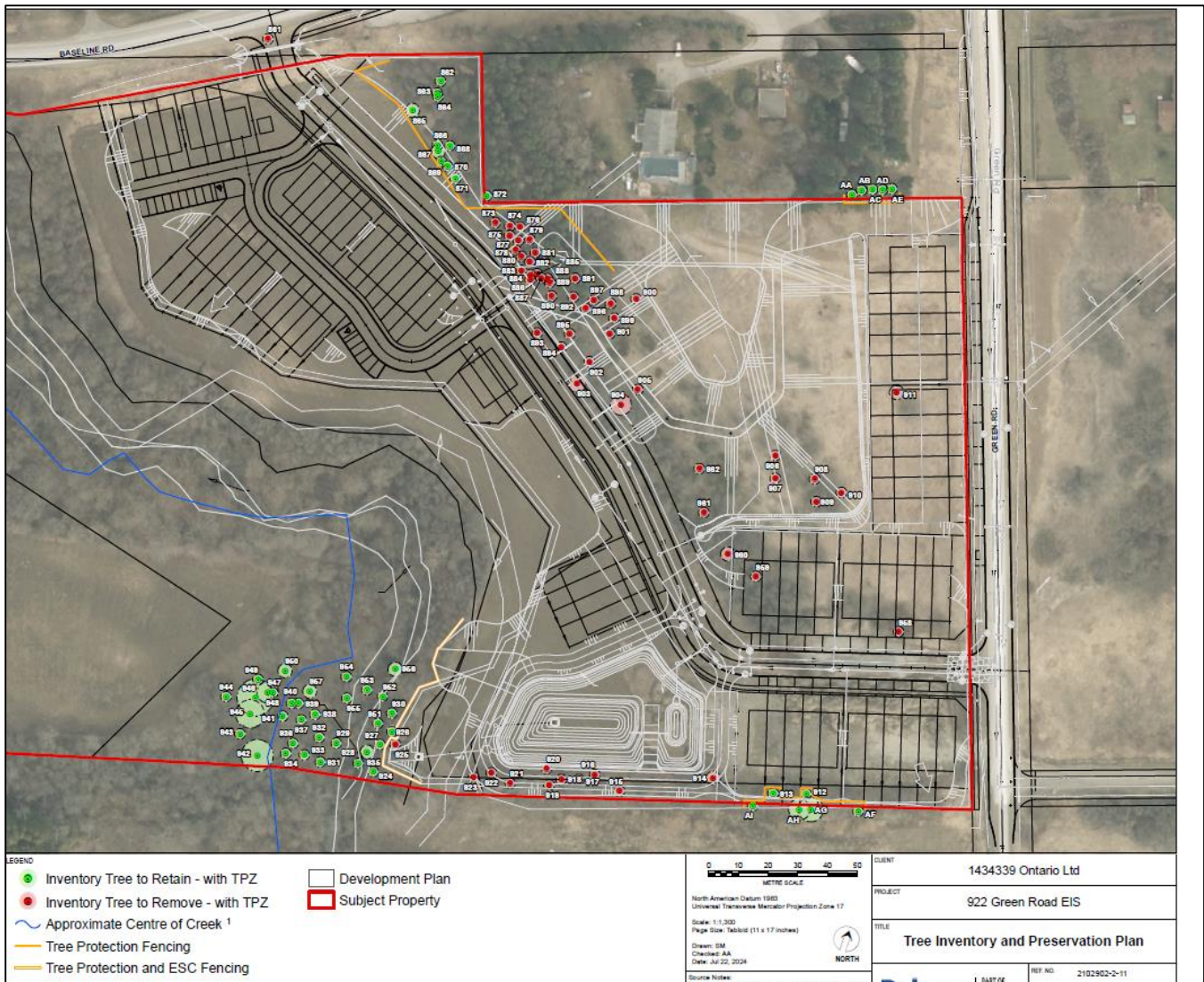


Figure 5 – Tree inventory and Preservation Plan

Slope Stability Analysis, prepared by Cambium Inc., dated May 15, 2023

9.24 Cambium Inc. completed a Slope Stability Analysis to assess the existing slopes on the southeast corner of the site where portions of the site will be cut back during construction. Based on the findings of the report, it is anticipated that the proposed finished topography will be stable. Additional comments related to the construction methods and procedures were provided in the report and will be included in the conditions of subdivision approval.

Erosion Hazard Limit Assessment, prepared by Cambium Inc., dated May 15, 2023

9.25 Cambium was retained to complete an erosion hazard limit assessment as a requirement by Central Lake Ontario Conservation Authority. The subject valley slope is located at the west portion of the site, adjacent to the Darlington Creek. The erosion hazard limit assessment involves Block 1 (condo block), Block 2 (street townhouses), and Block 11 (stormwater management pond). The report shows the long-term stable top of bank limits as a result of the analysis with a 6-metre erosion hazard limit. All development, including the stormwater management pond is proposed to be outside these limits.

Geotechnical Investigation, prepared by Cambium Inc., dated August 13, 2021

- 9.26 The findings of the Geotechnical Investigation indicated that the subsurface condition of the site generally consists of a surficial layer of topsoil or fill overlying a sandy silt to silty sand which transitions into a stiff to hard native clayey silt to clay and silt material. A topsoil layer, approximately 600 mm thick, was encountered at all borehole locations, except for the southerly borehole. Bedrock was not encountered in the investigation.
- 9.27 The report recommends that all topsoil, organics, and deleterious material should be removed from the development areas prior to construction. For site grading, in areas of cut or minor fill where the proof roll and/or inspection has identified unsuitable subgrade conditions, whether too soft or too wet, material is to be removed and replaced with an approved material and compacted, under guidance of Cambium staff. It also recommended that in accordance with the Building Code, that Site Class D (stiff soil) be applied for structural design. These seismic design parameters should be reviewed in detail by the structural engineer and incorporated into the design as required.
- 9.28 Groundwater was monitored in July 2021 and found at depths between 2.0 metres to 4.9 metres below the ground surface. No excessive seepage is anticipated at this site, groundwater ingress into shallow excavations may be expected from perched water and surface drainage, any dewatering during construction that may be required should be controllable with filtered sumps and pumps. The report recommends that the perimeter subdrains around the footings should be installed where any floor is less than 150 mm above final grade and is required to be dry. Subsurface walls should be adequately damp proofed above the water table and waterproofed below the groundwater table.

Hydrogeological Report, prepared by Cambium Inc., dated October 3, 2022

- 9.29 The Hydrogeological Assessment identified 13 well records within 500 metres of the subject lands, 10 of which were drilled or dug wells. The site is within a Highly Vulnerable Aquifer and an unconfirmed aquifer exists within the shallow overburden. Additionally, a shallow bedrock aquifer has been identified in the area of the site as per the MECP water well record information. The connectivity of the shallow overburden aquifer and the deeper aquifer system is not known; however, it is likely that there is some degree of hydraulic connection between the shallow overburden aquifer and the underlying bedrock aquifer.
- 9.30 The proposed development will be provided water through public services and there will be no groundwater used for water supply. Any wells are to be decommissioned. The only water withdrawal at the site will be from construction dewatering activities, which is anticipated to be minimal. The report recommends cumulative daily construction dewatering rates should be monitored on a daily basis to confirm total water withdrawal rates across the site during construction. Further, the method of disposal of water removed from the construction excavation should be determined prior to the commencement of water withdrawal. A dewatering plan should be prepared as necessary which includes the sediment and erosion control measures.
- 9.31 The report concludes that due to the low hydraulic conductivity of the shallow overburden soils, dewatering during construction will be minimal. Local groundwater and surface water systems are not anticipated to be influenced from the development.

Stormwater Management and Functional Servicing Report, prepared by D.G. Biddle & Associates Limited, dated August 7, 2024

- 9.32 The Functional Servicing and Stormwater Management report identifies how the site would be serviced and how the stormwater will be managed post development. Since the submission of this report, discussions with the Region and Municipal Staff have led to agreed sanitary servicing changes that are more appropriate and feasible for the development of these lands.
- 9.33 The proposed sanitary sewer system will be constructed within the local road proposed on the South Bowmanville Recreation lands which are immediately east of the subject lands. The developer will be responsible for the cost to bring services through this local road and connect into the subject lands. The actual construction of the road will be a Development Charge item. Services would then extend through the local Street A on the proposed plan and connect to a metre room for the condominium block. From the metre room services will be constructed within the private lane to service each individual unit. For the street townhouses, they would be serviced through the proposed local road or extensions through Green Road.
- 9.34 Municipal water may also be extended through the local municipal road within the South Bowmanville Recreation lands; however, it is currently proposed to extend along Baseline Road. Watermain design will be determined through further discussions with the Region and will be addressed through the conditions of subdivision approval. Providing services to the adjacent lands to the south should also be reviewed as part of the servicing strategy to ensure a coordinated approach.

9.35 The report indicates that the site will be drained to the future stormwater pond located at the south portion of the site. The sewer would be sized to accommodate a 5-year return frequency post development event as per the Municipality's design criteria. The pond will also provide Level 1 Enhanced quality control for the Darlington Creek. The detention of runoff will minimize further erosion of the upper reach of the Darlington Creek. The pond will also allow for all storm events, including the 100-year return frequency, to be attenuated to pre-development flows at the outfall to the Darlington Creek.

Traffic Impact Study, prepared by GHD, dated April 14, 2023, and addendum August 2, 2024

9.36 A Transportation Impact Study was prepared to analyze existing and future traffic conditions in relation to the proposed development. The report concludes that the site is expected to generate 174 trips during the weekday peak hours and will have minimal impacts on the surrounding road network. The amount of traffic generated by the proposed development does not warrant any road improvements or intersection improvements.

9.37 Sightline assessment along Green Road originally found that due to the slope, the proposed Main Site Entrance and the driveways off Green Road would have inadequate stopping sight distances. GHD recommended adding Hidden Entrance signage to warn drivers of the possible sightline issues. Since then, the addendum letter indicated that Green Road south of Baseline is assumed to be a 50km/hour design speed instead of a 70 km/hour design speed and as such, the available sight distance meets the requirement for minimum stopping distance.

10. Discussion

10.1 The proposal includes a total of 74 residential dwelling units consisting of 36 link townhouses within a condominium block and 38 street townhouses with driveway access from local public roads. The applicant is also proposing a new Street A off of Green Road which will align with the new street proposed to the east on the South Bowmanville Recreation lands. The draft plan also shows two transit stops and shelters, one along Street A (north portion) and one on Green Road. Design of the bus stops will be coordinated with the Region of Durham Transit Service through the subdivision process.

10.2 The site is situated in the Bowmanville Urban Area adjacent to the westerly boundary. The proposed units may facilitate further development to the south and coordination between the two landowners would be imperative prior to finalizing the conditions of draft plan approval. If the rezoning is approved, Staff will encourage the applicant to enter into a cost sharing agreement with the adjacent landowner to facilitate and provide coordinated services through the subdivision process.

10.3 The Clarington Official Plan designates the subject lands Urban Residential and Environmental Protection. It is also located at the edge of a neighbourhood and is adjacent to a Type A Arterial Road, Baseline Road, which allows for slightly higher densities in the Urban Structure typologies, when compared with lands internal to neighbourhoods. The proposal shows a medium density block within this area to utilize higher order transit routes and to limit individual vehicle access on roads which have higher traffic volumes. The proposed medium density block is adjacent to Baseline Road, consistent with the Official Plan policies. Future applications will be required for the medium density block, including site plan, condominium, and part lot control. The approved policy framework not only approves, but encourages this type of development, and the technical limitations along arterial roads on limiting private driveways also support townhouse blocks.

Environmental Protection Areas

- 10.4 The Environmental Protection designation can be refined through the various studies, including the Environmental Impact Study, and the findings of the studies are to be reflected in the implementing site specific zoning by-law amendment.
- 10.5 The applicant has demonstrated through the Environmental Impact Study that the proposed uses, being the street townhouse and the townhouses on the medium density block, as well as the infrastructure to support the development, will have minimal or no impact on the natural heritage system and hydrologic features on the site. The study has addressed municipal staff, and outside agency concerns to ensure the natural features are protected in accordance with the policies of the Clarington Official Plan.
- 10.6 The applicant has also prepared an Erosions Hazard Limit Assessment in addition to the Environmental Impact Study. The erosion hazard limit (or the Long-Term Stable Top of Bank) presented in the report was not reflected on the draft plan of subdivision at the time of writing this report. The policies in the Clarington Official Plan require a minimum vegetation protection zone of 15 metres from the valley, which includes the stable top of bank and associated setback of 15 metres.
- 10.7 The Zoning By-law Amendment attached to this report has been revised to reflect the 15-metre offset from the long-term stable top of bank. This refinement only slightly encroaches into the development limits proposed in the draft plan of subdivision for Blocks 1 and 2. The stormwater management pond is within the 15-metre setback of the long-term stable top of bank but outside the erosion hazard limit and the 6-metre access allowance. The pond is proposed to be rezoned to Environmental Protection. The draft plan may have to be revised to adjust the location and size of the pond to be outside the 15-metre setback to the stable top of bank, however this issue can be rectified through the subdivision application process.

Proposed Zoning By-law Amendment

- 10.8 A rezoning is required to facilitate the development and rezone the lands from "Agricultural (A)" to "Urban Residential Exception (R3-78)". It also proposes to rezone the open space areas, including the stormwater management pond and drumlin from

“Agricultural (A)” to “Environmental Protection (EP)” to recognize and protect the environmental features and their associated buffers. The proposed zone would support the environmental policies of the Clarington Official Plan by protecting these features and functions.

- 10.9 A hold symbol is proposed for the subject lands and will be removed once the Applicant provides satisfactory evidence which addresses all concerns listed in this report and fulfills conditions of the subdivision and future site plan with the Municipality of Clarington. The draft conditions of the subdivision and site plan application will be prepared at a later date, provided Council supports the recommendations in this report.

Density

- 10.10 The subject lands are required to meet a minimum net density of 19 units per hectare. The proposal is for approximately 25 units per net hectare. The built form shall be between 1 to 3 storeys and primarily used for ground related units including limited apartments, townhouses, semi-detached, or detached dwellings. The proposal is for linked and street townhouses with a height of 2 to 3 storeys. The density proposed is in conformity with the policy direction and vision of the Clarington Official Plan.

Lot Frontages

- 10.11 The minimum width of townhouses units has been debated by Municipal Staff and Council for many years to ensure appropriate growth and density can be accommodated, while still meeting other demands, such as parking and landscaped open space. Typically, as a result of a Council Resolution from 1999, townhouses which have access from a public road are recommended to have a lot frontage of 7 metres, while townhouses which are accessed by a lane are recommended to have a minimum width of 6 metres.
- 10.12 In more recent years, Council has approved a reduction to the minimum widths for townhouses, specifically for townhouse blocks accessed by a private lane, since these types of developments are required to have visitor parking spaces internal to the site, as well as provide an outdoor amenity space.
- 10.13 The proposal shows 4.5-metre-wide townhouses on the condominium block and 6 metre frontages for the street towns along Street A. The townhouses that have driveway access from Green Road are proposed to have 7.0 metre lot frontages and are in accordance with the 1999 Council Resolution.

- 10.14 The applicant has prepared an on -street parking plan to demonstrate that Clarington's on-street parking requirements can be met. It shows a required 13 parking spaces and proposes 21 on-street parking spaces along proposed Street A. The applicant has demonstrated that there would be well over the minimum on-street parking available along Street A since there are no driveways proposed on the east side due to the drumlin feature. Staff have no concern with the street townhouse frontages being reduced to 6 metres where the driveway access is from Street A. This will allow for a percentage of the lots to have smaller lot frontages while still ensuring that on-street parking requirements can be met.
- 10.15 For the condo block, the zoning by-law attached to this report proposes to increase the minimum required width of the townhouses from the 4.5 metres to 5 metres. This reflects the minimum width needed in order to accommodate the general provision in the Zoning By-law, which was passed in June of this year, and now requires a minimum of 40% of the front yard to have soft landscaping. Given that driveway widths are a maximum of 3 metres, on a 5-metre-wide lot, this would occupy 60% of the front yard, leaving the remaining 40% available for soft landscaping and would be able to meet the general provisions recently introduced in June. Anything below 5 metres starts to create challenges in terms of parking spaces, landscaping, utility coordination and overall aesthetics. The townhouse units are very narrow and cannot easily accommodate the everyday functions.
- 10.16 Given the more recent zoning by-law amendment approvals which have reduced lot frontages for townhouses, Staff are supportive of the reduction to 5 metres, in order to balance the need for more residential units with other important technical and aesthetic components which make the development a success. This creates a range of housing options on the site and creates different price points for the homebuyers to meet their individual needs.

Vehicle Access and Traffic

- 10.17 The site proposes to have vehicle access via a new proposed local road, Street A. There are also 12 street townhouse units which would have direct access from Green Road. Street A has been slightly skewed to the east at the mid-section of Street A to accommodate the buffer area around the butternut tree.
- 10.18 Concerns were raised from the public regarding increased traffic and sight lines at the intersection of Street A and Baseline Road. The Transportation Impact Study determined that the site is expected to generate an additional 174 trips during the weekday peak hours and will have minimal impacts on the surrounding road network. The study indicated that the amount of traffic generated by the proposed development does not warrant any road improvements or intersection improvements. Clarington Staff have reviewed the Traffic Impact Study and have no further concerns.

Parkland Dedication

- 10.19 The original plan for the subject site contemplated a parkette situated on top of the drumlin feature that would be accessed by a trail. However, due to the significant grade difference and steep slope, it was decided through discussions with Staff and the applicant, that the park space is not suitable for park purposes. Land dedication for a park was deemed unnecessary and payment in lieu of parkland dedication would be required as an alternative. The site is also adjacent to the South Bowmanville Recreation Centre which is currently undergoing extensive redevelopment and will contain park facilities in close proximity to the future residents.
- 10.20 The Municipality also requires a proposed north-south sidewalk within the public right-of-way along the western edge of Street A which will connect into the South Bowmanville Recreation lands.

11. Financial Considerations

- 11.1 The capital infrastructure required for this development will be built by the developer and assumed by the Municipality upon acceptance. The Municipality will include the new capital assets in its asset management plans and be responsible for the major repair, rehabilitation, and replacement in the future.
- 11.2 Maintenance and minor repairs of environmental protection lands, walkways and road infrastructure will be included in future operating budgets upon acceptance.
- 11.3 For lands within a proposed private condominium development block, financial responsibility and maintenance is borne by the condominium corporation.

Perfect Storm Report

- 11.4 On April 15, 2024, Council endorsed the CAO's 'Perfect Storm' report which expressed significant concerns related to recent changes to Provincial legislation resulting in reduced parkland dedication for new neighborhoods. Council passed resolution April 15, 2024, on directing staff to conduct Fiscal Impact Assessments for any developments impacted by Bill 23, while continuing to process applications, to ensure that both Council and the community understand the full cost of these changes.
- 11.5 The application is not within an approved Secondary Plan Area and there are no parkland reductions from these applications further to what is permitted in the Clarington Parkland and Open Space Dedication By-law 2023-042. Therefore, there is no need to undertake a Fiscal Impact Assessment as there are no lost revenues to the Municipality as a result of Bill 23 changes.

12. Strategic Plan

- 12.1 The proposed development has been reviewed against the pillars of the Clarington Strategic Plan 2024-27. Clarington's Strategic Plan prioritizes applications the creation of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. The proposal aligns with Clarington's Strategic Plan.

13. Climate Change

- 13.1 Applicant has prepared a Sustainability report in accordance with Clarington's Priority Green Standards for Subdivisions as explained in Section 9 of this report. This project considers climate risks by assessing the flood prone areas in the 100-year storm event, while also protecting the natural heritage features and keeping development outside their minimum vegetation protection zone. The proposal also shows areas adjacent to the valley to be vegetated which will offset any removal of vegetation required for the stormwater facilities.

14. Concurrence

- 14.1 Not applicable.

15. Conclusion

- 15.1 In consideration of all comments, it is respectfully recommended that the applications by 1494339 Ontario Limited for a draft plan of subdivision consisting of a townhouse block and street related townhouses, totalling 74 units be supported and that the zoning by-law amendment to facilitate the subdivision, be approved, with a (H) Holding Symbol. It is also recommended that the (H) Holding Symbol be removed once all the conditions of the subdivision and the anticipated site plan application are satisfied. The conditions for the subdivision will be issued after Council makes a decision on the rezoning application.

Staff Contact: Nicole Zambri, Senior Planner, (905) 623-3379 x 2422 or nzambri@clarington.net

Attachments:

Attachment 1 – Draft Zoning By-law Amendment
Attachment 2 – Draft Plan of Subdivision
Attachment 3 – Department and Agency Comments

Interested Parties:

List of Interested Parties available from Department.

If this information is required in an alternate format, please contact the Accessibility
Coordinator at 905-623-3379 ext. 2131

The Corporation of the Municipality of Clarington
By-law Number 2024-_____

being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the
Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to
amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for ZBA
2022-0002;

Now Therefore Be It Resolved That, the Council of the Corporation of the Municipality of
Clarington enacts as follows:

1. Section 14.6 “Special Exceptions – Urban Residential Type Three (R3) Zone” is hereby
amended by adding thereto, the following new Special Exception Zone 14.6.78 as follows:

14.6.78 Urban Residential Exception (R3-78) Zone

Notwithstanding Sections 3.16 c. iii), 14.3 and 14.4, those lands zoned R3-78 shall be
subject to the following regulations and the applicable provisions not amended by the
R3-78 zone:

- a. In the case of street townhouse dwellings, the following provisions apply:

- i) Lot Area (minimum)
 - a) Interior Lot 190 square metres
 - b) Exterior Lot 300 square meters
- ii) Lot Frontage (minimum)
 - a) Interior Lot 6.0 metres
 - b) Exterior Lot 9.0 metres
- iii) Yard Requirements (minimum)
 - a) Front Yard 6.0 metres to private garage or carport and 3.0 metres to a dwelling
 - b) Interior Side Yard 1.2 metres; nil where building has a common wall with any building on an adjacent lot
 - c) Exterior Side Yard 3.0 metres
 - d) Rear Yard 7.5 metres
- iv) Dwelling Unit Area (minimum) 85 square metres

- v) Lot Coverage (maximum) 55 percent for dwelling; 60 percent for all buildings and structures
 - vi) Landscaped Open Space (minimum)
 - a) Lot 30 percent
 - b) Front Yard 40 percent soft landscaping
 - vii) Building Height (maximum) 11 metres
 - viii) A maximum driveway width of 3 metres shall be permitted.
 - ix) All garage doors shall not be located any closer to the street line than the dwellings first floor front wall or exterior side wall or covered porch projection.
 - x) A covered and unenclosed porch/ balcony having no habitable space above it shall be permitted subject to the following:
 - a) In the case of an interior lot, an unenclosed porch/ balcony up to a maximum area of 12.0 metres shall be permitted provided it is located in the front yard of the lot and shall not be calculated as lot coverage;
 - b) In the case of an exterior lot, an unenclosed porch/ balcony up to a maximum of 20.0 square metres shall be permitted provided it is located in the front and/ or exterior side yard of the lot and shall not be calculated as lot coverage.
- b. In the case of link townhouse dwellings, the following provisions shall apply as if each dwelling is located on a lot for the purpose of establishing regulations for each link townhouse, unless stated otherwise:
- i) Density (for entire block) 35 to 45 units per hectare
 - ii) Lot Frontage (minimum) 5 metres
 - iii) Yard Requirements (minimum)
 - a) Front Yard from Public Street or Private Lane 6.0 metres to private garage or carport and 3.0 metres to a dwelling
 - b) Side Yard 1.5 metres; nil where building has a common wall with any building on an adjacent lot
 - c) Rear yard 6.0 metres; nil where a building has frontage on both a private lane and public road
 - iv) Utility Building Setbacks (minimum)
 - a) From Public street 7.0 metres
 - b) From Private Lane 3.0 metres
 - c) From any other lot line, including link townhouse dwelling lot 2.0 metres

- v) Dwelling Unit Area (minimum) 85 square metres
- vi) Lot Coverage (maximum) 55 percent for dwelling; 60 percent for all buildings and structures
- vii) Landscaped Open Space (minimum)
 - a) Dwelling Lot 30 percent
 - b) Front Yard 40 percent soft landscaping; where building has frontage on both a private lane and public road the yard where the parking space is provided shall not reduce the soft landscaping below 40 percent
- viii) Minimum Outdoor Amenity Space (shared) 4.0 square metres per unit
- ix) Building Height (maximum) 12 metres
- x) A maximum driveway width of 3 metres shall be permitted.
- xi) All garage doors shall not be located any closer to the private lane than the dwellings first floor front wall or exterior side wall or covered porch projection. Where a building has frontage on both a private lane and public road, garage doors can project up to 3 metres from the second floor front wall, provided outdoor amenity space is provided above.

Schedule '3' (Bowmanville) to By-law 84-63, as amended, is hereby further amended by changing the zone from:

"Agricultural (A) Zone" to "Holding - Urban Residential Exception ((H)R3-78) Zone"
"Agricultural (A) Zone" to "Environmental Protection (EP) Zone" as illustrated on the attached Schedule 'A' hereto.

2. Schedule 'A' attached hereto shall form part of the By-law.
3. This By-law shall come into effect on the date of passing hereof, subject to the provisions of Section 34 and Section 36 of the Planning Act.

Passed in Open Council this 28th day of October, 2024.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

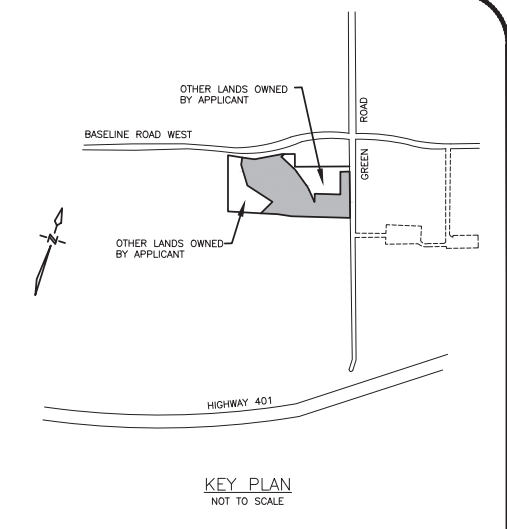
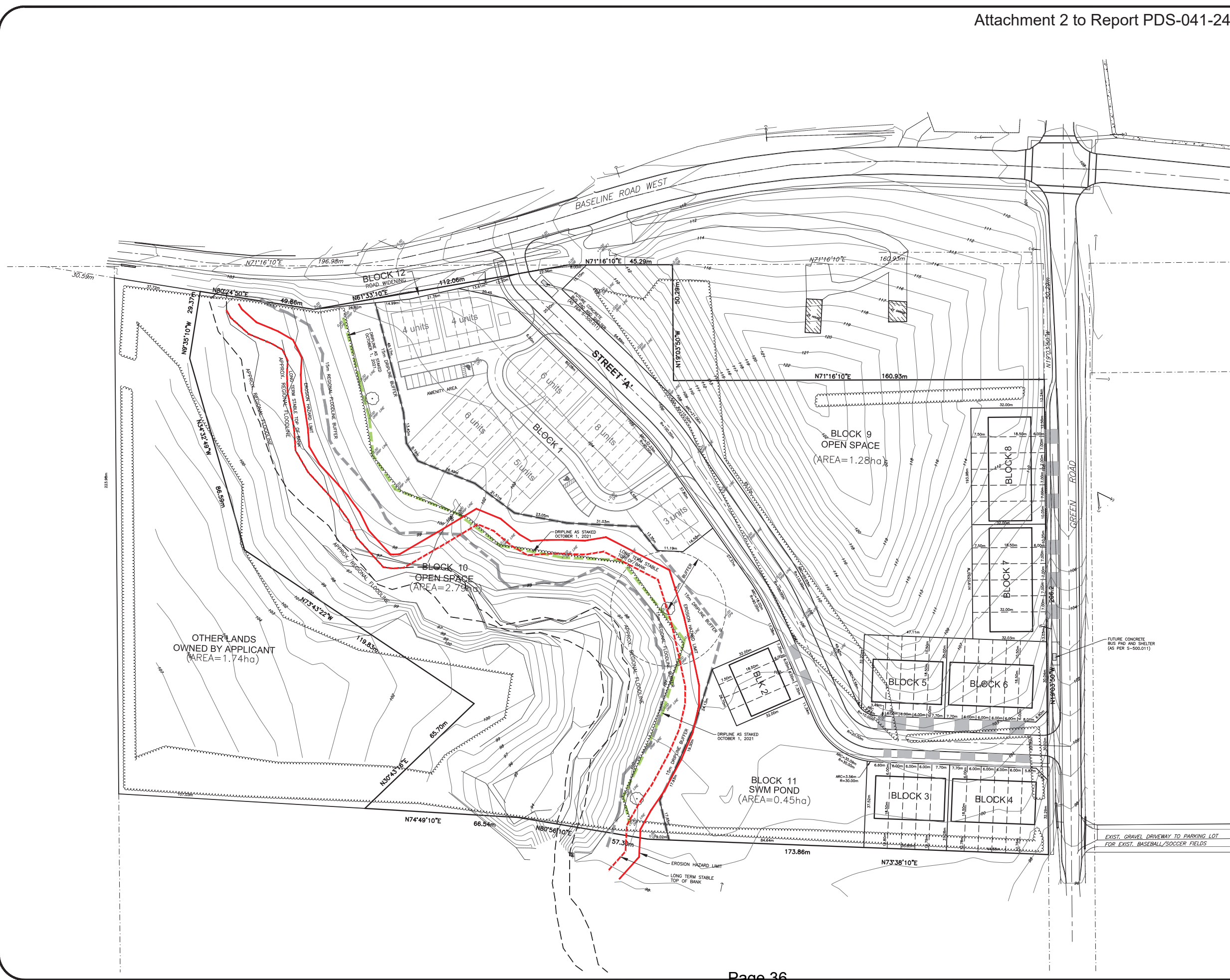
This is Schedule "A" to By-law 2024- , passed this day of , 2024 A.D.



- Zoning Change From 'A' To '(H)R3-78'
- Zoning Change From 'A' To 'EP'
- Zoning To Remain 'A'
- Zoning To Remain 'EP'



Bowmanville • ZBA 2022-0002 • Schedule 3



LAND USE SCHEDULE

PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
MEDIUM DENSITY RESIDENTIAL				
BLK TOWNHOUSES (4.50m)	BLOCK 1	1	36	0.87
BLK TOWNHOUSES (6.00m)	BLOCKS 2-6	5	26	0.66
BLK TOWNHOUSES (7.00m)	BLOCKS 7, 8	2	12	0.32
TOTAL		8	74	1.85
NON RESIDENTIAL				
OPEN SPACE	BLOCK 9,10	2	0	4.07
SWM POND	BLOCK 11	1	0	0.45
ROAD WIDENING	BLOCK 12	1	0	0.01
ROADS	20.0m ROW	0	0	0.69
TOTALS		12	74	7.07

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

E NORTH - RESIDENTIAL / OPEN SPACE
 SOUTH - OPEN SPACE
 EAST - SPORT FACILITY
 WEST - OPEN SPACE
 H - PIPED MUNICIPAL WATER
 I - TILL
 K - ALL MUNICIPAL SERVICES AVAILABLE

OWNER'S AUTHORIZATION	SURVEYOR'S CERTIFICATE
I/WE WOODLANDS HOMES BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE D.G.BIDDLE AND ASSOC. LTD. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL SIGNED _____ PRESIDENT DATE SEPTEMBER 26, 2024	I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN IBW SURVEYORS ONTARIO LAND SURVEYORS SIGNED _____ O.L.S. DATE _____

No.	REVISION	DATE	BY	APPROVED
3	ADD STAKED DRIPLINE	SEP./24	BB	
2	REVISED STREET 'A' ALIGNMENT	APR./24	BB	
1	REVISED AS PER 2nd SUBMISSION COMMENTS	DEC./23	BB	

PROPOSED DRAFT PLAN
 PART OF LOT 17, BROKEN FRONT CONCESSION FORMERLY IN THE TOWNSHIP OF DARLINGTON NOW IN THE
MUNICIPALITY OF CLARINGTON
 REGIONAL MUNICIPALITY OF DURHAM

D.G. BIDDLE & ASSOCIATES
 CONSULTING ENGINEERS & PLANNERS
 96 King Street East
 Oshawa, Ontario, L1H 1B6
 Phone: 905-576-8500
 info@dbiddle.com
 dbiddle.com

SCALE: 1:750
 DRAWN BY: B.B.
 DESIGN BY: M.J.F.
 CHECKED BY: M.J.F.
 PLOT DATE: 07/10/2024
120079
DP-1

Attachment 3 – Summary of Agency and Department Comments

The following agencies and internal departments were circulated for comments on the applications. Below is a chart showing the list of circulated parties and whether or not we have received comments to date.

Department/Agency	Comments Received	Summary of Comment
Durham Region Planning Department	<input checked="" type="checkbox"/>	The Region of Durham has indicated that the proposed development conforms to the policies of the Regional Official Plan (Envision Durham). The Region of Durham has no objection to the draft approval of the plan of subdivision application subject to the Region's conditions of approval.
Durham Region Works Department	<input checked="" type="checkbox"/>	The Regional Works Department has no objection to the rezoning application. The conditions of approval for this department shall be complied with prior to the registration of the plan of subdivision and the conditions shall form part of the Subdivision Agreement.
Central Lake Ontario Conservation Authority (CLCOA)	<input checked="" type="checkbox"/>	<p>The site is within the Darlington Creek watershed. The east branch of the Darlington Creek traverses the property, and a drumlin feature is located at the north-east corner of the site. The Darlington Creek is part of the Natural Heritage System. The creek is designated as a Key Hydrologic Feature and the wooded areas have been designated Key Natural Heritage Feature.</p> <p>CLOCA Staff have indicated that most of their previous concerns regarding matters relating to stormwater management have been addressed and that the remaining comments can be addressed during the detailed design stage of the application approval process.</p>
Kawartha Pine Ridge District School Board	<input checked="" type="checkbox"/>	KPRDSB has no objection to the proposal and provided a list of conditions requested to be included in the approval of the draft plan of subdivision.
Peterborough, Victoria, Northumberland, Clarington Catholic District School Board	<input type="checkbox"/>	No Comments.

French Public Board: Conseil Scolaire Viamonde	<input type="checkbox"/>	No Comments.
French Catholic Board: Conseil Scolaire Catholique Mon Avenir	<input type="checkbox"/>	No Comments.
Clarington Engineering Development Division	<input checked="" type="checkbox"/>	Engineering has no objection to the proposal and offers various comments which can be addressed at the detailed design stage through the subdivision process.
Clarington Emergency Services	<input checked="" type="checkbox"/>	No objection.
Clarington Building Division	<input checked="" type="checkbox"/>	No objection.
Enbridge Gas	<input checked="" type="checkbox"/>	No objection.
Hydro One	<input checked="" type="checkbox"/>	No objection.
Bell	<input checked="" type="checkbox"/>	No objection.
Rogers Cable	<input type="checkbox"/>	No comments.
Canada Post	<input checked="" type="checkbox"/>	No objection.
Ontario Power Generation	<input checked="" type="checkbox"/>	No objection.

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Planning and Development Committee		
Date of Meeting:	October 21, 2024	Report Number:	PDS-042-24
Authored by:	Jane Wang, Senior Planner, Community Planning		
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure		
Reviewed By:	Mary-Anne Dempster, CAO		
By-law Number:		Resolution Number:	
File Number:	PLN 34.5. and PLN 34.18		
Report Subject:	Relocation of a listed heritage house - Lambert House, 47 Liberty Street; Lakeridge Health Bowmanville Hospital redevelopment project		

Recommendations:

1. That Report PDS-024-24, and any related delegations or communication items, be received;
2. That Council approve the relocation of the Lambert House to a different location on the Hospital property, 47 Liberty Street, Bowmanville, as demonstrated on the conceptual site plan;
3. That the Heritage Impact Assessment (HIA) and Conservation Management Plan (CMP) prepared by Vincent J. Santamaura, Architect Inc., be accepted and adopted (Attachment 1);
4. That the recommendations outlined in the CMP be implemented, including but not limited to:
 - i. Relocate the Lambert House and mothballing,
 - ii. Restore the exterior elevation,
 - iii. Install protective measures around the Lambert House to protect its heritage attributes during redevelopment of the Hospital; and
 - iv. Renovate the building to upgrade the building to the current building standards;

-
5. That the Lambert House be designated under Section 29, Part IV of the *Ontario Heritage Act* following the relocation and restoration, and completion of the hospital construction in accordance with the Clarington Heritage Committee's Motion 24.38 and recommendations from the HIA; and
 6. That all interested parties listed in Report PDS-042-24, and any delegations be advised of Council's decision.

Report Overview

The Municipality holds the responsibility for recognizing and safeguarding valuable heritage assets. In 2018, the Lambert House (the former Nurses Residence, 11 Mabel Bruce Way), located on the grounds of the Bowmanville Hospital property at 47 Liberty Street, Bowmanville, was added to the Municipal Register for its cultural heritage significance and contribution to the history and development of Bowmanville. ([PSD-030-18](#))

As the redevelopment of the Lakeridge Health Bowmanville Hospital progress, it will be necessary to relocate the Lambert House from its current location to the Liberty Street frontage.

At its meeting on September 17, 2024, the Clarington Heritage Committee recommended that Council approve the proposed relocation of Lambert House, adopt the Conservation Management Plan to ensure the preservation of the heritage values during the relocation process, and that the Lambert House be designated under Section 29, Part IV of the *Ontario Heritage Act*. after the completion of the Hospital project.

The report is to present the proposal for relocating the Lambert House and staff recommendations for the Council's approval in accordance with the *Ontario Heritage Act*.

1. Background

- 1.1 The Lambert House, also known as the Nurses Residence, 11 Mabel Bruce Way, is located on the grounds of Lakeridge Health Bowmanville Hospital. The building was built as a training facility and residence for nurses in 1926. It continued its institutional use until 1941. Over the years, it has also served as office space for the Durham Regional Health Unit and the Bowmanville Hospital Foundation. The building contributes to the development history of the Bowmanville Hospital, which provides a critical service to the community.
- 1.2 In 2018, through staff report PDS -030-18, the Lambert House was acknowledged for its cultural heritage value or interest (CHVI) and its contributions to the history and development of Bowmanville under Section 27, Part IV of the *Ontario Heritage Act* (OHA).

- 1.3 Lakeridge Health, the property owner, is planning the redevelopment of the Lakeridge Health Bowmanville Hospital to service the growing community and provide a greater variety of medical services. A phased design and construction process is proposed to build the new hospital facility on the property while the existing facility continues to provide services.
- 1.4 In the commitment to preserving heritage resources, Lakeridge Health is proposing to relocate the Lambert House to a different location on the property facing Liberty Street. This relocation will facilitate the construction of the new hospital facility as well as allow for the repurposing the Lambert House for future use.
- 1.5 The relocation of the Lambert House requires a demolition permit under the Ontario Building Code. This permit triggers the need for a heritage permit subject to Council consent in accordance with the OHA since the property is listed on the Municipal Register. The process is outlined in the section below.

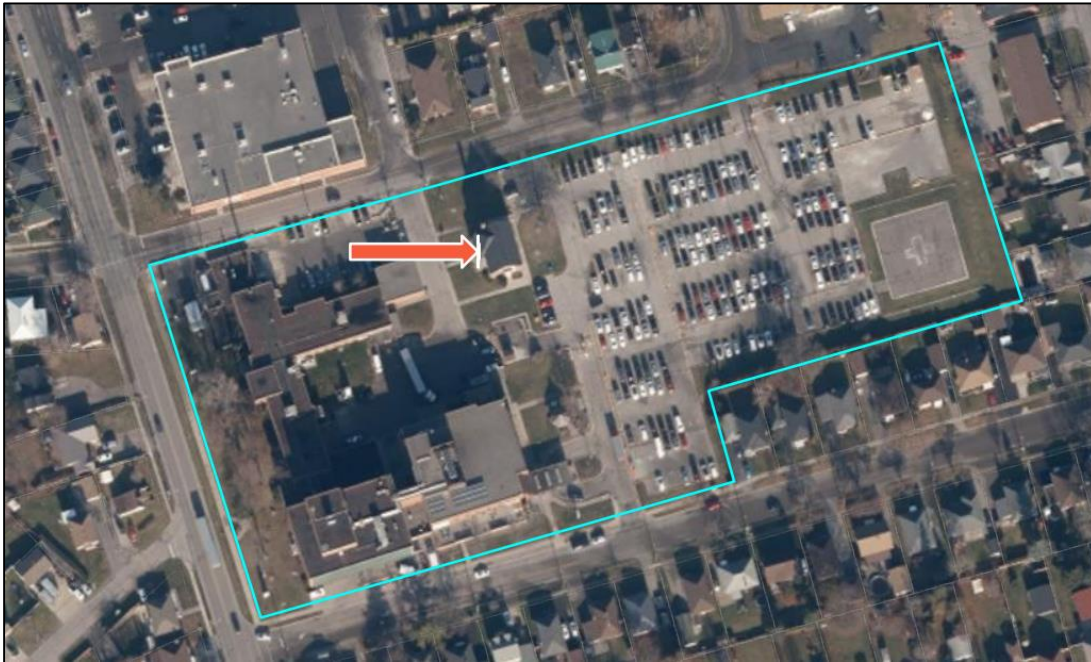


Figure 1: Aerial photograph – existing Lambert House location on the Hospital property

2. The process under the *Ontario Heritage Act*

- 2.1 The OHA regulates the conservation, protection, and preservation of heritage properties in Ontario.

- 2.2 Under Section 27 of the OHA, Municipalities in Ontario are required to maintain a Municipal Register that lists all formally designated heritage properties and “non-designated” properties that possess cultural heritage value or interest, meeting the criteria set in Ontario Regulation 9/06 of the OHA. The benefit of including a property in the Municipal Register is that it provides the Municipality with up to 60 days to review a request for a demolition permit and require supporting materials for the demolition proposal.
- 2.3 A demolition permit is required to allow the Lambert House to relocate to a different location on the Hospital property, which is subject to Council’s approval following the process under the OHA. In support of the demolition permit, a comprehensive report including a Heritage Impact Assessment (HIA), and a Conservation Management Plan (CMP) September 6, 2024, prepared by Vincent J. Santamaura Architect Inc, was submitted. These Plans described the relocation proposal, provided an evaluation of the building’s CHVI, and outlined the relocation process and necessary measures to preserve the building in the action.
- 2.4 Upon reviewing and being satisfied with the supporting materials for the demolition proposal, Council has the authority to approve or deny the proposed demolition in consultation with the Clarington Heritage Committee (CHC).
- 2.5 The supporting documents have been circulated to Staff and the CHC. The CHC had been consulted on the proposal. Staff bring forward this recommendation report for Council approval in accordance with the OHA.

3. Intent to relocate the Lambert House

- 3.1 The proposal for Lambert House relocation is to move the house from the current location on Maple Bruce Way to the west side of the property facing Liberty Street, as shown in Figure 2 below. For the construction of the new facility and moving the Lambert House, a few mature trees on the Hospital property, including several adjacent to Liberty Street will be removed. The trees to be removed are identified on the below figure. All necessary removals will be confirmed at the building permit stage.

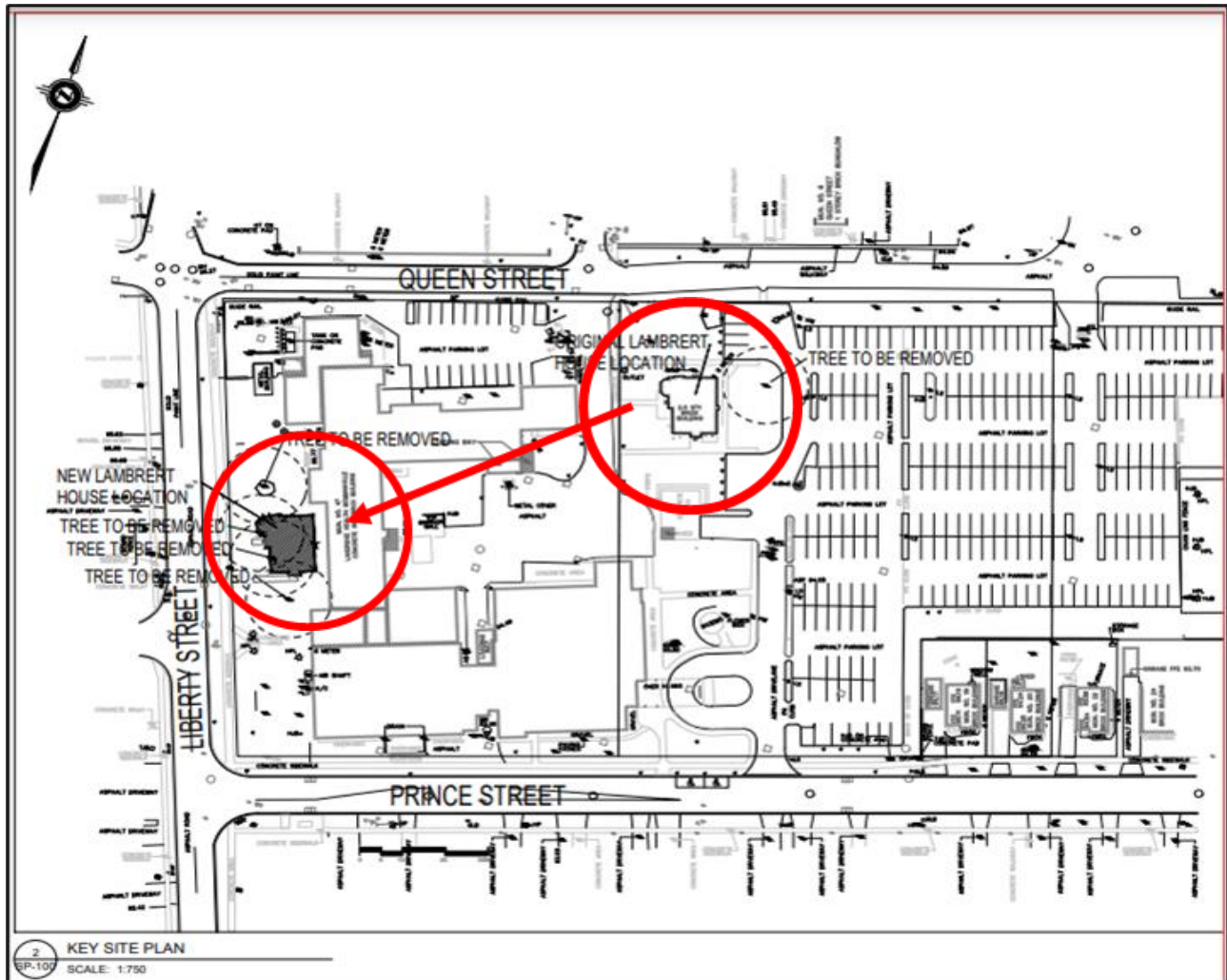


Figure 2: Proposed location of the Lambert House on the property

- 3.2 The HIA evaluated and identified the heritage value of the Lambert House and explored several options to conserve the heritage building. The HIA confirmed that the Lambert House possesses sufficient value and interest to meet the criteria for designation under Ontario Regulation 9/06 of the OHA. Relocation of the Lambert House was identified as the best option for the conservation of the heritage value of the Lambert House and facilitation of the hospital redevelopment.

- 3.3 The CMP outlined the goals for the conservation of the heritage house and the work plan to move the building based on heritage attributes and the conservation approach identified in the HIA. It included a building program, documentation plan, construction and moving plan to ensure the relocation of the building is implemented safely and appropriately according to the best practices of heritage conservation. The CMP also included a general restoration and renovation plan for future reuse up to current building standards.
- 3.4 In the future, the building's new use and integration into the park design will be explored as the hospital redevelopment project design progresses. The tentative plan is to convert the building for hospital-related uses, including office space.

4. Cultural Heritage Value and Interest

- 4.1 The submitted HIA includes an evaluation of the Lambert House's Cultural Heritage Value and Interest (CHVI) and included an exploration of conservation options. The HIA concluded that the building meets seven of nine criteria listed by O. Regulation 9/06 of the OHA and recommended the property be considered for Designation under Section 29, Part IV of the OHA.



Figure 3: View of the Lambert House from Maple Bruce Way

- 4.2 The Lambert House is a fine example of Tudor Revival Architecture popularized during the first four decades of the 20th century. This two-storey solid masonry building was built with a basement and a full attic on a steeply sloped roof in a Tudor Revival Architectural style in 1926.
- 4.3 Originally a training facility for nurses at the hospital, Lambert House was re-purposed as a health clinic and now as the home of the Hospital Foundation. The building has a history of contributing to the hospital and the well-being of the community.
- 4.4 For 25 years, the Lambert House was the face of the Hospital fronting Liberty St. before the north wing of the current hospital was built. The Lambert House has remained a contributing component to the hospital property's characteristics.
- 4.5 The Statement of Heritage Significance has been included in the HIA, providing a summary of its design value, historical value and contextual value, and a list of heritage attributes. The Statement of Heritage Significance will be included in the designation by-law to define and explain the building's cultural, historical and social values of the to the community.

5. Consultation with Clarington Heritage Committee

- 5.1 The CHC is an Advisory Committee of Council established under the OHA, to advise Council regarding heritage matters. The heritage permit for a demolition request of a listed heritage property is subject to Council's approval in consultation with the CHC, according to the OHA.
- 5.2 The supporting materials for the demolition permit (request to relocate the Lambert House) were circulated to the CHC for review.
- 5.3 At the CHC meeting on September 17, 2024, Mr. Santamaura presented the relocation proposal and HIA to the Committee. Project managers of the hospital development project also attended the CHC meeting and provided clarification information.
- 5.4 The Committee reviewed and considered the relocation proposal. The Committee appreciated the efforts made by Lakeridge Health to conserve the Lambert House. The Committee was pleased by the approach brought forward, allowing the building of the new Hospital facility while the existing one still operates and, at the same time, retaining the heritage building and minimizing the negative impacts on heritage attributes.
- 5.5 The Committee recommended the approval of the relocation of Lambert House and the adoption of the CMP for implementation of the relocation process, restoration and adaptive use in the future.

- 5.6 The Committee also accepted the findings of the HIA and supported the recommendation that the building be designated under Section 29, Part IV of the OHA following the relocation, restoration and completion of the hospital construction.
- 5.7 The Committee passed motion 24.38 in the CHC meeting to support the proposed approach for the preservation of the heritage building.

24.38 *That the Committee recommends Council to approve*

- I. The relocation of the Lambert House to a different location on the Hospital property at 47 Liberty Street, Bowmanville as demonstrated on the conceptual site plan;*
- II. The Conservation Management Plan prepared by Vincent J. Santamaura, Architect Inc., was adopted and executed to relocate the Lambert House and mothballing, restore the exterior elevation, build an envelope to maintain its heritage attributes, and building shell renovate to upgrade the building to current building standards.*
- III. Designate the Lambert House under Part IV of the Ontario Heritage Act following the relocation and restoration, and completion of the hospital construction.*

6. Communication with Staff

- 6.1 Staff was involved in the early stage of the project initiation to comment on heritage matters related to the Lambert House. The HIA and CMP were circulated to staff to support the proposed relocation.
- 6.2 Staff reviewed the supporting materials and accepted the HIA evaluation that aligned with staff and the CHC preliminary assessment on the cultural heritage significance of the Lambert House. Staff is in support of the recommendation for the designation of the Lambert House under Section 29, Part IV of the OHA following the relocation, restoration and completion of the hospital construction.
- 6.3 Staff acknowledged that relocating the Lambert House on the property is an appropriate approach to conserve the heritage building and facilitate the construction of the new facility while maintaining the existing hospital operation.
- 6.4 Staff was made aware that the CMP provided the work plan to move the building, including a building program, documentation plan, construction and moving plan to ensure the relocation of the building is implemented safely and appropriately. More details of ongoing planning will be updated as the project progresses.

- 6.5 The project team has been communicating with staff on considerations and logistics for successfully moving the building and maintaining the building, including tree removal, road occupancy, sign or utility concerns, timing of relocation, traffic and impact on adjacent residents. The project team will work with the Region and the Municipality to strategically carry out the project covering all the grounds.
- 6.6 Staff understand that the Hospital project team will prepare communication plan to inform and communicate with neighbouring residents and the public on the progress of the project, including the relocation of the Lambert House. It will help to provide sufficient notification to the public regarding the relocation project and minimize the impact on the surrounding area.

7. Financial Considerations

- 7.1 Not Applicable.

8. Strategic Plan

- 8.1 The Clarington Strategic Plan 2024-27 outlines the objectives to cultivate a strong, thriving, and connected community where everyone is welcome. Designation of the subject property contributes to achieving one of the priorities (Connect 4.1) that promotes and supports local arts, culture, and heritage sectors.

9. Climate Change

- 9.1 Relocation of the Lambert House and adaptive reuse of the heritage building can contribute to combating Climate Change by reducing construction and material consumption for building a new house, resulting in a reduction of greenhouse gas emissions. It aligns with the goal of the Corporate Climate Action Plan.

10. Concurrence

- 10.1 Not Applicable.

11. Conclusion

- 11.1 The Clarington Heritage Committee and staff are in support of the relocation of the Lambert House on the grounds of the hospital property at 47 Liberty Street, as proposed and shown on the concept plan.
- 11.2 The proposal balances the objectives of improving the hospital facility for the community's critical needs and the conservation of the Lambert House, a heritage building that is valuable to the community's history.

-
- 11.3 It is recommended that the relocation of the Lambert House to a different location on the Hospital property at 47 Liberty Street, Bowmanville, as demonstrated on the conceptual site plan, be approved.
- 11.4 It is also recommended that the Heritage Impact Assessment and Conservation Management Plan prepared by Vincent J. Santamaura, Architect Inc., be accepted and adopted (Attachment 1).
- 11.5 In particular, the following recommendations outlined in the Conservation Management Plan be implemented, including but not limited to
- i. Relocate the Lambert House and mothballing;
 - ii. Restore the exterior elevation;
 - iii. Install protective measures around the Lambert House to protect its heritage attributes during redevelopment of the Hospital; and
 - iv. Renovate the building to upgrade the building to the current building standards.
- 11.6 That the Lambert House be designated under Section 29 of the Ontario Heritage Act following the relocation and restoration, and completion of the hospital construction in accordance with the Clarington Heritage Committee's Motion 24.38 and recommendations from the Heritage Impact Assessment.
- 11.7 It is respectfully recommended that the recommendations be adopted as presented.

Staff Contact: Jane Wang, Senior Planner, 905-623-3379 ex. 2411 or Jwang@clarington.net;
Lisa Backus, Manager, Community Planning, 905-623-3379 ex 2413 or lbackus@clarington.net.

Attachments:

Attachment 1 - Heritage Impact Assessment - Conservation Management Plan Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario

Interested Parties:

List of Interested Parties available from Department.

**Heritage Impact Assessment –
Conservation Management Plan
Lambert House
11 Mabel Bruce Way,
Clarington (Bowmanville), Ontario**



Prepared for:



Lakeridge Health Corporation

Prepared By:



Vincent J. Santamaura, Architect Inc.
06 September 2024
Project No. 2024-01

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

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Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

1.0 Executive Summary

The property at 47 Liberty Street South is the home of the Lakeridge Health Hospital campus in the Town of Clarington (originally known as the Bowmanville Hospital). It has been providing health services to the community for over 100 years. The hospital is planning to build a new facility and renovate existing facilities in order to provide the best of care to the local community.

The building at 11 Mabel Bruce Way (formerly Lambert Street) sits on the Hospital's campus and has been identified as having potential heritage value. It has been listed on the Town of Clarington's Inventory of Heritage Properties since 2018. As such, a Heritage Impact Assessment is required to be prepared to assess the impact of the new hospital's design proposal on the Heritage value of the existing building on the site.

The building on the site, known as the Lambert House, formerly known as the Nurses' Residence, was opened in 1926 and it has been in continuous use – first as a nurses' training facility/residence until 1941, then as a Durham Regional Health Unit office, and currently as the offices for the Bowmanville Hospital Foundation. It has always been associated with the Hospital on the site.

Lakeridge Health has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare the Heritage Impact Assessment (HIA), and a Conservation Management Plan (CMP), as required under the Terms of Reference of the Town of Clarington's Heritage Department.

Having performed an Heritage Impact Assessment with respect to the proposed new hospital design and its impact on the Lambert House located at 11 Mabel Bruce Way, Clarington (Bowmanville), it is recommended that:

- i) the Lambert House possesses sufficient Design and/or Physical heritage value and Associative and/or Historical heritage value to qualify for Designation under the Ontario Heritage Act;**
- ii) the Conservation Management Plan prepared by Vincent J. Santamaura, Architect Inc. be executed which includes:**
 - a. Phase 1: the re-location of the Lambert House elsewhere on the Hospital property and mothballing;**
 - b. Phase 2: the restoration of the exterior elevations and building envelope to maintain its Heritage attributes; and a building shell renovation to upgrade the building to current building standards;**
- iii) following the re-location and restoration and completion of the hospital construction, the Lambert House be Designated under Part IV of the Ontario Heritage Act;**

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

- iv) for occupancy of the Lambert House, internal tenant fit out alterations be permitted to be undertaken under separate permits (Phase 3);**
- v) the proposed Conservation Management Plan will have no negative impact on the Heritage value of the Lambert House, and**
- vi) this report be received and recommended for approval.**

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

2.0 Introduction

2.1 Guiding Principles

The property at 47 Liberty Street South is the home of the Lakeridge Health Hospital campus in the Town of Clarington (originally know as the Bowmanville Hospital). It has been providing health services to the community for over 100 years. The hospital is planning to build a facility and renovate part of its existing facilities in order to provide the best of care to the local community.

The building at 11 Mabel Bruce Way (formerly Lambert Street) sits on the Hospital's campus and has been identified as having potential heritage value. It has been listed on the Town of Clarington's Inventory of Heritage Properties since 2018. As such, a Heritage Impact Assessment is required to be prepared to assess the impact of the new hospital's design proposal on the Heritage value of the existing building on the site.

The building on the site, known as the Lambert House, formerly known as the Nurses' Residence, was opened in 1926 and it has been in continuous use – first as a nurses' training facility/residence until 1941, then as a Durham Regional Health Unit office, and currently as the offices for the Bowmanville Hospital Foundation. It has always been associated with the Hospital on the site.

Lakeridge Health has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare the Heritage Impact Assessment, and a Conservation Management Plan, as required. While the Hospital plays an important role in Town life, this assessment will focus on solely on the Lambert House/Nurses' Residence.

2.2 Associated Documents

This Heritage Impact Assessment (HIA) has been with regard to the following governing documents:

- Provincial Policy Statement
- The Ontario Heritage Act, R.S.O. c.18
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition, 2010,
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section, 2006,
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007,
- The Durham Official Plan
- The Clarington Official Plan
- The Ontario Building Code 2012
- Heritage Impact Statement Terms of Reference, Municipality of Clarington,

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

3.0 Present Owner Contact Information:

Lakeridge Health Corporation
850 Champlain Avenue, Oshawa, Ontario. L1J 8R

4.0 Site Documentation

4.1 Site Inventory

4.1.1 Site Location

The Lakeridge Health Bowmanville (LHB) hospital campus comprises the block bounded by Queen Street to the north, Liberty Street to the west, Prince Street to the south, and detached residences which front onto Frank Street to the east.

The LHB property was originally the estate of Hector Beith, a longtime landowner. Named “South Park”, the estate was purchased by J.W. Alexander, the president of the Dominion Organ and Piano Company, and then donated to become the Hospital in 1913. The site is located centrally in the Town, one block south of the main intersection of King and Liberty streets.



4.1.1.A – Aerial Photograph – Site (note: tree along Queen St. frontage has been removed.)

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.1.B – Aerial Photograph 2 (note: tree along Queen St. frontage has been removed.)

4.1.2 Site Identification:

The parcel of land consists of an assembly of lots defined as:

Block E, Block G, Lots 40, 44 and 53 and
Part of Lots 41, 45, 54, 59, and 60 and Block G, and
Part of Prince Street, George Street and Lambert Street,
C.G. Hanning's Plan, and
Lots 1, 2, 3, 39 and 40, and Blocks A, B, and C,
Registered M-Plan 629
Municipality of Clarington,
County of Northumberland

The lot is addressed as:

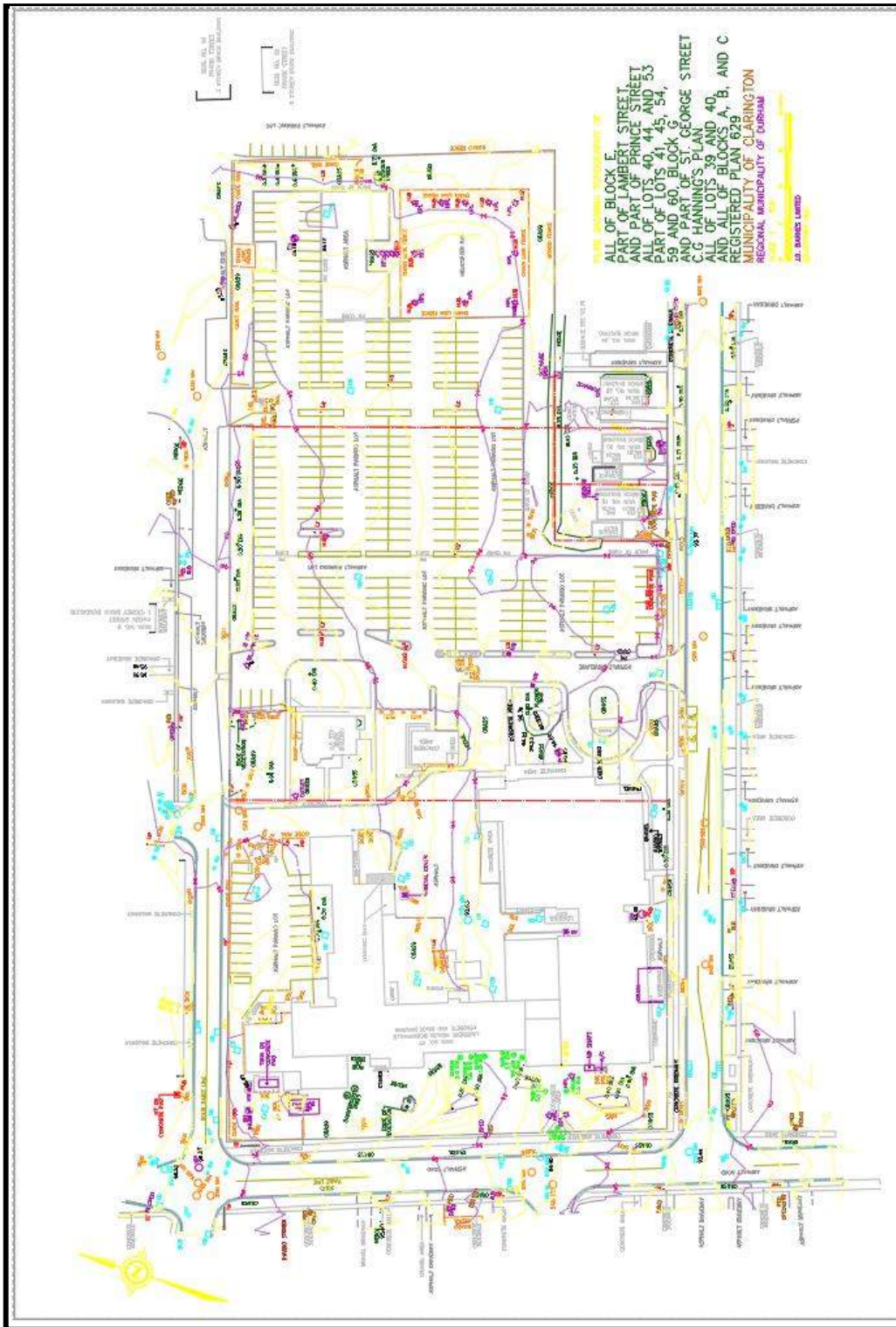
47 Liberty Street South, and 11 Mabel Bruce Way (formerly 11 Lambert Street)

Tax Roll Number: 18 17 020 110 09901 0000

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.1.3 Site Survey



4.1.3.A – Survey

Heritage Impact Assessment – Conservation Management Plan

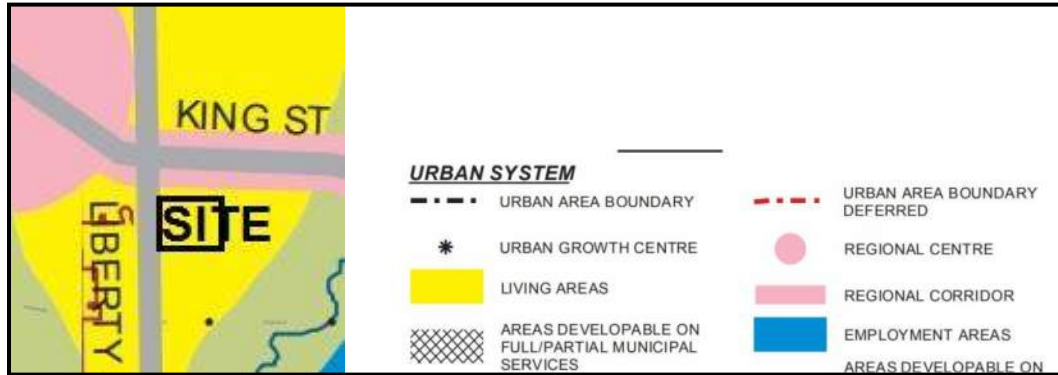
Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.1.4 Current Applicable Designations:

The Legislation and Authorities Having Jurisdiction below may override heritage concerns and recommendations included this Heritage Impact Statement. The lot is currently designated as follows:

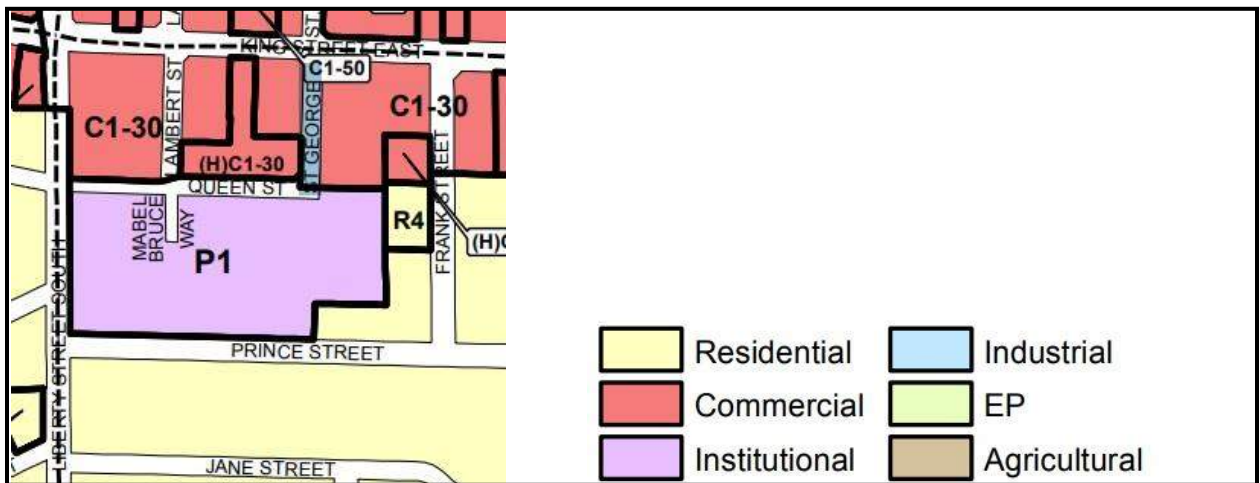
4.1.4.A Durham Official Plan:

Living Area



4.1.4.B Municipality of Clarington Zoning By-Law 84-63

P1- Institutional



4.1.4.C Municipality of Clarington’s Inventory of Heritage Properties:

11 Mabel Bruce Way - “Listed – Primary property”

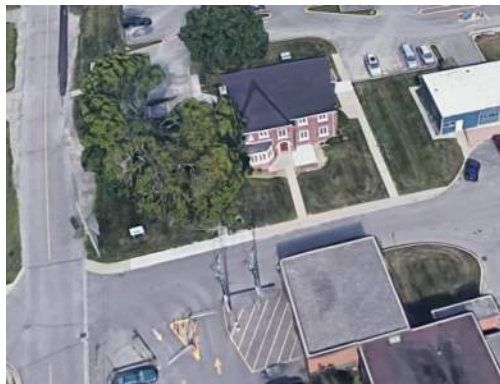
Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.1.5 Existing Building – the Lambert House/Nurses’ Residence

The building on the hospital campus at 11 Mabel Bruce Way is an institutional building originally purposely built to act as a training facility and residence for nurses. Designed by Architect Douglas Edwin Kertland and built by local contractor T.E. Flaxman in 1926, it is a two storey solid masonry building with a basement and a full attic in a steeply sloped roof. It has approximate dimensions of 13.83m (45’-4”) x 11.10m (36’-5”) and sits with its principal façade facing west onto Mabel Bruce Way and its (north) end wall facing Queen Street. It is set back approximately 20.00m (65’-0”) from Queen Street. It has a building height of approximately 7.6m (25’-0”) to the eaves and 9.6m (31’-6”) to the peak in building height.

The building replaced the original carriage house of the estate which was converted into the Nurses residence when the training program began in 1913. Originally, the building had a presence on Liberty Street including a large front lawn. The building now sits behind the north wing of the “new” hospital built in 1951, beside hospital maintenance facilities and hospital staff and visitor parking, and screened from Liberty Street South. The House sits approximately 101.0m (331’-0”) back from Liberty Street.



4.1.5.A – Aerial View from West (note: tree along Queen St. frontage has been removed.)



4.1.5.B - Aerial View from North (note: tree along Queen St. frontage has been removed.)

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.C – Aerial View from East (note: tree along Queen St. frontage has been removed.)



4.1.5.D – Aerial View from South (note: tree along Queen St. frontage has been removed.)

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.1.5.1 – Exteriors

The building is a Tudor Revival styled, two storey solid brick structure with a full basement. Light wells permit light into the basement level. The arched front door is at grade, and the entry is set a few steps down from the main floor. A small stair rises up from the entry to the main floor.

The plan has a principal hall running north – south on each floor. On the main floor sit former classrooms facing the street (west) side of the building and offices along the rear (east) side. The second floor was devoted to bedrooms but are now offices. Stairs to the second floor are located in the centre of the building and at the south end of the hallways.

Vinyl windows with plastic muntin inserts have replaced the original wooden windows, though stone sills remain. Aluminum flashing has replaced the window surrounds. Only the stone front door surround is remaining. Soffits are now aluminum. Asphalt shingles are the roof material. A large chimney adorns the north façade. Masonry detailing includes a Flemish bond masonry coursing, a soldier course belt course, and voussoir windows headers.



4.1.5.1.A – Existing West (Front) Elevation

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.1.B – Existing South (Right) Elevation



4.1.5.1.C – Existing East (Rear) Elevation

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.1.D - Existing North (Left) Elevation

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.5.1.2 - Exterior Details



4.5.1.2.A - Doors

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.5.1.2.B - Windows

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.5.1.2.C – Masonry Detailing

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.5.1.2.D – Eaves/Soffits

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

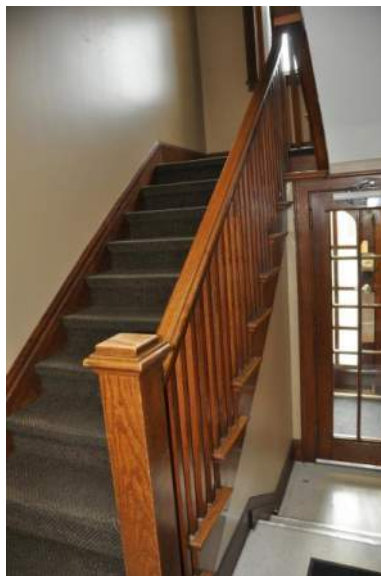
4.5.1.3 - Interior Details

Portions of the interiors remain unaltered, though years of use, maintenance and safety upgrades have altered parts of the building's interior appearance. The interior detailing consisting of mouldings, window and door trim, baseboards, wood paneling, and terrazzo floors have been largely left untouched. Other higher use areas have been re-painted and had new flooring laid down. Electrical systems have been updated as have the light fixtures. New Mechanical systems and fire safety hardware have been introduced.

The basement and attic areas have been left unfinished except for mechanical and fire safety improvements.



4.5.1.3.A – Entry Vestibule



4.1.5.3.B – Main Stairs

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.3. C– Main Board Room

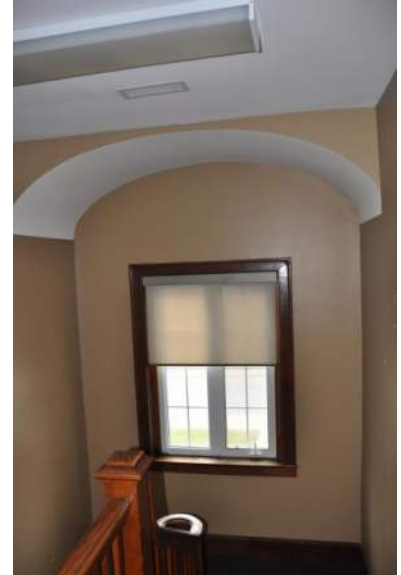
Heritage Impact Assessment – Conservation Management Plan
Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.3.D - Typical Hallway

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.3.E - Interior Trim

Heritage Impact Assessment – Conservation Management Plan

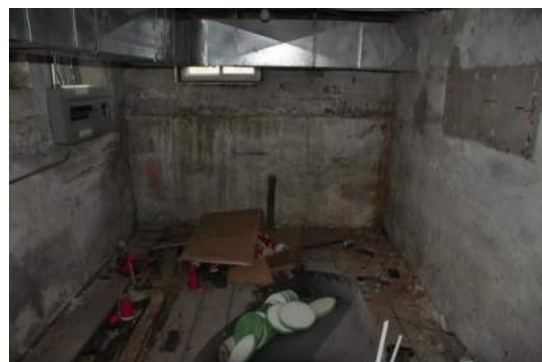
Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.3.F - Attic

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.3.G Basement

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.3.H – Mechanical

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.1.5.3.1 – Electrical

The Structure of the building is solid masonry construction with exterior brick and block back up. Plaster, lath, gypsum board and paint finish the interior walls. The floor assembly is wood joists with Tongue and Groove floorboards and the roof is constructed using roof joists. The former wood windows have been replaced with vinyl windows. Stone window surrounds have been replaced with Aluminum flashing. The roofing has recent asphalt shingles.

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.2 Cultural Inventory

4.2.1 Chain of Title for:

Block E, Block G, Lots 40, 44 and 53 and
Part of Lots 41, 45, 54, 59, and 60 and Block G, and
Part of Prince Street, George Street and Lambert Street,
C.G. Hanning's Plan, and
Lots 1, 2, 3, 39 and 40, and Blocks A, B, and C,
Registered M-Plan 629
Municipality of Clarington,
County of Northumberland

The enclosed lists identify the owners of the properties since the Crown Patent:

Patent	Grantor	Grantee	
31 Dec 1798	The Crown	Silas Sargent	(200 ac.)
58 Deed	9 July 1805	Silas Sargent	John Burk (100 ac.)
442 Deed	30 May 1820	John Burk	Lewis (100 ac.)
460 Deed	3 Nov 1820	Lewis	William Allen (100 ac.)
1922 Deed	12 Feb 1833	William Allen	Jane Frank (South ½ 50 ac.)
1740 Qt. Cl.	13 Dec 1854	Jane Frank	John Frank Jr. (South 120 ac.)
2170 Deed	5 Nov 1855	John Frank Jr.	Norman Frair (Lots 35 & 36, Blk F)
2218 Deed	17 Dec 1855	Norman Frair	Peter Coleman (Lots 35 & 36, Blk F)
3765 Deed	16 July 1864	Peter Coleman	Thomas Coleman (Lots 35 & 36, Blk F, Lots 48, 49 Blk F)
5549 Deed	15 Sep 1865	Thomas Coleman	John McLeod (Lots 35, 36, 48, 49 Blk F)
2035 Decree	25 Feb 1860	John McLeod	Hector Beith (Lots 35 & 36, 48, 49 Blk F)
5732 B & S	22 June 1909	Hector Beith	John Harrison (All Blk F)
6178 Deed	6 May 1912	John Harrison	John Alexander (All Blk F)
6461 Deed	28 May 1913	John Alexander	The Bowmanville Hospital
14347 Grant	15 May 1952	The Bowmanville Hosp.	H. Powell Chem. Co.

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

14737 Grant	13 May 1953	H. Powell Chem. Co.	Memorial Hospital
LT883904	1 Jan 1999	Memorial Hospital	Lakeridge Health Corp CH Name Owner

Definitions:

B & S = Bargain and Sale GR.= Grant of Land D = Deed of Land
 MEM = Memorial Grant/Deed/Conveyance CONV.= Conveyance of Land
 TRAN.= Transfer of Land

4.2.2 Assessment Rolls Review

Owing to the lengthy and singular title held by the Bowmanville Hospital, Assessment Rolls were not reviewed.

4.2.3 Written References – The Nurses Residence/Lambert House

The Bowmanville Hospital is a central institution to the community of Bowmanville. It plays an important role as a focus for the health of its citizens. Much has been written over the years regarding the growth of the hospital and the contributions to it by members of the town.

The initial committee to establish the Hospital was created in 1910. After the purchase of the lands owned by Hector Beith (“South Park”) for the hospital by John W. Alexander, the existing mansion on the grounds was renovated for hospital use. John Alexander was the president of the Dominion Organ and Piano Company located in Bowmanville whose pianos and organs were sent around the world. The Hospital was also known in the early days as Alexander Hospital.



4.2.3.A - J.W. Alexander

4.2.3.B - South Park Mansion, c. 1913

The Canadian Statesmen “Centennial Edition” -July 26th, 1951

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Apr. 19/12

Mr. J.W. Alexander, president of the Dominion Organ and Piano Company, telegraphed from Toronto Thursday evening: "Have secured South Park; deal closed this evening."

4.2.3.C – Hospital Board Minutes

Bowmanville's First Hospital Made Possible by Generosity Of The Late J. W. Alexander

Although Bowmanville's first hospital, originally known as the Alexander Hospital in honor of the late J. W. Alexander who donated the South Park property for that purpose, was not opened until 1913, plans for the building had been under discussion for three years.

As far back as 1910 a "Hospital Account" had been opened and sufficient money promised to carry out the undertaking. Apparently however the general public was apathetic towards the project for little was done until a counties' hospital controversy filled the pages of The Statesman in 1912.

At that time Editor M. A. James, as Reeve of Bowmanville, was the town's representative on the Counties Council. The controversy started with the announcement that John Helm, a former resident of Port Hope, in his will had bequeathed the sum of \$100,000 for the building of a Counties Hospital. The Counties Council split into two camps and Editor James opposed the plan for reason which would seem almost ludicrous in these days of expense and cramped hospital accommodation. The proposed hospital would have 50 beds, which Editor James quipped would never be filled.

In outlining his opposition in 1912 the Statesman on February 10, "For some time a hospital has been talked of in Bowmanville and a hospital account was actually opened two years ago and enough money was promised to establish one, but the promise, for some reason was not kept, but it is only a matter of time when one will be established."

This comment apparently set in motion once again the plans for the local hospital, and on March 25, 1912, there appeared in The Statesman this comment: "A good friend of this town has offered to make a gift of South Park (the former residence of Mr. Hector Beith and the Misses Beith) for a hospital if \$3,000 to equip it was raised in one week." The Statesman put out an "Extra" dated March 26, carrying the appeal. Factory whistles and church bells were sounded to announce the opening of the whirlwind campaign and 50 ladies of the town set out to make a house to house canvass.

On March 28, The Statesman announced that among the first subscriptions were those from C. Jonas Thornton, M.P. for \$200; W. R. Brock, Toronto, for \$200; and C. H. Carlin, Toronto, for \$25.00.

The South Park property, having been inspected and approved by Dr. R. W. Bruce Smith, Provincial Inspector of Hospitals, a public meeting was called in the Town Hall on Saturday, March 23. The meeting was so largely attended that many had to stand in the corridors. The enthusiasm resulting from this meeting resulted in the whirlwind campaign.

It was on a motion by W. B. Couch and Postmaster John McMurry, that the gift of South Park (the donor still being anonymous) was accepted and the campaign decided upon.

In the following issue of The Statesman, April 4th, 1912, Mr. J. W. Alexander was revealed as the donor of South Park with the acknowledgment of Mr. Alexander's \$4,500 donation for the purchase of South Park "or any other suitable property."

The campaign was a huge success and for the next few weeks The Statesman published long lists of subscribers.

On April 25 The Statesman announced: "Our readers will be interested in knowing that Mr. J. W. Alexander, President of the Dominion Organ and Piano Company, has completed the purchase of the property known as South Park, comprising about six acres of land and a fine brick residence and has made a gift of the same to the Town of Bowmanville for a public hospital."

And so Bowmanville's first hospital was an assured fact. Within a year, as recorded elsewhere, the necessary physical changes were made, the building properly equipped and officially opened by the Lieutenant-Governor of Ontario, Sir John M. Gibson on March 26, 1913.

Nobody seems to know why, on the eve of the official opening, Mr. Alexander resigned from the Hospital Board. On several occasions The Statesman sought to find out why the generous donor of the hospital had withdrawn from its management, but if anyone knew the facts, they certainly were not talking.

Mr. Alexander was a native of Scotland, coming to this country in 1896 and settling in Guelph, Ont. A year later he moved to Bowmanville, having purchased the Dominion Organ and Piano Company jointly with John Kydd and J. McConnell. In 1903 he purchased the interests of his partners and became sole owner.

Mr. Alexander was a shy retiring man, and it may have been his dislike for publicity and public adulation that caused him to retire from the Hospital Board. Never in the nearly 35 years he lived in Bowmanville did he seek public office or acclaim, but quietly and with great modesty he took a keen interest in the town's affairs.

Mrs. Alexander, the former Nellie Brittain, daughter of Mr. Joseph Brittain, local customs officer, died in the early 1930's. She, likewise, was much attached to the work of St. John's Anglican Church. Mr. Alexander himself was a member of St. Paul's Presbyterian Church. They had two sons, John of Toronto and Joseph of Ottawa, both of them successful in the business world.

Early in 1928, Mr. Alexander retired and moved to Toronto to live with his sons. Apparently in better health than he had been for some years, he succumbed to an attack of pneumonia, and died



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4.2.3.D – The Canadian Statesmen "Centennial Edition" - July 26th, 1951

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

The first Superintendent of the Hospital was Miss Mabel Bruce who headed it from 1913 to 1915 at \$40.00 per month. She left the Hospital to participate in the First World War as a nursing sister. The next Superintendent was Mrs. Florence Smyth who held the position from September 1915 to September 1941.

Jan. 28/13

At directors meeting moved that Miss Bruce be appointed as superintendent at \$40 a month.

Move that unpaid subscriptions be handed to the ladies' auxiliary for collection. (! Women good at digging the money out of people, apparently)

4.2.3.E - Hospital Board Minutes

CENTENNIAL EDITION - JUNE 26/57

First Hospital Superintendent



Miss Mabel E. Bruce was the first superintendent of Bowmanville Hospital from 1913 to 1915 when she left to serve overseas. Prior to her return from the war she married Charles G. M. Evans, lived in Manitoba following the war, then in British Columbia. She died at Victoria, June 2, 1951. The new hospital in Bowmanville was opened July 31, 1951.

CENTENNIAL EDITION - JUNE 26/57

Letters From First Hospital Supt. Told Of Life in War One

Miss Mabel E. Bruce, first superintendent of Bowmanville Hospital, felt the call to serve as a nursing sister overseas and left here in the autumn of 1913. She was a cheerful person with an outgoing personality and her departure from the hospital was greatly regretted by the nurses, the Board and all who knew her. However, these very qualities made her a wonderful nurse in France.

Excerpts from one of her letters written to the Girls' Patriotic Club of Bowmanville give us a vivid picture of a hospital behind the lines, and also of Miss Bruce's personality.

"Bless you, dear girls, you can never know all that your thoughtfulness has meant to our boys. The gramophone alone has given many hundreds of them pleasure. Christmas time we decorated our ward to represent a Canadian snowstorm. I was on night duty, so played the part of Santa Claus. We had bunches of cotton strung on thread and festooned from the beams and rafters. This was in one of the huts where the more serious cases are kept. The beams were hidden as much as possible by holly, mistletoe and ivy. At each man's head hung a well-filled sock, with a drum, a teddy bear, a doll or something to make them laugh, sticking out of the top. Each sock contained candy, nuts, raisins, some useful article such as handkerchiefs. Into this fairy scene came our new arrivals, a convoy of wounded on stretchers, dirty, tired and weary, poor chappies. But all were delighted to arrive on such a Christmas."

Miss Bruce went on to tell how earlier in the evening the Sisters, officers and men had joined forces and sung carols from ward to ward, much to the joy of the patients; and how the patients began waking about 5 a.m. to find their socks and they opened their presents. She also tells of a whist party with 75 taking part and bed patients arranged so they could look on. Mrs. J. B. Martyn's box of home made cookies arrived just in time for this.

In another letter to the Girls' Patriotic Club dated June 11, 1916, she says the boxes from the girls came just when they were needed. "It so happened I was in charge of a ward with 62 beds and most of them occupied by Canadians. They just pounced on those magazines. The cookies Mrs. J. B. Martyn sent I gave out for tea, and the men were delighted. If Mrs. Martyn could only have heard all the complimentary things those 60 soldiers said, she would have her reward. The socks which the Morris family gave me, I gave to two of our boys who were leaving that day to return to the trenches. The men were delighted with everything you sent, which I distributed as impartially as possible."

She began this letter by saying that "our poor boys have been pretty badly cut up at the front. They have done nobly . . . even at a great price. Dear brave chaps! - but there, I know your hearts are aching at home too, and my rule here is never to look or talk gloomy in the wards."

A letter to Mr. Norman S. B. James dated Feb. 27, 1916, says: "Sometimes I feel that I must have been led here for my boys all tell me repeatedly, 'no other Sister mothers us the same as you do'. I know I am not the only Sister who does, but many do not. I said the other night to an officer who was waiting to talk to me, 'You just run along, Mr. Officer. These tommyes need a little love as much as liniments, medicines and dressings.' Imagine living in the trenches for 12 or 13 months!"

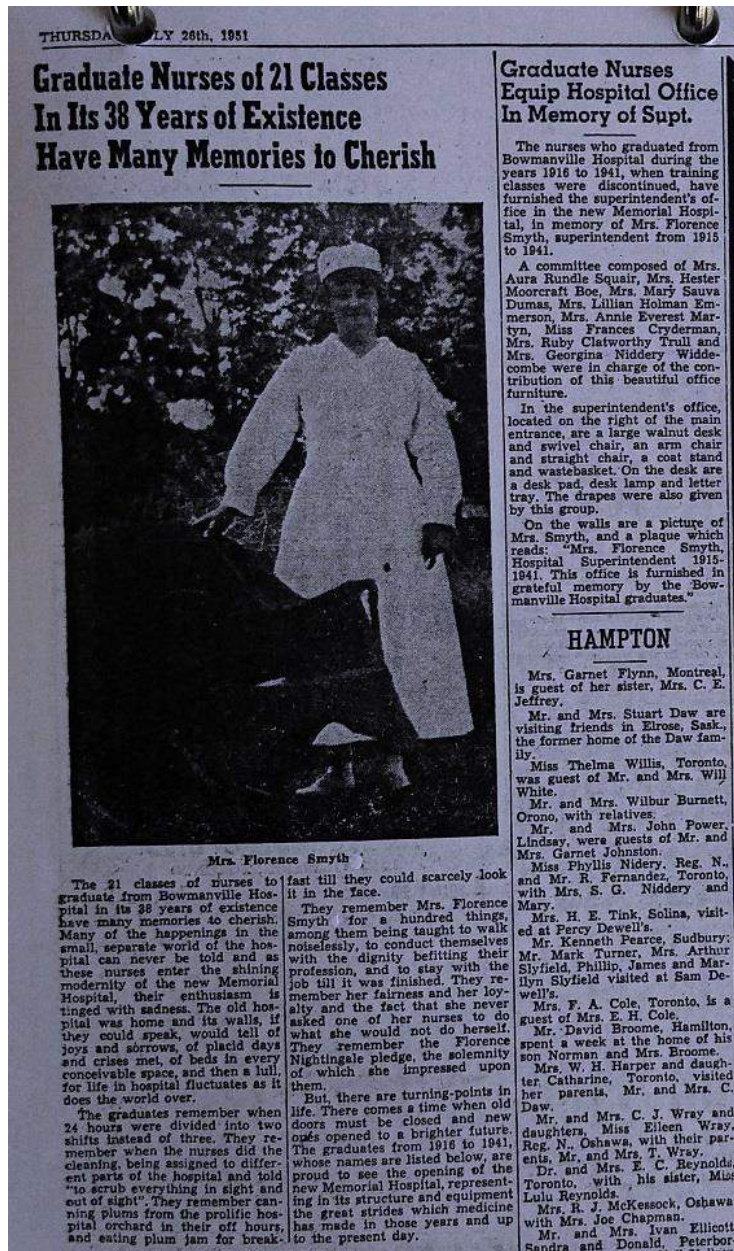
There is no doubt that Miss Bruce brought comfort to many and many a wounded soldier. While overseas she married Charles Evans and on their return to Canada they lived on a farm in Manitoba. There were few doctors, and her nursing knowledge was valuable. Many had cause to call her blessed for it. She died in June, 1951, in Victoria, B.C. She was born at Caesars in Cartwright Township, Ontario.

4.2.3.F - The Canadian Statesmen – June 26th, 1958

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

One of the unique features of the Bowmanville Hospital was that it ran a training school for nurses. Mabel Bruce began the first class of nurses in training in 1913 with its first nurses graduating in 1916. Florence Smyth continued and grew the program. In all, 62 nurses graduated from the program until it was closed in 1941. At least eight of the graduates became supervisors on the Hospital staff.



4.2.3.G - The Canadian Statesmen "Centennial Edition" - July 26th, 1951

Lady with the Lamp Example for Grads of Bowmanville Hospital

CENTENARY 60 YEARS - JUNE 26/58

For 28 years Mrs. Florence Smyth, a native of Morrisburg, Ontario, was Superintendent of Bowmanville Hospital and each year she instructed a class of from one to four young ladies in the art of caring for the ill and infirm, in such a thorough course of training that they received the coveted Registered Nurse's degree, entitling them to follow in the footsteps of Florence Nightingale, the lady with the lamp, who is such a shining example for the nursing profession.

Eight graduates of Bowmanville Hospital became Supervisors on the Hospital staff and in 1950 it was these leaders (with the exception of one who was on an extended vacation) who revered so highly the personality and outstanding ability of their late Superintendent that they planned and carried out the program for the first reunion.

Letters of invitation were sent to the 57 graduates. So enthusiastic was the acceptance that 46 graduates attended and it was unanimously decided to make the reunion an annual occurrence. In spite of great distances there has been an average attendance of 33 at the reunions. At each of the reunions two minutes' silence has been observed in memory of Mrs. Smyth, Mr. Harry Fry and four nurses: Mrs. Rae Williamson Ogilvie, Mrs. Leta Hancock Holdaway, Mrs. Helen Caverly Marshall and Mrs. Ada Jackman Sudds, who have passed on.

It was decided to place a memorial in the new Bowmanville Hospital in memory of their beloved deceased superintendent Mrs. Smyth. Mrs. Smyth is to be remembered for a hundred things, among them - being taught to walk noiselessly, to conduct oneself with the dignity befitting their profession, and to stay with the job until it was finished. We remember her fairness and loyalty and the fact that she never asked one of her nurses to do what she would not do herself.

The entertainment at the reunions has been varied. In 1950 the afternoon and evening were spent at the Lions Community Centre renewing old friends, making new friends and exchanging reminiscences of days gone by. 1951 saw the opening of the new Hospital and the

nurses chose this day for their reunion, meeting at the Community Centre for dinner at 4:30 p.m., then going to the Official Opening of Memorial Hospital in a group at 7:00 p.m.

Following the opening we toured the Hospital and all were especially interested in seeing the Superintendent's office which had been furnished by the graduates in memory of Mrs. Smyth. A committee composed of: Mrs. Aura Rundle Squair, Mrs. Hester Moorcraft Boe, Mrs. Mary Sauva Dumas, Mrs. Lillian Holman Emmerson, Mrs. Annie Everest Martyn, Miss Frances Cryderman, Mrs. Ruby Clatworthy Trull and Mrs. Georgina Nidderly Widdicombe very capably looked after the many details involved. In this office located at the right of the main entrance, are: a large walnut desk and swivel chair, an arm chair and straight chair, a coat stand and waste basket, on the desk are a desk pad, desk lamp and letter tray. The drapes were also given. On the wall is a picture of Mrs. Smyth and a plaque which reads: "Mrs. Florence Smyth, Hospital Superintendent 1915 - 1941. This office is furnished in grateful memory by the Bowmanville Hospital Graduates". At later dates another desk and an onyx based pen set have been added to the equipment.

The 1952 reunion took the form of a chartered bus trip to New Toronto where we had our dinner at Centenary United Church and then spent the afternoon at the home of Mrs. Edith Pinch Bray, one of the graduates. The 1953 reunion was again held at the Community Centre with the afternoon being spent reminiscing and another visit to Memorial Hospital. For our reunion in 1954 we had our dinner in Trinity United Church Sunday School. In the afternoon we were the guests of the Powell Chemical Company which is located in the former hospital building, where we were given a most cordial welcome by Mr. H. G. Powell, Mr. R. S. Powell and Miss Catherine Murray, and were shown all through the building. This was an occasion for many "Do you remember -". Another highlight of the day was the gift of a beautiful carnation corsage to each nurse

from Mr. H. G. and R. S. Powell which was greatly appreciated by all present. Later in the afternoon a number of the nurses attended the Women's Hospital Auxiliary Bazaar, again having a chance to see old friends.

The Community Centre was the site of the 1955 gathering when we had four of the doctors who had given lectures during our training as our guests. In the afternoon we were shown moving pictures by Mrs. Mae Lamb Hetz. The seventh reunion was held in 1956 at the Community Centre. Again we had the doctors as guests, also Miss Shaw the Hospital Superintendent. After dinner Dr. H. Rundle showed us moving pictures taken at the previous reunion, also some taken when on vacation. The 1937 reunion was held in the Community Centre, the senior doctors joining with us. In the afternoon Mrs. Geo. Thrasher showed us moving pictures of the splendid work being done at the Cerebral Palsy Centre in Oshawa.

This year, 1958, we went to Toronto by chartered bus, gathering at the Leaside United Church for dinner. At 2:00 p.m. we all went on the conducted tour through The Canadian National Institute for the Blind which indeed was an enlightening experience and gave us a great deal to think about and should make us more appreciative of our wonderful gift of eyesight and more understanding of those not so fortunate. Later in the afternoon we were guests of Miss Mary Young, also a graduate, in the spacious living-room of the Nurses' Residence of Sunnybrook Hospital. Miss Young was assisted by Miss Marion McKelvey and with Mrs. Edith Pinch Bray pouring tea.

At all these reunions, groups of local organizations catered for very delicious meals and floral decorations and place cards followed out the old Bowmanville Hospital Training School colors - purple and gold.

"A Graduate".

4.2.3.H - The Canadian Statesmen – June 26th, 1958

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.2.3.1 - The Canadian Statesmen "Centennial Edition" - July 26th, 1951

PAGE EIGHTEEN

History of Nurses Graduating Exercises From First Hospital

The graduation of three young ladies from the first nurses' training school class of the Bowmanville Hospital, which was then, in 1916, only three years old, was a most auspicious event.

Ceremonies were held on the lawn on Sept. 12, and being war time, the platform was decorated with large flags. The Statesman of Sept. 14 gives a glowing description:

"The weather put on its best behaviour for the interesting functions on Tuesday afternoon on the lawn of Bowmanville Hospital when the first graduating exercises of the Training School for Nurses Class 1916, was fittingly and pleasantly celebrated. A raised platform gaily decorated with gladiolus, asters and golden glow, with Union Jacks, etc., was reserved for the speakers, while the building was gaily decorated with flags and bunting."

Two at Reunion
Two members of this graduating class, Miss Edith M. Toombs (Mrs. Norman Allin) Bowmanville, and Miss Dorris W. Hillier (Mrs. Walter Sheppard) now of Queenston, were present at the Graduate Nurses Association Reunion last Thursday in the Lions Centre here. The other 1916 graduate was Miss Rae Williamson, later Mrs. Ogilvie, who is deceased.

After great effort on the part of Bowmanville citizens, both men and women, the hospital was opened in 1913 in the house given for the purpose by the late J. W. Alexander, which had been "South Park," the estate of Hector Beith and his sister Mary.

Miss M. E. Bruce was the first superintendent, but left for overseas duty as a Nursing Sister in 1915, and Mrs. Florence Smyth succeeded her, remaining as superintendent until 1941. This was the last year that nurses' training classes were held at Bowmanville Hospital. Graduates were: Mrs. Irene Stephens Weinert, Hamilton; Mrs. Marion Knox Jensen, Vancouver, B.C.; Mrs. Jessie Hogarth Wilcox, Cobourg, Ont. At the first graduation ceremonies, a sheaf of beautiful roses, the gift of Nursing Sister Bruce, was presented to each of the three graduates.

Dr. Hoskin Spoke

Mr. Christian Rehder, President of the Hospital Board, occupied the chair and Dr. John Hoskin, K.C., of Toronto, a prominent lawyer who spent his younger years in Durham County, delivered the address. Dr. Hoskin was Honorary Colonel of the 235th Battalion from this district and became Chairman of the Board of the University of Toronto.

Superintendent Smyth presented the graduates with their certificates, and Mrs. L. A. Tole, president of the Ladies' Hospital Auxiliary, an indefatigable worker then and for many years to come for the hospital, "with a few complimentary remarks, presented the graduat-

ing pins and kissed the young ladies."

Other speakers included Mr. J. H. H. Jory who was active in promoting the hospital and who recalled the opening ceremonies in his address; Rev. A. H. Drumm and Rev. G. C. Wellman. Reference was made to the wonderful opportunity for nurses to serve, particularly in helping the wounded on the battlefield.

On War Service

The absence of Capt the Rev. W. G. Clarke, Chaplain of the 235th Battalion, a member of the Board was regretted, and Mr. M. A. James read a letter received from Capt. the Rev. H. B. Kenny, Chaplain of the 139th Battalion, then at Valcartier, formerly a president of the Board.

Mrs. E. S. Senkler was at the piano for the National Anthem, and also accompanied Miss Reta Cole (Mrs. C. H. Dudley) who sang, "God Remembers When the World Forgets."

Mr. J. D. Storie, president of the Oshawa Hospital, was another speaker. At the conclusion, "refreshments were served by the ladies and the happy event was brought to a pleasant ending."

The story goes that the patients complained of the noise caused by these genteel celebrations, and so this was the first and last Graduation to be held on the lawn of the hospital.



Invitations Worthy of the Occasion

Upon life's most important occasions, look to us for invitations or announcements, correct in form and of the finest quality, at modest cost.

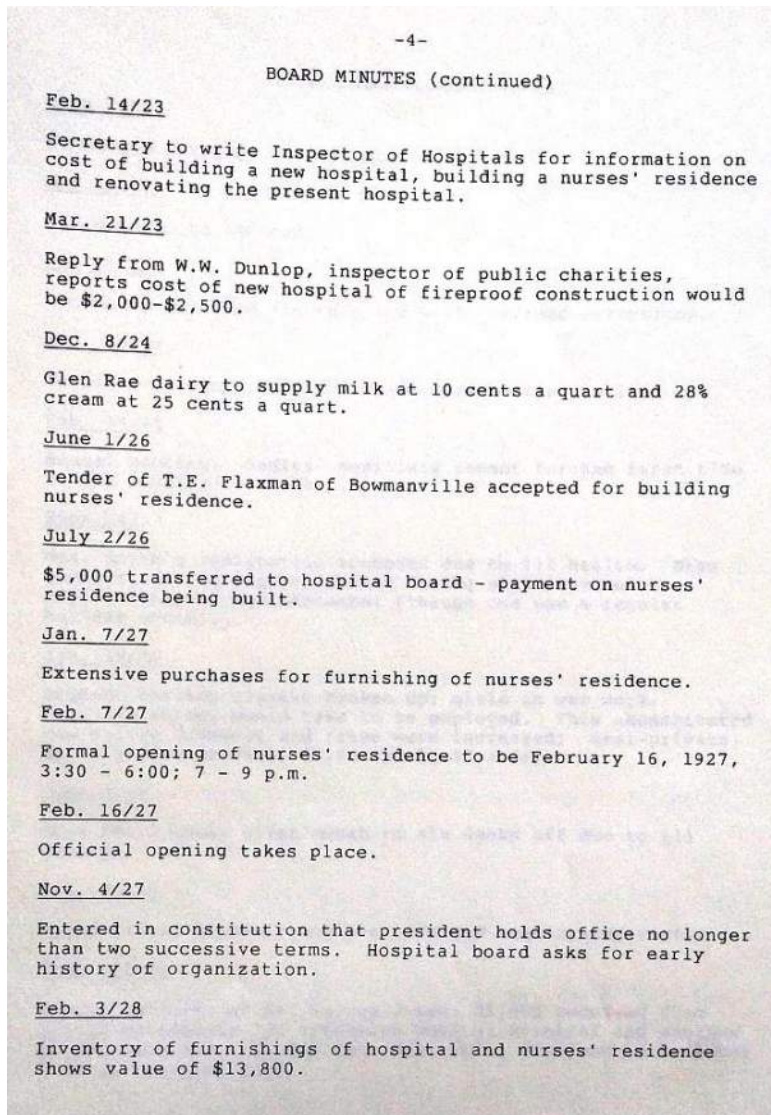
**THE
CANADIAN
STATESMAN**

4.2.3.J - The Canadian Statesmen - June 24th, 1958

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

In 1913, the Ladies' Auxiliary renovated the old carriage house behind the newly opened hospital to serve as a nurses' residence. A tennis court for the nurses was added in 1914. The hospital grew and in 1926, under Florence Smyth, a new Nurses' residence was built at the end of Lambert Street on the Hospital property. On June 1st, 1926, T.E. Flaxman was awarded the contract to build the new Nurses' residence designed by Architect Douglas Edwin Kertland. \$5,000.00 was set aside to pay for the Nurses' Residence. The Official opening was on February 16th, 1927. It was announced at the Hospital Board meeting of June 7th, 1929 that the Residence's mortgage was paid off.



4.2.3.K - Hospital Board Minutes

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

-5-

BOARD MINUTES (continued)

June 7/29

Residence mortgage is paid off.

Mar. 10/30

Old barn to be removed.

Dec. 5/30

Decide to purchase fracture bed with overhead extensions.

Nov. 20/39

Purchase of cauterizer and wheel stretcher authorized.

Feb. 14/41

Annual meeting. Ladies' auxiliary absent for the first time in the hospital's history.

Sept./41

Mrs. Smyth's resignation accepted due to ill health. Miss Lockhart acting superintendent during sick leave of Mrs. Smyth in August and September (though one was a regular holiday month).

Jan. 19/42

Student nursing classes broken up; girls in war work. Graduate nurses would have to be employed. This necessitated new salary schedule and rates were increased: semi-private, \$2.75 a day; private, \$3.00 and \$4.50 a day.

June 4/42

Miss Pearl Lumby given month to six weeks off due to ill health.

4.2.3.K - Hospital Board Minutes

With the closure of the Nurse in Training program in 1941, the Nurses' Residence ceased operating as a residence/training facility. It kept contributing to the Hospital's works by becoming a clinic and is currently the home for the Bowmanville Hospital Foundation.

As Bowmanville grew, the hospital expanded, but eventually could not keep up with the need for space and services. After the Second World War, monies were raised, and a new hospital was built along Liberty Street which opened in 1951 at a cost of \$400,000.00. This building was built in front of the old Nurses' residence. A second addition was added to the south in the 1960's. A third addition was added to the east in the 1970's.

Currently, a new building program is being proposed for the site which builds a new hospital building and incorporates part of the existing hospital (south wing) and demolishes all other wings. The Lambert House is proposed to be retained, but moved to the Liberty Street frontage.

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.2.4 Mapping

The visual history through mapping can show the growth of neighbourhoods over time:



4.2.4.A - Original Draft Plan for the neighbourhood - 1893



4.2.4.B - Aerial – South Park c.1915

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.2.4.C - Hospital 1954 – new hospital



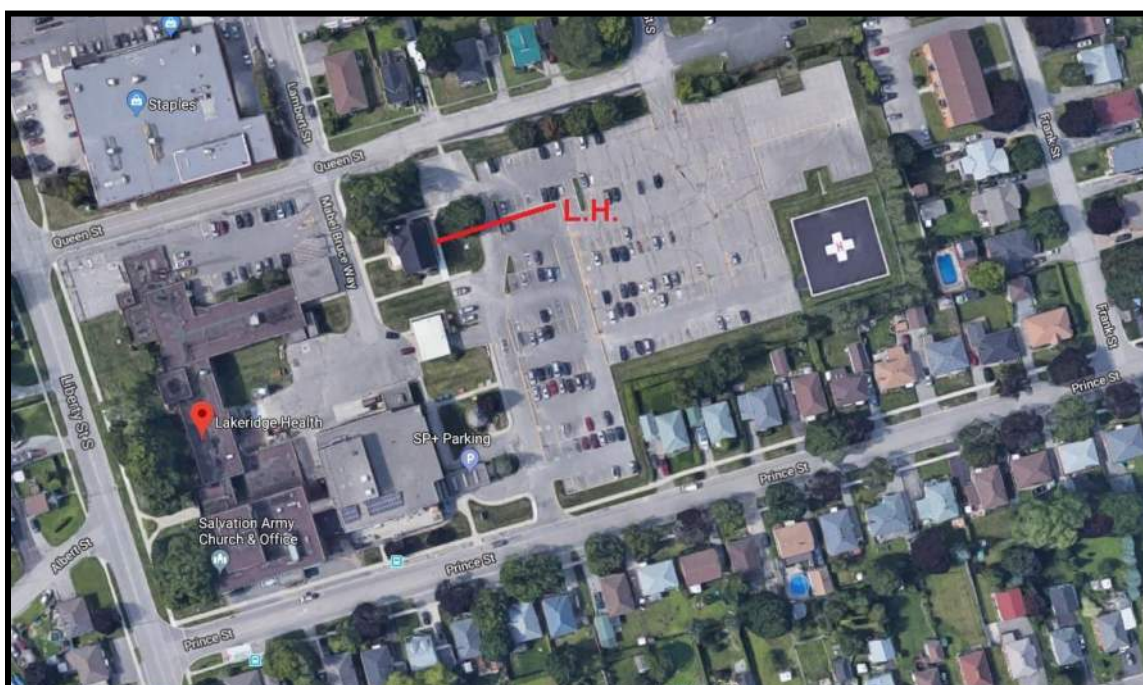
4.2.4.D - Hospital 1960 – new hospital

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



4.2.4.E - Hospital 1971 – South Wing addition



4.2.4.F - Hospital Campus - 2019 with East Wing addition

4.2.5 Past Uses

4.2.5.1 - Institutional – Hospital

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.4 Heritage Examination

4.4.1 Design or Physical Value

(Assessment scale: poor, fair, good, excellent)

4.4.1.1. Lambert House

The Lambert House is a fair example of Tudor Revival Architecture popularized during the first 4 decades of the 20th century.

Cladding - masonry. some deterioration at Grade, Staining, mortar joints cracking and spalling, walls lack insulation; - good

Windows –Not original vinyl replacements Non-original window surrounds; - poor

Interiors – largely the original floor plan layout remains - fair

Finishes – largely altered, but certain areas retain original Finishes but painted over; - fair

Stairs – largely original; - fair

Flooring – non-original; - poor

Structure – original, cracking due to settlement especially in stair wells; foundation deterioration at basement level; – fair

Roof – Non-Original, - poor

Example of Tudor Revival Architectural Style – simplified architectural treatment except front entry bay stonework; - good

Contribution to the neighbourhood character - good

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Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Criteria for determining Cultural Heritage Value or Interest:

Section 1.(2)1. - The property has design value or physical value because it:

- i) Is a rare, unique representation or early example of a style, type, expression, material or construction method:
A good example of Tudor Revival Style; Yes
- ii) Displays a high degree of craftsmanship or artistic merit: Yes
Or
- iii) Demonstrates a high degree of technical or scientific achievement: No.

4.4.2 Associative or Historical Value

4.4.2.1 Lambert House

The Lambert House has a long history and connection to the Town of Clarington (Bowmanville). The building has a proud history of contributing to the hospital and the well-being of the community. Originally Having been a training facility for nurses for the hospital, Lambert House has been re-purposed to act as a Health Clinic and now as the home for the Hospital Foundation. Dating back to the Women’s Auxiliary, fundraising has been crucial to the success of the Hospital.

Criteria for determining Associative or Historical heritage Value or Interest:

Section 1.(2)2. - The property has historical value or associative value because it:

- i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community: Yes
- ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture: Yes
or
- iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community: No

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

4.4.3 Contextual Value

4.4.3.1 The Lambert House

The original property for the hospital – “South Park”, the residence of Hector Beith – was centrally located to the Town, and a perfect location for a hospital. The Town has grown around the lands of the hospital and the hospital property has been a neighbourhood focus for the community.

For 25 years, the Lambert House was the face of the face of the Hospital fronting onto Liberty St. The Lambert House has remained a contributing component to the Hospital campus.

Section 1.(2)3.- The property has contextual value because it

- | | | |
|------|--|-----|
| i) | is important in defining, maintaining or supporting the character of an area – | Yes |
| ii) | is physically, functionally, visually or historically linked to its surroundings – | Yes |
| iii) | Is a landmark: | Yes |

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Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

5.0 Development Proposal

5.1 Proposal Description:

Close to 70 years following the “New” Hospital replacing the South Park mansion and about 50 years following the South Wing addition, the Town of Bowmanville has doubled in population, and has amalgamated with surrounding smaller towns to form the Municipality of Clarington. Lakeridge Health is planning a new hospital facility to better service the larger community and provide greater variety of medical services to it.

A phased design and construction program is being proposed to build the new hospital using the P3 partnership method (Design and Construction) which will allow it to continue to function during construction. A new campus is being designed which proposes to demolish/renovate part of the original hospital. A new main hospital building is to be added to the campus with frontage along Queen Street on the north and access from Prince Street to the south. A parking structure is proposed to the east of the new hospital building covering existing surface parking. The northwest corner of the site at Queen and Liberty is proposed to become a parkette.

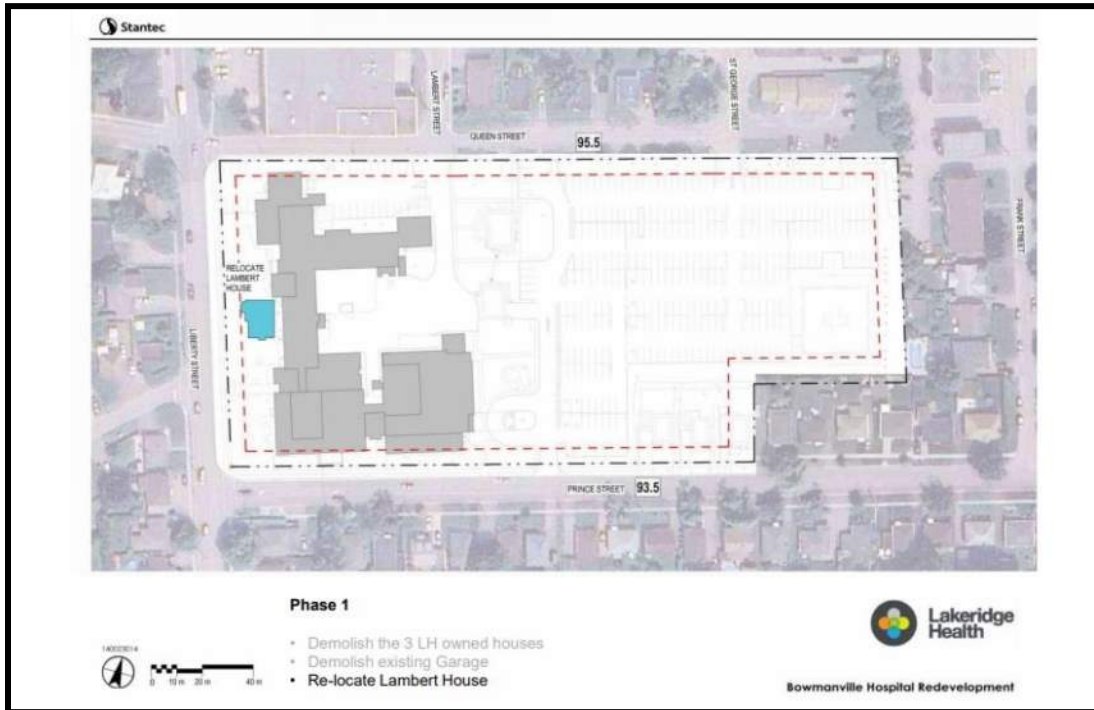
The project includes the redevelopment of the Lakeridge Bowmanville Hospital site located in Bowmanville, Ontario. The scope of work includes the construction of a new main facility with rooftop helipad, parking structure, connecting link to the existing East Wing, and related site development activities. Please note that the site plan development concept is preliminary in nature and subject to change.

Owing to its Heritage value, the Lambert House is proposed to be retained; moved closer to Liberty Street and re-purposed for an as-yet undetermined use. A phased conservation management plan is proposed whereby in Phase 1, the Lambert House is to be re-located facing Liberty Street in front of the current north wing of the Hospital. It will be mothballed during the construction of the new hospital. Upon the demolition of the north wing, Phase 2 proposes the Lambert House will undergo a restoration and building shell renovation to facilitate its re-use by a future tenant. The Lambert House will sit at the south edge of the proposed parkette.

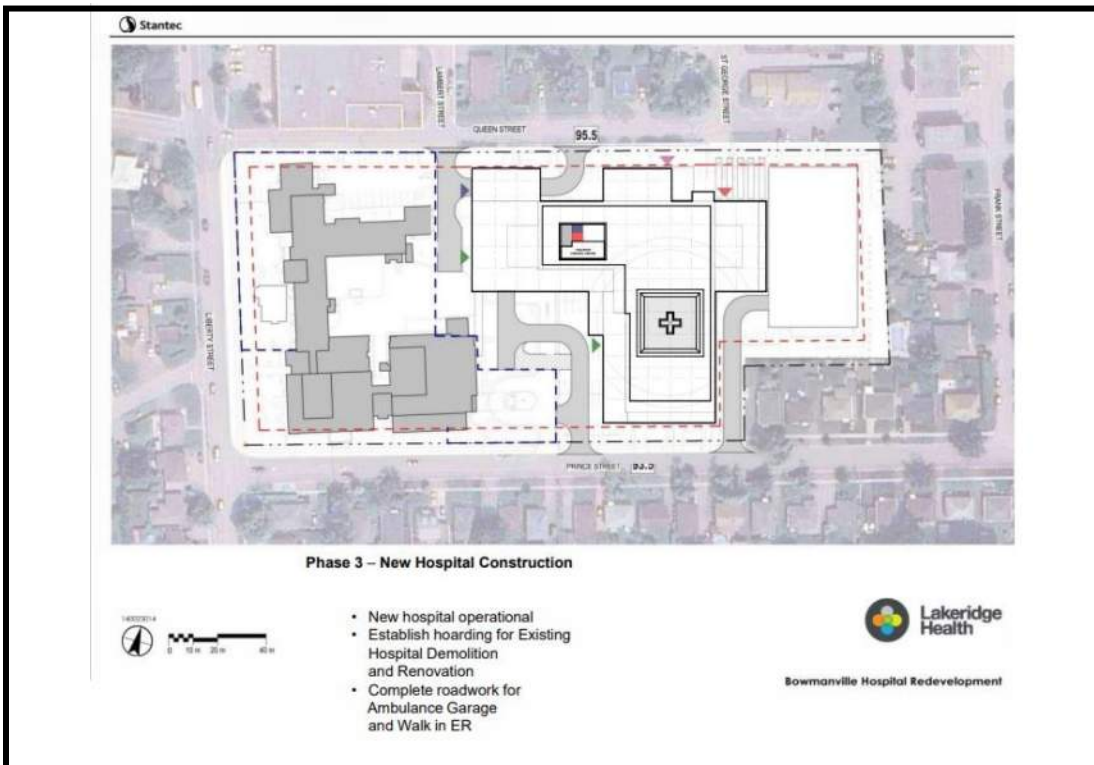
Owing to the nature of the P3 process, the final site plan and building form will not be determined until a winning entry is chosen. However, the re-location of the Lambert House is not part of the construction of the hospital and will be moved before work begins by Lakeridge Health. The proposed new hospital design will be reviewed and adjusted so as to reduce or mitigate any loss in heritage value to the Lambert House.

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Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



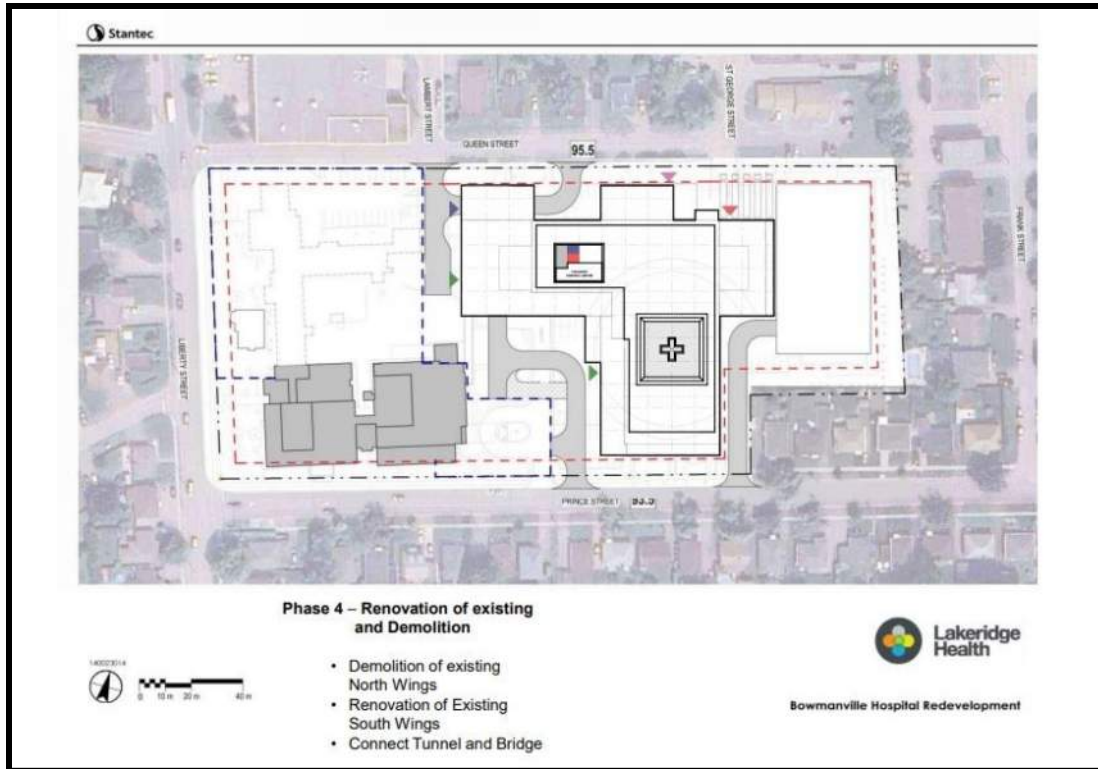
5.1.A - Conceptual Site Plan –Re-location of Lambert House (Buildings' locations may vary)



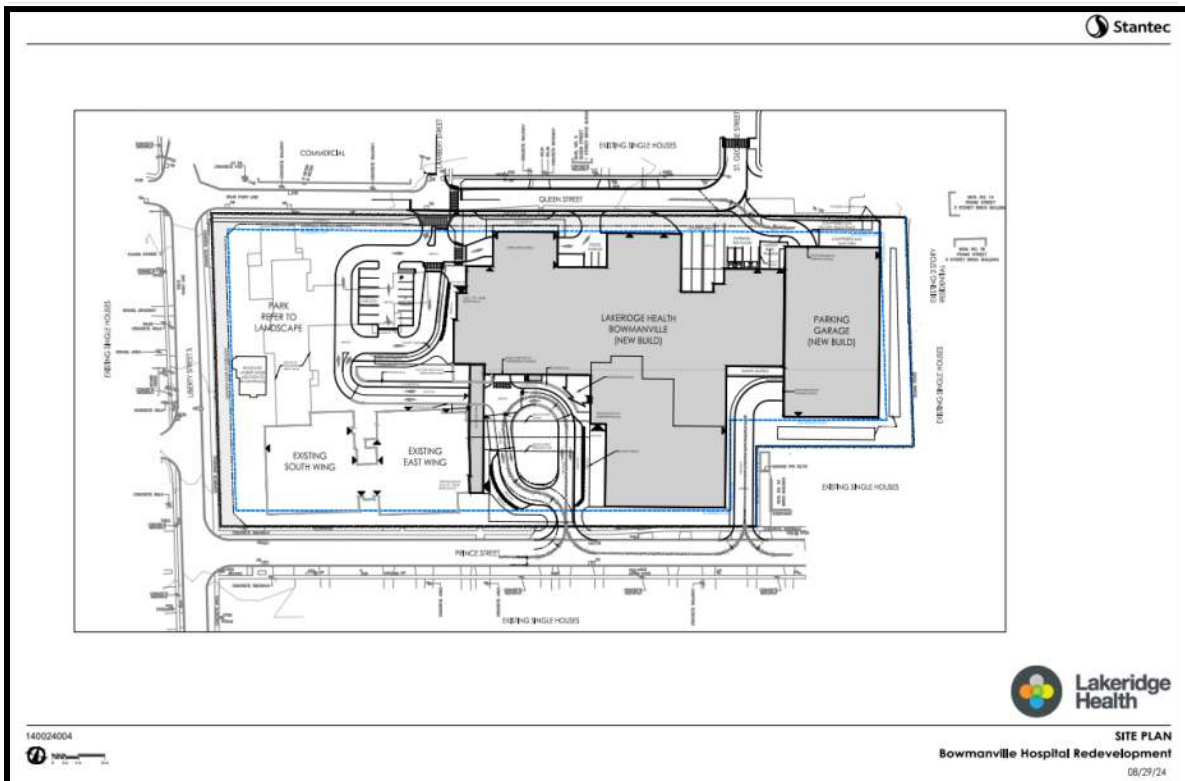
5.1.B - Conceptual Site Plan – Hospital Construction Completion (Buildings' locations may vary)

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Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



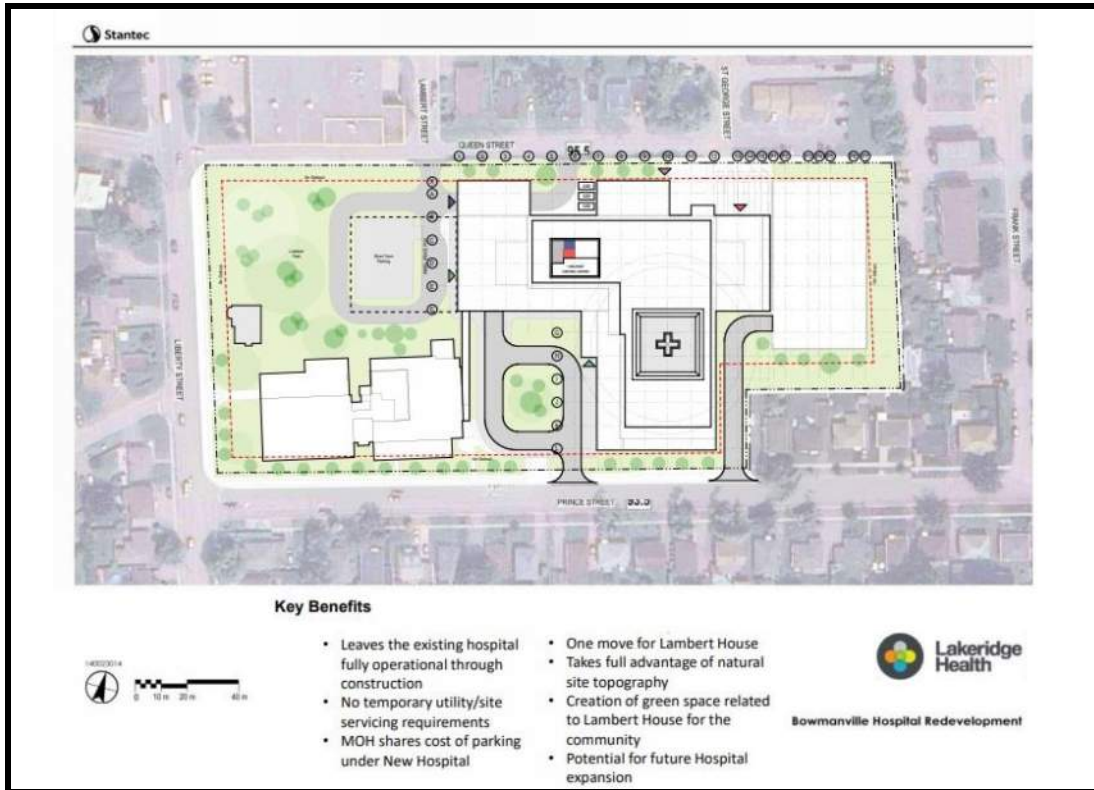
5.1.C - Conceptual Site Plan – Demolition of North Wing (Buildings' locations may vary)



5.1.D - Conceptual Site Plan – Fully built (Buildings' locations may vary)

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5.1.E - Conceptual Site Plan – Parkette (Buildings' locations may vary)

5.2 Alternative Development Options:

Upon the assessment of the Heritage value of a property, appropriate Heritage conservation strategies consist of Conservation, Preservation, Re-location (on site), Relocation (off site), Demolition and Commemoration:

5.2.1 Preservation

Conservation of a structure, where appropriate, owing to the excellent Heritage value and condition of the building, proposes to keep the building in its original condition and with minor restoration using authentic materials and construction methods.

The building has been sufficiently altered from its original state that it has lost some of its original built character. It is not a candidate for Preservation.

5.2.2 Conservation

Preservation of a structure, where appropriate, owing to the good Heritage value of the building, proposes the salvaging of the existing building/structure, and restoring, renovating and re-using the structure.

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The building has been altered from its original state but retains most of its original built character. It is a candidate for Conservation.

5.2.3 Relocation (on site)

Relocation (on site) of a structure, where appropriate, owing to the good Heritage value of the building, proposes to move the building to a location on site which will minimize the loss of Heritage value, but permit the Building to be preserved, renovated and reused.

The building has been altered from its original state and has lost some of its original built character, but is a candidate for Preservation. Given the complexity of the proposed hospital re-development, its existing location would greatly hinder the construction program. A re-location on site is an excellent strategy.

5.2.4 Relocation (off site)

Relocation (off site) of a structure, where appropriate owing to the good Heritage value of the building, proposes to move the building to a location on site which will minimize the loss of Heritage value, but permit the Building to be preserved, renovated and reused.

The building has been altered from its original state and has lost some of its original built character, but is a candidate for Preservation. As the site is quite large, re-location on-site is preferred and possible. It should not be a candidate for re-location offsite, unless absolutely necessary.

5.2.5 Demolition

Demolition of a structure may be permitted when there is little or no Heritage value remaining in the building and/or the building has deteriorated to a condition where it is structurally unsafe for the public.

The building has sufficient Heritage value to qualify for designation under the Ontario Heritage Act. Though it has lost some of its original built character, it is not a candidate for demolition.

5.2.6 Commemoration

Commemorative strategies may be used to demarcate and commemorate the Heritage of a property. It can assist in interpreting and educating the community to the history of the property.

The Cultural Heritage could be commemorated in a variety of ways:

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the naming of streets and public spaces with names of original residents/events, and/or providing plaquing and interpretive exhibits which commemorate and illustrate the heritage of the area in public areas.

5.3 Development Assessment:

- 5.3.1 Intensification – the re-construction of the hospital responds to the increase in population of the community. The proposal provides a built form which provides for today’s medical standards minimizing any potential major impact on the streetscape or the community. The new buildings are located away from existing neighbouring properties. The re-location of the Lambert House to the Liberty Street frontage will restore its exposure to the community, and move it some distance from the new hospital facility. The development patterns of the site is being respected.
- 5.3.2 Built Form- the history of the built forms on the site supports the institutional built form as being appropriate. The proposal for a variety of buildings on site echoes previous campus development pattern.
- 5.3.3 Site Access – the campus approach echoes older development patterns. Multiple access points along the frontage of the streets similar to existing conditions.
- 5.3.4 Impact on the Streetscape – With the demolition of the original hospital, the Lambert House is exposed to Liberty Street. With the proposed re-location of the Lambert House to the Liberty Street frontage at the corner with Queen Street will greatly improve its exposure and express its history to the hospital to which this building is connected.
- 5.3.5 Building Orientation- The exposure of the Lambert House to Queen Street is proposed to increase. The demolition of the original hospital re-opens the exposure of the front facade to Liberty Street. The moving of the Lambert House closer to Liberty Street will increase its exposure to the community. It will also restore – in part – the original face of the hospital to the community that existed early in the 20th century.
- 5.3.6 Views through the site –The proposed new buildings’ location and parkette allow view corridors throughout the site. With the Lambert House being located along Liberty St, its exposure is increased.
- 5.3.7 Architectural Treatment – The proposed setback of the new buildings to the Lambert House will respect the size and scale of the building.

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6.0 Heritage Impact Assessment – Heritage Value

6.1 Heritage Register Inventory – Listed

6.1.1 Design or Physical Value

This site has been the health focus point for the community for many years. The Lambert House has continuously been used by the hospital. The exterior of the building has had general maintenance repairs and alterations over the years but is basically intact.

The demolition of the original hospital and the insertion of a new hospital in the centre of the site allows for intensification on the site without any negative impact on the adjoining properties.

The re-location of the Lambert House permits the location of the new hospital in the centre of the site. It also allows for greater exposure of the Lambert House to Liberty Street and permits increased contribution to the streetscape. The Lambert House will continue to be used.

The Impact on the Heritage value of the Lambert House as a result of its move will be minor as the move restores the house's exposure to Liberty St.

6.1.2 Associative or Historical Value

The Lambert House has played an important role in the history of the Hospital. It remains the only link to the original South Park mansion hospital (1913 to 1951). The Nursing-in-Training program it ran was unique to a small hospital at that time. The people involved in the running of the Hospital have left their presence there.

The keeping of the Lambert House will reinforce the Associative heritage value it has to the community.

6.1.3 Contextual

The Lambert House was exposed to Liberty Street from 1926 to 1951. The new hospital has been blocking the view to the Lambert House from Liberty Street to this present day.

The opportunity to restore this exposure to Liberty St., and allow the heritage of the Lambert House to be exposed and recognized to the community should be seized.

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6.2 Statement of Historical Significance

The Lambert House has been part of the Lakeridge Health Bowmanville Hospital (formerly Bowmanville Hospital) for almost 100 years. The building, formerly known as the Nurses' Residence, was opened in 1926 and it has been in continuous use – first as a nurses' training facility/residence until 1941, then as a Durham Regional Health Unit office, and most recently as the offices for the Bowmanville Hospital Foundation. It has always been associated with the Hospital on the site.

The building on the hospital campus at 11 Mabel Bruce Way was originally purposely built to act as a training facility and residence for nurses, replacing the carriage house on the original estate which had been converted into the nurses' residence when the nurse training program began in 1913.

Designed by Architect Douglas Edwin Kertland and built by local contractor T.E. Flaxman in 1926, it is a two storey solid masonry building with a basement and a full attic in a steeply sloped roof in a Tudor Revival Architectural style. Until the construction of the "new" hospital in 1951, it faced Liberty St across a generous front lawn acting as the principal expression of the hospital to the town.

It has a solid building mass, Flemish bond masonry pattern with an accentuating belt course, masonry voussoir window headers, stone sills, stone surround around the front door, punched windows and a massive chimney in the Tudor revival Style.

The Nurses' training program was founded by Mabel Bruce, the first hospital supervisor, in 1913, as permitted by provincial regulations to educate and train nurses in hospital care. Many graduates remained and worked at the hospital with a few even becoming the supervisor of the hospital. The program ran until 1941 when provincial regulations changed and the hospital did not qualify to run a nurses training program.

6.3 List of Heritage Attributes

The List of Physical Heritage Attributes include:

- a solid building mass with punched windows,
- steeply pitched roof,
- "Ontario" sized masonry with a Flemish bond masonry pattern with an accentuating belt course, masonry voussoir window headers,
- stone sills,

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- stone surround around the front door, and
- a massive chimney

typical of a Tudor revival Style.

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7.0 Conservation Principles

7.1 Introduction

When component of a community's built environment has been determined to have Heritage value to the community, its preservation becomes the key goal to ensure it continues to contribute its history to the community. While this resource can take various forms, it generally is embodied in an older, built structure set in a particular location.

Bringing this resource into the 21st century requires a balance between interventions which permit the resource to meet current safety standards and programmatic requirements while maintaining its Heritage value through its defined Heritage attributes.

A successful conservation program strives to find the balance of retaining the Heritage value while permitting the resource to be adapted for modern use.

7.2 Conservation Guidelines

Achieving Conservation and Design goals involves implementing industry accepted techniques from a variety of sources. In Canada, the currently most recognized and respected approach to conservation of Historic places and best practice guidance is found in "Standards and Guidelines for the Conservation of Historic Places In Canada", Second Addition, Historic Places Canada, Government of Canada, 2010.

In Ontario, conservation guidance can be found in the "Ontario Heritage Toolkit", Ministry of Tourism, Culture and Sport, Ontario, and "Eight Guiding Principles in the Conservation of Built Heritage Properties", Ministry of Tourism, Culture and Sport, Ontario, which incorporate the above guidance.

The above documents also reference international guidelines including the Venice Charter, 1964, The Appleton Charter, 1983, The Burra Charter, 1999, the ICOMOS Charter, 2003 and the UNESCO Recommendation on Historic Urban Landscape, 2011, but tailored to Canada's unique environment.

The "Standards and Guidelines for the Conservation of Historic Places In Canada" guidance will be followed for this project. Section 4.3 – Guidelines for Buildings offers the following guidance:

- 1 Understanding the exterior form and how it contributes to the heritage value of the historic building.

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- 2 Understanding the design principles used by the original designer or builder, and any changes made to the exterior form over time.
- 3 Documenting the building's exterior form before undertaking an intervention, including the form and massing, and viewscales, sunlight and natural ventilation patterns
- 4 Assessing the condition of the building's exterior form early in the planning process so that the scope of work is based on current conditions.
- 5 Protecting and maintaining elements of the building's exterior form through cyclical or seasonal maintenance work.
- 6 Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.
- 7 Stabilizing deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.
- 8 Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.
- 9 Documenting all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions.
- 10 Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.
- 11 Accommodating new functions and services in non-character defining interior spaces as an alternative to constructing a new addition.
- 12 Selecting a new use that suits the existing building form.
- 13 Selecting the location for a new addition that ensures that the heritage value of the place is maintained.
- 14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

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- 15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
- 16 Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.
- 17 Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- 18 Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.
- 19 Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.

The other governing document is the Ontario Building Code, 2012 which governs life and safety, and construction of buildings in Ontario. The building is of a size that Part 9 of the OBC applies. Compliance Alternatives to the standards in Part 9 can be applied through Part 11. Negotiations for compliance alternatives to retain existing Heritage attributes will be undertaken with the Chief Building Official.

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8.0 Conservation Management Plan

8.1 Conservation Goals

Lakeridge Health has committed to conserve the Lambert House by:

- i) not demolishing the building;
- ii) moving the building to a location on site which permits its preservation;
- iii) restoring as best as possible its Heritage Attributes;
- iv) renovating it permitting its re-use.

8.2 Work Plan

8.2.1 Design Goals

Design Goals include:

- i) renovating the building to meet current life safety and building envelope standards;
- ii) retaining the current barrier-free accessibility;
- iii) making the building more energy efficient;
- iv) preserve Architectural Heritage attributes identified as:
 - a solid building mass with punched windows,
 - steeply pitched roof,
 - “Ontario” sized masonry with a Flemish bond masonry pattern with an accentuating belt course, masonry voussoir window headers,
 - stone sills,
 - stone surround around the front door,
 - a massive chimney,
 - restore its exposure to Liberty St.,
 - restore any generous lawn, as possible.

8.2.2 Building Program

The programing goal is to prepare the building for a new tenanted use. The building program is proposed as follows:

8.2.2.1 Phase 1: Building Re-location & Mothballing –

Whereby the Lambert House will be re-located to a new location on the property; set on a new foundation and mothballed pending work on the new Hospital:

- i) Install Site Life and Safety protections;

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- ii) disconnect all services (water, sanitary, telecommunications etc.);
- iii) remove building shrubbery, easterly tree, and trees along Liberty St frontage;
- iv) prepare moving route (create roadway; secure permits for foundations, power & street closures, co-ordinate with Hospital ambulance operations, etc.)
- v) empty Lambert House of all equipment and furniture
- vi) reinforce and/or brace structure, as required, for moving;
- vii) excavate site for construction of transportation cradle;
- viii) prepare new site for receipt of Lambert House;
- ix) locate underground services and protect;
- x) excavate new basement;
- xi) pour new footings;
- xii) move the building to the new location on site;
- xiii) backfill remaining building excavation to grade;
- xiv) provide new services connections – water, storm, sanitary, electrical and telecommunications;
- xv) construct new block foundation to match perimeter foundation wall;
- xvi) install internal basement steel beams and columns and pads;
- xvii) install foundation drainage protection and weepers;
- xviii) backfill and grade to match existing finished grade;
- xix) pour concrete basement slab on crushed gravel bed;
- xx) refer to construction drawings for full details and specifications;
- xxi) mothball building to protect during hospital construction as per construction drawings;
- xxii) protect and secure building.



8.2.2.A –Site Plan – Building Re-location (note: not illustrative of building moving route.)

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8.2.2.2 Phase 2: Restoration - Building Envelope/Shell -

Whereby a base building shell renovation is to be performed including:

- i) Install Site Life and Safety protections;
- ii) reinforcing the building structure as noted;
- iii) install a new asphalt roof shingles;
- iv) install R60 insulation;
- v) assess the condition of the windows following move and install new energy efficient vinyl windows and doors to match existing styling (2 over 8 casement-authentic muntins), as required;
- vi) retain existing interior window trim;
- vii) repoint windows sills;
- viii) repoint existing exterior masonry walls with lime cement;
- ix) re-install barrier free access;
- x) remove interior lathe and plaster finish;
- xi) construct new 2 x 4 wood frame wall only to permit future spray foam insulation, drywall finish, base building services electrical and computer wiring, mechanical distribution systems; (walls will be left uncovered for future tenant fit out.) (Mechanical systems will be very basic allowing for improvements during tenant fit out)
- xii) refer to construction drawings for full details and specifications
- xiii) scope of work may change based on site conditions;

8.2.2.3 Phase 3: Interior Renovation/Tenant Fit Out for Occupancy -

- i) Partition Plan layout to tenant space requirements
- ii) Emergency Lighting and Exit signage
- iii) Update fire separations as required
- iv) Install/renovate washrooms and kitchenette, as required;
- v) Install lighting, outlets and telecommunications
- vi) Install interior finishes
- vii) refer to construction drawings for full details and specifications.

8.2.3 Documentation

Given the building is being re-located to part of the property which needs municipal servicing, grading and servicing design will be required with their associated review and approvals by the municipality

The following documentation will be prepared to define and itemize the Phase 1, 2 and 3 Work to be performed:

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- Construction Drawings by a certified Architect:

Phase 1 – Building Re-location & Mothballing:

- a. Site plan/grading drawing (min. 1:200 or larger),
- b. Basement Floor Plan,
- c. Building Section
- d. Construction Details as required
- e. Construction notes/Specifications

Phase 2 – Restoration - Building Envelope/Shell:

- a. Site plan
- b. As-Built Drawings of the Building,
- c. Floor Plans (Basement, Ground Second, & Roof).
- d. Building Elevations
- e. Building Sections
- f. Construction Details as required
- g. Construction notes/Specifications
- h. Window Schedule and Corresponding Details

Phase 3 – Interior Renovation/Tenant Fit Out for Occupancy:

- a. Site plan
- b. As-Built Drawings of the Building,
- c. Floor Plans (Basement, Ground Second, & Roof)
- d. Reflected ceiling plans, as required
- f. Construction Details, as required
- g. Construction notes/Specifications

- Engineering drawings as required prepared by a certified Professional Engineer including, as required by Municipality:

Phase 1:

- a. Structural (foundation), as required.

Phase 3:

- a. Mechanical (tenant fit out)
- b. Electrical (tenant fit out)

- Building Re-location Plan prepared by a certified professional engineer. (Phase 1)

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- Civil drawings prepared by a certified engineer for water, sewer and storm water services and management, if required by Municipality/Region for servicing connection permits. (Phase 1)

8.2.4 Municipal Approvals

Given the size of the building, Part 9 and Part 11 of the Ontario Building Code will govern. Once the Construction drawings are complete, appropriate required Municipal Approvals will be obtained to ensure compliance with local Municipal regulations including:

- a. Committee of Adjustment Application (if required),
- b. TRCA Site Permit (if required),
- c. Engineering Permits (as required),
- d. Demolition/Foundation Permit (Phase 1),
- e. Building Permit (Phase 3),
- f. Heritage Permit (Phases 1 and 2).

8.2.5 Construction Management

A qualified General Contractor will be retained to manage the execution of the Work itemized in Phases 1 and 2. The General Contractor will carry WSIB clearance and Construction and Liability Insurance.

8.2.6 Subtrades

The success of the execution of the Phase 1 and 2 Work is reliant, in part, on the skills of the trades retained to perform the many construction tasks associated with the project.

Subtrades which are hired must:

- Have education and certification for the tasks they perform;
- Have a least 5 years construction experience in their field;
- Provide examples of similar work they have performed;
- Provide reference from previous clients for whom they have performed similar work.

8.2.7 Moving Plan

A Building Re-location plan will be prepared by General Contractor in consultation with the Building mover and a certified professional engineer which will delineate the process by which the building will be re-located including but not limited to:

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- Work Plan & schedule;
- Providing knowledgeable and skilled staff;
- Pre-moving structural re-enforcing & bracing;
- Jacking up of the building;
- Designing building cradle for transportation;
- Provide transport to move building;
- Securing permits for the moving of the building; traffic management/road closures; emergency ambulance access to the hospital; cables and power line interruptions;
- Identifying and preparing route for building transportation to new location;
- locating building on new foundation;
- Stabilizing building on new foundation;

Refer to Building Re-location memorandum by Tacoma Engineers in Appendix 3.

8.2.8 General Review

Though not required under the Ontario Building Code for a Part 9 building, General Review for compliance to the Conservation Management Plan will be performed by a certified Heritage professional – in this case Vincent J. Santamaura, Architect Inc., CAHP. Mr Santamaura has been involved in many building relocation, restoration and rehabilitation projects in Vaughan, including The Heritage Lofts on Kipling which won a Vaughan Urban Design award and projects around the Keele and Major MacKenzie intersection in Maple.

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9.0 Heritage Assessment – Conservation Management Plan

9.1 Relationship of Content with related HIA

The HIA has identified the following Attributes:

- a solid building mass with punched windows,
- steeply pitched roof,
- “Ontario” sized masonry with a Flemish bond masonry pattern with an accentuating belt course, masonry voussoir window headers,
- stone sills,
- stone surround around the front door, and
- a massive chimney

typical of a Tudor revival Style.

Given the external pressures from the scale of the new hospital, the conservation plan conserves the building and minimizes any loss of the building’s contact to its context with its relocation on site.

The re-location of will reinforce its presence on Liberty St.

Its greater exposure to the street via relocation will improve its roll in defining, maintaining and supporting the hospital use and scale of the area.

The re-location of the building preserves the mass and façade characteristics of the Tudor Revival style.

The repointing of the masonry will preserve the existing Flemish bond masonry pattern and detailing.

The majority of the Heritage Attributes have been preserved.

The renovation and rehabilitation of the building will ensure its continued usefulness.

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9.2 Implementing Good Conservation Practices

The Conservation practices proposed in the “Standards and Guidelines for the Conservation of Historic Places In Canada” referred to section 5.0 have been largely implemented:

Practice	CMP
1 Understanding the exterior form and how it contributes to the heritage value of the historic building.	Yes. Analyzed by CHIA
2 Understanding the design principles used by the original designer or builder, and any changes made to the exterior form over time.	Yes. Analyzed by CHIA
3 Documenting the building’s exterior form before undertaking an intervention, including the form and massing, and viewscales, sunlight and natural ventilation patterns	Implemented
4 Assessing the condition of the building’s exterior form early in the planning process so that the scope of work is based on current conditions.	Implemented
5 Protecting and maintaining elements of the building’s exterior form through cyclical or seasonal maintenance work.	Implemented
6 Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.	Implemented
7 Stabilizing deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Implemented
8 Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.	Implemented
9 Documenting all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions.	Yes CHIA

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

- | | | |
|----|---|-----|
| 10 | Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing. | N/A |
| 11 | Accommodating new functions and services in non-character defining interior spaces as an alternative to constructing a new addition. | Yes |
| 12 | Selecting a new use that suits the existing building form. | Yes |
| 13 | Selecting the location for a new addition that ensures that the heritage value of the place is maintained. | Yes |
| 14 | Designing a new addition in a manner that draws a clear distinction between what is historic and what is new. | N/A |
| 15 | Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting. | N/A |
| 16 | Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value. | Yes |
| 17 | Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building. | Yes |
| 18 | Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building. | Yes |
| 19 | Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building. | Yes |

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

10.0 Summary Statements and Recommendations

10.1 Impact on Heritage Value

Based on the analysis of the impact of the development proposal using the criteria employed to determine Heritage value under the Ontario Heritage Act, the development proposal will have no negative impact on the building at 11 Mabel Bruce Way:

- The re-location of the Lambert House closer to Liberty Street will preserve and increase the exposure of the Heritage Design/Physical and Associative/Historical value of the building;
- The demolition of the original north wing of the hospital will improve the visibility of the higher quality Heritage components of the Lambert House, and provide generous buffer space to the house;
- The proposed development respects the traditional siting of buildings in the neighbourhood and matches the existing street siting strategies;
- The scale of the Architecture will be similar;
- the remaining and proposed buildings will observe generous setbacks from the re-located Lambert House so as to not impose on it;
- The re-location of the Lambert House permits the intensification of the site without major impact on the adjoining properties;
- The proposed development continues the natural regeneration of the urban fabric and intensification as envisioned by Provincial and Municipal policies but respecting the past.

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

11.0 Mandatory Recommendations:

11.1 Mandatory Recommendations regarding the Impact on the Heritage value of the Lambert House, Listed Building at 11 Mabel Bruce Way:

It is the recommendation of this report that:

- i) the Lambert House possesses sufficient Design and/or Physical heritage value and Associative and/or Historical heritage value to qualify for Designation under the Ontario Heritage Act;
- ii) the Conservation Management Plan prepared by Vincent J. Santamaura, Architect Inc. be executed which includes:
 - a. Phase 1: the re-location of the Lambert House elsewhere on the Hospital property and mothballing;
 - b. Phase 2: the restoration of the exterior elevations and building envelope to maintain its Heritage attributes; and a building shell renovation to upgrade the building to current building standards;
- iii) following the re-location and restoration, and completion of the hospital construction, the Lambert House be Designated under Part IV of the Ontario Heritage Act;
- iv) for occupancy of the Lambert House, internal tenant fit out alterations be permitted to be undertaken under separate permits (Phase 3);
- v) the proposed Conservation Management Plan will have no negative impact on the Heritage value of the Lambert House, and
- vi) this report be received and recommended for approval.

12.0 Authorship

Report Prepared By:

VINCENT J. SANTAMAURA, ARCHITECT INC.

Date: 06 September, 2024



Vincent J. Santamaura, B. Arch, OAA, MRAIC, CaBGC, CAHP (Building Specialist)
Principal Architect/President

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Appendix 1: Bibliography

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Appendix 2: Methodology

The methodology used to research, analyze and assess the heritage value and interest of the subject property was as follows:

- i) Review of Terms of Reference of Heritage Impact Assessments prepared by the Municipality;
- ii) Review of Provincial Legislation and Policy Statements affecting Municipal Growth and Heritage;
- iii) Review of Regional and Municipal Official Plans with respect to Heritage;
- iv) Engage in an on-site visit to document and assess the building(s) with respect to:
 - Physical Architectural attributes,
 - Heritage components and detailing
 - Condition of exterior building envelope and structure,
 - Mechanical systems
 - Electrical systems
 - Interior design treatments;
- v) Engage in historical research in collections of Local Civic Archives, Public Library and Historical Societies;
- vi) Engage in research at the Ontario Land Registry;
- vii) Review and Assess Development Proposal;
- viii) Prepare report.

Heritage Impact Assessment – Conservation Management Plan

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Appendix 3: Structural Report by Tacoma Engineers



11 Mabel Bruce Way (Nurses Residence) Structural Condition Assessment

11 Mabel Bruce Way (11 Lambert Street)
Bowmanville, Ontario



Prepared by:



176 Speedvale Avenue West
Guelph, ON
TE-44025-24

September 6, 2024

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1. Introduction

Tacoma Engineers has been retained by Lakeridge Health (LH) to carry out a structural condition assessment of a 2-storey plus attic masonry building located at 11 Mabel Bruce Way in Bowmanville, also known as the Nurses Residence.

Tacoma Engineers was retained by LH on July 10th, 2024. The undersigned attended the site on July 29th, 2024, accompanied by Marina Moukhortova as a representative of LH.

This report includes a summary of the following items for the building:

- major structural systems;
- existing structural conditions and areas of potential concern;
- conceptual repair options for any areas that may require remedial work; and
- feasibility of relocation.

2. Background

LH owns the building in question, and Tacoma Engineers is being retained as a Consultant directly by the Owner.

This assessment is being undertaken by the Owner and is intended to form part of the early preparation related to future development of the site for a new hospital. This report is not being prepared as a response to an Order; however, it may form part of ongoing discussions currently underway with the local municipality.

The primary purpose of this assessment is to provide a snapshot of the existing building conditions and to provide an initial summary of the feasibility of relocating the building to a nearby site.

This report is based on a visual inspection only and does not include any destructive testing. Where no concerns were noted, the structure is assumed to be performing adequately. The structure is assumed to have been constructed in accordance with best building practices common at the time of construction. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.

No previous work has been completed by Tacoma Engineers on this building for this or any other owner.

No sub-consultants have been retained by Tacoma Engineers to participate in this assessment.

3. Building History

The Nurses Residence was designed by the architect Douglas Edwin Kertland, and constructed in 1926 by contractor T.E. Flaxman. The building is a good example of a brick Tudor revival, constructed as a two-storey masonry building plus an attic, complete with wood-framed floors and partition walls¹. It measures approximately 600 m² in gross building area, excluding the basement.

¹ *Planning Services Report, Report PSD-030-18*, Submitted by David Crome, Director of Planning Services, and reviewed by Andrew C. Allison, CAO.

<https://weblink.clarington.net/WebLink/ElectronicFile.aspx?docid=126644&dbid=0>

4. Scope and Methods

The following documents were provided to the undersigned prior to the preparation of this report:

- Hand sketches of floor layouts (NTS).

The assessment of the building is based on a visual assessment from grade. Note that most the spaces in the building have applied finishes that preclude a direct visual assessment of the structural systems. Limited areas are unfinished, and a review of the primary structure was possible in these areas.

A site visit was carried out by Gerry Zegeerius, P.Eng., on July 29th, 2024, accompanied by Marina Moukhortova as a representative of LH. A visual review of all accessible spaces was completed on this date, and photographs were taken of all noted deficiencies.

5. Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions. Detailed material condition definitions are included in Appendix A of this report.

- **Condition States²:**
 1. Excellent – Element(s) in “new” condition. No visible deterioration type defects present, and remedial action is not required.
 2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
 3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.
 4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action²:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.
- **Priority remedial action²:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
 1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 6 months (**before the onset of the next winter season**).
 2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
 3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

² Adapted from “Structural Condition Assessment”, 2005, American Society of Civil Engineers/Structural Engineering Institute

- **Routine maintenance²:** these are items that can be performed as part of a regularly scheduled maintenance program.

In addition to the definitions listed above, it should be noted that the building in question is listed on the municipal heritage register as a building with Heritage Merit. The Standards and Guidelines for the Conservation of Historic Places in Canada provide direction when a structural system is identified as a character-defining element of an historic place. They also provide direction on maintaining, repairing, and replacing structural components or systems³. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

6. General Structural Conditions

The building is constructed as a two-storey masonry and wood-framed structure. Exterior walls are constructed with multi-wythe brick, several interior bearing walls are assumed to be constructed with wood-framing, and the roof and floors are constructed with wood framing.

Due to the layout of the building, and the extent of finishes throughout, this report has been arranged by floor, with specific attention called to rooms or areas where deficiencies were noted.

6.1. Attic

Construction

The attic floor is constructed with 2x10 wood joists spaced at 16” on centre. The sloped roof is visible in the attic space, although the installation of drywall to the underside precludes the confirmation of the rafter size and spacing. Wood-framed kneewalls are constructed along the length of the attic immediately above the loadbearing lines on carrying down through the building.

³ “Standards and Guidelines for the Conservation of Historic Places in Canada”, 2nd Edition, 2010, www.historicplaces.ca



Photograph 1: Attic space (typical)

Conditions

The attic space appears to be in good condition. There was no sign of substantial water ingress and the stored materials in the attic are relatively light.

Recommended Actions

The following **routine maintenance** actions are recommended for the attic:

- Maintain roof shingle to ensure that water ingress does not begin to negatively impact the structure.
- Limit storage in the attic to light materials not exceeding a uniformly applied load of 0.5 kPa (10 psf). If additional storage is required, an analysis of the attic framing would be required to determine the maximum safe storage load.

6.2. Second Floor

Construction

It was not possible at the time of the review to identify the floor framing of the second floor; however, it is likely that the floor framing is supported on the hallway walls and exterior walls. All spaces on the second floor, including several separate offices and a central hallway, are completed with interior finishes including drywall and laminate flooring.

Conditions

The second floor is in good condition. There are no signs of structurally significant deterioration.

Recommended Actions

There are no recommended actions for the second floor.

6.3. Ground Floor

Construction

It was not possible at the time of the review to identify the floor framing of the ground floor; fire ratings have been applied to the underside of the floor framing. It appears that the direction of the floor joists changes throughout the floor area to make best use of the basement loadbearing walls. All spaces on the ground floor, including several separate offices, a central hallway, and a reception space are completed with interior finishes including drywall and laminate flooring.

Conditions

The ground floor is in good condition. There are no signs of structurally significant deterioration.

Recommended Actions

There are no recommended actions for the ground floor.

6.4. Basement

Construction

The exterior foundation appears to be constructed with a combination of cast-in-place concrete and multi-wythe brick. Interior loadbearing walls appear to be constructed with multi-wythe brick covered with a parging coat. The majority of the space is unfinished, with the exception of the fire-ratings applied to the ceiling. The basement is largely unoccupied and houses a variety of mechanical services.

Conditions

The basement is generally in good condition. Some efflorescence was noted on the exterior walls, indicating an ongoing water ingress through the foundation walls.



Photograph 2: Exterior foundation wall (typical)

The medium concrete scaling does not appear to have compromised the structural integrity of the foundation walls.

Recommended Actions

The following **routine maintenance** actions are recommended for the basement:

- Monitor the conditions of the basement and take action to limit water ingress. The site is generally sloped away from the building, and as such a significant water ingress issue is not expected.

6.5. Exterior

Construction

The exterior of the building is constructed with multi-wythe masonry, built with a common bond varied with a Flemish header course provided every fourth course. Window and door lintels are constructed with rowlock arches, varying in height between two and three (2-3) courses, depending on the size of the opening. Sills appear to be constructed with precast concrete provided with a drip edge on the underside.

Conditions

The exterior masonry is in generally good condition, with localized areas in fair condition. Medium mortar deterioration was noted on the south elevation near the east corner.



Photograph 3: Mortar deterioration at south elevation, east corner

Poorly executed masonry repairs were noted on the east elevation at the south corner, including cut out head joints that extend into masonry units above and below and incompatible mortar. Similar conditions were noted on the east elevation at the north corner and on the north elevation at the upper east corner.



Photograph 4: Poorly executed masonry repairs (typical)

Medium mortar deterioration is visible at several lintels at various locations, including the loss of mortar in some head joints.



Photograph 5: Lost mortar in head joints of arch (typical)

The tall narrow chimney on the north elevation appears to be generally in good condition with some localized head joints deteriorated.



Photograph 6: Chimney, north elevation

Recommended Actions

The following **medium-term** remedial actions are recommended for the exterior:

- Carry out a comprehensive assessment of the exterior masonry and carry out repairs as required, including localized joint cut-out and repointing, brick unit replacement (as required), and replacement of exterior sealants where required.

7. Relocation Feasibility

Tacoma Engineers was asked to review the relocation feasibility of the Nurses Residence, with respect to the suitability of the structural elements only. It is assumed that grading of the proposed site would be similar to that of the existing house location for the purposes of the discussion below. It is assumed that the wood-framed ramp on the north elevation would not be relocated.

The relocation of a building is generally carried out as follows:

- Complete the design and construction of a new foundation at the proposed location of the building's final site. Make accommodations (pockets, openings, etc.) to suit temporary supports such that the structure can be set on top of the new foundation without interference of the temporary supports.
- Install temporary supports around the primary structural support locations of the building at the lowest level in its original location, including:
 - exterior walls;
 - interior loadbearing walls;
 - interior pad footings; and
 - interior strip footings.
- Cut all connections between the house and its foundation.
- Cut all service connections to the house, including all plumbing and electrical connections.
- Remove any and all stored material from the structure, including finishes that are intended for replacement in the new location.
- Install jacking beams to lift the house from its original foundation.
- Move the temporarily supported structure from its original location to the proposed relocation site.
- Secure the structure to the new foundation.
- Carry out restoration and renovation work as planned, including repairs or replacement of damaged and brittle finishes and/or other materials.

The building at 11 Mabel Bruce Way would require, at minimum, supports at the following locations:

- the exterior perimeter; and
- all interior basement walls.

It is also recommended that bracing be installed to support the masonry chimney at the north elevation.

Structures that are smaller in size and constructed of materials that can accommodate some movement are the best candidates for relocation. While the majority of the Nurses Residence is constructed with multiwythe brick, the building is currently in good repair and, assuming that the distance to the new location is relatively small, it is expected that a contractor experienced in moving buildings can successfully reinstate the building in its new proposed location with minimal damage during the process.

The risk of damage to brittle finishes and materials that cannot accommodate movement, such as drywall and plaster finishes and brick masonry, is increased with the increasing distance of the move. The distance of the move should be considered in the design of temporary bracing on the structural and in discussions with a qualified moving contractor. Finally, the recommendations for masonry repairs should be deferred until after the building has been relocated, should this course of action be taken.

8. Summary of Recommendations

The following provides a summary of the recommendations for the existing structure.

Items requiring medium-term remedial action:

1. Carry out a comprehensive assessment of the exterior masonry and carry out repairs as required, including localized joint cut-out and repointing, brick unit replacement (as required), and replacement of exterior sealants where required.

Items requiring routine maintenance:

1. Maintain roof shingle to ensure that water ingress does not begin to negatively impact the structure.
2. Limit storage in the attic to light materials not exceeding a uniformly applied load of 0.5 kPa (10 psf). If additional storage is required, an analysis of the attic framing would be required to determine the maximum safe storage load.
3. Monitor the conditions of the basement and take action to limit water ingress. The site is generally sloped away from the building, and as such a significant water ingress issue is not expected.

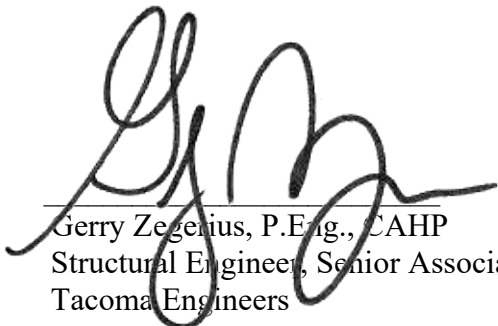
9. Conclusions

In general, the building is in good condition. Finishes on the ground and second floors are intact and do not show signs of structurally significant deterioration. The basement and attic are essentially unfinished and unoccupied. The exterior masonry is in good repair, with localized areas of concern that could be addressed with relatively minor repairs and maintenance.

It is possible to move the building from its current location; however, it is recommended that the Owner coordinate this process closely with a contractor experienced in moving structures of this size and height.

Please contact the undersigned with any further questions or comments.

Per


Gerry Zegecius, P.Eng., CAHP
Structural Engineer, Senior Associate
Tacoma Engineers



Appendix A: Material Condition Definitions

Condition States⁴:

1. Excellent – Element(s) in “new” condition. No visible deterioration type defects present and remedial action is not required.
2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.
4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.

Steel Corrosion¹:

- SC1. Light – Loose rust formation and pitting in the paint surface. No noticeable section loss.
- SC2. Medium – Loose rust formation with scales or flakes forming. Up to 10% section loss.
- SC3. Severe – Stratified rust with pitting of metal surface. Between 10% and 20% section loss.
- SC4. Very Severe – Extensive rusting with local perforation or rusting through, in excess of 20% section loss.

Timber Checks, Splits and Shakes¹:

- TCh1. Light – Extend less than 5% into the member.
- TCh2. Medium – Extend between 5% and 10% into the member.
- TCh3. Severe – Extend between 10% and 20% into the member.
- TCh4. Very Severe – Extend more than 20% into the member.

Timber Cracking, Splintering and Crushing¹:

- TCr1. Light – Damage is superficial with less than 5% section loss.
- TCr2. Medium – Considerable damage with 5% to 10% Section loss.
- TCr3. Severe – Significant damage with 10% to 20% Section loss.
- TCr4. Very Severe – Extensive damage with section loss in excess of 20%.

Timber Rot/Decay¹:

- TR1. Light – Slight change in colour. The wood sounds solid and cannot be penetrated by a sharp object. Damage is superficial with less than 5% section loss.
- TR2. Medium – Surface is discoloured with black and brown streaks. The wood sounds solid and offers moderate resistance to penetration by sharp object. Considerable damage with 5% to 10% Section loss.
- TR3. Severe – Surface is fibrous, checked or crumbly and fungal fruiting bodies are growing on it. The wood sounds hollow when tapped and offers little resistance to penetration by sharp object. Significant damage with 10% to 20% Section loss.
- TR4. Very Severe – The surface can be crumbled and disintegrated with ease. Extensive damage with section loss in excess of 20%.

⁴ Adapted from “Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)” by the Ministry of Transportation Ontario (MTO)

Masonry Cracking⁵:

- MC1. Hairline Cracks – Less than 0.1 mm wide.
- MC2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
- MC3. Medium Cracks – Between 0.3 and 1.0 mm wide.
- MC4. Wide Cracks – Greater than 1.0 mm wide.

Masonry Splitting, Spalling and Disintegration¹:

- MS1. Light – Hairline cracking and minor loss of stone surface with loss of section up to 50 mm.
- MS2. Medium – Considerable damage with 5% to 10% Section loss.
- MS3. Severe – Significant damage with 10% to 20% Section loss.
- MS4. Very Severe – Extensive damage with section loss in excess of 20%.

Mortar Deterioration

- MD1. Light – Mortar lost from the joints in a few places, to a depth of 10 mm.
- MD2. Medium - Mortar lost from the joints in a few places, to a depth of 20 mm
- MD3. Severe – Mortar lost from the joints over an extended area, to a depth between 20 and 50 mm.
- MD4. Very Severe – Extensive loss of mortar resulting in the loss of a few stones.

Concrete Scaling¹:

- CSc1. Light - Loss of surface mortar to a depth of up to 5 mm without exposure of coarse aggregate.
- CSc2. Medium - Loss of surface mortar to a depth of 6 to 10 mm with exposure of some coarse aggregates.
- CSc3. Severe - Loss of surface mortar to a depth of 11 mm to 20 mm with aggregate particles standing out from the concrete and a few completely lost.
- CSc4. Very severe - Loss of surface mortar and aggregate particles to a depth greater than 20 mm.

Concrete Spalling¹:

- CSp1. Light - Spalled area measuring less than 150 mm in any direction or less than 25 mm in depth.
- CSp2. Medium - Spalled area measuring between 150 mm to 300 mm in any direction or between 25 mm and 50 mm in depth.
- CSp3. Severe - Spalled area measuring between 300 mm to 600 mm in any direction or between 50 mm and 100 mm in depth.
- CSp4. Very Severe - Spalled area measuring more than 600 mm in any direction or greater than 100 mm in depth.

Concrete Delamination¹:

- CD1. Light - Delaminated area measuring less than 150 mm in any direction.
- CD2. Medium - Delaminated area measuring 150 mm to 300 mm in any direction.
- CD3. Severe - Delaminated area measuring 300 mm to 600 mm in any direction.
- CD4. Very Severe - Delaminated area measuring more than 600 mm in any direction.

Concrete Cracking¹:

- CC1. Hairline Cracks – Less than 0.1 mm wide.
- CC2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
- CC3. Medium Cracks – Between 0.3 and 1.0 mm wide.
- CC4. Wide Cracks – Greater than 1.0 mm wide.

⁵ Adapted from “Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)” by the Ministry of Transportation Ontario (MTO)

Corrosion of Reinforcement¹:

- CR1. Light - Light rust stain on the concrete surface
- CR2. Medium - Exposed reinforcement with uniform light rust. Loss of reinforcing steel section less than 10%
- CR3. Severe - Exposed reinforcement with heavy rusting and localized pitting. Loss of reinforcing steel section between 10% and 20%
- CR4. Very severe - Exposed reinforcement with very heavy rusting and pitting. Loss of reinforcing steel section over 20%.

Immediate remedial action⁶: these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

Priority remedial action¹: these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:

1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 6 months (before the onset of the next winter season).
2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

Routine maintenance¹: these are items that can be performed as part of a regularly scheduled maintenance program.

⁶ Adapted from “Structural Condition Assessment”, 2005, American Society of Civil Engineers/Structural Engineering Institute

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Appendix 4: Biography of Author:

SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

Overview:

Vincent has evolved his close to 30 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of *SRN Architects Inc.* A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

Professional Memberships:

2010 to present – Member, Building Specialist, Canadian Association of Heritage Professionals

1981 to present – Member, Ontario Association of Architects, Registered 1988

1983 to present – Member, Royal Architectural Institute of Canada

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Community Memberships:

- Currently - Member, Heritage Whitby/LACAC, Town of Whitby
- 2015 to 2018 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
- 2009 to 2012 - Whitby

- 1993 to 1996 - Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge

- 1993 to 2002 - Member, Friends of the Foster Memorial, Town of Uxbridge
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge

- 1994 to 2002 - Member, York/Durham Heritage Railway Association, Stouffville
- involved in the running of the heritage railway between Stouffville and Uxbridge

- 1995 to 1998 - Member, Celebration of the Arts Committee, Town of Uxbridge
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

Professional Activities and Selected Projects:

Expert Witness – Heritage Matters:

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

Expert Witness – Heritage Matters: Ontario Municipal Board
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

Heritage Impact Statements/Reports:



Heritage Impact Statement/Conservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):
Analyzed and authored a Heritage Impact Assessment and Conservation Strategy for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.



Cultural Heritage Impact Review Assessment/ Conservation Plan - 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray- Shore House) City of Vaughan:

Heritage Architect & Architect who analyzed and authored a Cultural Heritage Impact Assessment/Conservation Plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

2017 Vaughan Urban Design Award winner.



Cultural Heritage Impact Review Assessment/Conservation Plan – The Thomas Watson House

**8934 Huntington Road, City of Vaughan:
Architect/Heritage Architect** who analyzed and authored a Cultural Heritage Impact Statement and Conservation plan for the renovation of a formerly Designated Home as part of the proposed Arlington Estate Banquet Hall re-development project in the City of Vaughan.

Heritage Impact Statement – 4583, 4589 & 4601 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Assessment - 6 Mann Street, Clarington (Bowmanville):

Analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Statement –10056 & 10068 Keele Street

(Le Sedici Viletti) City of Vaughan:

Analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement/Conservation Plan - Stiver Tenant House-9721 Kennedy Road, City of Markham

Heritage Architect who analyzed and authored a Cultural Heritage Impact Assessment/Conservation Plan for the conservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham.

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Restoration:



The Music Hall (1901), Uxbridge:

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

Adaptive Re-Use:



11 Woodlawn Avenue, Toronto:

Project Architect for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

Mixed Use Projects:



Old Brooklin-The Mews, Brooklin:

Architect for the infill and extension of downtown Brooklin’s Heritage District’s main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

Institutional:



Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

Architect for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

Commercial:



10 Richmond Street, Maple:

Architect for a commercial infill building in Downtown Maple’s Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

Architectural Control Guidelines:

Spring Creek, Waterdown:

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

Kleinburg Estates, Vaughan (Kleinburg):

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

Heritage Impact Assessment – Conservation Management Plan

Lambert House, 11 Mabel Bruce Way, Clarington (Bowmanville), Ontario.

End of Report



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Report To:	Planning and Development Committee		
Date of Meeting:	October 21, 2024	Report Number:	PDS-043-24
Authored by:	Sarah Allin, Principal Planner		
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure		
Reviewed By:	Mary-Anne Dempster, CAO		
By-law Number:		Resolution Number:	
File Number:	PLN 1.1.5.5.		
Report Subject:	New Provincial Planning Statement, 2024 and Proposed Ontario Regulation for Additional Residential Units; Overview and Comments		

Recommendations:

1. That Report PDS-043-24, and any related delegations or communication items, be received;
2. That Report PDS-043-24 be adopted as the Municipality of Clarington's comments to the Province on matters of transition to the new Provincial Planning Statement, 2024 (ERO Posting No. 019-9065);
3. That Report PDS-043-24 be adopted as the Municipality of Clarington's comments to the Province on proposed Ontario Regulation 299/19 (Additional Residential Units) (ERO Posting No. 019-9210);
4. That a copy of Report PDS-043-24 and Council's decision be sent to the Ministry of Municipal Affairs and Housing, the Region of Durham, conservation authorities, and the other Durham Region area municipalities; and
5. That all interested parties listed in Report PDS-043-24, and any delegations be advised of Council's decision.

Report Overview

On August 20, 2024, the Province released the new Provincial Planning Statement, 2024 (PPS, 2024). The release comes after the Province considered comments on the last draft in May 2024, and follows many previous rounds of legislative changes introduced by the Government over the last three years.

The new PPS, 2024 will come into effect on October 20, 2024, integrating and replacing the existing Provincial Policy Statement, 2020 (PPS, 2020) and the A Place to Grow - Growth Plan for the Greater Golden Horseshoe into a single, Province-wide policy document. The PPS, 2024 is housing focused and is intended to support the Province's goal to build 1.5 million homes by 2031, of which Clarington has pledged 13,000.

The Province held a 45-day consultation, which ended on October 4, 2024, to accept feedback specifically related to the transition to the new PPS, 2024 ([ERO No. 019-9065](#)). Staff undertook an assessment to identify matters that should be requested to be addressed through transition. In order to meet the consultation deadline, staff submitted draft Municipal comments on October 4, subject to Council ratification/modification. Comments on transition matters are outlined in the report.

Upon October 20, 2024, decisions on planning matters must be consistent with PPS, 2024. This means Council must ensure that the policies of the PPS, 2024 are applied as an essential part of its decisions on land use planning matters.

On September 23, 2024, the Province released a proposed amendment to Ontario Regulation 299/19 - Additional Residential Units (ARU) under the Planning Act. The proposed Regulation would implement the changes to the Planning Act under Bill 185, giving the Minister additional authority to regulate ARUs. A 30-day consultation period on the proposed amendment to the Regulation is open until October 23rd.

The purpose of this report is (i) to provide a high-level summary of the policy changes that will take effect under the new PPS, 2024, and (ii) to provide an overview of the proposed amendment to Ontario Regulation 299/19, and (iii) to present staff comments relating to the PPS, 2024 transition consultation and ARU Regulation.

1. Background

- 1.1 In April 2023, the Province introduced a draft new Provincial Planning Statement, 2023 (PPS, 2023), proposing to integrate the existing Provincial Policy Statement, 2020 (referred to as the PPS, 2020) and A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) into a single Province-wide document.

- 1.2 On June 27, 2023, comments on the proposed PPS, 2023 were presented to Council and endorsed through [Report PDS-037-23](#). Staff raised concerns about the following significant changes proposed through the draft PPS, 2023:
- Elimination of the Municipal Comprehensive Review (MCR) process and associated controls on settlement area expansions and employment land conversions;
 - Allowance of residential lot creation in rural and agricultural areas;
 - Removal of “affordable” and “low- and moderate-income households” definitions;
 - Absence of natural heritage policies; and
 - Scope of cultural heritage resources to be conserved (only those designated under the *Ontario Heritage Act*).
- 1.3 One year later, on April 10, 2024, the Ministry of Municipal Affairs and Housing released a second draft of a new PPS (PPS, 2024) for consultation, which was said to respond to feedback received in 2023. Comments on the revised Draft PPS, 2024 were presented to Council and endorsed through Report [PDS-017-24](#). Staff continued to raise concerns relating to the following, which remain applicable today:
- Eliminating the Growth Plan and the two decades’ worth of consistent growth management across the Greater Golden Horseshoe (GGH). This approach enabled municipalities to manage development while balancing the protection of valuable land and resources; and
 - Eliminating the MCR for settlement area boundary expansions and removal of employment lands that is critical to municipalities’ ability to plan for and finance growth in an environmentally, socially, and fiscally responsible way.
- 1.4 Section 2.0 of this Report provides an overview of the new PPS, 2024 and staff’s comments on matters of transition.
- 1.5 On September 23, 2024, the Province released a [proposed amendment to Ontario Regulation 299/19 \(Additional Residential Units\)](#) under the Planning Act. The amendment to the Regulation would implement changes to the Planning Act, under Bill 185, to grant the Minister additional authority over municipal zoning standards in support of the creation of additional residential units. A 30-day consultation period on the proposed Regulation is open until October 23rd.
- 1.6 This proposed amendment to the Ontario Regulation 299/19 (O. Reg. 299/19) builds upon the amendments implemented under Bill 23, permitting up to three additional residential units on residential lots within settlement areas on full municipal water and sewage services.

- 1.7 Section 3.0 of this Report provides an overview of the proposed amendment to O. Reg. 299/19 and identifies staff's comments to the Province for Council's consideration.
- 1.8 Over the last three years, there have been no fewer than ten bills and changes to policy and legislation brought forward by the Province related to matters of land use planning, development and municipal regulatory powers. The following staff reports summarize and provide comments on the changes:
- June 3, 2019, Planning and Development Committee, [PSD-027-19 More Homes, More Choices Act, 2019 \(Bill 108\)](#);
 - December 5, 2022, Planning and Development Committee, [PDS-051-22 More Homes for Everyone Act, 2022 \(Bill 109\)](#);
 - December 5, 2022, Planning and Development Committee, [PDS-054-22 More Homes Built Faster Act, 2022 \(Bill 23\)](#);
 - June 27, 2023, Planning and Development Committee, [PDS-037-23 Helping Homebuyers, Protecting Tenants Act, 2023 \(Bill 97\) and Proposed Provincial Planning Statement, 2023](#);
 - May 6, 2024, General Government Committee, [FSD-024-24 Cutting Red Tape to Build More Homes Act, 2024 \(Bill 185\)](#); and
 - May 13, 2024, Planning and Development Committee, [PDS-017-24 Revised Provincial Planning Statement, 2024](#).
- 1.9 The following sections (i) summarize the key changes that take effect on October 20th under the new PPS, 2024, and (ii) present staff comments to the Province on matters of transition for Council's ratification/modification.

2. New Provincial Planning Statement, 2024

- 2.1 According to the Province, the focus of the new PPS, 2024 is to support the Province's goal of constructing 1.5 million homes by 2031. The PPS, 2024 groups policies under five pillars:
- Generate an appropriate housing supply;
 - Make land available for development;
 - Provide infrastructure to support development;
 - Balance housing with resources; and
 - Implementation.

- 2.2 The new PPS, 2024 will significantly change how municipalities in Ontario plan for growth by eliminating the prescriptive, GGH-specific Growth Plan, and condensing the provincial policy framework for growth and development into one new PPS, 2024 that applies across Ontario. The most significant changes include:
- Eliminating the MCR process applying to Regional official plan updates;
 - Allowing for settlement area boundary expansions and employment land conversions at any time rather than only as part of an MCR;
 - Changing how employment areas are defined, planned for, and protected; and
 - Removing prescribed density and intensification targets, with the exception of Protected Major Transit Station Areas.
- 2.3 As part of its release of the new PPS, 2024, the Province summarized the effects of the most recent consultation. The Province noted key changes to the document informed by the spring 2024 consultation included:
- Strengthening policies to (i) require, rather than encourage, municipalities to support intensification and establish targets (ii) encourage municipalities to establish designated growth areas with density targets, and (iii) require municipalities to identify major transit station areas and apply provincially specified minimum density targets.
 - Strengthening the policy requirement for municipalities to consider the impact of development on the long-term economic viability of employment uses.
 - Reintroducing the definition of significant for the purposes of cultural heritage resources and archaeology, reverting to the PPS 2020 definition.
 - Updating the definition of on-farm diversified uses to include energy generation, transmission and energy storage systems.
 - Clarifying permissions around creating additional residential units in prime agricultural areas, including that additional residential units are considered in addition to farm worker housing.
- 2.4 The October 20, 2024, effective date provides municipalities with a brief, two-month window to transition to the PPS, 2024, intended to allow for in-progress planning decisions to be resolved, and provide time to prepare for implementation of the new policies.

- 2.5 The Province is maintaining the applicability and protections of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan in recognition of these geographically specific and environmentally sensitive areas. This has been addressed through administrative [Amendment No. 4 to the Greenbelt Plan](#) that will be in effect once the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 are revoked.
- 2.6 The following subsections outline notable PPS, 2024 policy directions. As of October 20th, all planning decisions must be consistent with PPS, 2024.

Growth Forecasts and Strategic Growth Areas

- 2.7 PPS, 2024 requires municipalities to base growth forecasts on Ontario Population Projections published by the Ministry of Finance, rather than those previously identified in the Growth Plan. However, the PPS, 2024 provides transition for GGH municipalities to continue to use Growth Plan forecasts for the current round of official plan reviews/updates. This is applicable to Clarington as staff commences the Official Plan review, following the Province's approval of the new Durham Regional Official Plan on September 3, 2024.
- 2.8 Requires municipalities to have enough land designated to meet the projected needs for a time horizon of at least 20 years, but no more than 30 years, based on the above noted Ontario Population Projections.
- 2.9 Directs Strategic Growth Areas, such as Major Transit Station Areas (GO Stations), to remain a focus of significant population and employment growth and continue to be subject to a density target of 150 people and jobs per hectare.
- 2.10 Identifies Clarington as a 'large and fast-growing' municipality and encourages, but does not require, such municipalities to plan for a target of 50 people and jobs per hectare throughout designated growth areas. It is noted 50 people and jobs per hectare is consistent with the existing density target prescribed under the Growth Plan for municipalities within Durham Region. Clarington's Official Plan and all recently approved and ongoing secondary plans have been developed to achieve this target.

Municipal Comprehensive Reviews

- 2.11 The PPS, 2024 does not include or require MCRs of official plans, as previously defined by PPS, 2020 and the Growth Plan. An MCR is an official plan review that comprehensively applies provincial policy, population and employment projections, explores alternative land needs and appropriate directions for growth, and is integrated with planning for infrastructure and public service facilities.

- 2.12 Since 2006 under the Growth Plan, consideration of settlement area boundary expansions and employment land removals has only been dealt with at the time of the upper-tier's municipal comprehensive review (e.g. Envision Durham) and subsequently as part of Clarington's official plan review.

Settlement Area Expansions

- 2.13 The PPS, 2024 provides that municipalities can identify a new settlement area or allow a settlement area boundary expansion at any time, outside of a MCR or official plan review.
- 2.14 Such an expansion would be subject to consideration of certain criteria relating to the need for additional land to accommodate an appropriate mix and range of uses, capacity of infrastructure and public service facilities, impacts on agricultural areas and uses, and whether the proposed expansion provides for the phased progression of urban development. The PPS, 2024 provides that such criteria is the minimum standard. There is opportunity to determine additional criteria through the official plan review.
- 2.15 It is notable that Bill 185 introduces new applicant appeal rights on municipal decisions for alterations to settlement area boundaries. Until now, Council's decisions on such applications were final and not subject to appeal.
- 2.16 Staff continues to be concerned about policies that allow for settlement area boundary expansions outside of a comprehensive review of the official plan where all requests can be considered collectively (i) relative to other housing and complete community objectives (e.g. transit supportive densities and intensification), and (ii) in coordination with necessary and available infrastructure.

Employment Areas

- 2.17 The PPS, 2024 includes a narrowed definition of 'employment area' relative to how Clarington has been defining employment areas as prescribed by the Growth Plan. The PPS, 2024 definition is consistent with that recently implemented in the *Planning Act* (through Bill 97), and includes industrial, manufacturing, and warehousing uses, but no longer includes major office uses.
- 2.18 PPS, 2024 also introduces land use compatibility criteria to help protect core employment uses. Criteria relates to provincial guidelines, including those addressing noise.
- 2.19 As part of the upcoming Official Plan Review, staff will consider how the narrowing of the employment area definition may impact the land needs assessment calculations that were undertaken to identify the area of employment required to achieve the job forecasts established by the Growth Plan to 2051.

- 2.20 Resources will be required in the short term to undertake an exercise to determine which of our existing designated employment areas would continue to meet the narrowed definition of Employment Area, and those which would no longer be protected from removal (i.e. redesignation to non-employment uses). This would include a review of the Employment Areas within the Courtice Transit Oriented Community Secondary Plan and Courtice Waterfront and Energy Park Secondary Plan study areas.
- 2.21 Amendments to the Clarington Official Plan will be required as part of the Official Plan Review to provide policy direction for the continued long-term protection of our employment areas in support of the level of employment necessary to achieve a complete community.

Employment Area Removals (previously referred to as Employment Land Conversions)

- 2.22 The PPS, 2024 provides that employment area removals, meaning a redesignation of employment areas for other types of uses, can be applied for and considered by municipalities at any time. Under the Growth Plan, redesignation of employment land could only take place as part of an MCR of the municipality's employment needs over the long term.
- 2.23 The municipal designation of certain lands as employment area through an MCR or official plan review process is the demonstration that the lands are needed for employment uses over the long term. It remains to be determined how the minimum criteria for removal, provided for in the PPS, 2024, requiring demonstration that the lands are not needed for employment is to be met in the context of an isolated, site-specific application for removal.

Sewer and Water Services

- 2.24 The PPS, 2024 introduces that municipalities may consider opportunities to allocate and re-allocate, if necessary, unused municipal water and sewage services to meet current and projected needs for increased housing supply.
- 2.25 This new language aligns with the "use it or lose it" tools recently implemented through Bill 185, which authorizes municipalities to allocate and re-allocate servicing capacity.
- 2.26 Currently, water and sewer servicing allocation for Clarington is managed by Durham Region.

Prime Agricultural Areas outside of the Greenbelt

- 2.27 PPS, 2024 provides flexibility to support farmers and farm families but does not allow new residential lots to be created on prime agricultural lands.

- 2.28 Clarifies additional residential units are permitted in addition to housing for farm workers, subject to certain conditions relating to wells and septic systems, compatibility with surrounding agricultural operations, scale, and public health and safety. There is also a requirement that at least one of the additional residential units is located within or attached to the principal dwelling, and the other additional residential unit be required to be located in close proximity to the principal dwelling or farm building cluster.
- 2.29 The definition of 'on-farm diversified uses' has been expanded to include energy generation, transmission, and energy storage systems.
- 2.30 In Clarington, the PPS, 2024 agriculture policies would impact lands within the Whitebelt. The more detailed, geographically specific policies for agricultural and rural lands within the Greenbelt Plan and Oak Ridges Moraine Plan areas would continue to apply.

Cultural Heritage

- 2.31 The PPS, 2024 maintains the definition of 'significant' for the purposes of cultural heritage resource from PPS, 2020, which was removed from previous drafts. This means the PPS, 2024 continues to direct the protection of built cultural heritage resources and landscapes that are designated or listed by municipal Councils under the Ontario Heritage Act (e.g. Waverley Place).

Consultation and Collaboration

- 2.32 The PPS, 2024 emphasizes that municipalities shall undertake early engagement with Indigenous communities. However, as previously noted, guidance from the Province regarding a framework for, and funding in support of, meaningful consultation with Indigenous communities would be helpful.
- 2.33 Municipalities are now required to collaborate with (i) school boards to facilitate early and integrated planning for schools and associated childcare facilities, and (ii) publicly assisted post secondary institutions to plan for student housing.

Transition Matters

- 2.34 The Province held a 45-day consultation, which ended on October 4, 2024, to accept feedback specifically related to the transition to the new PPS, 2024 ([ERO No. 019-9065](#)).
- 2.35 Subsection 3(6.1) of the *Planning Act* allows the Minister to make regulations providing for transitional matters which, in the opinion of the Minister, are necessary or desirable to facilitate the implementation of a policy statement issued under subsection 3(1).

- 2.36 Staff undertook an assessment of in-progress policy initiatives, development applications, and Ontario Land Tribunal (OLT) appeals to determine matters that should be addressed through a transition regulation under the Planning Act.
- 2.37 Based on the assessment, staff generally recommends the following types of matters be requested to be considered by the Province for transition:
- a) Matters currently before the Ontario Land Tribunal (OLT); and
 - b) Official Plan Amendments awaiting approval by the Region or Province.
- 2.38 These types of matters have been reviewed, assessed and adopted or approved under the PPS, 2020 and the Growth Plan. It would be most resource and time efficient to complete these matters under the existing framework to enable the housing units associated with these applications to progress to building permit stage.
- 2.39 The following comments were submitted to the Province on October 4, subject to Council's consideration and ratification.

Comments - General Transition Matters

- 2.40 The Province is requested to provide transition for the following types of land use planning matters to be completed under PPS, 2020:**
- a) Matters currently before the Ontario Land Tribunal (OLT); and**
 - b) Adopted Official Plan Amendments awaiting approval by the Region or Province.**

Comments - Employment Areas

- 2.41 In addition to ongoing matters identified for transition above, staff recommends reiterating the Municipality's previous requests to provide additional time to address changes to the definition of and policies pertaining to Employment Areas.
- 2.42 Through transition provisions, the Province is requested to provide municipalities additional time to reconcile the impacts of the changes to Employment Areas, and assess community and employment land needs accordingly, prior to these changes coming into effect and placing vital employment areas at risk of removal.**

Implementation

- 2.43 Once in effect, planning decisions on updates or amendments to official plans, zoning by-laws, and all types of development applications made on or after October 20, 2024, must be consistent with the new PPS, 2024, regardless of whether there is a conflict with a local planning document.

- 2.44 It is intended that official plans and local regulatory documents would be updated as necessary to implement the policies of the new PPS at the time of the regular review cycle. Planning and Infrastructure Services is in the initial stages of the five-year review of the Clarington Official Plan. Consistency with a new PPS will be addressed by the review.
- 2.45 The new PPS, 2024 and elimination of the Growth Plan are among the latest in a series of significant changes to provincial land use planning policy and legislation over the last three years. These continuous changes have required extensive staff time and resources to review, understand and adapt. This in turn has taken resources away from completing our secondary plan program, and processing development applications to provide for new homes to be built.
- 2.46 The Province has indicated it expects Durham Region to become an upper-tier municipality without planning responsibilities towards the end of 2024. This transfer of responsibility to Clarington includes absorbing the Region's recently approved new Official Plan, which will have significant implications for our Official Plan review. Staff will also need to begin to prepare for this transition to ensure sufficient coordination on matters of servicing and infrastructure continues under this new framework.

3. Additional Residential Units; Ontario Regulation 299/19

- 3.1 On September 23, 2024, the Province released a proposed amendment to O. Reg. 299/19 (Additional Residential Units) under the Planning Act. O. Reg. 299/19 originally came into force in 2019, following Bill 108, to define the term 'additional residential unit' (ARU) and introduce requirements relating to parking and occupancy.
- 3.2 O. Reg. 299/19 was amended in 2022 to support the implementation of the Bill 23 changes to the Planning Act that permitted up to three ARUs, as-of-right, on residential lots within settlement areas with full municipal water and sewage services.
- 3.3 The Bill 23-related amendments generally aligned with Clarington's framework for additional residential units within urban areas implemented through municipally initiated amendments to the Official Plan and Zoning By-law in 2021. Council recently approved [By-law 2024-033](#) which amended Clarington's Zoning By-laws to fine tune alignment with Bill 23 and the existing version of O. Reg. 299/19. It is noted that Clarington's Official Plan and Zoning By-laws use the term 'additional dwelling unit or ADU', rather than ARU at this time.
- 3.4 The current proposed amendment to O. Reg. 299/19 would make further revisions to implement the changes to the Planning Act under Bill 185. Specifically, Bill 185 provided the Minister with broader regulation-making authority to address municipal by-law requirements seen as barriers to creating ARUs.

- 3.5 The amendment to O. Reg. 299/19 proposes to eliminate certain types of zoning by-law requirements the Province identified as barriers to ARUs, in order to reduce or remove rezoning or minor variances needed to establish new ARUs. The following sections summarize the proposed changes.
- 3.6 The Province is holding a 30-day consultation period to hear feedback on the amendment to O. Reg. 299/19 and specific zoning by-law standards that could help to facilitate ARUs. The comment period is open until October 23rd.

Summary of Key Changes and Comments

- 3.7 The Province is proposing to specify zoning requirements and performance standards in the amended O. Reg. 299/19, that would apply to urban residential lots on full municipal servicing that permit up to three units. These standards would override municipal requirements in order to remove barriers and support the creation of ARUs.

Eliminate Angular Plane requirements that apply to ARUs

- 3.8 The proposed amendment would override all municipal angular plane requirements in zoning by-laws for buildings with ARUs. The Province identifies an angular plane as an imaginary angle barrier (often cited as 45 degrees) that regulates how deep and tall a building can be. It is intended that removing this requirement would provide more opportunity for ARUs within accessory buildings and along laneways.
- 3.9 Currently, angular plane requirements in Clarington's Zoning By-law are area or site specific and pertain primarily to medium- and high-density areas, rather than our low-density residential areas that would typically provide opportunities for ARUs within single-detached, semi-detached, and townhouse dwellings. Further, Clarington's Official Plan policies and Zoning provisions specific to ARUs currently do not address angular planes. As such, the impact of this change in Clarington would be relatively minor.

Require a Maximum Lot Coverage of at least 45% for lots with ARUs

- 3.10 Generally, a zoning by-law regulates how much of a lot may be occupied by buildings and structures. This is normally expressed as a maximum. The amendment to O. Reg. 299/19 would establish a provincial standard to ensure maximum Lot Coverage cannot be set any lower than 45% on lots with at least one ARU. This would enable more opportunities for dwelling additions, accessory structures, and laneway units. Municipal zoning would still regulate building location through setback requirements.
- 3.11 Currently, Clarington's Zoning By-law 84-63 caps lot coverage for ARUs located within an accessory structure at the lesser of 10% for the ARU or what would be permitted by the applicable zone Lot Coverage (maximum) for all buildings. Lot Coverage (maximum) standards in the Urban Residential Zones One, Two, and Three (R1, R2, and R3) generally range from 40% for single detached dwellings to 45% - 50% for semi-detached and townhouse dwellings.

- 3.12 It is understood that zoning requirements for setbacks from property lines and landscaped open space will continue to apply to urban residential lots with ARUs. However, staff have concerns about higher as-of-right lot coverage maximums impacting runoff, drainage, and stormwater infrastructure on both a site-specific and a cumulative neighbourhood basis. This would be of particular concern in Clarington's older neighbourhoods where increases in allowable lot coverage provide additional opportunities for ARUs in areas where stormwater infrastructure either does not exist or is not up to contemporary standards.
- 3.13 Development Engineering staff have indicated such impacts could be addressed and mitigated through a stormwater management review. This type of review is typically not required in support of a building permit application under the Ontario Building Code, and therefore stormwater impacts may not be addressed in cases where municipal lot coverage requirements are overridden by the proposed provincial standard. Under a Planning Act process for a minor variance, staff is able to require that stormwater management impacts be assessed and addressed.
- 3.14 Rather than a province-wide lot coverage standard, the Province is requested to revise the amended O. Reg. 299/19 to override municipal zoning requirements for Maximum Lot Coverage requirements that are more restrictive than those that would apply to buildings on lots without ARUs, similar to the direction for Lot Area requirements.**
- 3.15 This revision would create, at a minimum, a level playing field for lots with ARUs, but would retain the effectiveness of municipal lot coverage requirements to manage runoff, and impacts on stormwater infrastructure in order to mitigate flood risk as neighbourhoods intensify with ARUs. It is noted that where municipalities have determined it is appropriate to enable greater lot coverage maximums for ARUs, such permissions could continue to apply.**

Eliminate Floor Space Index (FSI) zoning requirements that apply to ARUs

- 3.16 Proposed amendments to O. Reg. 299/19 would override any FSI requirements in zoning by-laws as they apply to ARUs. FSI refers to the gross floor area of all buildings on a lot, divided by the lot area.
- 3.17 Clarington does not currently have FSI zoning provisions that are specific to ARUs. Existing FSI requirements articulated in the Zoning By-law are site-specific and primarily apply to commercial uses. At this time, the impact of this change is anticipated to be minor or negligible.

Override Minimum Lot Areas Specific to ARUs

- 3.18 The Province is proposing to override municipal zoning requirements for minimum Lot Areas that are specific to parcels with ARUs. This is intended to ensure that the same lot standards that apply to (a lot with) a dwelling would also apply to (a lot with) a dwelling with an ARU.
- 3.19 Clarington's zoning provisions do not specify a different Lot Area minimum for lots with ARUs. As staff understand the amendment, this change would not impact how Clarington currently regulates ARUs.
- 3.20 The Province is requested to ensure the language in the amended O. Reg. 299/19 clearly articulates that ARUs are not exempt from all municipal minimum Lot Area requirements, but only those that require a different minimum Lot Area specifically for lots with ARUs.**

Restrict Building Distance Separation Requirements

- 3.21 The amendment proposes to restrict building distance separation requirements associated with any building containing an ARU to a maximum of 4 metres.
- 3.22 Clarington's Zoning By-law requires ARUs in accessory buildings to conform to certain yard setbacks but does not identify building distance separation requirements specific to buildings with ARUs. It is staff's understanding that safe building distance separation is addressed through the Ontario Building Code, and that such requirements would remain applicable.

General

- 3.23 Staff do not have specific concerns with the majority of the proposed amendments to O. Reg 299/19 as they are applicable to Clarington's ARU zoning requirements. However, it is noted that where municipal standards for minimum lot area, maximum lot coverage, and FSI specific to ARUs do exist, the reason for these standards should be examined, along with the potential impacts of overriding them, prior to widespread implementation of such a direction.
- 3.24 As noted above, staff do have concerns about the proposed provincial standard Lot Coverage Maximum of at least 45%. Lot coverage maximums vary by zone and building type in urban residential zones to provide for amenity area for residents, and landscaped open space for infiltration to minimize runoff, flooding, and manage stormwater and its impact on municipal infrastructure. The Province is requested to revise the amendment to continue to allow municipalities to regulate lot coverage criteria based on local conditions.**

- 3.25 Should the proposed amendment to O. Reg. 299/19 be implemented as presented, staff will need to consider process modifications to ensure drainage and stormwater impacts are assessed in situations where ARUs result in lot coverage that exceeds what is currently deemed appropriate for the lot in accordance with zoning requirements.
- 3.26 Once passed, Clarington's Zoning By-laws will need to be updated to align with the direction for ARUs. This should include an assessment of other standards such as landscaped open space, and yard requirements, for example, to ensure lots developed in compliance with zone standards continue to function both as individual lots, and as part of the broader neighbourhood fabric.

4. Financial Considerations

- 4.1 It is anticipated that there will be costs to implement the draft PPS, 2024 relating to:
- Required updates to Clarington's policy and regulatory documents (e.g. official plan and zoning), including the upcoming review of the Clarington Official Plan which will have to address the elimination of the Growth Plan and achieve consistency with the new PPS, 2024, modifying or redoing forecasting work that has been done to date;
 - The transfer of Durham Region's planning responsibilities expected towards the end of 2024, the magnitude of which cannot yet be estimated, but will include taking on the administration of Durham's recently approved new Official Plan in addition to our own, and reconciling any provincial conformity exercises that may be required; and
 - The additional resources necessary to support new requirements and responsibilities related to such areas as servicing and infrastructure, watershed planning, and inter-municipal coordination.
- 4.2 The amendments to O. Reg. 299/19 will necessitate minor updates to Clarington's Zoning By-laws. This will be the second round of amendments to the ARU zoning provisions due to provincial changes since they were initially introduced in 2021 via By-law 2021-082 (and recently amended by By-law 2024-033).

5. Strategic Plan

- 5.1 The proposed PPS, 2024 and the ARU directions are related to and will impact how the Clarington achieves the Grow Responsibly pillar of the Strategic Plan and support the objective to 'promote responsible and balanced growth by developing the economy while protecting the environment'.

6. Climate Change

- 6.1 The PPS, 2024 requires municipalities to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
- Support transit supportive and complete, compact communities;
 - Consider climate change impacts in planning for infrastructure, green infrastructure, and public service facilities;
 - Support energy conservation and efficiency; and
 - Considers approaches that will build community resilience to the impacts of climate change.
- 6.2 The upcoming Official Plan Review will consider how this direction will be implemented in Clarington to build on our existing climate change policies in the Official Plan and to align with the Corporate Climate Action Plan.

7. Concurrence

- 7.1 Not Applicable

8. Conclusion

- 8.1 The purpose of this report is (i) to provide a high-level summary of the policy changes that will take effect under the new PPS, 2024, and (ii) to provide an overview of the proposed amendment to Ontario Regulation 299/19, and (iii) to present staff comments relating to the PPS, 2024 transition consultation and ARU Regulation.
- 8.2 Certain policies in the PPS, 2024 provide municipalities greater flexibility to plan based on their own needs. Others make it more difficult for municipalities to uphold policies that create complete communities and protect what is valuable (e.g. to allow settlement area boundary expansions and employment area removals).
- 8.3 Staff do not have concerns with the majority of the proposed amendments to O. Reg. 299/19, based on Clarington's existing ARU zoning provisions. However, staff do not support the establishment of a standardized Lot Coverage maximum that does not account for local stormwater infrastructure conditions.
- 8.4 As mentioned, these two matters represent the latest in a series of significant changes to the land use planning framework over the last few years. A stable provincial planning policy and regulatory regime is critical going forward to provide time for these new directions to be implemented so that the impacts and effectiveness of the policies can begin to be understood and yield results.

- 8.5 It is respectfully recommended that (i) the comments on the matters of transition to the new PPS, 2024 and Ontario Regulation 299/19 regarding ARUs by Report PDS-037-24 be endorsed, and (ii) that a copy of the report and Council's decision be sent to the Province, the Region of Durham, relevant conservation authorities, and other Durham Region area municipalities.

Staff Contact: Sarah Allin, Principal Planner, sallin@clarington.net or 905-623-3379 ext. 2419; Lisa Backus, Manager of Community Planning, lbackus@clarington.net or 905-623-3379 ext. 2413.

Interested Parties:

List of Interested Parties available from Department.

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To: Planning and Development Committee

Date of Meeting: October 21, 2024 **Report Number:** CAO-006-24

Authored by: Amy Burke, Project Manager – Strategic Initiatives

Submitted By: Mary-Anne Dempster, CAO

By-law Number: **Resolution Number:**

File Number:

Report Subject: Clarington Cellular Service Enhancement Project

Recommendations:

1. That Report CAO-006-24, and any related delegations or communication items, be received;
2. That Staff be directed to negotiate a agreements with Shared Tower Inc. for the construction and operation of telecommunication towers at Fire Station 1, Fire Station 3, and South Courtice Arena as identified in Report CAO-006-24;
3. That Staff be directed to negotiate a agreements with Shared Tower Inc. for the construction and operation of a telecommunications antenna / tower system to support addressing cellular coverage gaps in north Bowmanville, subject to identifying an appropriate Municipally owned property location;
4. That the CAO be delegated authority to execute the agreements or any other required documents, in a form satisfactory to the Deputy CAO, Legislative Services / Solicitor;
5. That Staff be directed to support Shared Tower Inc. in seeking the necessary carrier agreements to advance licensing and construction of the antenna systems as quickly as possible;
6. That Staff report back to Council on the results of engagement with the Boards of the Solina Community Hall and Tyrone Community Centre as identified in Report CAO-006-24; and
7. That all interested parties listed in Report CAO-006-24, and any delegations be advised of Council's decision.

Report Overview

Staff have solicited interest from the telecommunications industry to identify potential opportunities for collaboration to address gaps in cellular coverage throughout Clarington using municipally owned property. In response, Shared Tower Inc. has requested to lease portions of several municipal properties for the development and operation of new telecommunication antenna / tower systems. Staff are recommending entering into lease negotiations for Fire Station 1, Fire Station 3, South Courtice Arena, and north Bowmanville (subject to site finalization), and undertaking additional work to advance opportunities in Solina and Tyrone.

1. Background

- 1.1 The pace of telecommunication network expansion across Clarington has not kept up with growth. Further, advancements in technology have provided faster speeds for data transmission but have reduced distances of transmission from antenna / tower systems. The result is unreliable service and significant gaps in coverage across Clarington.
- 1.2 Telecommunications is a federal government responsibility. The approval of the location of new telecommunications antenna / tower systems is the responsibility of Innovation, Science and Economic Development (ISED) Canada. Legislation such as the Planning Act, including zoning by-laws, do not apply to these antenna systems.
- 1.3 Under some circumstances when new telecommunications antenna / tower systems are proposed, ISED requires proponents to consult with the Municipality and carry out public consultation. A consistent and transparent consultation process is set out in the Municipality's [Radiocommunication and Broadcasting Antenna Systems Protocol](#). The Protocol also provides siting and design guidelines to minimize potential adverse effects, including visual impacts.
- 1.4 Since 2020, nine Radiocommunication and Broadcasting system applications have been received by the Municipality. Of these:
 - Eight have completed the consultation process and have been issued a Letter of Concurrence confirming the Municipality is satisfied with the site location, layout and design; and
 - One is in the process of the required public consultation process.
- 1.5 Council has prioritized through its 2024-27 Strategic Plan taking action using tools available to the Municipality to enhance the level of cellular connectivity across Clarington.

- 1.6 In December 2023, the Municipality updated the Radiocommunication and Broadcasting Antenna Systems Protocol to further enable the development of a high-calibre wireless telecommunications environment throughout Clarington. The updates aimed to streamline and more clearly articulate the municipal public consultation process and to showcase the Municipality's willingness to consider the use of municipal property to enhance local connectivity. The updated Protocol came into effect on December 18, 2023.

2. Leasing of Municipal Property

- 2.1 The leasing of Municipal property to support enhancement of the telecommunication network across Clarington may take several forms, including:
- Co-location of a wireless service provider's antenna system on an existing municipally owned tower;
 - Construction and operation of a privately owned telecommunications tower on municipally owned land;
 - Attachment of a telecommunications antenna / tower system to a municipally owned structure (e.g. building, flagpole); or
 - Attachment of a telecommunications antenna / tower system to a municipally owned asset(s) within a municipal road right-of-way (e.g. streetlights).
- 2.2 On April 4, 2024, the Municipality released a non-binding Request for Information (RFI) to identify companies interested to collaborate with the Municipality to enhance the local cellular network using municipal property. The RFI broadly invited respondents to recommend solutions that would contribute to addressing network gaps and deficiencies. Preferred leasing arrangements, locations, or technologies were not specified, allowing respondents to propose solutions that support the Municipality's goal and align with the private sector's interests. The RFI included a list of municipally owned buildings and towers for initial consideration.
- 2.3 The RFI closed on May 10, 2024. Five responses were received. Three respondents were offering professional consulting services to the Municipality and were not providers of telecommunication antenna / tower systems. Preliminary discussions were initiated with two respondents who expressed interest to invest in telecommunication antenna / tower systems on municipal property, including Shared Tower Inc. and Bell Mobility Inc., both of whom have existing telecommunications towers in Clarington.
- 2.4 The following section describes the outcomes of discussions with Shared Tower Inc. Discussions with Bell Mobility Inc. are on-going and will be shared with Council at the appropriate time.

3. Lease Agreement with Shared Tower

- 3.1 Shared Tower Inc. is a developer and owner of carrier neutral telecommunications infrastructure. As a “neutral host,” Shared Tower develops, owns and maintains telecommunication antenna / tower systems and leases its infrastructure to wireless service providers for the attachment of their antennas to scale up their networks.

Proposed Locations for Siting on Municipally Owned Properties

- 3.2 Following close of the RFI, staff met with Shared Tower to discuss their proposed solution in more detail and potential locations for the development of telecommunications antennas / towers on municipal property. An analysis of municipally owned buildings and towers completed by Shared Tower resulted in the development of a short list of five locations proposed to be leveraged to fill in gaps and deficiencies in coverage. In addition, Shared Tower proposed one municipal park location to address an existing coverage gap where municipal buildings were not present.
- 3.3 The proposed municipal building locations and telecommunication infrastructure are outlined in Table 1. Proposed site location maps, before and after renderings, and cellular coverage analysis maps prepared by Shared Tower for each of the locations is provided in Attachment 1.
- 3.4 The development and ownership of a new telecommunications tower is proposed at each of the locations listed in Table 1. The leased premises would include ground space, enclosed by fencing, for the tower foundation and ancillary facilities, along with easement rights for access to the leased premises by vehicle or foot from the nearest public way and for the installation of necessary utility connections.
- 3.5 The short list of proposed sites (Table 1) was circulated to Departments for comment. Based on this review and discussions with Shared Tower, the towers proposed at Fire Station 1, Fire Station 3 and South Courtice Arena are considered by staff as acceptable in principle. It is recommended that staff be authorized to negotiate a lease agreement with Shared Tower for these sites.
- 3.6 Based on staff review and discussions with Shared Tower, the towers proposed at the Solina Community Hall and Tyrone Community Centre are also acceptable in principle. The Solina Community Hall and Tyrone Community Centre are operated by a Municipal Service Board in accordance with municipal by-laws. Prior to advancing a lease agreement for these sites, it is recommended that staff engage with each Board on the proposal and report back to Council.

Table 1 – Short-listed Municipal facilities proposed for telecommunication tower development and operation

Municipal Property	Address	Approximate Location within the Site	Equipment Type	Approximate Compound Footprint (sq. m)	Height (m)
Fire Station 1	2430 Highway 2, Bowmanville	Northwest corner – former fire training area	Monopole	100	25-30
Fire Station 3	5708 Main Street, Orono	Southwest corner	Tripole – replacement of existing, municipally owned tower	144	45
South Courtice Arena	1595 Prestonvale Road	South of existing building	Monopole	100	25-30
Solina Community Hall	1964 Concession Road 6	West of existing building or north of playground	Monopole	100	20-30
Tyrone Community Hall	2716 Concession Road 7	Southeast corner	Monopole	100	20-30

- 3.7 To address a significant coverage gap in north Bowmanville, Shared Tower has proposed siting of a new telecommunications tower in Middle Park. Development of this new neighbourhood park is underway. The limited land area potentially available within Middle Park for telecommunications infrastructure is immediately adjacent to environmentally sensitive lands, a discouraged location within the Municipality's Radiocommunication and Broadcasting Antenna Systems Protocol.
- 3.8 Staff have identified a potential alternative location in north Bowmanville, adjacent to the municipal stormwater pond at Concession Road 3 and Regional Road 57. Preliminary analysis of this proposed alternative location by Shared Tower has deemed it potentially feasible. Further site analysis is necessary.
- 3.9 With a significant coverage gap in north Bowmanville, staff is seeking Council's endorsement to proceed with negotiation of an agreement with Shared Tower for the construction and operation of a telecommunication antenna / tower system in north Bowmanville, subject to identifying an appropriate Municipally owned property location.

Next Steps

- 3.10 As directed by Council, staff will undertake the negotiation of an agreement(s) with Shared Tower for the siting, operation and maintenance of telecommunication towers on municipal property. The agreement will take into account industry best practices and municipal operations and services needs, such as the attachment of municipal equipment. The Municipality has retained consulting expertise and external legal counsel with specialized knowledge in the telecommunications sector to support the preparation of an agreement(s).
- 3.11 In addition to a lease agreement(s), Shared Tower will need to fulfill all Federal approval requirements, including ISED's required municipal consultation process, comply with the siting and design requirements set out in the Radiocommunication and Broadcasting Antenna Systems Protocol.

4. Financial Considerations

- 4.1 All construction and restoration would be undertaken by Shared Tower at their costs, in accordance with any applicable requirements set out in an agreement. There would be no cost to the Municipality. The leasing of each municipal property will be subject to a negotiated lease rate taking into account fair market value.

5. Strategic Plan

- C.1.1: Enhance internet and cellular connectivity across the community.

6. Climate Change

Not Applicable.

7. Concurrence

This report has been reviewed by the Deputy CAO Planning & Infrastructure who concurs with the recommendations.

8. Conclusion

It is respectfully recommended that Council endorse the proposal to lease portions of Fire Station 1, Fire Station 3, South Courtice Arena, and an appropriate municipally owned property in north Bowmanville for the purposes of enhancing the cellular network in Clarington. It is also recommended that staff engage with the Boards of the Solina Community Hall and Tyrone Community Centre on similar proposed leasing at these rural locations and report back to Council.

Staff Contact: Amy Burke, Project Manager – Strategic Initiatives, 905-623-3379 ext. 2423 or aburke@clarington.net.

Attachments:

Attachment 1 – Shared Tower Inc. – Proposed Locations Details

Interested Parties:

List of Interested Parties available from Department.

Public Meeting Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Planning and Development Committee	
Date of Meeting:	October 21, 2024	Report Number: PDS-044-24
Authored By:	Sarah Parish	
Submitted By:	Carlos Salazar, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	ZBA2024-0016, S-C-2024-0006	Resolution#:
Report Subject:	Applications for a Zoning By-Law Amendment and Draft Plan of Subdivision – Courtice Road and Bloor Street	

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PSD-044-24 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to the Zoning By-Law Amendment and Draft Plan of Subdivision applications submitted by KLM Planning Partners on behalf of 2056421 Ontario Inc., and continue processing the applications including the preparation of a subsequent recommendations report; and
3. That all interested parties listed in Report PSD-044-24 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on applications for a Zoning By-law Amendment and Draft Plan of Subdivision to Applications to develop 1,356 residential dwelling units of various built forms, consisting of two (2) high density mixed-use blocks, three (3) medium density blocks, a neighbourhood park, an open space block, and a stormwater management block. A future GO transit station and major transit station will be located approximately 1 km to the south if this proposed development.

1. Background

- 1.1 In February 2022, Clarington Staff held a stage 1 pre-consultation meeting with KLM Planning Partners and representatives from 2056421 Ontario Inc., to discuss the overall feasibility of the project in relation to the land use. A comprehensive list of plans and studies for the proposed development was also provided to the applicants as part of this meeting.
- 1.2 In August 2023, Clarington Staff met with KLM Planning Partners and representatives from 2056421 Ontario Inc., for a stage 2 pre-consultation meeting. At that meeting it was discussed that the proposed neighbourhood park was not in an appropriate location as it was not consistent with the Secondary Plan and should be located east and expand further into and abut the medium density area. The applicants have since revised the neighbourhood park location and Clarington staff are satisfied with the revised and current location of the neighbourhood park.
- 1.3 On August 29th, 2024, KLM Planning Partners on behalf of 2056421 Ontario Inc., submitted an application for a Zoning By-law Amendment and a Draft Plan of Subdivision to permit a high density and medium density mixed use residential development at the northwest corner of Bloor Street and Courtice Road. These applications were deemed complete by Staff on September 11th, 2024.
- 1.4 The proposal will include the development of 1,356 residential units in a range of sizes and forms including four storey apartment buildings in the medium density blocks and predominantly 8 to 12 storey buildings in the high-density blocks. One 25 storey tower is proposed at the corner of Courtice Road and Bloor Street. The development will take place mainly along the Courtice Road frontage
- 1.5 The proposal is illustrated in the proposed conceptual plan (**see Figure 1 and associated legend**) and contains the following:

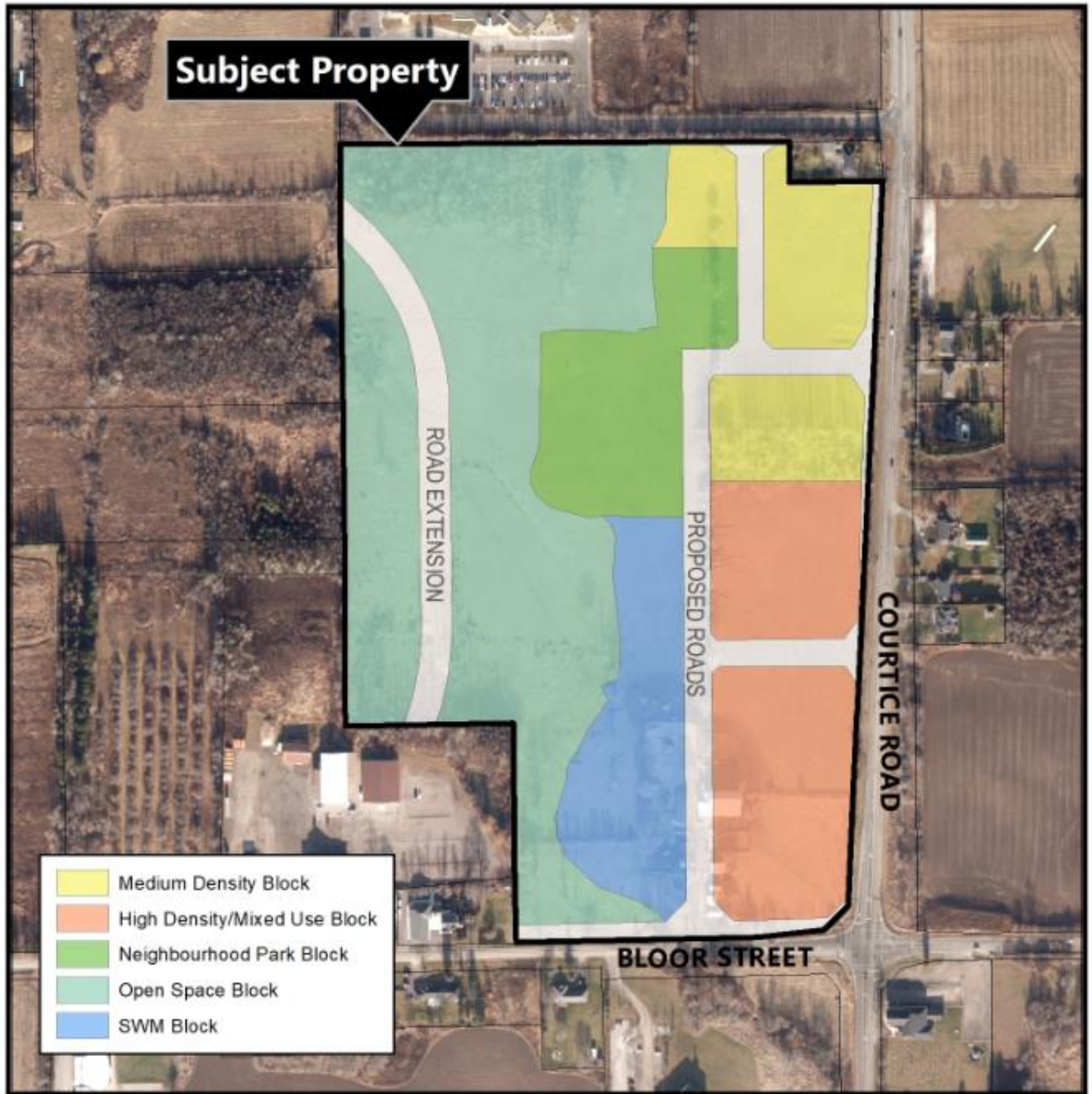


Figure 1 – Proposed Conceptual Plan

- Medium density block, apartment buildings, total of 256 units
- High density mixed use block, apartment buildings, total of 1100 units; buildings to have a 3-storey podium with commercial space available at street level.
- Neighbourhood Park Block
- Stormwater Management Pond Block
- Open Space Block
- Road Widening Block

1.6 Two road entrances are proposed from Courtice Road, and one entrance is proposed from Bloor Street. A connection to the proposed Meadowglade Road extension which borders the northern boundary of the property is also proposed.

2. Land Characteristics and Surrounding Uses

2.1 The subject lands are located at the northwest corner of Bloor Street and Courtice Road in an area identified for more intense urban uses in the Southeast Courtice Secondary Plan. The property was previously used for agricultural purposes and contains a dwelling, and outbuildings associated with the former agricultural use. The topography of the site is relatively flat.

2.2 The subject property consists of a 20.7-hectare greenfield site that was previously used for agricultural purposes. The property contains a farmhouse and outbuildings. A section of Tooley's Creek and its associated valley is located in the central and western part of the property.

2.3 The subject property has frontage on Courtice Road, Bloor Street and the proposed extension of Meadowglade Road.

2.4 The surrounding uses are as follows:

North - The proposed extension of Meadowglade Road, Holy Trinity Catholic Secondary School, and vacant sites for future residential development purposes.

South - Bloor Street, vacant land, and Beyond Our Dreams Pre-school.

East - Courtice Road, agricultural uses, rural residential uses, Ebenezer United Church and lands for future residential development.

West - Valley lands and natural heritage features associated with a portion of Tooley's Creek that are part of the Natural Heritage System. Courtice Flea Market, Hope Fellowship Church, low rise residential neighbourhoods, agricultural lands, and sites for future residential developments are located further to the west.

3. Provincial Policy

Changing Legislation

- 3.1 Upon the 2024 PPS coming into force on October 20, 2024, the 2020 PPS and the Growth Plan will be repealed and all land use planning decisions made as of October 20, 2024, will need to be consistent with the 2024 PPS, a singular land use policy document for planning authorities to consult. At the time of a recommendation report to Council for the proposed development the appropriate Provincial policies will be reviewed.

The Provincial Policy Statement

- 3.2 The PPS encourages planning authorities to create healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types, including affordable housing, and shall promote development patterns that efficiently use land and infrastructure.
- 3.3 The PPS policies direct growth to settlement areas and promote compact development forms. The subject lands are proposed within the Courtice Urban Area. Planning authorities are to facilitate a variety of housing forms and promote residential intensification to achieve efficient development patterns, especially along public transit and active transportation routes.

4. Official Plans

Durham Region Official Plan

- 4.1 The subject property is designated as 'Community Area' in Envision Durham which permits the proposed residential mixed use.
- 4.2 Chapter 5 of Envision Durham sets out policies for Vibrant Urban System which includes Community Area and Corridors. The intent of these land use designations is for a full range of housing to be developed in Community Areas based upon a number of principles, including intensification and good urban design practices.
- 4.3 Corridors are to be developed at higher densities in order to promote transit ridership. In policy 5.3.7 Envision Durham requires that Regional Corridors to be built multi storey, compact, pedestrian friendly and transit supportive, and apply the relevant transit oriented development design principles.

- 4.4 Portions of the Regional Corridor with an underlying Living Area designation which are identified for higher densities in local Official Plans are to support a long term density target of at least 60 residential units per gross hectare and a floor space index of 2.5.
- 4.5 Specific policies for Community Areas are provided in Section 5.4 of Envision Durham which requires that Community Areas should be used predominantly for housing but can also include limited office and commercial uses as components of mixed-use developments.

Municipality of Clarington Official Plan

- 4.6 The Municipality of Clarington Official Plan (MCOP) designates the subject property as Urban Residential, Regional Corridor and Environmental Protection Area.
- 4.7 In Chapter 3 the MCOP sets out policies for the protection of the natural environment and managing natural resources. These policies apply to the portion of the subject property which contains a section of Tooley's Creek, and which is within the Environmental Protection Area designation.
- 4.8 The area of Tooley's Creek located on the subject property is identified as Natural Heritage System on Map D1 of the MCOP and is subject to the requirements in Section 3.4. The Tooley's Creek Natural Heritage Evaluation is currently underway and not yet finalized, once finalized the development limits on the property may be subject to change.
- 4.9 Section 4.3 of the MCOP contains policies related to the intended Urban Structure within the Municipality. The MCOP states that priority intensification areas are intended as the primary locations to accommodate growth, these areas include Regional Corridors (such as Bloor Street and Courtice Road) and Municipal decisions are to support the development of the priority intensification areas.
- 4.10 The subject property is a greenfield area. Section 4.5 states that the municipality will support a target of 50 residents and jobs combined per gross hectare and the development of residential lands in greenfield areas is to proceed in accordance with a Secondary Plan.
- 4.11 As this property falls within the Southeast Courtice Secondary Plan, the Secondary Plan policies prevail, with the exception of heights or densities, where if indicated lower in the Secondary Plan then the Official Plan policies prevail.
- 4.12 Urban design requirements for Centres, Corridors and priority intensification areas are set out in Section 5.4.3 and include, but are not limited to the following:
 - Buildings are to be sited near the street line to contribute to a sense of enclosure and a strong street edge;

- Recognize the historic context of the area and enhance the built environment with attention to massing, building articulation, exterior cladding, architectural detail, the use of local materials and styles; and
- Enhance the pedestrian environment with awnings, pedestrian scale lighting, landscaping, benches, and other street amenities.

4.13 Chapter 8 of the MCOP includes policies for the protection of cultural heritage and archaeological resources. The property is included in the Municipality's list of significant cultural Heritage sites. A Heritage Impact Assessment has been completed for the property which addresses the need to protect the cultural resource in the context of these and other applicable policies. Also Stage 1 and 2 archaeological assessments have been completed for the property which found artifacts in the southern part of the property, but not in the eastern area where the development is proposed.

Southeast Courtice Secondary Plan

- 4.14 The subject property is designated as High Density/Mixed Use, Medium Density Regional Corridor, Neighbourhood Park and Environmental Protection Area in the Southeast Courtice Secondary Plan (SECSP). The Southeast Courtice Secondary Plan (SECSP) provides more detailed requirements for developments in the Southeast Courtice area.
- 4.15 The vision for the Southeast Courtice Secondary Plan area states that it will be a liveable, sustainable, inclusive community that will include nature as a key part of the area's identity. In addition, the major roads in the Southeast Courtice are to serve as defining features including landscaping, built form, a mix of uses and connections to the interior of the neighbourhood. They are intended to be community focal points.
- 4.16 Policies that apply to Regional Corridors are included in Section 3.1 which that Regional Corridors are to be the location of the highest densities, tallest buildings and greatest mixing of uses in order to concentrate population in areas with good transit access and amenities. Development in Regional Corridors is intended to achieve a density of 85 units per net hectare. The public right of way and private built form are to be designed to create public spaces which contribute significantly to the identity of the area and serve as community focal points.
- 4.17 The intersection of Bloor Street and Courtice Road is identified as a prominent intersection in Section 3.2 of the SECSP. Section 3.2.3 states that within Regional Corridors prominent intersections and the nodes around them shall have the greatest densities and heights. They are also encouraged to have the greatest concentration of commercial retail and service uses.
- 4.18 Section 3.2.4 (a) states that Bloor Street and Courtice Road shall feature the greatest heights and densities, and the primary concentration of retail and service uses.

- 4.19 The policies in Section 3.4 provide for inclusion of Environmental Protection areas including the Tooley's Creek valley in the Municipality's Parks and open space system and that parks will be provided to meet the needs of current and future residents.
- 4.20 Policies that apply to high-density mixed-use areas are set out in Section 4.3 of the SECSP. They are intended to contain the greatest concentration and mix of uses. The predominant use is intended to be housing in combination with concentrations of retail and service uses.
- 4.21 Section 4.3.7 requires that the height of permitted buildings in the High-density Mixed-Use area be 7 to 12 storeys. Density in these areas should be a minimum of 120 units per net hectare.
- 4.22 Through section 4.3.10 the 12-storey height limit may be exceeded at the prominent intersection of Bloor Street and Courtice Road subject to the following conditions:
- a) The development is complementary with the scale of surrounding buildings;*
 - b) There is high-quality architectural design and treatment to create a signature, landmark development*
 - c) The massing of the development includes a podium and tower element. The floor plate of the tower element is no greater than 750 square metres to ensure a slim profile and fast-moving shadow;*
 - d) Development ensures comfortable conditions on surrounding pedestrian spaces in terms of wind; and*
 - e) No incremental shadow impacts are created on adjacent public parks or other sunlight sensitive land uses.*

The design of the 25-storey tower and the supporting documents submitted by the Applicant are intended to address the above requirements.

- 4.23 In Section 4.4, the SECSP sets out requirements for areas designated at Medium Density within the Regional Corridor. They are to be used for a mix of housing types with retail and service uses to be provided at strategic locations. Permitted dwelling types include apartment dwellings, townhouses and stacked townhouses.
- 4.24 In Section 5, the SECSP includes requirements for urban design. The intent of these policies is to provide attractive and harmonious built form which creates visual interest and contributes to a positive public realm.

- 4.25 Natural heritage policies are provided in Section 6 of the SECSP. They include the requirement to adhere to the policies of the MCOP and undertake Environmental Impact Studies where significant natural heritage features might be negatively impacted. The policies also require the consideration of headwater areas of Tooley's Creek.
- 4.26 According to Section 6.3.3, stormwater ponds should not be located within areas that are designated as Environmental Protection Area.
- 4.27 Section 7 includes requirements for parks and community facilities. Section 7.2.5 requires neighbourhood parks to be between 1.5 and 3 hectares in size and to provide a variety of amenities including sports fields. They are also to be located in central locations with easy access. The development includes proposed Neighbourhood Park in Block 6, and it is 1.9 hectares in size.
- 4.28 Section 8 provides policies related to Community Culture and Heritage issues. These policies require that the conservation of significant cultural heritage resources should be consistent with the policies of the MCOP and provincial requirements. Also, Cultural Heritage Reports and Heritage Impact Assessments may be required for properties that may have cultural heritage value. As stated earlier, the farmhouse on the property has been included on the Municipality's list of significant buildings. The Applicant has submitted a Cultural Heritage report to address this requirement.
- 4.29 In Section 10 the SECSP provides policies related to the provision of housing. A variety of forms of housing are to be provided to meet the needs of a diverse population. Purpose built rental and seniors housing is encouraged. Also, affordable housing is encouraged to locate within or in proximity to Regional Corridors.

5. Zoning By-law 84-63

- 5.1 Zoning By-Law 84-63 zones the subject lands as Agricultural (A). The applicant is proposing to change the zoning of the site from Agricultural to Residential Mixed-Use Exception MU2-xx), Urban Centre Mixed Use Exception (MU3-xx), and Environmental Protection (EP).
- 5.2 Section 16 of the Zoning By-Law provides the regulations for Mixed Use zones. The MU-2 zone is intended to apply to residential mixed-use areas, while the MU-3 zone applies to urban centre mixed use areas. Apartment buildings and mixed-use buildings and a variety of commercial uses are permitted in both zones.
- 5.3 Section 16 A.3 requires that non-residential units must be located on the first floor of mixed-use buildings and within the business establishment street façade.
- 5.4 The EP zone is intended to be applied to the Tooley's Creek valley and associated natural heritage area and buffers.

5.5 Finalization of appropriate zone categories will be determined after all public and agency comments have been received and will be brought forward at a future date with the recommendation report. A Hold symbol will be implemented as part of the rezoning to ensure the conditions of the draft plan of subdivision or site plan have been fulfilled.

6. Summary of Background Studies and Agency Comment

6.1 Multiple reports have been submitted in support of the application including:

Heritage Impact Assessment	Arborist Report
Draft Plan of Subdivision	Environmental Impact Study
Environmental Noise Assessment	Erosion and Siltation Plan
Floodplain Analysis Report	Functional Servicing Report
General Plan	Geotechnical Report
Grading Plan – Parts 1 to 4	Park Concept Plan – Parts 1 to 2
Phase 1 and 2 Environmental Site Assessment	Planning Brief Addendum Letter
Hydrogeological Assessment	Planning Justification Report
Sediment Control Plan	Soil Results Letter
Urban Design Brief	Transportation Impact Study
Tree Inventory and Preservation Plan	Response to Transportation Letter
Stage 1-2 Archaeological Assessment	Stormwater Management Pond and Dry Pond Details

- 6.2 The applicant has submitted supporting documents which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage www.clarington.net/CourticeAndBloor and are also available upon request. A summary of the studies and reports will be provided in a future recommendation report.

7. Public Notice and Submissions

- 7.1 Public Notice was mailed to approximately 24 landowners within 120 metres of the subject lands on October 1st, 2024, and two public meeting signs was installed on the subject lands along Bloor Street and on Courtice Road. Details of the proposed application were also posted on the Municipality's website, and in the Clarington Connected e-newsletter.
- 7.2 As of writing this report, staff have not received any public submissions.

8. Department and Agency Comments

- 8.1 The applications were circulated to internal departments and external agencies for review and comments. At the time of writing this report, staff did not receive all of the agency and department comments. A list and summary of the agency and internal department comments received, as well as all public comments received, will be included in a subsequent recommendation report.
- 8.2 Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

9. Discussion

- 9.1 The application represents a significant proposal that is intended to implement a number of the objectives in the MCOP and the SECSP for a property that is within a Regional Corridor and at a prominent intersection. These areas are intended to accommodate residential intensification and mixed use.
- 9.2 The proposed development complies with height requirements for Medium Density and High-Density blocks except for the tower at the corner of Bloor Street and Courtice Road. Section 4.3.10 of the SECSP permits the height limit of 12 stories to be exceeded when the provisions of that policy area are met. This issue will require careful review to ensure that the proposed height of the tower is acceptable as it will be a dominant feature at a prominent intersection.

Heritage Impact Assessment

- 9.3 The Heritage Impact Assessment evaluated the cultural heritage features of the subject property which is listed in the Municipality's heritage register. The report includes recommendations to mitigate impacts on the heritage value of structures on the property. Mitigation measures will be determined as the applications are processed and discussed in a subsequent recommendation report.

Stage 1 and 2 Archaeological Assessments

- 9.4 Stage 1 and 2 Archaeological Assessments were carried out for the property which found areas of significance in the eastern portion of the property where the majority of the development is proposed, but found artifacts in the southern part of the property that may require protection. Further action regarding this issue is required and a Stage 3 Assessment has been proposed.

Arborist Report and Tree Preservation Plan

- 9.5 Strybos Barron King Ltd. prepared an Arborist Report and Tree Preservation Plan which identifies all the existing trees that are proposed to be retained and removed, as well as a tree protection to protect private and public trees from harm during construction of the proposed development. Due to the constraints of the proposed development, all of the existing trees within the development area of the property require removal. All trees located beyond the limit of disturbance and within the adjacent residential lots to the northeast, north and west are to be retained and protected throughout the development construction process and after construction. Existing trees located within the future development phases to the west are to be retained in the interim.

Transportation Impact Study

- 9.6 A Transportation Impact Study (TIS) was prepared by WSP, dated April 2023. An additional transportation letter has been prepared, dated December 7, 2023, to incorporate additional information which reflects the revisions to the original submission and to respond to comments received by the Municipality and external agencies.

Environmental Impact Study

- 9.7 According to Section 3.4.13 of the MCOP, development is not to be approved where an Environmental Impact Study, Natural Heritage Evaluation or Hydrogeological Evaluation identifies unacceptable negative impacts in the natural heritage system. An Environmental Impact Study has been prepared for the proposal which includes recommendations to protect natural heritage features and functions.

- 9.8 The policies in Section 3.7.19 of the MCOP apply to contaminated sites. Past land use activities have resulted in some contamination which the applicant is addresses through Environmental Site Assessment report.

Floodplain Analysis

- 9.9 The floodplain analysis completed for the proposal includes a cut and fill proposal. The comments and approval of the Central Lake Ontario Conservation Authority is required to ensure that the proposal is acceptable and the that the flood lines identified in the report are accurate.
- 9.10 The section of Tooley's Creek on the property contains a floodplain which is subject to policies which restrict development. They include the requirements in Sections 3.7.1 to 3.7.5 of the MCOP. A floodplain study has been completed for the proposal which includes a cut and fill proposal for the Tooley's Creek valley areas. Flood lines have been calculated and identified for the proposal which are contained within the lands designated as Environmental Protection Area.

Affordable Units

- 9.11 The proposal has not addressed the potential for providing affordable units as a component of the development. The provision of affordable units is encouraged in the MCOP and in Section 10 of the SECSP. The Applicant should address these policies and the potential for including affordable units as a component of the development.
- 9.12 Staff will continue to review the submitted applications and work with the applicant to address all technical matters as well as concerns raised by the public. Agency and public comments will be addressed in a subsequent recommendation report to Committee and Council. Future applications for site plan approval will also be required to facilitate the proposed development.

10. Financial Considerations

- 10.1 Not applicable, as this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, additional financial considerations that may arise will be discussed in a subsequent recommendation report.

11. Strategic Plan

- 11.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable and complete communities and connecting residents through the design of safe, diverse, inclusive and vibrant communities. An analysis of the proposed

developments interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

12. Climate Change

- 12.1 As this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, a fulsome analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

13. Concurrence

- 13.1 Not Applicable.

14. Conclusion

- 14.1 The purpose of this report is to provide background information and obtain comments on the proposed Zoning By-law Amendment, and Draft Plan of Subdivision for approximately 1356 residential units, and a mixed-use component at the Statutory Public Meeting under the *Planning Act*. Staff will continue to review and process the application, including consideration of department, agency and public feedback and will prepare a subsequent recommendation report for Council's consideration. Comments received at this public meeting will be considered and included in the final recommendation report.

Staff Contact: Sarah Parish, Principal Planner, (905)623-3379 ext. 2432 or sparish@clarington.net or Amanda Tapp, Manager of Development Review, (905)623-3379 ext. 2527 or atapp@clarington.net.

Attachments:

Attachment 1 – Draft Zoning By-Law Amendment

Attachment 2 – Draft Plan of Subdivision

Interested Parties:

List of Interested Parties available from Department.

Corporation Municipality of Clarington
By-law Number 2024-_____

Being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for _____;

Now Therefore Be It Resolved That, the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. Sections 16A of By-law 84-63 are amended as set out in this By-law.
2. The following definitions are added:

Ground Floor Façade

means the portion of the façade between finished grade and the level that is 3 metres above finished grade.

Soft Landscaping

Means the portion of a lot comprised of any combination of flowers, grass, shrubs, sod, trees or other horticultural elements that is not covered with impervious surfaces. It does not include any buildings or structures, any hard surface areas such as, but not limited to, driveways, parking areas, decorative stonework, walkways, patios or screening.

3. Section 16A 'Special Exceptions – Residential Mixed Use (MU2-A) Zone' is hereby amended by adding thereto the following:

16A.7 Site Specific Exceptions

- c. Notwithstanding regulations included in section 16A.4, those lands zoned as MU2 on the Schedules to this By-law shall, in addition to all other uses and regulations of the MU2 zone, be subject to the following requirements:

Building Massing

1. Minimum length of the street façade along Bloor Street/Courtice Road/Highway 2: 70 percent
2. All buildings taller than 4 storeys shall have floors above the fourth storey setback a minimum of 1.5 m from the main wall of the base building along the front and/or exterior lot lines;

Building Elements

3. Transparent glazing requirements within the business establishment street façade shall not apply;

Amenity Area

4. Minimum outdoor amenity area
 - i. Greater than 25 units: 2.0 m² per unit

Lot Dimensions

5. No minimum lot area applies;
6. No minimum lot frontage applies;

Building Location

7. Minimum front yard setback: 3.0 m
8. Maximum front yard setback: 5.0 m

9. Minimum exterior side yard: 3.0 m
10. Maximum exterior side yard: 5.0 m

11. Minimum interior side yard: 2.0 m
 - i. Minimum interior side yard abutting a residential zone: 5.0 m
12. Minimum rear yard: 7.5 m
13. Minimum rear yard abutting a public lane: 1.5 m
 - i. Minimum rear yard abutting an urban residential zone: 10.0 m

Parking Area

14. Notwithstanding 3.16(d) the parking aisle provided for any vehicular movement provided at grade shall be a minimum of 6.0 m for two-way traffic and 4.5 m for one-way traffic;

Landscaping

15. A minimum of 15 percent of the site shall be provided as Landscaped Open Space; and
 - i. 50 percent of Landscaped Open Space area must be provided as Soft Landscaping.

- d. Notwithstanding regulations included in section 16A.4, the following regulations shall apply for all other permitted uses not included in section 16.A.7.A.b and 16.A.7.A.c:

Building Massing

1. Minimum Height of First Storey: 3.0 m
2. Minimum length of the street façade along Bloor Street/Courtice Road/Highway 2: 70 percent

3. All buildings taller than 4 storeys shall have floors above the fourth storey setback a minimum of 1.5 m from the mainwall of the base building along the front and/or exterior lot lines;

Building Elements

4. Minimum amount of transparent glazing within the business establishment street façade: 50 percent
5. Minimum amount of transparent glazing within the ground floor façade facing a public park or public amenity area: 30 percent
6. Retail uses on lots with frontage along Highway 2, Bloor Street and Courtice Road shall have their primary entrances along these frontages;
7. The principal residential entrance shall be located within a street façade;

Amenity Area

8. Minimum indoor amenity area
 - i. Greater than 25 units: 2.0 m² per unit
9. Minimum outdoor amenity area
 - i. Greater than 25 units: 2.0 m² per unit

Lot Dimensions

10. No minimum lot area applies;
11. No minimum lot frontage applies;

Building Location

12. Minimum front yard setback: 3.0 m
13. Maximum front yard setback: 5.0 m
14. Minimum exterior side yard: 3.0 m
15. Maximum exterior side yard: 5.0 m
16. Minimum interior side yard: 2.0 m
17. Minimum interior side yard abutting a residential zone: 5.0 m
18. Minimum rear yard: 7.5 m
19. Minimum rear yard abutting a public lane: 1.5 m
20. Minimum rear yard abutting an urban residential zone: 10.0 m

Parking Area

21. Notwithstanding 3.16(i), parking spaces for multi-unit, mixed-use and non-residential buildings shall not be located within a front yard or an exterior side yard;

22. Notwithstanding 3.16(d) the parking aisle provided for any vehicular movement provided at grade shall be a minimum of 6.0 m for two-way traffic and 4.5 m for one-way traffic;

Landscaping

23. A minimum of 15 percent of the site shall be provided as Landscaped Open Space; and
24. 50 percent of Landscaped Open Space area must be provided as Soft Landscaping.

16A.7. Urban Centre Mixed Use Exception “MU3-A”

Notwithstanding the respective provisions of Section 16A, those lands zoned as MU3-A on the Schedules to this By-law shall, in addition to all other uses and regulations of the MU3 zone, be subject to the following requirements:

- a. Notwithstanding section 16A.2, the following shall apply: Prohibited Uses
 1. Stacked Townhouse Dwelling are not permitted;
- b. Notwithstanding section 16A.4, the following regulations shall apply: Building Massing
 1. Minimum Height of First Storey: 4.5 m
 2. Minimum length of the street façade along Highway 2/Bloor Street/Courtice Road: 70 percent
 3. Minimum Length of the street façade for Corner Lots along Bloor Street/Courtice Road: 70 percent
 4. All buildings shall have floors above the fourth storey setback a minimum of 1.5 m from the mainwall of the base building along the front and/or exterior lot lines;

Building Elements

6. Minimum amount of transparent glazing within the business establishment street façade: 50 percent
7. Minimum amount of transparent glazing within the ground floor façade facing a public park or public amenity area: 30 percent
8. Retail uses on lots with frontage along Highway 2, Bloor Street and Courtice Road shall have their primary entrances along these frontages.
9. The principal residential entrance shall be located within a street façade;

Amenity Area

10. Minimum indoor amenity area
 - i. Greater than 25 units: 2.0 m² per unit
11. Minimum outdoor amenity area
 - i. Greater than 25 units: 4.0 m² per unit

Lot Dimensions

12. No minimum lot area applies.
13. No minimum lot frontage applies.

Building Location

14. Minimum front yard setback: 3.0 m
15. Maximum front yard setback: 5.0 m

16. Minimum exterior side yard: 3.0 m
17. Maximum exterior side yard: 5.0 m

18. Minimum interior side yard: 2.0 m
19. Minimum interior side yard abutting a residential zone: 5.0 m

20. Minimum rear yard: 7.5 m
21. Minimum rear yard abutting a public lane: 1.5 m
22. Minimum rear yard abutting an urban residential zone: 10.0 m

Parking Area

23. Notwithstanding 3.16(i), parking for apartment, mixed-use and nonresidential buildings shall not be located within a front yard or an exterior side yard;
24. Notwithstanding 3.16(d) the parking aisle provided for any vehicular movement provided at grade shall be a minimum of 6.5 m for two-way traffic and 4.5 m for one-way traffic;

Landscaping

25. A minimum of 15 percent of the site shall be provided as Landscaped Open Space; and
26. 50 percent of Landscaped Open Space area must be provided as Soft Landscaping.

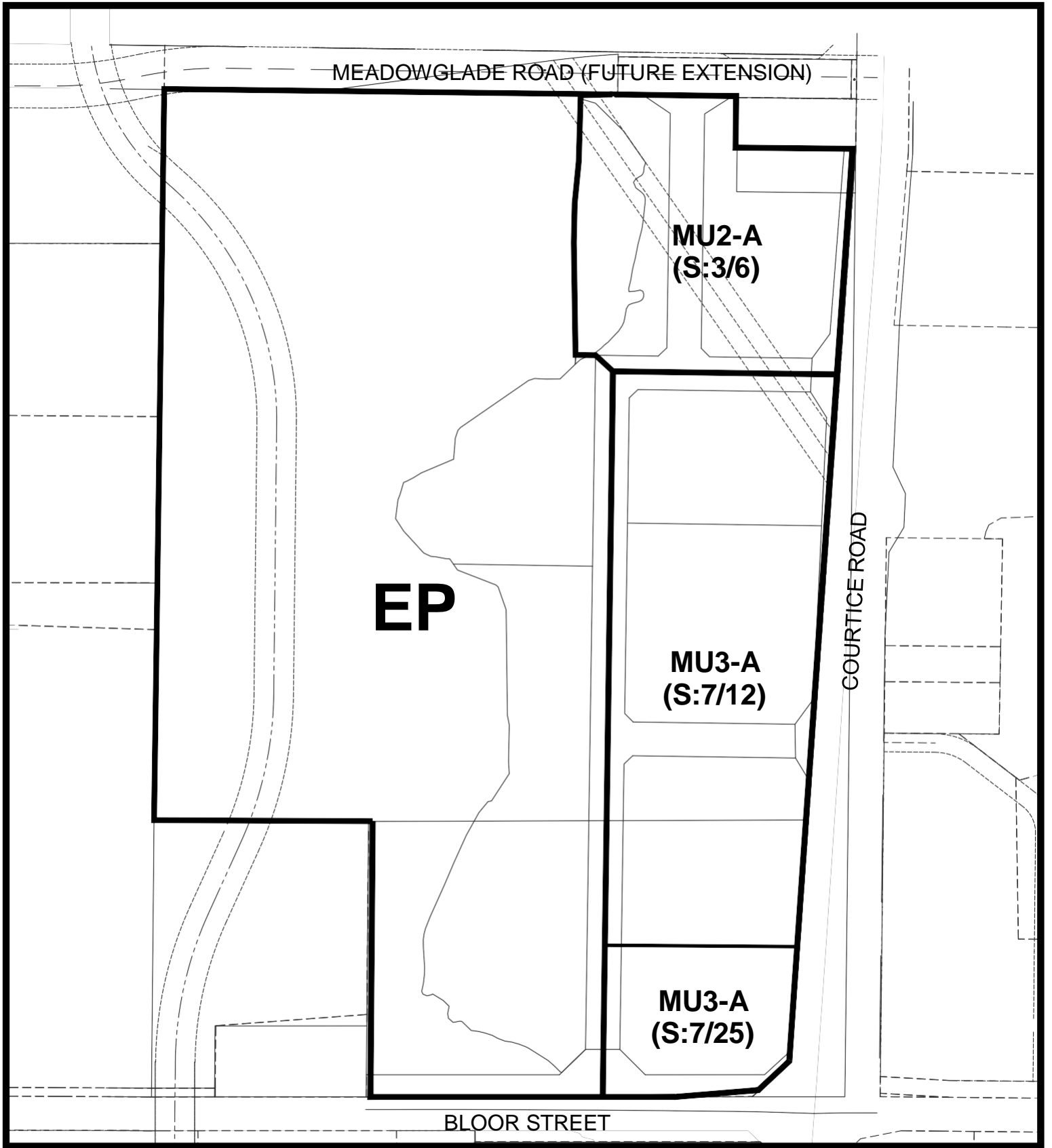
5. Schedule '4' to By-law 84-63, as amended, is hereby further amended by changing the zone designation as indicated on the attached Schedule "A".
6. Schedule '4' to By-law 84-63, as amended, is hereby further amended by changing the permitted building heights as indicated on the attached Schedule "A".
7. Schedule 'A' attached hereto shall form part of this By-law.
8. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 of the Planning Act.

By-Law passed in open session this ____ day of _____, 2023

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

DRAFT



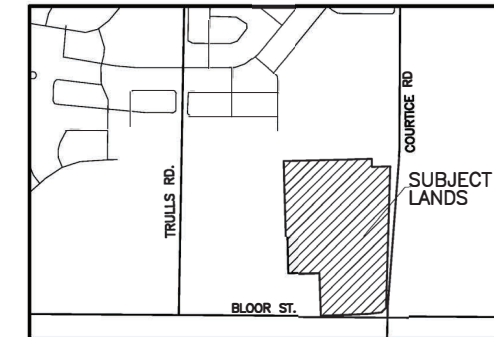
Zoning Change from "A" to "MU2-A", MU3-A" and "EP"



DRAFT PLAN OF SUBDIVISION PART OF LOT 29, CONC. 2 MUNICIPALITY OF CLARINGTON REGION of DURHAM

SCALE 1:1500

DRAFT PLAN T-

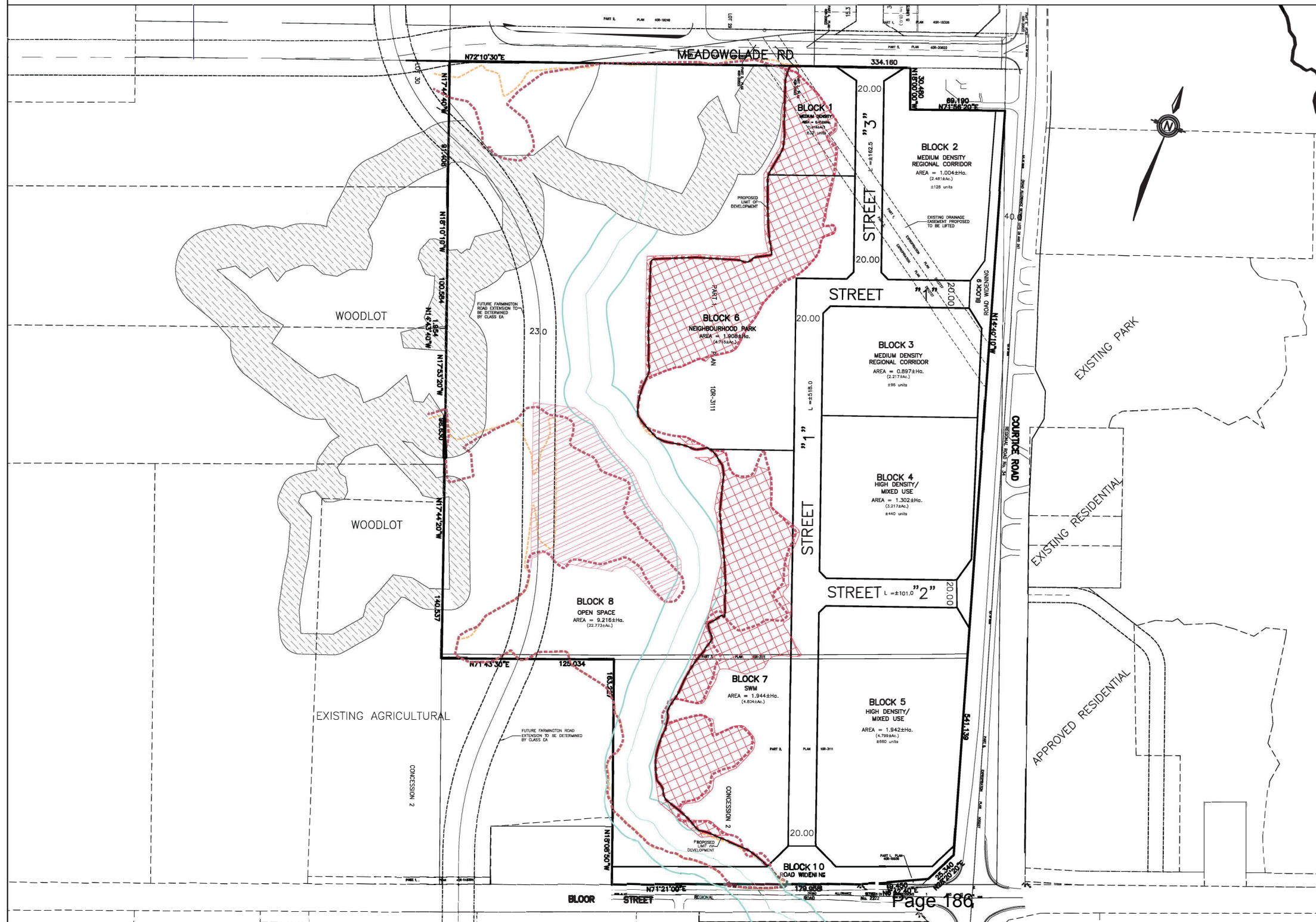


KEY PLAN

N.T.S.

LEGEND

- LIMIT OF DEVELOPMENT
- - - EXISTING 100 YEAR FLOODLINE
- - - PROPOSED 100 YEAR FLOODLINE
- CENTRELINE OF HEADWATER DRAINAGE FEATURE
- - - 16.0M BUFFER TO HEADWATER DRAINAGE FEATURE
- / / / PROPOSED CUT
- \ \ \ PROPOSED FILL



SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE -----, 2024

GABRIEL LAFRAMBOISE, OLS
J.D. BARNIB LIMITED

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY OF CLARINGTON FOR APPROVAL.

OWNER

2056421 ONTARIO INC.

c/o

THE PRESTON GROUP
330 NEW HUNTINGTON ROAD
SUITE 201
WOODBRIIDGE, ON
L4H 4C9

ADAM GOLDSTEIN A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 20,798±Ha. (51,388±Acres)

MEDIUM DENSITY	BLOCKS	LOTS	UNITS	±Ha.	±Acres
BLOCKS 1 - 3	3	256	2,313	5,716	
HIGH DENSITY/MIXED USE	BLOCKS 4 and 5	2	1100	3,244	8,016
	SUBTOTAL	5	1356	5,557	13,732
	BLOCK 6 - NEIGHBOURHOOD PARK	1		1,808	4,715
	BLOCK 7 - STORMWATER MANAGEMENT	1		1,944	4,804
	BLOCK 8 - OPEN SPACE	1		9,216	22,773
	BLOCKS 9 and 10 - ROAD WIDENING	2		0,808	1,502
	STREETS			1,563	3,862
	20.0m WIDE TOTAL LENGTH = 781.50m AREA = 1,363.50m ²				
	TOTAL			20,798	51,388
	TOTAL	10	1356	20,798	51,388

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
NOTE - SUBJECT TO FINAL CALCULATION



PROJECT No. P-2666

SCALE 1:1500 JUNE 3, 2024

(2666-DES6) X-REF: (2666MAS4 & 2666TOPO)

DWG. No. - 24:2

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com

Planning • Design • Development



Public Meeting Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Planning and Development Committee	
Date of Meeting:	October 21, 2024	Report Number: PDS-045-24
Authored By:	Sarah Parish	
Submitted By:	Carlos Salazar, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	COPA-2024-0004, ZBA-2024-00010	Resolution#:
Report Subject:	Applications for a Clarington Official Plan Amendment and Zoning By-law Amendment - Mearns and Concession Road 3	

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-045-24 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to the Clarington Official Plan Amendment and Zoning By-Law Amendment applications submitted by Innovative Planning Solutions on behalf of Eiram Development and continue processing the applications including the preparation of a subsequent recommendations report; and
3. That all interested parties listed in Report PDS-045-24 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on applications for a proposed Official Plan Amendment and Zoning By-law Amendment to permit a 12-storey mixed use building and a 3-storey townhouse building consisting of 275 residential units at the southwest corner of Mearns Avenue and Concession Road 3 in Bowmanville.

The proposed development will provide approximately 251 square metres of commercial gross floor area located on the ground floor of the mixed-use building.

1. Background

- 1.1 The owner previously submitted a Zoning By-law Amendment application (ZBA 2017-0020) on May 24, 2017, to permit a mixed-used development on the subject lands proposing 69 residential units and 849 square metres of commercial space. The Zoning By-law Amendment application was approved and passed by council on June 25, 2018, which amended the Municipality of Clarington By-law 84-63 to create the "Urban Residential Exception (R3-56) Zone".
- 1.2 A Stage 1 Pre-Consultation meeting (PC2022-0041) was held on September 8, 2022, with Clarington Staff, Region of Durham Staff and Central Lake Ontario Conservation Authority (CLOCA) Staff to discuss an Official Plan Amendment and Zoning By-law Amendment applications for the subject lands to permit a 12-storey mixed use apartment building with 90 townhouse units.
- 1.3 A Stage 2 Pre-Consultation meeting (PC2023-0076) was held on November 27, 2024, to further discuss the Official Plan Amendment and Zoning By-law Amendment applications which reduced the total number of townhouse units from 90 units to 64 townhouse units.
- 1.4 On July 18, 2024, Innovative Planning Solutions, on behalf of Eiram Developments Ltd. submitted applications for an Official Plan Amendment and Zoning By-law Amendment to permit a 12-storey mixed-use building (212 residential units) as well as 3-storey townhouse buildings (63 townhouse units) on the southwest corner of Mearns Avenue and Concession Road 3 (**see Figure 1**). These applications were deemed complete by Staff on August 12th, 2024.

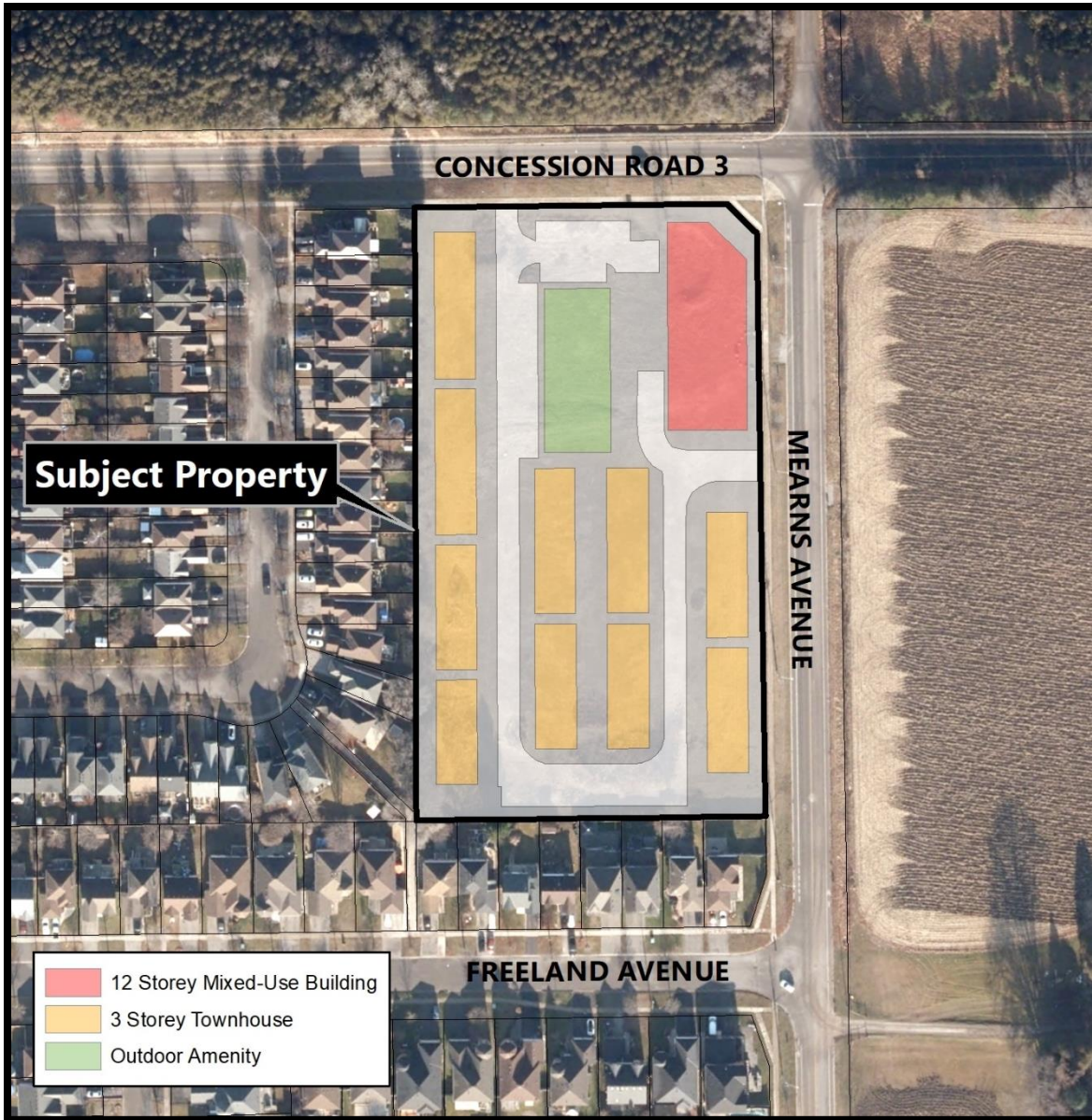


Figure 1 – Proposed Conceptual Plan

- 1.5 The mixed-use building will contain approximately 251 square metres of commercial gross floor area on the ground floor and the entrance will be from the southwest corner of Concession Road 3 and Mearns Avenue.
- 1.6 The 10 townhouse blocks front onto an internal street network and two parking spaces are provided for each townhouse unit – one in the garage and one on the driveway. A total of 126 residential townhouse parking spaces and 17 surface level visitor parking spaces including 5 barrier free parking spaces are also provided as part of the proposed development.

- 1.7 Parking for the 12-storey mixed use building is provided above and below ground in the underground parking garage. 35 visitor/commercial parking spaces are provided on the surface, 5 of which are barrier free. 273 parking spaces are provided on Level P1 and P2 of the underground parking garage, 24 of which are visitor parking on P1, 1 is barrier free visitor parking on P1 and 248 are resident parking on P1 and P2.
- 1.8 The proposed development will feature a 130 square metre privately owned public space neighbourhood centre/public square at the northeast corner of the subject lands and serve as a focal point for the neighbourhood fronting Concession Road 3.
- 1.9 456 square metres of indoor amenity space is provided on the first floor of the mixed-use building and 4,135 square metres of private amenity space is provided from the public square (924 square metres), townhouse backyards, balconies and courtyard/dog walk area.
- 1.10 Access to the site is proposed off Mearns Avenue and Concession Road 3 and sidewalks are proposed along the internal road network.

2. Land Characteristics and Surrounding Uses

- 2.1 The subject lands are located on the south side of Concession Road 3 and west of Mearns Avenue. There is minimal vegetation on the subject lands, but some boundary trees are located along the south and west property lines while the remainder of the lands contain grass and shrubs. The subject lands slope downwards approximately 7 metres from the west to the east across the site.
- 2.2 A 9.0-metre-wide easement in favour of the Region of Durham exists along the south boundary of the subject lands to allow for sanitary service connection from the adjacent residential homes to the west.
- 2.3 The surrounding uses are as follows:

North: Environmental Protection Area Lands (on the north side of Concession Road 3) including agricultural lands further north. The agricultural lands further north are planned to be developed as part of the Soper Springs Secondary Plan, which proposes a mix of low to medium density residential developments.

East: Agricultural lands (on the east side of Mearns Avenue) as well as environmental protection area lands further east.

South: Existing low density residential homes – primarily single detached houses with townhouses, a school and park located to the southwest.

West: Existing low density residential homes – primarily single detached houses with some semi-detached and townhouses further west.

3. Provincial Policy

Changing Legislation

- 3.1 Upon the 2024 PPS coming into force on October 20, 2024, the 2020 PPS and the Growth Plan will be repealed and all land use planning decisions made as of October 20, 2024, will need to be consistent with the 2024 PPS, a singular land use policy document for planning authorities to consult. At the time of a recommendation report to Council for the proposed development the appropriate Provincial policies will be reviewed.

The Provincial Policy Statement

- 3.2 The PPS encourages planning authorities to create healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types, including affordable housing, and shall promote development patterns that efficiently use land and infrastructure.
- 3.3 The PPS policies direct growth to settlement areas and promote compact development forms. The subject lands are proposed within the Bowmanville Urban Area. Planning authorities are to facilitate a variety of housing forms and promote residential intensification to achieve efficient development patterns, especially along public transit and active transportation routes.

4. Official Plan

Durham Region Official Plan

- 4.1 Envision Durham provides a long-term policy framework that is used to manage Durham's growth and development. The intent of Envision Durham is to manage resources, direct growth and establish a basis for providing regional services in an efficient and effective manner.
- 4.2 The subject lands are designated "Community Areas" in Envision Durham and is adjacent to the "Delineated Built Boundary".
- 4.3 Housing policies of Envision Durham ensure that an adequate supply of housing units and land are available to accommodate growth in Durham and that a range and mix of housing options are provided, including affordable housing.
- 4.4 Community Areas are intended to develop as complete communities and offer a range and mix of uses to current and future residents to live, shop, work, socialize and access services and amenities. Community Areas are comprised of housing, retail, offices, schools, parks, libraries and community services and facilities.

Municipality of Clarington Official Plan

- 4.5 The Clarington Official Plan designates the subject lands “Urban Residential” with a “Neighborhood Centre” identified on the site. The subject lands are also adjacent to the Local Corridor along Concession Road 3.
- 4.6 Lands in the Urban Residential designation should primarily be used for housing purposes, but commercial uses may be permitted based on the nature of the activity, scale, design and location in relation to residential uses.
- 4.7 Priority Intensification Areas are the primary locations to accommodate growth and the greatest mix of uses, heights and densities which includes Local Corridors like Concession Road 3.
- 4.8 Section 10.6 speaks to Corridors and how they shall provide for intensification, mixed-use development and pedestrian and transit supportive developments. In summary, Corridors shall:
- Provide for residential and/or mixed-use developments in higher densities and compact built forms.
 - Complement other uses along the Corridor.
 - Be compatible with the existing neighbourhoods.
 - Protect and enhance the natural heritage system.
- 4.9 Neighbourhood Centres seek to:
- Serve the daily needs of residents with a mix of retail, service, and community uses.
 - Be pedestrian-friendly, with buildings oriented towards the street and parking located at the rear.
 - Encourage a combination of residential and commercial uses to create vibrant, walkable communities.
 - Emphasize the importance of public squares and green spaces to enhance community interaction and well-being.

5. Zoning By-law 84-63

- 5.1 The subject lands are currently zoned 'Urban Residential Type Three Exception (R3-56)'. The proposed Zoning By-law Amendment (ZBA) seeks to rezone the lands to the 'Urban Residential Type Three Exception (R3-XX)' and 'Urban Residential Type Four Exception (R4-XX)' zones to permit the mixed-use development on the subject lands. A draft zoning by-law was prepared by the applicant and is included in **Attachment 2**.
- 5.2 Finalization of appropriate zone uses and provisions will be determined after all public and agency comments have been received and will be brought forward at a future date with the recommendation report. A Hold symbol will be implemented as part of the rezoning to ensure the conditions of the draft plan of subdivision/condominium or site plan have been fulfilled.

6. Summary of Background Studies and Agency Comments

- 6.1 The following reports were submitted in support of the applications and are currently under review:

Architectural Drawings, Plans and Elevations	Archaeological Reports Entered into Registry Confirmation
Draft Official Plan Amendment	Draft Zoning By-law Amendment
Functional Servicing & Stormwater Management Report	Geotechnical Report
Grading Plan	Hydrogeological Report
Landscape Plans	Noise Impact Study & Addendum
Phase 1 Environmental Site Assessment	Phasing Plan
Planning Rationale Report	Sediment & Erosion Control Plan
Servicing Plan	Stage 1 & 2 Archaeological Report
Sustainability Report	Traffic Impact Study
Urban Design Report	

- 6.2 The applicant has submitted supporting documents which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage www.clarington.net/MearnsConcession3 and are also available upon request. A summary of the studies and reports will be provided in a future recommendation report.

7. Public Notice and Submissions

- 7.1 Public Notice was mailed to 108 households within 120 metres of the subject lands on October 1st, 2024. and two public meeting signs were installed on the subject lands along Mearns Avenue and Concession Road 3. Details of the proposed application were also posted on the Municipality's website, and in the Clarington Connected e-newsletter.
- 7.2 As of writing this report, staff have not received any public submissions.
- 7.3 The applicant hosted their own Neighbourhood Meeting on March 20, 2024, at the Garnet B. Rickard Recreation Complex. Notice of the meeting circulated to properties within 120 m in the built-up area and 300 m in the nearby rural area. A total of 13 neighbours attended the meeting. Comments were received and considered by the applicant. No changes were made to the plan as a result of the meeting.
- 7.4 Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

8. Department and Agency Comments

- 8.1 The applications were circulated to internal departments and external agencies for review and comments. At the time of writing this report, staff did not receive all of the agency and department comments. A list and summary of the agency and internal department comments received, as well as all public comments received, will be included in a subsequent recommendation report.
- 8.2 Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

9. Discussion

- 9.1 The proposal aims to develop a total of 275 residential units, comprising 212 units (a mix of 1-bedroom and 2-bedroom) within a 12 storey mixed-use building that provides commercial space on the ground floor, and 63 units spread across 10 townhouse blocks.
- 9.2 Further discussion on the appropriateness of the land uses proposed and the built form, such as heights, densities and general site layout will be addressed through a subsequent recommendation report.

Urban Design

- 9.3 The Clarington Official Plan contains policies and guidelines for developments within the Urban Residential and Neighbourhood Centre designations that will need to be considered when reviewing the applications, such as built form, relationship of buildings to the street, impacts on the public realm, and the interface to existing/proposed uses.

Careful attention and consideration of these policies will enhance the development while being respectful to the existing built form and the surrounding community.

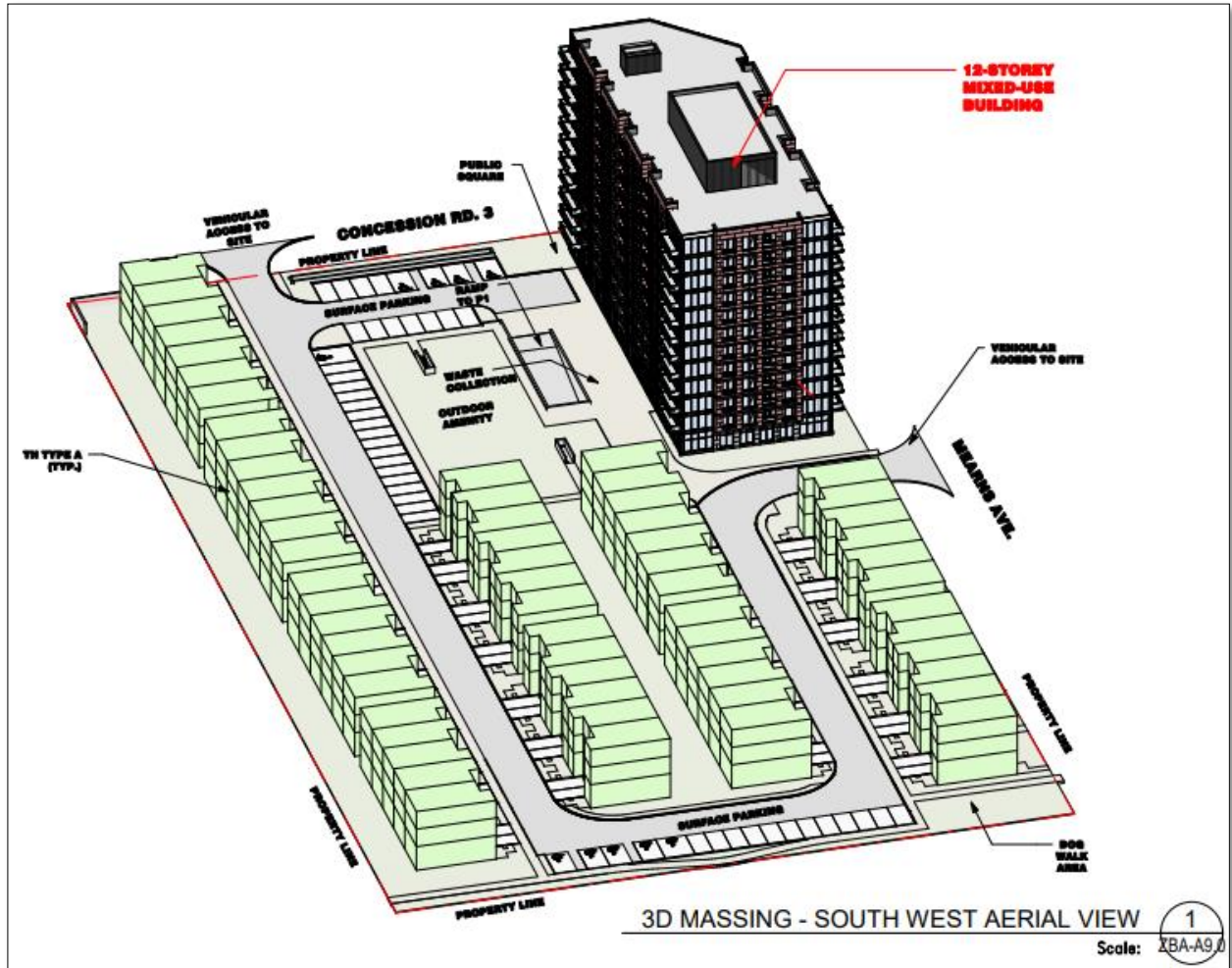


Figure 2 – Massing of the Proposed Development

- 9.4 A shadow analysis was prepared by the applicant to identify impacts of the development on surrounding areas, as well as the site itself.
- 9.5 In the absence of a podium structure, architectural elements/projections reinforcing the active frontage of the ground floor may further reinforce and address urban design elements of the Neighbourhood Centre.

Pedestrian Connections, Amenity Space, and Landscaping

- 9.6 The interface of the at-grade amenity space will be assessed in terms of size, interface with the loading areas and back of apartment building, and visual connection with Concession Road 3.
- 9.7 Opportunities for canopy tree planting internal to the subject site and along condominium roads will need to be explored.

Affordable Units

- 9.8 The Clarington Official Plan encourages a minimum of 30% of the proposed units to be affordable. The *Planning Act* also requires the adequate provision of a full range of housing, including affordable housing as a matter of Provincial interest. The Planning Justification Report prepared by the applicant does not have any reference to affordable housing units.

Traffic, Circulation and Parking

- 9.9 The 10 townhouse blocks are situated along an internal street network, with each unit having two parking spaces, one in the garage and one on the driveway. In total, there are 126 residential townhouse parking spaces and 17 surface-level visitor parking spaces, including 5 barrier-free spaces.
- 9.10 For the 12-storey mixed-use building, parking is available both above and below ground in the underground garage. There are 35 visitor/commercial parking spaces on the surface, 5 of which are barrier-free. The underground garage on Levels P1 and P2 provides 273 parking spaces, with 24 visitor spaces on P1 (including 1 barrier-free space) and 248 resident spaces on P1 and P2.
- 9.11 The location of the east access in proximity to the intersection of Mearns Avenue and Concession Road 3 will be examined further as a Sight Distance Analysis was not provided for this entrance.
- 9.12 Staff will continue to review the submitted applications and work with the applicant to address all technical matters as well as concerns raised by the public. Agency and public comments will be addressed in a subsequent recommendation report to Council. Future applications for site plan approval and draft plan of condominium will also be required to facilitate the development.

10. Financial Considerations

- 10.1 Not applicable, as this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, additional financial considerations that may arise will be discussed in a subsequent recommendation report.

11. Strategic Plan

- 11.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable and complete communities and connecting residents through the design of safe, diverse, inclusive and vibrant communities. An analysis of the proposed development's interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

12. Climate Change

- 12.1 As this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, a fulsome analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

13. Concurrence

- 13.1 Not Applicable.

14. Conclusion

- 14.1 The purpose of this report is to provide background information and obtain comments on the Official Plan Amendment and Zoning By-law Amendment for 275 residential units contained in a 12-storey mixed-use building and 3 storey townhouse blocks at the Statutory Public Meeting under the *Planning Act*. Staff will continue to review and process the applications, including consideration of department, agency and public feedback and will prepare a subsequent recommendation report for Council's consideration. Comments received at this public meeting will be considered and included in the final recommendation report.

Staff Contact: Staff Contact: Sarah Parish, Principal Planner, (905)623-3379 ext. 2432 or sparish@clarington.net or Amanda Tapp, Manager of Development Review, (905)623-3379 ext. 2527 or atapp@clarington.net.

Attachments:

Attachment 1 – Draft Official Plan Amendment

Attachment 2 – Draft Zoning By-Law Amendment

Interested Parties:

List of Interested Parties available from Department.

**Amendment No XX
To The Municipality of Clarington Official Plan**

Purpose: The purpose of this Amendment is to amend Section 23.19 to include a site-specific exception on the subject lands to facilitate the proposed development and permit an increased building height of 12 storeys (37 metres), while also permitting a total of 63 townhomes, and a maximum number of attached townhomes to 7.

Location: The subject lands have no municipal address and are legally described as Lot 9, Concession 2, Block 37 on Registered Plan 40M-1723, former Township of Darlington, now in the Municipality of Clarington. The subject lands are located at the intersection of Mearns Ave and Concession Rd 3 and has a total area of 1.79 hectares with 91 metres of frontage along Concession Rd 3.

Basis: The purpose of this Official Plan Amendment is to amend Section 23.19 of the Municipality of Clarington Official Plan to provide a site-specific policy on the subject lands.

Section 4.3.9 of the Municipality's Official Plan states that the maximum height for residential buildings, including mixed-use buildings, along Local Corridors is 6-storeys. Section 9.4.5 of the Official Plan advises that townhouses sited on blocks shall generally not exceed 50 Units, and that street townhouses shall generally not comprise more than 6 attached units.

The subject lands are currently located adjacent to the built-up area and are surrounded to the north and east by agricultural lands (future development). These agricultural lands are designated 'Urban Residential' and significant development is expected to occur in the near future. The proposed development will provide for much needed housing, while minimizing land consumption and utilizing existing and available services in an area where significant growth is expected to occur. The proposed development also provides appropriate separation between the 12-storey building and the existing single family dwellings in the area, while also providing logical transition through the townhouse built form, from its highest density at the intersection of Mearns Avenue & Concession 3 (12 storey building) to surrounding existing single family dwellings within the built-up area of Bowmanville.

Actual Amendment: The Municipality of Clarington Official Plan is hereby amended as follows:

1. Existing section 23.19.1 is amended by adding the following:

- xx. Notwithstanding Section 4.3.9, a building height of 12 storeys for a mixed-use building located along a Local Corridor is permitted on the lands identified by Assessment Roll Number 1817-020-060-08073 located in part of Lot 9, Concession 2, former Township of Darlington.

Notwithstanding Section 9.4.5, a total maximum number of 63 street townhouses, and a maximum number of 7 street townhouses per block not including the blocks fronting Mearns Avenue, are permitted on the lands identified by Assessment Roll Number 1817-020-060-08073 located in part of Lot 9, Concession 2, former Township of Darlington.

Implementation: The provisions set forth in the Municipality of Clarington Official Plan, regarding the implementation of the Plan, shall apply in regard to this Amendment.

Interpretation: The provisions set forth in the Municipality of Clarington Official Plan, regarding the implementation of the Plan, shall apply in regard to this Amendment.

Type The Corporation of the Municipality of Clarington By-law Number 2024-XX

Being a By-law to amend Zoning By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington.

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for lands legally described as Lot 9, Concession 2, Block 37 on Registered Plan 40M-1723, former Township of Darlington, now in the Municipality of Clarington.

Now therefore the Council of the Municipality of Clarington enacts as follows:

1. Section 14.6 “Special Exceptions – Urban Residential Type Three (R3) Zone” is amended by adding Special Exception Zone 14.6.XX as follows:

“14.6.XX Urban Residential Type Three Exception (R3-XX) Zone

Notwithstanding the provisions of Sections 3.16 d. and 14.4, those lands zoned “R3-XX” on the Schedules to this By-law shall be subject to the following zone provisions:

- a. Density (maximum) 50 units/ha

- b. Regulations for Townhouse Dwellings
 - i. For the purpose of establishing regulations for each Townhouse Dwelling unit, the following specific regulations shall apply as if each unit is located on a lot:
 - a) Yard Requirements
 - i. Front Yard (minimum)
 - a. To private dwelling 2.5 metres
 - ii. Rear Yard (minimum)
 - a. Abutting Linked Townhouse 4.0 metres
 - b. Abutting Urban Residential Zone 6.0 metres
 - b) Balconies, canopies, unenclosed porches, steps, patios, ramps, or decks attached or directly abutting the principal or main building; either above or below grade; may project into any required front, side, or rear yard to a distance of not more than 2.5 metres, but in

no instance shall a required side yard be reduced to below 0.6 metres.

2. Section 15.4 “Special Exceptions – Urban Residential Type Four (R4) Zone” is amended by adding Special Exception Zone 15.4. as follows:

“15.4.XX Urban Residential Type Four Exception (R4-XX) Zone

Notwithstanding the provisions of Section 3.16 d., 15.1, and 15.2, those lands zoned “R4-XX” on the Schedules to this By-law shall be subject to the following zone provisions:

a. Permitted Uses

i. Residential Uses

- a) Dwelling units as part of a building containing a permitted non-residential use(s)

ii. Non-Residential Uses

- a) Commercial School;
b) Eating Establishment, Dine-in;
c) Financial Office;
d) Veterinarian Clinic; and
e) All non-residential uses permitted in 17.1 b.

b. Density (maximum) 425 units/ha

c. Commercial Floor Area (maximum) 300 square metres

d. Building Height (maximum) 37 metres

e. Number of Storeys (maximum) 12 storeys

f. Yard Requirements

i. Front Yard (minimum)

- a) To building 1.5 metres
b) To underground parking structure 0.0 metres

ii. Interior Side Yard (minimum)

- a) To underground parking structure 0.0 metres

- iii. Exterior Side Yard (minimum)
 - a) To building 3.0 metres
 - b) To underground parking structure 0.0 metres
- iv. Rear Yard (minimum)
 - a) To building 7.0 metres
 - b) To underground parking structure 0.0 metres

g. Parking Regulations

i. Residential Use

- a) 0.23 visitor spaces per dwelling unit

3. Schedule '3I' to By-law 84-63, as amended, is hereby further amended by changing the zone designation from:

"Urban Residential Type Three Exception (R3-56)" to "Urban Residential Type Three Exception (R3-XX)" and "Urban Residential Type Four Exception (R4-XX)"

As illustrated on the attached Schedule 'A' hereto.

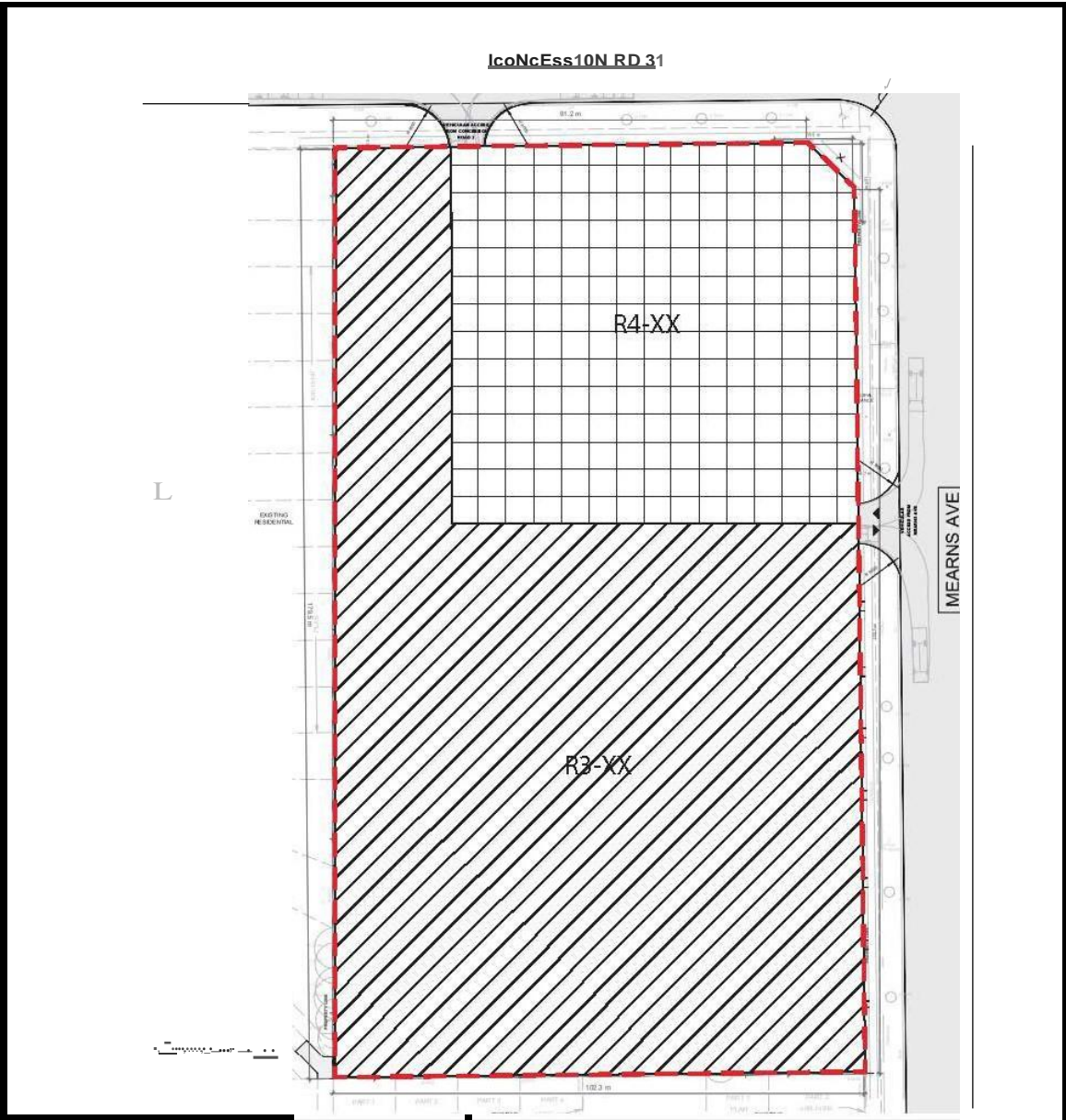
4. Schedule 'A' attached hereto shall form part of this By-law.
5. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Sections 34 and 36 of the Planning Act.

Passes in Open Council this ___ day of _____ 2024.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

Schedule "A"



Subject Site (17,868.3 m² / 178 ha)

Lands to be rezoned from 'Urban Residential Type Three Exception (R3-56)' to 'Urban Residential Type Four Exception (R4-XX)' Zone (0.54 ha)

Lands to be rezoned from 'Urban Residential Type Three Exception (R3-56)' to 'Urban Residential Type Three (R3-XX)' Zone (1.24 ha)

SCHEDULE "A" ZONING BY-LAW AMENDMENT

Drawn By: MA

File: 16-597



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

Public Meeting Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Planning and Development Committee	
Date of Meeting:	October 21, 2024	Report Number: PDS-046-24
Authored By:	Amanda Tapp	
Submitted By:	Carlos Salazer, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	COPA2023-0005 and ZBA2023-0017	Resolution#:
Report Subject:	Proposed Official Plan and Zoning By-law Amendment for 448 residential units in Bowmanville	

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-046-24 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public and Council with respect to the Official Plan and Zoning By-law Amendment applications; and
3. That all interested parties listed in Report PDS-046-24 and any delegations be advised of Council's decision.

Report Overview

In response to the comments received following the proposal's first Statutory Public Meeting held on February 12, 2024, the applicants have submitted a revised proposal resulting in the need for a second public meeting.

The Municipality is seeking the public's input on updated applications for proposed Official Plan and Zoning By-law Amendment submitted on behalf of Your Home Developments (Bowmanville) Inc. to permit a total of 464 residential units, including 448 apartment dwelling units and 16 townhouse dwelling units. The proposal includes two (2) apartment buildings, one (1) 10-storeys and one (1) 14-storeys in height and two (2) blocks of townhouses that are 4-storeys in height.

The conceptual site plan illustrates a right in, right out access from Bowmanville Avenue and a secondary access to the signalized intersection of Bowmanville Avenue and Hartwell Drive via the property to the south at 1505 Bowmanville Avenue. The majority of parking is proposed in an underground parking area, with 11 surface visitor parking spaces. A centralized, at-grade, common outdoor amenity area is also proposed.

The subject lands are located east of Bowmanville Avenue and west of Rhonda Park and are within the boundaries of the proposed Bowmanville West Major Transit Station Area Secondary Plan.

1. Application Details

Owner: Your Home Developments (Bowmanville) Inc.

Agent: Scott Waterhouse, GHD

Proposal: Official Plan Amendment (OPA)

Proposes that in addition to the permitted uses within a local corridor, apartment buildings with a maximum height of 14 storeys be permitted.

Zoning By-law Amendment (ZBA)

To rezone the subject lands from "Urban Residential Type One (R1) Zone" to "Urban Residential Type Four (R4)" with exceptions in Zoning By-law 84-63.

Area: 1.39 hectares

Location: 1525-1585 Bowmanville Avenue, Bowmanville (see **Figure 1**)

Within the Built Boundary? Yes

Roll Number(s): 18-17-020-040-07200, 18-17-020-040-07100, 18-17-020-040-07000, 18-17-020-040-06900



Figure 1 – Location of Subject Land

2. Background

- 2.1 On December 19, 2023, GHD submitted applications for an OPA and ZBA to permit the development of 446 residential units consisting of 430 apartment dwelling units and 16 townhouse dwelling units. The applications were deemed complete on January 8, 2024.
- 2.2 The first Statutory Public Meeting for the proposal was held on February 12, 2024 ([PDS-005-24](#)). Following notice of the first public meeting, staff heard concerns related to increased density, traffic and shadow impacts on adjacent properties.
- 2.3 On May 10, 2024, a formal re-submission to comments received was provided to Clarington planning staff. After reviewing this re-submission, Clarington planning staff provided additional comments specific to the proposed building heights and shadowing effects on neighbouring residential properties. These comments were specific to the residential lots on Trewin Lane to the north-east of the subject lands.
- 2.4 Additional shadowing diagrams were provided to Clarington Planning staff on June 7, 2024, and a follow-up meeting was held with Clarington planning staff on June 26, 2024.
- 2.5 On July 5, 2024, the shadow diagrams provided to Clarington planning staff were updated based on a modified height for apartment buildings A and B, to decrease the amount of shadows cast onto the rear yard area of the residential lots on Trewin Lane. These plans now formally illustrate the proposed maximum building height of 10 storeys for building B and 14 storeys for building A. The overall number of apartment dwelling units has increased slightly from 430 to 448, while the number of townhouse dwellings has not changed. Due to an increased in proposed storeys and units from what was presented to the public in February, Staff felt it was appropriate to require a second public meeting. This report outlines the updated proposal.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located on the east side of Bowmanville Avenue and directly west of Rhonda Park in Bowmanville. The lands currently function as four (4) separate single detached dwellings with associated driveways, accessory structures and buildings. The eastern perimeter of the Subject Lands is heavily treed, and the subject lands feature a significant slope towards Rhonda Park.

3.2 The surrounding uses are as follows:

North: Existing low density residential;

East: Rhonda Park featuring a baseball diamond and play structure, Rhonda Boulevard beyond;

South: Existing 4-storey residential apartment building; and,

West: Bowmanville Avenue and commercial plaza beyond featuring a variety of convenience commercial and service use

4. Provincial Policy

Changing Legislation

4.1 Upon the 2024 PPS coming into force on October 20, 2024, the 2020 PPS and the Growth Plan will be repealed and all land use planning decisions made as of October 20, 2024, will need to be consistent with the 2024 PPS, a singular land use policy document for planning authorities to consult. At the time of a recommendation report to Council for the proposed development the appropriate Provincial policies will be reviewed.

Provincial Policy Statement

4.2 The Provincial Policy Statement (PPS) provides policy direction on land use planning and development for matters of provincial interest. This includes the protection of provincial resources, public health and safety, and the quality of the natural and built environment. These objectives are to be achieved through efficient land use planning. Through land use designations and policies, municipal official plans and secondary plans seek to implement the PPS.

4.3 The PPS focuses growth and development within urban and rural settlement areas. Development within these areas must meet the full range of current and future needs of the population by employing efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Land use patterns should promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel.

5. Official Plans

Durham Region Official Plan

- 5.1 At the time the application was submitted, the Region of Durham Official Plan (2020) (DROP) was in effect. However, on September 3, 2024, the Ministry of Municipal Affairs and Housing approved in part, with modifications, the new Region of Durham Official Plan (Envision Durham). As the final version of Envision Durham has not been publicly released these applications have been reviewed against Envision Durham - the 2023 version, and the 77 provincial modifications that are both available online.
- 5.2 The subject lands are within a “Protected Major Transit Station Area” (PMTSA) as delineated by ROPA 186 and further through Envision Durham. There are a number of proposed policies for PMTSA’s within Envision Durham.
- 5.3 Provisions of the final Envision Durham Official Plan will be addressed through the planning process for the applications as appropriate. The relevant policies in the DROP that affect the proposal are briefly discussed below.

Clarington Official Plan (COP)

- 5.4 Per Map ‘A3’ of the COP, the subject lands are designated “Urban Residential”. The Urban Residential designation is predominantly intended for housing purposes. A variety of densities, tenure and housing types are encouraged, generally up to 3 storeys in height.
- 5.5 Per Map ‘B’ of the COP, Bowmanville Avenue (Regional Road 57) is identified as a “Local Corridor”. Local Corridors shall provide for intensification, mixed-use development and pedestrian and transit-supportive development. The development of Local Corridors aims to improve the public realm and establish walkable, transit-supportive corridors through high-quality streetscaping and built form. The minimum density is 40 units per net residential hectare. The standard building height is 2-6 storeys. Low rise is 2-4 storeys, mid-rise is 5-6 storeys. The building form can be mixed-use buildings, apartments and townhouses.
- 5.6 The proposed height of the 10-storey and 14-storey apartment buildings is not in conformity with the 6-storey height restriction of the “Local Corridor” designation, and therefore, an Official Plan Amendment is required. A draft Official Plan Amendment prepared by the applicant is included as **Attachment 1**. Further analysis will be completed through subsequent processing of the application for Official Plan Amendment.

6. Zoning By-law

- 6.1 Zoning By-law 84-63 zones the subject lands as “Urban Residential Type One (R1) Zone”. A Zoning By-law Amendment is required to permit and regulate the proposed built form. A draft zoning by-law prepared by the applicant is included as **Attachment 2**.

7. Public Notice and Submissions

- 7.1 Public Notice of this second Statutory Public Meeting was mailed to each landowner within 120 metres of the subject lands and the existing interested parties list, and a public meeting sign was installed on the subject lands fronting Bowmanville Avenue.
- 7.2 As of writing this report, staff had received one comment from the public. The concerns were related to increased density and shadow impacts. Comments received from the public at this Statutory Public Meeting will be considered and included in the recommendation report.

8. Departmental and Agency Comments

- 8.1 The application was circulated to internal departments and external agencies for review and comments. At the time of writing this report, no adverse comments had been received related to the proposed Official Plan and Zoning By-law Amendments.

9. Summary of Background Reports

- 9.1 The applicant has submitted several supporting documents which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage [Proposed Development on Bowmanville Avenue - Clarington](#) and are also available upon request. A summary of the studies and reports will be provided in a future recommendation report.
- 9.2 It is noted that several technical reports were prepared and submitted with the previous submissions. The proposed design changes are focused on the noted building height, and there have been no changes to the building footprint, setbacks or internal road configuration. Based on these considerations, further revisions and updates to the supporting technical reports were not submitted for further consideration of the updated OPA and ZBA applications.

10. Discussion

Bowmanville West Urban Centre and Major Transit Station (GO Train) Area Secondary Plan Update

- 10.1 The Municipality is in the process of updating the existing Bowmanville West Urban Centre Secondary Plan. Part of this update includes the expansion of the Secondary Plan boundary to match the boundary of the PMTSA, therefore including the subject lands.
- 10.2 The draft Official Plan Amendment, inclusive of the Secondary Plan, was presented at a Statutory Public Meeting on January 22nd, 2024. The subject lands are proposed to be designated “Residential Medium Density”, in which this designation permits low-rise apartment buildings and limits the permitted height to 6-stories. The planned function of this designation is to provide for development along the edges of the Secondary Plan that will provide a transition in height from taller buildings in the plan area to the surrounding lower density residential areas.

- 10.3 A ZBA to implement the entirety of the Bowmanville West Urban Centre and Major Transit Station Area Secondary Plan was drafted and presented at the statutory public meeting held on January 22nd, 2024. As presented, the draft implementing zoning by-law zones the subject lands as the “Residential – Medium Density (R-MD) Zone” with a holding symbol and height permissions ranging from 6 to 12 storeys. Staff has acknowledged and discussed the error with the applicant, as unfortunately these height permissions are not aligned with the proposed Secondary Plan designation.
- 10.4 As the intent of the accompanying zoning is to implement the Secondary Plan, staff will address the height discrepancy as part of the recommendation report for the Secondary Plan

BOWMANVILLE WEST MAJOR TRANSIT STATION AREA SECONDARY PLAN
SCHEDULE A LAND USE PLAN

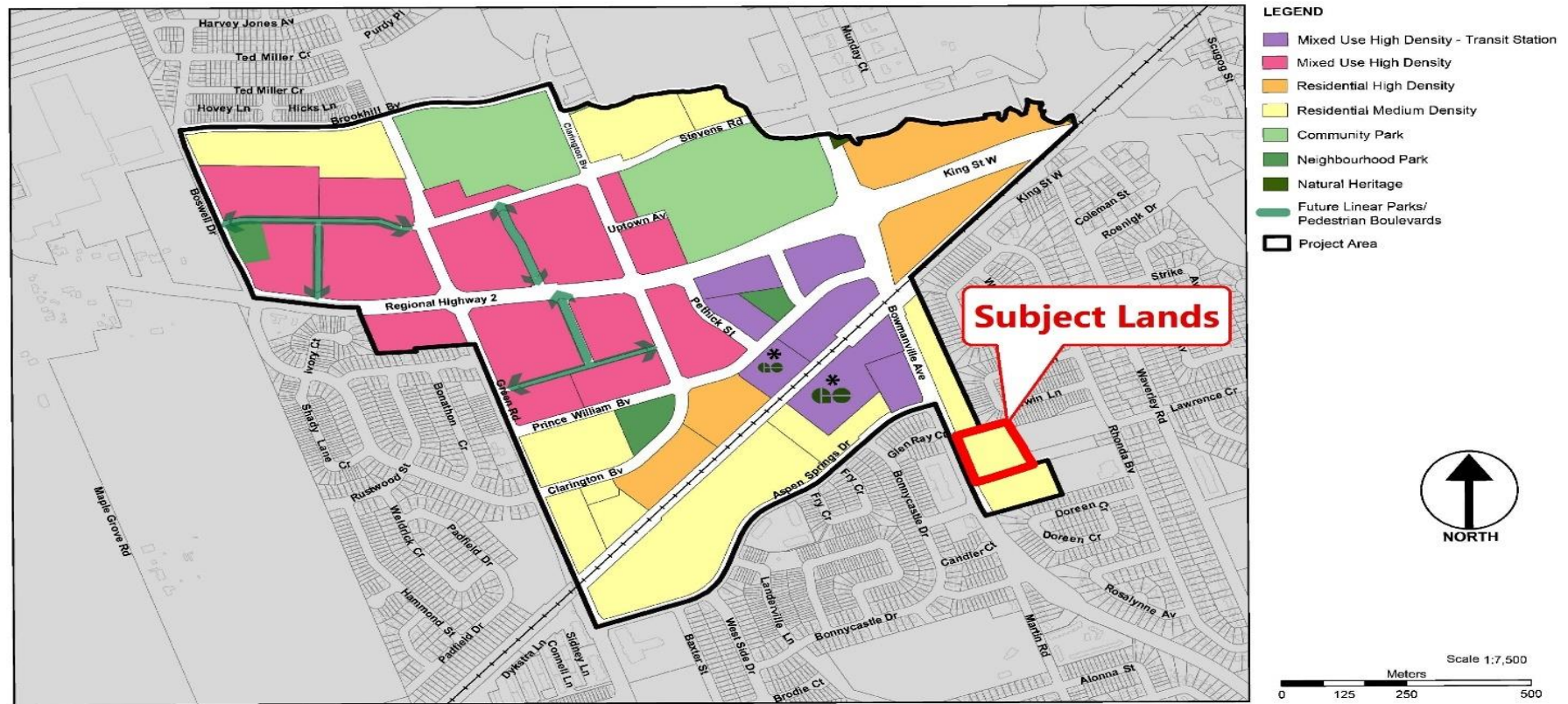


Figure 2 – Draft Land Use Map – Bowmanville West MTSA Secondary Plan

Sunlight and Shadow Compatibility

- 10.5 The COP contains infill development policies that need to be considered when reviewing the application, such as lot size, transition and impacts to surrounding uses (specifically refer to Section 5.4 of the COP).
- 10.6 The draft Bowmanville West Urban Centre and Major Transit Station Area Secondary Plan includes draft sunlight and shadow policies that articulate the priorities of the COP, Staff will consider these policies through the review of the submitted sun / shadow diagram.
- 10.7 Affordable units are encouraged to be provided within the proposal. The COP encourages a minimum of 30% of all units within the Urban Areas to be affordable.
- 10.8 Ontario government recently passed legislation known as the *GO Transit Station Funding Act* (Bill 131) that would allow municipalities to collect a transit station charge to pay for costs related to the construction of a new GO transit station from new nearby developments in exchange for reduced parking rates/expedited approval. As more details on the GO Transit Station Funding Act are released, the Municipality will explore the use of this tool.
- 10.9 The applications for OPA and ZBA are required to permit and regulate the proposed built form. Future applications for site plan approval and draft plan of condominium will also be required.
- 10.10 Staff will continue to review the submitted applications for OPA and ZBA amendments and will work with the applicant to address all technical matters. Agency and public comments will be addressed in a subsequent recommendations report to Committee and Council.

11. Financial Considerations

- 11.1 Not Applicable.

12. Strategic Plan

- 12.1 The proposed development will be reviewed against the pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable and complete communities and connecting residents through the design of safe, diverse, inclusive and vibrant communities. An analysis of the proposed developments interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

13. Climate Change

- 13.1 As this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, a fulsome analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

14. Concurrence

- 14.1 Not Applicable.

15. Conclusion

- 15.1 It is respectfully recommended that the purpose of the Public Meeting report is to provide background information on the updated Official Plan and Zoning By-law Amendment applications to permit a total of 448 residential units for the Public Meeting under the *Planning Act*. Staff will continue processing the applications including preparation of a subsequent recommendation report.

Staff Contact: Amanda Tapp, Manager, Development Review, 905-623-3379 x 2427 or atapp@clarington.net .

Attachments:

Attachment 1 – Draft Official Plan Amendment

Attachment 2 – Draft Zoning By-law Amendment

Attachment 3 – February 12, 2024, PDC Minutes (First Public Meeting)

Attachment 4 – Proposed Sun Shadow Study (March, June, September, December)

Interested Parties:

List of Interested Parties available from Department.

The Corporation of the Municipality of Clarington

Amendment Number XXX

To the Municipality of Clarington Official Plan

- Purpose:** To amend the Clarington Official Plan to permit an apartment building(s) with a height of 12 storeys within a Local Corridor land use designation.
- Location:** The amendment to the Official Plan applies to the property at 1525 – 1585, Bowmanville Avenue, in Bowmanville.
- Basis:** This amendment is based on applications by Your Home Developments (Bowmanville) Inc. to permit 448 units, two apartment buildings and two townhouse buildings, on lands on the east side of Bowmanville Avenue, South of Aspen Springs Drive.
- Actual Amendment:** The Clarington Official Plan is hereby amended by adding an exception to Section 23.19.xx “Residential Exceptions” as follows:
- ix. Notwithstanding Table 4-3 “Summary of Urban Structure Typologies”, lands identified by Roll Number xxxx shall, in addition to the permitted uses within a local corridor, be used for an apartment building(s) with a maximum height of 14 storeys

Implementation:

The provisions set forth in the Municipality of Clarington Official Plan regarding the implementation of the Plan, shall apply in regard to this Amendment.

Interpretation:

The provisions set forth in the Municipality of Clarington Official Plan regarding the interpretation of the Plan, shall apply in regard to this Amendment.

DRAFT

Corporation of the Municipality of
Clarington By-law Number 2024-XXXX

being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for ZBA-2024-XXXX;

Now Therefore Be It Resolved That, the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. Section 15.4 'Special Exceptions – Urban Residential Type Four (R4) Zone' is amended by adding Special Exception Zone 15.4.XX as follows:

“15.4.XX Urban Residential Type Four Exception XX (R4-XX) Zone

Notwithstanding Sections XXXX and XXXX, those lands zoned R4-XX on the Schedule A to this By-law shall subject to the following:

- | | |
|--|--|
| a. Permitted Uses | Apartment Building, link townhouse dwelling |
| b. Density (Maximum) | 340 units per net hectare |
| c. Yard Requirements | |
| i) Front Yard | 2.5 metres |
| ii) Interior Side Yard | 6.0 metres for apartment building, 3.0 metres for link townhouse dwelling |
| iii) Rear Yard | 6.0 metres |
| d. Notwithstanding the above, the minimum yard setbacks to an underground parking structure located below established grade shall be 0.0 metres | |
| e. Notwithstanding the above, the minimum yard setbacks to an underground parking structure projecting above grade but below finished ground floor elevation shall be 0.5 metres | |
| f. Lot Coverage (Maximum) | 40 percent |
| g. Landscaped Open Space (Minimum) | 20 percent |
| h. Building Height | 14 storeys (48.0 metres) for apartment building, 4 storeys (13.0 metres) for link townhouse dwelling |

- i. Parking (Minimum) 1.0 spaces per dwelling unit for residents, 0.2 spaces per dwelling unit for visitors
 - j. Street Façade Length (Minimum) 70% to Bowmanville Avenue
 - k. Buildings six storeys or taller shall setback all floors above the fourth storey that face a public street (Minimum) 1.2 metres
2. Schedule 3 to By-law 84-63, as amended, is hereby further amended by changing the zone designation from Residential 1 (R1) Zone to Urban Residential Type Four Exception XX (R4-XX) Zone as illustrated on the attached Schedule 'A' hereto.
 3. Schedule 'A' attached hereto shall form part of this By-law.
 4. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 of the Planning Act.

By-Law passed in open session this _____ day of _____, 2024


Adrian Foster, Mayor

June Gallagher, Municipal Clerk

SCHEDULE A TO BY-LAW NO. XX-24 MUNICIPALITY OF CLARINGTON AMENDMENT TO SCHEDULE 3D TO ZONING BY-LAW 84-63



LEGEND:

 **SUBJECT LANDS**

Re-Zone from 'Residential' [R1] Zone' to: Urban Residential Type 4 Exception XX
[R4-XX] Zone

THIS IS SCHEDULE A
TO BY-LAW NO.XX-24

PASSED THIS XX DAY
OF XXXX, 2024

MAYOR: _____

CLERK: _____



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SCALE 1:2500 AT ORIGINAL SIZE



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Planning and Development Committee

Minutes

Date: February 12, 2024
Time: 5:00 p.m.
Location: Council Chambers or Microsoft Teams
Municipal Administrative Centre
40 Temperance Street, 2nd Floor
Bowmanville, Ontario

Members Present: Mayor A. Foster, Councillor G. Anderson, Councillor S. Elhajjeh,
Councillor C. Traill, Councillor W. Woo, Councillor M. Zwart

Regrets: Councillor L. Rang

Staff Present: M. Dempster, J. Newman, C. Salazar, L. Backus, K. Richardson,
L. Preston, T. Pinn, R. Maciver

Other Staff Present: B. Rice, M. Pick, B. Grigg, J. O'Meara

1. Call to Order

Councillor Anderson called the meeting to order at 5:01 p.m.

2. Land Acknowledgment Statement

Councillor Zwart led the meeting in the Land Acknowledgement Statement.

3. Declaration of Interest

There were no disclosures of interest stated at this meeting.

4. Announcements

Members of Committee announced upcoming community events and matters of community interest.

5. Presentations/Delegations (10 Minute Time Limit)

5.1 Delegation by Tom Barrie, Durham Agricultural Advisory Committee, Regarding Durham Agriculture and the Challenges and Opportunities

Tom Barrie, Durham Agricultural Advisory Committee was present regarding the Challenges and Opportunities of Durham Agriculture. Using an electronic presentation, Tom provided an overview of the Durham Agricultural Advisory Committee (DAAC) and agriculture in Clarington.

T. Barrie provided information on the breakdown of food pricing and advised there is an opportunity to balance farmland preservation while also allowing progressive agri-businesses to operate within the community. Tom provided information on the benefits of On-Farm diversified uses and how collaborating with the Durham Agricultural Advisory Committee on planning and policy development can support local businesses.

Resolution # PD-001-24

Moved by Councillor Zwart
Seconded by Councillor Woo

That the delegation be extended for an additional 2 minutes.

Carried

T. Barrie provided information on annual farm tours and answered questions from Members of Committee.

Resolution # PD-002-24

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the Delegation of Tom Barrie, regarding Durham Agriculture and the Challenges and Opportunities, be received with thanks.

Carried

5.2 Delegation by Henry Zekveld, Chair, Agricultural Advisory Committee of Clarington, Regarding the Agricultural Advisory Committee 2023 Update

Henry Zekveld, Chair, Agricultural Advisory Committee of Clarington (AACC), was present regarding the 2024 Agricultural Advisory Committee Update. Henry provided information on the accomplishments from 2023 and the Agricultural Advisory Committee goals for 2024. H. Zekveld provided information on the organizations the AACC Committee collaborates with and answered questions from Members of Committee.

Resolution # PD-003-24

Moved by Councillor Zwart
Seconded by Councillor Elhajjeh

That the Delegation of Henry Zekveld, regarding the Agricultural Advisory Committee 2023 Update, be received with thanks.

Carried

Alter the Agenda

Resolution # PD-004-24

Moved by Mayor Foster
Seconded by Councillor Woo

That the Agenda be altered to consider Confidential Item 11.1 at this time.

Carried

11. Confidential Items

11.1 Confidential Memo-001-24 from Rob Maciver, Deputy CAO/Solicitor, Regarding 2020 Lambs Road, Bowmanville

Resolution # PD-005-24

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the Confidential Memo-001-24 from Rob Maciver, Deputy CAO/Solicitor, Regarding 2020 Lambs Road, Bowmanville, be received.

Carried

6. Consent Agenda

7. Items for Separate Discussion

8. Unfinished Business

9. New Business

Recess

Resolution # PD-006-24

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the Committee recess until 6:30 p.m.

Carried

The meeting reconvened at 6:30 p.m. with Councillor Anderson in the Chair.

10. Public Meetings (6:30 p.m.)

10.1 Public Meeting to Receive Comments on the Proposed Amendments and Fee Increase to the Building By-law

Andrew Mirabella, Hemson Consulting, was present electronically to provide an overview of background and study objectives. Andrew advised of the requirements under the Building Code Act relating to building permit fees.

A. Mirabella provided a breakdown of the historical patterns for calculating average annual revenue and costs associated in calculating the basis for setting user fees. Andrew answered questions from Members of Committee.

10.1.1 FSD-006-24 Building Permit and Inspection Fee Amendments and New Building By-Law

Resolution # PD-007-24

Moved by Mayor Foster
Seconded by Councillor Woo

That Report FSD-006-24, and any related delegations or communication items, be received;

That the Building By-law, attached to Report FSD-006-24, as Attachment 2, repealing By-law 2017-086, be approved;

That all interested parties listed in Report FSD-006-24, and any delegations, be advised of Council's decision.

Carried

10.2 Public Meeting for a Proposed Application for Official Plan and Zoning By-law Amendment

Rose Watkins was present to express concerns regarding the potential impact the proposed development will have on neighbouring properties, including the blockage of sunlight, future use of Rhonda Park, traffic, water run-off and flooding concerns. Rose answered questions from Members of Committee.

Steve Hennessey was present in support of the proposed application, and suggested the buildings could be even taller, as Clarington needs more housing.

Bryce Jordan, GHD on behalf of Your Home Developments (Bowmanville) Inc. was present and responded to questions raised from the public and clarified parking at the proposed site. Bryce answered questions from Members of Committee.

10.2.1 PDS-005-24 Proposed Official Plan and Zoning By-law Amendment for 446 Residential Units in Bowmanville

Resolution # PD-008-24

Moved by Councillor Zwart
Seconded by Councillor Woo

That Report PDS-005-24 and any related communication items, be received for information only;

That Staff receive and consider comments from the public and Council with respect to the Official Plan and Zoning By-law Amendment applications; and

That all interested parties listed in Report PDS-005-24 and any delegations be advised of Council's decision.

Carried

10.3 Public Meeting for a Proposed Zoning By-law Amendment and Plan of Subdivision

Libby Racansky was present electronically to express concerns with traffic, lack of trail and parks planned in the proposed development area, the potential for overcrowding in area schools, and fencing surrounding environmentally protected areas. Libby advised of the effects that previous developments have had in the area, including drainage, groundwater, dust, and impacts to wildlife. L. Racansky asked that signage be erected in the area.

Mark Jacobs, Biglieri Group, was present in support of the staff report. Mark provided an overview of the location, policy, conceptual design, landscaping, the site servicing requirements, parking and transportation needs. M. Jacobs advised the application complies with provincial policy and official plans. Mark answered questions from Members of Committee.

10.3.1 PDS-006-24 Information and Recommendation on a Draft Plan of Subdivision and Rezoning to Permit a Block of 43 Townhouse Units within a Common Elements Condominium for Lands at 3051 Courtice Road

Resolution # PD-009-24

Moved by Mayor Foster

Seconded by Councillor Elhajjeh

That Report PDS-006-24 and any related communication items, be received;

That the rezoning application submitted by Courtice Glade Holding Inc., be approved and the By-law in Attachment 1 to Report PDS-006-24 be approved;

That the application for Draft Plan of Subdivision S-C-2023-0001 submitted by Courtice Glade Holding to permit a townhouse block be supported subject to the conditions approved by the Deputy CAO of Planning and Infrastructure Services;

That any Council and/or Public concerns regarding the subdivision be addressed through the conditions of draft approval or through the subsequent Site Plan application process;

That once all conditions contained in the Official Plan with respect to the removal of the (H) Holding Symbol and the conditions of the Subdivision and Site Plan are satisfied, the By-law authorizing the removal of the (H) Hold Symbol be approved;

That the Region of Durham Planning and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PDS-006-24 and Council's decision; and

That all interested parties listed in Report PDS-006-24 and any delegations be advised of Council's decision.

Carried

12. Adjournment

Resolution # PD-010-24

Moved by Councillor Woo

Seconded by Councillor Elhajjeh

That the meeting adjourn at 8:17 p.m.

Carried

Attachment 4 to Report PDS-046-24

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No.	Revision	Date

No. 4	Rezoning	2022-12-07
No. 3	Rezoning Resubmission	2023-10-19
No. 2	Rezoning Resubmission	2024-05-10
No. 1	Building height revised as per city comments	2024-09-13

Client:
Your Home Development

**1525 - 1585 Bowmanville Ave,
Bowmanville, ON**
Proposed Residential Development

Drawing Title:
**Sun Shadow Study -
March**

Scale:

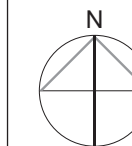
Drawn by:
J.A.

Checked by:
S.M.

Project No.:
21075

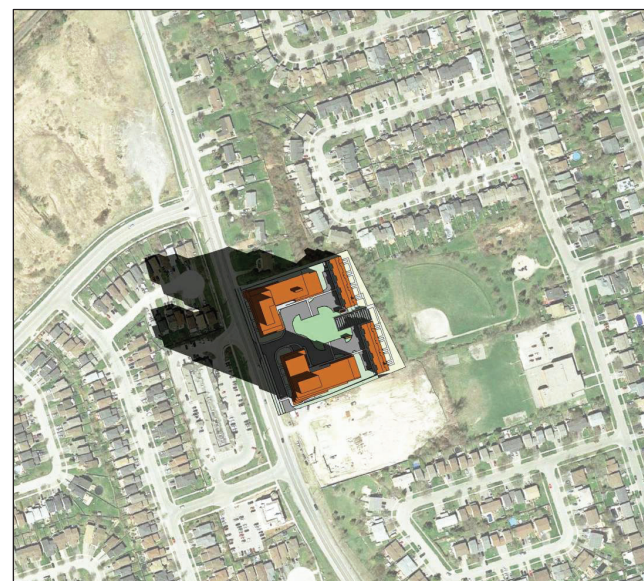
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May 30, 2024

Drawing No.:



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- Property Line
- Proposed Building



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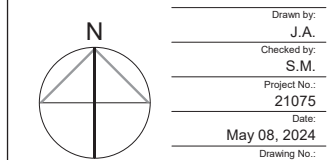
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No. | Revision | Date

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No. 1	Building height revised as per city comments	2024-09-13

Client:
Your Home Development
1525 - 1585 Bowmanville Ave,
Bowmanville, ON
Proposed Residential Development

Drawing Title:
Sun Shadow Study - June

Scale:
Drawn by:
J.A.
Checked by:
S.M.
Project No.:
21075
Date:
May 08, 2024
Drawing No.:



LEGEND:
— Property Line
■ Proposed Building



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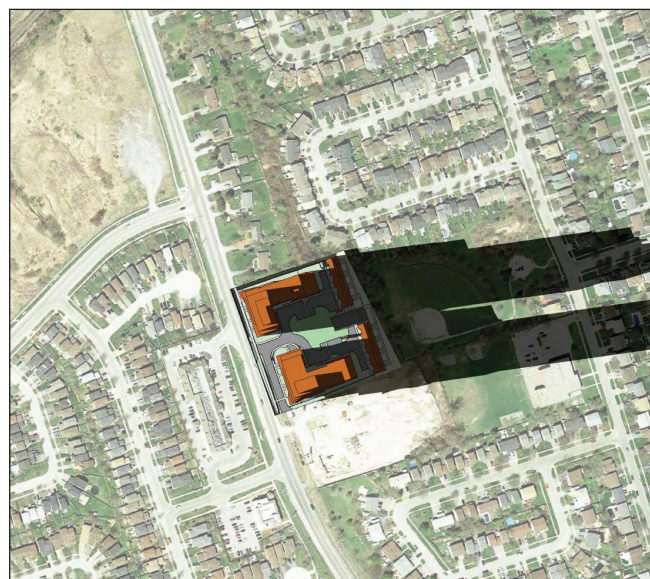
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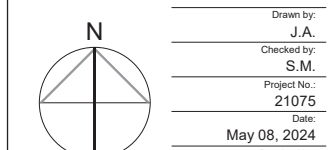
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1525 - 1585 Bowmanville Ave,
Bowmanville, ON
Proposed Residential Development

Drawing Title:
Sun Shadow Study - September

Scale:
Drawn by: J.A.
Checked by: S.M.
Project No.: 21075
Date: May 08, 2024
Drawing No.:



LEGEND:
— Property Line
■ Proposed Building

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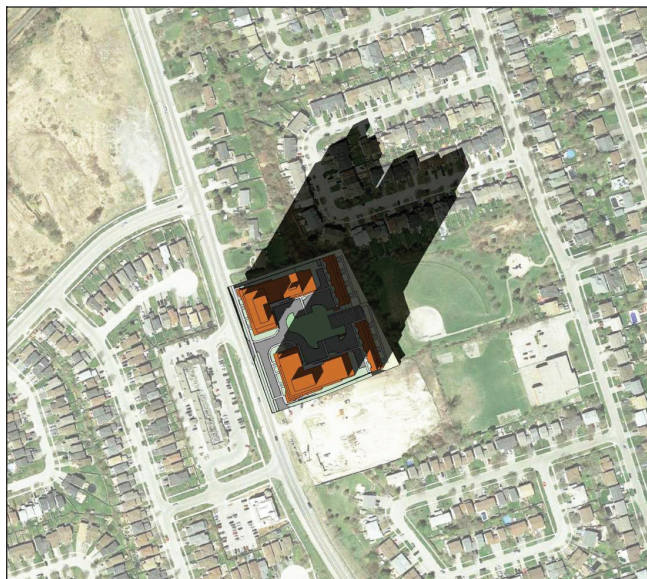
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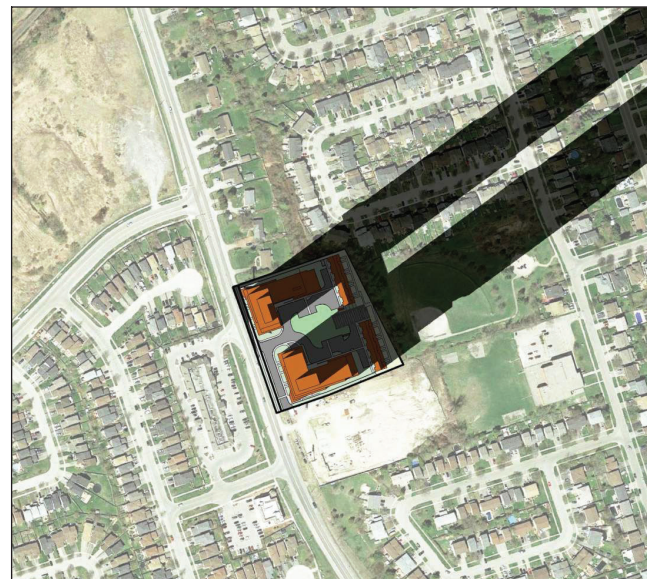
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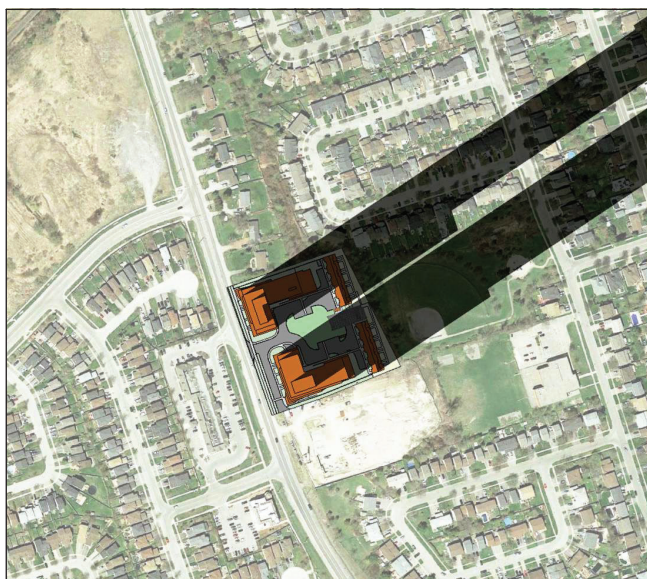
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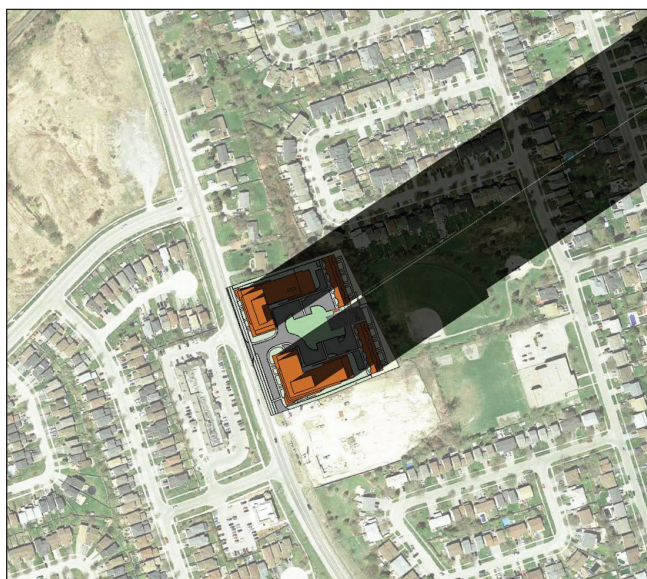
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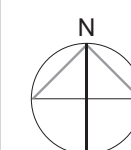
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Proposed Residential Development

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**Sun Shadow Study -
December**

Scale:

Drawn by:
J.A.
Checked by:
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Project No.:
21075
Date:
May 08, 2024
Drawing No.:



LEGEND:
— Property Line
■ Proposed Building



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