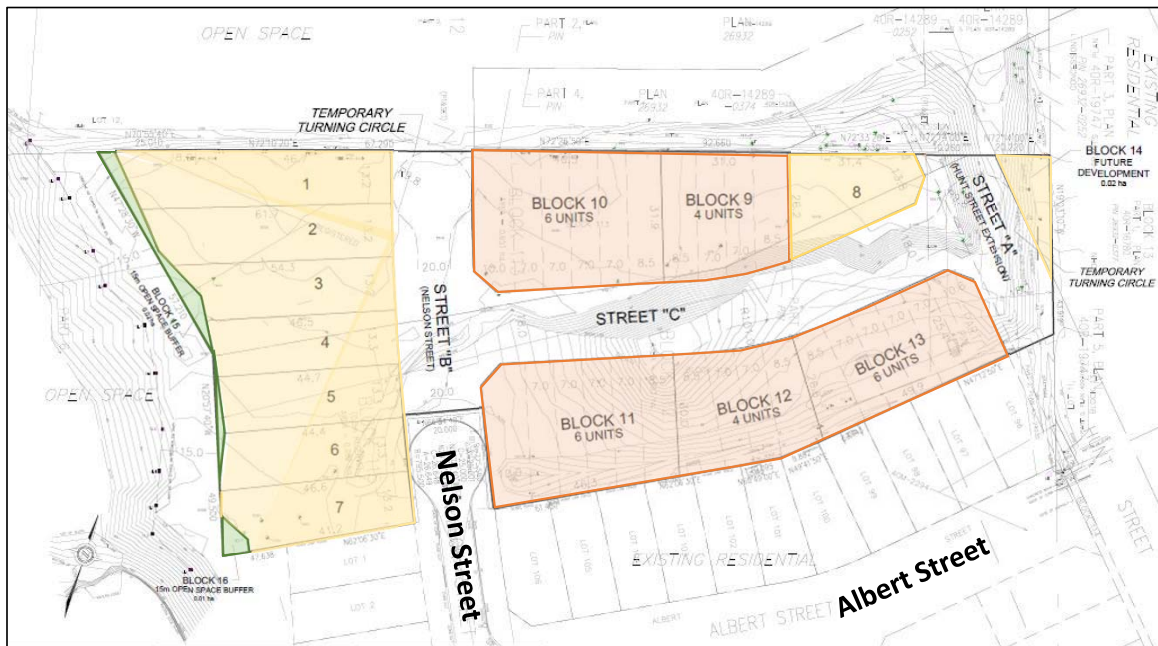


Fairhaven Investments Inc., Bowmanville

**Statutory Public Meeting
June 28th, 2021**

**Draft Plan of Subdivision
(S-C-2021-0001)
&
Zoning By-law Amendment
(ZBA2021-0007)**



Open space Buffers ■ Townhouse Residential ■ Single Family Residential/Future Development ■

FAIRHAVEN INVESTMENTS INC.

Property Description

Legal Description:

- BLOCK 113, PLAN 40M2294, CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM.
- BLOCK 112, PLAN 40M2294, CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM. S/T EASEMENT IN GROSS OVER PT 1 ON 40R24030 AS IN DR471684.

Site Area: 1.53ha (3.8ac)

Description of Subject Site:

- Two remnant parcels of registered plan of subdivision 18T-93008
- Currently vacant
- The Subject Site is located on the north side of the existing cul-de-sac on Nelson Street, abutting an existing residential subdivision.
- The Subject Site is currently accessed by Nelson Street via an existing cul-de-sac.



(█ Subject Site)

Site Location & Context

North:

- A former manufacturing plant (Goodyear Plant) until future redevelopment is proposed.
- Bowmanville Creek Barrier Dam

South:

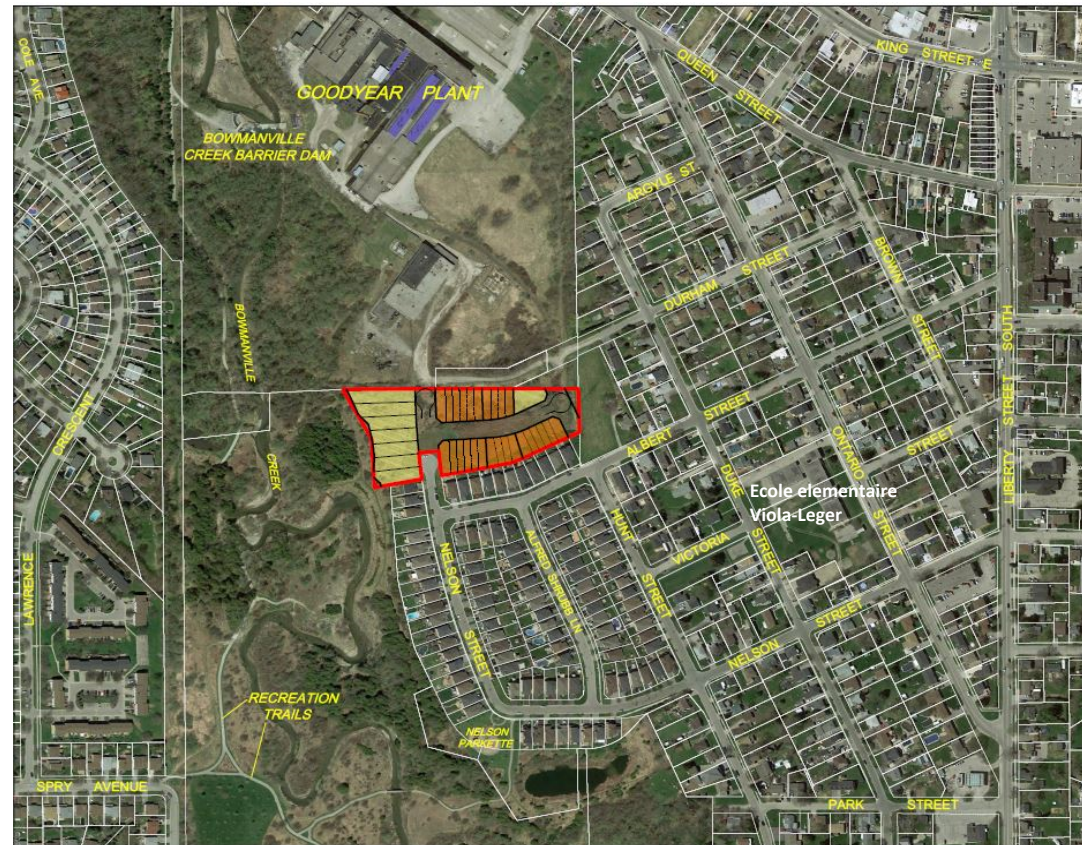
- Residential subdivision – single detached residential dwellings with lot frontages of 12m along Albert Street.
- Nelson Parkette


East:

- Residential Subdivision - single detached dwelling
- Ecole elementaire Viola-Leger – a French immersion elementary school

West:

- Greenspace composed of Bowmanville Creek with associated natural features, and Bowmanville Valley Recreation Trail

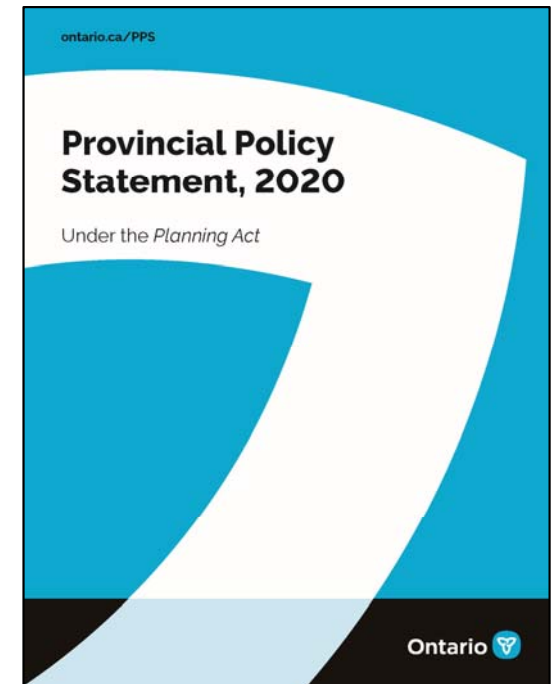


( Subject Site)

Planning Policy Framework

Provincial Policy Statement, 2020

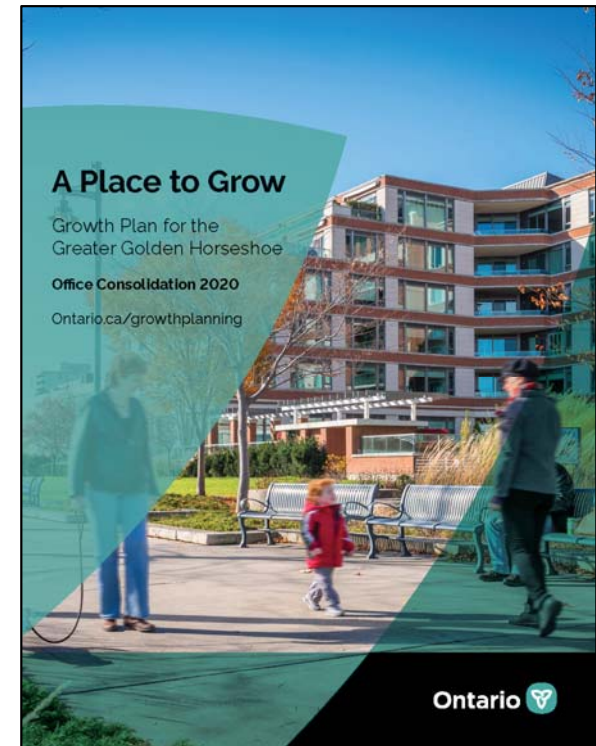
- The PPS supports the development of housing to meet current and future housing needs.
- The Subject Property is located within the Built Boundary of a designated Settlement Area (Bowmanville).
- Settlement Areas shall be the focus of growth and development.
- Settlement Areas should be planned and developed for a mix of land uses and densities which efficiently utilize infrastructure and public facilities.
- The proposed development promotes intensification on an underutilized property by increasing the mix and supply of housing while optimizing existing infrastructure; thus, the proposal is consistent with the policies of the PPS, 2020.



Planning Policy Framework

Growth Plan for the Greater Golden Horseshoe, 2020

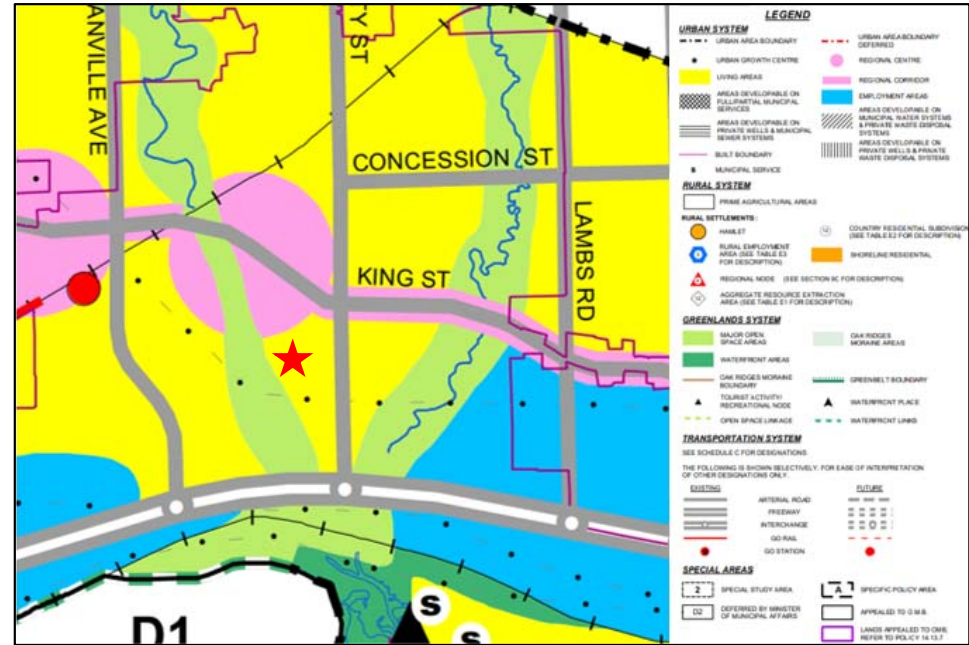
- The vast majority of growth is directed to settlement areas that have:
 - *a delineated built boundary;*
 - *existing or planned municipal servicing; and,*
 - *support complete communities.*
- ‘*Complete Communities*’ will feature a diverse mix of land uses, including employment uses and convenient access to local stores and services.
- Achieving a range and mix of housing options to serve all sizes, incomes and ages of households is a key component of the Growth Plan.
- The proposed development conforms to the policies of the Growth Pan (2020) by optimizing land and resources on an underutilized site within an established community and providing a greater range of housing options in the areas.



Planning Policy Framework

Durham Region Official Plan, 2020

- Durham Region is anticipated to grow by 312,660 residents by the year 2031.
- The Subject Property is identified as located within 'Living Areas'.
- Living Areas form part of the Regions Urban System and are intend to primarily support housing opportunities including a diverse range of housing sizes, types and tenures
- The proposed development will assist in encouraging a mix of housing types in the area by providing 8 single detached dwellings and 26 townhouse dwellings to contribute to satisfying the needs of current and future populations.
- The proposed development conforms to the relevant policies of the Durham Region Official Plan by proposing a density that is compatible with the surrounding land uses and providing a more diverse range of housing options.

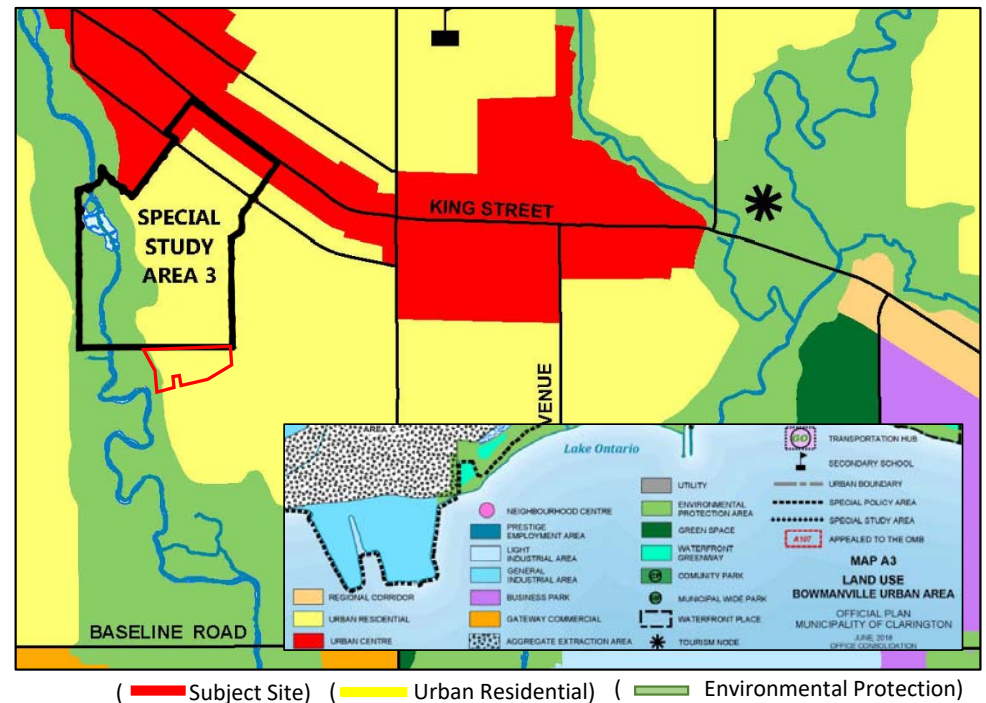


★ Subject Site

Planning Policy Framework

Municipality of Clarington Official Plan (2018)

- The Subject Site is located adjacent to Special Study Area 3 and is designated 'Environmental Protection' and 'Urban Residential'
- The development proposal considers the lands located along the westerly portion of the Subject Site, designated "Environmental Protection Area", to be protected by a 15 metre Open Space Buffer measured from the edge of the staked feature. Lands to the west staked on October, 22nd, 2020
- Policies pertaining to the "Urban Residential" designation are provided in Section 9 – Livable Neighbourhoods, of the Official Plan encourage the development of vibrant communities, to enhance the quality of life of residents living throughout the Municipality of Clarington.
- The proposed development provides for transition between the existing community, and the medium and high density residential uses anticipated in Special Study Area 3 (Goodyear lands).
- The proposed development conforms to the policies of the Municipality of Clarington Official Plan by proposing a mix of housing options which will accommodate the needs of the future and existing residents of the Bowmanville Urban Area.



Planning Policy Framework

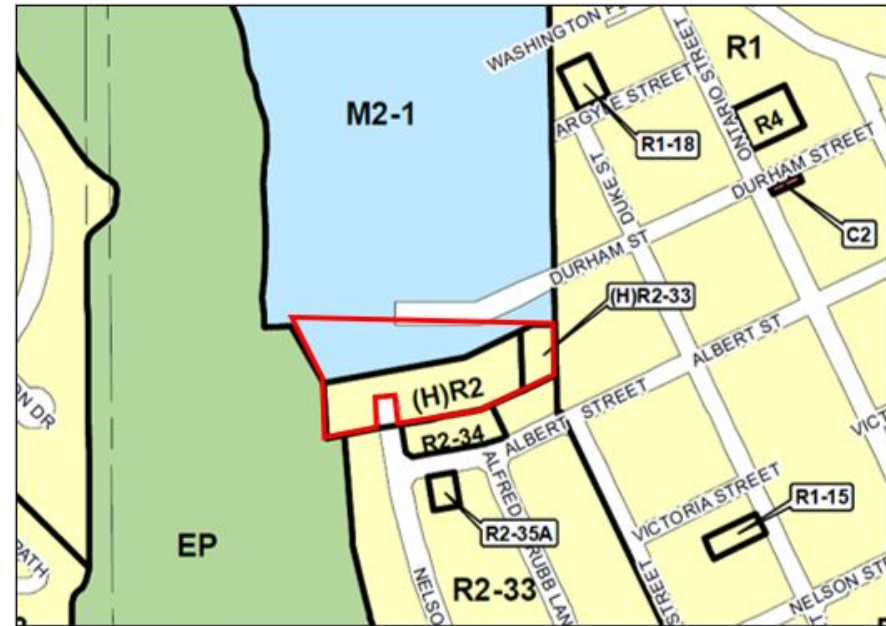
Municipality of Clarington Zoning By-law 84-63

- The Subject Property is currently zoned 'General Industrial Exception' (M2-1), 'Urban Residential Type Two' ((H)R2), and 'Urban Residential Type Two Exception' ((H)R2-33) zones.
- A Zoning By-law Amendment is required to re-zone the lands to 'Urban Residential Type 3 with site exceptions (R3-XX)' zone.

Residential Type Three (R3) Zone Permitted Uses:

A. Residential Uses

- All uses permitted in the R1 Zone subject to the regulations contained therein; (including single detached dwellings)
- A street townhouse dwelling;
- A link townhouse dwelling;
- A converted dwelling
- A boarding house or rooming; and
- A duplex dwelling

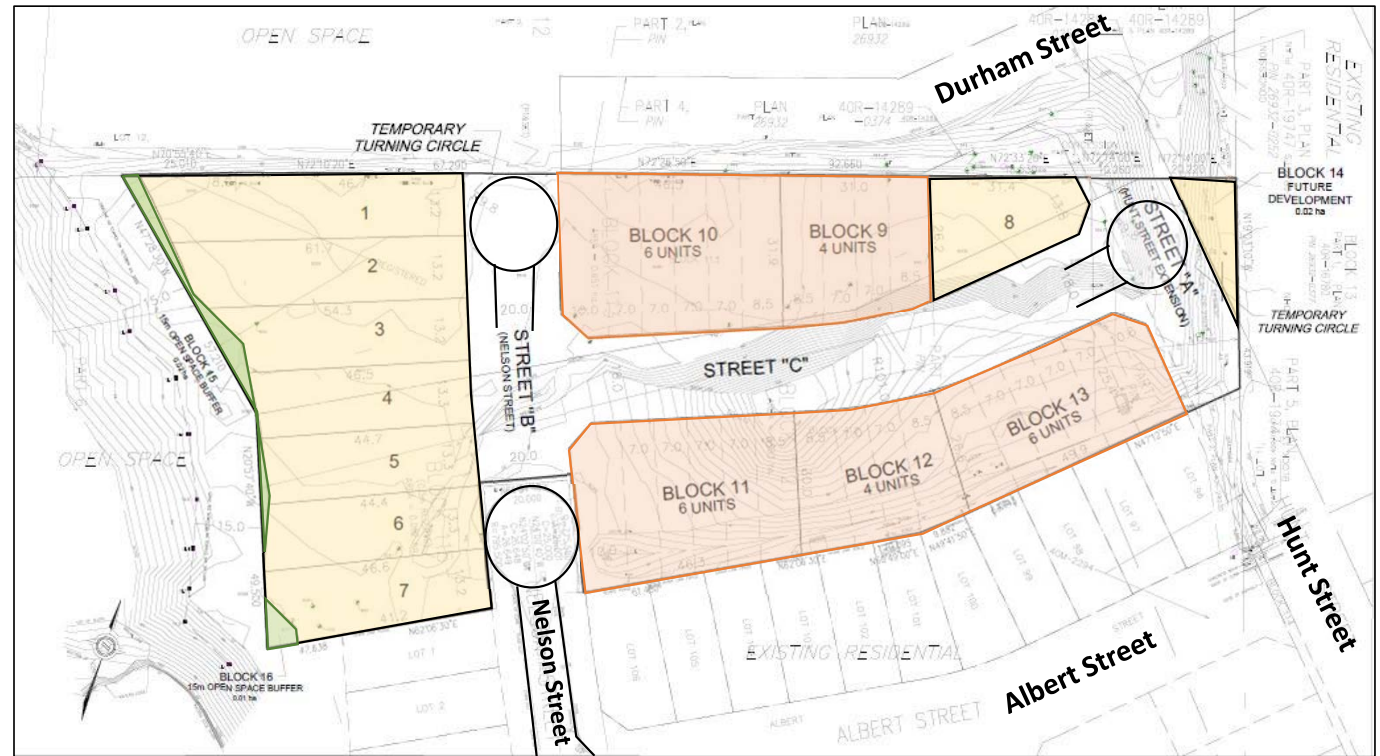


Subject Site █

Development Proposal

Lot/Block #	Land Use	Units	Area (ha)
1-8	Single Family Residential	8	0.54 ha
9-13	Townhouse Residential	26	0.61 ha
14	Future Development		0.02 ha
15-16	15m Open Space Buffers		0.03 ha
	Roads		0.43 ha
TOTAL:		34	1.63 ha

- Temporary turning circles composed at the terminus of Street 'C' and 'Nelson Street' which provide for future vehicular connection to 'Durham Street' and 'Hunt Street' when the lands to the north redevelop.



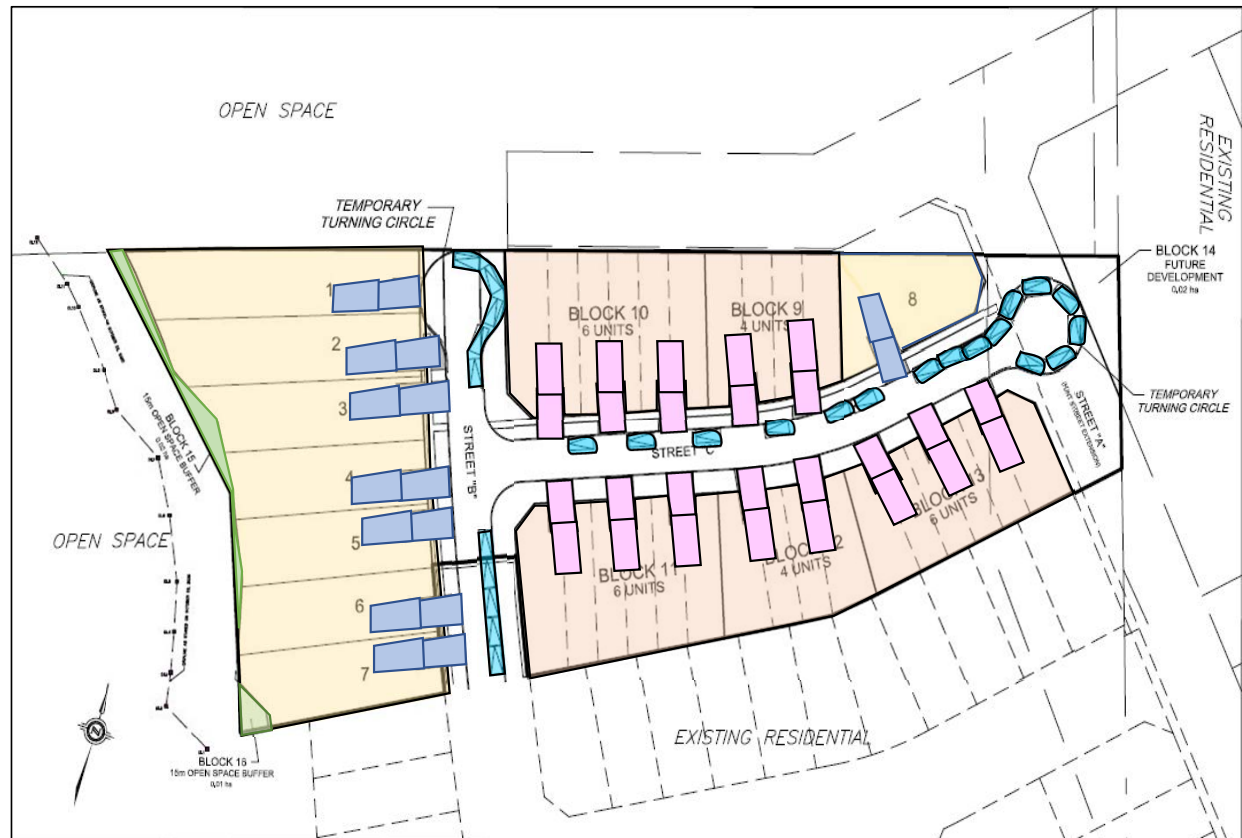
Open space Buffers Townhouse Development Single Family Detached/Future Development

Parking Plan

Land Use	Parking Spaces Provided
Single Family Residential	16
Townhouse Residential Units	52
On-Street Parking	26
Total:	94

Land Use	Number of Parking spaces per Unit
Single Family Residential	(2)
Townhouse Residential Units	(2)

- Residential Units will have two (2) parking spaces provided. One (1) in the driveway and one (1) in the garage.
- A visitor parking ratio of 0.76 is provided per unit



Studies Completed

A number of supporting technical reports, studies and plans have been prepared and submitted in support of the development proposal., Including:

- Land Use Compatibility Report (Including Sustainability Analysis)
- Draft Zoning By-law Amendment
- Functional Servicing & Stormwater Management Report
- Environmental Impact Study (Including Landscape Analysis)
- Geotechnical Report
- Archaeological Assessment
- Phase One Environmental Site Assessment
- Meander Belt Assessment
- Parking Plan
- Tree Inventory Preservation Plan
- Boulevard Planting Plan

Thank You

I am pleased to answer any questions from Council or the Public

Humphries Planning Group Inc.