

Special Policy Area F, OPA 121 Sequence of Events

2016	Event
June 2016	Clarington and LRSP enter into a legal agreement regarding an option to purchase lands for community park at the northeast corner of Lambs Road and Concession Road East and outlines obligations of both parties for 2020 Lambs Road
November 2016	Council approves Official Plan Amendment 107 which includes Special Policy Area F
November 2016	RFP-2016-10 for Jury Lands Community Vision issued
December 2016	Report COD-024-16 is approved awarding contract to DTAH for development of Community Vision and Urban Design Guidelines

2017	Event
May 2017	Request by LRSP to include east side of Lamb's Road in Special Policy Area F
May 2017	DTAH contract amended to provide for a concept plan for East side of Lamb's Road to inform Secondary Plan for Soper Hills when it proceeds
Throughout 2017	On-going discussions between DTAH, LRSP and Municipality on Urban Design principles, concepts, built form and Community Vision
October 2017	Report PSD-080-17 heritage designation under <i>Ontario Heritage Act</i> , based on 2013 National designation and work by Goldsmith Borgal & Company Ltd. Architects, Camp 30/Bowmanville Boys School Condition Survey and Mothballing Plan, October 2014 and DTAH urban design principles, deferred until November
November 2017	Revised Schedule for heritage designation by-law, agreed to with LRSP and deferred Report approved.

2018	Event
January 2018	Heritage Designation By-law 2018-001 designates six buildings and campus area under <i>Ontario Heritage Act</i>
June 2018	Open House on Community Vision in conjunction with Soper Creek Trail, Phase II concept plan review.
September 10, 2018	Public Meeting Report PSD-067-18 and Staff Presentation seeking additional public comments

2018	Event
October 11, 2018	Pre-consultation meeting with MoC, CLOCA and Region Staff on ZBA and Subdivision requirements.

2019	Event
April to October 2019	Numerous meetings and discussion with LRSP, comments submitted
June 7, 2019	Letter from LRSP confirming when they would turn over the first of a number of dedications of parkland in central campus
June, 2019	Report PSD-029-19, presentation by DTAH of the Community Vision and urban design framework as outlined in their April 12, 2019 report. Council heard delegations from Jury Lands Foundation, ACO-Clarington Branch and members of the public. The Council requested staff prepare a Recommendation Report on the proposed Official Plan Amendment.
September 30, 2019	Recommendation Report, PSD-041-19 containing a revised draft Official Plan amendment. Council heard from LRSP, their consultants, Jury Lands Foundation, FarSight Investments, ACO-Clarington Branch. Council deferred and then later in October tabled this report to allow for further discussion and consensus building with land owners.
November, 2019	Review and consultation with land owners and consultants on the comments and revisions they have suggested to draft OPA.

2020	Event
May 21, 2020	LRSP submit Official Plan Amendment application and background documentation (e.g. studies) for the portion of Special Policy Area F in their ownership.
May 25, 2020	Council Notice of Motion to “lift from table” PSD-041-19
June 15, 2020	Letter dated June 10 from LRSP, communications item at June 15 Council referred to June 29 PDC. LRSP delegation to PDC regarding Seniors and Affordable Housing at Camp 30. Submission by Farsight indicating they have not been consulted by on private OPA by LRSP.
June 26 and 29, 2020	Staff Memos to MMC indicating that municipal initiated draft OPA did not address a Senior’s Campus. Council approved #PD-111-20 which called for withdrawal of the private OPA, consideration of a mediator or third party land use planning expert and report back in the Fall.

2020	Event
June through September 2020	Discussion on Affordable Housing and Assisted Living definitions and where they are allowed in residential areas, plus other surrounding services.
July 2020	Conceptual Plan Submission from Farsight Investments on their lands and request for pre-con.
July 30, 2020	Pre-consultation with LRSP on private OPA application which deviates in a number of areas from draft OPA 121, pre-con minutes issued but not signed back. Application remains incomplete.
August 20, 2020	Pre-consultation with Farsight on their submission which is based on draft OPA 121, pre-con minutes issued and signed back.
August through October 2020	Numerous meetings and discussions with LRSP, Jury Lands Foundation, Farsight Investments. LRSP submitted an overall concept plan for entire property which Staff met with owners on a bi-weekly basis to understand and appreciate.
September 9, 2020	Meeting with JLF to review concept showing development within the ring road area for Assisted Living.
November 16, 2020	Report PSD-051-20 providing an update with visualizations of three different proposals from land owners, DTAH and draft OPA 121. LRSP (and consultants) are a delegation to PDC along with Jury Lands Foundation, and ACO-Clarrington Branch. Council approved #PD-183-20 which accepted DTAH Community Vision, prohibited private residential development within ring road, retained SGL (consulting team for Soper Hills Secondary Plan) and continued discussion with lands owners and interested parties.
December 2020	Meeting between SGL, LRSP and Municipality providing additional options for development to address requested density. LRSP rejected the proposal as they did not believe it provided them with sufficient flexibility and density.

2021	Event
January through May, 2021	SGL and AGI reviewed draft OPA and DTAH study providing commentary to staff on how to adjust and improve OPA.
March 11, 2021	Mtg between LRSP land owners and new Director outlining their priorities for development including Camp 30.
June 28, 2021	Proposed Resolution at Council for an ad-hoc Committee to resolve issues with Developer, referred to July 5 Council meeting.

Attachment 2
to Report PDS-044-21

July 5, 2021	Memo to MMC that draft OPA 121 is scheduled for September 13, 2021 Joint Committee meeting. Ad-hoc committee resolution failed.
July through August, 2021	Staff worked on revising OPA in consultation with SGL and commenting agencies.
August 9, 2021	Notice of Recommendation Report mailed or emailed to all property owners within the Special Policy Area and Interested Parties list, Mayor and Members of Council, Department Heads, the Region, and CLOCA.
August, 2021	Meetings and Discussion with Owners and individual Council members on refined OPA
September 2, 2021	Meeting and Discussion with Jury Lands Foundation on proposed development in proximity to Cafeteria and Triple Dorm while limiting height and requiring heritage and view assessments
September 9, 2021	Agenda Published – Recommended OPA 121 available
September 13, 2021	Joint Committee Meeting
TBD	Council Adoption of OPA 121
TBD	Updating Legal Agreement
TBD	Processing of Subdivision and Zoning By-law Amendments