

STATUTORY PUBLIC MEETING

684, 688, 694 and 704 North Street, Newcastle

Paul A. King & MDTR Group on behalf of Beach Road Villas Inc., Golf Vista Homes Corp. and Panterra Inc.

File Numbers: S-C-2021-0004 and ZBA2021-0014

SITE LOCATION & CONTEXT

North

Agricultural, residential and minor commercial uses that are accessed from North Street

South

Existing detached dwellings, vacant and natural areas with some agricultural lands. Further to the south is the Canadian Pacific Rail line

East

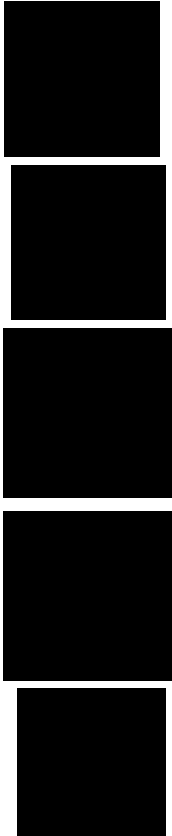
Existing single-detached dwellings fronting on North Street are located directly adjacent to the majority of the east boundary of the subject lands. The existing dwellings have access from North Street. East of North Street are existing draft approved plans of subdivision

West

Highway 35/115 forms the west boundary of the property. Agricultural lands can be found further west



THE PROPOSED DEVELOPMENT



57 single-detached homes

48 semi-detached homes

26 Townhouses

New local roads

Open space blocks



EXISTING ZONING

The subject lands are zoned Agricultural Exception (A1) Zone, Agricultural Exception (A-60) Zone with a Holding (H) prefix and Environmental Protection (EP) Zone in Zoning By-law 84-63

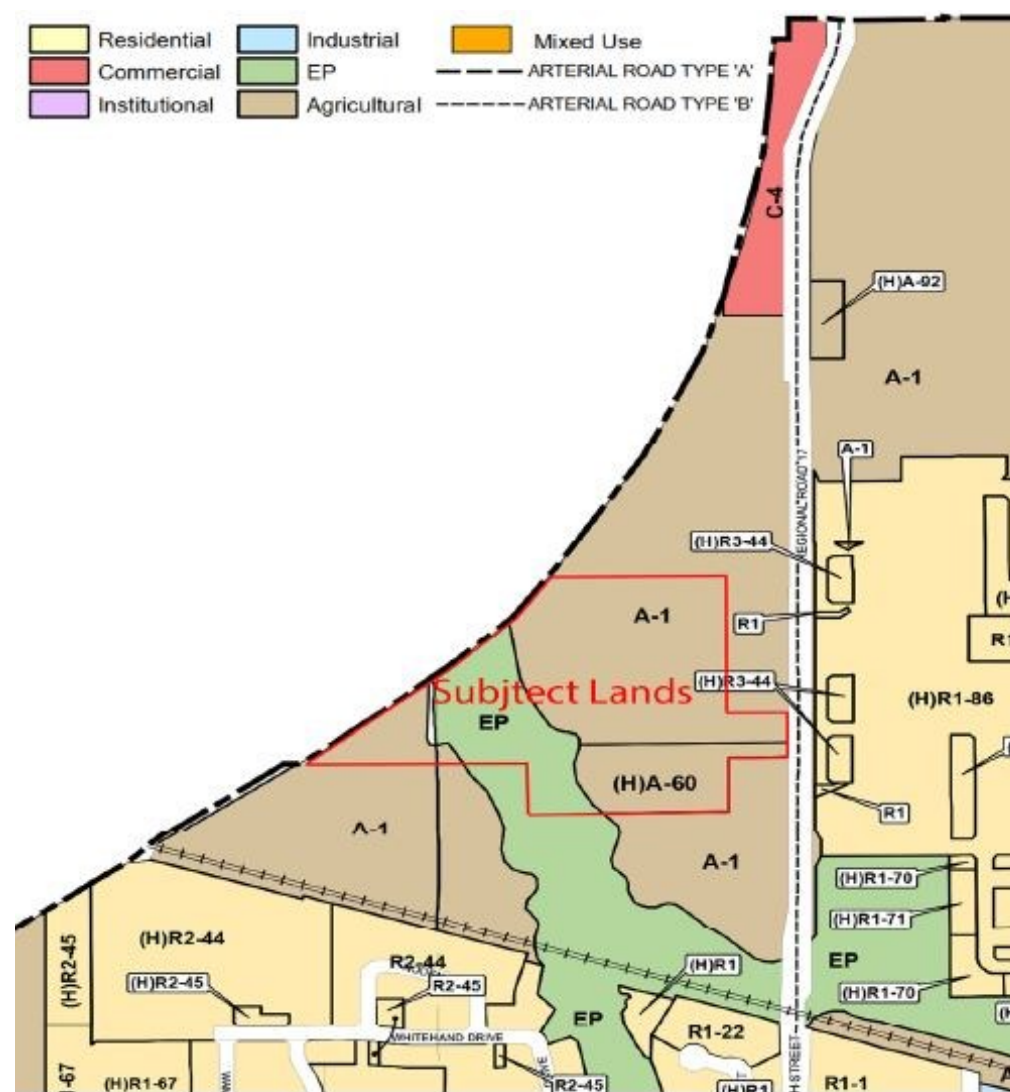


Figure 7 By-law 84-63

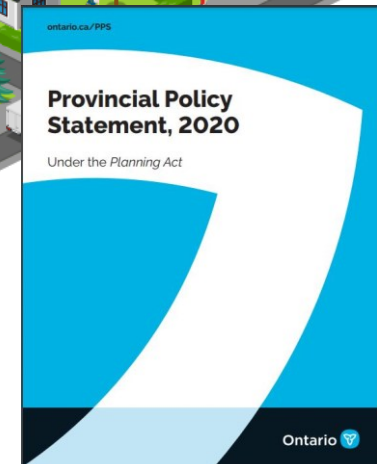
PLANNING POLICY FRAMEWORK

Provincial Policy Statement, 2020

The proposed development promotes a compact and cost-effective and a land use pattern that efficiently uses lands and servicing

The Subject property is located within the urban boundary of Newcastle Village

The PPS supports residential development with a mix of housing types to meet current and future housing needs



PLANNING POLICY FRAMEWORK

Growth Plan for the Greater Golden Horseshoe,
2020

Growth directed to settlement areas with:

- Delineated built boundary
- Full Municipal Servicing
- Achievement of complete communities

Complete communities support a mix of dwelling options allowing a range of household sizes and incomes to find appropriate housing choices

The Growth Plan promotes the optimization of land uses on an underutilized site within an established community



DURHAM REGION OFFICIAL PLAN, 2020

Growth:

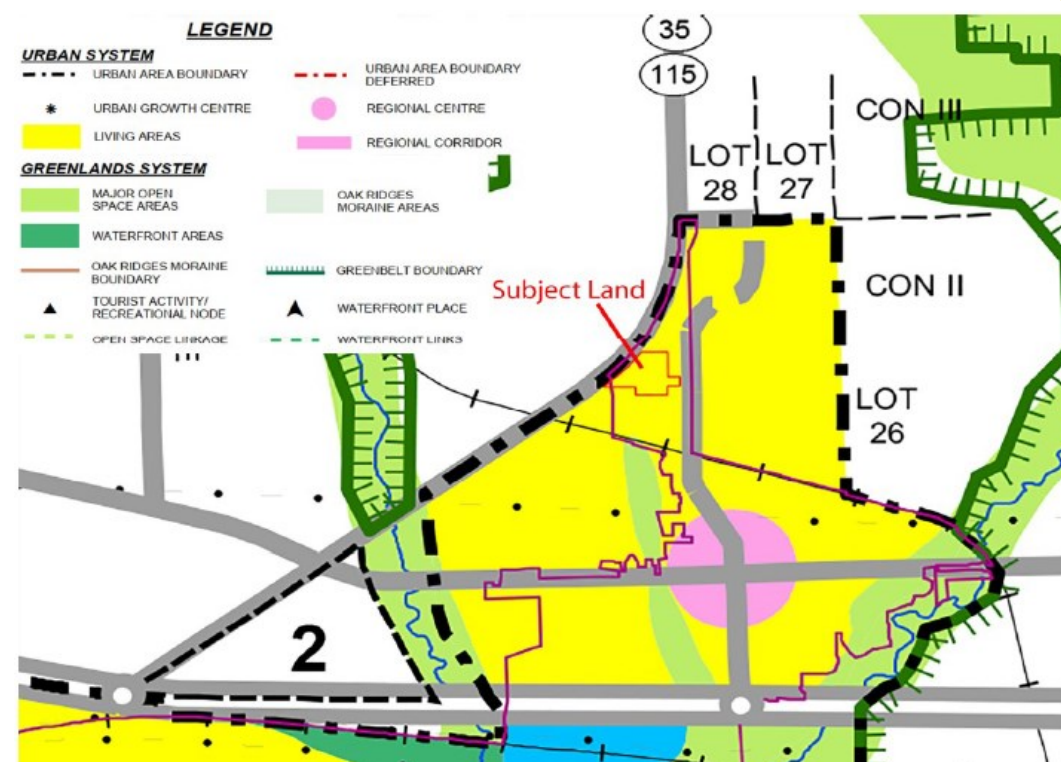
Durham Region is expected to grow by 312,000+ residents by the year 2031

Subject Property: Living Areas

The subject property is identified as located within Living Areas – Intended to support a mix of housing options (sizes, types, tenure)

Housing Mix

The proposed development conforms to the Region of Durham Official Plan by proposing an appropriate density and providing a range of dwelling types satisfying the needs of current and future residents

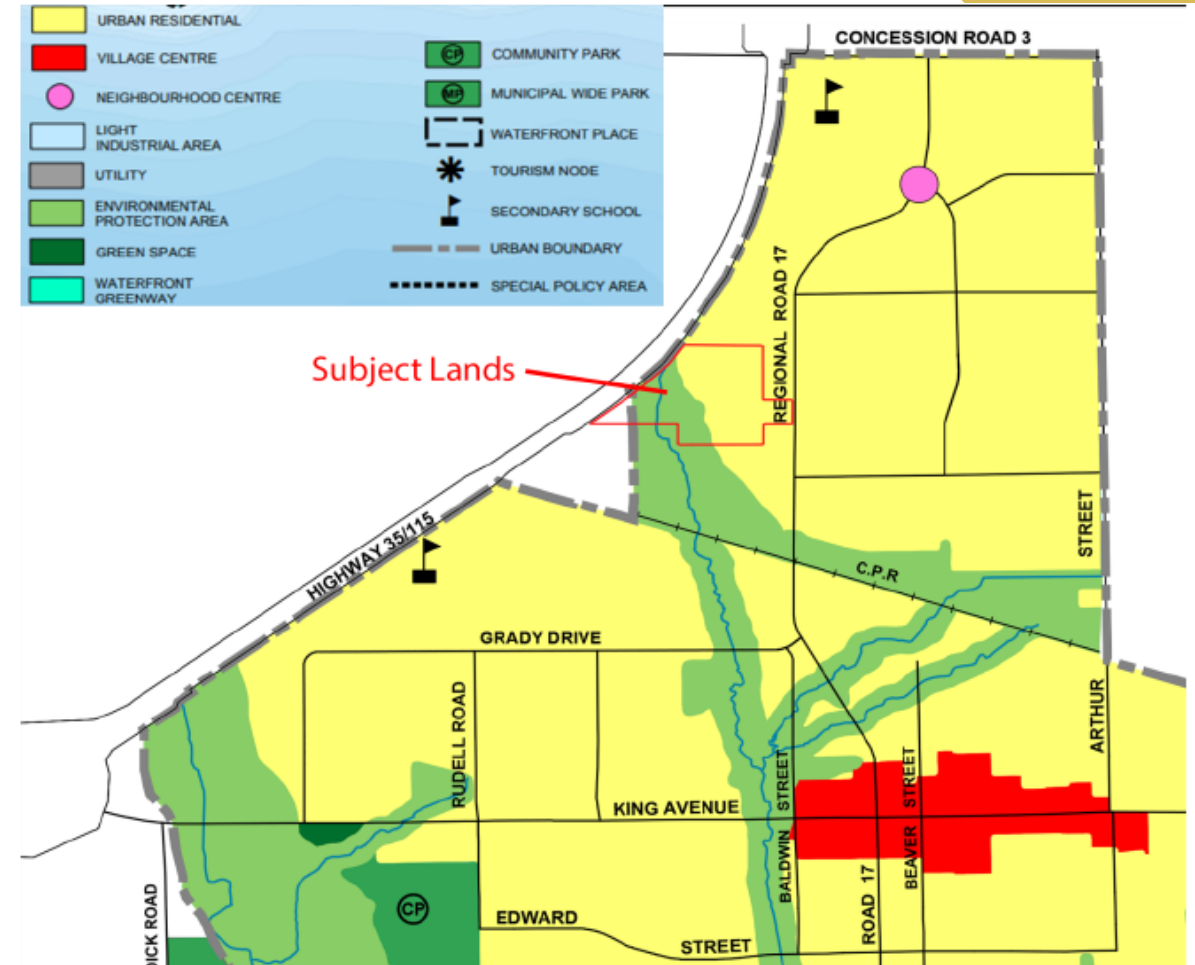


MUNICIPALITY OF CLARINGTON OFFICIAL PLAN 2018

The subject lands are located within the Built-up Area of Map B Clarington's Urban Structure

The proposed development considers the lands located along the westerly portion of the subject lands, designated "Environmental Protection Area", to be protected by a 15-metre buffer

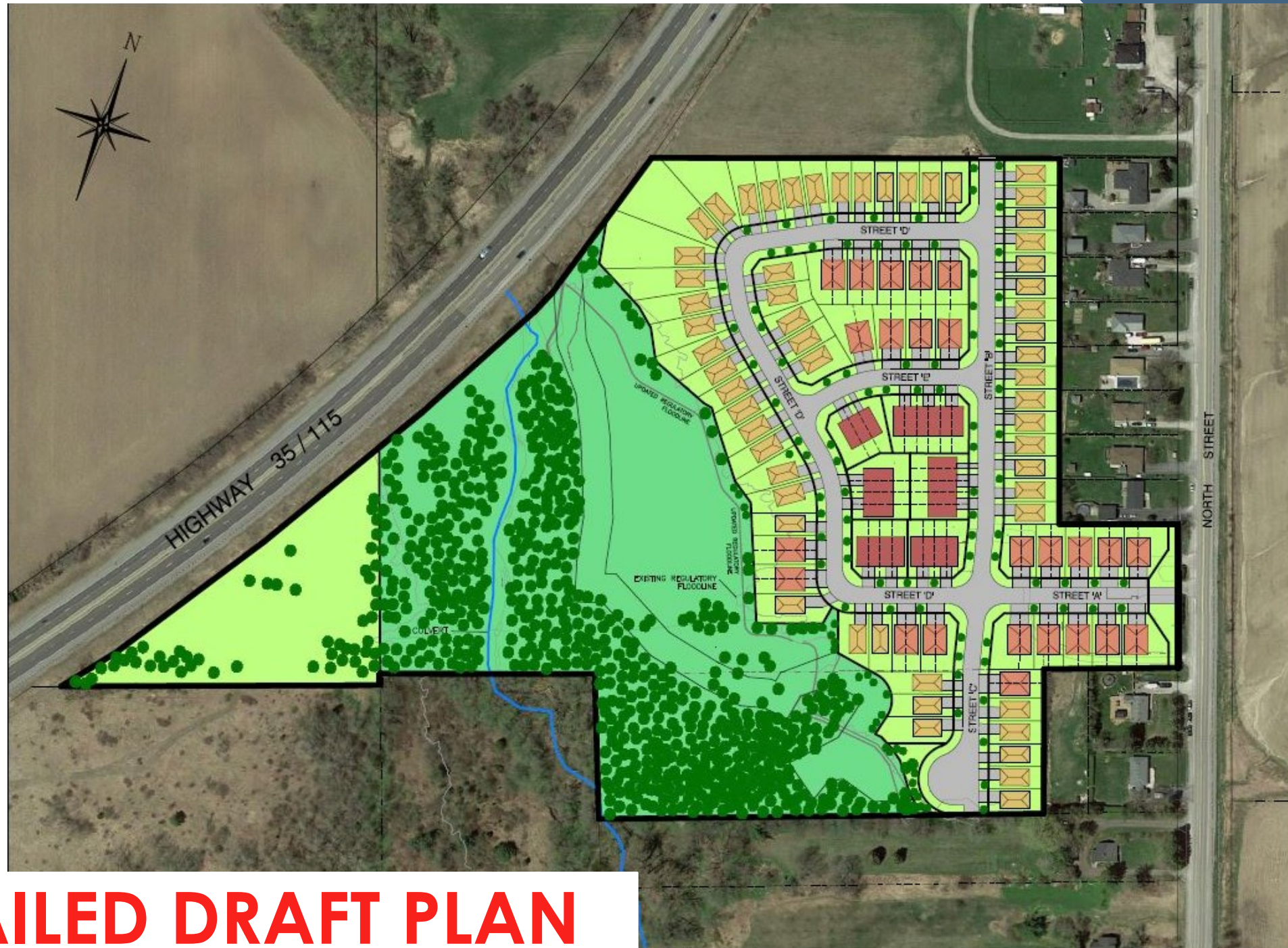
The development proposal conforms to the Built Form (Section 5.4) requirements for new neighbourhoods by being consistent with the overall character of the neighbouring new development proposals, providing for a variety of housing types and by incorporating sound attenuation into the subdivision design to mitigate the noise impacts of Hwy 35/115 adjacent to the west boundary of the property



SUPPORTING STUDIES & PLANS

The applicant has completed a number of studies to support the proposed applications for a zoning by-law amendment and the draft plan of subdivision including;

- Environmental Impact Study – GHD – February 2021
- Noise Study – YCA Engineering – June 2021
- Functional Servicing Report and Stormwater Management Report – Candevcon East Ltd. – June 2021
- Grading/Drainage Plan – Candevcon East Ltd. – June 2021
- Erosion and Sediment Control Plan – Candevcon East Limited – June 2021
- Stage 1 & 2 Archaeological Assessment – Irvin Heritage Inc. – June 2021
- Transportation Impact Study – Nextrans Consulting Engineers – June 2021
- Parking Plan – Paul A. King, Planning & Development Consultant – July 2021
- Site Screening Questionnaire – MDTR Group – July 2021
- Landscape Analysis Plan and Tree Inventory and Preservation Plan – New Leaf Ltd. – June 2021
- Arborist Report – New Leaf Ltd. – June 2021
- Sustainability Report – Paul A. King, Planning & Development Consultant – July 2021
- Planning Justification Report – Paul A. King, Planning & Development Consultant – July 2021
- Draft Plan of Subdivision – Paul A. King, Planning & Development Consultant – July 2021
- Block Master Plan – Paul A. King, Planning & Development Consultant – July 2021
- Reference Plan/Survey – H. F. Grandier Co. Ltd. – April 2021



NEXT STEPS

Receive comments & feedback from

- Staff
- Residents

Will address all comments in next submission

