



# 2020 Lambs Road, Bowmanville

Lambs Road Developments Ltd. /  
Lambs Road School Property Ltd.

Planning and Development  
Committee  
December 6, 2021



# Subject Site





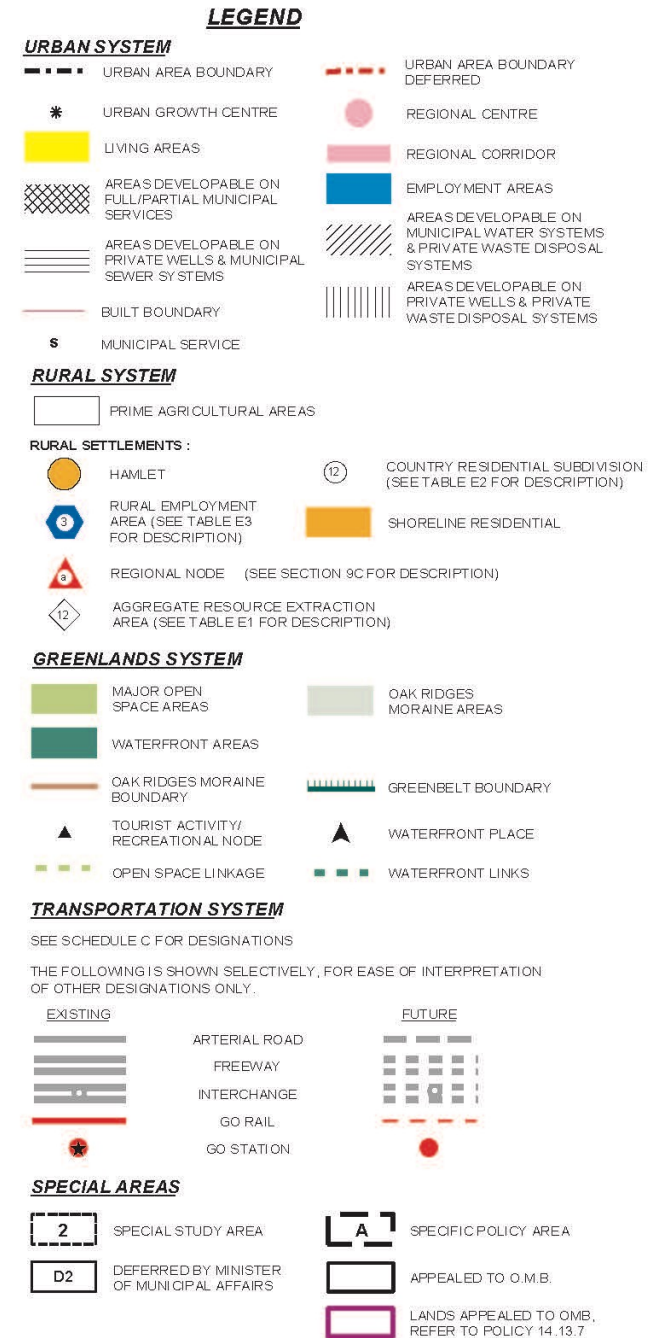
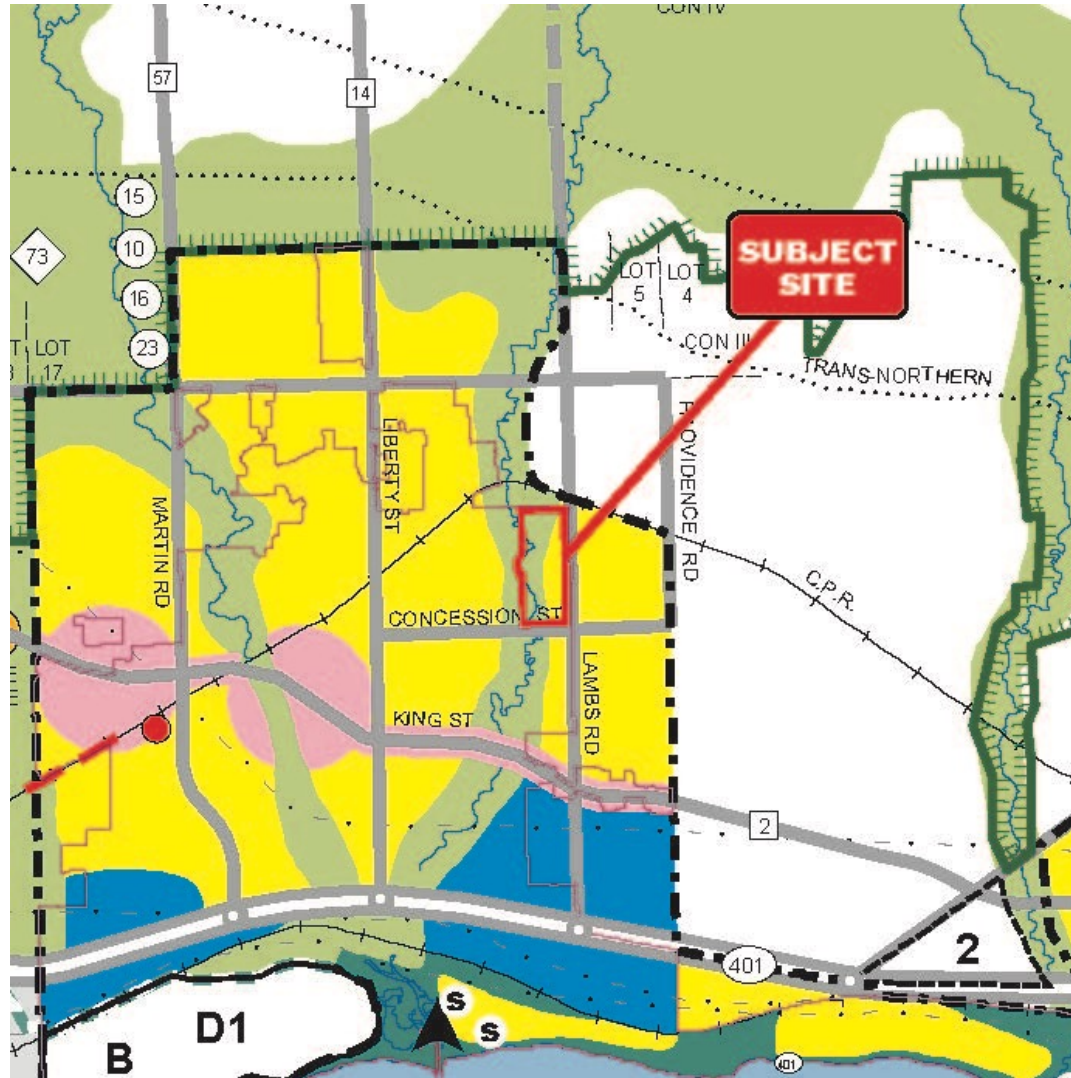
# Subject Site

Areas 1-4



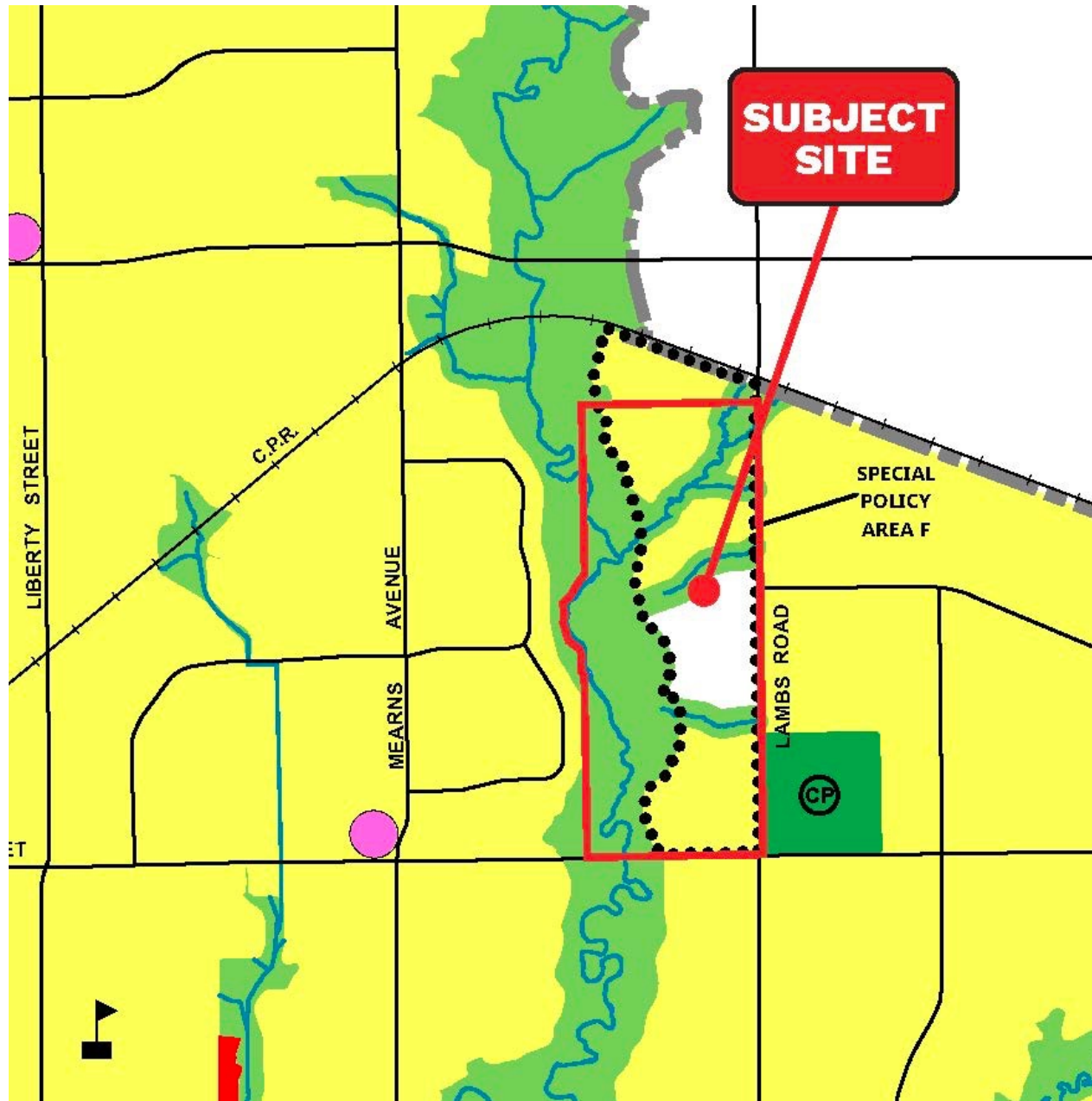


# Regional Official Plan





# Clarington Official Plan

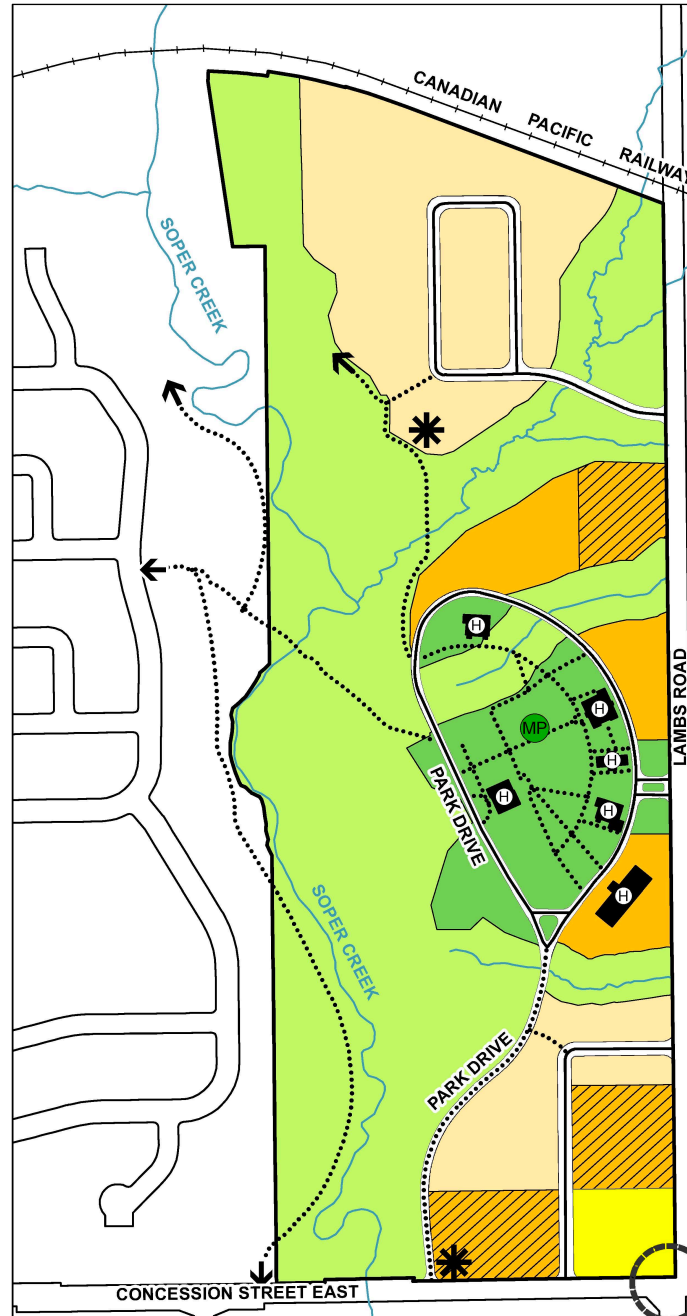


-  REGIONAL CORRIDOR
-  URBAN RESIDENTIAL
-  URBAN CENTRE
-  NEIGHBOURHOOD CENTRE
-  PRESTIGE EMPLOYMENT AREA
-  LIGHT INDUSTRIAL AREA
-  GENERAL INDUSTRIAL AREA
-  BUSINESS PARK
-  GATEWAY COMMERCIAL
-  AGGREGATE EXTRACTION AREA
-  UTILITY
-  ENVIRONMENTAL PROTECTION AREA
-  GREEN SPACE
-  WATERFRONT GREENWAY
-  COMMUNITY PARK
-  MUNICIPAL WIDE PARK
-  WATERFRONT PLACE
-  TOURISM NODE
-  TRANSPORTATION HUB
-  SECONDARY SCHOOL
-  URBAN BOUNDARY
-  SPECIAL POLICY AREA
-  SPECIAL STUDY AREA
-  A107 APPEALED TO THE OMB






# Municipality's Draft Official Plan Amendment No. 121



## LEGEND

-  Block Master Plan Boundary
-  Low Density Residential (Height 1-4 Storeys)
-  Medium Density Residential - Heritage (Height 2-4 Storeys)
-  Medium Density Residential - Local Corridor (Height 3-6 Storeys)
-  High Density Residential/Mixed Use Local Corridor (Height 5-6 Storeys)
-  Municipal Wide Park
-  Environmental Protection Area
-  Stormwater Facility
-  Heritage Building
-  Pedestrian And Bicycle Routes
-  Public Roads
-  Local Trail Access
-  Prominent Intersection



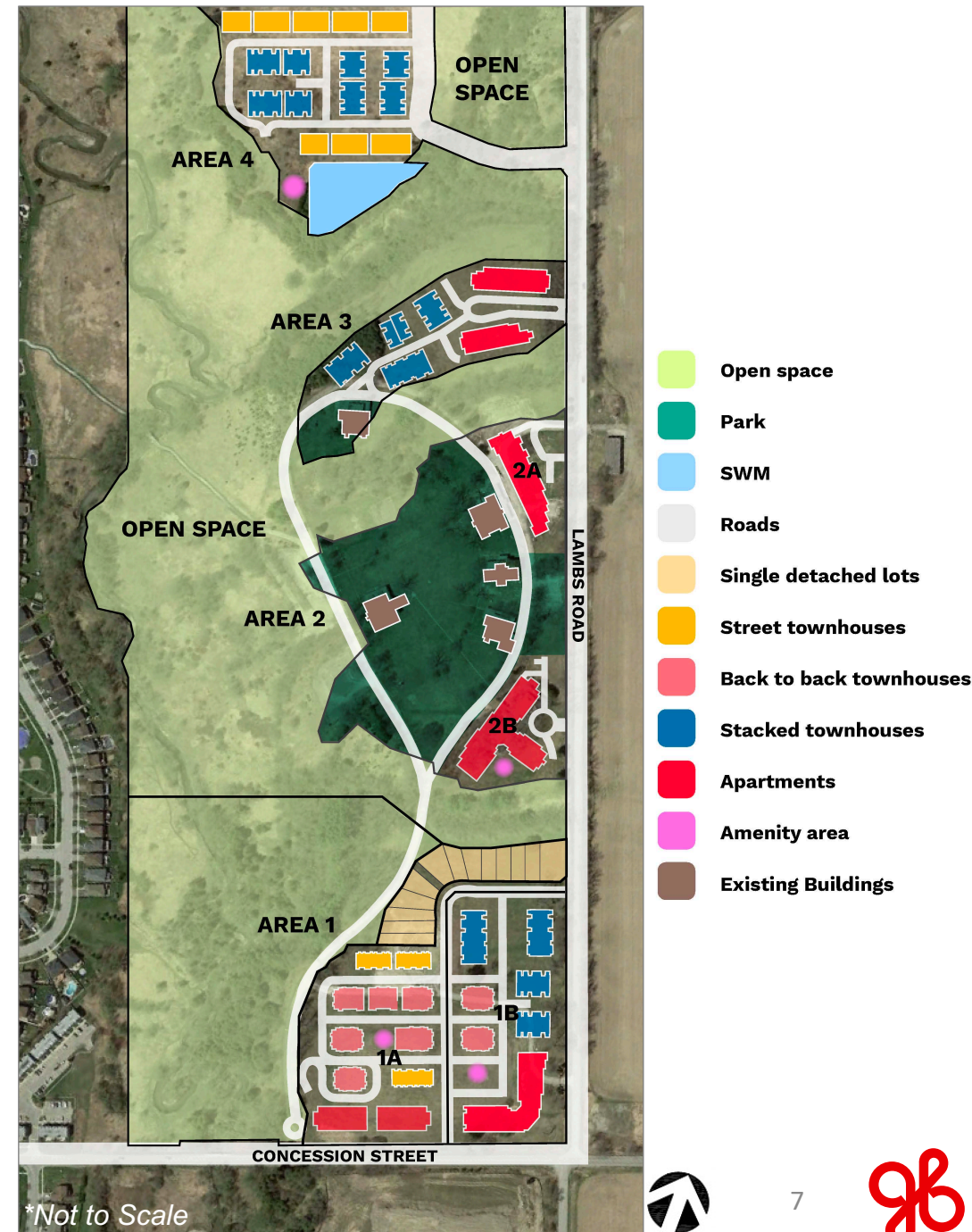


# Landowner's Proposed Concept Plan

- **4.6 hectares** to be designated as Municipal Wide Park.
- **25.2 hectares** to be preserved as part of the Natural Heritage System.
- Range of built forms including single detached, traditional towns, back-to-back and stacked towns, and apartments.
- Opportunity for commercial use at the Lambs Road-Concession Street corner.

## Concept Plan Stats





	Area 1	Area 2	Area 3	Area 4	Total
<b>Units</b>	511(45%)	231 (19%)	272 (23%)	188 (16%)	<b>1,202</b>
<b>Area (ha)</b>	5.0 (45%)	1.7 (15%)	1.7 (15%)	2.6 (24%)	<b>11.0</b>
<b>Net Density</b>	102	136	160	72	<b>109</b>





# Density

- The Concept Plan proposes a **gross density of 69.6 units per hectare**.
- Higher densities are placed along the Corridor designated lands and scales down generally towards the west.
- A generous buffer is provided by the Soper Creek to the existing residential lands further west.
- Landowner Proposed Plan is consistent OPA 121 with respect to Areas 1, 2 and 3.

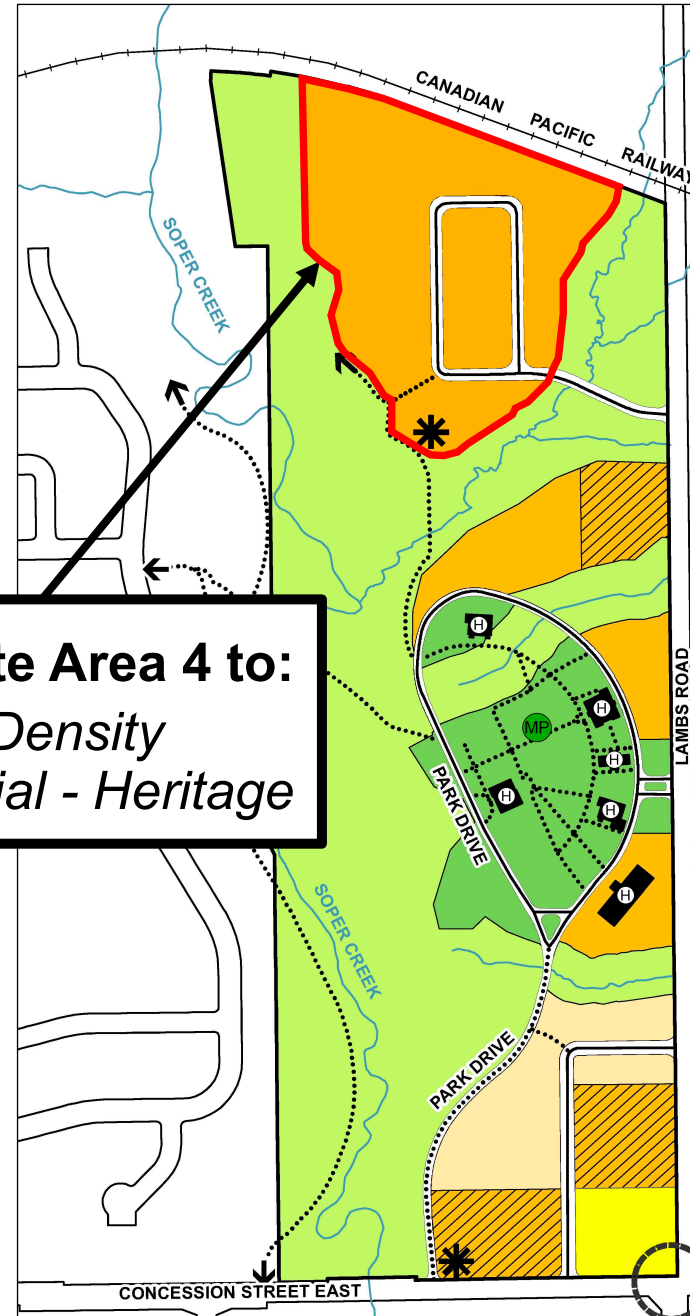
	Residential Land Use	Proposed Net Density (based on Concept Plan)
	Low Density Residential	36 units per hectare
	Medium Density Residential – Heritage	97 units per hectare
	Medium Density Residential – Local Corridor	150 units per hectare
	High Density Residential/Mixed Use Local Corridor	210 units per hectare



# Proposed Modification to OPA 121 (Area 4)

- Over 40% of the Local Corridor length is not developable (Environmental Protection Area and Municipal Wide Park).
- Corridor Intensification cannot be achieved along its full length.
- Proposal seeks to capture some of that density internal to the development site, maintaining the intensification that otherwise would have been developed as such.

**Designate Area 4 to:**  
*Medium Density Residential - Heritage*



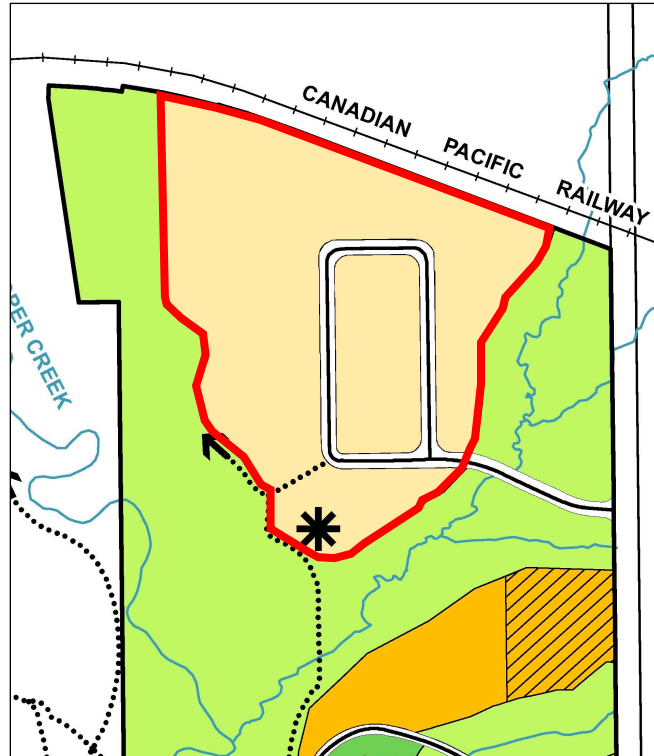
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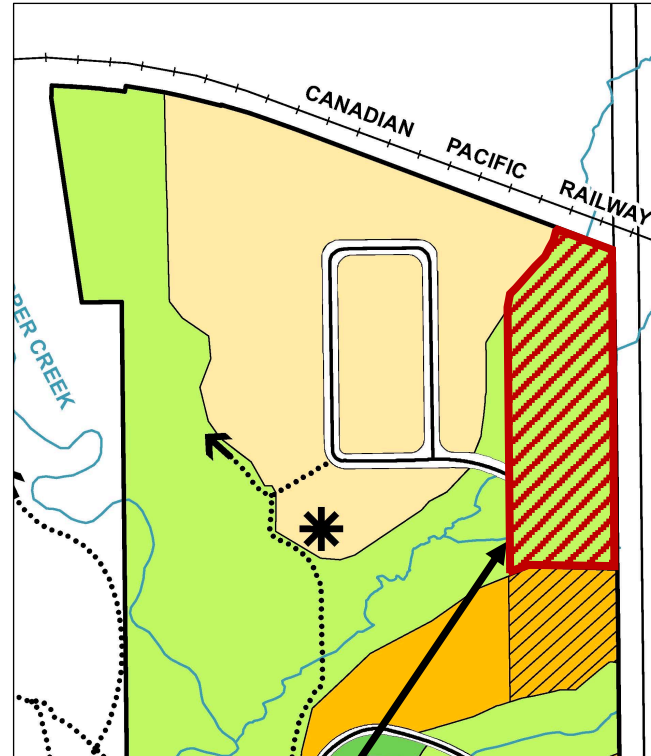




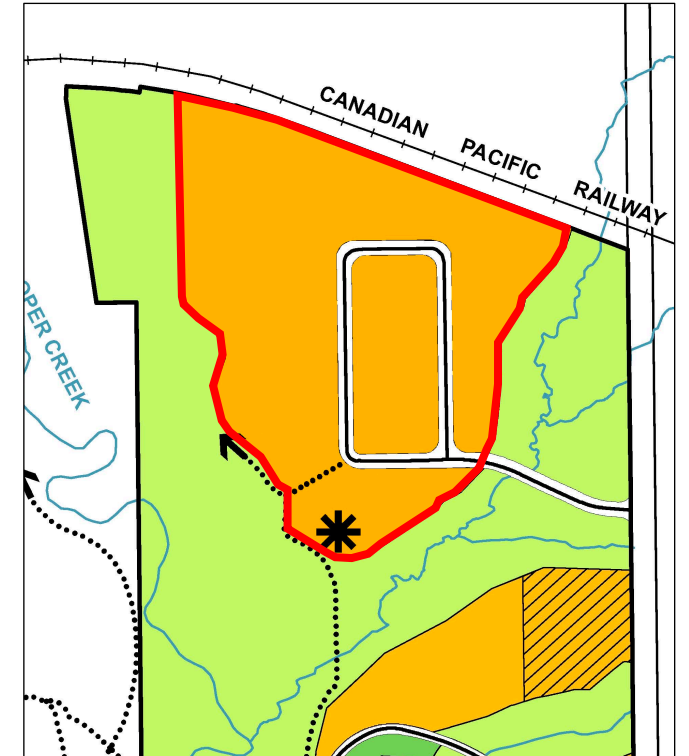
# Area 4 Comparison



Draft OPA 121 Designation:  
*Low Density Residential*



Local Corridor area intended  
for intensification, but  
undevelopable due to  
Environmental Protection



Landowner proposed  
Designation:  
*Medium Density  
Residential - Heritage*

# Summary & Conclusions

- Municipality's OPA and Proposed Concept Plan are generally consistent and the Landowners are supportive of OPA 121, with the exception of the Land Use Designation on Area 4.
- The Camp 30 lands are within the Built Boundary and along a Local Corridor, where intensification is directed to occur, based on Provincial and Municipal planning policies.
- Large areas of the lands that are within the Local Corridor area are proposed for natural heritage protection, and density that would have resulted from intensification across the entire length of the Local Corridor cannot be achieved.
- Overall, the landowner's proposal (demonstrated through the Concept Plan) proposes a gross density of 69.6 units per hectare, consisting of single detached homes, a variety of townhomes, and apartments.
- The Concept Plan illustrates an appropriate transition in density and built form, generally decreasing in density and height based on land use type, as per the intended policy structure of OPA 121.





# Summary & Conclusions – Modified Area 4

- The Owner's request to designate **Area 4** as *Medium Density Residential – Heritage* is good planning and would conform to the Growth Plan, is consistent with the PPS and the Region's Official Plan and would maintain the intent of Clarington's Official Plan.
- In particular, it maintains the intent of the Local Corridor policy, in an area where the natural heritage constraints prohibit development in the Local Corridor area.
- In Area 4, the Concept Plan proposes a gross density of **54.2** units per hectare, consisting of street and stacked townhouses, which is lower than the average gross density across the site.
- The proposal for *Medium Density Residential – Heritage* in Area 4 would not result in more units and people in the area than if the Local Corridor area was developable.
- The impacts of medium density development on the surroundings are mitigated by the separation because of the Soper Creek and natural areas provide a generous buffer to the existing residential lands to the west and to the Municipal Wide Park with the heritage buildings to the south.



**THANK YOU**

