

**361 TOWNLINE ROAD NORTH
MUNICIPALITY OF CLARINGTON**

December 9, 2024

**WESTON
CONSULTING**

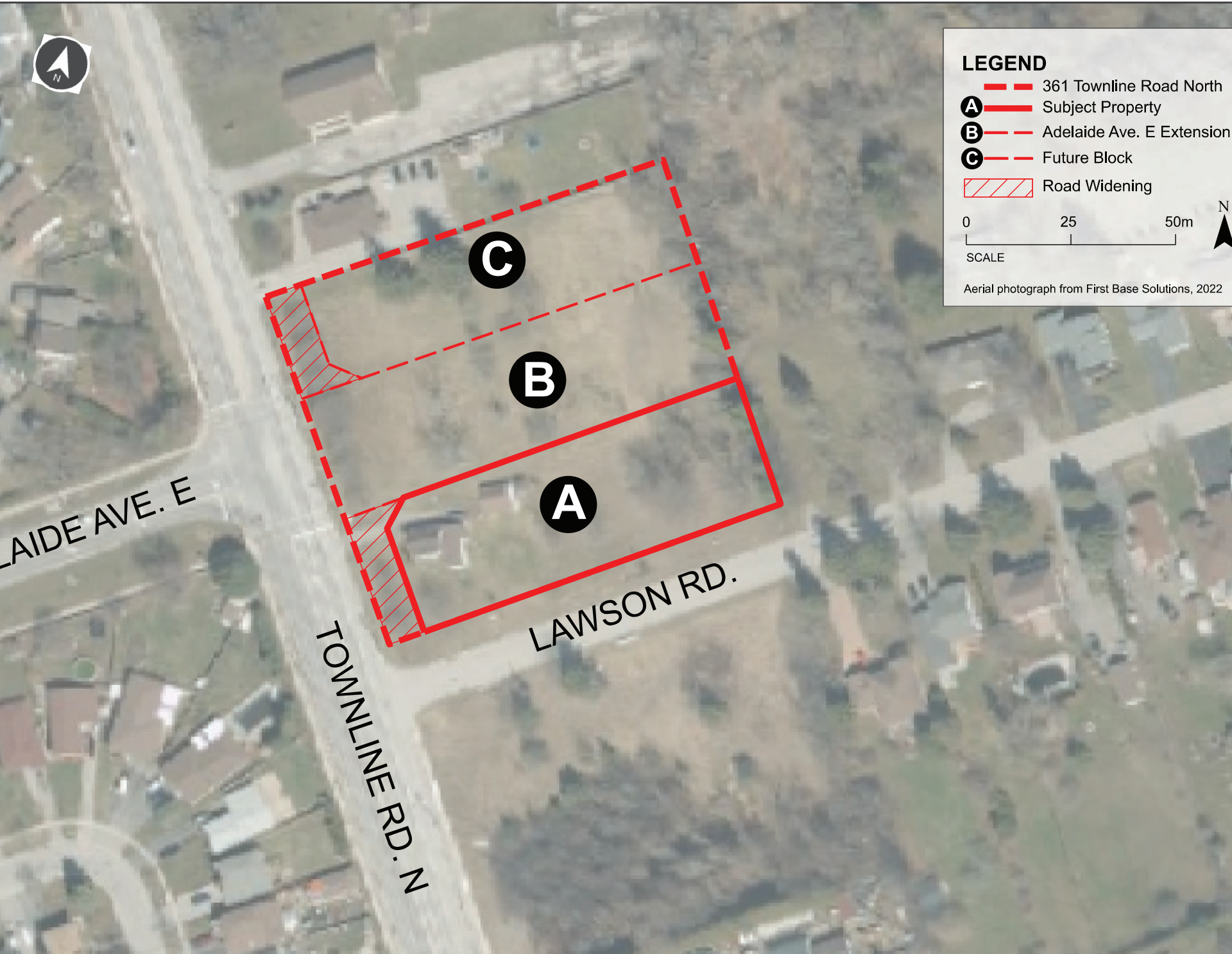


STATUTORY PUBLIC MEETING

STRUCTURE OF THE PRESENTATION

- ① Project Overview and Context
- ② Planning Policies
- ③ Development Proposal
- ④ Planning Applications
- ⑤ Merits of Project
- ⑥ Technical Studies Completed
- ⑦ Questions

PROJECT OVERVIEW AND CONTEXT



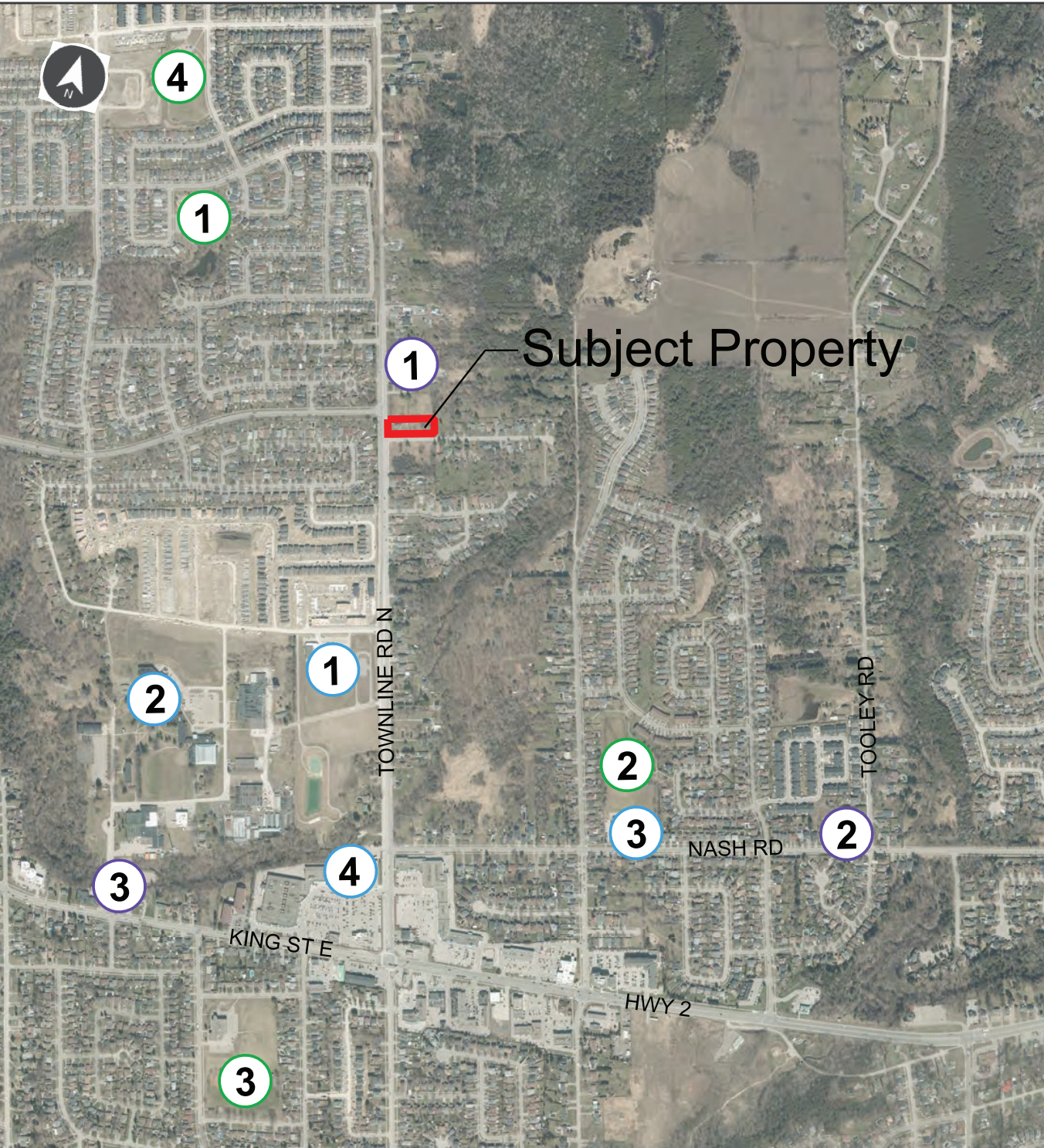
- East of Townline Road North
- North of Lawson Road
- The property is currently occupied by a single-detached dwelling, a storage building, and a sodded area.
- Frontage Along Townline Road: 88.87 m
- Frontage Along Lawson Road: 100.58 m

Site Area

- **Total Site Area:** 0.88 ha
 - **Area A (current applications):** 0.287 ha
 - **Area B:** Allocated to the extension of Adelaide Avenue
 - **Area C:** Future Development

Aerial photo of subject property - Prepared by Weston Consulting

NEARBY COMMUNITY SERVICES AND FACILITIES



LEGEND

— Subject Property

Nearby Community Services and Facilities

Community Facility, Parks, and Recreation

- ① Margate Park
- ② Courtice West Park
- ③ MacKenzie Park Community Centre & Neighbourhood Association
- ④ Kettering Park

Educational Institutions

- ① College Park Elementary School
- ② Kingsway College
- ③ S.T. Worden Public School
- ④ College Park Elementary School

Religious Institutions

- ① Pine Ridge Bible Chapel
- ② New Beginnings Community Church
- ③ Durham Seventh-day Adventist Church

Municipal Services

- ① Oshawa Fire Station 4

- The subject property is located in an existing built-up urban area that is serviced by the community services and facilities.
- Margate Park, Courtice West Park, College Park Elementary School, and retail stores are located within a 1.5km radius of the subject property.

Surrounding Uses

- **North:** Single detached dwelling. Further north, there is a church (Pine Ridge Bible Chapel) and more single detached dwellings, which are within the Greenbelt Area.
- **South:** Directly to the south of Lawson Road, is a vacant lot that is to be developed with 28 Condominium townhouses. Further south are single detached residential dwellings and undeveloped lands. There are small-scale commercial uses along Nash Road and King Street East.
- **East:** To the east is a community characterized by low-density residential uses, primarily consisting of single detached dwellings.
- **West:** Directly to the west is Townline Road North. Further west is a community characterized by low-density residential uses, predominantly consisting of single detached dwellings.

Surrounding Community Facilities - Prepared by Weston Consulting

WHERE WE ARE





LEGEND

— Subject Property

**Municipality of Clarington
Official Plan Map A2 Land Use
Courtice Urban Area**

Urban Residential

Environmental Protection Area

Urban Boundary

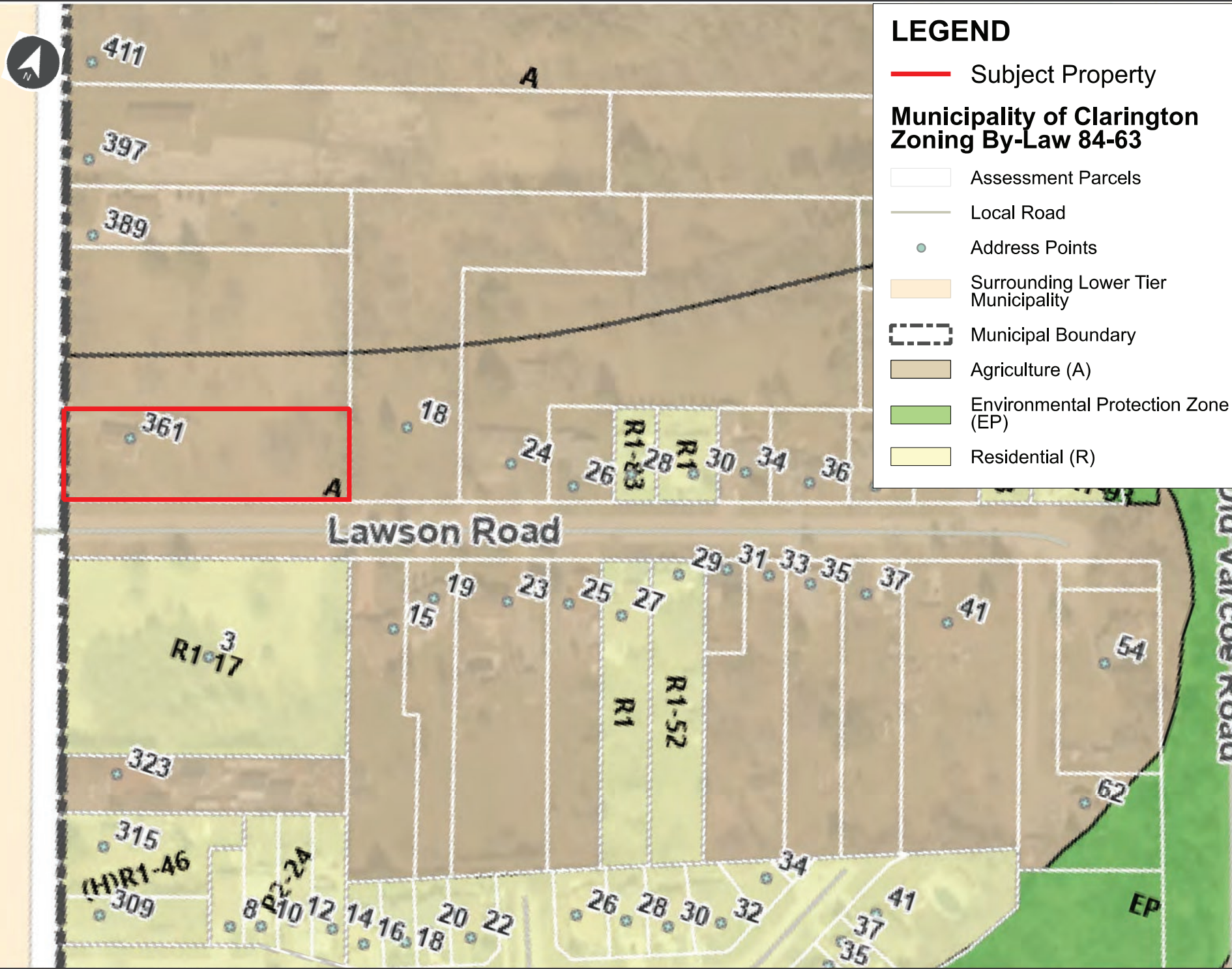
**Municipality of Clarington Official Plan
(2018 Consolidation)**

- Land Use Designation: Urban Residential
- Permitted uses: Residential uses
- The proposed residential development is permitted within the *Urban Residential* designation.



Municipality of Clarington OP Map A2 - Land Use for the Courtice Urban Area - Prepared by Weston Consulting

PLANNING FRAMEWORK - ZONING BY-LAW



LEGEND

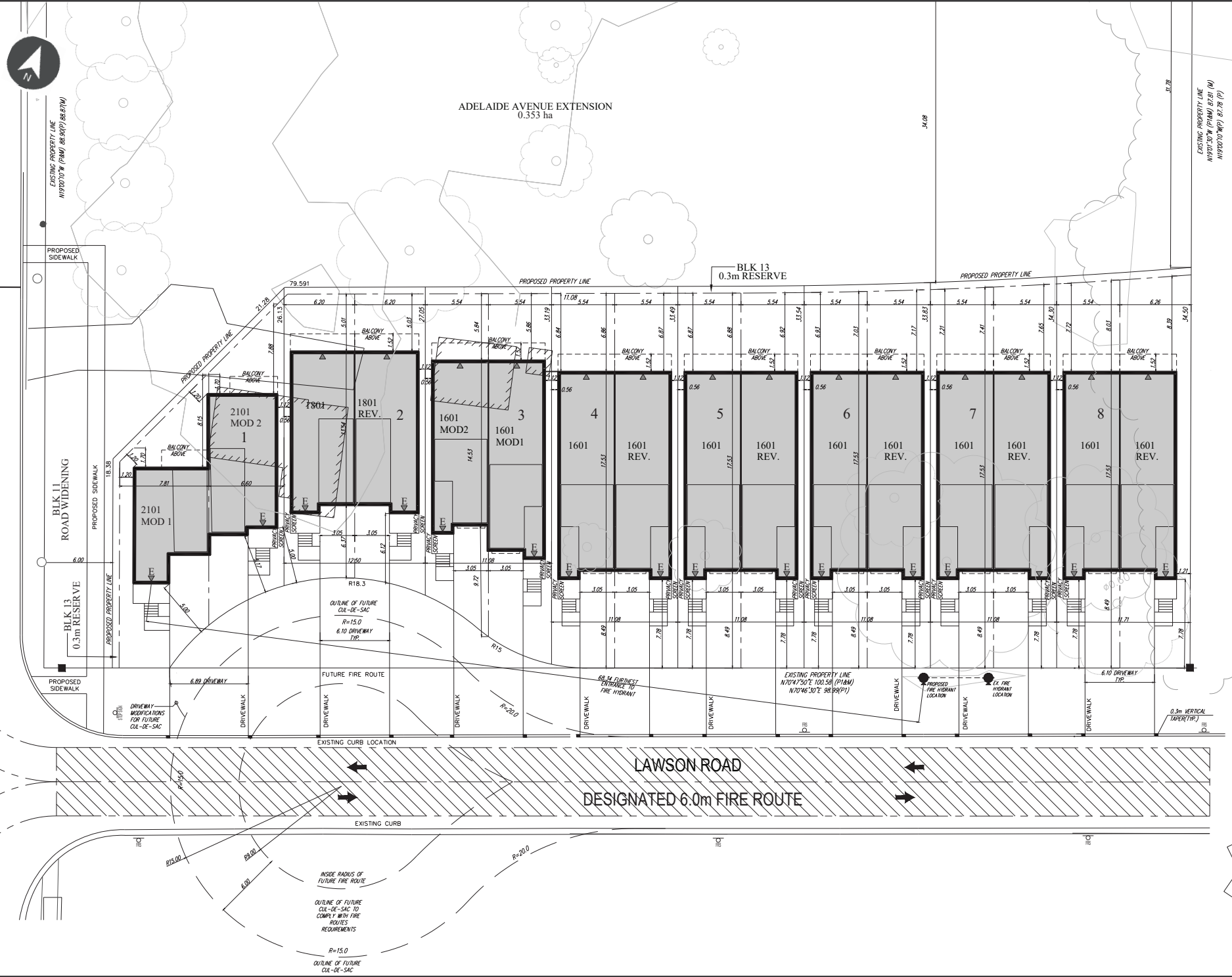
- Subject Property
- Assessment Parcels
- Local Road
- Address Points
- Surrounding Lower Tier Municipality
- Municipal Boundary
- Agriculture (A)
- Environmental Protection Zone (EP)
- Residential (R)

Municipality of Clarington Zoning By-Law 84-63

- **In-force Zone:** Agricultural (A) Zone
- **Permitted uses:** Farm, Place of Worship, one Single-detached dwelling, and more.
- The proposed development requires a Zoning By-law Amendment to rezone the property to better align with the *Urban Residential* land use designation of the Official Plan.

Municipality of Clarington Zoning By-Law Map

DEVELOPMENT PROPOSAL

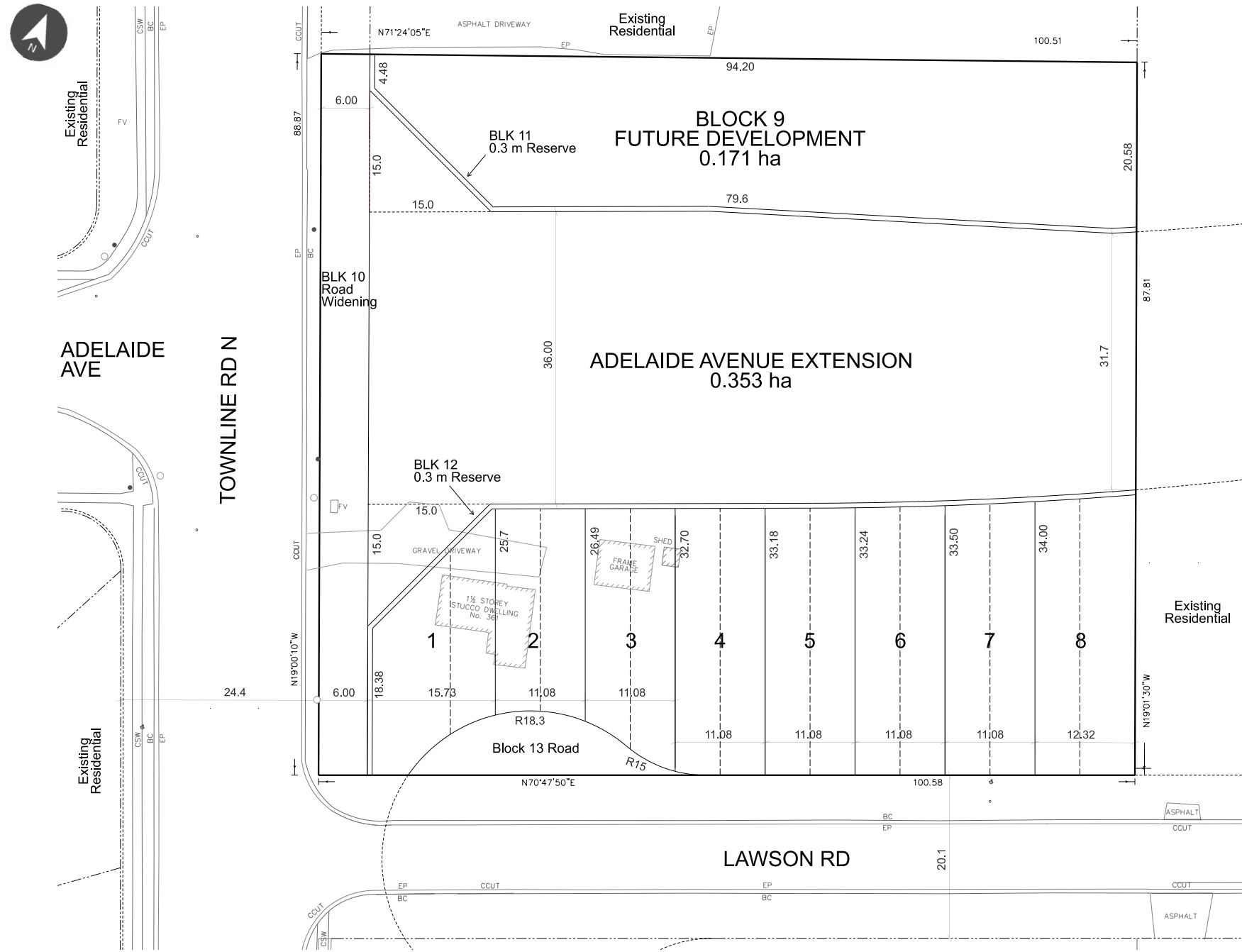


- **Units:** 16 semi-detached dwellings fronting Lawson Rd
- **Parking:** 16 indoor and 16 outdoor parking spaces

Site Plan prepared by Baroque Group

- ③ The proposed development seeks to rezone the subject property from Agricultural (A) Zone to Urban Residential Type Two (R2) Zone with site-specific regulations:
- ③ **Additional permitted use:**
 - Semi-detached dwellings
- ③ **Site-specific regulations**
 - Minimum lot frontage: 11m (for each pair of semi-detached dwellings)
 - Minimum Lot Area: 300 sq.m (for each pair of semi-detached dwellings)
 - Rear yard: 1.2m
 - Front Yard: 5m to the wall of the dwelling
 - Exterior Yard: 1.2m
 - Interior Yard: 0.56m
 - Maximum Lot Coverage of 60%
 - Maximum Building Height: 15m
 - Minimum Landscape Area: 25%
- ③ **Parking rate**
 - One outdoor (on the driveway) and one indoor parking space per semi-detached dwelling is required.

DRAFT PLAN OF SUBDIVISION

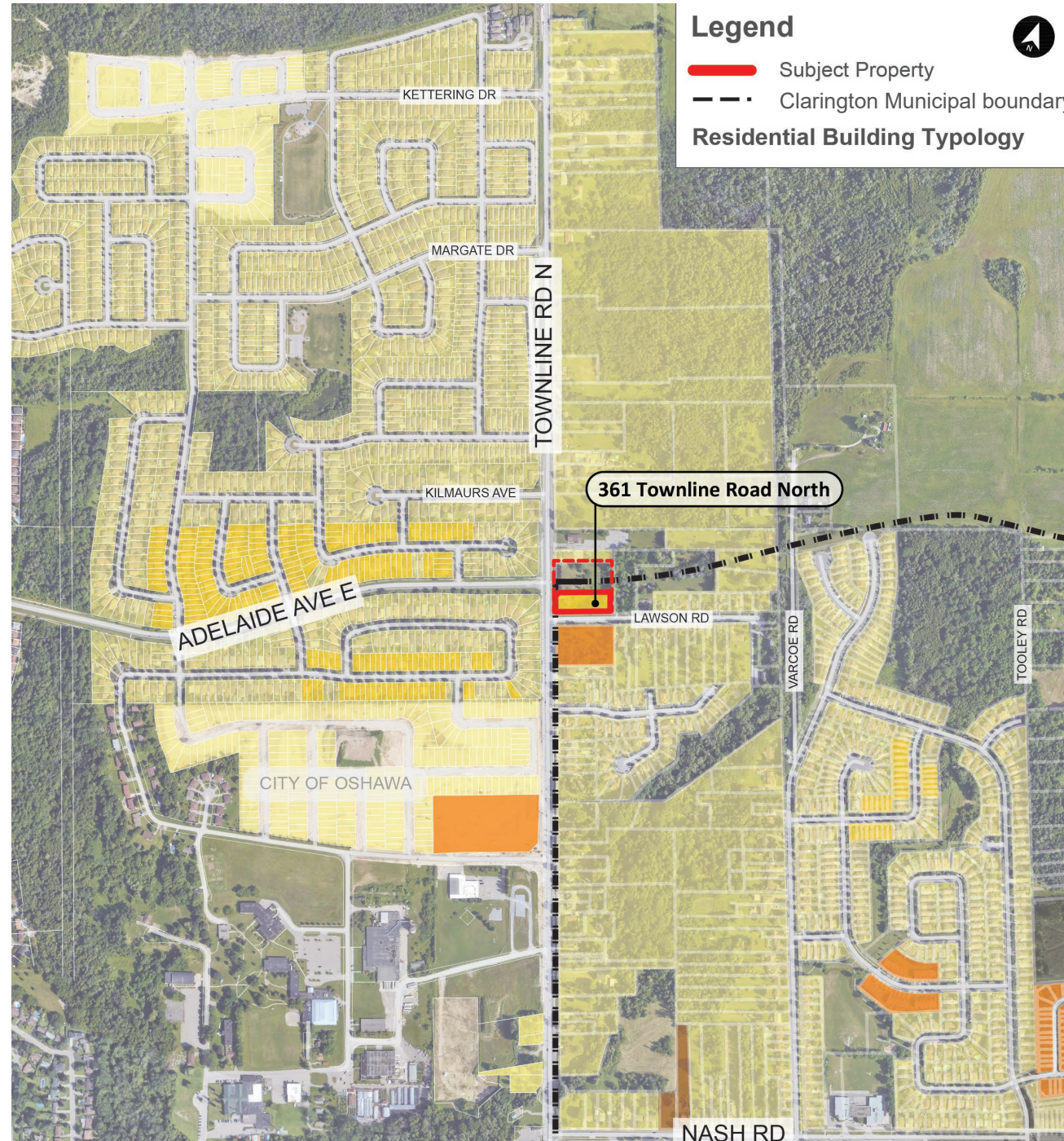


Draft Plan of Subdivision prepared by Weston Consulting

MERITS OF THE PROPOSED DEVELOPMENT

- ② Promotes a more efficient use of land that is encouraged by Province in Settlement Areas.
- ② Located within an Urban Area where intensification is actively encouraged.
- ② Contributes to meeting the minimum Regional density target for Greenfield areas.
- ② Aligns with the Official Plan's Urban Residential land use designation.
- ② Provides a diverse range of housing types, fostering a meaningful and sustainable community that offers both a place to grow and a safe, secure living environment.
- ② Consistent with the recent development applications in the neighbourhood.

EXISTING AND PROPOSED RESIDENTIAL BUILT FORMS



Notes:

Aerial photography from Google Earth, 6/22/2019.

Parcel mapping sourced from Clarington Interactive Maps.

Urban Boundary sourced from Map A2 Land Use Courtice Urban Area, Official Plan, Municipality of Clarington.

PROPOSED DESIGN AND BUILT FORM



① UNIT 1601, ELEV. A

Front and Rear Elevations prepared by Baroque Group



① REAR ELEVATION
3/16" = 1'-0"

FINDINGS OF TECHNICAL STUDIES

- ② Traffic Impact Study
- ② FSR /Stormwater Management Report
- ② Archeological Study
- ② Noise Study

NEXT STEPS



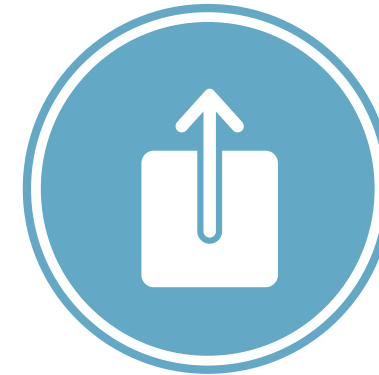
Receive comments
and feedback from
the Public and Council
Members



Review and discuss
the comments with
Clarington and project
team



Implement
comments/feedback
where appropriate



Resubmit applications
for further review
and consideration by
Council



THANK YOU!

QUESTIONS?

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