

Brookhill East - Subdivision

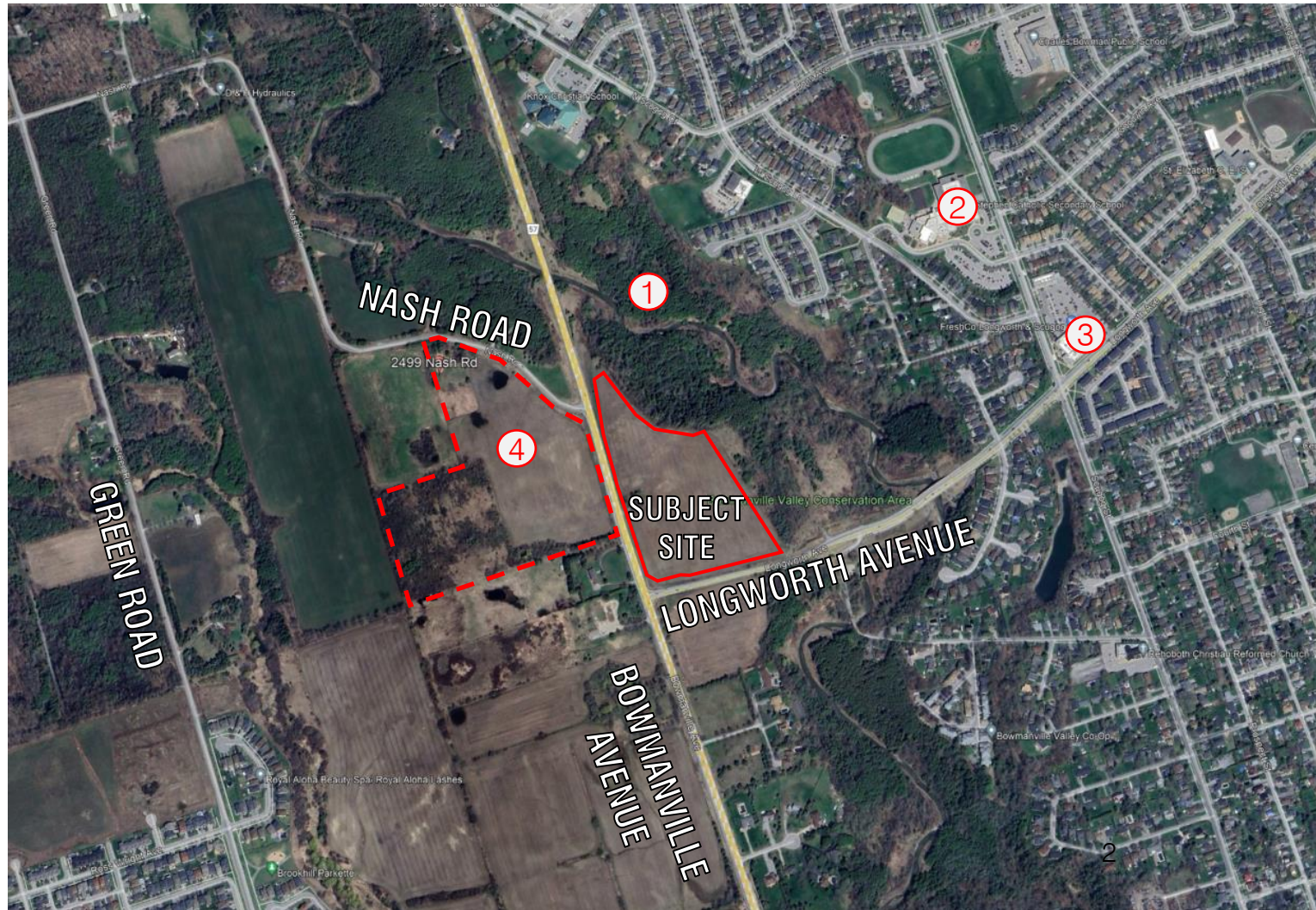
2547 Bowmanville Avenue

Statutory Public Meeting
January 20, 2025

Municipality File #s ZBA 2022-0023 and SC-2022-0014

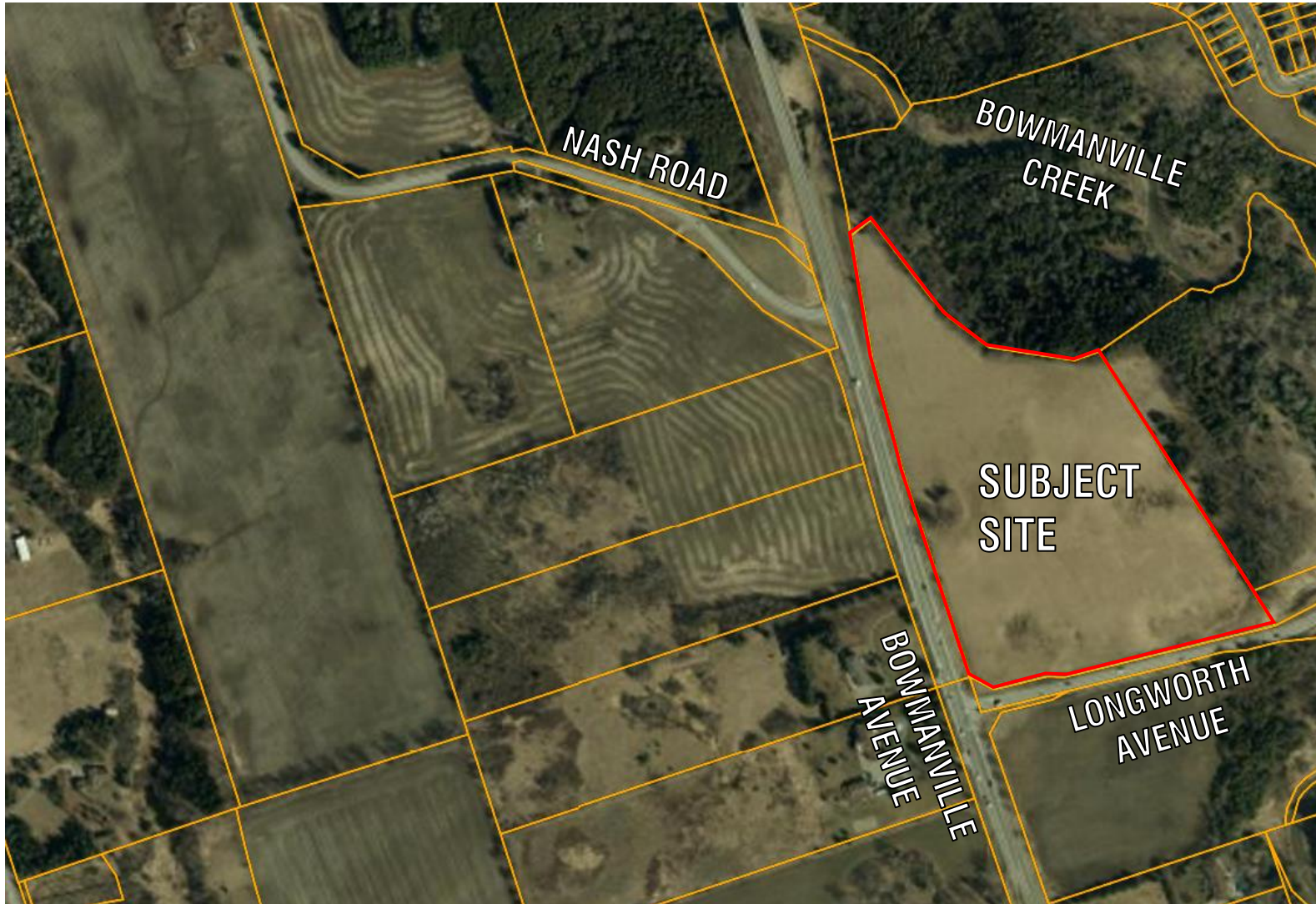


CONTEXT



- ① Bowmanville Valley Conservation Area
- ② St. Stephen Catholic Secondary School
- ③ Freshco
- ④ 2494 and 2538 Bowmanville Avenue and 2499 Nash Road Bowmanville

SUBJECT SITE



- Area: 6.93 hectares (17.1 acres);
- Frontage: 390 metres on Bowmanville Avenue and approximately 247 metres on Longworth Avenue ;
- Vacant Agricultural Property;
- Bowmanville Creek and a woodlot to the north and east;
- Longworth Avenue is directly south of the Subject Site, followed by agricultural lands and estate residential;

SUBJECT SITE



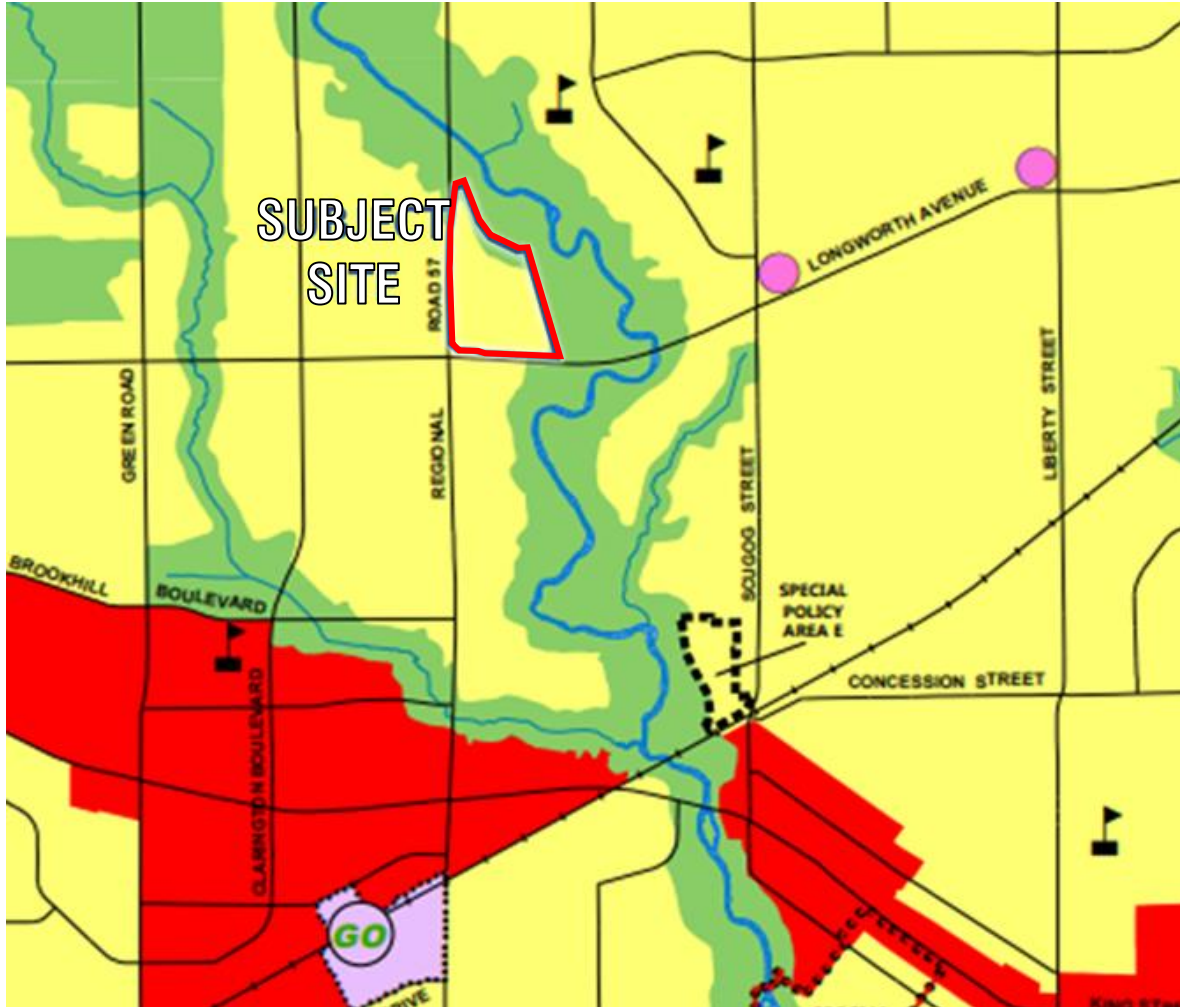
① Woodlot North of the Subject Site

② Woodlot East of the Subject Site

③ Agricultural Lands Across Longworth Avenue

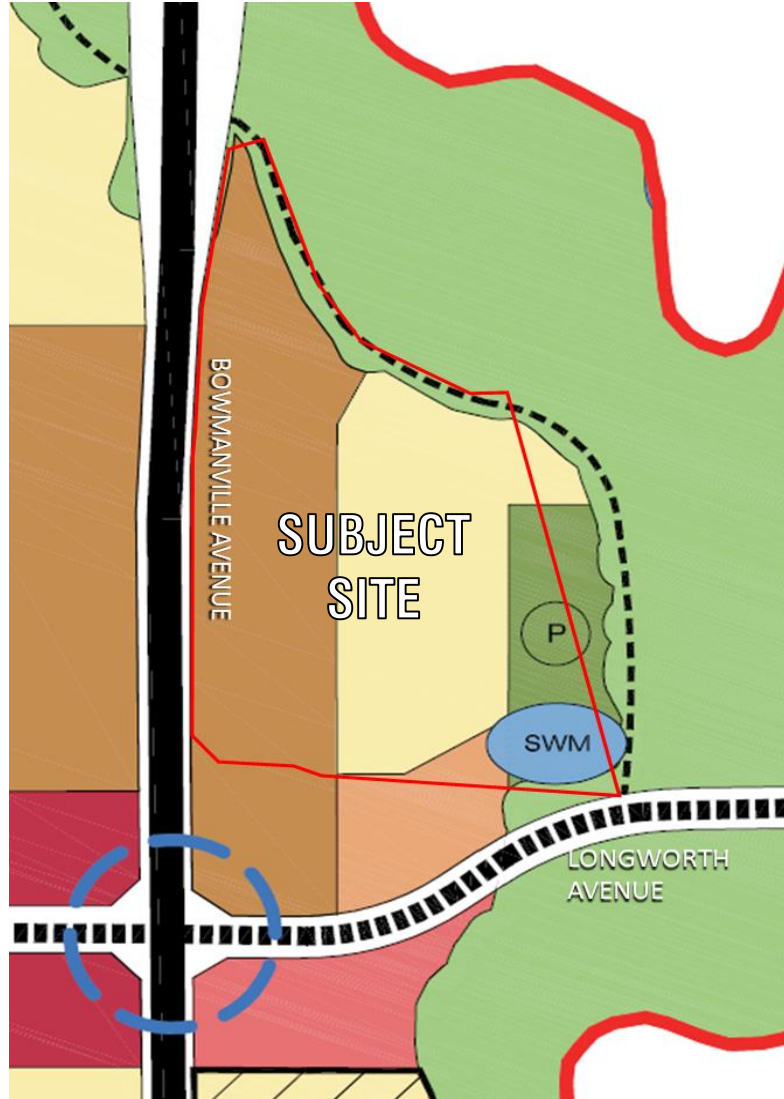
④ Agricultural Lands across Bowmanville Ave




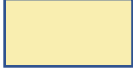






PLANNING POLICY CONTEXT



- Durham Regional Official Plan (2024)
 - *Community Areas*
- Municipality of Clarington Official Plan (2018)
 - *Urban Residential*
 - Bowmanville Avenue is a *Local Corridor*
- Brookhill Neighbourhood Secondary Plan
 - Adopted by Clarington Council in May 2021
 - Final Approval by Durham Region in July 2024
- Municipality of Clarington Zoning By-Law 84-63
 - A - Agricultural Zone

BROOKHILL NEIGHBOURHOOD SECONDARY PLAN



-  SUBJECT SITE
-  MEDIUM DENSITY LOCAL CORRIDOR
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  VILLAGE CORRIDOR
-  ENVIRONMENTAL PROTECTION AREA
-  NEIGHBOURHOOD PARK
-  PARKETTE
-  STORMWATER MANAGEMENT FACILITY
-  TRAIL

BROOKHILL NEIGHBOURHOOD SECONDARY PLAN

Land Use Designations

➤ Medium Density Local Corridor

➤ Permitted Uses

- Housing in mid-rise building forms combined with cultural, entertainment, recreational, offices, restaurants, retail, and/or service commercial uses within mixed-use buildings.

➤ Permitted Building Types:

- Street Townhouses;
- Block townhouses;
- Stacked townhouses;
- Back-to-back townhouses;
- Apartment buildings;
- Mixed-use buildings; and
- Accessory dwelling units

➤ Height and Density

- Minimum of 3 storeys and a maximum of 6 storeys.
- Minimum net density of 40 units per net hectare.

➤ Medium Density Residential

➤ Permitted Uses

- mix of housing types and tenures in mid- and low-rise building forms.

➤ Permitted Building Types:

- Street townhouses;
- Block townhouses;
- Stacked townhouses;
- Back-to-back townhouses;
- Apartment buildings; and
- Accessory dwelling units

➤ Height and Density

- Minimum of 2 storeys and a maximum of 4 storeys.
- Minimum net density of 40 units per net hectare.

BROOKHILL NEIGHBOURHOOD SECONDARY PLAN

Land Use Designations

➤ Low Density Residential

➤ Permitted Uses

- Mix of housing types and tenures in low-rise building forms
- Small scale service and neighbourhood retail commercial uses, which are supportive of and compatible with residential uses

➤ Permitted Building Types:

- Detached dwellings;
- Semi-detached dwellings;
- Street townhouses; and
- Accessory dwelling units

➤ Height and Density

- Shall not exceed 3 storeys in height.
- Minimum net density of 13 units per net hectare

➤ Parkette

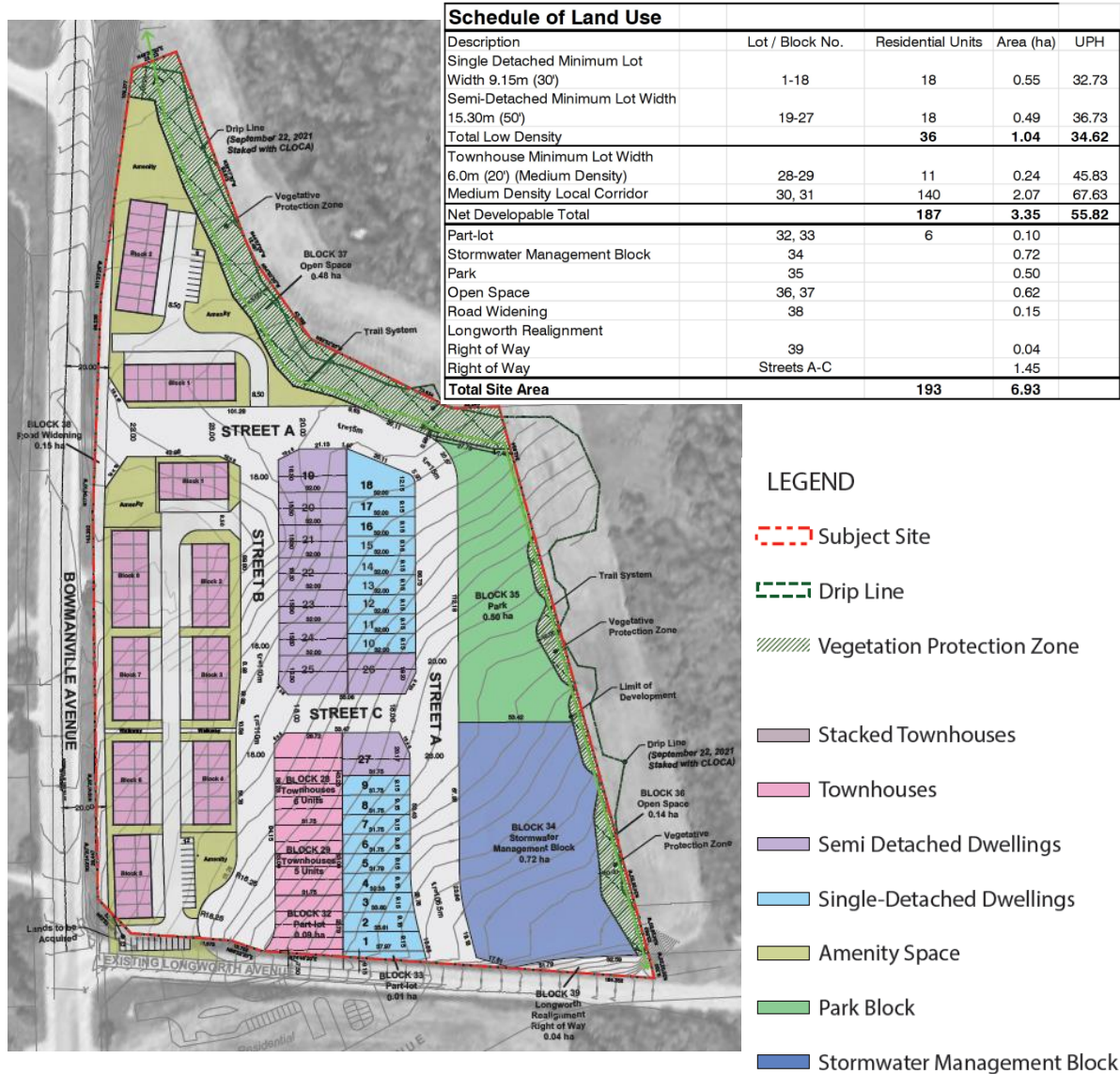
- 0.5 to 1.0 hectare

➤ Stormwater Management Facility

- To be designed and located as key features within the community contributing to the appearance and ambience of the neighbourhood
- The exact location, number, and size of the facilities will be determined through a Functional Servicing Report and in accordance with Section 20 of the Official Plan.

➤ Environmental Protection Area

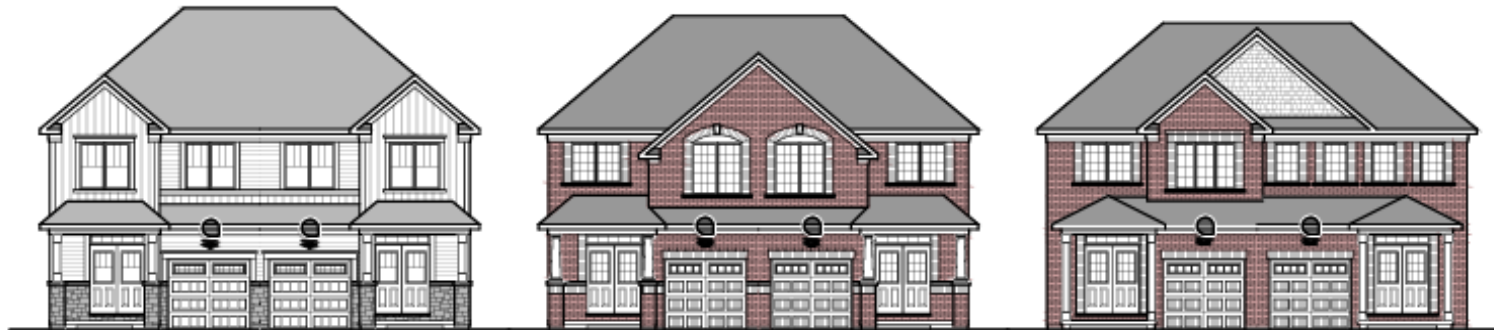
PROPOSED DEVELOPMENT



➤ Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a 193-unit residential development

- Eighteen (18) single-detached lots with minimum lot width of 9.15 metres
- Eighteen (18) semi-detached units with minimum lot width of 15.3 metres
- Eleven (11) townhouse units with minimum lot width of 6.0 metres
- One Hundred and Forty (140) stacked townhouse units (Medium Density Local Corridor)
- Stormwater Management Block (0.72 hectares)
- Park block (0.5 hectares)
- Open Space (0.62 hectares)
- Street 'A' (20-23m) Local Roads
- Streets 'B' and 'C' (18m) Local Roads
- Private roads to provide access to Medium Density Local Corridor Blocks

CONCEPTUAL STREETSCAPES - SEMI-DETACHED



CONCEPTUAL STREETSCAPES - SINGLE-DETACHED



CONCEPTUAL RENDERINGS



Single Detached



Street Townhouses



Semi Detached

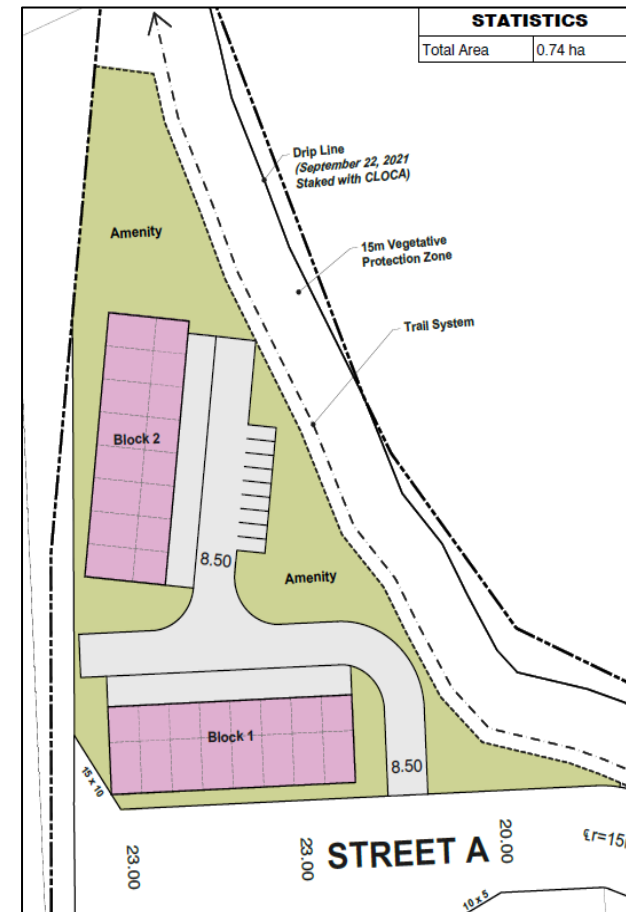
MEDIUM DENSITY CORRIDOR – CONCEPT PLANS

Block 30 Conceptual Site Plan



- One-hundred four (104) units
- Net density of 77 units per hectare.
- Two vehicular access points from Street 'B'
- 24 visitor parking spaces
- 8.5 metre private road

Block 31 Conceptual Site Plan



- Thirty-six (36) units
- Net density of 50 units per hectare
- One vehicular access from Street 'A'
- 9 Visitor Parking Spaces
- 8.5 metre private road

PROPOSED ZONING REGULATIONS

Regulations	Single-Detached	Semi-Detached	Street Townhouse	Stacked Townhouse
Lot Area (Min)	245 sq m	450 sq m	150 sq m	2,500 sq m
Lot Frontage (Min)	9.0 m	15.0 m	6.0 m	50.0 m
Front Yard (Min)	6.0 m to private garage or carport; 4.0 m to dwelling; 2.0 m to porch	6.0 m to private garage or carport; 4.0 m to dwelling; 2.0 m to porch	6.0 m to private garage or carport; 3.0 m to dwelling	3.0 m
Exterior Side Yard (Min)	3.0 m	3.0 m	3.0 m	3.0 m
Interior Side Yard (Min)	a) With private garage or carport - 1.2 m on one side, 0.6 m on the other side; b) without private garage or carport - 3.0 m on one side, 0.6 m on the other side	1.2 metres, nil where building has a common wall with any building on the same lot located in an R2- xx zone	1.2 metres, nil where building has a common wall with any building on an adjacent lot located in an R- 3 zone	3.0 m
Rear Yard (Min)	7.5 m	7.5 m	6.0 m	3.0 m
Lot Coverage (Max)	50% (dwelling) 55% All buildings and structures	50% (dwelling) 55% All buildings and structures	55% (dwelling) 60% All buildings and structures	40 percent
Landscaped Open Space (Min)	30%	30%	25% (Lot) 50% (Front Yard Soft Landscaping)	35 percent
Building Height (Max)	12.0 m	12.0 m	12.0 m	3 to 6 storeys

ADDITIONAL SUPPORTING DOCUMENTS SUBMITTED

- Draft Plan of Subdivision (Biglieri)
- Planning Rationale Report (Biglieri)
- Urban Design Brief (Biglieri)
- Stage 1, 2 and 3 Archaeological Assessments (Parslow Heritage Consultancy)
- Phase 1 and 2 Environmental Site Assessments (Soil Engineers)
- Functional Servicing and Stormwater Management Report (DSEL)
- Site Servicing, Grading, Drainage and Erosion and Sediment Control Plans (DSEL)
- Soil Investigation Report (Soil Engineers)
- Environmental Noise Assessment (YCA Engineering)
- Transportation Impact Study (TYLin)
- Environmental Impact Study (GeoProcess)
- Hydrogeological Investigation Report (Palmer)
- Landscape Analysis (Biglieri)
- Environmental Sustainability Plan (GHD)
- Master Block Plan (Biglieri)
- On-Street Parking Plan (DSEL)
- Park Facility Fit / Concept Plan (MBTW)
- Trail and Active Transportation Plan (MBTW)

QUESTIONS?