

Brookhill West - Subdivision

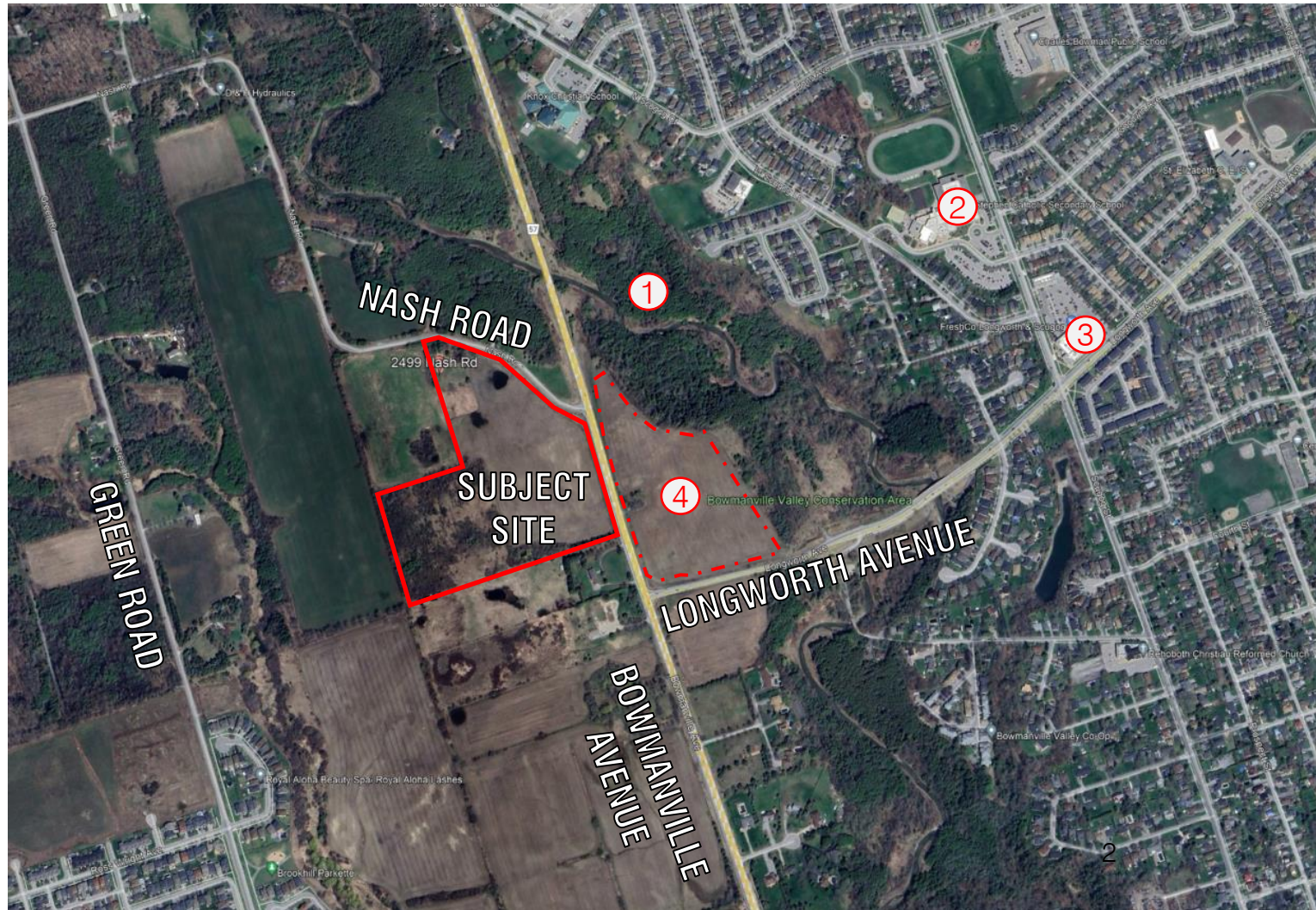
2494 and 2538 Bowmanville Avenue and 2499 Nash Road
Bowmanville

Statutory Public Meeting
January 20, 2025

Municipality File #s ZBA 2022-0026 and S-C-2022-0015



CONTEXT



- ① **Bowmanville Valley Conservation Area**
- ② **St. Stephen Catholic Secondary School**
- ③ **Freshco**
- ④ **2547 Bowmanville Avenue**

SUBJECT SITE



- Area: 11.15 hectares (27.6 acres);
- Frontage: 336.3 meters on Nash Road and 201.3 meters on Bowmanville Avenue ;
- Vacant Agricultural Property;
- Bowmanville Creek to the north;
- Agricultural lands, single-detached dwellings, and future westward extension of Longworth Avenue to the south;

SUBJECT SITE



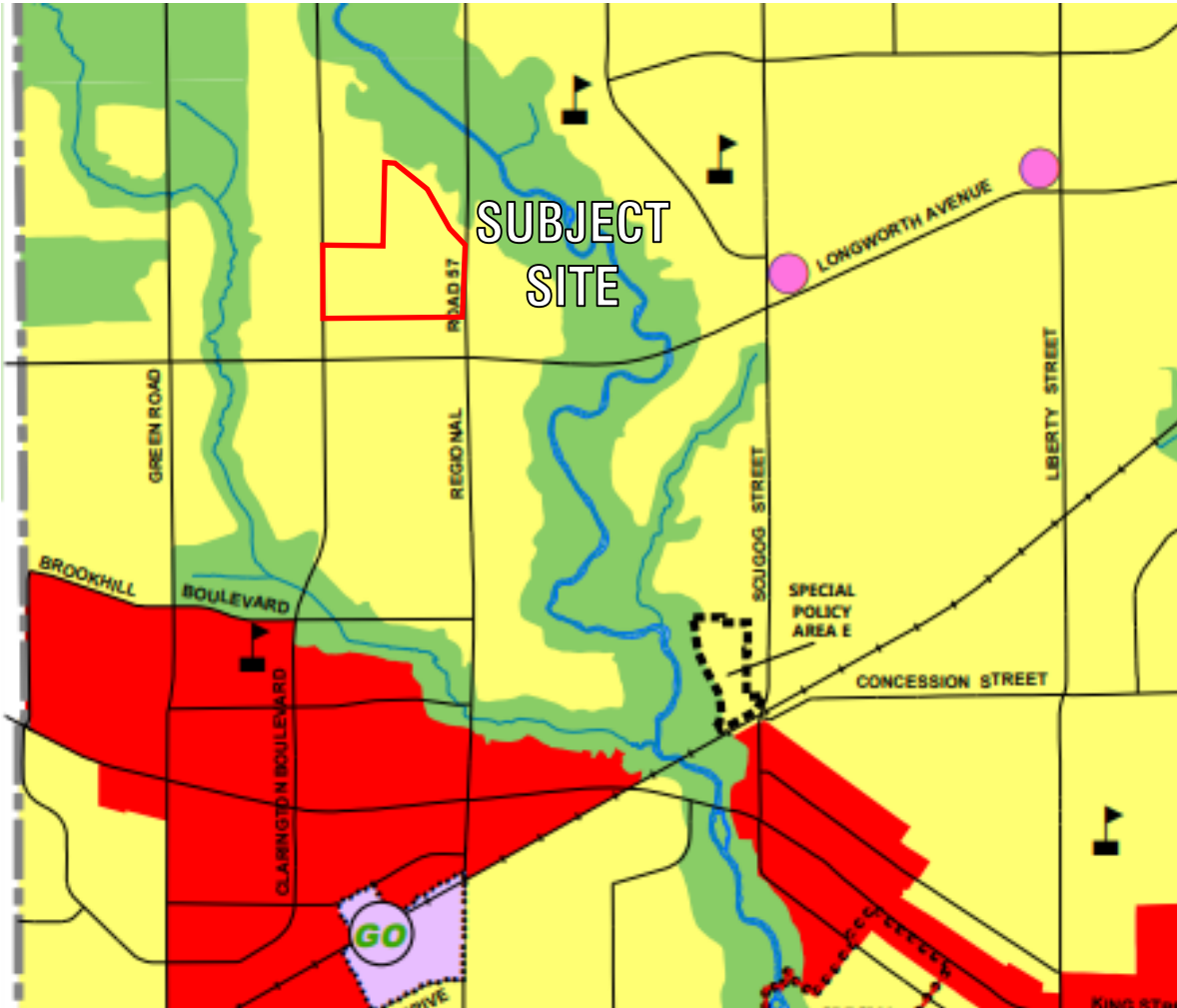
Single-Detached Dwelling and Woodlot North of Subject Site

Agricultural Lands East of Subject Site

Rural Residential South of Subject Site

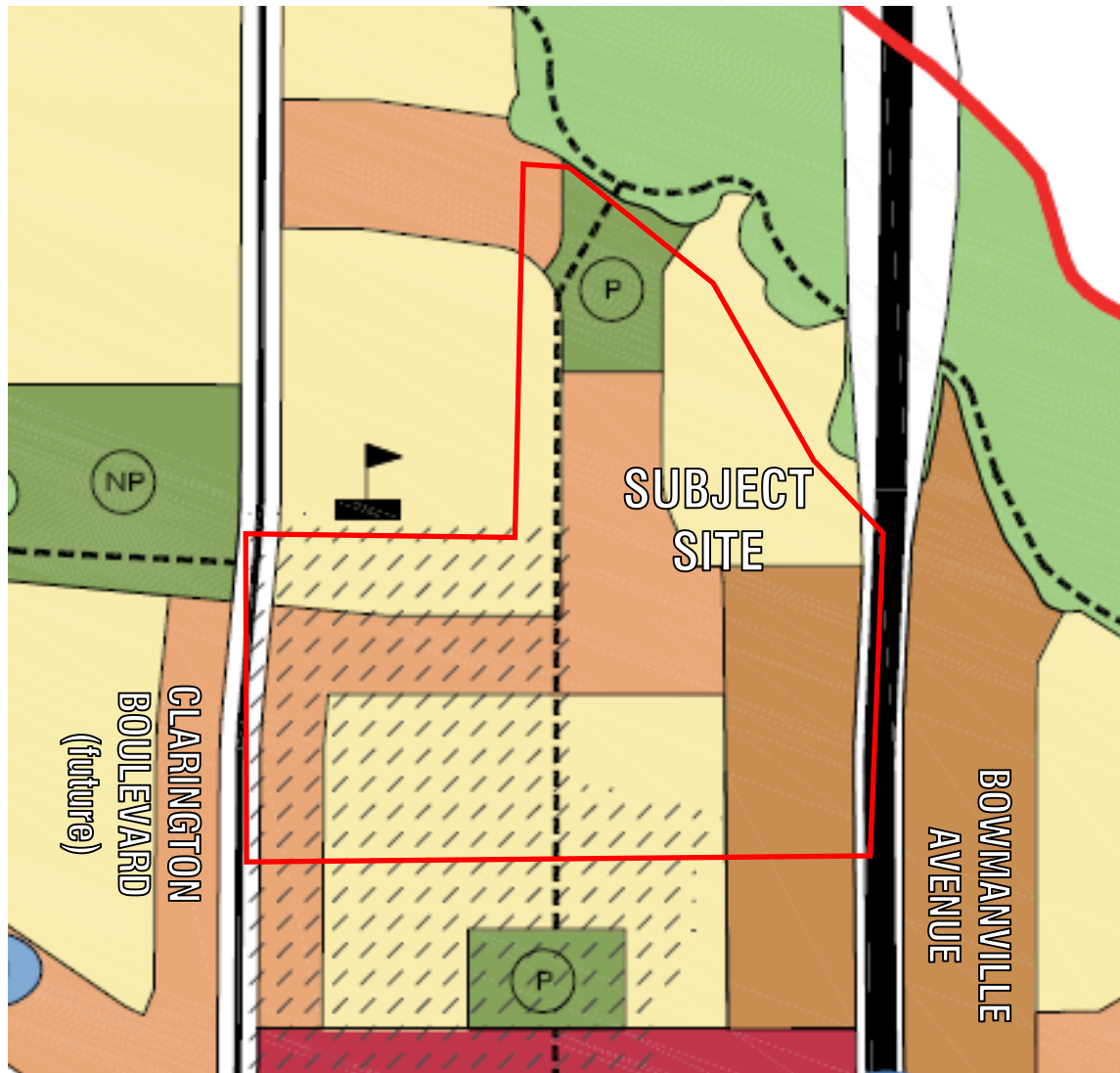
Agricultural Lands West of Subject Site




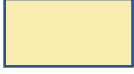





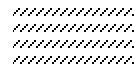


PLANNING POLICY CONTEXT



- 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
-  ENVIRONMENTAL CONSTRAINT
-  ELEMENTARY SCHOOL
-  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

➤ Elementary School

- The configuration and size of school sites will be defined in consultation with the School Boards through an application for approval of a proposed plan of subdivision
- Approx. 2.5 hectares in Official Plan

➤ Environmental Constraint

- Potential for environmental significance
- EIS to confirm Presence and precise limits of NHS and features and the acceptable level of development as part of a review of a development application to the satisfaction of the Municipality and CLOCA, as jurisdictionally appropriate
- If the EIS establishes that development can proceed, then the underlying designation shall apply

PROPOSED DEVELOPMENT

Schedule of Land Use			
Description	Lot / Block No.	Residential Units	Area (ha)
Single Detached Minimum Lot Width 9.15m (30')	1-37	37	1.05
Semi-Detached Minimum Lot Width 15.3m (50')	38-67	60	1.51
Total Low Density		97	2.56
Townhouse Minimum Lot Width 6.1m (20') (Medium Density)	68-84	88	1.93
Medium Density Local Corridor	85, 86	100	1.47
Net Developable Total		285	5.96
School	87		1.01
Park	88		0.79
Walkway	89, 90		0.06
Road Widening	91		0.08
Future Clarington Boulevard	92		0.26
Future Road Extension	93		0.03
Public Roads	Street A-E		2.96
Total Site Area			11.15

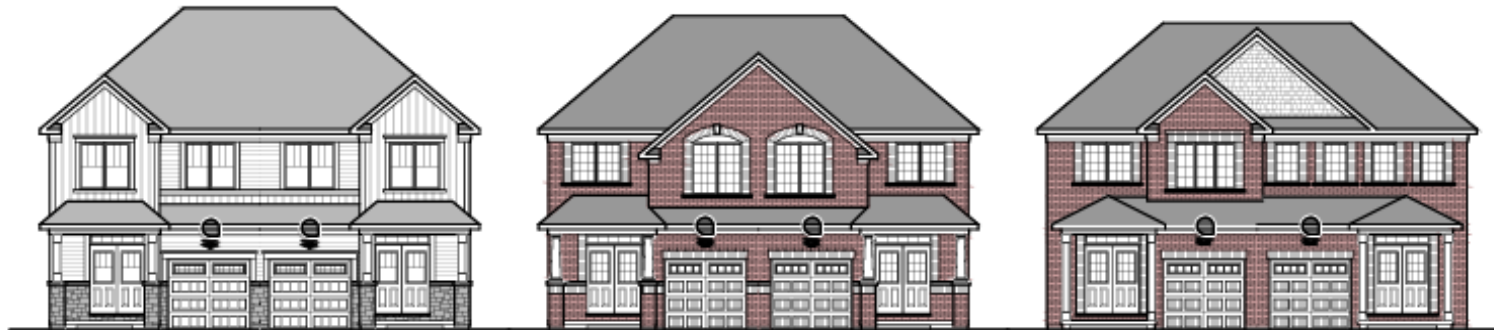
LEGEND

- BOUNDARY
- ↔ TRAIL SYSTEM (as per BNSP Schedule A)
- LOW DENSITY
- 6.1m (20') TOWNHOUSES
- MEDIUM DENSITY LOCAL CORRIDOR
- SCHOOL
- PARKLAND



- Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a 285-lot residential development
 - Thirty-seven (37) single-detached lots with minimum lot width of 9.15 metres
 - Sixty (60) semi-detached units with minimum unit width of 7.65 metres
 - Eighty-eight (88) street townhouse units with minimum unit width of 6.1 metres
 - One-hundred (100) stacked townhouse units (Medium Density Local Corridor)
 - School block (1.01 hectares)
 - Park block (0.79 hectares)
 - Street 'A' (23m) and Future Clarington Boulevard (26m) Collector Roads
 - Local roads at 18m and 20m right-of-ways
 - Private roads to provide access to Medium Density Local Corridor Blocks

CONCEPTUAL STREETSCAPES - SEMI-DETACHED



CONCEPTUAL STREETSCAPES - SINGLE-DETACHED



CONCEPTUAL RENDERINGS



Single Detached



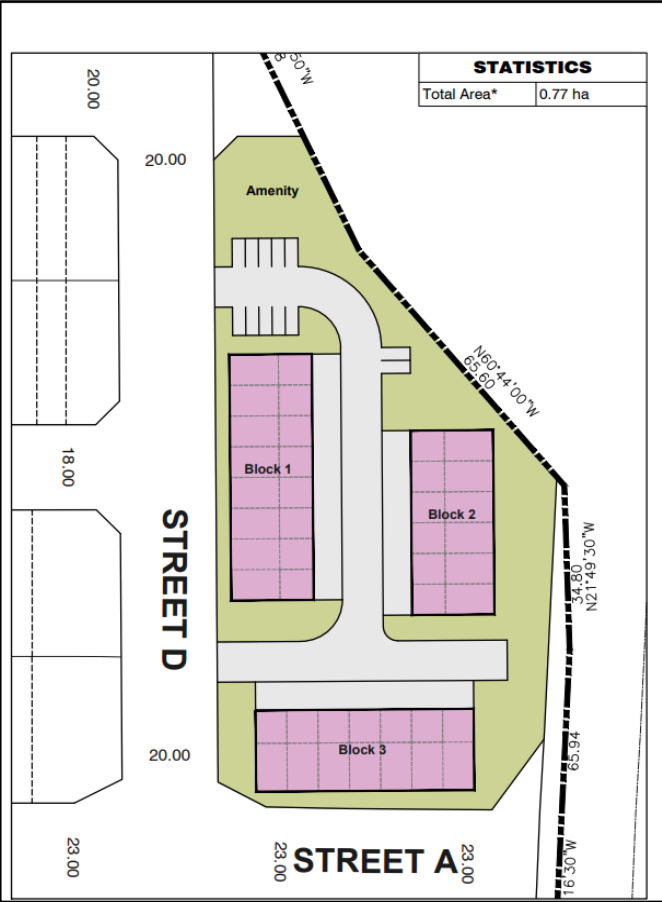
Street Townhouses



Semi Detached

MEDIUM DENSITY CORRIDOR – CONCEPT PLANS

Block 85 Conceptual Site Plan



- Forty-eight (48) stacked townhouse units
- Net density of 61.5 units per hectare.
- Two vehicular access points from Street 'D'
- 6.5m private road
- 12 Visitor Parking Spaces

Block 86 Conceptual Site Plan



- Fifty-two (52) stacked townhouse units
- Net density of 75.4 units per hectare
- Two vehicular access points from Street 'D'
- 6.5m private road
- 13 Visitor Parking Spaces

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 and 2 Archaeological Assessment (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 (Palmer)
- 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?