



500 Mearns Avenue

Municipality of Clarington

Planning & Development Committee

February 10th, 2025

File Numbers:

COPA2024-0007 & ZBA2024-0031

Prepared for:

Stylux Bowmanville Inc.

What's Happened to Date



August 25, 2022
Pre-Consultation



October 3, 2023
Pre-Consultation
(Stage 2)



December 5, 2024
Official Plan Amendment,
Zoning By-law Amendment
& Draft Plan of Subdivision
Submission

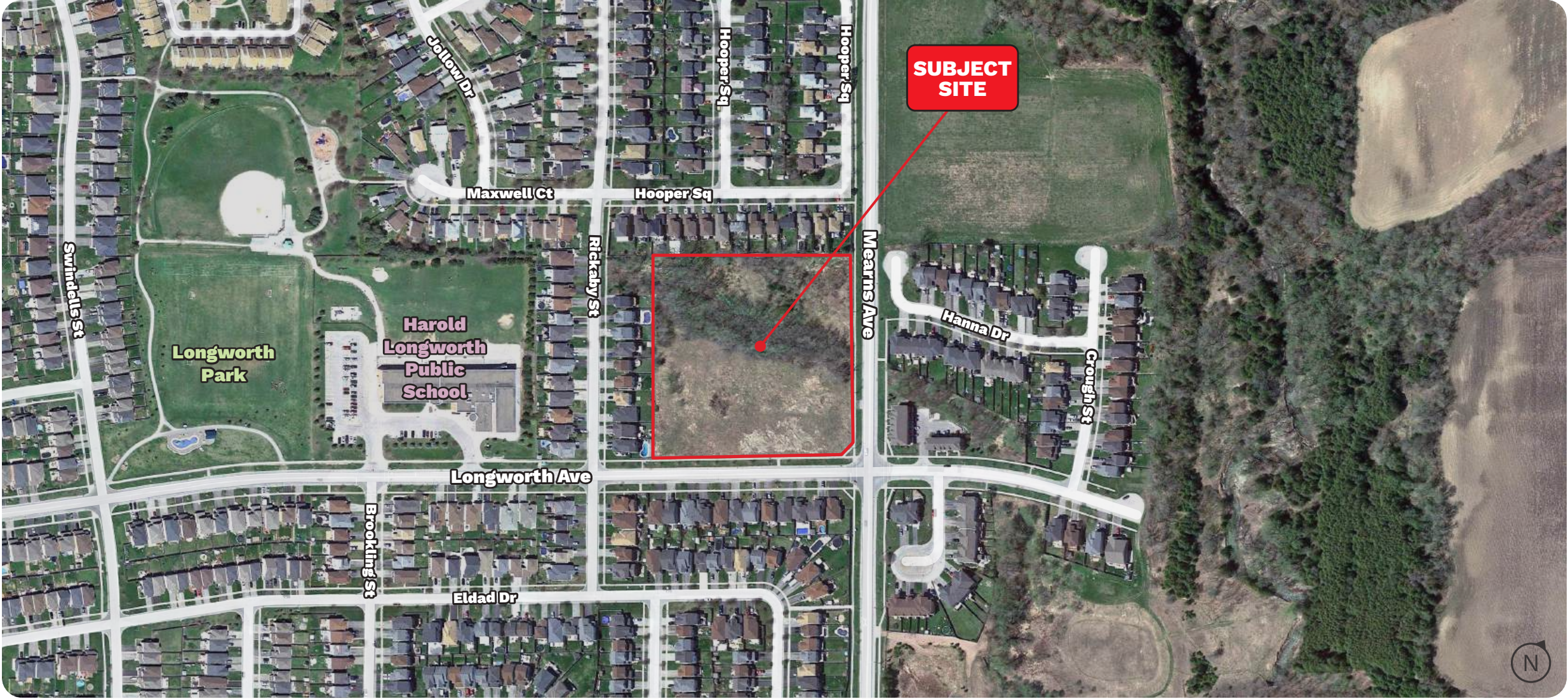


January 8, 2025
Application
Deemed
Complete
(OPA & ZBA)




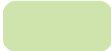


February 10, 2025
Planning &
Development
Committee

Site Context



Surrounding Context

Legend

-  Schools
 -  Public Parks
 -  Commercial
 -  Rail Corridor
- 1 Harold Longworth Public School
 - 2 Longworth Park
 - 3 Commercial Plaza
 - 4 Argent Park
 - 5 St. Elizabeth Catholic Elementary School and Bowmanville St. Elizabeth YMCA Day Care



Subject Site



Looking west from Mearns Avenue



Looking north from Mearns Avenue



Looking north towards existing residential dwellings



Looking northwest from the intersection of Mearns Avenue & Longworth Avenue










Planning Context

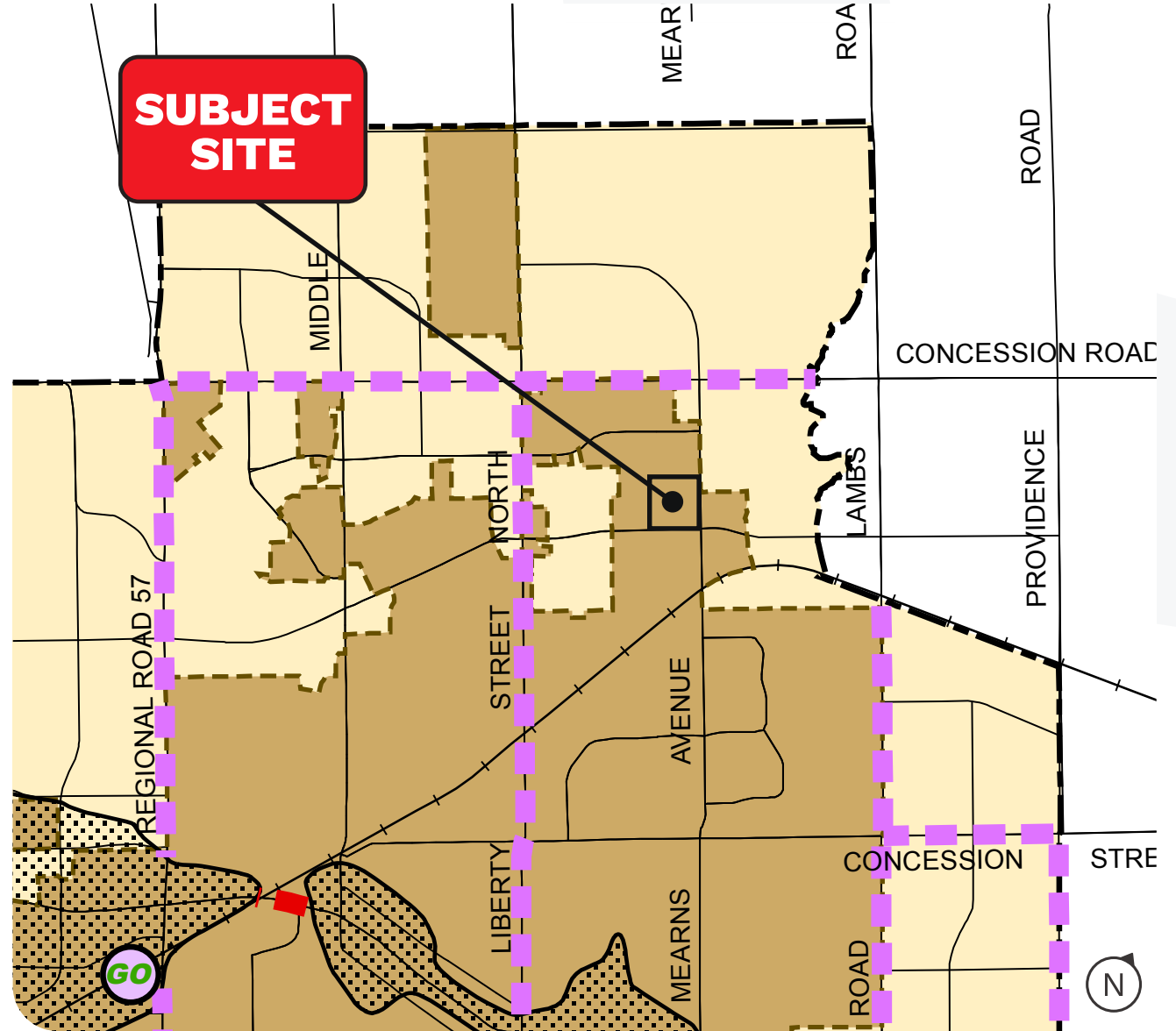
Municipality of Clarington Official Plan

Map B - Urban Structure

Legend

PRIORITY INTENSIFICATION AREAS

-  CENTRE
-  REGIONAL CORRIDOR
-  LOCAL CORRIDOR
-  WATERFRONT PLACE
-  TRANSPORTATION HUB
-  BUILT UP AREA
-  GREENFIELD
-  BUILT BOUNDARY
-  URBAN BOUNDARY



Planning Context

Municipality of Clarington Official Plan

Map A3 - Bowmanville Urban Area

Legend

URBAN RESIDENTIAL

NEIGHBOURHOOD CENTRE

ENVIRONMENTAL PROTECTION AREA

GREEN SPACE

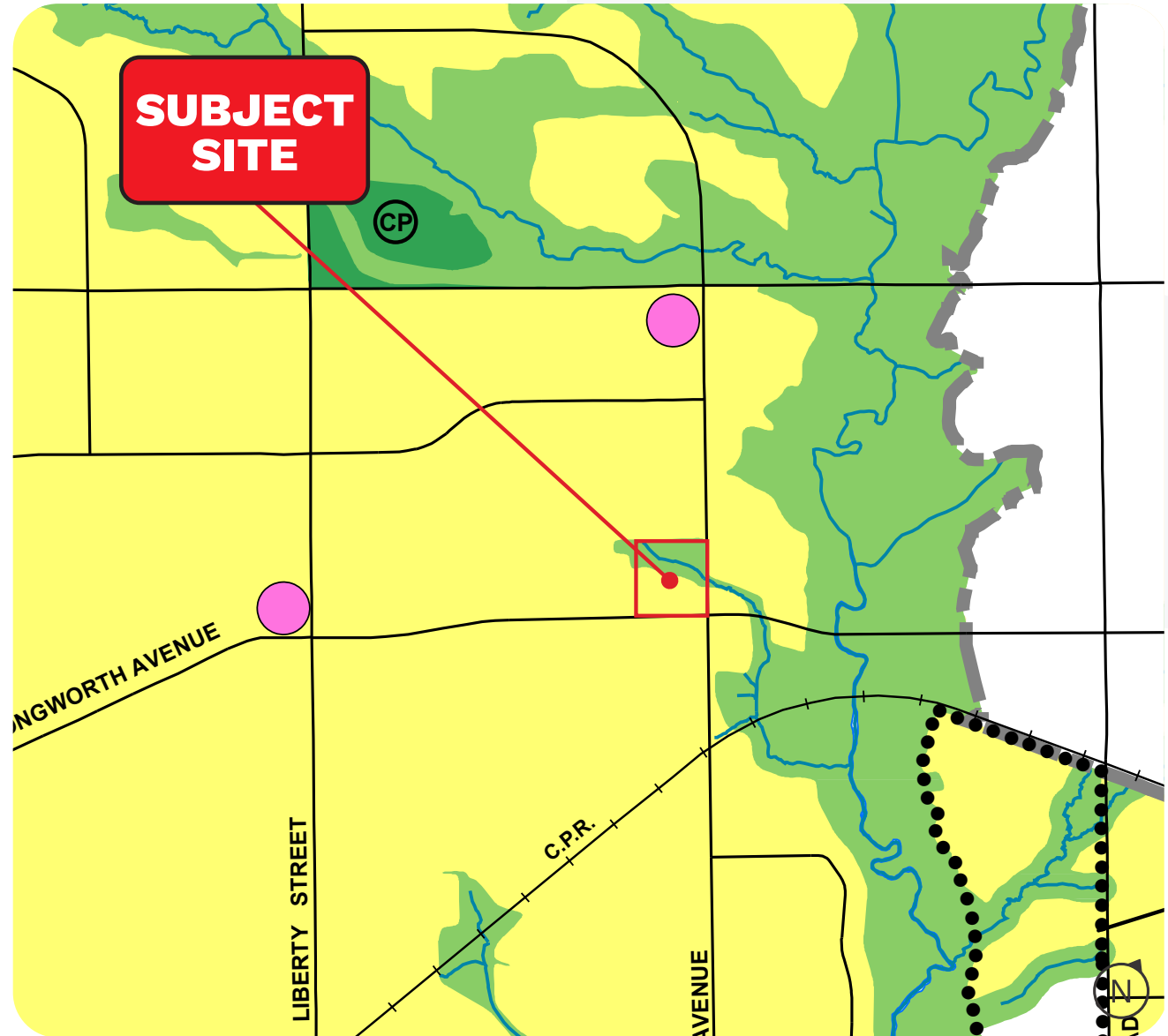
WATERFRONT GREENWAY

COMMUNITY PARK

URBAN BOUNDARY

SPECIAL POLICY AREA

SPECIAL STUDY AREA



Planning Context

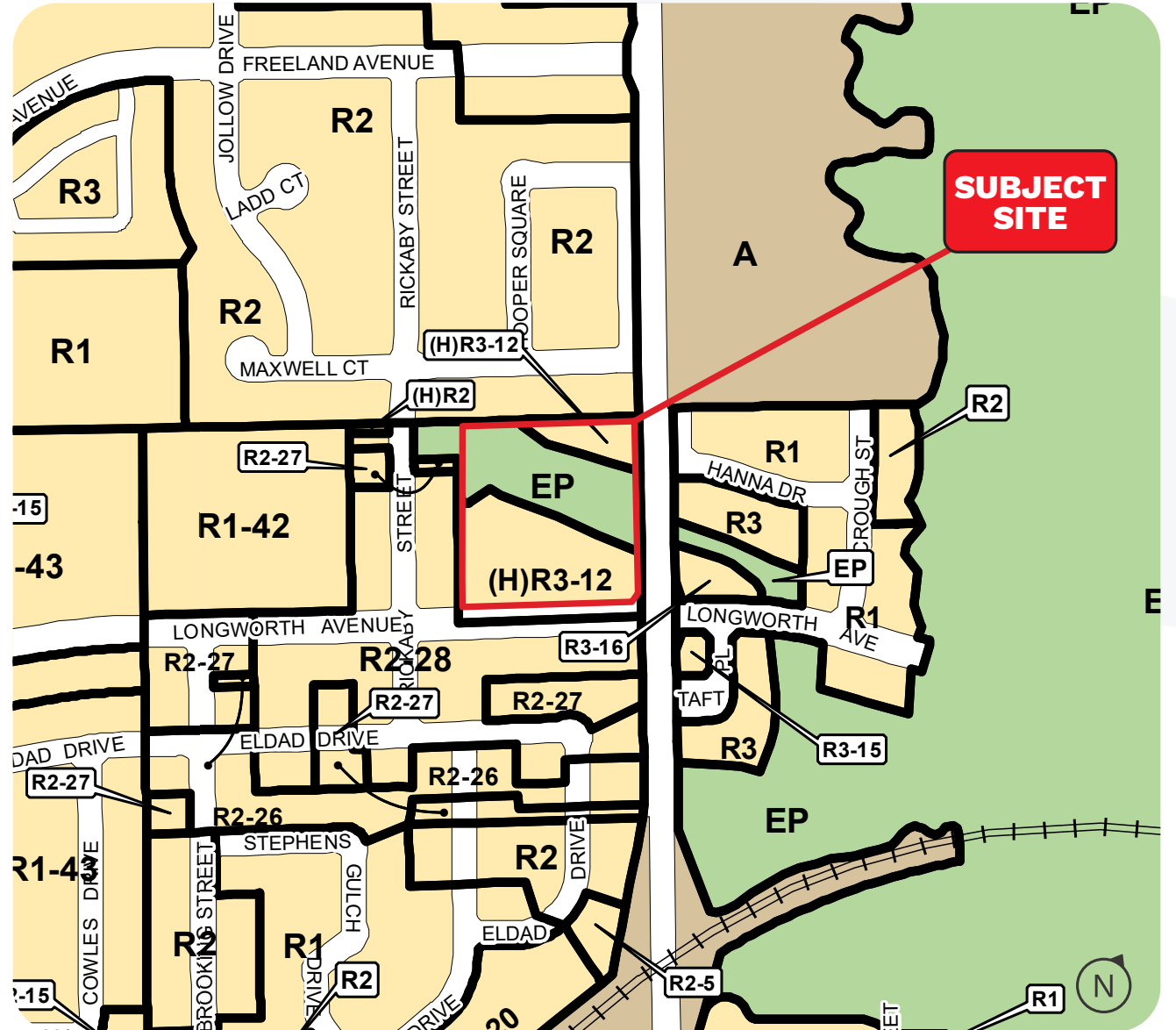
Municipality of Clarington Zoning By-law 84-63

Schedule 3 - Bowmanville

Legend

- Residential
- Commercial
- Institutional
- Industrial
- EP
- Agricultural

- Neighbourhood Character Study
- ARTERIAL ROAD TYPE 'A'
- ARTERIAL ROAD TYPE 'B'






Zoning Regulations

Regulations	(H)R3-12	Proposed
Permitted Uses	Stacked Townhouses	Link Townhouses
Density (Max)	40 units / hectare	Approx. 44 units / hectare
Rear Yard (Min)	7.5 metres	+/- 7.5 metres
Landscaped Open Space (Min)	40%	34%
Height (Max)	11.0 metres	+/- 11.25 metres (3 storeys)
Front Yard (Min)	6.0 metres	+/- 6.0 metres
Exterior Side Yard (Min)	6.0 metres	+/- 4 metres
Parking	2 / unit + visitor (218 spaces total)	2 / unit + visitor (220 spaces total)

Site Plan




Legend

-  Traditional Townhouse Units
-  Dual Frontage Townhouse Units
-  Landscaped & Amenity Space



Landscape Plan

Legend

-  Traditional Townhouse Units
-  Dual Frontage Townhouse Units
-  Landscaped & Amenity Space

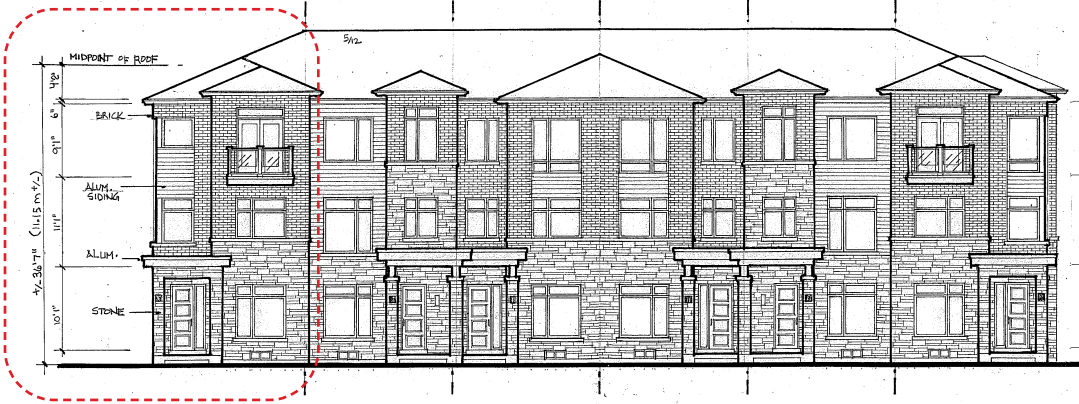


Elevations | Dual Frontage Units

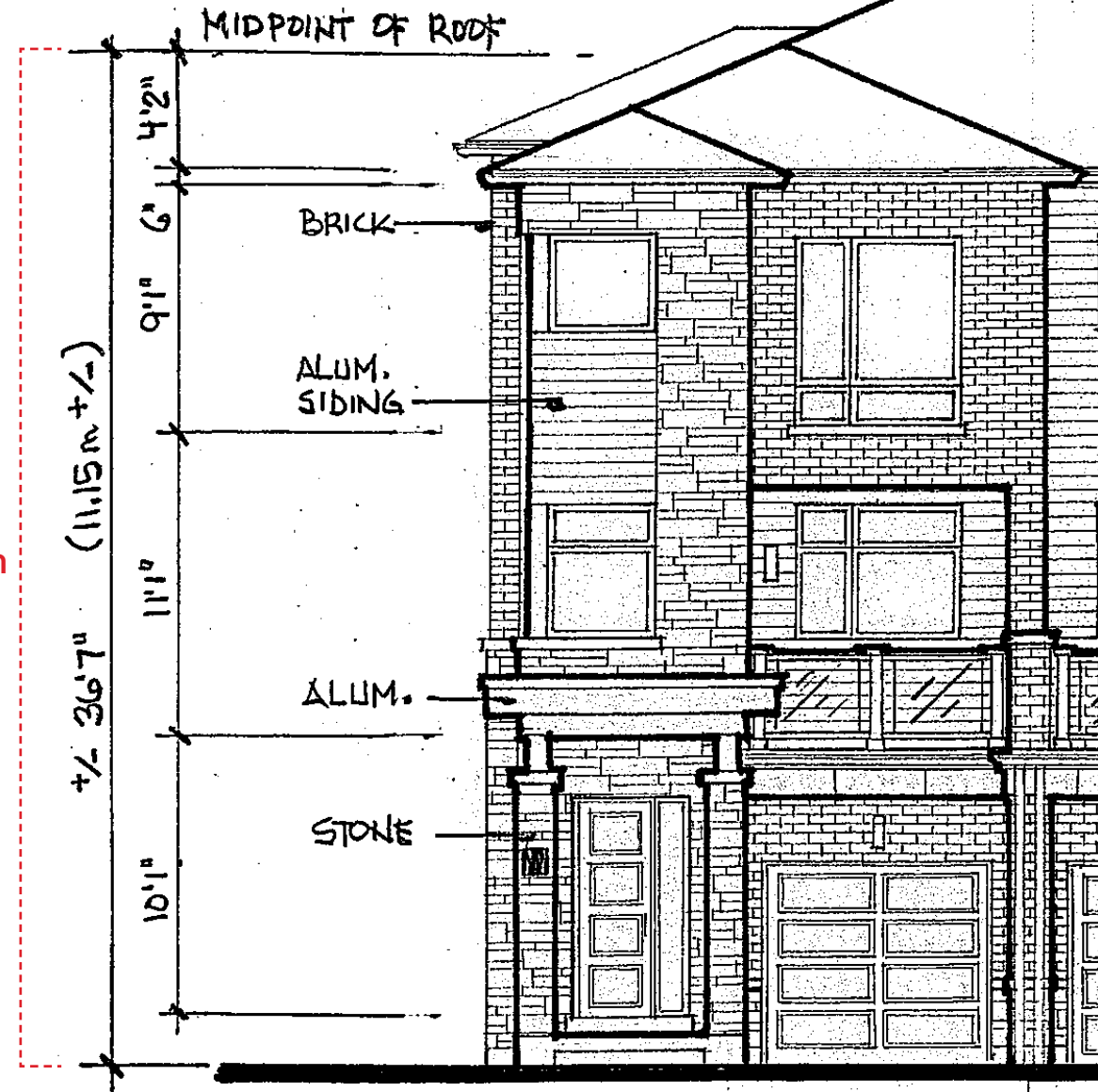
FRONT



REAR



11.25 m



Elevations | Typical Townhouse Units





Question & Answers

Thank you