



## Public Meeting Report

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<b>Report To:</b>	<b>Planning and Development Committee</b>		
<b>Date of Meeting:</b>	April 14, 2025	<b>Report Number:</b>	PDS-015-25
<b>Authored By:</b>	Jacob Circo, Planner II		
<b>Submitted By:</b>	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services		
<b>Reviewed By:</b>	Mary-Anne Dempster, CAO		
<b>File Number:</b>	ZBA2024-0023	<b>Resolution#:</b>	
<b>Report Subject:</b>	<b>Zoning By-law Amendment application to facilitate a 7-unit, 3-storey apartment building in Bowmanville.</b>		

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### Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

### Recommendations:

1. That Report PDS-015-25 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to the Zoning By-law Amendment applications submitted and continue processing the applications including the preparation of a subsequent recommendation report; and
3. That all interested parties listed in Report PDS-015-25 and any delegations be advised of Council's decision.

## Report Overview

The Municipality is seeking the public's input on an application for a proposed Zoning By-law Amendment to permit a 7-unit, 3-storey apartment building at 53 Liberty Street North in Bowmanville.

## 1. Application Details

**Owner:** 13296415 Canada Corporation

**Agent:** North Lakes Developments and Construction

**Proposal:**

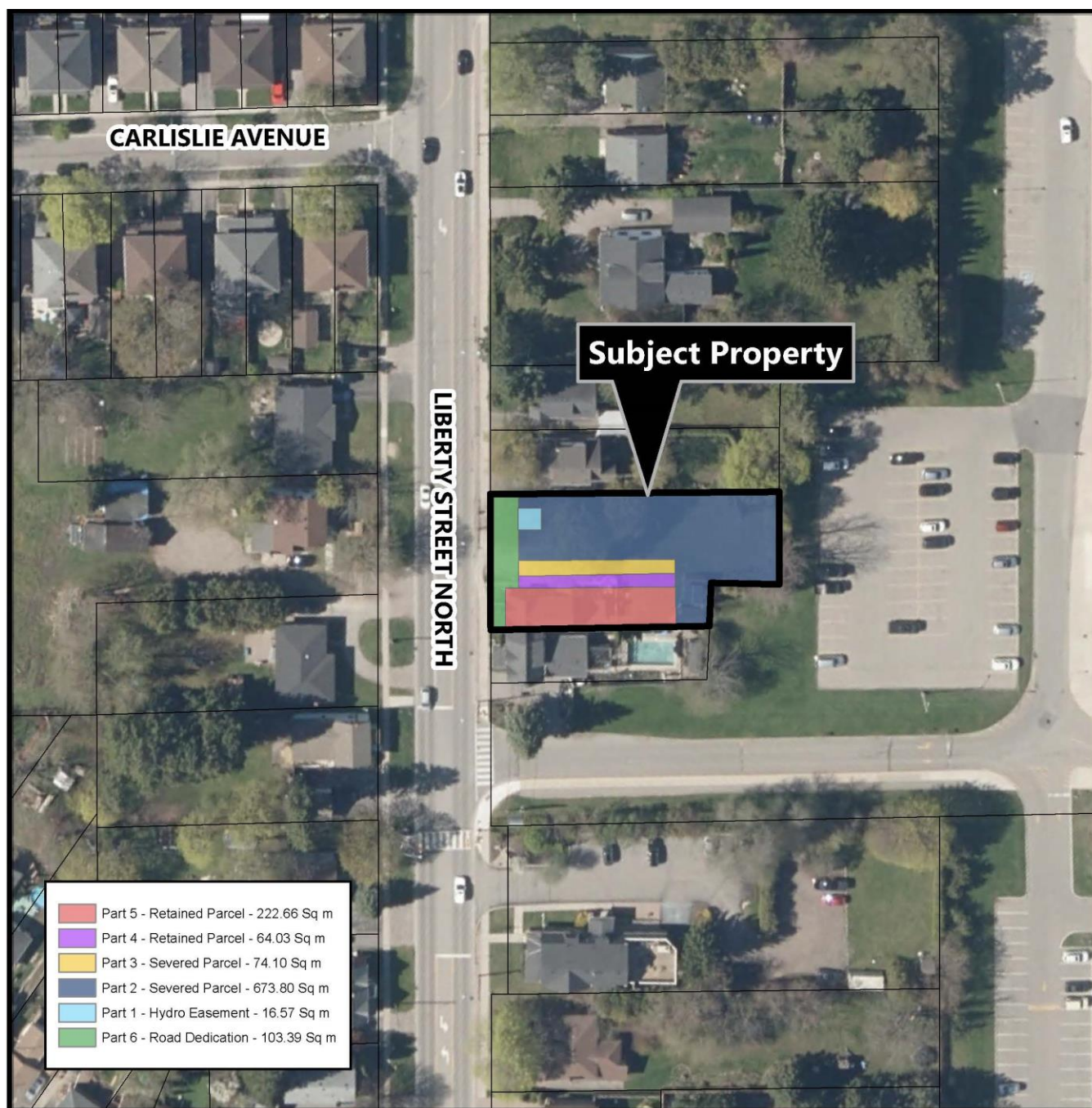
Zoning By-law Amendment (ZBA)

To rezone the subject lands from "Urban Residential Type One (R1) Zone" to a special exception zone within the "Urban Residential Type Four (R4) Zone".

**Area:** 766 square metres (0.07 hectares)

**Location:** 53 Liberty Street North, Bowmanville (**see Figure 1**)

**Roll Number:** 18-17-020-060-01300



**Figure 1:** Location of Subject Lands

## 2. Background

- 2.1 Staff conducted a Stage 1 pre-consultation meeting for the proposal on June 21, 2023, with staff and relevant agencies. The applicant submitted for Stage 2 pre-consultation (technical review) on March 11, 2024. The previous pre-consultation process followed a two-stage approach: Stage 1 involved a preliminary review of the development proposal, informing the applicant of the necessary Planning Act applications and the required studies, drawings, and reports. Stage 2 focused on a technical review of the submitted documents from Stage 1. Staff provided Stage 2 pre-consultation comments directly to the applicant on June 7, 2024.
- 2.2 A consent application was submitted on October 17, 2024, to sever lands located at 53 Liberty Street North. The consent application proposes to create a new residential lot for the construction of an apartment building on the severed parcel, while maintaining the existing semi-detached dwelling unit on the retained parcel. Provisional approval for consent application file number B2024-0037 was granted by the Municipality of Clarington's Committee of Adjustment on July 25, 2024. One of the consent approval conditions was the requirement for a Minor Zoning By-law Amendment for the proposed apartment building.
- 2.3 On October 17, 2024, Planning Staff received the subject Zoning By-law Amendment application which seeks to support the creation of 7-unit apartment building in Bowmanville
- 2.4 The rezoning application was deemed complete by staff on December 6, 2024. In accordance with the *Planning Act*, an applicant can appeal a rezoning application for non-decision 90 days after the application is deemed complete. In this case, the timeline started the day the application was received on October 17, 2024. As a result, an appeal could have been received since January 15, 2025. Staff continue to work with the applicant and have brought forward the application to a public meeting to gather input from members of the public on the development proposal.

## 3. Land Characteristics and Surrounding Uses

- 3.1 The subject property is located at 53 Liberty Street North in Bowmanville, having frontage on Liberty Street (see **Figure 1**).
- 3.2 The subject property's additional surrounding land uses are as follows:

**North:** Existing residential development, which includes single detached and semi-detached dwellings.

**East:** The Alan Strike Aquatic Centre, Duke of Cambridge Public School and Bowmanville Highschool.

**South:** Existing residential development, which includes single detached and semi-detached dwellings.

**West:** Existing residential development, which includes single detached and semi-detached dwellings.

## **4. Provincial Policy**

### **Provincial Planning Statement (PPS 2024)**

- 4.1 The PPS (2024) encourages planning authorities to create healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types, including affordable housing and shall promote development patterns that efficiently use land and infrastructure. Opportunities for redevelopment and intensification are to be promoted where it can be accommodated.
- 4.2 The PPS policies direct growth to settlement areas and promote compact development forms. The subject lands are located within the Bowmanville Urban Area. Planning authorities are to facilitate a variety of housing forms and promote residential intensification to achieve efficient use of land, especially along public transit and active transportation routes. The rezoning application will support gentle intensification of an existing parcel of land within a built-up area of the Municipality.
- 4.3 The proposal conforms to the PPS 2024

## **5. Official Plan**

### **Durham Region Official Plan (Envision Durham)**

- 5.1 On September 3, 2024, the Minister of Municipal Affairs and Housing approved Envision Durham, which is the new Regional Official Plan, with modifications. The Durham Region Official Plan (Envision Durham) designates the subject lands as “Community Areas”. The subject lands are located within the Urban and Built Boundary (Schedule ‘A’ – Map ‘A5’).
- 5.2 Envision Durham provides a long-term policy framework that is used to manage Durham Region’s growth and development. The intent of Envision Durham is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner.
- 5.3 On Community Areas are to be planned for a variety of housing types, sizes, and tenures, including townhouses and apartments within connected neighbourhoods. These areas can also include population-serving uses and shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas.
- 5.4 The proposal conforms to Envision Durham.

## **Municipality of Clarington Official Plan**

- 5.5 Clarington's Urban Structure and local corridors are outlined on [Map B](#), which includes Built-up Areas, Greenfield Areas, and Priority Intensification Areas. Development will be concentrated within the defined Built-up Areas and Priority Intensification Areas. These Priority Intensification Areas are designated as the key locations for accommodating growth, offering a mix of uses, heights, and densities. The subject lands are situated within the built-up area of Bowmanville, with Liberty Street North designated as a local corridor on [Map B](#) of the Clarington Official Plan. Local corridors are intended to support intensification, mixed-use development, and development that is pedestrian and transit-friendly. Local corridors are a part of the Priority Intensification Areas and require buildings with a minimum of 2 stories and a maximum of 6 stories, with apartments being a permitted use.
- 5.6 The subject property is entirely designated "Urban Residential" within the Clarington Official Plan. The "Urban Residential" designation is predominantly intended to provide for a variety of housing densities, tenures, and types in neighbourhoods for all incomes, ages, and lifestyles.
- 5.7 The proposal conforms with the policies of the Clarington Official Plan.

## **6. Zoning By-law 84-63**

- 6.1 The property is zoned "Urban Residential Type One (R1) Zone" within Zoning By-law 84-63. Apartments are not a permitted use within this zone, as such, a Zoning By-Law Amendment is required. The applicants have proposed a special exception zone within the "Urban Residential Type Four (R4) Zone" to permit an apartment building on the subject lands.
- 6.2 Finalization of appropriate zone uses and provisions will be determined after all public and agency comments have been received and will be brought forward in a subsequent recommendation. A Hold symbol will be implemented as part of the rezoning to ensure the policies of the Official Plan have been fulfilled.

## **7. Summary of Background Studies**

- 7.1 The applicant has submitted the required supporting plans and studies which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage at [www.clarington.net/53LibertySt](http://www.clarington.net/53LibertySt) and are also available upon request. A summary of the submitted reports and studies will be provided in a future recommendation report.



## **8. Public Notice and Submissions**

- 8.1 Public Notice was mailed to 58 households within 120 metres of the subject lands on March 25, 2025. Two public meeting signs was installed on the subject lands, that one sign along Liberty Street North and the other along Redfern Crescent. Details of the proposed application were also posted on the Municipality's website ([www.clarington.net/53LibertySt](http://www.clarington.net/53LibertySt)), and in the Clarington Connected e-newsletter.
- 8.2 At the time of writing this report, Staff have not received any comments from the public. Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

## **9. Departmental and Agency Comments**

- 9.1 The applications were circulated to internal departments and external agencies for review and comments. At the time of writing this report, staff have not received all of the agency and department comments. A list and summary of the agency and internal department comments received, as well as all public comments received, will be included in a subsequent recommendation report.

## **10. Discussion**

- 10.1 The proposed residential development is located within the Bowmanville Urban Area and the proposed residential uses represent a form of development encouraged for the most part by Provincial, Regional, and Municipal policies.

### **Urban Design**

- 10.2 The Clarington Official Plan contains policies and guidelines for developments within the "Urban Residential" designation that will need to be considered when reviewing the application, such as built form, relationship of buildings to the street, impacts on the public realm, and the interface to existing/proposed uses. Careful attention and consideration of these policies will enhance the development while being respectful to the existing built form and the surrounding community.
- 10.3 Further discussion on the appropriateness of the proposed built form, heights, densities, general site layout will be addressed through a subsequent recommendation report.

## **11. Financial Considerations**

- 11.1 Not applicable, as this is a Public Meeting report to gather public input and the analysis of the proposal, and the reports are being reviewed by the different agencies. Any financial implications of this project will be addressed in a recommendation report.

## 12. Strategic Plan

- 12.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. An analysis of the proposed development's interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

## 13. Climate Change

- 13.1 The application, including submitted reports are being reviewed by staff and circulated agencies. Analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

## 14. Concurrence

- 14.1 Not Applicable.

## 15. Conclusion

- 15.1 The purpose of this report is to provide background information and obtain comments on the submitted application for the Zoning By-law Amendment to permit a 7-unit, 3-storey apartment building at the Statutory Public Meeting under the *Planning Act*. Staff will continue to review and process the applications, including consideration of department, agency and public feedback and will prepare a subsequent recommendation report for Council's consideration.

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Staff Contact: Jacob Circo, Planner II, 905-623-3379 ext. 2425 or [jcirco@clarington.net](mailto:jcirco@clarington.net) or Amanda Tapp, Manager of Development Review, 905-623-3379 ext. 2427 or [atapp@clarington.net](mailto:atapp@clarington.net).

Attachments:

Attachment 1 – Draft Zoning By-law Amendment

Interested Parties:

List of Interested Parties available from the Department.