



Amendment Number XX

To The Municipality of Clarington Official Plan

Purpose: To redesignate the subject lands located within the Bowmanville West Urban Centre Secondary Plan area from Low Rise High Density Residential to Mid-Rise High Density Residential to permit the building height of up to 12 storeys for the proposed development. The proposed development will include apartment buildings, townhouses, a private road, and a park. Additionally, a site specific amendment is required to Section 4.3.9 Table 4-3 of the Official Plan. The Bowmanville West Urban Centre Secondary Plan land use designation on Schedule A – Land Use Plan will be amended.

Location: The amendment applies to 2050, 2078 and 2098 Green Road, 279 Boswell Drive, which is bound by Brookhill Boulevard to the north, Green Road to the east, Boswell Drive to the west, and a lot to the south. The subject lands are identified on Schedule A, attached.

Basis: The purpose is to amend the Bowmanville West Urban Secondary Plan to redesignate a portion of the subject lands from 'Low Rise High Density Residential' to 'Mid-Rise High Density Residential' as depicted on Schedule B, attached.

The redesignation would permit the apartment buildings of the proposed development with a maximum height of up to 12 storeys. The proposed development provides intensification in a Major Transit Station Area, with services available, and in an area where growth is expected to occur.

Additionally, to amend Section 4.3.9 Table 4-3 of the Municipality of Clarington Official Plan to provide a site-specific provision for the subject lands. This amendment will allow the Townhouses with a minimum height of 3-storeys to be permitted, whereas 4-storeys is currently the minimum permitted height within 'Urban Centres'.

Clarington

Actual

Amendment:

The Municipality of Clarington Official Plan is hereby amended as follows. New Text is shown with an Underline and deleted text is shown with a ~~strike through~~.

1. Existing Map A – Land Use Plan, of the Bowmanville West Urban Centre Secondary Plan Secondary Plan is amended to redesignate Part 1 of the subject lands from ‘Low Rise High Density Residential’ to ‘Mid-Rise High Density Residential’ as shown on Schedule A and attached hereto and forming part of this amendment.
2. Existing Section 4.3.9 Table 4-3 of the Clarington Official Plan is hereby amended as follows for the subject lands identified on Schedule A:

Table 4-3

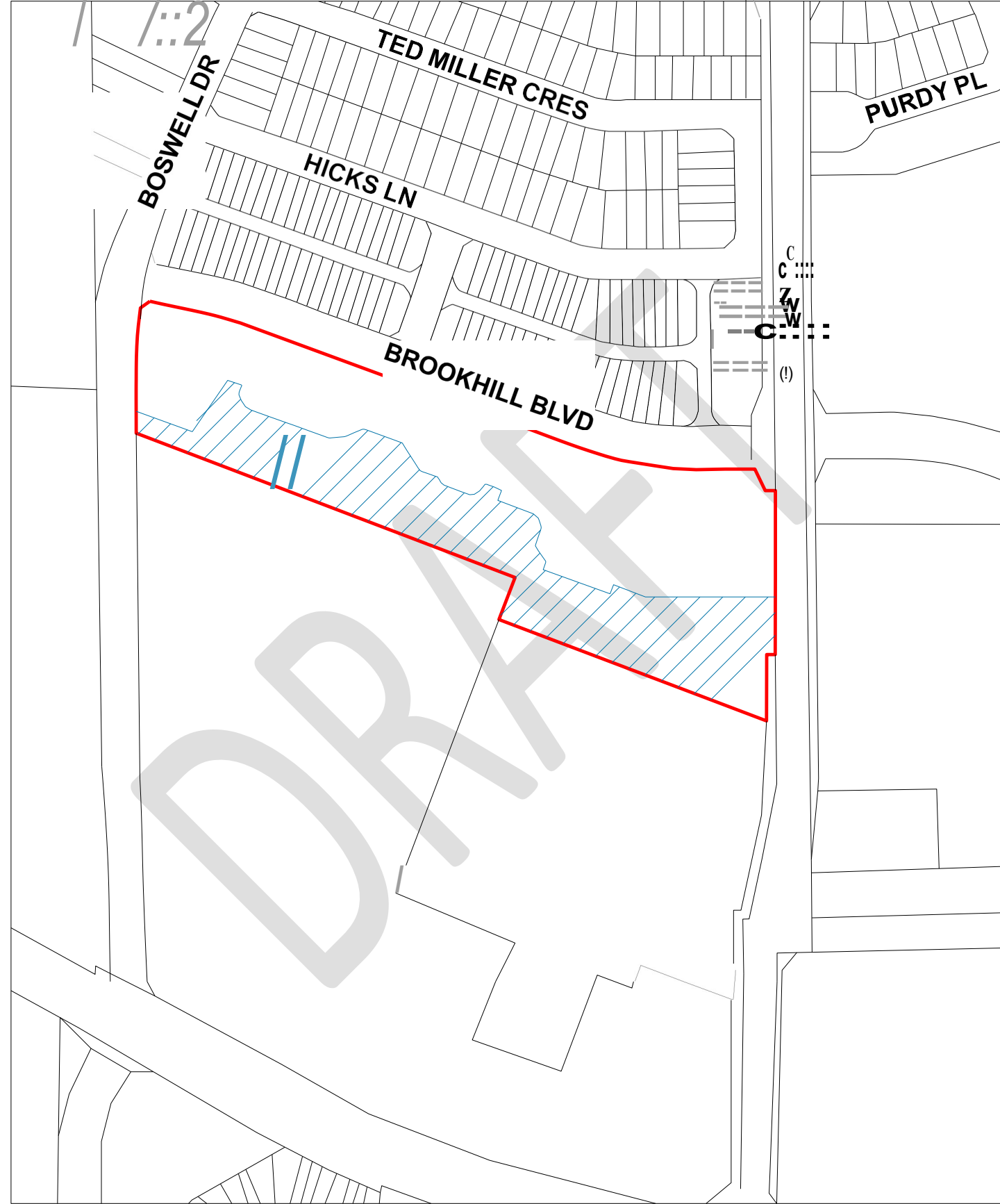
Table 4-3 Summary of Urban Structure Typologies			
General Locational Criteria	Minimum Net Density (Unit Per Net Hectare)	Standard Minimum and Maximum Height (storeys)	Predominant Residential Built Form and Mix
Urban Centres	120	<u>34</u> -12	Mid Rise: <u>34</u> -6 storeys (40%) High Rise: 7-12 storeys (60%) Includes: Mixed Use buildings, apartments, <u>townhouses</u>

Implementation:

The provisions set forth in the Clarington Official Plan and the Brookhill Neighbourhood Secondary Plan, regarding the implementation of the Plan, shall apply in regard to this Amendment.

Interpretation:

The provisions set forth in the Clarington Official Plan and the Bowmanville West Urban Secondary Plan, regarding the interpretation of the Plan, shall apply in regard to this Amendment.



Subject Lands

Part 1 Redesignated from "Low-Rise High Density Residential"
to "Mid-Rise High Density Residential"