

53 Liberty Street North

Zoning By-law Amendment

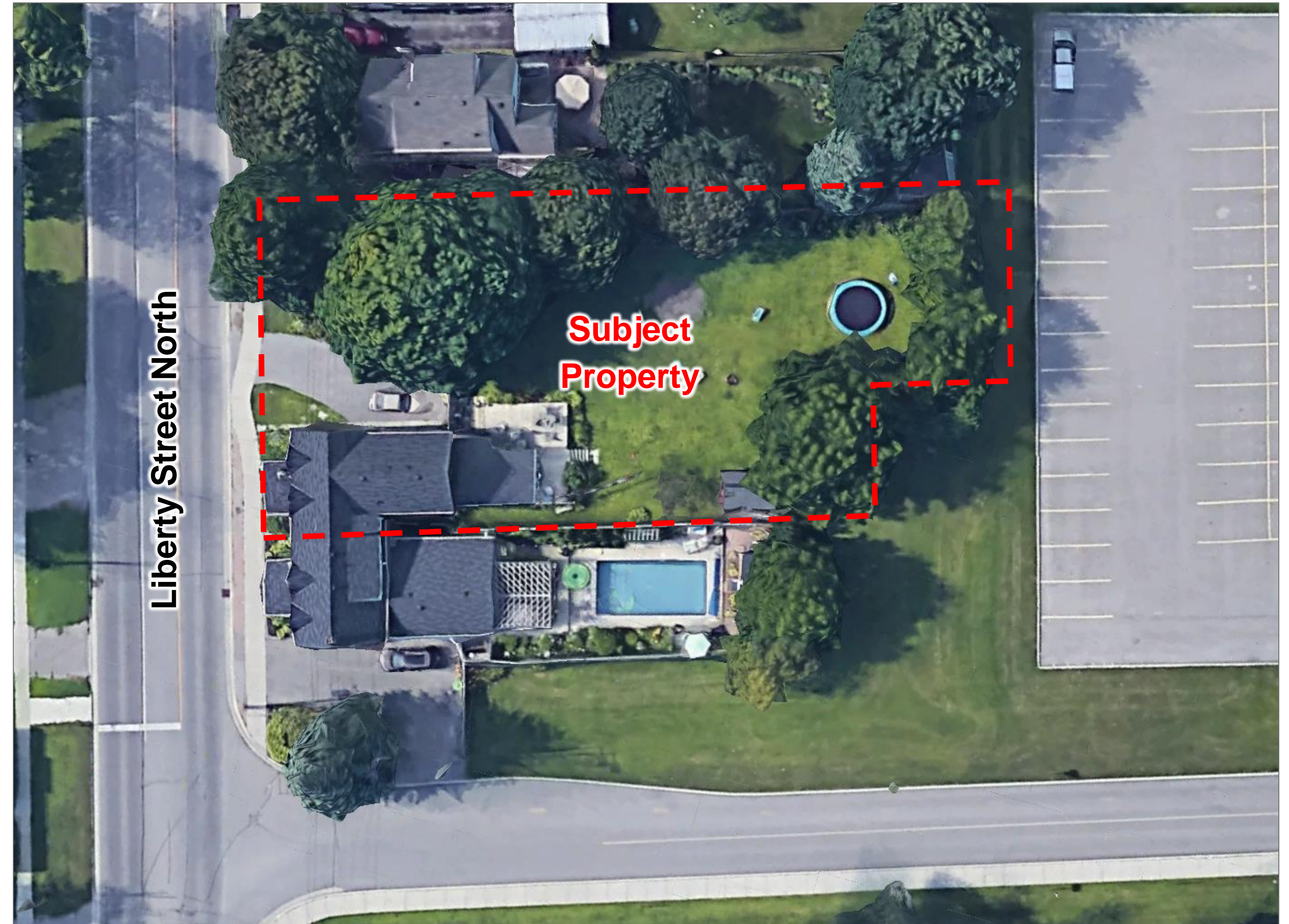


Presented By: D.G. Biddle & Associates
Date: April 14, 2025

Property Location

53 Liberty Street North

- The property is located on the east side of Liberty Street, approximately 400m north of King Street
- The property is intended to be severed to create one new development lot on the north side
- Liberty Street North is a Type 'B' Arterial Road
- Property located at the edge of the Regional Centre and Bowmanville Urban Center within the built boundary



Existing Lots

53 Liberty Street North

- South side of property includes one half of a semi-detached dwelling
- Access to the lot from driveway off Liberty Street North
- Dimension 24.3m (71ft) x 51.8m (170ft)
- Lot area 1,154.6m² (0.29acres)



Surrounding Uses

53 Liberty Street North

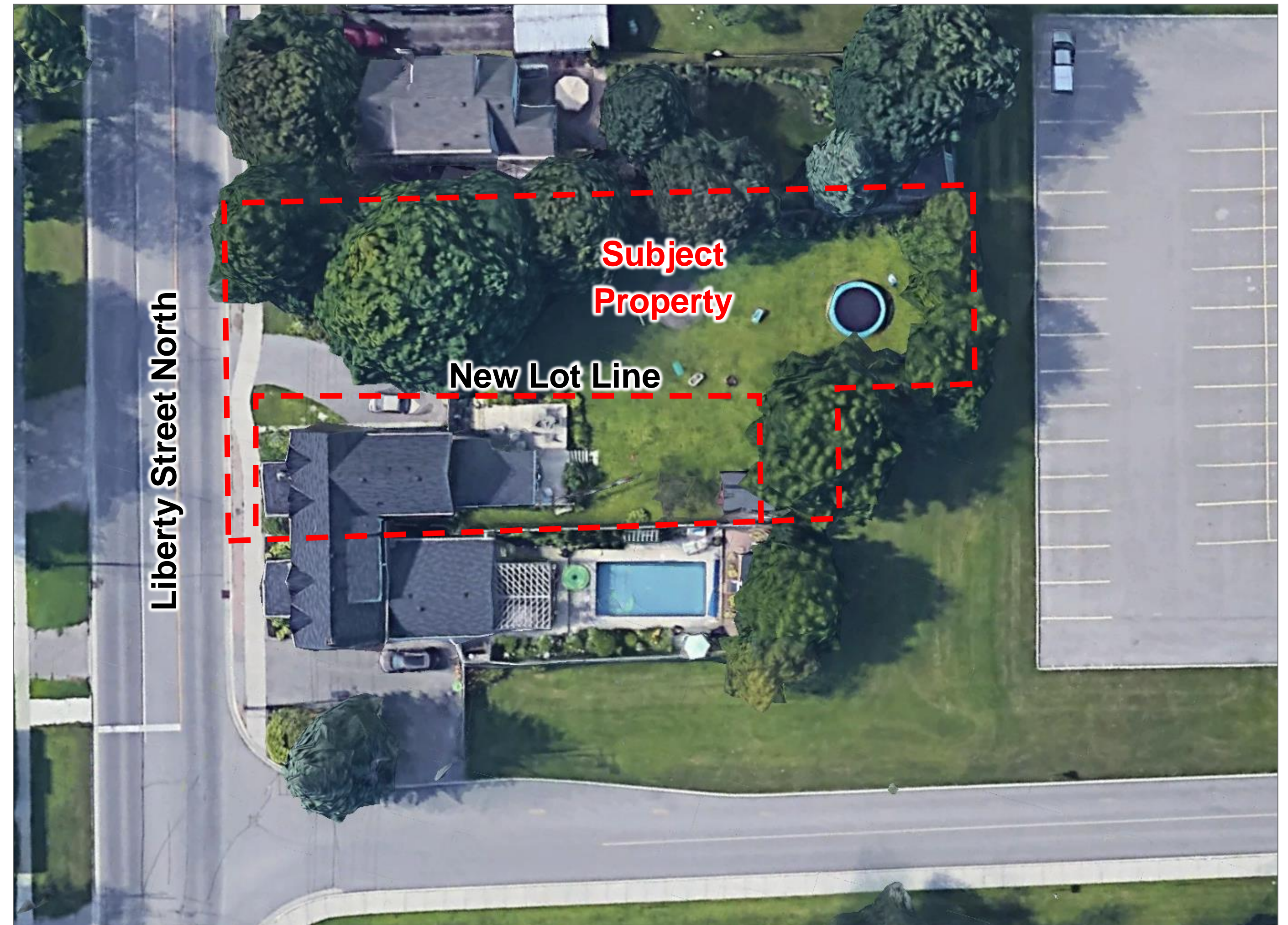
- Low-density residential and medium density residential to the North
- Low density residential and commercial uses to the South
- Low density residential and downtown commercial to the West
- Bowmanville High School to the East



Proposed Severance

53 Liberty Street North

- Proposed to create one new lot and retain one lot
- Proposed development lot dimensions 14.6m (47.9ft) x 51.8m (170ft)
- Proposed development lot area 765.09m² (0.19acres)
- The existing semi-detached dwelling will remain on the south lot

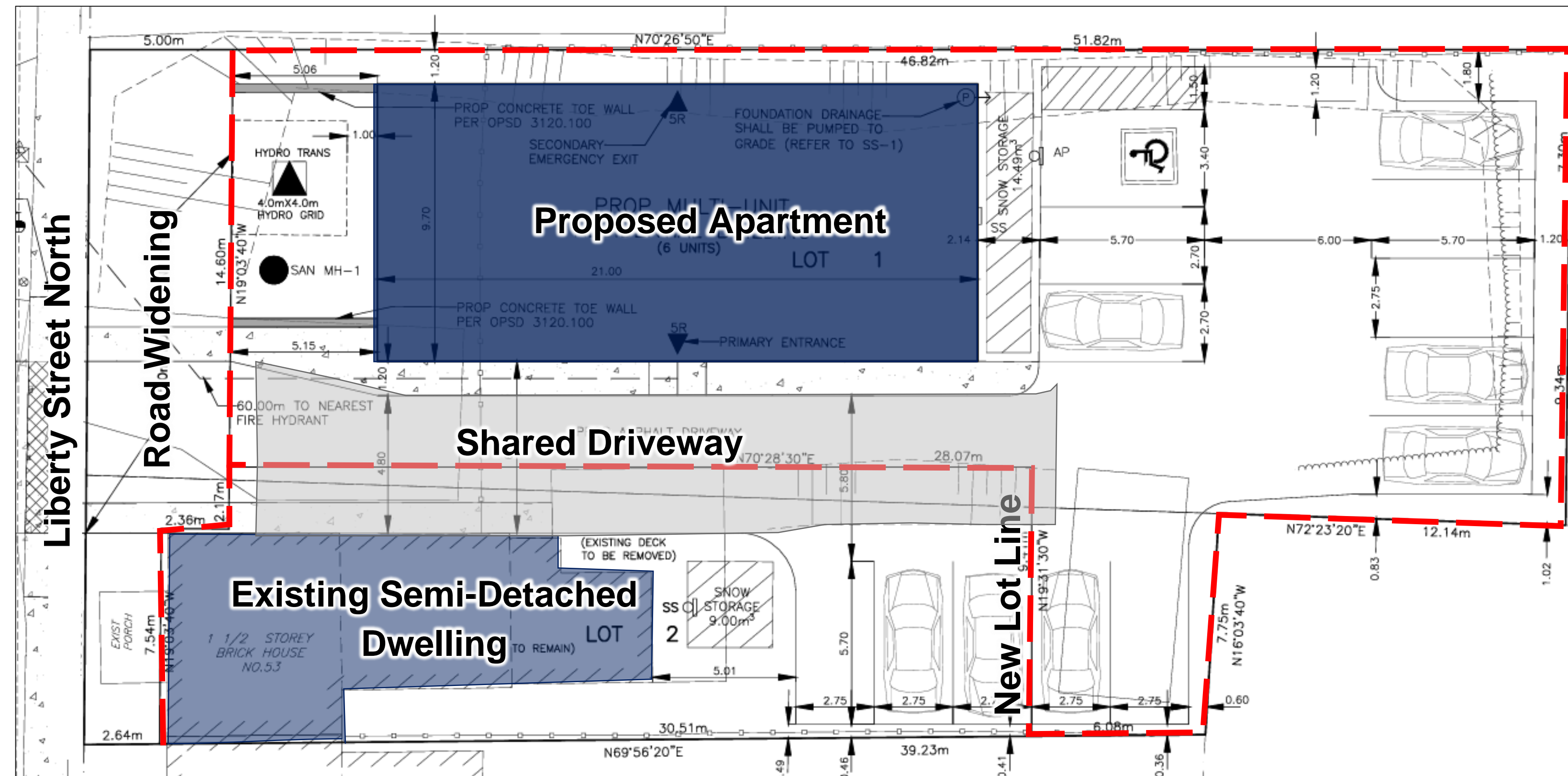


Proposed Site Plan

53 Liberty Street North

Proposed Site Plan

- Seven-unit , three-storey rental apartment building on the north lot
- The existing semi-detached dwelling will remain on the south lot

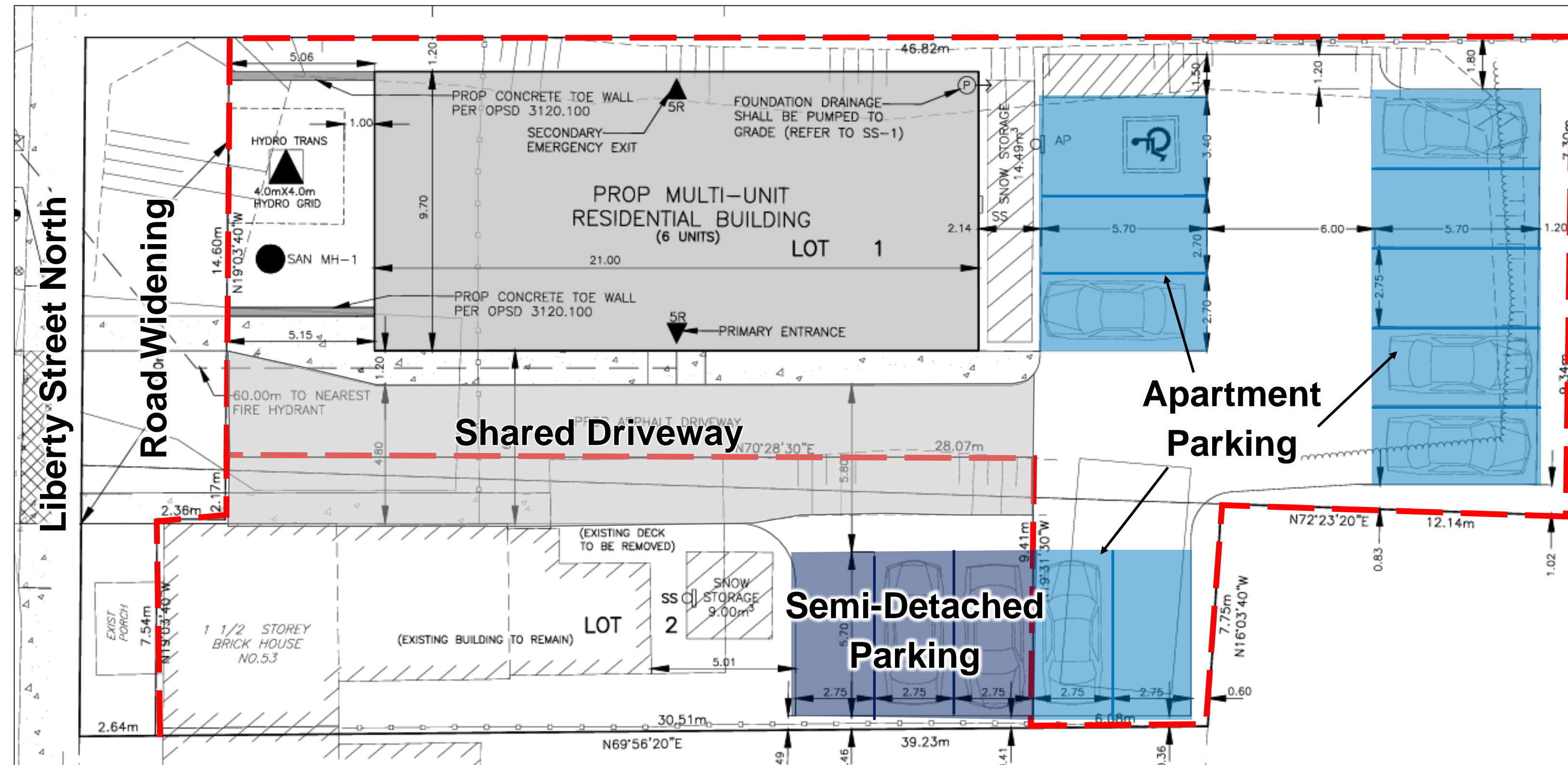


Proposed Site Plan – Site Access

53 Liberty Street North

Proposed Site Plan

- Shared driveway
- Three parking spaces in the rear yard for existing semi-detached dwelling
- Eight resident and two visitor parking spaces for the proposed apartment
- Parking to be allocated in the renter agreement
- Public transit is available



Land Use Designations

53 Liberty Street North

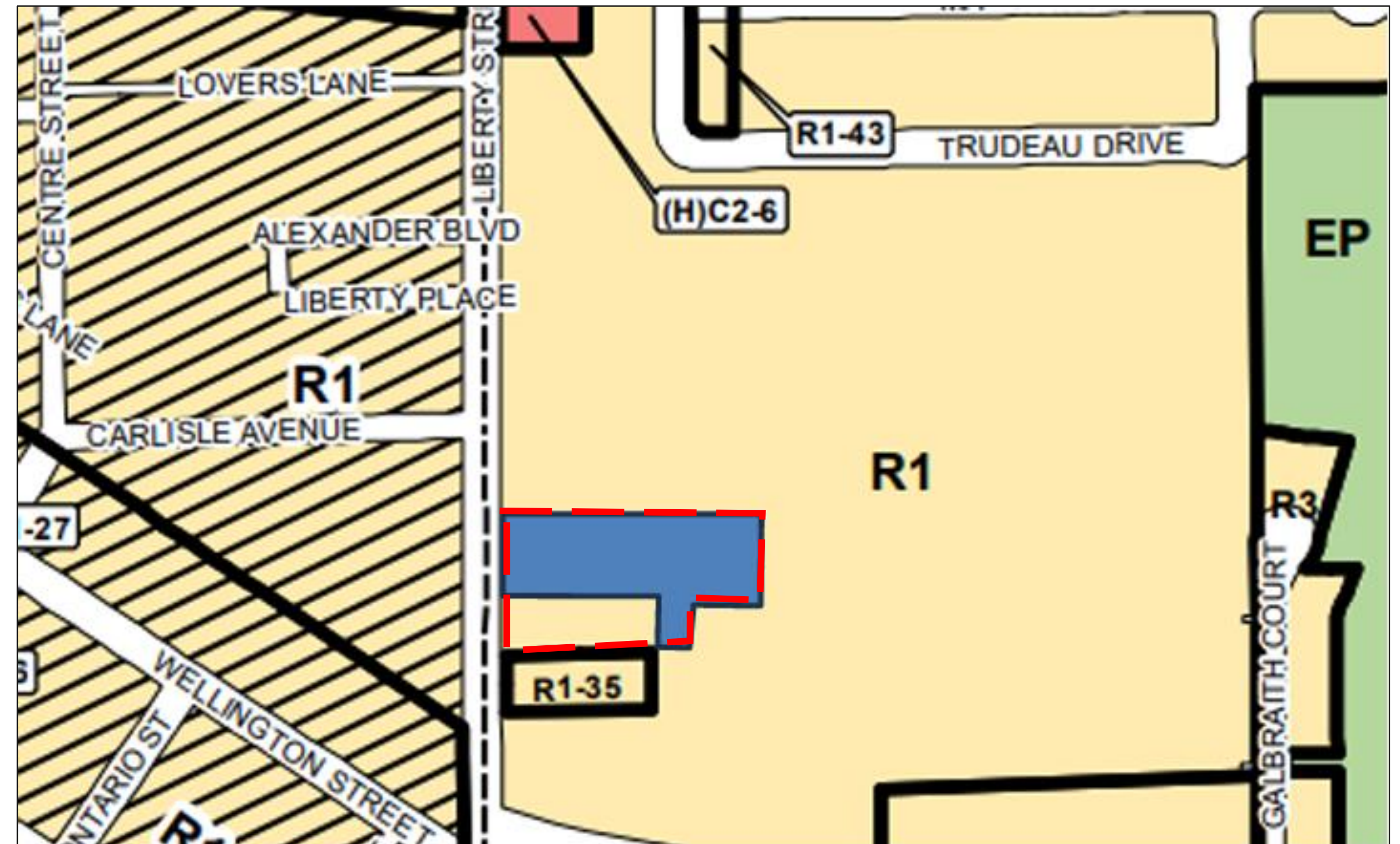
- Region of Durham Official Plan - **Community Area**
- Municipality of Clarington Official Plan – **Urban Residential**
- Liberty Local Corridor planned for minimum of 2 storeys to a maximum of 6 storeys, with apartments being a permitted use.
- The proposed multi-unit residential use is permitted within all of the above land use designations
- Municipality of Clarington Zoning By-law 84-63 – **Urban Residential Type One (R1) Zone**
- A zoning by-law amendment is required to allow for the Apartment Residential use and density, with site-specific performance standards

Proposed Zoning By-law Amendment

53 Liberty Street North

Zoning By-law Amendment

- Amendment sought for the zone category of the northern portion with the following site-specific exceptions
 - Density
 - Frontage
 - Yard Setbacks
 - Dwelling Unit Areas
 - Lot Coverage
 - Landscape Open Space
 - Building Height
 - Parking and Loading Requirements (Driveway Aisle Width, Number of Parking and Loading Spaces)



Questions

53 Liberty Street North

