

221 Liberty Street North

Zoning By-law Amendment

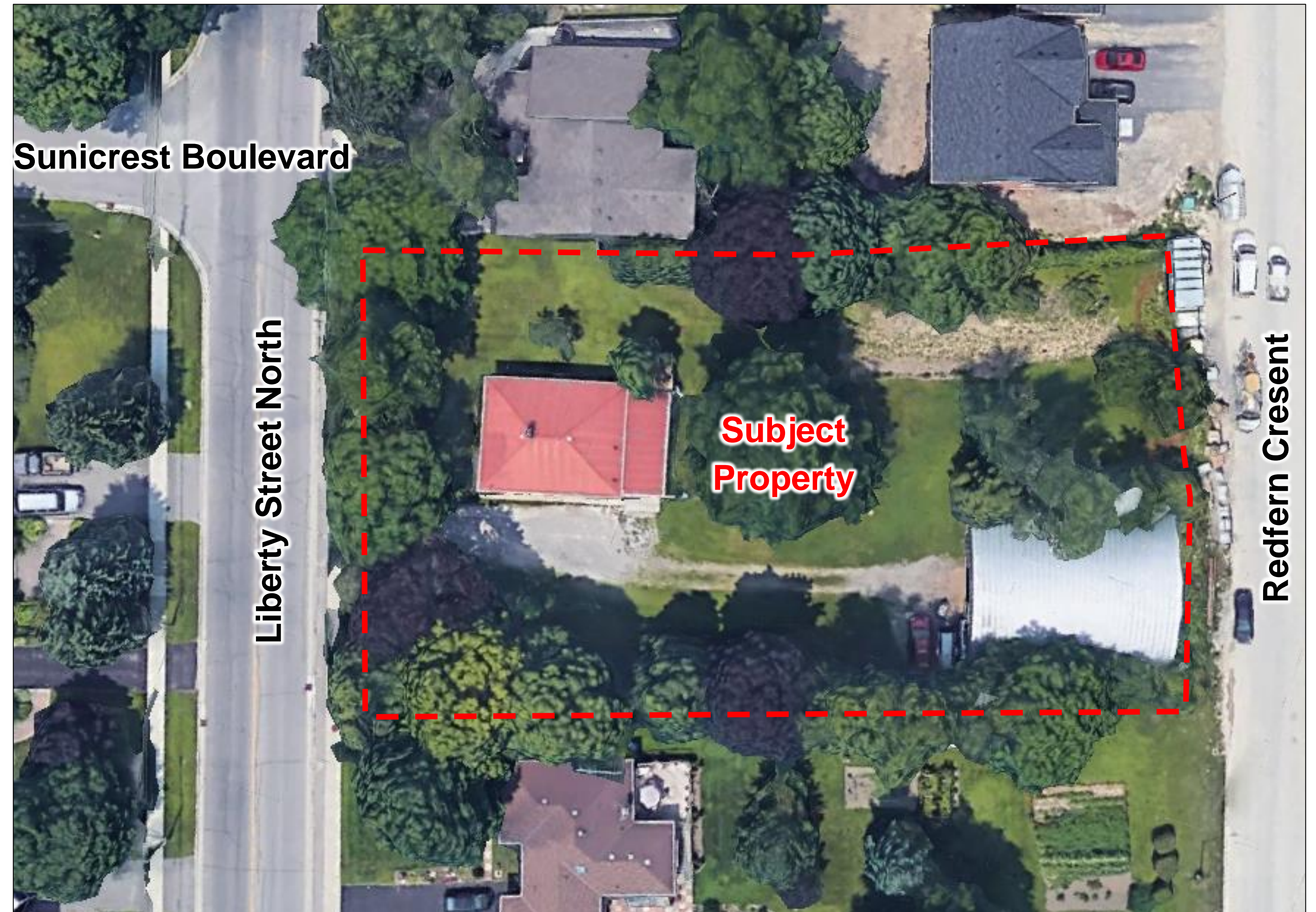


Presented By: D.G. Biddle & Associates
Date: April 14, 2025

Property Location

221 Liberty Street North

- The property is located on the east side of Liberty Street, south of the intersection with Sunicrest Boulevard
- Property backs onto Redfern Crescent, a local street
- The property is intended to be developed into 5 new detached dwelling lots
- Liberty Street North is a Type 'B' Arterial Road and a Local Corridor



Existing Lot

221 Liberty Street North

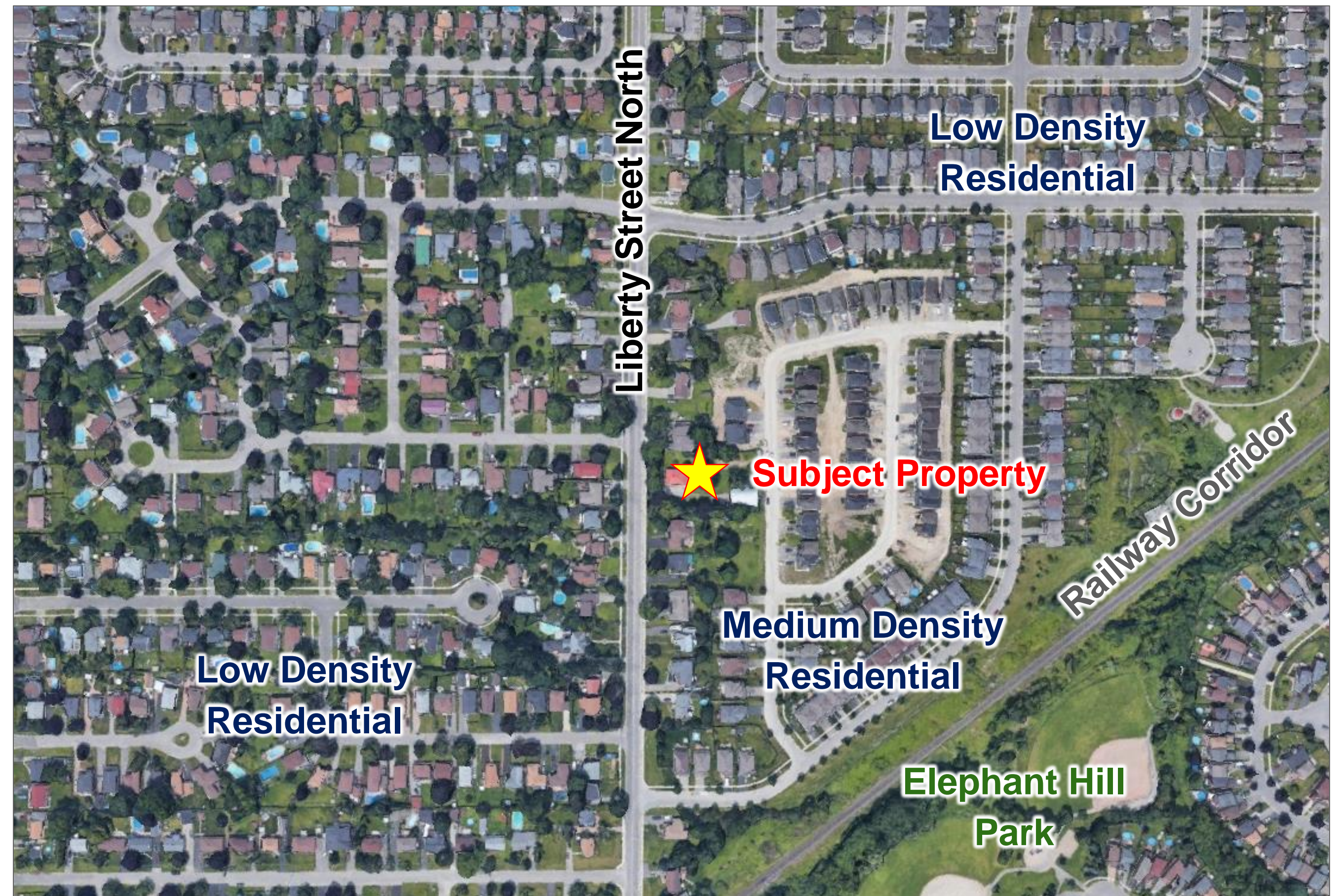
- Property contains a detached dwelling
- Accessory Quonset garage and a shed have been demolished
- Existing access to the lot – driveway off Liberty Street North
- Dimension 40.0m (131.3 ft.) x 66.4m (217.8 ft.)
- Lot area 2,665m² (0.66 acres)



Surrounding Uses

221 Liberty Street North

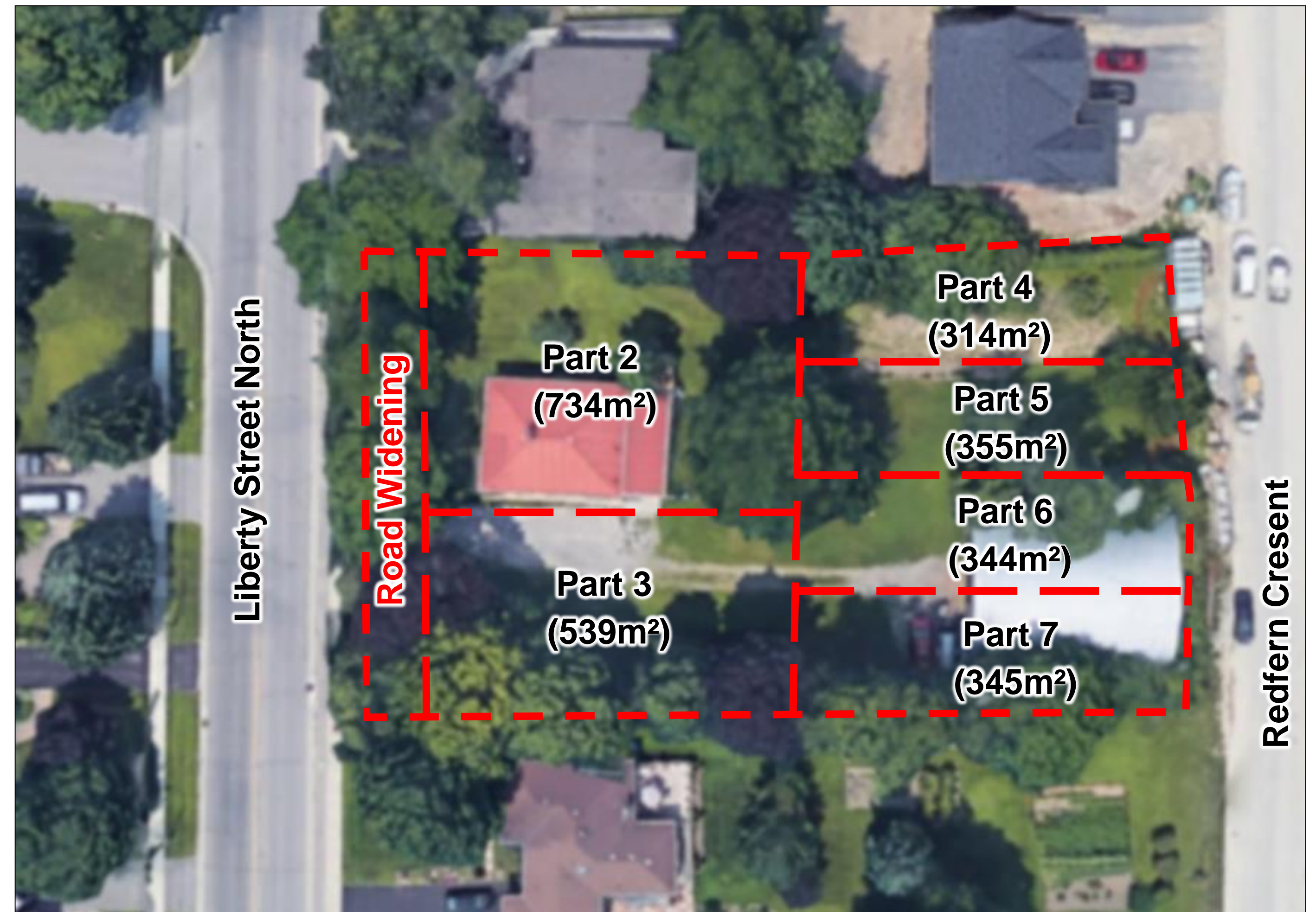
- Low density residential to the North and West
- Low and medium density residential to the South and East
- Low density residential and downtown commercial to the Southwest
- Neighbourhood dwelling types: detached and townhouse dwellings
- Neighbourhood building typologies: 1-2 storeys height
- Neighbourhood lot sizes: 280m²-900m²



Approved Severance

221 Liberty Street North

- 5 consent applications approved on July 25, 2024
- Applications created 5 new severed lots and 1 retained lot
- Re-zoning listed as a condition of approval

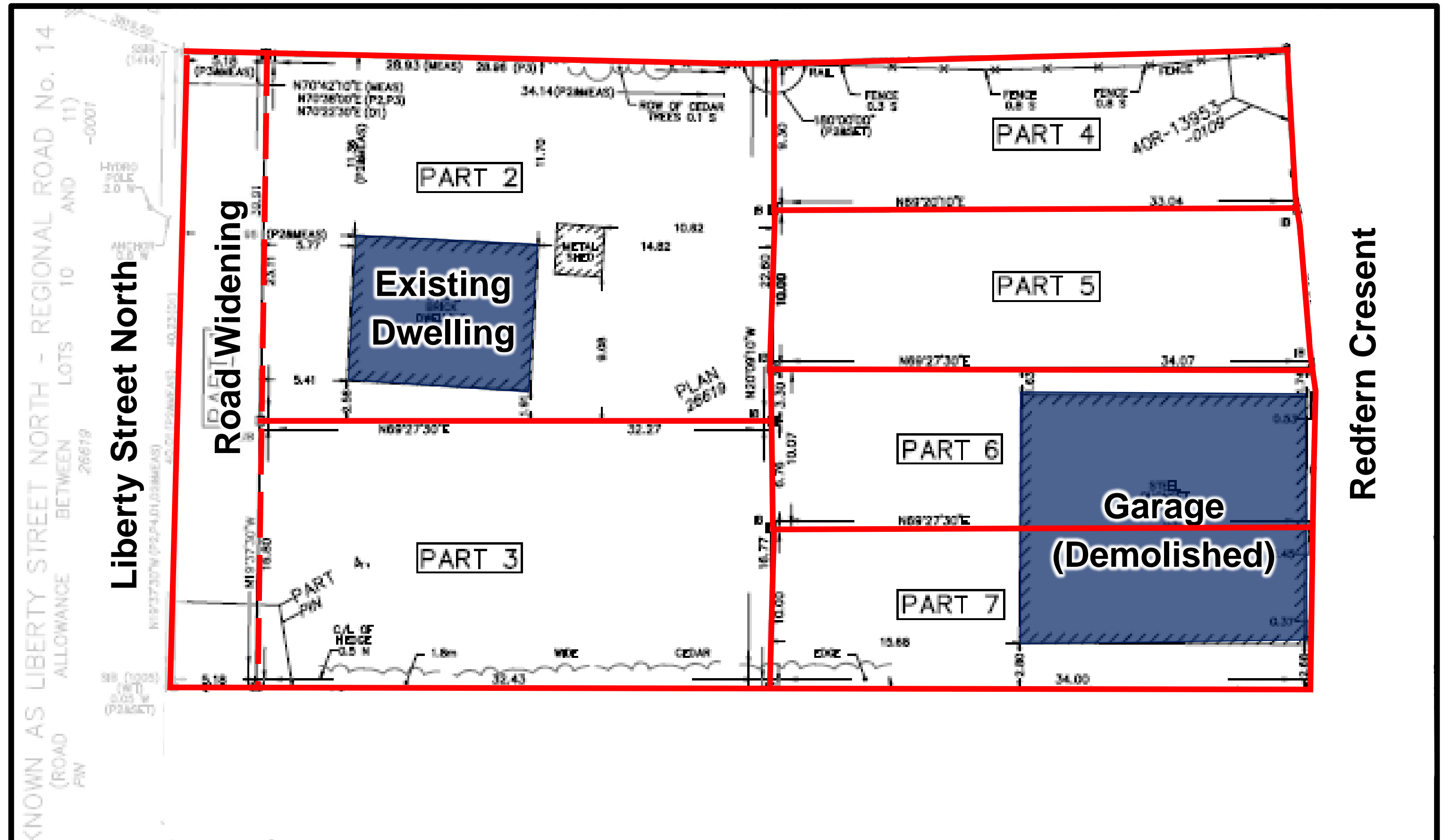


Proposed Development

221 Liberty Street North

Proposed Development

- Five new detached dwelling lots (one fronting Liberty and four fronting Redfern Crescent)
- The existing detached dwelling will remain on Part 2
- Part 1 was dedicated as road widening as a condition of severance



Land Use Designations

221 Liberty Street North

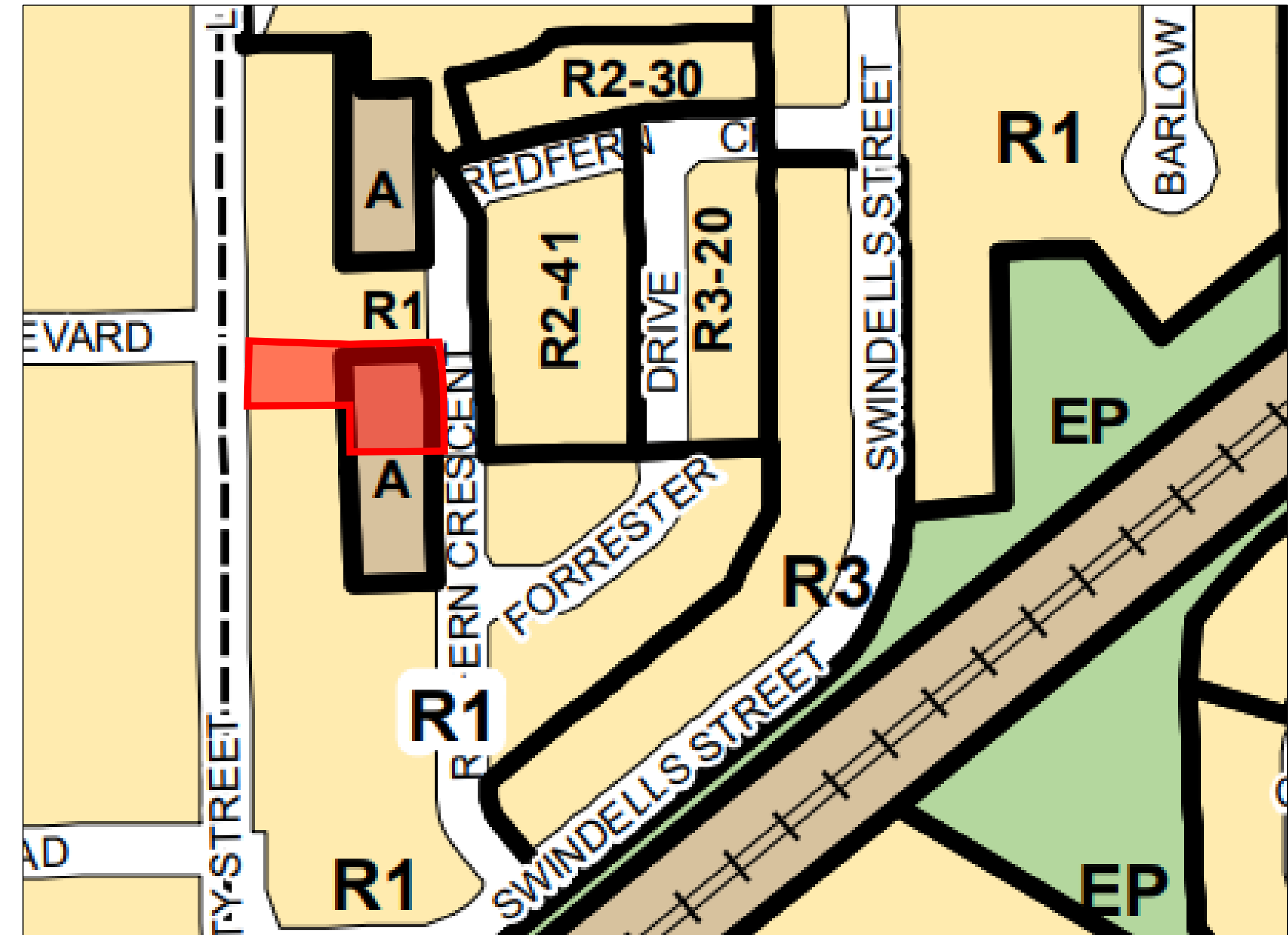
- Region of Durham Official Plan - **Community Area**
- Municipality of Clarington Official Plan – **Urban Residential**
- The proposed detached residential use is permitted within all of the above land use designations
- Municipality of Clarington Zoning By-law 84-63 – **Urban Residential Type One (R1) and Agricultural (A) Zones**
- A zoning by-law amendment is required to allow for the Detached Residential use, with site-specific performance standards

Proposed Zoning By-law Amendment

221 Liberty Street North

Zoning By-law Amendment

- Amendment applies to Parts 2 and 4-7
- Property requested to be rezoned to Urban Residential Type 2 Exception 26
- Exception 26 includes site specific standards for
 - Lot Area
 - Lot Frontage
 - Yard Setbacks



Questions

221 Liberty Street North

