

MUNICIPALITY OF CLARINGTON PLANNING AND DEVELOPMENT COMMITTEE

Southwest Corner of Brookhill
Boulevard and Green Road
Municipality of Clarington

April 14, 2025

Subject Property



Location: Southwest corner of the intersection of Green Road and Brookhill Boulevard

Property Size: 3.97 hectares (39,661.13 square metres)

Current Use: The subject lands are currently vacant with the exception of a tenant occupying 2098 Green Road.

Aerial Photo of the Subject Property

Site Context – Subject Lands



2096 Green Road



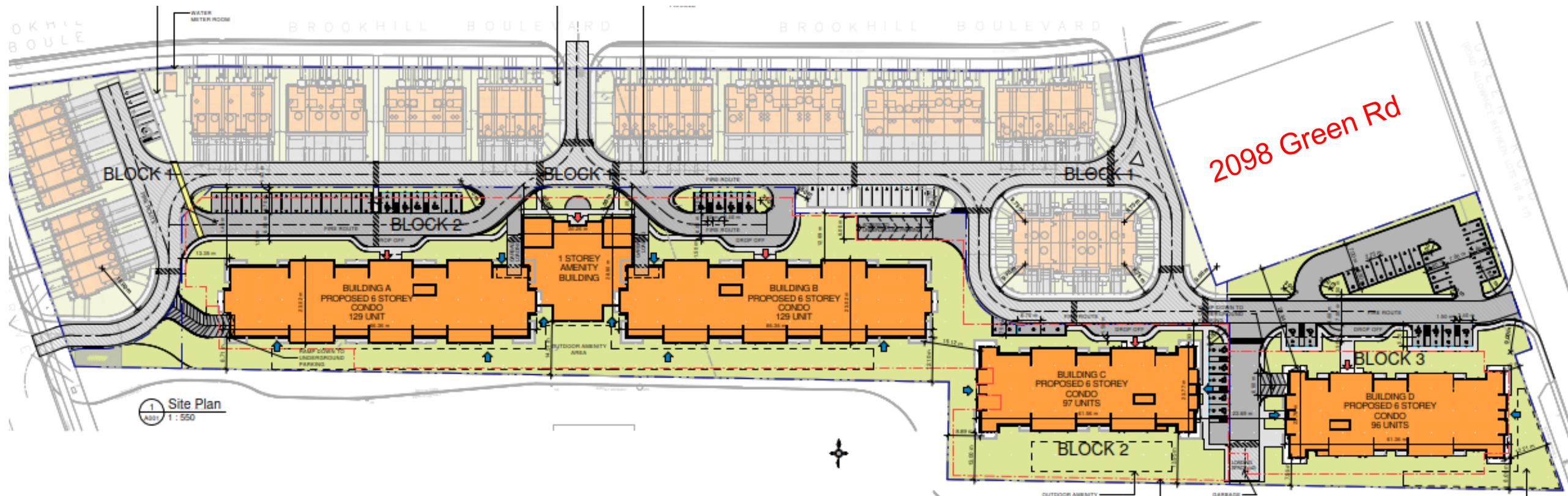
2098 Green Road

Project Background

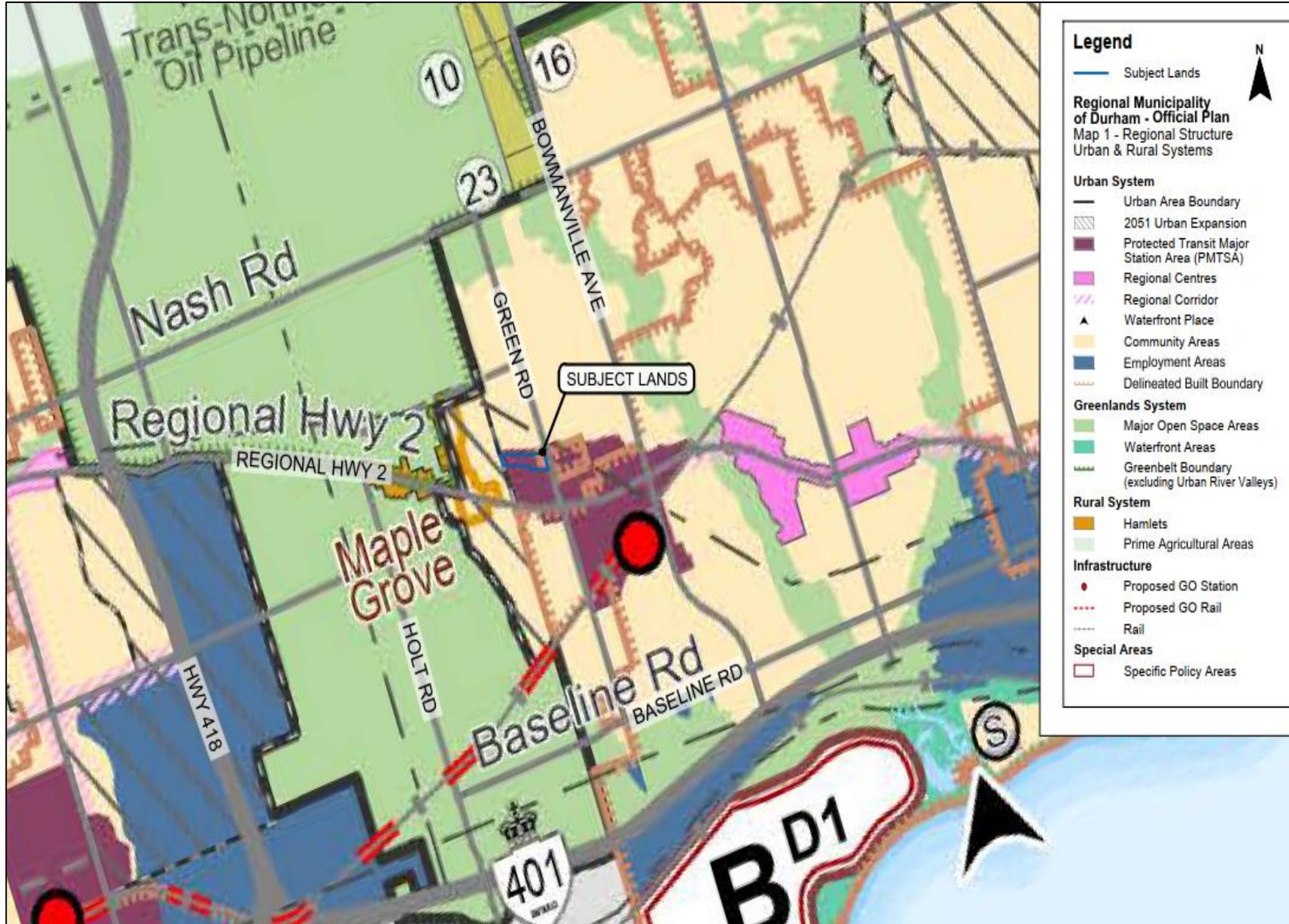
Previous development approvals granted (By-law 2022-037 and S-C-2021-0003):

- Four 6-storey apartment buildings comprising of 488 dwelling units
- Twelve 3-storey townhouse blocks comprising of 62 dwelling units

2098 Green Road acquired leading to redesign of the development plan.



Planning Context – Durham Region Official Plan (2024)

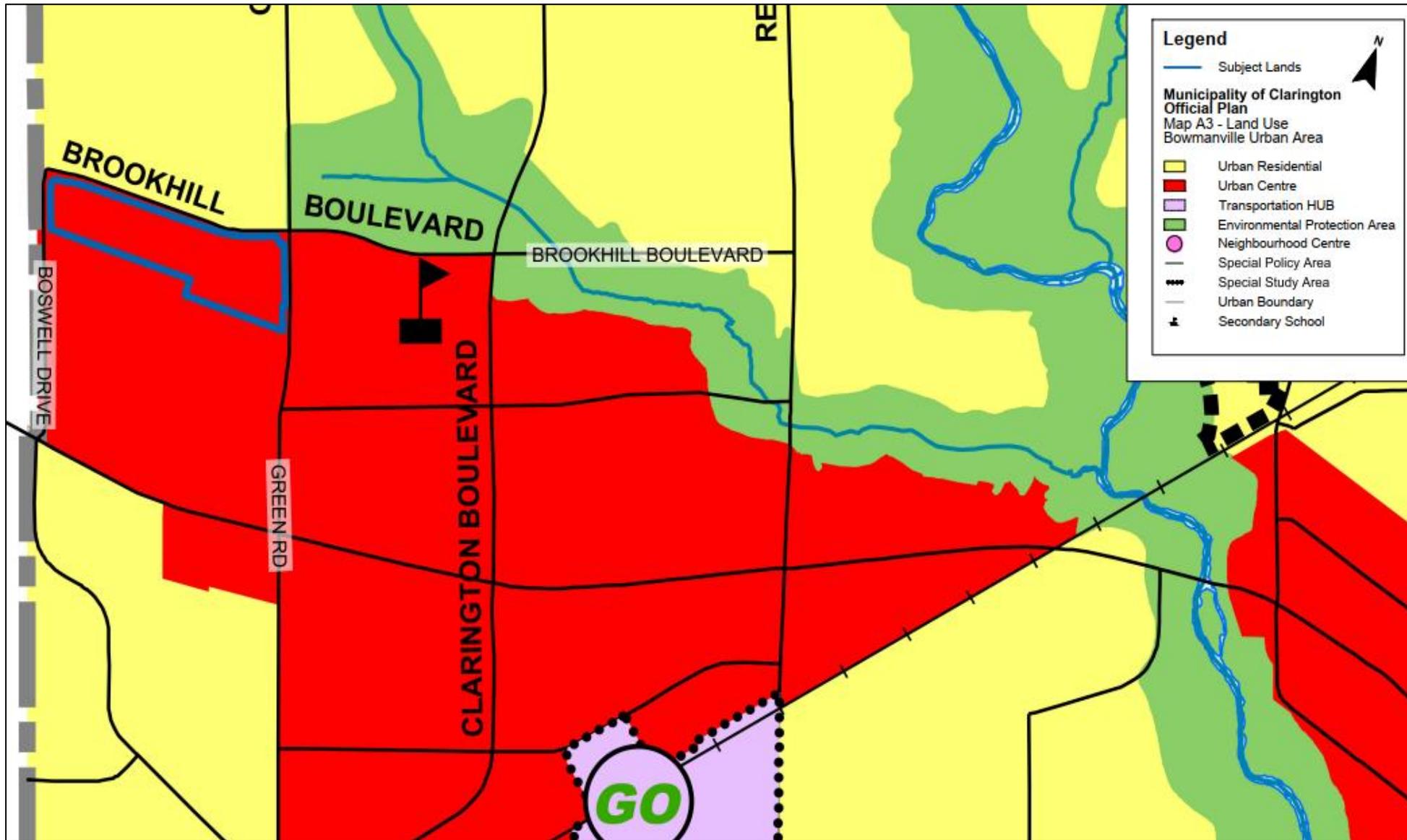


Protected Major Transit Station Area

- The subject lands are designated as *Protected Major Transit Station Area* based on Map 1 – Regional Structure Urban & Rural Systems of the *Durham Region Official Plan*.
- Permitted Uses: medium and high density residential, employment, cultural, entertainment, commercial, retail, institutional and educational uses are permitted.
- Density: the minimum density target identified in the plan is 150 people and jobs per gross hectare.

Durham Region Official Plan (2024) – Map 1

Planning Context – Municipality of Clarington Official Plan (2018)

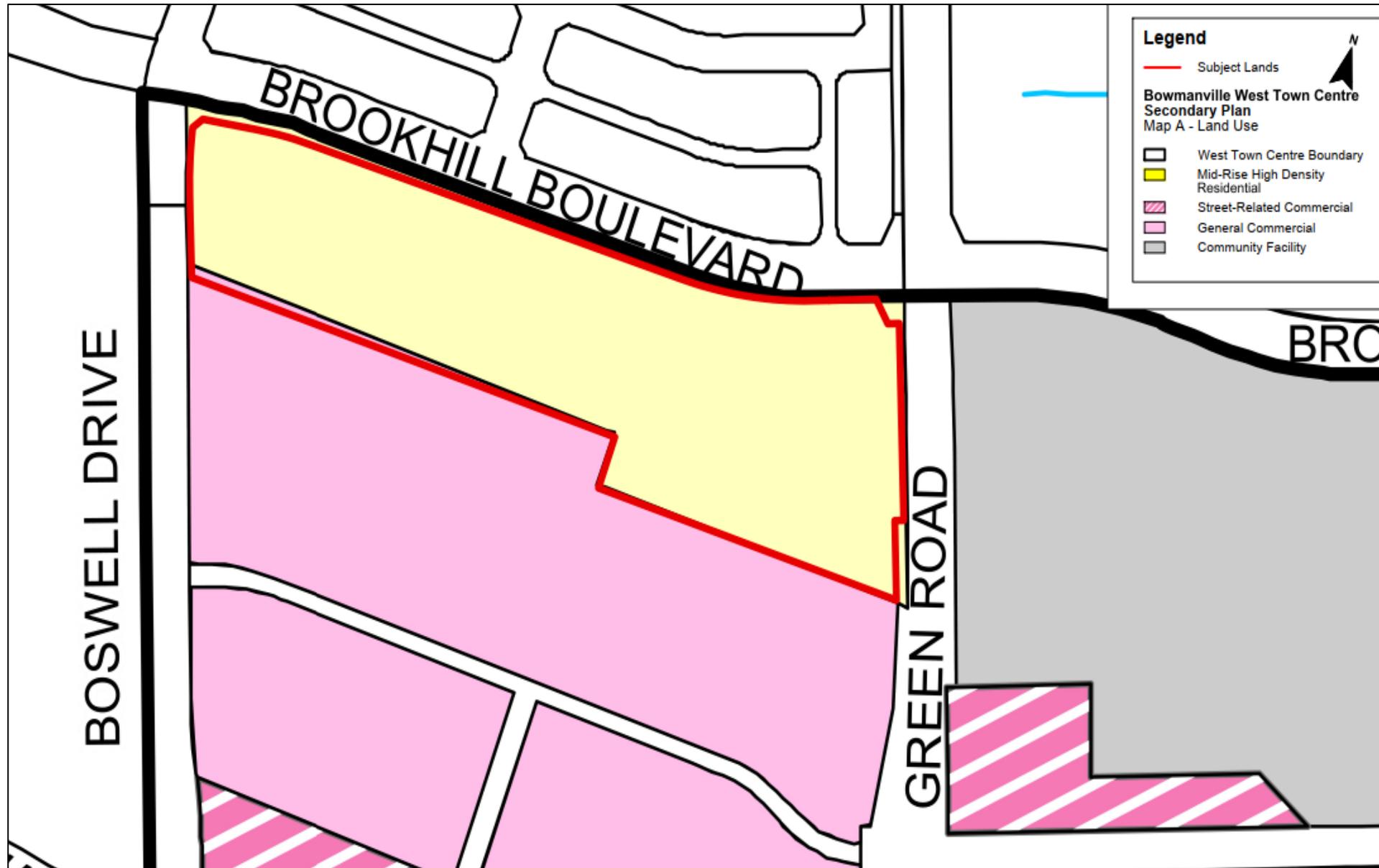


Urban Centres

- The subject lands are designated as *Urban Centres*, based on Schedule A3 of the Clarington Official Plan.
- *Urban Centres* will be developed in accordance with respective Secondary Plans to provide higher density residential and/or mixed-use developments.
- *Urban Centres* will provide re-development and intensification opportunities with a wide variety of uses.
- Predominate form (60%) will be High-Rise with height ranges of 4 to 12 storeys.

Municipality of Clarington Official Plan Schedule A3: Land Use

Planning Context – Bowmanville West Town Centre Secondary Plan

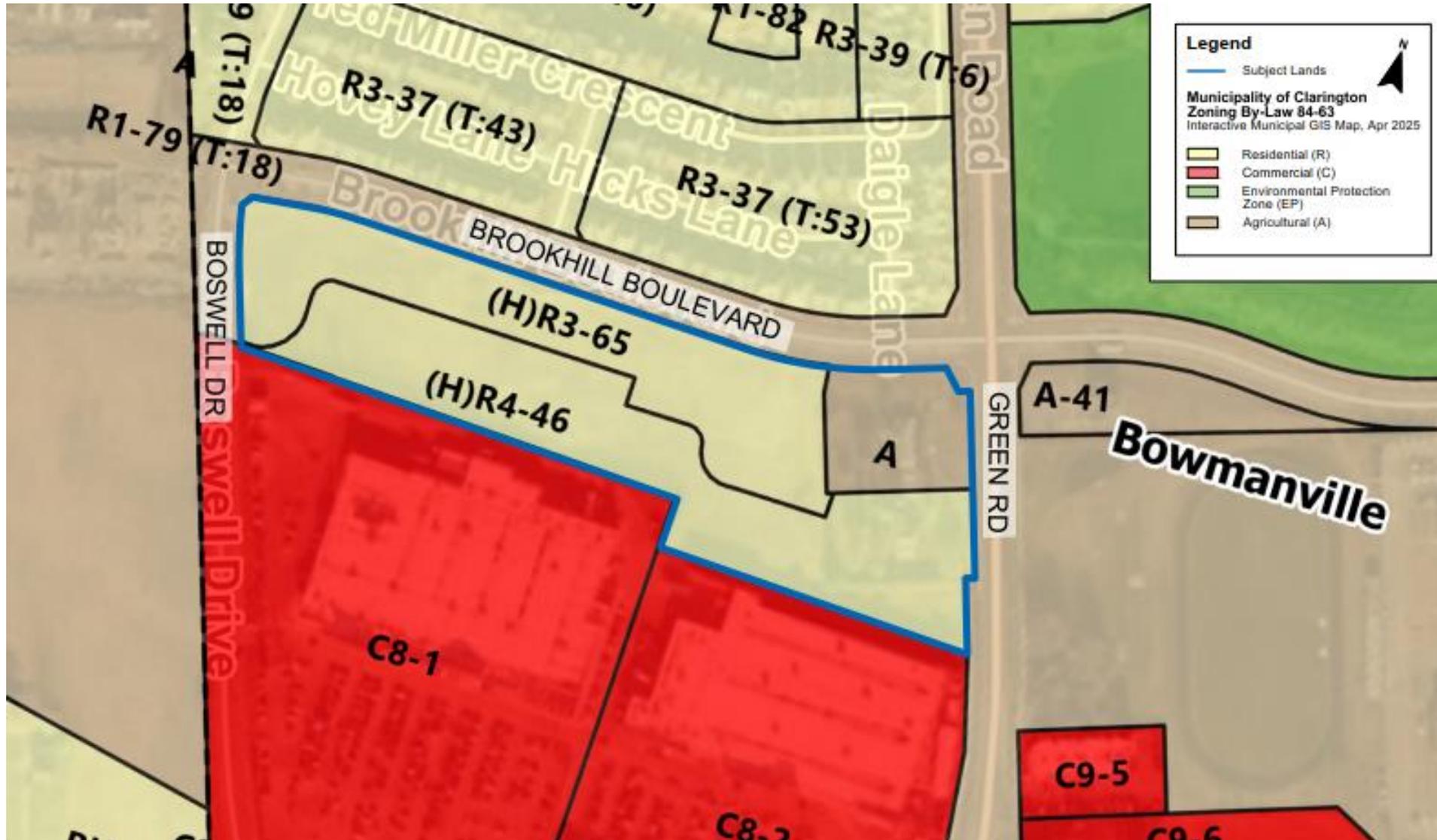


Low-Rise High Density Residential

- The subject lands are designated as *Low-Rise High Density Residential* based on Map A: Land Use of the *Bowmanville West Town Centre Secondary Plan*.
- A minimum of three storeys and a maximum of six storeys are permitted in the *Low-Rise High Density Residential* designation. An Official Plan Amendment is required and outlined further in the presentation.

Municipality of Clarington Official Plan – Bowmanville West Town Centre Secondary Plan

Planning Context – Municipality of Clarington Zoning By-law



Municipality of Clarington Zoning By-law Interactive Mapping

The subject lands are split zoned R3-65 Zone, R4-46 Zone, and Agricultural Zone.

Urban Residential Type Three (R3-65) Zone with exceptions

- Permitted Uses: stacked townhouse dwellings and link townhouse dwellings.
- Building Height: maximum 12 metres.

Urban Residential Type Four (R4-46) Zone with exceptions

- Permitted Uses: Apartment buildings.
- Building Height: maximum 22 metres, 6 storeys.

Agricultural Zone (A)

- Re-Zoning required to permit proposed development of townhouses and a park.

Required Applications

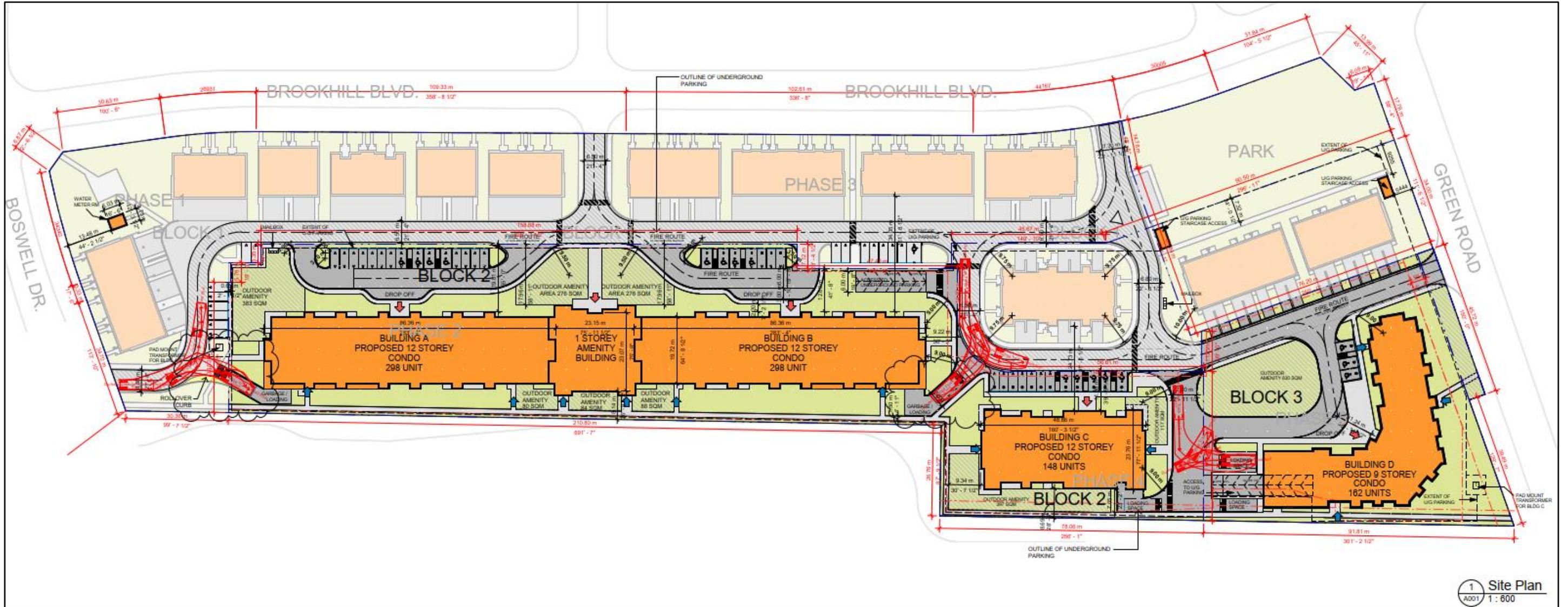
Official Plan Amendment

- To redesignate the subject lands from *Low-Rise High Density Residential* to *Mid-Rise High Density Residential* to permit the proposed development of 12 storey residential buildings.

Zoning By-law Amendment

- To amend *Urban Residential Type 3 Zone, Exception 65 (R3-65)* to residential exception zones.
- To amend *Urban Residential Type 4 Zone, Exception 46 (R4-46)* to residential exception zones.
- A portion of the lands will be conveyed to the Municipality as a public park.

Proposed Development – Site Plan



Site Plan prepared by Chamberlain

Proposed Development – Statistics

Combined Site Statistics			
Description	Area (SM)	Unit Count	Parking
Building A (12 storeys)	1,777.94	298	770 (8 accessible)
Building B (12 storeys)	1,777.92	298	
Building C (12 storeys)	1,054.73	148	200 (6 accessible)
Building D (9 storeys)	1,471.41	162	227 (7 accessible)
Townhouses (3 – 3.5 storeys)	5,120.54	74	164
Neighbourhood Park	2,530.00	N/A	N/A
Total	13,732.54	980	1,361

Proposed Renderings



Supporting Technical Studies and Reports

- Archaeological Assessment
- Energy Conservation and Sustainability Brief
- Environmental Site Assessment
- Functional Servicing and Stormwater Management Report
- Landscape Analysis
- Lighting Plan
- Noise Feasibility Study
- Sun/Shadow Study
- Transportation Impact Study
- Urban Design Brief
- Waste Management Plan

Thank You

Comments & Questions?

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