



Public Meeting Report

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Report To:	Planning and Development Committee		
Date of Meeting:	June 16, 2025	Report Number:	PDS-034-25
Authored By:	Nicole Zambri, Principal Planner, Development Review		
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure		
Reviewed By:	Mary-Anne Dempster, CAO		
File Number:	ZBA2024-0033 (Cross: SC2024-0019) Resolution#:		
Report Subject:	Rezoning application to facilitate approximately 1,755 residential units, and 1,700 square metres of retail space within four mixed-use buildings at 6 Wilmot Creek Drive in Newcastle		

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-034-25 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 application submitted by GHD on behalf of Rice Development Corporation and continue processing the applications including the preparation of a subsequent recommendation report; and
3. That all interested parties listed in Report PDS-034-25 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on applications for a proposed a Zoning By-law Amendment and Subdivision to permit the development of approximately 1,755 units, consisting of 114 street related townhouses, 269 condominium townhouses, and 1,372 apartment units. The proposal also contains 1,700 square metres of retail space within four mixed-use buildings, two parkettes, open space blocks, a stormwater management facility and underground parking.

A portion of Wilmot Creek Drive is proposed to be closed and conveyed and rerouted to facilitate the development and Street B is proposed through the hydro corridor to connect with land outside the plan of subdivision to the south (SC2024-0018).

The proposal is in conformity with the Clarington Official Plan and the Wilmot Creek Secondary Plan.

1. Application Details

Owner: Rice Development Corporation

Agent: GHD Limited

Proposal: **Zoning By-law Amendment**

To rezone the subject lands from "Agricultural (A) Zone" to a Mixed-Use Zone and various Urban Residential Exception Zones with a Holding provision to facilitate the development of mixed-use buildings, apartment buildings, condo townhouses and street related townhouses, and two park blocks. Parts of the subject lands are also proposed to be rezoned to Environmental Protection to protect the natural heritage features and reflect the open space lands, including the stormwater management pond.

Delegated: Draft Plan of Subdivision

Proposed Draft Plan of Subdivision to establish two mixed use blocks, five high and medium density blocks, street related townhouse blocks, two park blocks, open space blocks, and public roads. The plan also shows two blocks adjacent to Highway 401 which would be acquired by MTO and a 5 metre road widening along Bennett Road.

Area: 30.71 hectares (75.89 acres)

Location: 6 Wilmot Creek Drive, Newcastle; North of the hydro corridor and south of Highway 401; Part Lots 3 and 4, Broken Front, Former Township of Darlington; Within the Wilmot Creek Secondary Plan Area

Roll Numbers: 1817-010-010-01100; 1817-010-010-00522; 1817-010-010-00511; 1817-010-010-00512

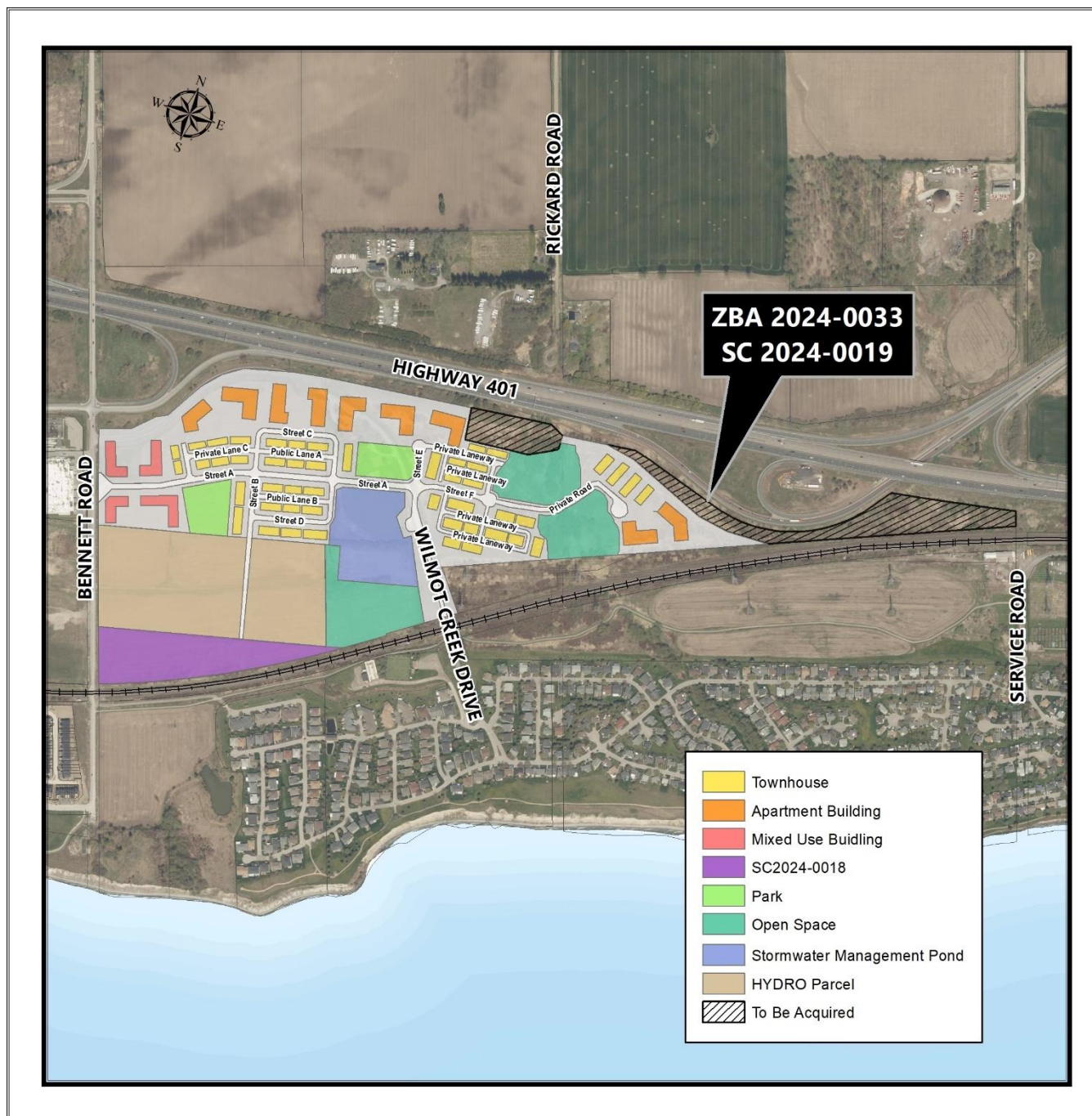


Figure 1 – Location of subject lands and surrounding context

2. Background

- 2.1 On November 16, 2023, a pre-consultation meeting was held jointly for two proposals within the Wilmot Creek Secondary Plan (one to the north of the hydro corridor and one to the south of the hydro corridor). The subject lands are located within the Wilmot Creek Secondary Plan Area and are proceeding concurrently with the subject lands to the south. The lands to the south are under separate ownership and are separate applications.
- 2.2 Applications were received on December 12, 2024, and deemed incomplete. The outstanding materials were submitted, and the applications were subsequently deemed complete on March 11, 2025.
- 2.3 The proposal shows two mixed use blocks adjacent to Bennett Road, five high and medium density blocks with a maximum height of eight storeys, street related townhouse blocks, two park blocks, open space blocks, and public roads. The total amount of residential units proposed is approximately 1,755 units and a retail floor space of 1,700 square metres within a mixed-use building.
- 2.4 A portion of the existing Wilmot Creek Drive is proposed to be closed and conveyed and rerouted to facilitate the development and Street B is proposed through the hydro corridor to connect with lands outside the plan of subdivision to the south.
- 2.5 The supporting documents submitted with the applications have been circulated to various departments and agencies for review and comment. They are available upon request and will be summarised in a subsequent recommendation report.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located between Highway 401 and the hydro corridor, on the east side of Bennett Road and within the Wilmot Creek Secondary Plan Area. The site consists of mainly vacant agricultural lands, some open space, a gate house, multipurpose building for recreational space for the existing Wilmot Creek community, and a hydro corridor. The total site area is approximately 30.71 hectares.
- 3.2 Surrounding uses are as follows:
 - North: Highway 401 and agricultural lands.
 - East: Existing Wilmot Creek Adult Lifestyle Community and hydro corridor
 - South: Hydro corridor, CN Railway and beyond, Wilmot Creek Adult Lifestyle Community. Beyond this, Lake Ontario shoreline.

West: Industrial lands and low-rise residential dwellings to the southwest.

4. Provincial Policy

The Provincial Planning Statement (2024)

- 4.1 The Provincial Planning Statement, 2024 (PPS) 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 Newcastle Urban Settlement boundary. Planning authorities are to facilitate a variety of housing forms and promote residential intensification to achieve efficient development patterns, especially along public transit and active transportation routes.
- 4.3 The PPS encourages a minimum density target of 50 residents and jobs per gross developable hectare in designated growth areas.
- 4.4 The proposal is consistent with the Provincial Planning Statement.

5. Official Plan

Durham Region Official Plan (Envision Durham)

- 5.1 The Durham Region Official Plan (Envision Durham) designates the subject lands as “Community Areas.” Community Areas are to be planned for a variety of housing types, sizes, and tenures, including townhouse dwellings. 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.
- 5.2 Envision Durham provides a long-term policy framework that is used to manage Durham Region’s growth and development to 2051. 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 Development within this area shall be planned to achieve a minimum density target of 53 people and jobs per hectare. The density proposed is estimated to be around 87 people per ha, with some additional jobs as part of the commercial space proposed within the mixed-use buildings. The proposal meets the density target.
- 5.4 The application conforms with Envision Durham.

Municipality of Clarington Official Plan

- 5.5 The Clarington Official Plan designates the property Urban Residential, Neighbourhood Centre, Green Space, and Environmental Protection Area and is within Newcastle Urban Area. The area is also identified as Special Policy Area B2. Area B2 includes the lands located north of the CN railway which are subject to a Secondary Plan. A variety of housing forms, which may include retirement and assisted living facilities, are encouraged subject to the Secondary Plan. Consideration shall be given to locate high rise residential uses and commercial uses on a public road system within a plan of subdivision. A portion of the lands may be developed with private leasehold arrangements and private streets.
- 5.6 The Wilmot Creek Secondary Plan area also includes a Neighbourhood Centre. Neighbourhood centres are to serve as focal points for residential neighbourhoods and provide a range of retail and service uses to meet the day to day needs. The maximum amount of gross leasable floor space in any one Neighbourhood Centre shall be 5,000 square metres.
- 5.7 Bennett Road is identified as a Local Corridor north of Highway 401. Given that the subject lands are south of Highway 401, this portion of Bennett Road is not identified as a Local Corridor. Bennett Road is also identified as a Type C Arterial Road on Map J4 and a proposed grade separation is shown at the CN railway intersection.
- 5.8 Table 4-3 in the Clarington Official Plan states that areas at the edge of neighbourhoods and adjacent to arterial roads are to have a minimum density of 19 units per net hectare and a height ranging from 1 to 3 storeys (which can be further refined through the secondary plan). It also provides for limited apartments, townhouses, semi-detached dwellings, and detached dwellings.
- 5.9 Multi-unit residential development will be developed on the basis of the following site development criteria, as per policy 9.4.5:
- Suitability of the size and shape of the site;
 - Compatibility with the surrounding neighbourhood;
 - Minimize impact of traffic on local streets;
 - Multiple vehicular accesses from a public street shall generally be provided for each townhouse block and each apartment block;
 - Each condominium corporation block shall have direct street frontage and direct vehicular access to a public street without reliance on easements through another condominium corporation block;

- In order to achieve a mixture of housing types, adjacent multi-unit residential unit types shall not replicate the same built form;
- Townhouses sited on blocks shall generally not exceed 50 units and apartment blocks shall not exceed 2 buildings; and
- Where multiple mid-rise and high-rise residential developments are planned for a given area, a phasing plan shall be required to identify common amenity areas and shared pedestrian and/or vehicle access.

5.10 Natural Heritage Features are identified and mapped on the subject lands. The natural heritage features are designated Environmental Protection Area. The natural heritage system is to be protected and enhanced for the long term to promote responsible stewardship and provide sustainable environmental, economic and social benefits. Studies will determine the appropriate development limits and vegetation protection zone in accordance with the Official Plan.

5.11 The proposal conforms with the Clarington Official Plan.

Wilmot Creek Secondary Plan

5.12 The subject lands are within the Wilmot Creek Secondary Plan which was adopted by Clarington Council on April 24, 2023 and approved by the Region of Durham on September 26, 2024.

5.13 Within the Wilmot Creek Secondary Plan the subject lands are designated, Medium Density Residential, High Density Residential, Neighbourhood Centre, Parkette, Environmental Protection Area, Stormwater Management Facilities, and Green Space.

5.14 The Secondary Plan also shows lands that will be acquired by the Ministry of Transportation along Highway 401, as well as a private road-control access into the existing Wilmot Creek Community, which is needed with the proposed re-route of Wilmot Creek Drive.

5.15 A local road connection is shown through the hydro corridor and connecting to the south parcel also subject to Planning Act applications (SC2024-0018), as well as connecting trails throughout the Secondary Plan Area.

5.16 Development within the Secondary Plan Area shall provide a distribution of land uses by providing a mix of uses, heights, and densities to support a complete community. Taller buildings are to be directed close to Highway 401 and Bennett Road.

5.17 The Medium Density Residential Designation permits a mix of housing types and tenures in mid- and low-rise building forms. Apartments and townhouses are permitted

building types within the Medium Density Residential Designation. The height of buildings shall be a minimum of two storeys and a maximum of six storeys. The minimum density within the Medium Density Residential designation is 40 units per net hectare. The proposal would facilitate a development of approximately 50 units per net hectare.

- 5.18 The High Density Residential Designation permits mid-rise building forms mainly in apartment building types or similar. The height of buildings shall be a minimum of six storeys and a maximum of eight storeys. The minimum density within the High Density Residential designation is 60 units per net hectare. The proposal would facilitate a development of approximately 130 units per net hectare within the High Density Residential designation.
- 5.19 The Neighbourhood Centre is to provide commercial uses and cultural or entertainment opportunities in combination with residential uses. Mixed-use buildings are permitted, as well as a grocery store. Heights can range from one to six storeys with the one storey portion limited to 50% of all development in the Neighbourhood Centre. The minimum density is 40 units per net hectare. The proposal shows a total of four mixed use buildings on the two Neighbourhood Centre blocks, with heights ranging from a one storey to six storeys.
- 5.20 The proposal also reflects the Land Use Schedule by providing two park blocks, a stormwater management pond, and the open space areas.
- 5.21 The proposal conforms with the Wilmot Creek Secondary Plan.

6. Zoning By-law 84-63

- 6.1 The property is zoned “Agricultural (A)” in Zoning by-law 84-63. The Agricultural Zone is a common zone category for underdeveloped lots located within Settlement Areas. The Agricultural zone does not permit the proposed development, and as such, the rezoning application was required.
- 6.2 The draft zoning by-law amendment proposes the lands be rezoned to a Mixed Use Zone and various Urban Residential Exception Zones to facilitate the development of mixed use buildings, apartment buildings, condo townhouses and street related townhouses, and two park blocks within the Wilmot Creek Secondary Plan Area.
- 6.3 Parts of the subject lands are also proposed to be rezoned to Environmental Protection to protect the natural heritage features and reflect the open space lands, including the stormwater management pond.
- 6.4 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 report. A Holding (H) Symbol will be implemented as part of the Zoning By-law Amendment to ensure the conditions of the draft plan of subdivision and site plan approval (for the mixed-use, high and medium density blocks) have been fulfilled. The parks will also be rezoned to an urban residential zone and will have a hold until the lands are transferred to the Municipality.

- 6.5 The draft Zoning By-law Amendment submitted by GHD Limited is included in **Attachment 1** of this report.

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/6WilmotCreek 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 sent to 30 households within 120 metres of the subject lands on May 28, 2025. Signage was also posted on the property, one along Bennett Road, one along Wilmot Creek Drive, and one facing Highway 401, advising of the complete application received by the Municipality and details of the public meeting. Details of the proposed application were also posted on the Municipality's website, and in the Clarington Connected e-newsletter.
- 8.2 At the time of writing this report, one general inquiry was received from the public.
- 8.3 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. Department 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 Newcastle Urban Boundary and the Wilmot Creek Secondary Plan. The proposal represents a form of development encouraged by Provincial, Regional, and Municipal policies.
- 10.2 The applicant has proposed a total of approximately 1,755 units consisting of 1,372 apartment units, and 383 townhouse units. The proposal also contains 1,700 square metres of retail space within four mixed-use buildings, two parkettes, open space blocks, a stormwater management facility and underground parking.
- 10.3 The proposal also shows a future public road that will connect to the proposed plan of subdivision SC-2024-0018, as well as a private road access to the existing Wilmot Creek Community, which is due to the re-route of Wilmot Creek Drive.
- 10.4 Further discussion on the appropriateness of the land uses proposed and the built form, such as heights, densities and general site layout will be addressed through a subsequent recommendation report and through the site plan application process.

Park and Trails

- 10.5 The Wilmot Creek Secondary Plan indicates that parks shall be provided as part of a connected parks and open space system. Wherever feasible, lands designated Green Space shall incorporate parks and leisure uses for passive recreational uses. Schedule A to the Secondary Plan shows two parkettes within the subject lands. Parkettes are smaller scale parks and shall be between 0.5 to 1.0 hectare in size. The proposal reflects the Secondary Plan by providing two park blocks of 0.71 and 0.6 hectares. A Facility Fit Plan was also provided for both parkettes which shows trail connections to the open space lands.

Proposed Zoning By-law Amendment

- 10.6 A rezoning is required to rezone the lands from “Agricultural (A) Zone” to various appropriate “Holding - Urban Residential Exception Zones” in order to facilitate the proposed development. The parkettes would be zoned to an “Urban Residential Type One (R1) Zone”, with a Hold until the lands for the parkettes are dedicated to the Municipality. A Zoning By-law Amendment has been prepared by the applicant and appears to align with the approved vision for the Wilmot Secondary Plan Area.

Affordable Housing

- 10.7 The Wilmot Creek Secondary Plan has specific policies to facilitate affordable housing. And the Clarington Official Plan encourages a minimum of 30% of the proposed units to

be affordable. The Planning Act also requires the adequate provision of a full range of housing, including affordable housing as a matter of Provincial interest.

- 10.8 The Secondary Plan policies encourage the development of affordable housing within the Secondary Plan boundaries. Staff will work with the applicant to encourage the inclusion of affordable housing units.
- 10.9 The application currently does not mention any intention to provide affordable or rental housing. Further discussions with the Owner in this regard will be required and would be discussed further in a future recommendation report.

11. Financial Considerations

- 11.1 Not applicable, as this is a public meeting report to gather public input on the proposal. Financial considerations will be addressed in the subsequent 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 applications for a Zoning By-law Amendment and Draft Plan of Subdivision for approximately 1,755 residential units that consists of 1,372 apartment units and 383 townhouse units, and 1,700 square metres of commercial floor space, 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. Comments received at this public meeting will be considered and addressed in the final recommendation report.

Staff Contact: Nicole Zambri, Principal Planner, 905-623-3379 ext. 2422 or nzambri@clarington.net .

Attachments:

Attachment 1 – Draft Zoning By-law Amendment
Attachment 2 – Draft Plan of Subdivision

Interested Parties:

List of Interested Parties available from Department