

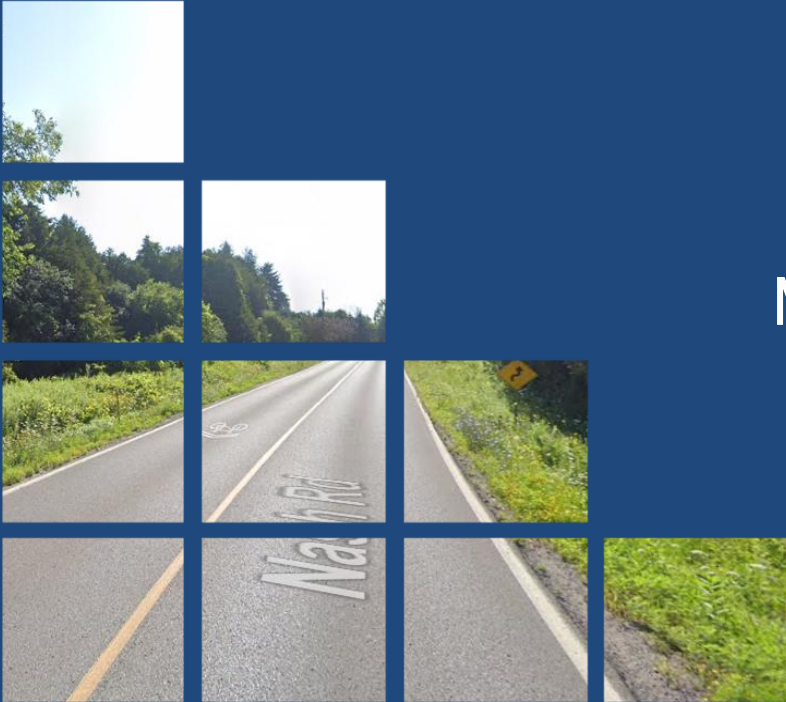
Brookhill East - Subdivision

2547 Bowmanville Avenue

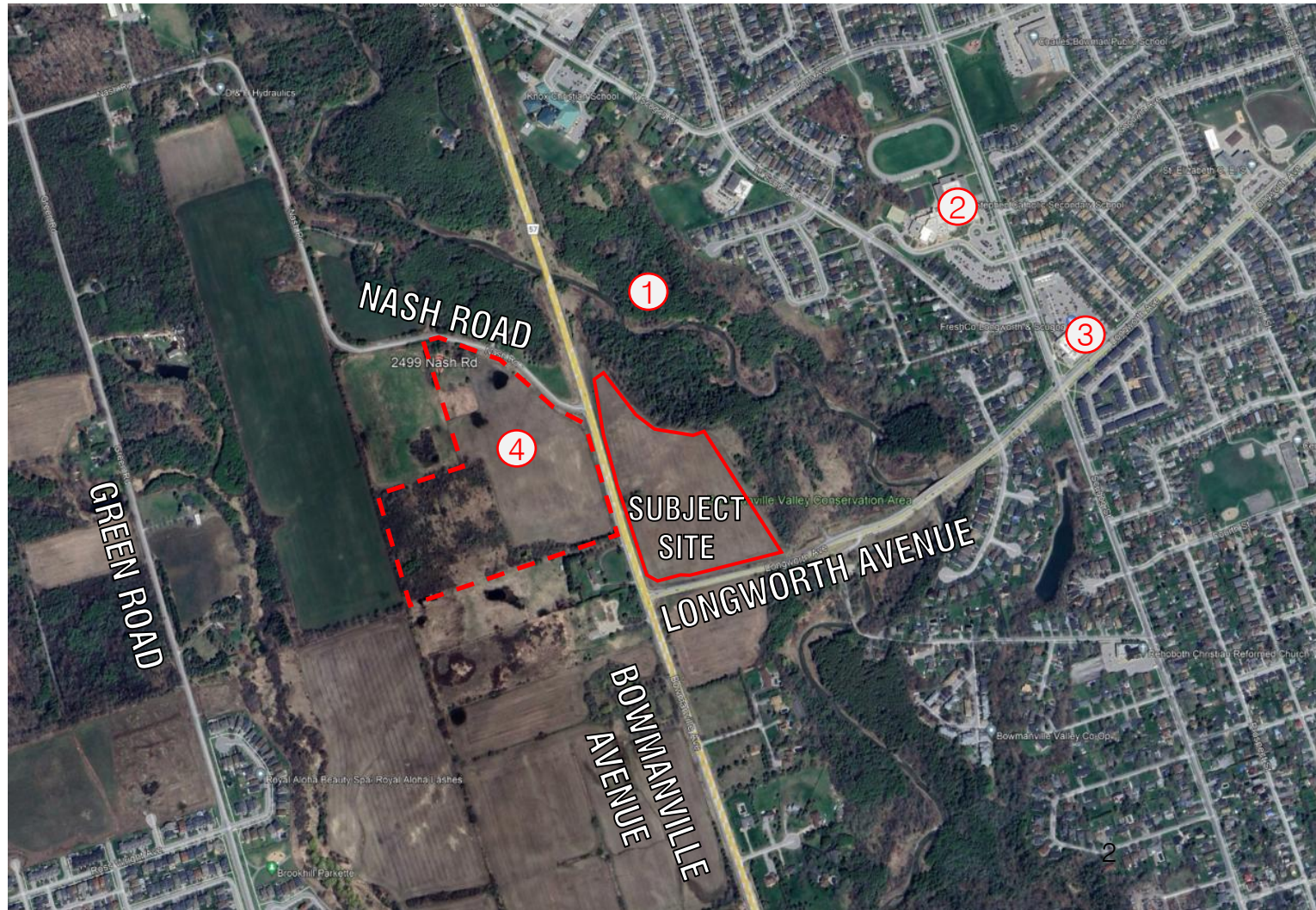
Statutory Public Meeting

September 15, 2025

Municipality File #s ZBA 2022-0023,
SC-2022-0014 & COPA2025-0013

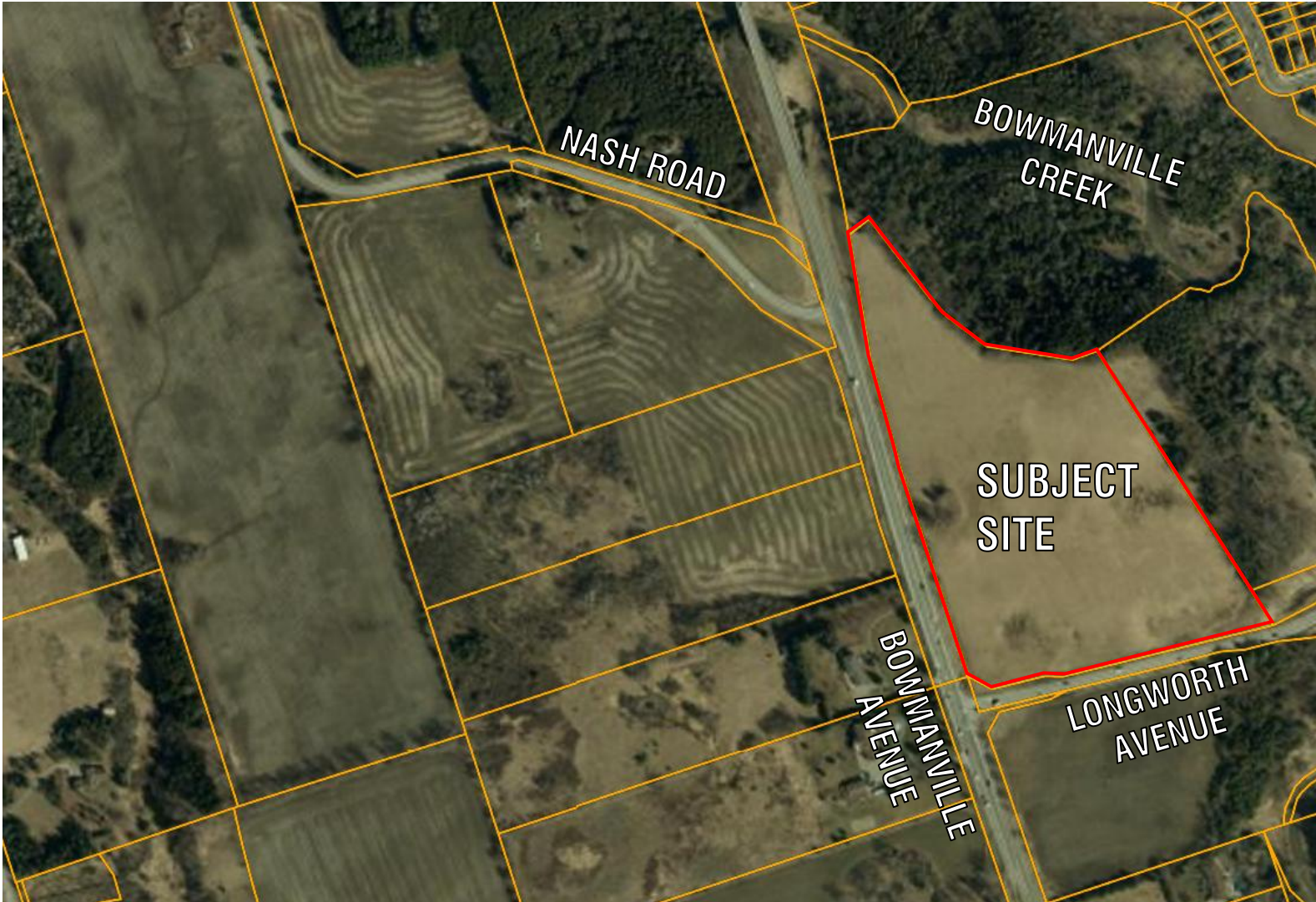


CONTEXT



- ① **Bowmanville Valley Conservation Area**
- ② **St. Stephen Catholic Secondary School**
- ③ **Freshco**
- ④ **2494 and 2538 Bowmanville Avenue and 2499 Nash Road Bowmanville**

SUBJECT SITE



- Area: 6.93 hectares (17.1 acres);
- Frontage: 390 metres on Bowmanville Avenue and approximately 247 metres on Longworth Avenue ;
- Vacant Agricultural Property;
- Bowmanville Creek and a woodlot to the north and east;
- Longworth Avenue is directly south of the Subject Site, followed by agricultural lands and estate residential;

SUBJECT SITE



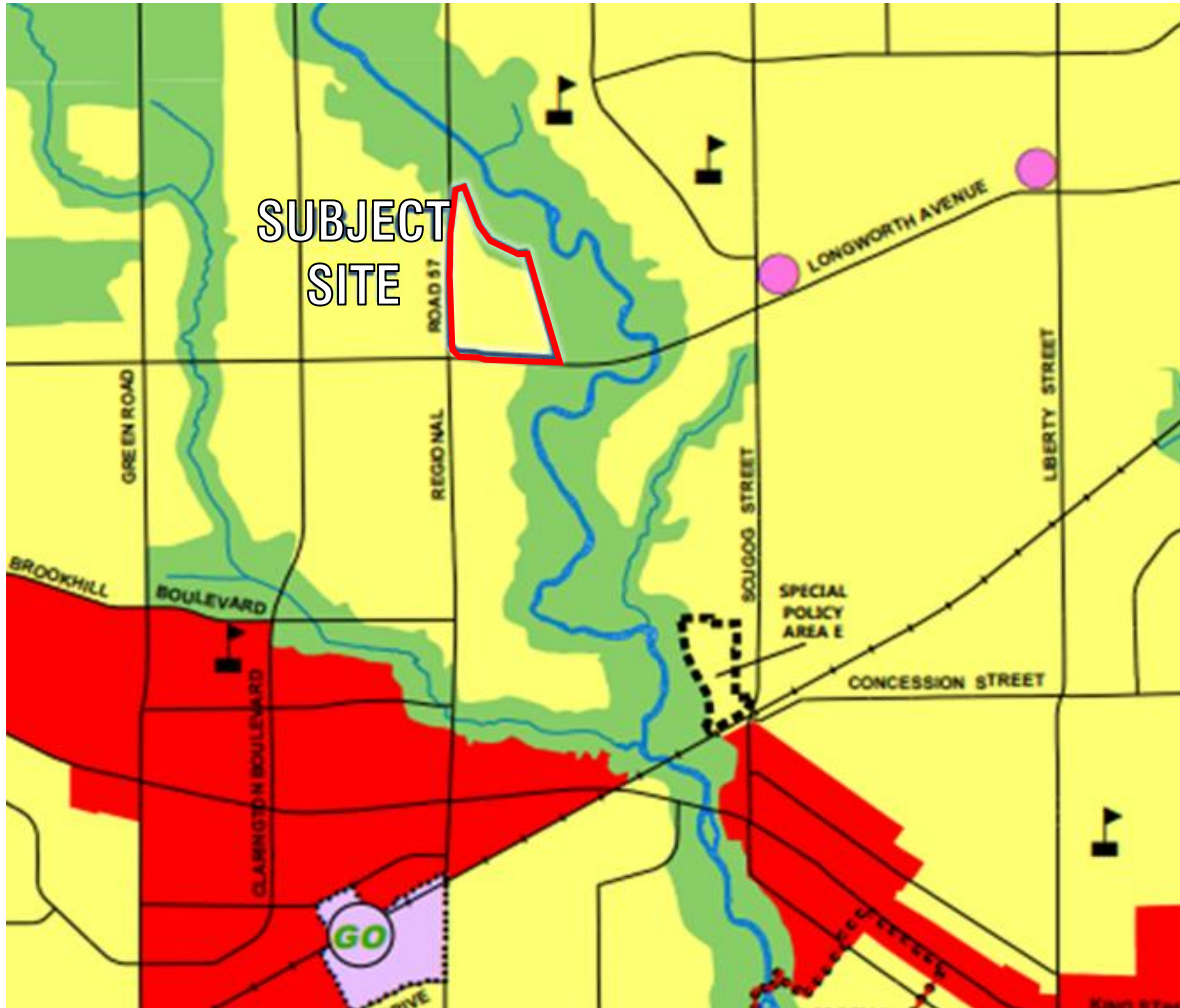
① Woodlot North of the Subject Site

② Woodlot East of the Subject Site

③ Agricultural Lands Across Longworth Avenue

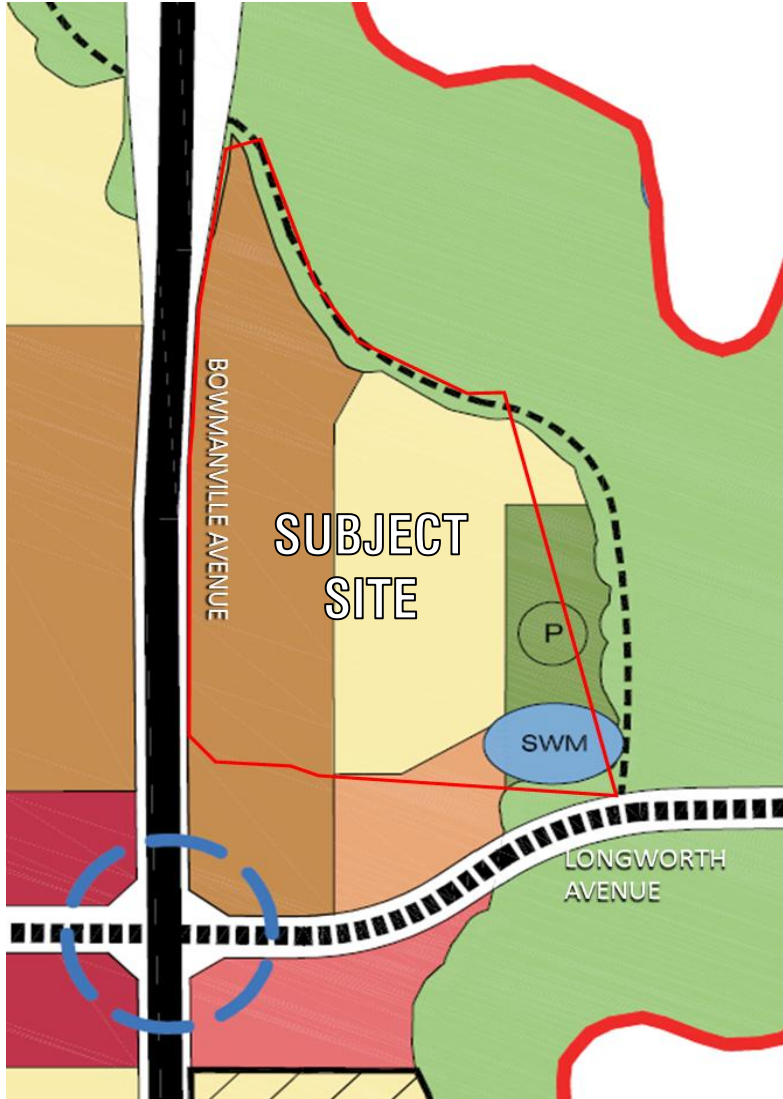
④ Agricultural Lands across Bowmanville Ave




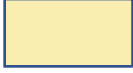






PLANNING POLICY CONTEXT



- Durham Regional Official Plan (2024)
 - *Community Areas*
- Municipality of Clarington Official Plan (2018)
 - *Urban Residential*
 - Bowmanville Avenue is a *Local Corridor*
- Brookhill Neighbourhood Secondary Plan
 - Adopted by Clarington Council in May 2021
 - Final Approval by Durham Region in July 2024
- Municipality of Clarington Zoning By-Law 84-63
 - A - Agricultural Zone

BROOKHILL NEIGHBOURHOOD SECONDARY PLAN



-  SUBJECT SITE
-  MEDIUM DENSITY LOCAL CORRIDOR
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  VILLAGE CORRIDOR
-  ENVIRONMENTAL PROTECTION AREA
-  NEIGHBOURHOOD PARK
-  PARKETTE
-  STORMWATER MANAGEMENT FACILITY
-  TRAIL

BROOKHILL NEIGHBOURHOOD SECONDARY PLAN

Land Use Designations

➤ Medium Density Local Corridor

➤ Permitted Uses

- Housing in mid-rise building forms combined with cultural, entertainment, recreational, offices, restaurants, retail, and/or service commercial uses within mixed-use buildings.

➤ Permitted Building Types:

- Street Townhouses;
- Block townhouses;
- Stacked townhouses;
- Back-to-back townhouses;
- Apartment buildings;
- Mixed-use buildings; and
- Accessory dwelling units

➤ Height and Density

- Minimum of 3 storeys and a maximum of 6 storeys.
- Minimum net density of 40 units per net hectare.

➤ Medium Density Residential

➤ Permitted Uses

- mix of housing types and tenures in mid- and low-rise building forms.

➤ Permitted Building Types:

- Street townhouses;
- Block townhouses;
- Stacked townhouses;
- Back-to-back townhouses;
- Apartment buildings; and
- Accessory dwelling units

➤ Height and Density

- Minimum of 2 storeys and a maximum of 4 storeys.
- Minimum net density of 40 units per net hectare.

BROOKHILL NEIGHBOURHOOD SECONDARY PLAN

Land Use Designations

➤ Low Density Residential

➤ Permitted Uses

- Mix of housing types and tenures in low-rise building forms
- Small scale service and neighbourhood retail commercial uses, which are supportive of and compatible with residential uses

➤ Permitted Building Types:

- Detached dwellings;
- Semi-detached dwellings;
- Street townhouses; and
- Accessory dwelling units

➤ Height and Density

- Shall not exceed 3 storeys in height.
- Minimum net density of 13 units per net hectare

➤ Parkette

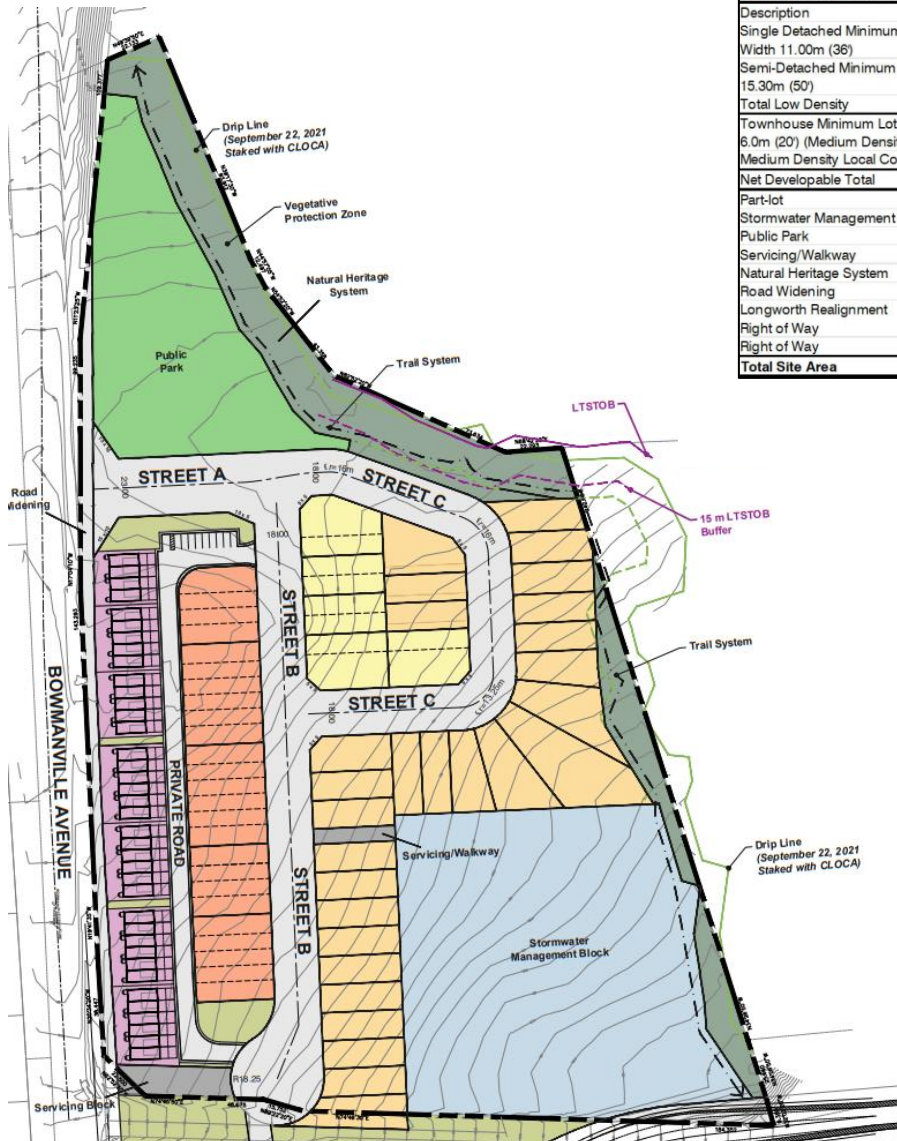
- 0.5 to 1.0 hectare

➤ Stormwater Management Facility

- To be designed and located as key features within the community contributing to the appearance and ambience of the neighbourhood
- The exact location, number, and size of the facilities will be determined through a Functional Servicing Report and in accordance with Section 20 of the Official Plan.











➤ Environmental Protection Area

PROPOSED DEVELOPMENT



| Schedule of Land Use | | | |
|---|-------------------|-------------|--------------|
| Description | Residential Units | Area (ha) | UPH |
| Single Detached Minimum Lot Width 11.00m (36') | 27 | 1.15 | 23.48 |
| Semi-Detached Minimum Lot Width 15.30m (50') | 10 | 0.30 | 33.33 |
| Total Low Density | 37 | 1.45 | 25.52 |
| Townhouse Minimum Lot Width 6.0m (20') (Medium Density) | 25 | 0.52 | 48.08 |
| Medium Density Local Corridor | 38 | 0.88 | 43.18 |
| Net Developable Total | 100 | 2.85 | 35.09 |
| Part-lot | 6 | 0.02 | |
| Stormwater Management Block | | 1.40 | |
| Public Park | | 0.68 | |
| Servicing/Walkway | | 0.02 | |
| Natural Heritage System | | 0.72 | |
| Road Widening | | 0.15 | |
| Longworth Realignment | | 0.04 | |
| Right of Way | | 1.05 | |
| Right of Way | | 1.05 | |
| Total Site Area | 106 | 6.93 | |

LEGEND

| | |
|--|----------------------------|
|  | SINGLE DETACHED |
|  | SEMI-DETACHED |
|  | STREET TOWNHOUSES |
|  | REAR-LANE TOWNHOUSES |
|  | APARTMENT |
|  | PUBLIC PARK |
|  | PRIVATE OPEN SPACE |
|  | SERVICING BLOCK |
|  | STORMWATER MANAGEMENT POND |
|  | NHS |

➤ Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision applications to permit a 106-unit residential development

- Twenty-seven (27) single-detached lots with minimum lot width of 11 metres
- Ten (10) semi-detached units with minimum lot width of 15.3 metres
- Twenty-five (25) street townhouse units with minimum lot width of 6 metres
- Thirty-eight (38) rear-lane townhouse units (Medium Density Local Corridor)
- Stormwater Management Block (1.40 hectares)
- Park block (0.68 hectares)
- Open Space (0.72 hectares)
- Street 'A' (23m) Local Roads
- Streets 'B' and 'C' (18m) Local Roads
- Private roads to provide access to rear-lane townhouse Medium Density Local Corridor Blocks

PROPOSED DEVELOPMENT REVISIONS

➤ Public meeting held January 22, 2025

➤ Revisions:

- Stormwater Management Block revised from underground tank to surface pond
- Stormwater Management Block increased from 0.72 hectares to 1.40 hectares
- Park block relocated and increased from 0.5 hectares to 0.68 hectares
- Single-detached lots increased from 18 to 27
- Semi-detached units reduced from 18 to 10
- Street townhouse units increased from 11 to 25
- Medium Density Local Corridor blocks reduced from 2 to 1
- Stacked townhouse units replaced with rear-lane townhouse units
- Open Space block increased from 0.62 to 0.72 hectares
- Connection to Longworth Avenue removed; Emergency access to Bowmanville Avenue added

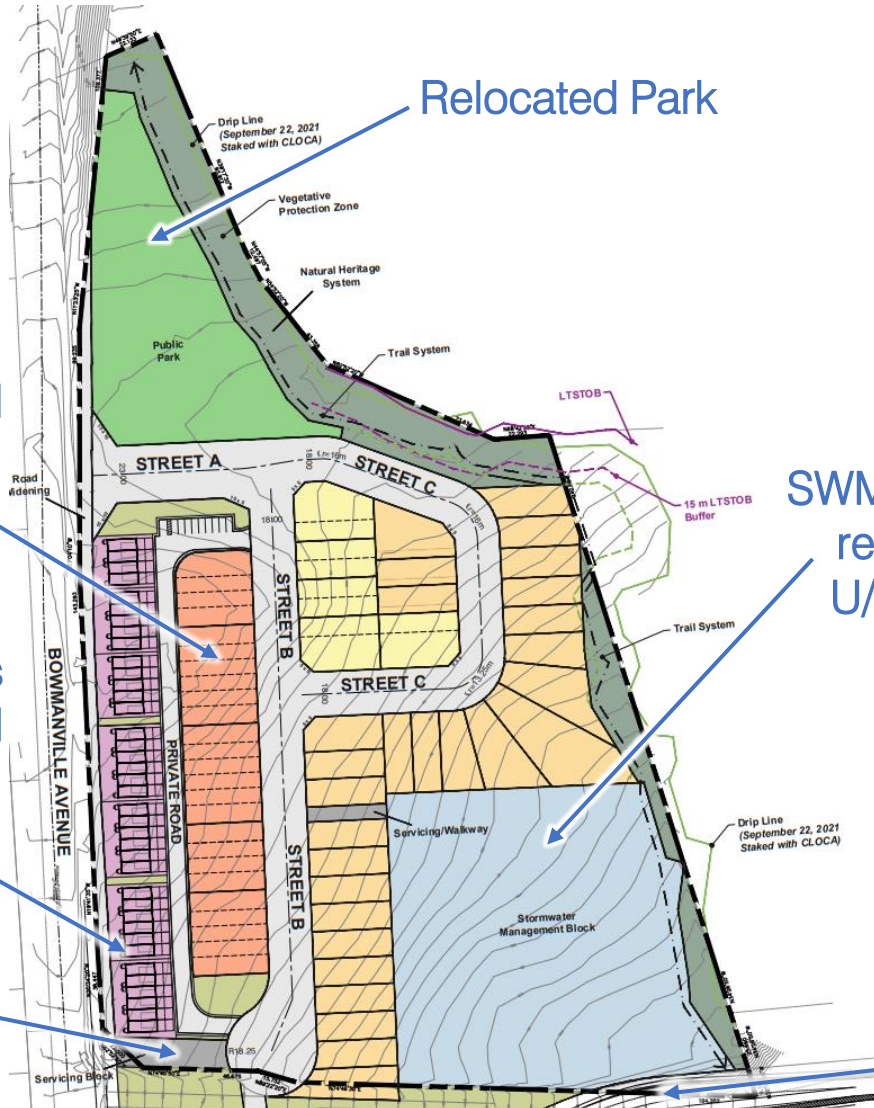
Street towns
replace stacked
towns

Rear lane towns
replace stacked
towns

Emergency
Access

Relocated Park

SWM Pond
replaces
U/G tank



Connection to Longworth
Avenue removed

CONCEPTUAL RENDERINGS



Single Detached



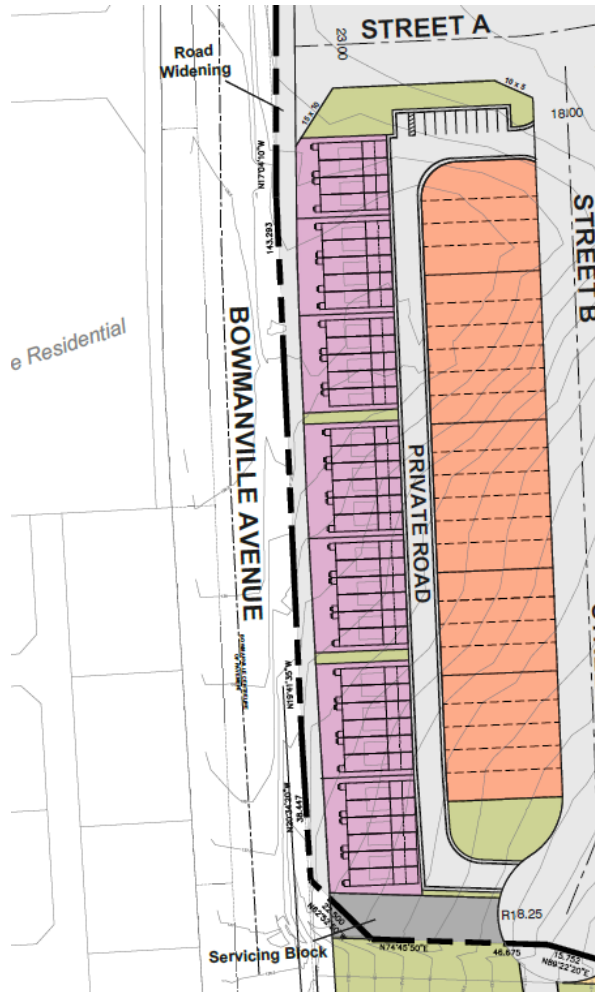
Street Townhouses



Semi Detached

MEDIUM DENSITY CORRIDOR – CONCEPT PLAN

Block 38 Conceptual Site Plan



- Thirty-eight Rear-lane townhouse units
- Net density of 48.08 units per hectare.
- Two vehicular access points from Street 'B'
- Two pedestrian walkways to Bowmanville Avenue
- 10 visitor parking spaces
- 8.5 metre private road
- Two outdoor amenity areas

PROPOSED ZONING REGULATIONS

| Regulations | Single-Detached | Semi-Detached | Street Townhouse | Medium Density Local Corridor |
|-----------------------------|--|---|--|-------------------------------|
| Lot Area (Min) | 300 sq m | 450 sq m | 150 sq m | 2,500 sq m |
| Lot Frontage (Min) | 11.0 m | 15.3 m | 6.0 m | 50.0 m |
| Front Yard (Min) | 6.0 m to private garage or carport; 4.0 m to dwelling; 2.0 m to porch | 6.0 m to private garage or carport; 4.0 m to dwelling; 2.0 m to porch | 6.0 m to private garage or carport; 3.0 m to dwelling | 3.0 m (min.) 6.0 m (max.) |
| Exterior Side Yard (Min) | 3.0 m | 3.0 m | 3.0 m | 3.0 m (min.) 6.0 m (max.) |
| Interior Side Yard (Min) | a) With private garage or carport - 1.2 m on one side, 0.6 m on the other side; b) without private garage or carport - 3.0 m on one side, 0.6 m on the other side | 1.2 metres, nil where building has a common wall with any building on the same lot located in an R2- xx zone | 1.2 metres, nil where building has a common wall with any building on an adjacent lot located in an R- 3 zone | 3.0 m |
| Rear Yard (Min) | 7.5 m | 7.5 m | 6.0 m | 3.0 m |
| Lot Coverage (Max) | 50% (dwelling) 55% All buildings and structures | 50% (dwelling) 55% All buildings and structures | 55% (dwelling) 60% All buildings and structures | 40 percent |
| Landscaped Open Space (Min) | 30% (Lot) 30% (Front Yard Soft Landscaping) | 30% (Lot) 30% (Front Yard Soft Landscaping) | 25% (Lot) 50% (Front Yard Soft Landscaping) | 15 % |
| Building Height (Max) | 12.0 m | 12.0 m | 12.0 m | 3 to 6 storeys |
| Parking Spaces (Min.) | 2 outdoor spaces | 2 spaces | 2 spaces | 2 spaces |

ADDITIONAL SUPPORTING DOCUMENTS SUBMITTED

- Draft Plan of Subdivision (Biglieri)
- Planning Rationale Report (Biglieri)
- Urban Design Brief (Biglieri)
- Stage 1, 2 and 3 Archaeological Assessments (Parslow Heritage Consultancy)
- Phase 1 and 2 Environmental Site Assessments (Soil Engineers)
- Functional Servicing and Stormwater Management Report (DSEL)
- Site Servicing, Grading, Drainage and Erosion and Sediment Control Plans (DSEL)
- Soil Investigation Report (Soil Engineers)
- Environmental Noise Assessment (YCA Engineering)
- Transportation Impact Study (TYLin)
- Environmental Impact Study (GeoProcess)
- Hydrogeological Investigation Report (Palmer)
- Landscape Analysis (Biglieri)
- Environmental Sustainability Plan (GHD)
- Master Block Plan (Biglieri)
- On-Street Parking Plan (DSEL)
- Park Facility Fit / Concept Plan (MBTW)
- Trail and Active Transportation Plan (MBTW)

QUESTIONS?