

The Corporation of the Municipality of Clarington

**Amendment Number XXX**

**To the Municipality of Clarington Official Plan**

**Purpose:** To amend the Clarington Official Plan and the Bowmanville West Town Centre Secondary Plan to permit transit-supportive, high-rise high-density mixed-use development, to re-designate the lands in the Bowmanville West Town Centre Secondary Plan to High-Rise High Density Residential and Neighbourhood Park, to increase the maximum permitted building height and density within the Urban Centre designations within the Clarington Official Plan and to establish height and density policies for lands within the Bowmanville West Town Centre Secondary Plan.

**Location:** The amendment to the Official Plan applies to the property at the southwest corner of Durham Highway 2 (King Street West) and Regional Road 57 (Bowmanville Avenue), the properties with the following Assessment Roll Numbers: 181701002016000; 181701002017290; 181701002016005; and 181701002017292.

**Basis:** This amendment is based on application by 668390 ONTARIO LTD. and 829426 ONTARIO INC, to permit a high-rise development, which will result in the creation of two blocks on a Plan of Subdivision and the construction of nine residential and mixed-use buildings, on the lands south of Durham Highway 2 (King Street West), west of Regional Road 57 (Bowmanville Avenue), and within the Bowmanville West Town Centre Secondary Plan area.

**Actual Amendment:** The Clarington Official Plan is hereby amended by adding an exception to Section 23.19.1 “Residential Exceptions” as follows:

- i. Notwithstanding Table 4-3 “Summary of Urban Structure Typologies” in Section 4.3.9 of the Clarington Official Plan, the lands located at the southwest corner of Durham Highway 2 (King Street West) and Regional Road 57 (Bowmanville Avenue) and described by Assessment Roll Numbers: 181701002016000; 181701002017290; 181701002016005; and 181701002017292, shall be permitted to have a height of

up to 40 storeys and there shall be no minimum building height.

- ii. Parks within the subject lands may be permitted to be in strata form, and the subject lands shall include privately-owned publicly accessible open spaces within the lands described on Schedule A.
- iii. The Bowmanville West Town Centre Secondary Plan is hereby amended as follows and shall be subject to the site-specific policies below:
  - a. The subject lands shall permit the following uses:
    - i. Residential dwelling units
    - ii. Retail Uses
    - iii. Service Uses
    - iv. Home Occupations
    - v. Live-Work Units
    - vi. Full-Service Banks and Financial Institutions
    - vii. Accessory Retail and Service Commercial Uses
    - viii. Recreational and Cultural Facilities
    - ix. Office Uses
    - x. Medical Offices, Business, Professional and/or Administrative Offices
    - xi. Business or Training Schools
    - xii. Day Care and Nursery Facilities
    - xiii. Institutional Uses
    - xiv. Hotel and Convention Facilities
    - xv. Public Recreation Facilities
    - xvi. Community Parks and Open Space Uses
    - xvii. Community Facilities
    - xviii. Public and Private Schools
    - xix. Religious Institutions, Places of Worship and Assembly Halls
    - xx. Hospitals and Homes
    - xxi. Municipal and Government Facilities
    - xxii. Private Streets
    - xxiii. Private Lanes

- b. Notwithstanding Section 3.4.4, buildings shall be designed with consideration of the Urban Street Edge and shall provide building façade and appropriate landscape treatments adjacent to public right-of-ways with details to be prescribed in the zoning by-law.
- c. The subject lands shall provide retail and service floor space that will contribute to the retail and service limits established in Section 4.3.
- d. Sections 4.4, 4.5, 5, 7, 8 and 10, shall not apply to the subject lands.
- e. Notwithstanding Map A and the provisions of Sections 4, 7 and 8, the lands shall be re-designated High-Rise High Density Mixed Use and shall be subject to the policies within this section.
- f. Notwithstanding the policies of Section 10 concerning parks on Map A, the Neighbourhood Park on the subject lands may be a linear park with the size and dimensions to be determined through Zoning by-law Amendment application or Plan of Subdivision Application process, in accordance with the *Planning Act*.
- g. Residential dwellings shall be the predominate use and may occur in mixed use buildings.
- h. The lands designated High Rise High Density Mixed Use shall be permitted to a maximum of 40 storeys and shall not be subject to a minimum height.
- i. Notwithstanding the definition of net density, the lands designated High Rise High Density Mixed Use shall be permitted to a maximum density of 820 units per hectare, based on 4.835 hectares.
- j. Notwithstanding the provisions of Sections 4 and 8, the term and definition under Section 24.2 of the Clarington Official Plan for “net density” shall

replace the term “net residential” when referring to density in the Section 8.2 of the Bowmanville West Town Centre Secondary Plan.

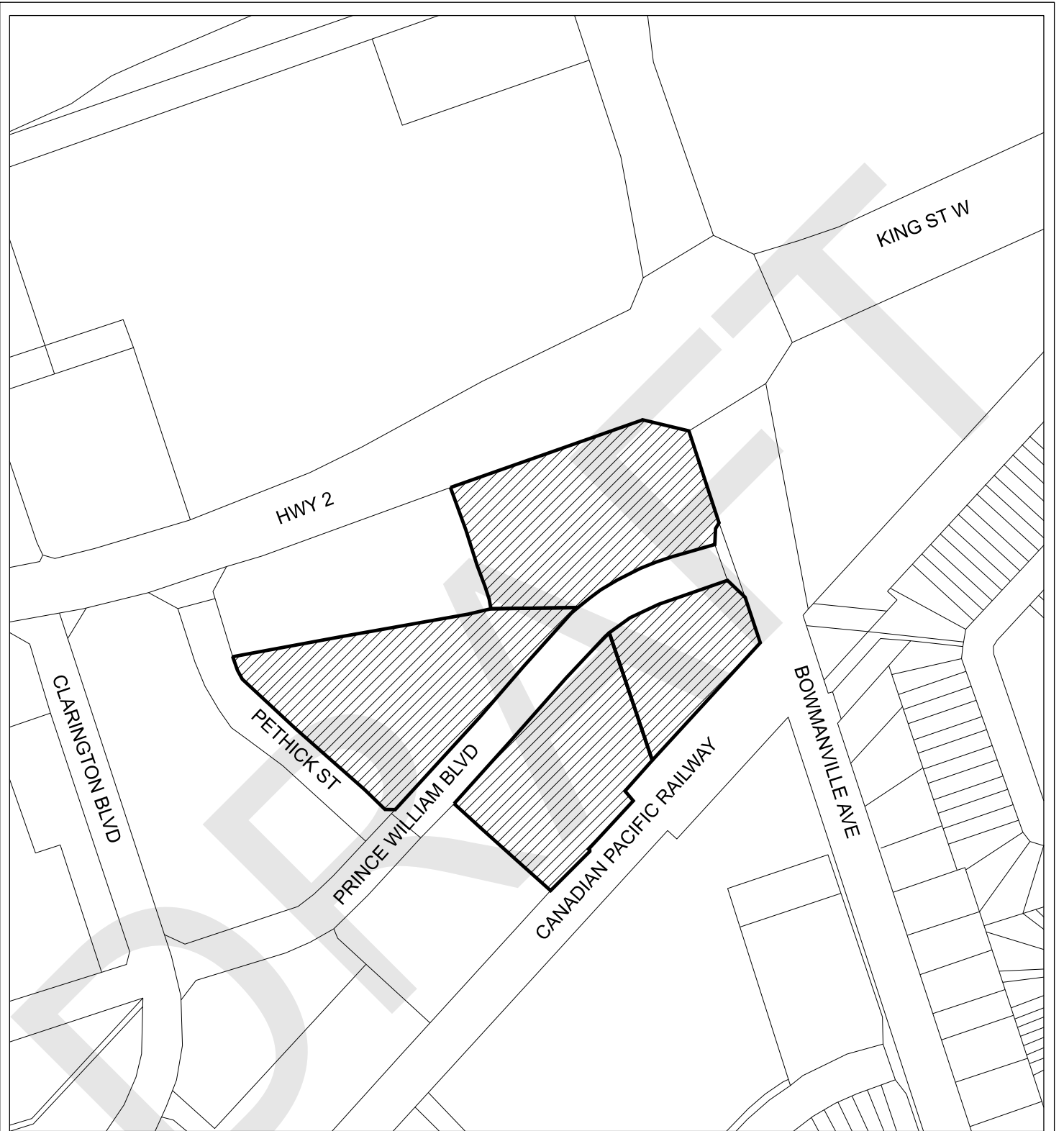
- k. Notwithstanding the provisions of Section 8, Mixed Use Buildings are permitted in conjunction with Apartment buildings located on the same site.
- l. Section 8.2.5 shall not apply, and the proposed mix of dwelling types shall provide a range in size and affordable housing units are encouraged.
- m. Development adjacent to the CP Rail shall provide setback and safety requirements to the satisfaction rail authority and/or Metrolinx.
- n. Notwithstanding the provisions of 10.2.3, the exact location of the Neighbourhood Park on the lands will be established through the site-specific zoning by-law amendment, the plan of subdivision and the site plan applications for the lands.
- o. The subject lands shall have regard to the Urban Design Policies of Section 13, where applicable, and the urban design principles of the proposed development shall be supported by an Urban Design Brief and shall be reviewed through the planning application process.

**Implementation:**

The provisions set forth in the Municipality of Clarington Official Plan and the Bowmanville West Town Centre Secondary Plan, regarding the implementation of the Plan, shall apply regarding this Amendment.

**Interpretation:**

The provisions set forth in the Municipality of Clarington Official Plan and the Bowmanville West Town Centre Secondary Plan, regarding the interpretation of the Plan, shall apply regarding this Amendment.



 Lands Subject to Official Plan Amendment (OPA)

