

Municipality of Clarington

Draft Zoning By-Law for Bowmanville West

January 2024

1 DEFINITIONS

Amenity Area shall mean indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.

Major Office shall mean a Building or part thereof containing 4,000 square metres or more of Floor Area used for one or more of the following purposes:

- a) Business, Professional or Administrative Office;
- b) Financial Office; or,
- c) Research and Development Facility.

Higher Order Transit shall mean transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways and inter-city rail), light rail, and buses in dedicated rights-of-way.

Transit Station shall mean a facility which caters to higher order transit services. A transit station includes the use of land, or buildings or structures to facilitate the efficient movement of people to and from the facility.

2 ZONE CATEGORIES

2.1 Mixed Use Zones

2.1.1 Mixed Use Zones

This by-law distinguishes between the following zones:

- a) Mixed Use High Density
- b) Mixed Use High Density, Transit Station

2.1.2 Description of Permitted Uses

Primary and ancillary uses permitted in the following Mixed Use Zones are denoted by the symbol “x” in the column.

Permitted Use	Mixed Use High Density	Mixed Use High Density	Mixed Use High Density, Transit Station	Mixed Use High Density, Transit Station
	Primary Use	Ancillary Use	Primary Use	Ancillary Use
Mixed Use Building	x		x	
Major Office	x		x	
Hotel	x		x	
Stacked townhouse		x		x
Home Occupation (multi-residential)		x		x

Permitted Use	Mixed Use High Density	Mixed Use High Density	Mixed Use High Density, Transit Station	Mixed Use High Density, Transit Station
	Primary Use	Ancillary Use	Primary Use	Ancillary Use
Artisan Studio		X		X
Convenience Store		X		X
Retail Commercial Establishment		X		X
Supermarket		X		X
Business, Administrative or Professional Office		X		X
Eating Establishment		X		X
Eating Establishment, Take Out		X		X
Financial Office		X		X
Fitness Centre		X		X
Day Nursery		X		X
Dry cleaning Distribution Centre		X		X
Laundry		X		X
Medical or Dental Clinic		X		X
Printing or Publishing Establishment		X		X
School, Commercial		X		X
Veterinarian Clinic		X		X
Place of Worship		X		X
Place of Entertainment		X		X
Transit Station				X
Tavern		X		X

2.1.3 Zone Regulations

The following regulations shall apply to every lot, building or structure:

Regulation	Mixed Use High Density	Mixed Use High Density, Transit Station
Lot Dimensions		
Minimum Lot Area	0.25 ha.	0.25 ha.
Minimum Lot Frontage	20 metres	50 metres
Building Location		
Front Yard Minimum (m)	2 metres	2 metres
Front Yard Maximum (m)	5 metres	5 metres
Side Yard Minimum (m)	3 metres	3 metres
Side Yard Minimum (m) abutting Urban Residential Zone	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.
Interior Side Yard Minimum (m)	7.5 metres	7.5 metres
Interior Side Yard Minimum (m) abutting Urban Residential Zone	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.
Rear Yard Minimum (m)	5 metres	5 metres
Rear Yard Minimum (m) abutting Urban Residential Zone	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.
Building Massing and Height		
Building Height, Number of Storeys (subject to zone suffixes) Minimum (m)	As shown on Zoning By-Law Map Schedule	As shown on Zoning By-Law Map Schedule
Building Height, Number of Storeys (subject to zone suffixes) Maximum (m)	As shown on Zoning By-Law Map Schedule	As shown on Zoning By-Law Map Schedule

Regulation	Mixed Use High Density	Mixed Use High Density, Transit Station
Minimum Height, First Storey	4.5 metres	4.5 metres
Podium Height Minimum (m)	11 metres (3 storeys)	11 metres (3 storeys)
Podium Height Maximum (m)	21 metres (6 storeys)	21 metres (6 storeys)
Minimum Length of Street Façade - Along Highway 2	75%	75%
Minimum Length of Street Façade - Along any other public	50%	50%
Minimum Tower Separation Distance (m)	25 metres	25 metres
Maximum Tower Footprint (sq. m)	750 square metres	1000 square metres
Minimum Tower Step-Back from Podium	3 metres	3 metres
Landscaped Open Space, Amenity Space and Common Areas		
Minimum Outdoor Amenity Area	3% of the lot area, located at grade	5% of lot area, located at grade
Landscaped Area Dimensions where abutting Urban Residential Zone	Minimum depth for Landscape Area shall be 6 metres where abutting a Urban Residential Zone	Minimum depth for Landscape Area shall be 6 metres where abutting a Urban Residential Zone

2.1.3.1 Building Height Fronting onto Bowmanville Avenue

Buildings which front onto the west side of Bowmanville Avenue, south of Highway 2 and north of Aspen Springs Drive shall be no taller than 14 storeys, unless the findings of a sunlight and shadow study is able to demonstrate that lands on the opposite side of the street will be able to maintain at least five consecutive hours of sunlight at the equinoxes (March 21 and September 21).

2.1.4 Parking Standards

2.1.4.1 Parking Standards

Type of Development	No of Parking Spaces Minimum	No of Parking Spaces Maximum
Stacked Townhouse	1.0 space per dwelling unit plus 0.15 visitor spaces per dwelling unit	space per dwelling unit plus 0.15 visitor spaces per dwelling unit
Mixed Use or Apartment Building, Bachelor Unit	0.70 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit	0.85 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit
Mixed Use or Apartment Building, 1 Bedroom Unit	0.80 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit	1.00 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit
Mixed Use or Apartment Building, 2 Bedroom	1.00 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit	1.20 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit
Mixed Use or Apartment Building, 3 Bedroom or more	1.2 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit	1.4 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit

2.1.4.2 Reduced Rates for Affordable Housing

Where a dwelling unit qualifies as an affordable housing dwelling unit, the minimum parking space rate and the maximum parking space rate for the dwelling unit may be reduced by 30% of the standard minimum and maximum parking space rates for the applicable dwelling unit type. This reduction does not apply to the visitor Parking Space per dwelling unit rates.

2.1.4.3 Car Share Spaces

The minimum parking space requirement may be reduced by up to 3 parking spaces for each dedicated car-share parking space. The limit on the parking space reduction is calculated as the greater of:

- a) $4 \times (\text{total number of units} / 60)$, rounded down to the nearest whole number, or
- b) 1.0 parking space.

2.1.5 Bicycle Parking Requirements

2.1.5.1 Bicycle Parking Requirements

Type of Development	Bicycle Parking Spaces, Short Term, Minimum Number of Spaces	Bicycle Parking Spaces, Long Term, Minimum Number of Spaces
Mixed Use Building, Residential Component	In addition to any non-residential requirements, 0.1 spaces per dwelling unit, 2 spaces minimum	In addition to any non-residential requirements, 0.5 spaces per dwelling unit, 2 spaces minimum
Mixed Use Building, Retail Component	In addition to any residential requirements, 0.2 spaces per 100m ² , 2 spaces minimum	In addition to any residential requirements, 0.1 spaces per 100m ² , 2 spaces minimum
Mixed Use Building, Day Care Centre Component	In addition to any residential requirements, 0.1 spaces per 100m ² , 2 spaces minimum	In addition to any residential requirements, 0.2 spaces per 100m ² , 2 spaces minimum
Mixed Use Building, Restaurant Component	In addition to any residential requirements, 2 spaces per 100m ²	In addition to any residential requirements, 0.1 spaces per 100m ² , 2 spaces minimum
Mixed Use Building, Office Component	In addition to any residential requirements, 0.13 spaces per 100m ² , 2 spaces minimum	In addition to any residential requirements, 0.2 spaces per 100m ² , 2 spaces minimum
Mixed Use Building, Service Commercial Component	In addition to any residential requirements, 0.05 spaces per 100m ²	In addition to any residential requirements, 0.09 spaces per 100m ² , 2 spaces minimum

2.1.6 Additional Regulations

- a) Non-residential units must be located on the first floor (ground floor) and within the business establishment street façade when located within a Mixed-Use Building. Non-residential units may also be permitted elsewhere in a mixed-use building provided that the ground floor is fully zoned for non-residential uses.

2.2 Residential Zones

2.2.1 Residential Zones

This by-law distinguishes between the following zones:

- a) Residential High Density
- b) Residential Medium Density

2.2.2 Description of Permitted Uses

Primary and ancillary uses permitted in the following Residential Zones are denoted by the symbol “x” in the column.

Permitted Use	Residential Medium Density	Residential Medium Density	Residential High Density	Residential High Density
	Primary Use	Ancillary Use	Primary Use	Ancillary Use
Apartment Building	x		x	
Long Term Care Home	x		x	
Retirement Home	x		x	
Stacked Townhouse	x			x
Home Occupation (multi-residential)		x		x
Convenience Store		x		x
Fitness Centre		x		x
Day Nursery		x		x
Dry cleaning Distribution Centre		x		x
Laundry		x		x

2.2.3 Zone Regulations

The following regulations shall apply to every lot, building or structure:

Regulation	Residential Medium Density	Residential High Density,
Lot Dimensions		
Minimum Lot Area	0.25 ha.	0.25 ha.
Minimum Lot Frontage	20 metres	50 metres
Building Location		
Front Yard - Minimum (m)	2 metres	2 metres
Front Yard - Maximum (m)	5 metres	5 metres
Side Yard - Minimum (m)	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.

Regulation	Residential Medium Density	Residential High Density,
Interior Side Yard - Minimum (m)	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.
Rear Yard - Minimum (m) abutting Urban Residential Zone	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.	7.5 metres from the property line plus a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line to a maximum height of 1:1.
Building Massing and Height		
Building Height, Number of Storeys (subject to zone suffixes)	As shown on Zoning By-Law Map Schedule	As shown on Zoning By-Law Map Schedule
Building Height, Number of Storeys (subject to zone suffixes) - Maximum (m)	As shown on Zoning By-Law Map Schedule	As shown on Zoning By-Law Map Schedule
Podium Height Minimum (m)	11 metres (3 storeys)	11 metres (3 storeys)
Podium Height Maximum (m)	21 metres (6 storeys)	21 metres (6 storeys)
Minimum Tower Separation Distance (m)	25 metres	25 metres
Maximum Tower Footprint (sq. m)	750 square metres	750 square metres
Minimum Tower Step-Back	3 metres	3 metres
Landscaped Open Space, Amenity Space and Common Areas		
Minimum Outdoor Amenity Area	3% of the lot area, located at grade	3% of the lot area, located at grade
Landscaped Area Dimensions where abutting Urban Residential Zone	Minimum depth for Landscape Area shall be 6 metres where abutting a Urban Residential Zone	Minimum depth for Landscape Area shall be 6 metres where abutting a Urban Residential Zone
Minimum Landscaped Area	30%	35%

2.2.4 Parking Standards

2.2.4.1 Parking Standards

The following parking standards apply to all Residential Zones:

Type of Development	No of Parking Spaces Minimum	No of Parking Spaces Maximum
Stacked Townhouse	1.0 space per dwelling unit plus 0.15 visitor spaces per dwelling unit	space per dwelling unit plus 0.15 visitor spaces per dwelling unit
Apartment Building, Bachelor Unit	0.70 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit	0.85 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit
Apartment Building, 1 Bedroom Unit	0.80 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit	1.00 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit
Apartment Building, 2 Bedroom	1.00 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit	1.20 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit
Apartment Building, 3 Bedroom or more	1.2 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit	1.4 parking spaces per dwelling unit plus 0.15 visitor spaces per dwelling unit

2.2.4.2 Reduced Rates for Affordable Housing

Where a dwelling unit qualifies as an affordable housing dwelling unit, the minimum parking space rate and the maximum parking space rate for the dwelling unit may be reduced by 30% of the standard minimum and maximum parking space rates for the applicable dwelling unit type. This reduction does not apply to the visitor Parking Space per dwelling unit rates.

2.2.5 Bicycle Parking Requirements

2.2.5.1 Bicycle Parking Requirements

Type of Development	Bicycle Parking Spaces, Short Term, Minimum Number of Spaces	Bicycle Parking Spaces, Long Term, Minimum Number of Spaces
Apartment Building	0.1 spaces per dwelling unit, 2 spaces minimum	0.5 spaces per dwelling unit, 2 spaces minimum

2.2.6 Additional Regulations

- a) Non-residential units must be located on the first floor (ground floor) and shall be sized accordingly:
 - a. Facing Regional Highway 2 = 600 sq.m.
 - b. Facing Bowmanville Avenue = 300 sq.m.
 - c. Facing all other road frontages = 250 sq.m.

2.3 Community Use Zone

2.3.1 Description of Permitted Uses

The singular use for lands designated as a Community Use on the Zoning Schedule shall be a public park.

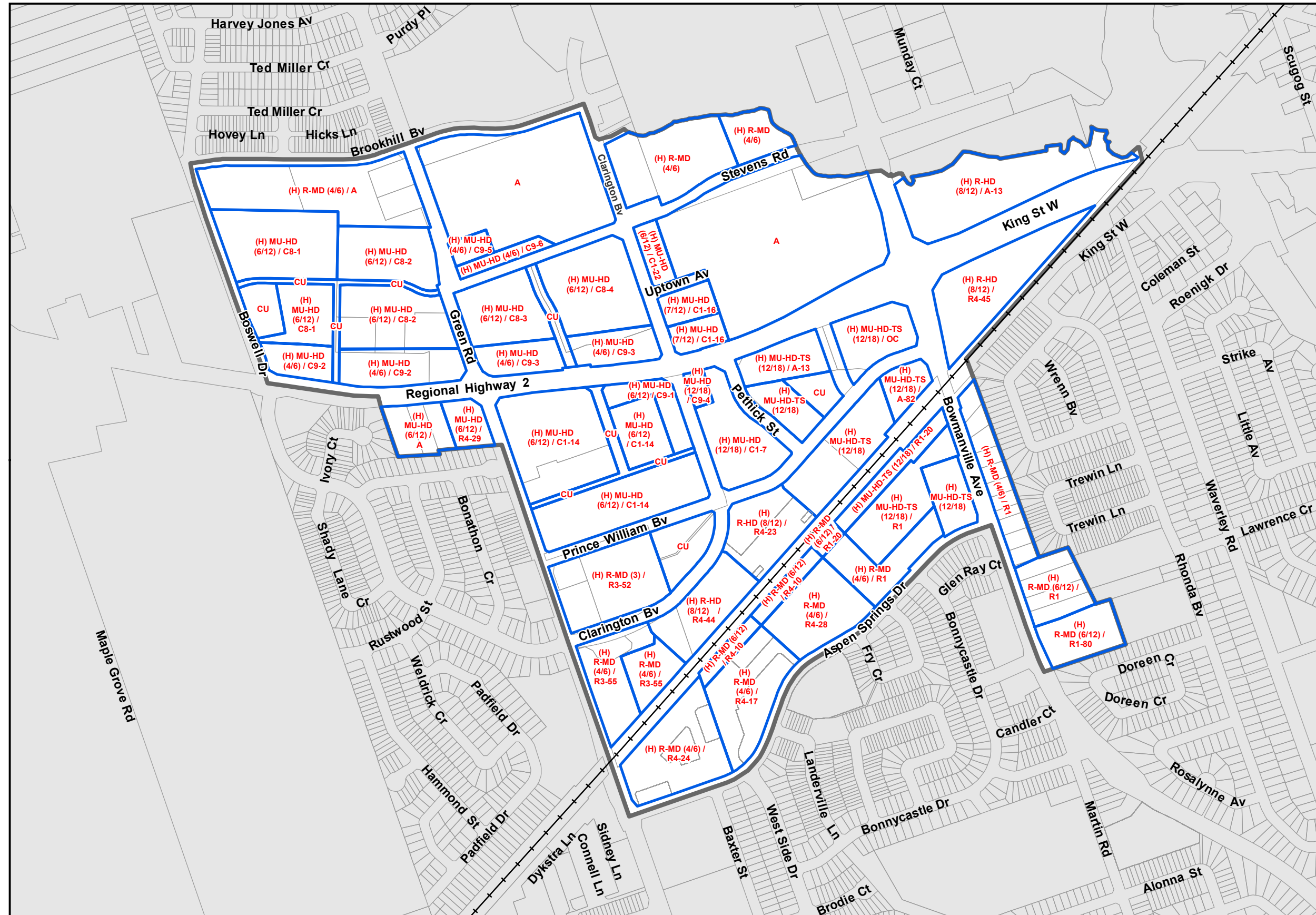
2.4 Holding

Where the symbol 'H' following the zoning on the Zoning Schedule is identified, the 'H' shall not be removed until the following condition has been met:

- a) Funding has been secured to deliver the GO Transit Station to the satisfaction of the Director of Planning and Infrastructure Services, in collaboration with the Region of Durham.

BOWMANVILLE WEST MAJOR TRANSIT STATION AREA

SCHEDULE A, BOWMANVILLE WEST ZONING BY LAW



LEGEND

- Zone Boundary
- Study Area

NOTE

Height requirements are indicated on each parcel in parentheses (Minimum/Maximum)

