



Landscape Analysis Report

Prepared for:

Rodrick Sutherland

Land Development Manager

315-220 Duncan Mill Road

North York, ON M3B 3J5

Tel: (905) 642-7050, Ext. 124

Email: rsutherland@kaitlincorp.com

46 Stevens Road

Date: May 25th, 2022

HKLA Job# 2022-056

PREPARED BY:



HKLA

Landscape Architects, Consulting Arborists
Environmental & Recreational Planners

599 Liverpool Rd., Pickering, ON L1W 1R1 | (905) 839-5599 | info@hkla.ca

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Rodrick Sutherland
Land Development Manager
315-220 Duncan Mill Road
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Tel: (905) 642-7050, Ext. 124
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**HENRY KORTEKAAS
& ASSOCIATES INC.**

599 Liverpool Road
Pickering, ON L1W 1R1
T: (905) 839-5599

info@hkla.ca
www.hkla.ca



Re: Landscape Analysis for 46 Stevens Road

HKLA Ref. No: 2022-056

Dear Rodrick,

I am pleased to present our Landscape Analysis for the 46 Stevens Road Site. This analysis satisfies Section 23.16.3 of the Municipality of Clarington MOC official Plan that stipulates that Developers are required to prepare a Landscape Analysis of the development site and immediate surrounds.

A Landscape Analysis is a research activity which focuses on the existing and potential future conditions on and around the site. It provides a broad brush-stroke opportunity to test the site design concepts against present and future site features and issues. Typical areas of investigation are: site location, shape, size, topography, drainage patterns, present and future zoning setbacks, utilities, significant site features, buildings, significant trees, tree groupings, natural heritage elements, surrounding roads, traffic, neighborhood patterns, visual & spatial impacts, acoustical issues, views to and from the site, climate considerations, and how these site elements impact future site design decisions.

The intent is to achieve a best fit of the new construction to the existing and potential conditions. It is useful where a site is undergoing design to have a sense of whether something is of great value, lesser value, or little value, what should be saved, preserved, screened, visually enhanced, or framed. The more individual factors we uncover in the Landscape Analysis, the better the final design. By carrying out a thorough landscape and contextual analysis, we can be more efficient as Planners and Designers. It is better to get the development concept right the first time based on a comprehensive data set. We can then see the inter-relationships of the site analytical data and future land use. This is beneficial in plan development.

Sincerely,

HENRY KORTEKAAS & ASSOCIATES INC.

Tyler Mair, BLA, OALA, CSLA, ISA
President
Principal Landscape Architect
ISA Certified Arborist ON-2598A

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1.0 LOCATION

The Municipality of Clarington (MOC) is located east of the City of Oshawa, north of Lake Ontario. It is composed of the Towns of Bowmanville, Newtonville, Newcastle, and the Community of Courtice. The development site is located just west of Bowmanville's center, near the intersection of King Street West and Bowmanville Avenue. It is located adjacent to Bowmanville Creek and North of the Canadian National (CN) rail line, just east of the residential housing on Munday Court.

Highway 2 lies to the south with Highway 401 further south. The urban area of Bowmanville lies west and south west. Newcastle Village lies to the southeast with Highway 115 to the east. There are rural areas north west of the proposed development, with the site being at the dead-end of Stevens Road with very little vehicle traffic generated in its direction.



FIGURE 1.1: Aerial of Site - Google Maps

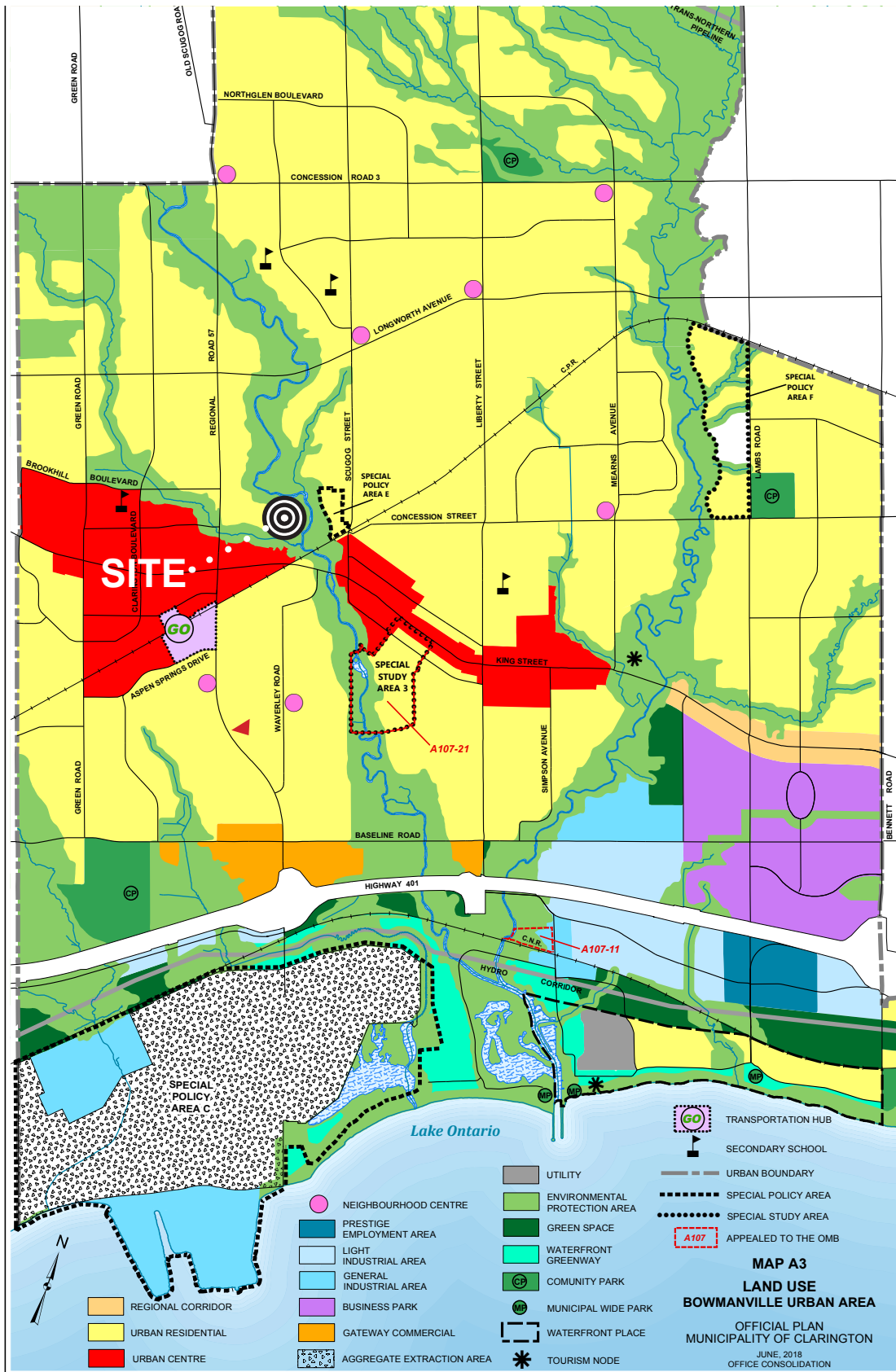


FIGURE 1.2: CLARINGTON OFFICIAL PLAN

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2.0 NEIGHBOURHOOD CONTEXT

The development site, lands of approximately 7.48 acres is located at the end of Stevens Road, adjacent to residential properties to the west and south, and bordered by the Bowmanville Creek to the east and north. Due to its proximity to the creek, the site is within the CLOCA regulated area.

This offers site opportunities for light recreation as well as ecological habitat preservation. Through this development process, it would be ideal to preserve and enhance the present forested edge to the north and east of the development. The implementation of a seniors campus and housing would provide a quiet, environment connected space.

Presently, access to the site is from Stevens Road from the west, which further connects to Bowmanville Avenue, an arterial road which travels to the Highway 401.

The proposed development is just south of the Bowmanville Valley Conservation Area, and to the west of Soper Creek Trail. These spaces are ideal for leisure recreation and will provide an outdoor exercise option for residents of the new development.



FIGURE 2.1: VIEW INTO SITE FROM DRIVEWAY ENTRANCE

The neighbourhoods near the proposed development site are composed of mainly single family, detached homes. Most immediately, the residences along Munday Court (just west of site) are larger properties with open green space. To the east along Scugog Street, are more densely placed suburban housing, similar to the neighbourhoods south of the site, beyond King Street West. Along the lateral King Street West, there are amenities such as Garnet B. Rickard Recreation Complex, Liberty Pentecostal Church, as well as shopping plazas to the east and west of Bowmanville Avenue, close to the site.

The Town of Bowmanville falls within the Municipality of Clarington, ON. Clarington has the largest land area in Durham and has a municipality population of approximately 92,000, mostly concentrated in Bowmanville. The region is also home to major employers such as the Ontario Power Generation, St. Mary's Cement, and Lakeridge Health. There are a number of conservation areas and public trails allowing for outdoor recreation, especially to the north towards the more distinct topography of the Oak Ridges Moraine.

2.1 MUNICIPALITY OF CLARINGTON OFFICIAL PLAN (MOC-OP)

The development site is designated for Urban Residential land use, as well as within an environmental protection area. It is noted that the site falls within the Central Lake Ontario Conservation Authority regulated area.

2.2 SITE USES

The new development proposed is a Seniors Campus, consisting of a 10 storey condominium, 11 townhouses, 2 assisted care buildings (7 and 8 storey) and a 3 storey central amenity building. Site landscaping and walkways will provide some recreational space, quietly secluded from traffic and city noise.

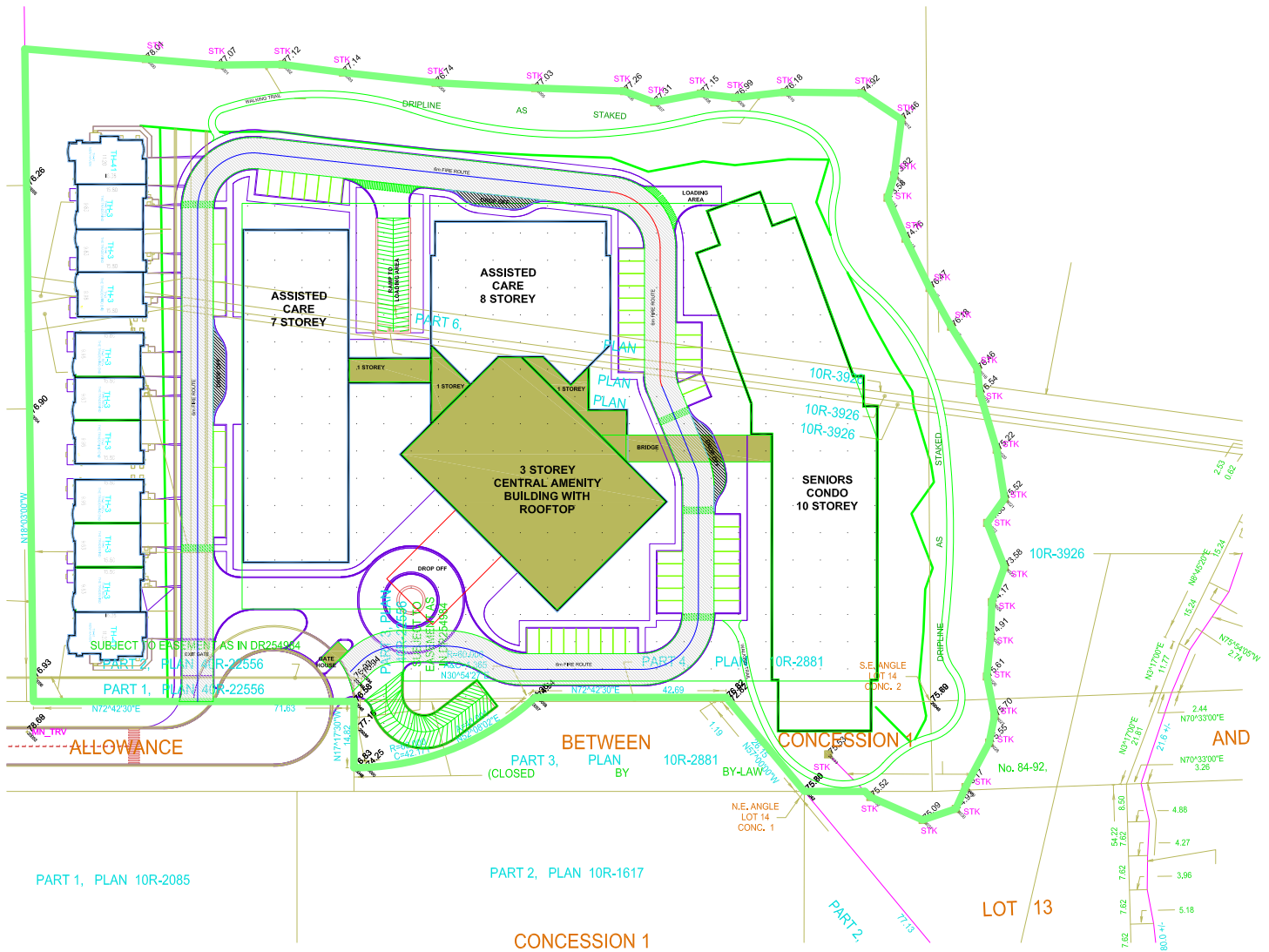


FIGURE 2.2: PROPOSED DEVELOPMENT

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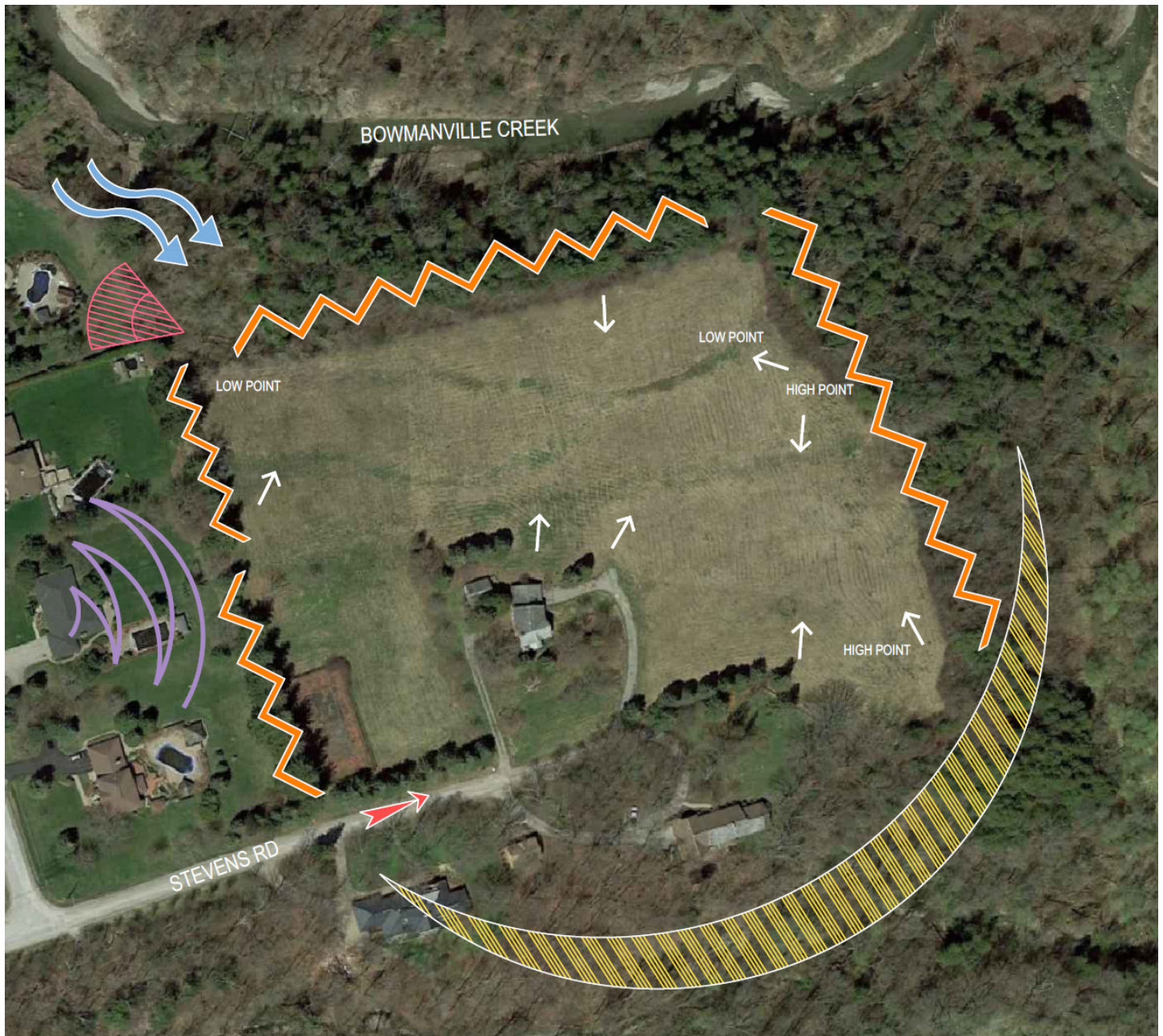


FIGURE 2.3: SITE ANALYSIS PLAN

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2.3 PLANNING PROCESS

- a) A zoning By-Law amendment along with this Landscape Analysis will be submitted.
- b) A Site Plan Application will be Submitted.
- c) An Environmental Impact Assessment to be submitted to support the Proposed Development.
- d) Detailed Tree Inventory & Preservation Plan to be submitted.

2.4 PROPOSED DEVELOPMENT STATISTICS

The Proposed Site Plan consists of:

2.4.1 Buildings:

- a) Assisted Care Building (7 storey)
- b) Central Amenity Building (3 storey) and Assisted Care Wing (8 storey)
- c) Seniors Condo Building (10 storey)
- d) Assisted Care Building (10 storey)

Total Footprint: 9,727.69 m²

2.4.2 Landscape:

- a) Asphalt - 5,750.93 m²
- b) Curbs - 234.6 m²
- c) Sidewalk - 1941.76 m²
- d) Grass - 12,620.1 m²

Total Landscape: 20,547.39 m²

2.4.3 Site Area:

Total Site Area: 30,272.57 m²

3.0 LEGAL

The development is described as Part of Lot 14, Concession 2, Municipality of Durham, and is subject to Easement DR254984.

4.0 MAN-MADE SITE FEATURES

The site has had almost all of its previously existing built features removed. Remains on site include a concrete block near the central driveway entrance and the grown-over broken fragments of a tennis court surface in the south west corner of the site. Additionally, there are three utility poles along the southern property line, adjacent to the neighbouring asphalt driveway, with connecting overhead wires.



FIGURE 4.1: UTILITY POLE



FIGURE 4.2: CONCRETE REMAINS



FIGURE 4.3: OLD TENNIS COURT

5.0 CIRCULATION

Presently, the site remains primarily open space, with no through traffic. Being at the end of Stevens Road., there is little to no pedestrian or vehicular traffic, only that of adjacent residences. The site is protected on all sides by tree coverage and further, the Bowmanville Creek.



FIGURE 5.1: CONIFER ROW ALONG WEST P.L.

The site is primarily open space with native grasses and woody vegetation along the edges, primarily to the west, north, and east with sporadic vegetation surrounding the footprint of the previously removed dwelling. The south and west property lines are lined with established conifers, providing some privacy between the adjacent dwellings of Munday Court. and two residences to the south. The road leading to site (Stevens Road.) is bordered by the forested area to the south, providing lots of privacy and noise reduction from the traffic of King street west. When entering the site, a scattered grouping of White Ash (*Fraxinus americana*), Paper Birch (*Betula papyrifera*), Norway Maple (*Acer platanoides*), Ginkgo (*Ginkgo biloba*), American Beech (*Fagus grandifolia*), Norway Spruce (*Picea abies*) and Buckthorn (*Rhamnus cathartica*) remain, previously

6.0 SITE VEGETATION

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FIGURE 6.1: PANORAMIC OF SITE FROM WEST TO EAST

surrounding the existing dwelling on site, which has now been removed. There is also a small patch of staghorn sumac (*Rhus typhina*) in this area. These trees sit on an elevated portion of the site, with the land sloping down towards the boarding tree lines. The south-west corner of the site holds the grown over remains of a tennis court. The sports surface has been completely grown over, with low grass and vegetation growing through the broken paving. The northern property line is defined by a forested edge consisting primarily of Poplar (*Populus* spp.), Birch (*Betula* spp.), and Ash (*Fraxinus* spp.). Standing snags, fallen trees and branches, as well as naturally regenerating small caliper trees are present here. The eastern property line is composed of Staghorn Sumac (*Rhus typhina*), White Cedar (*Thuja occidentalis*), Paper birch (*Betula papyrifera*), Poplar (*Populus* spp.) with many standing snags throughout. The site is well surrounded and protected by established trees providing privacy and seclusion for the proposed development. Since the site is primarily open space, few trees should have to be removed for construction, and a focus on retaining the large, established boarding trees.



FIGURE 6.2: GINKGO TREE ON WEST SIDE OF SITE



FIGURE 6.3: VIEW FROM NORTH WEST CORNER OF SITE, TO THE EAST



FIGURE 6.4: VIEW FROM SOUTH EAST CORNER OF SITE, TO THE WEST

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Perimeter border trees can be preserved, with only the trees in the area of the previously removed dwelling requiring removal for the development.

7.0 VISUAL/SPATIAL

The site itself is mostly open, with some scattered trees towards the existing entrance and surrounding the footprint of the previously removed dwelling. The land slopes down to the north and north east towards the established property edge, through to Bowmanville Creek. There are a few vistas between trees along the western and southern perimeter of the site, giving partial views to the neighbouring residences. Any open views from ground level are blocked in all directions by the surrounding vegetation.

Views into the site from adjacent properties along Munday Court will become more limited and blocked by urban form into the future. Views from the site entrance from Stevens Road will alter as landscaping, driveway and potential entrance features are established.

Considering its location and elevation, the site will have views from its high storey buildings, of the adjacent Bowmanville Creek, as well as Bowmanville Valley Conservation Area to the North. Looking south, the immediate established trees between the site boundary and King Street West will be visible, continuing over the subdivisions along Bowmanville ave, towards Lake Ontario.

8.0 CLIMATE

The following temperature graphs show the climate conditions in the Town of Bowmanville. These parameters can be useful in site layout and landscape design. **(See Figures 9.1, 9.2, 9.3, and 9.4)**

9.0 CLIMATE CHANGE

It can be readily assumed that severe climate change is already here and will get more severe as time passes. This assumption should guide the design of the senior campus to promote greater use of L.I.Ds, and the planting of carolinian tree species should be considered as part of this subdivision. The current Ministry of Environment and Climate Change draft recommendations can be used to guide development.

Climate Graph - Bowmanville

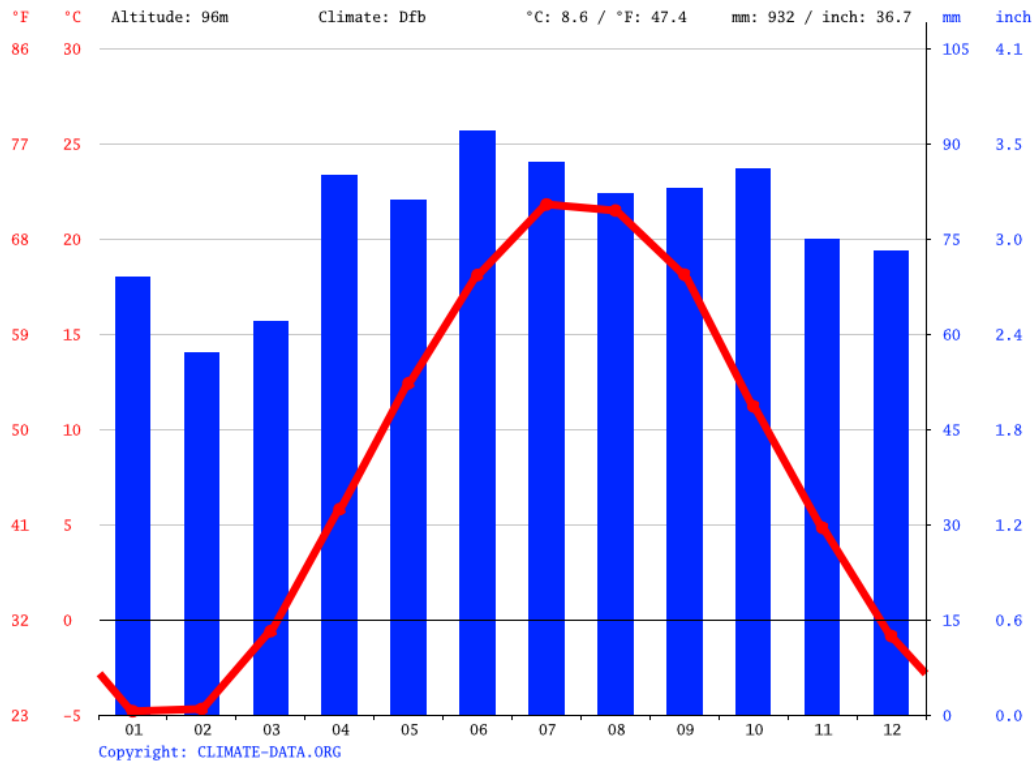


FIGURE 9.1: CLIMATE GRAPHS

Average Temperature - Bowmanville

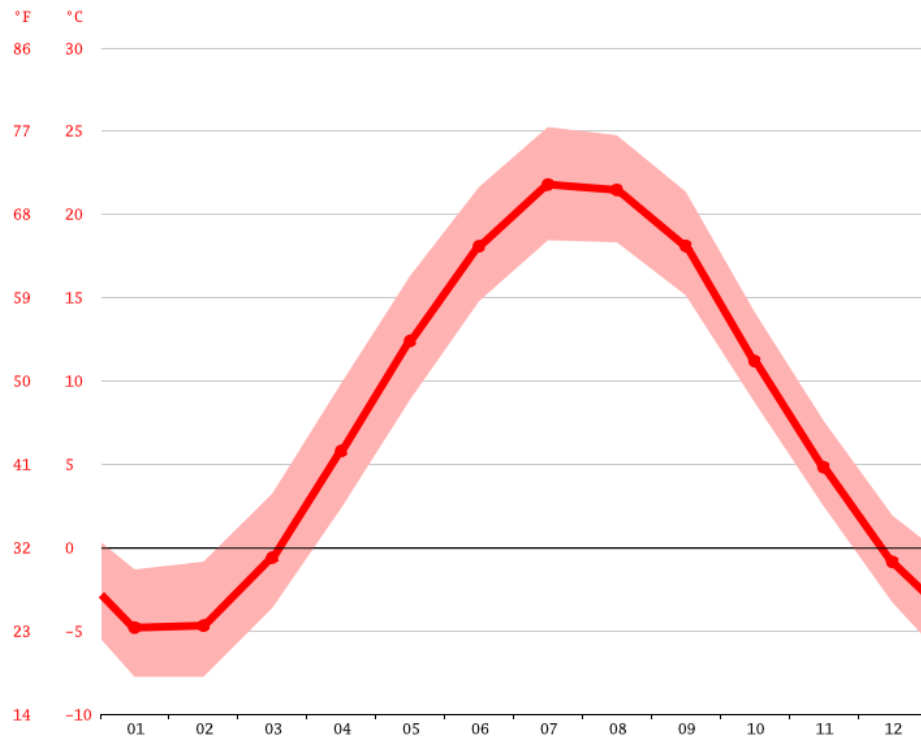


FIGURE 9.2: CLIMATE GRAPHS

Data.org. Climate. (n.d.). Retrieved May 10, 2022, from <https://en.climate-data.org/north-america/>

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Hours of Sunshine - Bowmanville

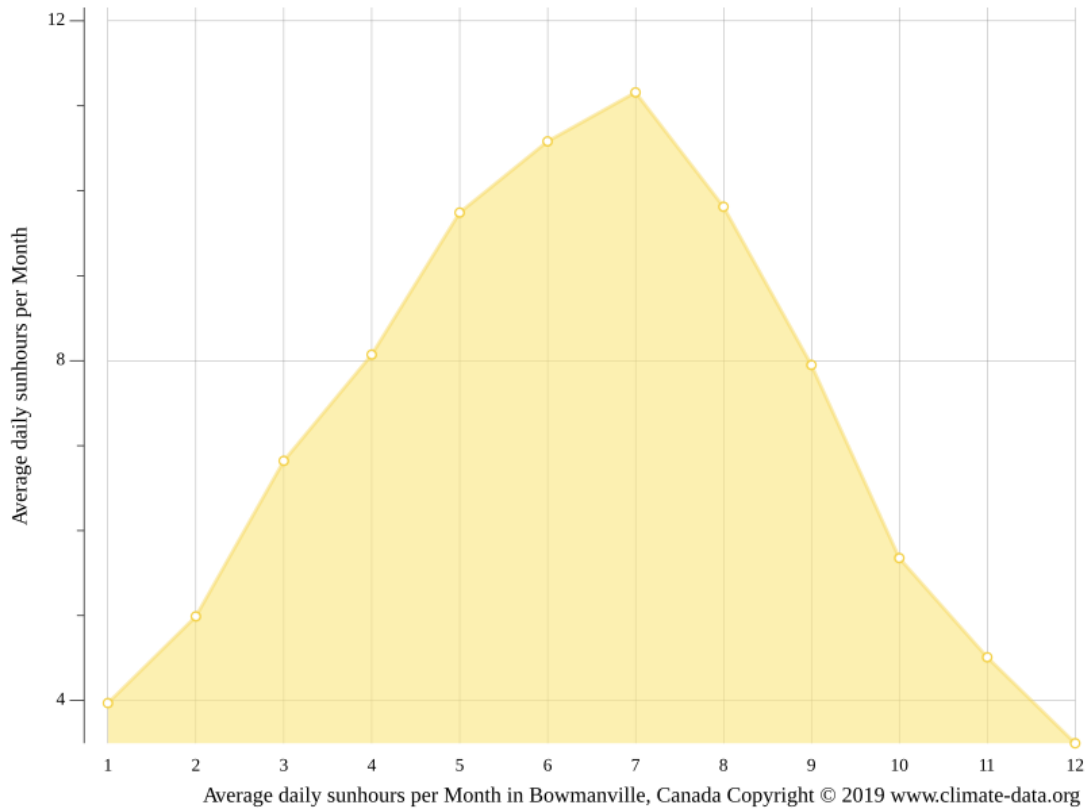


FIGURE 9.3: CLIMATE GRAPHS

Average Weather by Month - Bowmanville

	January	February	March	April	May	June	July	August	September	October	November	December
Avg. Temperature °C (°F)	-4.8 °C (23.3) °F	-4.7 °C (23.6) °F	-0.6 °C (30.9) °F	5.8 °C (42.4) °F	12.4 °C (54.3) °F	18.1 °C (64.6) °F	21.8 °C (71.2) °F	21.5 °C (70.7) °F	18.1 °C (64.6) °F	11.2 °C (52.2) °F	4.8 °C (40.7) °F	-0.9 °C (30.4) °F
Min. Temperature °C (°F)	-7.8 °C (18) °F	-7.8 °C (18) °F	-3.6 °C (25.5) °F	2.4 °C (36.3) °F	8.9 °C (48) °F	14.8 °C (58.6) °F	18.5 °C (65.2) °F	18.3 °C (65) °F	15.2 °C (59.3) °F	8.7 °C (47.7) °F	2.5 °C (36.5) °F	-3.3 °C (26.1) °F
Max. Temperature °C (°F)	-1.3 °C (29.6) °F	-0.9 °C (30.5) °F	3.2 °C (37.8) °F	9.9 °C (49.8) °F	16.3 °C (61.4) °F	21.7 °C (71) °F	25.3 °C (77.5) °F	24.8 °C (76.6) °F	21.4 °C (70.5) °F	14.1 °C (57.5) °F	7.6 °C (45.7) °F	1.9 °C (35.5) °F
Precipitation / Rainfall mm (in)	69 (2.7)	57 (2.2)	62 (2.4)	85 (3.3)	81 (3.2)	92 (3.6)	87 (3.4)	82 (3.2)	83 (3.3)	86 (3.4)	75 (3)	73 (2.9)
Humidity(%)	75%	72%	70%	67%	69%	73%	70%	71%	71%	72%	75%	74%
Rainy days (d)	8	7	7	8	8	8	8	8	7	8	8	8
avg. Sun hours (hours)	4.0	5.0	6.8	8.1	9.7	10.6	11.2	9.8	7.9	5.7	4.5	3.5

FIGURE 9.4: CLIMATE GRAPHS

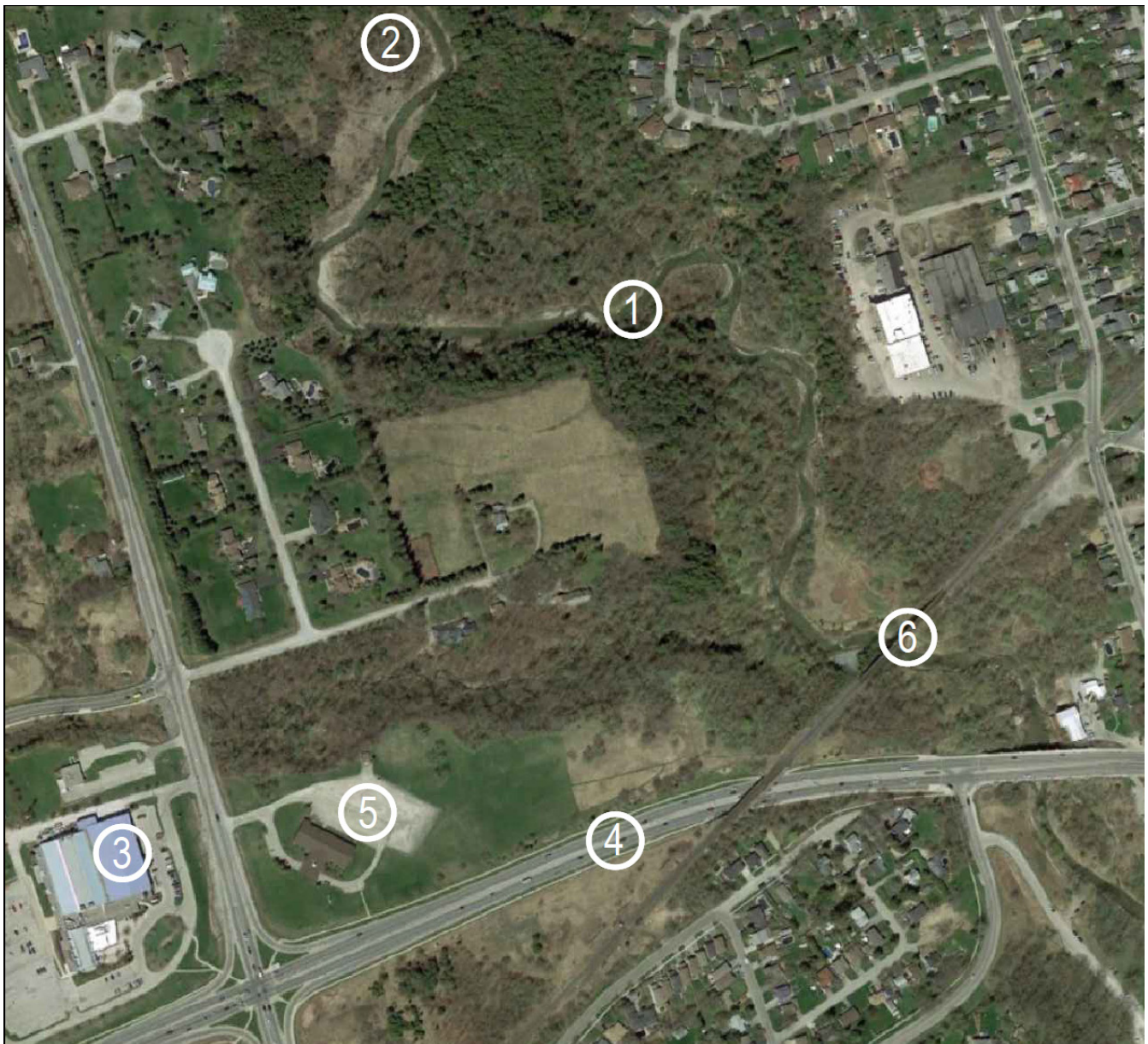
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10.0 Points of Interest



- | | |
|--|--|
| 1. Bowmanville Creek | 4. King Street West |
| 2. Bowmanville Conservation Area | 5. Liberty Pentecostal Church |
| 3. Garnet B. Rickard Recreation Complex | 6. Canadian National Railway Line |

11.0 Spatial Sensory Analysis- Views into Site

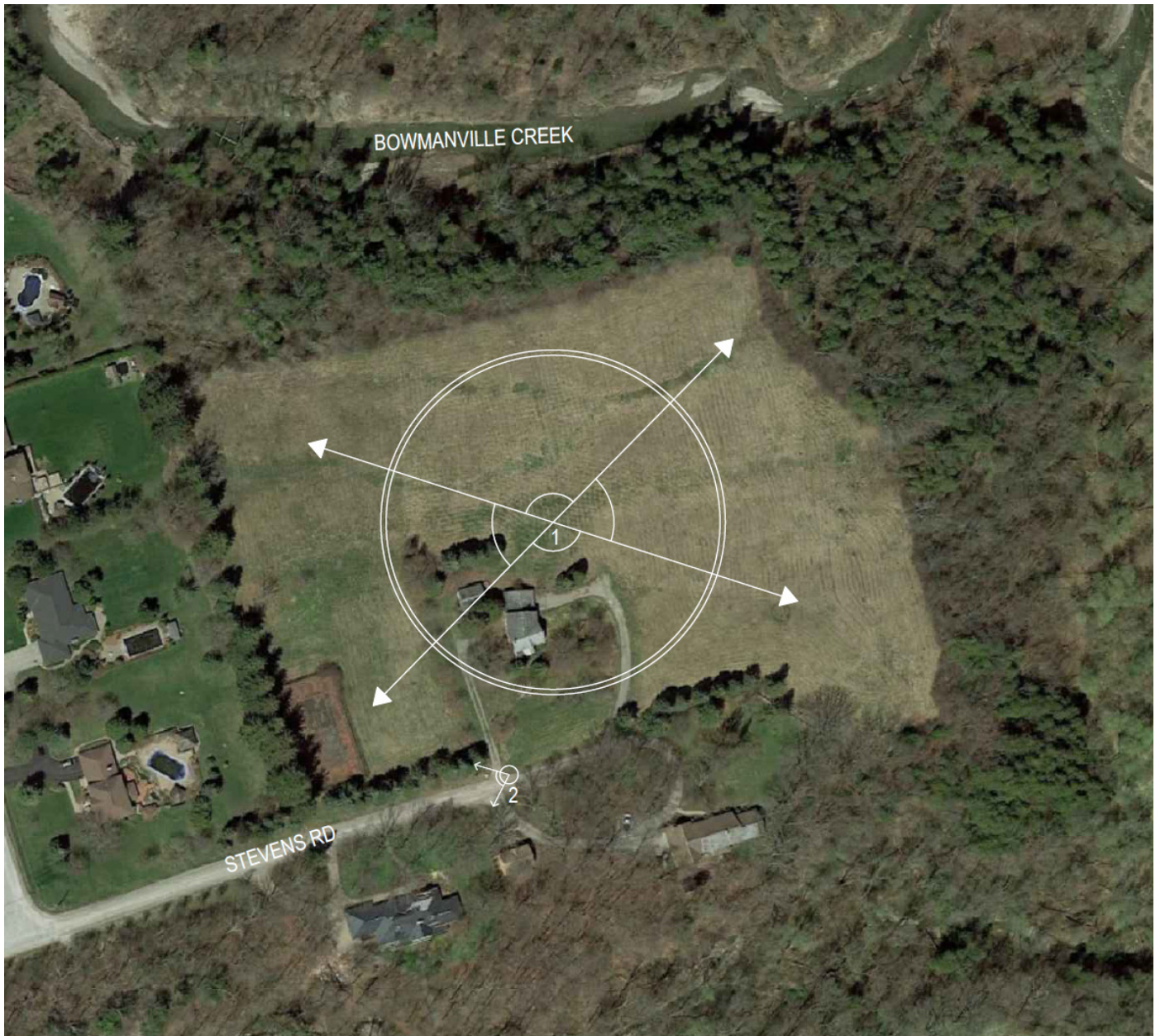


1. Views from existing driveway entrance to scattered, central tree grouping.
2. Views from Stevens road through break in perimeter conifer trees.
3. Vista through trees from residential properties on Munday Ct.

4. Open views from forested edge clearing; south east corner of site.
5. Views from neighbouring residential property driveway.

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12.0 Spatial Sensory Analysis- Views out of Site



1. Views from the centre of the site are met by the established forested edge to the north and east (lining Bowmanville Creek) and by a coniferous row of trees to the west and south. There is more visibility to the south, past the scattered central tree grouping, on looking the adjacent residential property. Here, there is a grove of maple trees residing on the neighbouring property that provides additional privacy between the two sites.

2. Views west, up Stevens road. Perspective is bordered by established trees on the northern side, and residential properties to the south.

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13.0 CONCLUSION

The research done regarding the proposed development focuses on the existing and potential future conditions on and around the site, and how they will impact future design decisions. The 46 Stevens Road site provides a unique potential for development within a secluded, and natural setting. Its location and topography will allow for enhanced views into the natural environment and the neighbouring Bomanville Creek, as well as give opportunity to strengthen the established forested edge surrounding the site.