

P L A N N I N G
J U S T I F I C A T I O N
R E P O R T

46 STEVENS ROAD
MUNICIPALITY OF CLARINGTON

JULY 2022
FILE #9726

TABLE OF CONTENTS

1. INTRODUCTION	4
1.1 Description of the Subject Property6
2. SURROUNDING DEVELOPMENT APPLICATIONS	8
3. PROPOSED DEVELOPMENT	10
3.1. Description of Proposed Development	11
4. PUBLIC CONSULTATION.	14
5. DESCRIPTION OF THE PLANNING APPLICATION	16
6. SUPPORTING MATERIALS	18
6.1. Functional Servicing and Stormwater Management	20
6.2. Noise Study	21
6.3. Sustainability Plan	21
6.4. Phase One ESA Report	22
6.5. Phase Two ESA Report	22
6.6. Geotechnical Investigation Report	23
6.7. Hydrogeological Report	23
6.8. Fluvial Geomorphology Assessment Report	24
6.9. Archaeological Assessment	24
6.10. Environmental Impact Study.	25
6.11. Landscape Analysis Report	26
6.12. Traffic Impact Study	26
6.13. Site Access Review	27
7. PLANNING POLICY FRAMEWORK	28
7.1. Planning Act	30
7.2. Provincial Policy Statement, 2020	31
7.3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019	38
7.4. Region of Durham Official Plan 2020 (Consolidated 2020)	42
7.5. Municipality of Clarington Official Plan, 2018 (June 2018 Consolidation)	49
7.6. Brookhill Neighbourhood Secondary Plan, 2021	54
7.7. Municipality of Clarington Zoning By-law 84-63	57

8. PLANNING ANALYSIS AND JUSTIFICATION	60
8.1. Policy Context	61
8.2. Built Form and Height	62
8.3. Density	62
8.4. Transportation	63
8.5. Urban Design	63
8.6. Natural Heritage	64
9. CONCLUSION	66

LIST OF FIGURES

Figure 1: Air Photo	6
Figure 2: Proposed Site Plan	12
Figure 3: Region of Durham Official Plan – Schedule A: Regional Structure	42
Figure 4: Bowmanville MTSA	47
Figure 5: Municipality of Clarington Official Plan – Map A3: Land Use	50
Figure 6: Brookhill Neighbourhood Secondary Plan – Schedule A	54
Figure 7: Zoning By-law 84-63	57

WESTON
CONSULTING



1. INTRODUCTION

Weston Consulting is the planning consultant for VAD Retail Limited, the registered owner, which is a company controlled by Kaitlin Corporation, for the lands municipally known as 46 Stevens Road (herein called the 'subject property'). The subject property is located east of Bowmanville Avenue and north of King Street West, in the Municipality of Clarington. The subject property is comprised of an approximate gross area of 8.7 hectares (21.5 acres), with an approximate lot frontage of 71.14 metres (233.40 feet) along Stevens Road and an approximate depth of 188.20 metres (617.45 feet). The subject property currently contains a single detached dwelling, accessory structure and tennis court.

This report is being submitted in support of applications for an Official Plan Amendment and Zoning By-law Amendment and future development applications for Site Plan Approval and Draft Plan of Condominium, to permit a mixed-use development consisting of residential and institutional uses.

An analysis of the following provincial, regional and municipal documents is included within this report:

- Provincial Policy Statement, 2020;
- Growth Plan for the Greater Golden Horseshoe, 2019;
- Region of Durham Official Plan, 2020 Office Consolidation;
- Municipality of Clarington Official Plan, June 2018 Office Consolidation;
- Brookhill Secondary Plan, 2021 and,
- Municipality of Clarington Zoning By-law 84-63.

1.1 DESCRIPTION OF THE SUBJECT PROPERTY

The subject property is municipally known as 46 Stevens Road, within the Town of Bowmanville. As mentioned, the subject property is comprised of an approximate gross area of 8.7 hectares (21.5 acres), with an approximate lot frontage of 71.14 metres (233.40 feet) along Stevens Road and an approximate depth of 188.20 metres (617.45 feet). The subject property currently contains a single detached dwelling, accessory structure and tennis court. The land is generally flat in topography and is adjacent to a natural heritage system.

Land uses surrounding the subject property include:

North: To the north is a natural heritage system.

East: To the east is a natural heritage system and further east is a commercial plaza.

South: To the south are two single-detached residential dwellings and further south is an institutional use, namely, the Liberty Pentecostal Church.

West: To the west consists of a series of large estate, single-detached residential dwellings.

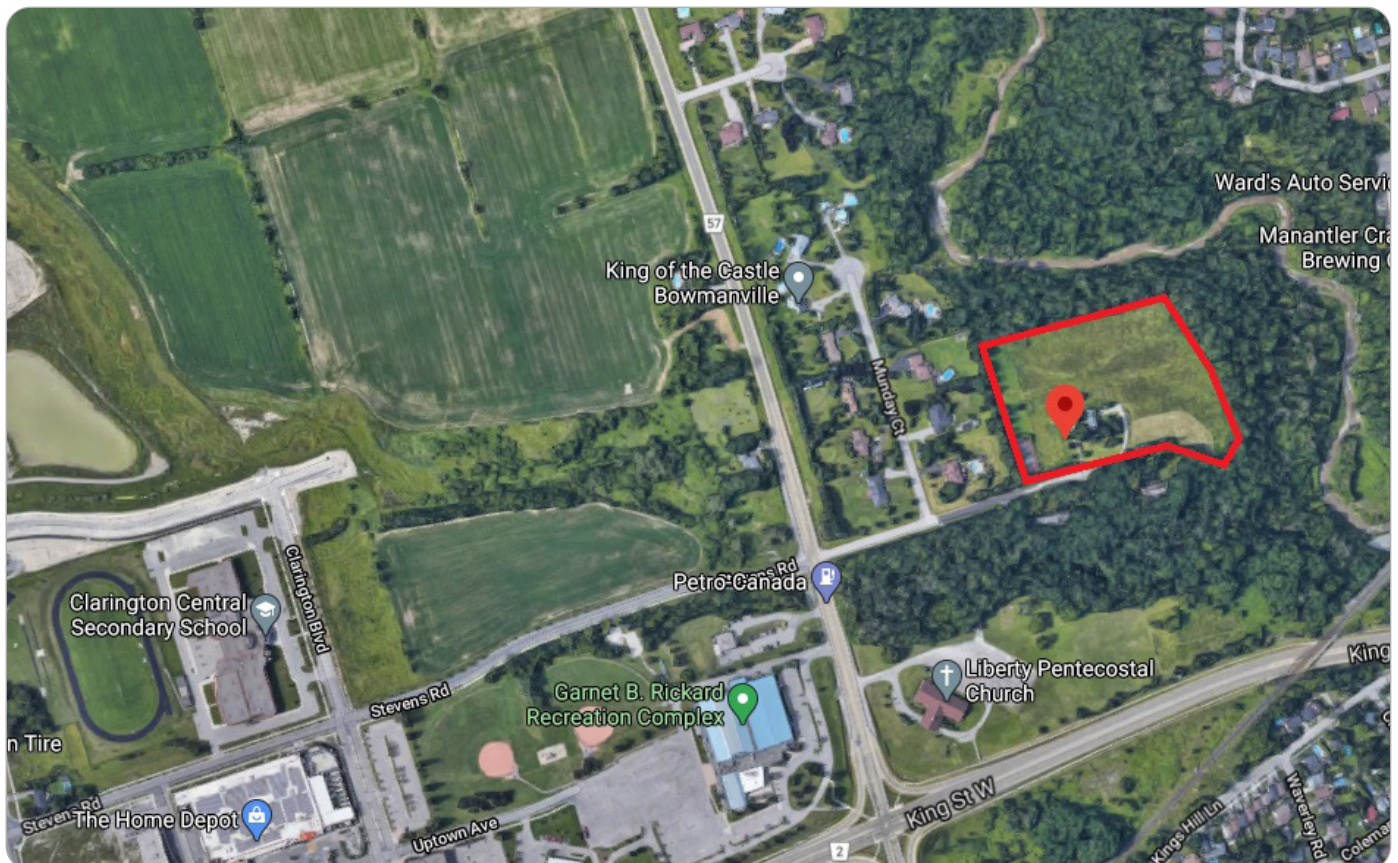


Figure 1: Air Photo

This page intentionally left blank.

WESTON
CONSULTING



2. SURROUNDING DEVELOPMENT APPLICATIONS

The following applications have been cited in proximity to the subject property:

South Side of Brookhill Boulevard Between Green Road and Boswell Drive, Bowmanville

A proposed residential condominium development, including 125 back-to-back and dual fronting townhouse units, and a six-storey building at the south-east intersection of Boswell Drive and Brookhill Boulevard consisting of 88 units and an amenity area.

2345 and 2349 Highway 2

A proposed multi-residential, mixed-use development to be constructed in two phases. The proposal includes two 11-storey buildings with a total of 228 residential units comprised of condominium apartments and townhouses along with approximately 371 square metres (3,995 square feet) of commercial space on the ground floor.

2400 Green Road

A proposed plan of subdivision with a total of 194 residential units consisting of 53 single-detached units, 36 townhouse units, 105 units within two blocks consisting of stacked townhouses and mid-rise apartment buildings and blocks for Environmentally Protected lands.

1558 Green Road

A proposal for three semi-detached residential buildings consisting of six units, with two units in each building.

WESTON
CONSULTING



3. PROPOSED DEVELOPMENT

3.1. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed mixed-use development consists of residential and institutional components totalling 72,931 square metres of a total gross floor area (GFA). The residential component consists of 11 bungalow townhouse units with a total GFA of 1731 square metres.

The institutional component consists of a seniors' campus facility composed of a series of interconnected buildings. The campus is comprised of an assisted care building and seniors' condominium residence. The assisted care portion consists of a connected seven and eight-storey component, with a three-storey central amenity facility. The seniors' condominium consists of 289 units within 10-storeys and is connected to the assisted care building, via an above-ground bridge. The seniors' campus contains a total GFA of 71,200 square metres.

The proposal contains a total of 398 parking spaces, with 47 at-grade and the remaining will be located underground. The proposed development provides for a density of 2.4 FSI, total lot coverage of 32% and a total hard and soft landscaped area of approximately 30,255 square metres.

The proposed townhouse units will provide a transition of built form from the existing single-detached homes to the east, buffered by the existing tree-lined western property limit. The proposed townhouse units will provide transition to the seniors' campus which will be located adjacent to the existing natural system.

Vehicular access will be from Stevens Road and will be connected to an internal 7.0 metre wide private ring road. The ring road will lead to the at-grade surface parking and ramps leading to the underground parking garage.

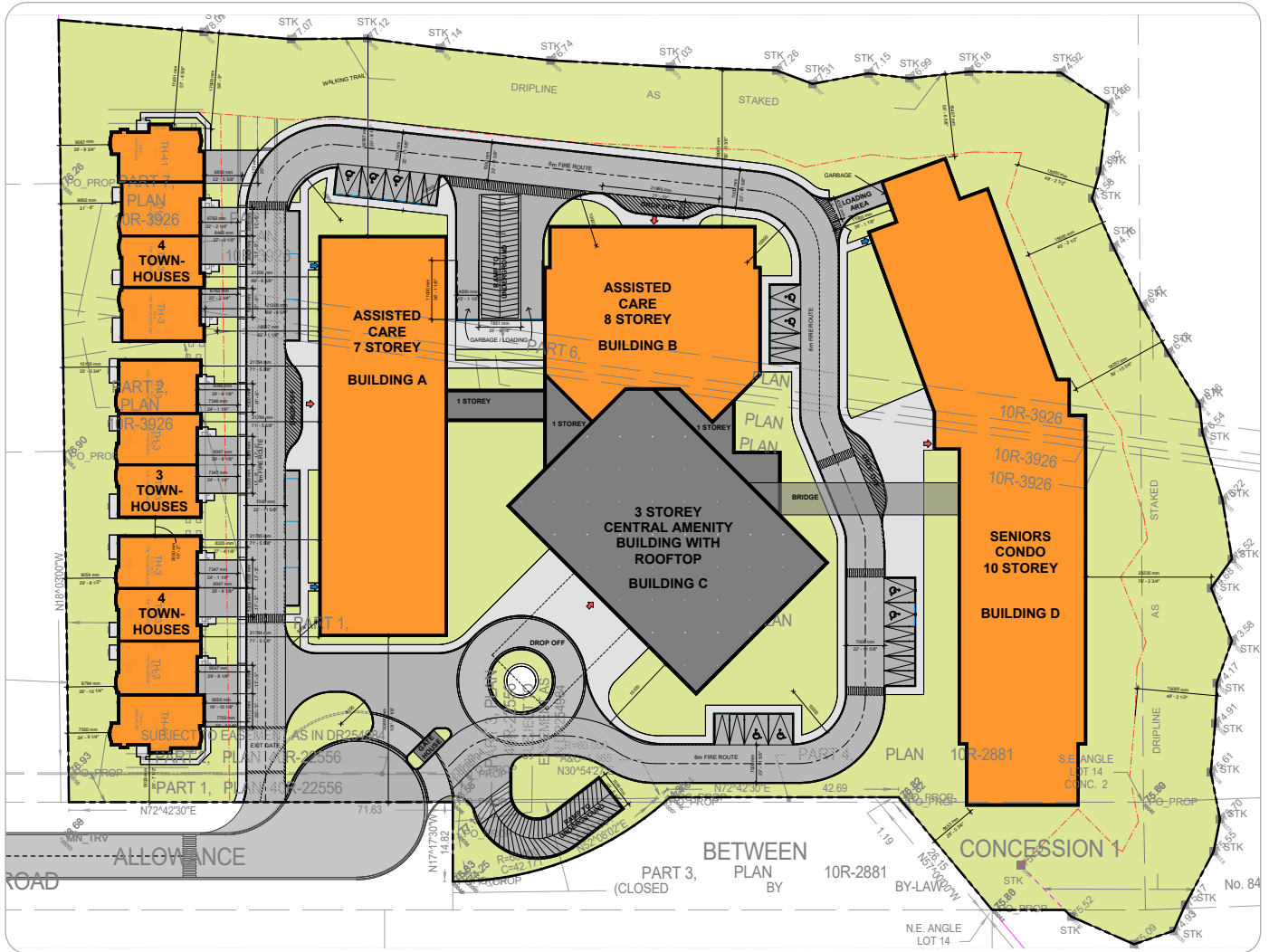


Figure 2: Proposed Site Plan

This page intentionally left blank.

4. PUBLIC CONSULTATION

A public consultation strategy, consistent with the Planning Act requirements, is proposed to include the following:

- A Notice of Complete Application will be circulated to all property owners within 120 metres of the subject property by the municipality detailing the nature of the applications and the requested amendments to the Official Plan and Zoning By-law.
- An Application Notice Sign will be posted on the subject property by the proponent identifying the request for amendments to the Official Plan and Zoning By-law and the intent of the proposed development.
- A Statutory Public Meeting will be scheduled by the municipality with notice circulated a minimum of 14 days prior to the meeting date to all property owners within 120 metres of the subject property.
- Comments from the public and Council will be documented and responded to, where possible, through a formal resubmission to the Town.
- Based on the comments received, an informal public meeting may be held, as required with various stakeholders in the community.

It is our understanding that the above public consultation strategy is consistent with the requirements under the Planning Act.

WESTON
CONSULTING



5. DESCRIPTION OF THE PLANNING APPLICATION

Official Plan and Zoning By-law Amendment applications are being submitted concurrently to facilitate the proposed mixed-use development consisting of institutional and residential uses. It is recognized that a future Site Plan Approval and Draft Plan of Condominium applications will be required to fully implement the proposed development and will be submitted at the appropriate time. The Official Plan Amendment is required to redesignate the subject property to Medium Density Residential. The Zoning By-law Amendment is required to rezone the subject property to Mixed Use 3 (MU3) Zone, which is in conjunction with the new designation noted above.

WESTON
CONSULTING



6. SUPPORTING MATERIALS

A Pre-Application Consultation meeting was held on April 29, 2021 with Municipality of Clarington staff to discuss the proposed development and determine the required studies, plans and other supporting materials required in support of the proposed development applications. In accordance with the Planning Application Pre-Consultation Agreement, the following provides a brief summary of the submitted supporting studies and reports.

6.1. FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT

A Functional Servicing Report was prepared by TYLin for the proposed development on the subject property. Based on the review and analysis, the property can be serviced by existing and future external infrastructure and internal proposed infrastructure. With respect to grading, a retaining wall is required along to site's southern boundary due to the elevation difference between the proposed internal graded and the existing elevations. With respect to water service, the internal watermain system will be connected to the existing 200 millimetre diameter watermain in Stevens Road. A water meter and backflow preventer will be provided internal to the site per the Region's criteria. Furthermore, a private pressure reducing valve is required on site and private hydrants will be proposed internal to the site per the Ontario Building Code.

With respect to sanitary servicing, a 250 millimetre diameter sanitary sewer is proposed to extend east in the Stevens Road right-of-way from the future sanitary stub (by others) at the intersection of Stevens Road and Munday Court. The anticipated peak sanitary flow from the proposed development is 19.45 litres per second. Sanitary servicing of the site will be achieved with a conventional gravity pipe network out letting to the proposed sanitary sewer extension in Stevens Road. Post-development stormwater flows will be controlled to pre-development values. Site stormwater quantity control will be provided via underground storage tanks and an orifice control structure. Site stormwater quality control will be provided via a treatment train approach of oil-grit separators, separator rows in the storage tank, and a plunge / settling pool at the site stormwater outlet. Storm water outlets located in the valley lands will be located above the 100 year floodline.

In conjunction with the above, a Stormwater Management Report was prepared by TYLin for the proposed development on the subject property. Based on the review and analysis, the proposed stormwater management and servicing plan provides quantity and quality control of post-development to pre-development levels as noted above. The water balance requirement will be achieved through potential low-impact developments (LIDs) including infiltration trenches, an infiltration chamber within the storm tank, and permeable pavers. Stormwater quality control will be achieved through a treatment train approach that includes potential LIDs, OGS units, and internal separator row treatment within the storage tank. Lastly, during the construction process, standard sediment and erosion control measures will be implemented.

6.2. NOISE STUDY

A Noise Study was prepared by HGC Engineering for the proposed development on the subject property. Based on the review and analysis, the primary noise sources impacting the site are road traffic on King Street West and Bowmanville Avenue and rail traffic on the nearby Canadian Pacific Railway line to the south. Road and rail traffic volume data were used in conjunction with the site plan to predict future traffic sound levels at the proposed building facades. The predictions were evaluated with respect to the guidelines of the MECP and the Region and used to develop noise control recommendations. To mitigate the noise sources, the following recommendations were made:

1. Central air conditioning is required for the units closest to King Street West in the assisted care buildings and seniors' condo. Forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant will be required for units in the southmost townhome block and for units in the assisted care buildings and in the seniors' condo with flanking exposure to King Street West. The location, installation and sound ratings of the air conditioning devices should comply with NPC-300, as applicable.
2. Upgraded building constructions are required for the units closest to King Street West in the assisted care buildings and seniors' condo). When detailed floor plans and building elevations are available for the assisted care buildings and seniors' condo, an acoustical consultant should refine the recommendations for glazing construction based on actual window to floor area ratios. For the remaining units, any exterior wall and double-glazed window construction meeting the minimum requirements of the Ontario Building Code (OBC) will provide sufficient sound insulation for the indoor spaces.
3. Warning clauses should be used to inform future residents of the surrounding noise sources and that they may at times be audible.

6.3. SUSTAINABILITY PLAN

A Sustainability Plan was prepared under separate cover, by Kaitlin Corporation and provides a variety of elements towards a more environmentally conscience plan. General elements include less reliance of vehicle use, efficient use of land, protection and enhancement of natural environment, and the reduction in water consumption.

6.4. PHASE ONE ESA REPORT

A Phase One ESA Report was prepared by GHD for the proposed development on the subject property. Based on information compiled, the property was first developed for agricultural purposes as part of a larger parcel. The Property was originally part of an orchard which was developed prior to 1927 based on aerial photography. The site reconnaissance was conducted on September 29, 2017 and observed the current subject property and building areas. GHD also observed the neighbouring lands and facilities including, a railway line located to the south, across Bowmanville Creek to the east, was a textile factory currently used for various retail businesses and bulk fuel plant and the Bowmanville Foundary.

However, due to their locations, these offsite PCA's do not present Area of Potential Environmental Concern (APEC) for the Phase One Property. An onsite PCA was identified related to the former orchard operations prior to 1959 by aerial photos, and the anticipated large-scale application of pesticides. Due to the PCA noted, this presents an APEC which requires a Phase Two ESA.

6.5. PHASE TWO ESA REPORT

A Phase Two ESA Report was prepared by GHD for the proposed development on the subject property given the results from the Phase One ESA. The Phase Two ESA was carried out to address the PCA identified in the Phase One ESA and included the exploration of the subsurface by advancing ten (10) test pits across the Property. Samples of the soil were collected from the test pits for chemical analysis. Soil samples were selected and tested for a suite of metals and organochlorine pesticides (OCPs). Results of the chemical analysis were compared to the Ministry of Environment, Conservation and Parks (MECP) Table 2 Full Depth Generic Site Condition Standards in a Potable Ground Water Condition (coarse textured soil standards) for Residential / Parkland / Institutional (RPI) property use (Table 2 Standards). The soil results meet the MECP Table 2 Standards for RPI property use. Based on the consultant's observations, the information collected and the proposed future land use, it is their professional opinion that there is a low level of concern from an environmental perspective and the Property is suitable for its proposed future residential use.

6.6. GEOTECHNICAL INVESTIGATION REPORT

A Geotechnical Investigation was prepared by Soil Engineers Ltd. for the proposed development on the subject property. Fieldwork included 10 boreholes and the ones drilled along the top of bank revealed that below the topsoil, the subsoils consist of strata of firm to hard, generally very stiff silty clay; firm to hard, generally very stiff silty clay till; compact to very dense, generally very dense silty sand till and loose sandy silt. The boreholes drilled at the toe of bank have revealed that beneath the topsoil, the subsoils consist of strata of very loose to loose silty fine sand and compact gravelly sand.

The geotechnical findings which warrant special consideration are:

- Topsoil must be stripped for the project construction;
- Existing earth fill in its present state, is unsuitable for supporting structures;
- Footing subgrade must be inspected by either a geotechnical engineer or a geotechnical technician to ensure that the subgrade conditions are compatible with foundation design requirements;
- Excavation below groundwater must be stabilized by vigorous pumping from closely spaced sump-wells or dewatering system; and,
- In the wet sand, sewer joints should be leak-proof or wrapped with a waterproof membrane.

6.7. HYDROGEOLOGICAL REPORT

A Hydrogeological Report was prepared by GHD for the proposed development on the subject property. A total of 10 test pits were excavated between 0.4 and 3.0 metres in depth. The test holes generally encountered topsoil over silt underlain by silty clay/clayey silt. Fill material was observed within test pit TP-7. Groundwater seepage was encountered within test pits TP-9 and TP-10 at depths ranging from 0.5 to 0.9 metres below ground surface (mbgs) and was observed to rapid into the test pits. These test pits were excavated within a low-lying area which may have contributed to the flow of water into the test pits. The water within these test pits is expected to be seasonal. The soils were observed to be brown in colour from TP-9 and TP-10 suggesting that these soils are likely not saturated year-round. No groundwater was observed within test pits TP-1 through TP-8. The groundwater flow direction is inferred to be toward Bowmanville Creek.

It is the opinion of the consultant that any high groundwater levels within the shallow, low permeability soils at the Site are seasonal in nature and will lower or deplete during drier summer or winter months. Based upon the water balance calculations, the post-development infiltration will be reduced by about 2,142 m³/year compared with the pre-development infiltration. Approximately 32% of the rooftop water surplus will need to be infiltrated such that there will be no infiltration change from an overall site perspective when compared with pre-development values. Groundwater impacts are not expected as a result of the future development provided that appropriate planning, mitigation measures and proper construction techniques are considered.

It is our opinion that the results of the study including infiltration testing and water balance supports the proposed development.

6.8. FLUVIAL GEOMORPHOLOGY ASSESSMENT REPORT

A Fluvial Geomorphology Assessment Report was prepared by Palmer to assess the Bowmanville Creek and Brookhill Tributary near 46 Stevens Road in Clarington as a basis for establishing applicable toe erosion allowances in association with delineation of the erosion (slope) hazard limits. The results of the study indicate that both channels mentioned above are still responding to anthropogenic disturbances, most notably the presence and sudden drainage of a head pond upstream of the former Vanstone Dam. Based on desktop and field observations and MNR (2001), toe erosion allowances of 5.0 and 6.0 metres should be applied to the long-term stable top of slope (LTSTOS) of the Brookhill Tributary and the Northern Sub-reach of the Bowmanville Creek, respectively. No toe erosion allowance is required to establish the LTSTOS along the Eastern Sub-reach of Bowmanville Creek because the channel is more than 15.0 metres from the toe of slope.

6.9. ARCHAEOLOGICAL ASSESSMENT

A Stage 1 Archaeological Assessment was prepared by Archaeological Consultants Canada for the proposed development on the subject property. The following recommendations indicated upon the inspection of the property, a Stage 2 assessment is required for 97 percent, 3.10 hectares, of the study area. Because the area cannot be ploughed, the assessment should be conducted by test pit survey at 5 metre intervals. Test pits should be at least 30 centimetres in diameter and should be dug into the first 5 centimetre of subsoil. Each test pit should be examined for stratigraphy, cultural features, or evidence of fill. Test pitting should be conducted to within 1 m of all built structures or until test pits show evidence of recent ground disturbance.

All soils should be screened through a wire mesh with an aperture of 6 millimetres to facilitate artifact recovery. Appropriate photographic documentation should be taken, and all test pits should be backfilled upon completion. One percent (0.09 hectares) of the study area exhibits no archaeological potential due to previous disturbance in the form of laneways and structures within the property.

6.10. ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Study was prepared by GHD for the proposed development on the subject property. The scope of the report dealt with the suitability of the site from a biological perspective and the constraints due to the presence of the key natural heritage features. The study method was divided into four phases. In the first phase, GHD collected and reviewed available information about the study area from our past reports and current sources. The second phase consisted of the preparation of the ToR, which was to be submitted to the Municipality of Clarington and CLOCA. The third phase consisted of multi-season site visits by our terrestrial/wetland biologists and fisheries biologists in the spring and summers of 2018 and 2021 to confirm the data collected in the literature review. The final phase was the preparation of the EIS that includes specific mitigation measures for protecting any sensitive species and other natural features on or adjacent to the study site and recommendations regarding the creek and woodlands, including buffers and setbacks. The following is a summary of recommendations:

1. A 15 m buffer/VPZ shall be staked in the field from the dripline of the woodlands identified on site. No development or site alteration activities are to occur within this area (i.e., it is a “no touch” zone for construction).
2. This vegetation protection zone shall be enhanced with native species plantings/seeds in those areas where vegetation is currently absent.
3. A detailed sediment and erosion control plan will be completed for the site.
4. The overall existing drainage patterns for the lot will be maintained.
5. Removal of vegetation within development envelopes and/or along construction access routes shall be done outside of the peak breeding bird season (April 15th – August 15th) as per Environment and Climate Change Canada’s guidelines.
6. The natural features form and function of Bowmanville Creek will be protected from development by a 30 m buffer from the highwater mark.
7. No in-water work between March 15th and July 15th and Oct 1st to May 31st in Bowmanville Creek.
8. Any areas outside of the buildings and built infrastructure shall be vegetated as soon as possible after construction to stabilize the soils and reestablish vegetation cover.
9. Where it is feasible, native trees, shrubs, grasses and/or wildflower seed mixes shall be used.
10. Client to obtain relevant permits from the Municipality of Clarington and the Ontario Ministry of Natural Resources and Forestry and/or the Ontario Ministry of the Environment, Conservation and Planning.

6.11. LANDSCAPE ANALYSIS REPORT

A Landscape Analysis Report was prepared by HKLA for the proposed development on the subject property and was completed in May 2022. The intent of the analysis is to achieve a best fit of the new construction to the existing and potential conditions. 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 findings of the analysis indicate that 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 Bowmanville Creek, as well as give opportunity to strengthen the established forested edge surrounding the site.

6.12. TRAFFIC IMPACT STUDY

A Traffic Impact Study was prepared by GHD for the proposed development on the subject property and was completed in December 2021. The study concludes that under the future traffic forecasts, the traffic generated by the proposed development, along with non-site related traffic growth can be accommodated by the abutting street system with 2021 Regionally planned intersection improvements at Bowmanville Avenue and Stevens Road. Traffic generated by the proposed development does not add significant adverse impacts on the study intersections. No additional road improvements are triggered by the proposed development.

A vehicle circulation review was undertaken with regards to movements from fire service and waste vehicles. The vehicle circulate review confirmed that the proposed site plan is sufficient to accommodate the circulation requirements for fire service vehicles, waste vehicles and heavy single unit trucks (HSU).

An Active Transportation Plan (ATP) was completed to describe options and identify opportunities and makes recommendations for connectivity, convenience, accessibility, and improving active transportation facilities (i.e. sidewalks, multi-use trails, etc.) for the purpose of improving community health through physical activity, reducing greenhouse gas emissions, and alleviating traffic congestion. It was determined that the site's residents have access to the surrounding pedestrian network, transit system and cycling network via internal roadways, Stevens Road and Bowmanville Avenue.

A TDM plan was prepared and proposes a mix of hard and soft measures including sidewalk connectivity, unbundled residential parking, bicycle parking and information package distribution to meet the objectives and targets to reduce vehicular demand and encourage passenger, transit, cycling, and walking.

6.13. SITE ACCESS REVIEW

An Access Review was prepared by GHD for the proposed development on the subject property and was completed in May 2022. The study concludes that that all accesses have sufficient width to accommodate the simultaneous passing of a car at the gatehouse and an ambulance or fire truck either entering or exiting the site. Furthermore, with the presence of three accesses, should one of the accesses be temporarily blocked, then the remaining two accesses can provide two-way access to the site.

7. PLANNING POLICY FRAMEWORK

The following sections outline and analyze the relevant statutory policy documents to determine if the proposed development is supported by the applicable planning framework and represents good planning. These documents include the Planning Act, the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019), the Region of Durham Official Plan (2020), the Municipality of Clarington Official Plan (2019), the Brookhill Secondary Plan (2021) and the Municipality of Clarington Zoning By-law 84-63.

7.1. PLANNING ACT

In consideration of the proposed land use planning applications, Section 2 of the Planning Act must be considered as it provides the general direction to all land use planning decisions made in the Province of Ontario.

Section 2 – Provincial Interest

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(e) the supply, efficient use and conservation of energy and water;

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

(g) the minimization of waste;

(h) the orderly development of safe and healthy communities;

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

(j) the adequate provision of a full range of housing, including affordable housing;

(k) the adequate provision of employment opportunities;

(l) the protection of the financial and economic well-being of the Province and its municipalities;

(m) the co-ordination of planning activities of public bodies;

(n) the resolution of planning conflicts involving public and private interests;

(o) the protection of public health and safety;

(p) the appropriate location of growth and development;

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.

The policies and direction of Section 2 of the Planning Act inform the PPS and matters of provincial interest, thereby ensuring consistency between the PPS and Section 2. The Provincial Policy Statement is given consideration in Section 7.2 of this report. In our opinion, the proposed development has regard to matters of provincial interest.

7.2. PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians. This PPS was issued under Section 3 of the Planning Act and came into effect May 1, 2020. The PPS aims to permit appropriate development while ensuring that resources of provincial interest, public health and safety, and the quality of the natural environment are protected. All planning decisions in Ontario must be consistent with the PPS.

The PPS encourages efficient land use planning and growth management to create and maintain strong communities and a healthy environment while encouraging economic growth over the long term. The PPS also encourages the efficient use of existing infrastructure and public service facilities and requires that municipalities plan for an appropriate range and mix of land uses throughout the Province. The PPS supports intensification, infill and redevelopment where appropriate in order to promote the efficient use of land where infrastructure and public services are available.

Section 1.0 of the PPS provides direction related to "Building Strong Healthy Communities" and is applicable to the subject property. It generally encourages a variety of land uses within communities and encourages initiatives that make efficient use of infrastructure. Redevelopment and intensification are also encouraged.

Section 1.1.1 contains requirements for managing and directing land use to achieve efficient and resilient development and land use patterns. This Section directs:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, livable and safe communities are sustained by:

- a) *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long term needs;*
- e) *Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet the projected needs for a time horizon of up to 25 years. However, where an alternative time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Nothing in policy 1.1.2 limits the planning for infrastructure and public service facilities beyond a 25 year-time horizon.

The proposed development supports the above noted policies, as it provides for a development within settlement areas and proposes to create a mixed-use development and a housing typology currently not found within the surrounding local area. The development of the property as a whole, will also create a range of housing typologies, and residential units and overall support for the seniors' population, allowing residents to age in place. This will increase the supply of what is currently available, providing an appropriate range of options for current and future residents of the Municipality of Clarington and within the Region of Durham.

The subject property is located within a built-up area surrounded by residential and environmentally significant lands. The proposed development would efficiently and appropriately use existing infrastructure and public service facilities available in the area while optimising the efficient use of underutilized lands. The proposed townhouse units provide for an additional range of typologies, while the seniors' facilities will allow residents to age in place within the Town of Bowmanville. Lastly, the development promotes land use patterns that conserve biodiversity by utilizing underutilized land and preserving the natural features through the implementation of associated buffers.

1.1.3 Settlement Areas

Section 1.1.3 includes the following policies:

1.1.3.2 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas

shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate changes, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation; and,*
- f) are transit-supportive, where transit is planned, exists or may be developed.*

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated by taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.6 New development taking place in designated growth areas should be adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed development represents an appropriate

form of intensification through the redevelopment of an underutilized parcel. The PPS recognizes that the achievement of growth in settlement areas requires intensification and redevelopment in areas that are well served by existing infrastructure and public facilities. The proposed development is consistent with the above policies as it avoids the need for expansion and minimizes any adverse impacts on the surrounding natural features through associated buffers. The proposed development maintains appropriate development standards to achieve a compact built form that respects the surrounding natural features and minimizes climate change through sustainable building practices including: the reduction of energy consumption by maximizing glazing, energy conscious appliances, the reduction of urban heat island effect with tree planting and the reduction of water consumption through water efficient plumbing fixtures.

1.4 Housing

Policies related to housing are addressed in Section 1.4 of the PPS. The PPS encourages a range and a mixture of housing types and densities in order to meet the current and projected needs of residents. The following policies are relevant:

1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years throughout residential intensification and redevelopment and, if necessary lands which are designated and available for residential development; and*
- b) Maintain at all times where new development*

is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipality may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;*
- b) Permitting and facilitating:*
 - 1. all housing options required to meet the social, health and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. all types of residential intensification, including additional residential units and redevelopment in accordance with policy 1.1.3.3;*
- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) Promoting densities for new housing which*

efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

- e) Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,*
- f) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The PPS directs the development of new housing towards locations where an appropriate level of infrastructure and public service facilities exist. The subject property is within 600 metres of a wide range of community services including the Garnet B. Recreation Complex, the Carson Elliot Skatepark and Liberty Pentecostal Church. Further west to the above are a wide range of commercial services and institutional services to support the proposed development. The proposed development is consistent with the above policies of the PPS as it provides new housing options and institutional support in the way of seniors' facilities, in an existing settlement area that is well serviced by municipal infrastructure, water and sanitary services. The proposed development also provides for a range and mix of housing types at a higher density. The proposal reduces demand for greenfield development and outward expansion by redeveloping an underutilized parcel within an existing community, which satisfies key development principles of the PPS.

1.6.6 Sewage, Water and Stormwater

Sewage, water and stormwater policies of the PPS are outlined in Section 1.6.6. The following policies are relevant to the proposed development:

1.6.6.1 Planning for sewage and water services shall:

- a) Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing;*
 - 1. municipal sewage services and municipal water services; and*
- b) Ensure that these systems are provided in a manner that:*
 - 1. can be sustained by the water resources upon which such services rely;*
 - 3. is feasible, financially viable and complies with all regulatory requirements; and,*
 - 4. protects human health and the natural environment;*
- c) Promote water conservation and water use efficiency;*
- d) Integrate servicing and land use considerations at all stages of the planning process; and,*
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4. and 1.6.6.5.*

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.6.7 Planning for stormwater management shall:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) *minimize, or where possible, prevent increases in contaminant loads;*
- e) *maximize the extent and function of vegetative and pervious surfaces and*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use and, low impact development.*

The proposed development will utilize both existing municipal sewage services and municipal water services in a manner that protects human health and the natural environment. Furthermore, the existing municipal infrastructure can support the proposed development.

1.6.7 Transportation System

The relationship between transportation infrastructure and growth management is a primary consideration found throughout the PPS. The proposed development is in an area that is well serviced by public transit. The PPS also encourages land use patterns that promote alternative modes of transportation. The following transportation policies are relevant to the development:

1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

1.6.7.3 As part of a multimodal transportation system,

connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.

The proposed development is consistent with the above policies as it is well serviced by major road networks. A future GO Station is slated to be constructed on the southwest corner of King Street West and Bowmanville Avenue and the subject property is located within 110 metres of the approved Major Transit Station Area boundary.

1.8 Energy Conservation, Air Quality and Climate Change

Policies within Section 1.8 speak to improving energy conservation, air quality and climate change.

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) *promote compact form and a structure of nodes and corridors;*
- b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- e) *encourage transit-supportive development*

and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;

- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- g) maximize vegetation within settlement areas, where feasible.*

As previously mentioned, the proposed development maintains appropriate development standards to achieve a compact built form that respects the surrounding natural features and minimizes climate change through sustainable building practices including: the reduction of energy consumption by maximizing glazing, energy conscious appliances, the reduction of urban heat island effect with tree planting and the reduction of water consumption through water efficient plumbing fixtures.

2.1 Natural Heritage

The site contains natural features which is to be protected. Section 2.1 speaks to natural heritage within the PPS.

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified

in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.5 Development and site alteration shall not be permitted in:

- e) significant wildlife habitat;*
- f) significant areas of natural and scientific interest;*

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The proposed development will not permit development and site alteration within the natural heritage area, located at the eastern and northern sections of the site. The proposed development will maintain a 15.0 metre buffer from the natural heritage features.

Summary

Based on our review of the applicable policies of the PPS, it is our opinion that the proposed development is consistent with the PPS as it promotes efficient development on a site that is located within an existing settlement area, in close proximity to community amenities, a future GO Station and access to existing municipal infrastructure.

Further to the above, the proposed development is consistent with the policies of the PPS in relation to development efficiency, housing provisions, transportation and intensification as the subject property is located within the urban built-up area. The PPS supports development in such locations that have appropriate regard for the surrounding land uses, support efficient use of lands, existing infrastructure and transportation options, and provides new housing options within the settlement area. The proposed development will address energy conservation and climate change by implementing the reduction of energy consumption by maximizing glazing, energy conscious appliances, the reduction of urban heat island effect with tree planting and the reduction of water consumption through water efficient plumbing fixtures. Lastly, there will not be any development within the areas containing natural features, rather, a 15.0 metre buffer will be provided from said natural features on the eastern and northern portion of the site.

In summary, it is our opinion that the proposed development is consistent with the PPS as it will provide intensification on an underutilized lot while also providing range of housing options and institutional uses to current and future residents of the Town of Bowmanville. The proposed development provides for a higher-density residential development which provides new housing options in proximity to surrounding amenities and future public transit options.

7.3. A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2019

While the PPS provides overall policy direction related to matters of provincial interest, the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) provides direction on the development and growth of communities within the Greater Golden Horseshoe (“GGH”). The Growth Plan, released by the Province in 2006, and recently updated in 2019, provides further direction on the management of growth within the Greater Golden Horseshoe.

The intent of the Growth Plan is to achieve the development of compact vibrant communities and to plan and manage growth to support a strong and competitive economy in the Greater Golden Horseshoe.

The Growth Plan is read in conjunction with the Provincial Policy Statement. In instances where policies of the Plan address a similar matter or there is overlap, the more specific direction of the Growth Plan is to be considered, rather than the more general policies of the PPS. The proposed development must comply with the 2019 Growth Plan.

Section 1.2.1 of the Growth Plan provides a set of guiding principles to guide the province’s vision for the GGH. The following summarizes the guiding principles of the Growth Plan that are particularly relevant to the proposed development:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.*
- *Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*

2.2.1 Where and How to Grow

Section 2.2 of the Growth Plan addresses managing growth and the determination of how and where to grow. The purpose of this section of the Growth Plan is to provide direction to manage growth in a manner which ensures better use of land and infrastructure and encourages a compact built form throughout the GGH.

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:*
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*
 - iii. can support the achievement of complete communities;*
- c) within settlement areas, growth will be focused in:*
 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. areas with existing or planned public service facilities;*
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise; and,*
- e) development will be generally directed away from hazardous lands;*

2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*

- c) *provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
 - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. *public service facilities, co-located and integrated in community hubs;*
 - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces.*

The proposed development provides additional residential housing options which will contribute to the minimum intensification target of all residential development occurring within the built-up area. The proposed residential units will accommodate singles, couples and families with a range of unit sizes. The residential component of the proposed development includes 11 one storey townhouse units and a 10-storey seniors' condominium. The proposed development conforms to the above-mentioned policies as it provides for a diverse mix of land uses and contributes to a diverse range and mix of housing options for a range of income levels for the existing and future residents of the Town of Bowmanville. It allows for convenient access to public services and facilities, and is of a high quality, compact built form.

2.2.2 Delineated Built-up Areas

Under Section 2.2.2.3, the GGH requires that all municipalities develop and implement strategies to achieve the minimum intensification targets and intensification throughout delineated built up areas which will:

Section 2.2.2.3 All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- a) *identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
- b) *identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
- c) *encourage intensification generally throughout the delineated built up area;*
- d) *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- e) *prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
- f) *be implemented through official plan policies and designations, updated zoning and other supporting documents.*

The proposed development meets the above-noted policies as it encourages intensification for the subject property, which is underutilized and should be further intensified based on its surrounding area. The scale of the development is an appropriate transition of built form, when considering anticipated development in the area. The subject property is considerably buffered from the existing single-detached dwellings due to the presence of existing trees and is also surrounded by natural heritage. The subject property is located with the delineated Built-up Area, which is the focus for additional growth. Furthermore, the proposed development supports the Growth Plan policies as it encourages the achievement of complete communities, providing new residential uses that will service the surrounding community.

Providing a Range and Mix of Housing

Section 2.2.6 of the Growth Plan outlines policies in relation to Housing. The proposed development has consideration for the following policies:

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and**

2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;*
- b) planning to achieve the minimum intensification and density targets in this Plan;*
- c) considering the range and mix of housing options and densities of the existing housing stock; and*
- d) planning to diversify their overall housing stock across the municipality.*

3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

4. Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

The proposed development will contribute to the achievement of density requirements of the Growth Plan, contributing 300 new residential units and additional institutional uses for residents of the Town of Bowmanville. The range of unit sizes and additional housing supports a range of income levels for current and future residents and allows residents to be able to age in place within the Town of Bowmanville. The residential and institutional development will further support the above-mentioned Growth Plan policies as it will contribute to the minimum intensification targets of the Plan while supporting the achievement of complete communities.

Section 3.2 outlines policies for infrastructure to support growth and policy 3.2.1 states that “Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan”.

The proposed development conforms to this policy as essential sewage, water and stormwater infrastructure is available to service the subject property.

4.2.2 Natural Heritage System

Section 4.2.2 outlines policies with respect to the natural heritage system.

3. Within the Natural Heritage System for the Growth Plan:

- a) new development or site alteration will demonstrate that:
 - i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions;**

- ii. connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
- iii. the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;*
- iv. except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;*

The proposed development will not permit development and site alteration within the natural heritage area, located at the eastern and northern sections of the site. The proposed development will maintain a 15.0 metre buffer from the natural heritage features.

Summary

The Growth Plan promotes redevelopment through intensification, generally throughout the built-up area, and specifically recognizes the need for more efficient utilization of lands, compact form and supports the principle of higher densities in appropriate areas, where infrastructure and transit services are available.

The proposed development on the subject property would provide 300 new residential units and additional institutional uses within the Bowmanville community. The development proposal supports the policies and objectives of the Growth Plan by intensifying land uses within the existing settlement and built-up area. It will also contribute a mixture of unit sizes to accommodate for a diverse range of household sizes and incomes and allow current and future residents to age in place.

In summary, the proposed development conforms to the policies outlined in the Growth Plan as it promotes a form of redevelopment that is more compact and efficient than the existing uses and will optimize existing infrastructure and transit services. The proposed development will also provide a housing type that facilitates the principles and targets of intensification anticipated in the Growth Plan. It is our opinion that the proposed development conforms to the policies of the Growth Plan for the Greater Golden Horseshoe.

7.4. REGION OF DURHAM OFFICIAL PLAN 2020 (CONSOLIDATED 2020)

The Region of Durham Official Plan (“ROP”) was adopted by Regional Council on June 5, 1991 and was adopted with modifications by the Ministry of Municipal Affairs and Housing on November 24, 1993 and deferred several sections. The approved ROP is in-force with respect to the subject property, and the applicable polices as discussed below. At the time of preparing this report, the most recent version of the document available is the May 2020 consolidation, which has been considered in the context of the proposed development.

Schedule A – Urban Structure of the ROP designates the subject property as Living Area and Major Open Space (Figure 3). According to the ROP, the Region shall maintain the ability to accommodate residential growth in Urban Areas Region-wide, for a minimum of 10 years through intensification (Section 4 and 8), while the predominant use of lands in the Major Open Space is to be conservation (Section 10).

The ROP is a regional policy document that guides economic, environmental and community building decisions to manage growth. The policies in the ROP will help coordinate and set the stage for more detailed planning by local municipalities. It also provides a framework for coordinating planning with adjacent municipalities, as well as with other jurisdictions.

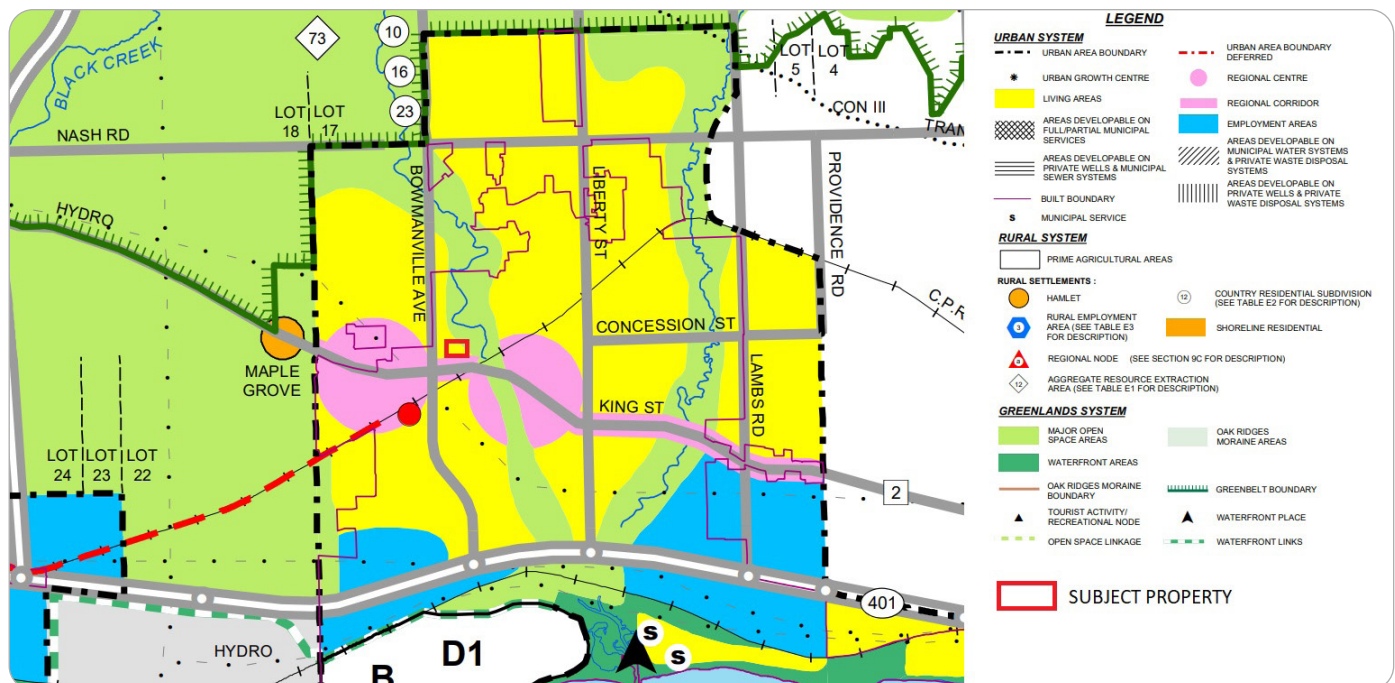


Figure 3: Region of Durham Official Plan – Schedule A: Regional Structure

Section 4 – Housing:

Section 4 of the ROP identifies policies to promote a variety of housing options to contribute to the social and economic needs of present and future residents in the Region.

Section 4.2.1 states:

Policies that will enable a wide variety of housing by type, size and tenure in Urban Areas shall be contained within area municipal official plans.

Section 4.2.2 states:

The maintenance and improvement of the existing housing stock shall be encouraged.

Section 4.2.4 states:

Regional Council shall require at least 25% of all new residential units produced within each area municipality, to be affordable to low and moderate income households.

Section 4.2.5 states:

Regional Council shall, in consultation with the area municipalities and the Provincial Government, undertake a comprehensive study examining methods of achieving higher residential densities in Urban Areas, such as development standards, performance standards and intensification opportunities, with such study to form the basis for more detailed policies to be incorporated into the Plan by amendment.

Section 4.2.6 states:

The Region shall maintain the ability to accommodate residential growth in Urban Areas Region-wide, for a minimum of 10 years through intensification, redevelopment and if necessary, on lands designated and available for residential development, and a 3-year supply of residential units available through intensification and redevelopment and land in draft approved and registered plans of subdivision/condominium.

Section 4.3.1 states:

In the consideration of development applications, Regional Council shall, in conjunction with the respective area municipality, ensure that a wide range of housing is provided in Urban Areas. In areas outside of Urban Areas, housing choice shall largely be limited to single detached dwellings, consistent with the character of the area.

Section 4.3.2 states:

Regional Council shall support opportunities to increase the supply of housing in Urban Areas through intensification, taking into account the adequacy of municipal services and the physical potential of the housing stock. Housing intensification shall include, but not be limited to, the following:

- a) *the conversion of single detached dwellings into multiple residential units;*
- b) *the conversion of industrial or commercial buildings, or portions thereof, into residential units, in accordance with Policy 8C.2.16 and other objectives of this Plan;*
- c) *the creation of new residential units on vacant or underdeveloped lands through infilling in Urban Areas; and*
- d) *the creation of residential units above commercial uses, with preference being given to development located adjacent to arterial roads and/or in close proximity to transit routes.*

Section 4.3.6 states:

Regional Council shall promote the utilization of Federal and/or Provincial programs for the provision of assisted housing for families, seniors and special needs groups.

Section 4.3.7 states:

Regional Council shall regularly monitor the housing market, including the following:

- a) the range of housing types produced on new residential lands and through the intensification of previously developed, serviced lands, annually;*
- b) house prices, by housing type, relative to the distribution of income within the Region, annually;*
- c) new and innovative types of affordable housing, and the means by which affordable housing may be supplied;*
- d) the provision of, and requirements for, special needs housing;*
- e) progress in meeting established housing targets; and*
- f) the adequacy of the supply of land, at least every 5 years.*

The proposed development conforms to the above-mentioned policies as it provides for a variety of housing types such as townhouse units and condominium units for seniors as well as institutional uses. The proposal further supports the minimum intensification and redevelopment policies by providing for a total of 300 new residential units for existing and future residents of the Town of Bowmanville. The proposed development also promotes and provides for the creation of special needs housing, specifically for seniors.

Section 7 – Regional Structure:

Section 7 of the ROP identifies policies for development patterns and policy directions to establish a structure that allows residents to enjoy an improved quality of life.

Section 7.3.3 illustrates the estimated population household and employment for the Region. Clarington estimates a total urban population of 124,685 and 38,420 jobs by 2031.

Section 7.3.9 states:

Urban Areas shall be planned to achieve the following growth management objectives on a Region-wide basis:

- a) by 2015, and each year thereafter, accommodate a minimum 40% of all residential development occurring annually through intensification within built-up areas in accordance with Schedule 'E' – Table 'E9';*
- b) develop greenfield areas with an overall gross density of 50 residents and jobs combined per hectare. The Region will work with its area municipalities through their area municipal official plan conformity exercises to develop area specific targets for Living Areas and Employment Areas that together and Region-wide achieve the minimum overall gross density of 50 residents and jobs combined per hectare. The Region may include these area specific targets through a future amendment(s) to this Plan; and*
- c) accommodate a minimum 50% of all forecast employment in designated Employment Areas.*

Section 7.3.10 states:

The Region, in conjunction with the area municipalities, shall investigate ways and means of increasing the densities of new residential development and redevelopment in Urban Areas to reduce the per capita cost of municipal services and to utilize land more efficiently.

The proposed development will contribute to achieving the estimated population and employment targets as defined in Section 7.3.3, with the introduction of 300 new residential units and additional seniors' campus facility. The proposal aims to achieve a target of 3.7 residents per hectare and the proposed seniors' facility will also assist with providing employment within the Urban Area. Lastly, the redevelopment allows for the increase of density within the Urban Area without the need for expansion of municipal services and will efficiently utilize the existing parcel.

8.0 Urban System

Section 8 of the ROP addresses the Urban System and distinct Urban Areas that are adaptable and able to evolve into healthy and complete sustainable communities that balance growth in population, with growth in employment.

Sections 8.1.15 and 8.1.16 speak to *Living Areas*

Section 8.1.15 states:

To establish suitable areas for the provision of a full range of housing which will be developed in a cost-effective and efficient manner.

Section 8.1.16 states:

To create and maintain an attractive living environment that is safe, energy efficient and in harmony with nature.

The proposed development provides for townhouses and seniors' housing, which contributes to the full range of housing typologies within Bowmanville. The proposed development respects and reinforces the surrounding natural heritage system and creates an attractive and safe living environment.

Sub-Section 8B – Living Areas

Section 8B.1.1 states:

Living Areas shall be comprised of communities with boundaries which shall be defined within area municipal official plans. Each community shall be developed to incorporate the widest possible variety of housing types, sizes and tenure to provide living accommodations that address various socioeconomic factors.

Section 8B.1.2 states:

Living Areas shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas, particularly along arterial roads.

Section 8B.1.3 states

Living Areas shall be developed with particular consideration for supporting and providing access to public transit.

Section 8B.1.4 states:

Regional Council shall support the review of development proposals currently in the approvals process, to encourage higher densities where appropriate and promote area municipal official plans to maximize permissible densities for vacant lands, within their Urban Area boundaries at the time of approval of this Plan.

Section 8B.2.3 states:

In the consideration of development applications in Living Areas, regard shall be had for the following:

- a) the intent of this Plan to achieve a compact urban form, including intensive residential, office, retail and service and mixed uses along arterial roads and in conjunction with present and potential transit facilities;*
- b) the use of good urban design principles including, but not limited to, the following:*
 - i) the concentration of commercial uses into Centres and Corridors, with particular emphasis on common internal traffic circulation and restricted access to arterial roads by means of service or collector roads, wherever possible;*
 - ii) the attenuation of noise through measures other than fences, such as innovative designs, berms and the orientation of higher density developments; and*
 - iii) the orientation and design of buildings to maximize the exposure to direct sunlight;*
- c) the provision of convenient pedestrian access to public transit, educational facilities and parks;*
- d) a grid pattern of roads;*
- e) the provision and distribution of parks, trails, pathways and educational facilities;*
- f) the types and capacities of the existing municipal services, infrastructure and the feasibility of expansion; and g) the balance between energy efficiency and cost.*

Section 10 – Greenlands System

Section 10.1.1. states the goals:

To establish a continuous Greenlands System of open spaces (on and off the Oak Ridges Moraine, including waterfront areas) that weave through and between the Urban and Rural Systems to ensure ecological health and renewal, and to assist in creating distinct Urban Areas.

Section 10.3.6 states:

The lands designated as Major Open Space Areas and Waterfront Areas to the east and west of the Whitby/Oshawa/Courtice Urban Area form an integral part of the Greenlands System and shall be maintained for their ecological functions and as urban separators.

The proposed development will maintain the ecological function of the Major Open Space Area, as development will only take place in the tableland area. Supporting studies have been provided to ensure that sufficient setbacks have been maintained.

Envision Durham

The Region of Durham is currently undertaking a Municipal Comprehensive Review (MCR) of the Official Plan to establish a vision to 2051. This review looks at:

- How and where our cities and towns may grow;
- How to use and protect our land and resources;
- What housing types and job opportunities are needed for our residents; and,
- How people and goods will move across our region and beyond.

The intent is to finalize the plan for Regional Council adoption in 2022/2023.

Regional Major Transit Station Areas

As part of this review, the Region considered policies surrounding Major Transit Station Areas (MTSA), including one located in Bowmanville. The Bowmanville MTSA is the eastern terminus of the GO East Rail extension and is located within the Bowmanville West Regional Centre. The MTSA is located within an already established market area, a short distance west of Downtown Bowmanville (Figure 4).



Figure 4: Bowmanville MTSA

The vision for the area is to grow its potential as a transit-oriented community. This area has seen increased densities and intensification and the existing plazas and big box sites, located in proximity the proposed station area, present an opportunity for more urban style mixed-use development that retains the retail and commercial uses, which could generate employment and economic growth for the community. The delineation of the Bowmanville MTSA has been adopted by Regional Council on December 22, 2021, including a minimum density target of 150 people and jobs per hectare.

The proposed development is 110 metres from the MTSA boundary, and therefore, we are of the opinion that the proposed built form and density is appropriate for this location. The development contributes to the increased densification around the MTSA and supportive of the expenditure for the expansion of this publicly funded transportation project.

Summary

Based on our review, the proposed development conforms to the policies of the ROP. The proposal includes a mixed-use development within the built-up *Urban Area* that contributes to intensification through infill development within an underutilized parcel. The development proposes both townhouses and seniors' facilities which will contribute to achieving the minimum intensification targets and introduces new housing options with a range of unit types, which will contribute to the housing supply targets for the Region. Furthermore, there will not be any development on the lands designated *Major Open Space Area* and supporting studies have been provided to ensure that sufficient setbacks have been provided.

The proposed development contributes to the increased density around the planned transit and supportive of the expenditure for the expansion of this publicly funded transportation project.

For the above reasons, it is our opinion that the proposed development conforms to the ROP.

7.5. MUNICIPALITY OF CLARINGTON OFFICIAL PLAN, 2018 (JUNE 2018 CONSOLIDATION)

The Municipality of Clarington Official Plan (2018) (COP) as partially approved by the Ontario Municipal Board is the current in force Official Plan. The subject property is split-designated 'Urban Residential' and 'Environmental Protection' within the COP (Figure 5). Lands designed 'Urban Residential' permit housing while lands designated 'Environmental Protection' permit passive recreation, environmental restoration and uses related to erosion control and stormwater management.

Section 5.4 – Built Form

Section 5.4.1 of the Official Plan speaks to built form in new neighbourhoods:

5.4.1 New development and redevelopment in established neighbourhoods will be designed to:

- a) Respect and reinforce the physical character of the established neighbourhood having regard to the pattern of lots, streets and blocks, the size and configuration of lots, building types of nearby properties, the height and scale of buildings and the setback of buildings from the street, rear and side yards;*
- c) Adhere to all relevant Urban Design Guidelines and expectations for high-quality architectural design and sustainable building materials; and d) Maximize opportunities to improve accessibility and pedestrian and cycling systems, enhance neighbourhood and transit connections, and reduce energy, water and resource use.*

Although the proposed built form intends to be townhouses and a seniors' campus facility, it is segregated by the existing tree line and natural heritage system. The configuration of the townhouse lots present a rear yard to rear yard relationship to the existing single family dwellings located to the west. The scale of the townhouses are one-storey which are in-line with the existing one and two storey single family dwellings to the west. The seniors' campus facilities contemplate a maximum height of 10 storeys, however, the facilities are located at the eastern portion of the site and transition down in height to the townhouse dwellings, located at the most western portion of the site.

Section 6 – Encouraging Housing Diversity

Section 6 of the Official Plan speaks to housing diversity and tenure:

6.1.1 To encourage a broad range of housing types, tenure, and cost within Settlement Areas to meet the evolving housing needs for people of all ages, abilities and income groups.

6.2.2 To encourage a minimum of 30% of all new housing to be affordable in Urban Areas.

6.2.3 To promote high quality affordable housing through the maintenance, improvement, and adaptation of existing housing.

6.2.4 To create complete communities that will meet the daily housing needs of residents.

6.3.9 The Municipality supports the construction of assisted housing by cooperative and non-profit housing organizations. Assisted housing shall be integrated into residential areas, and conform to good planning principles. They are encouraged to locate within Centres and Corridors where they can benefit from being in close proximity to community facilities and every day needs.

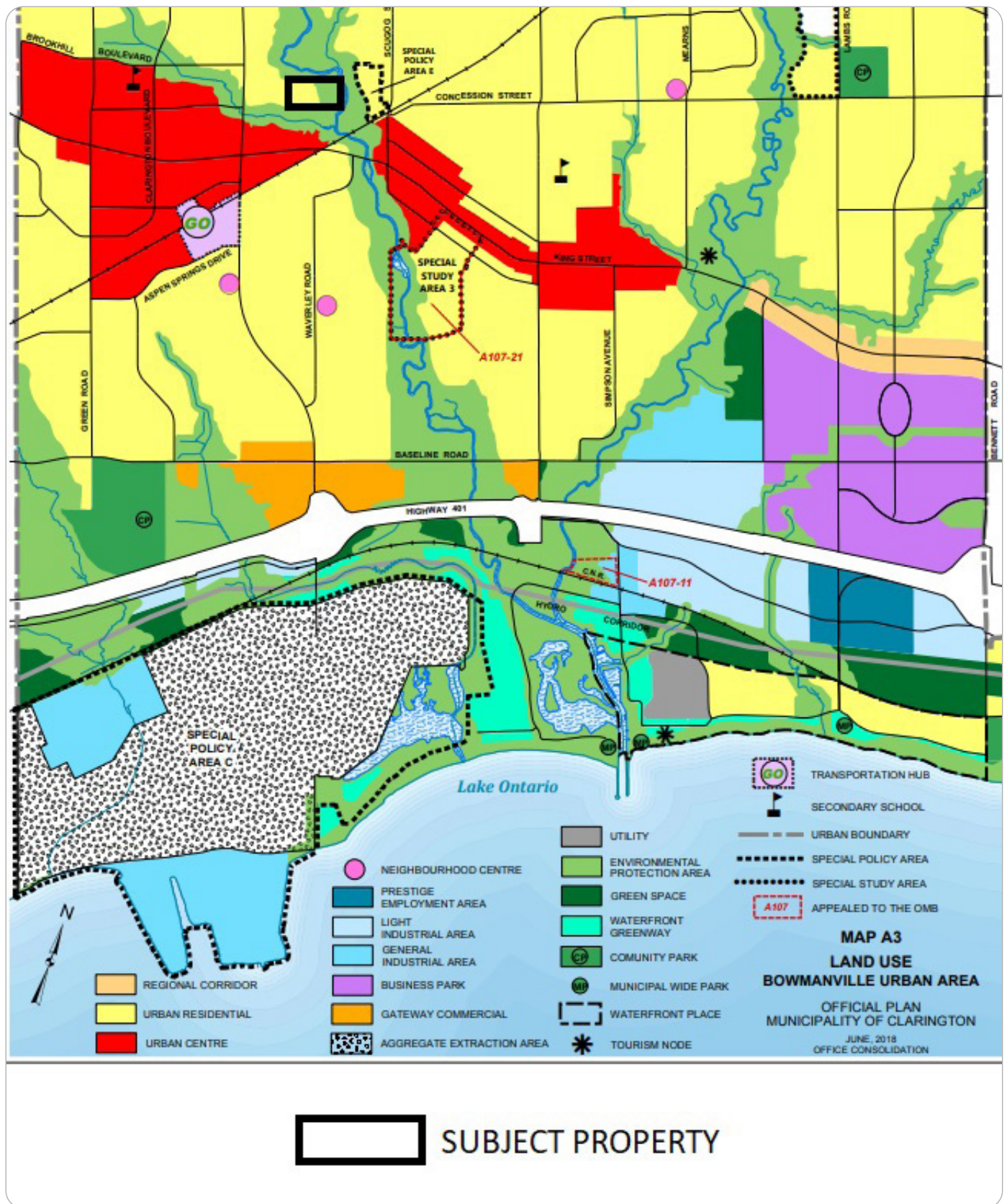


Figure 5: Municipality of Clarington Official Plan – Map A3: Land Use

6.3.10 *Special needs housing are an important element of meeting the accommodation needs of Clarington residents. Special needs housing may include assisted housing, group homes, hospices, shelters, crisis care facilities, long term care facilities, retirement homes, and seniors housing. Ancillary medical facilities development in conjunction with a long term care facility may also be permitted.*

6.3.11 *Special needs housing may be permitted within all designations where residential uses are permitted provided that:*

- a) *The type of special needs housing conforms to the form and density provisions of the applicable designation;*
- b) *Larger special needs housing projects are generally located in close proximity to services such as community facilities, medical services, shopping areas, parks and recreational areas, and public transit; and*
- c) *All special needs housing shall be appropriately integrated with the surrounding area and complies with the urban design policies of this Plan.*

The proposed development provides for additional housing typologies within Bowmanville, including bungalow townhouses, assisted care facilities, and seniors' housing. Traditionally, townhouses are a more affordable housing type than semi-detached and single detached dwellings. Furthermore, the proposed seniors' campus facility will allow residents of Bowmanville to age in place.

Section 9 - Livable Neighbourhoods

Section 9 speaks to 'Urban Residential' policies:

9.3.1 *The predominant use of lands designated Urban Residential shall be for housing purposes. Other uses may be permitted which by the nature of their activity, scale and design, and location are supportive of, and compatible with, residential uses.*

The proposed uses for the site contemplate residential uses in the form of townhouses and a seniors' campus facility, which is supportive of and compatible with residential uses. The campus facility allows current and future residents to age in place.

Section 14.4 – Environmental Protection Areas

Section 14.4 speaks to 'Environmental Protection' policies:

14.4.1 *Environmental Protection Areas are recognized as the most significant components of the Municipality's natural environment. As such, these areas and their ecological functions are to be preserved and protected from the effects of human activity. Environmental Protection Areas are designated on Map A.*

14.4.2 *Environmental Protection Areas include the natural heritage features and hydrologically sensitive features that comprise the natural heritage system as well as those lands within the regulatory flood plain of a watercourse.*

14.4.3 *The extent of the Environmental Protection Area designation includes a 30 metre vegetation protection zone from the natural heritage system and hydrologically sensitive features outside of Urban and Rural Settlement Areas.*

14.4.4 *An Official Plan Amendment is not required to modify the extent of the Environmental Protection Area if it is as a result of modifications to the natural heritage system as provided for in Section 3.4.4 and 3.4.5.*

14.4.5 No development shall be permitted on lands designated Environmental Protection Areas, except:

- a) Low-intensity recreation;
- b) Uses related to forest, fish and wildlife management;
- c) Erosion control and stormwater management; and
- d) Agriculture, agricultural related and on-farm diversified uses in accordance with Section 3.4.8.

14.4.6 Notwithstanding Section 14.4.4 limited development may only be permitted in accordance with Section 3.7.

14.4.7 The extent of the Environmental Protection Areas designated on Map A is approximate only. The precise limits shall be detailed through the appropriate studies as part of the review of development applications and/or in consultation with the Conservation Authority.

14.4.8 The setback for development and site alteration from lands designated as Environmental Protection Area shall be determined based on the sensitivity of the specific natural heritage feature or hydrologically sensitive feature. In the case of new plans of subdivision or consents, lot lines shall not extend beyond the established setback.

The proposed development will not permit development and site alteration within the natural heritage area, located at the eastern and northern sections of the site. The proposed development will maintain a 15.0 metre buffer from the natural heritage features.

Section 19 – Connected Transportation Systems

Section 19 speaks to the Municipality's transportation systems.

19.4.4 To work in partnership with the Province and the Region to provide a transit supportive environment, the Municipality will:

- a) Direct higher density development and economic activity around the Transportation Hubs, along or near the Regional Transit Spine, and along Regional and Local Corridors;
- b) Require buildings to be oriented towards the street frontage in Centres and along Corridors to reduce walking distances to transit and enhance the pedestrian environment;
- c) Develop an active transportation network that supports transit use;
- d) Improve pedestrian access from the interior of neighbourhoods to arterial streets; and

The proposed development is located within an area that is well-serviced by existing and future public transit service options. A future GO Station is to be located within 750 metres, at the southeast corner of King Street West and Bowmanville Avenue.

The proposed development will also make efficient use of the surrounding road network which identifies Bowmanville Avenue as a *Type A Arterial Road*. The proposed development will have direct pedestrian and vehicular access to Bowmanville Avenue from Stevens Road.

Section 20 – Stormwater Management

Section 20 speaks to servicing and stormwater management:

20.3.3 *Green infrastructure, lot level controls, and Low Impact Development techniques, in addition to traditional end of pipe facilities are encouraged as part of a treatment train approach to stormwater management.*

20.3.5 Any development application for a plan of subdivision or site plan shall be accompanied by a stormwater management implementation report. The report will indicate how the approved subwatershed plan or master drainage plan will be implemented on the site of the proposed development in accordance with Best Management Practices.

Sanitary servicing of the site will be achieved with a conventional gravity pipe network out letting to the proposed sanitary sewer extension in Stevens Road. Site stormwater quantity control will be provided via underground storage tanks and an orifice control structure. Site stormwater quality control will be provided via a treatment train approach of oil-grit separators, separator rows in the storage tank, and a plunge / settling pool at the site stormwater outlet.

The water balance requirement will be achieved through potential low-impact developments (LIDs) including infiltration trenches, an infiltration chamber within the storm tank, and permeable pavers. Stormwater quality control will be achieved through a treatment train approach that includes potential LIDs, OGS units, and internal separator row treatment within the storage tank. Lastly, during the construction process, standard sediment and erosion control measures will be implemented.

7.6. BROOKHILL NEIGHBOURHOOD SECONDARY PLAN, 2021

The Municipality of Clarington Official Plan adopted the Brookhill Neighbourhood Secondary Plan on May 17, 2021, Clarington’s Planning and Development Committee adopted the Brookhill Neighbourhood Secondary Plan with an amendment, which Clarington Council ratified on May 25, 2021. The amendment was to defer a decision on the Future Block Master Plan area, which leaves the site as it was in the original Secondary Plan and allows individual property owners to submit their own Official Plan Amendments.

Furthermore, the subject property is located within the recently approved Brookhill Neighbourhood Secondary Plan and is designated as ‘*Low Density Residential*’ (Figure 6).

The Secondary Plan now requires approval from the Region of Durham, which may result in modifications to the Secondary Plan.

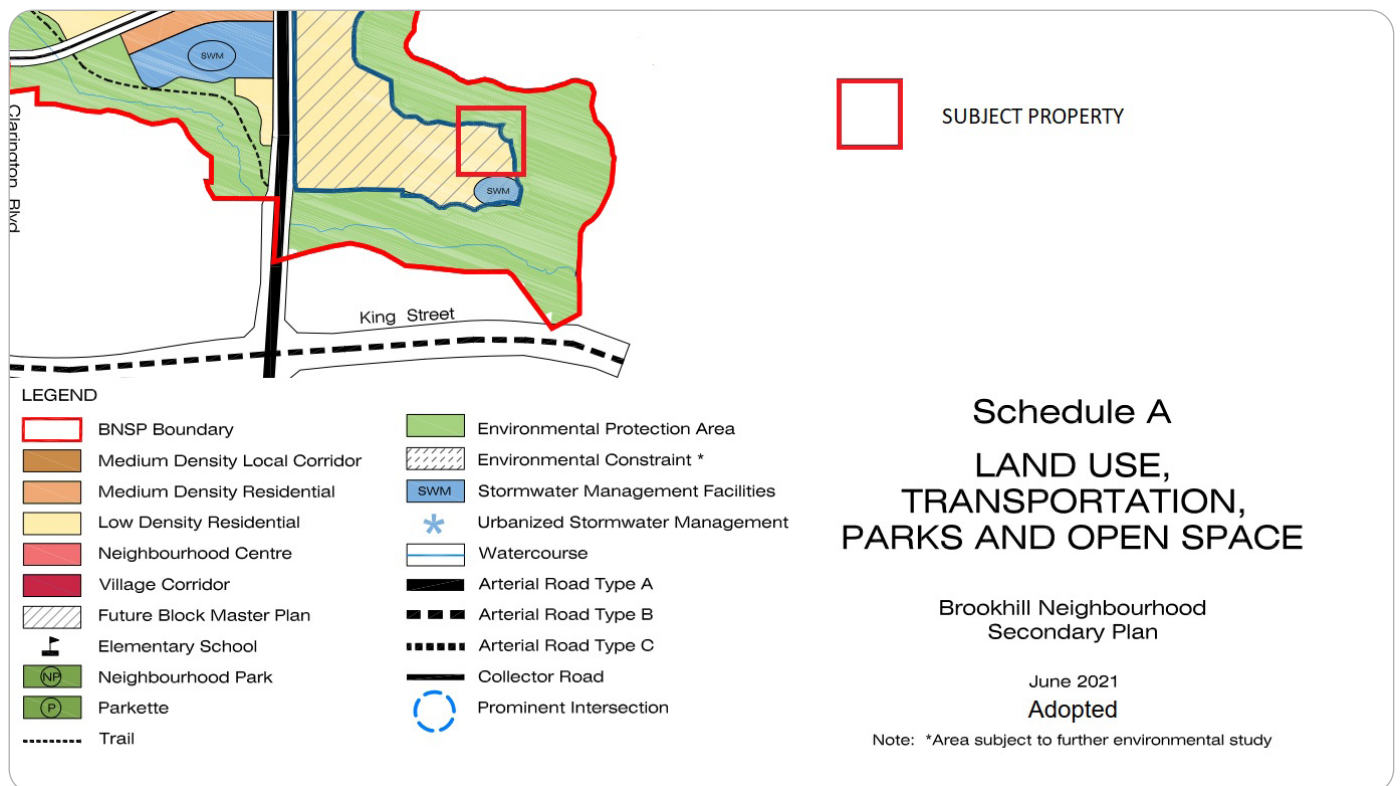


Figure 6: Brookhill Neighbourhood Secondary Plan – Schedule A

Section 11.3 of the Brookhill Neighbourhood Secondary Plan speaks to 'Low Density Residential' policies:

Section 11.3.1:

The predominant use of lands within the Low Density Residential designation shall be a mix of housing types and tenures in low-rise building forms.

Section 11.3.2:

Other uses, including small scale service and neighbourhood retail commercial uses, which are supportive of and compatible with residential uses, are also permitted in accordance with the Official Plan.

Section 11.3.3:

The following building types are permitted:

- a. Detached dwellings;*
- b. Semi-detached dwellings;*
- c. Street townhouses; and*
- d. Accessory apartments, as per Policies 7.2.21 and 7.2.22 of this Plan.*

Section 11.3.4:

Buildings within the Low Density Residential designation shall not exceed 3 storeys in height.

Section 11.3.5:

Development on lands designated Low Density Residential shall have a minimum net density of 13 units per net hectare.

Section 11.3.6:

Detached and semi-detached dwelling units shall account for a minimum 80 percent of the total number of units in the Low Density Residential designation, with units in other building types accounting for the remaining 20 percent. Generally, this ratio should be applied for each plan of subdivision to encourage an even distribution of townhouse units.

Section 11.3.7:

Townhouses should generally be located in proximity to open spaces and neighbourhood commercial uses to allow for easy access to amenity spaces and services.

Section 11.3.8

Private streets and private lanes are not permitted within the Low Density Residential Designation.

Section 11.3.9:

Residential development shall contribute to the overall appearance of the streetscape. Garage doors shall not dominate the view of the streetscape. Front and exterior side yard porches shall be encouraged.

The proposed development conforms to certain above-mentioned policies. An Official Plan Amendment is required to permit the built form including seniors' residence and assisted care facility on the subject property. Furthermore, the development contemplates a private street for each development component.

Summary

As mentioned, an Official Plan Amendment is required to redesignate the property as *Medium Density Residential*. The proposed amendment will seek to permit townhouse units, as well as the seniors' residence and assisted care facility on the subject property. As a whole, the proposed development will create a mix of residential unit types, which responds to the current market demand and are not otherwise readily available in the surrounding area. The proposed development can contribute to support the proposed GO Station. The Draft Official Plan Amendment provides a comprehensive review of the site-specific amendments as requested.

The site is located within the Brookhill Neighbourhood Secondary Plan which has been adopted by Municipal Council, but not yet approved by the Region of Durham. Clarington's Planning and Development Committee adopted the Brookhill Neighbourhood Secondary Plan with an amendment, which Clarington Council ratified on May 25, 2021. The amendment was to defer a decision on the Future Block Master Plan area, which leaves the site as it was in the original Secondary Plan and allows individual property owners to submit their own Official Plan Amendments, as per the "normal course" process. Notwithstanding the site-specific amendment, the proposed development is not in conflict with the general intent of the Brookhill Neighbourhood Secondary Plan, and, in our opinion, represents good planning.

7.7. MUNICIPALITY OF CLARINGTON ZONING BY-LAW 84-63

The Municipality of Clarington Zoning By-law 84-63 came into effect in September 1984 and has incorporated several amendments over time.

The subject property is currently split-zoned Agricultural (A) and Environmental Protection (EP) Zone. The Agricultural (A) Zone permits the following residential and non-residential uses:

- than 2 dwelling units and occupied by persons employed on the same lot or members of the owner's immediate household; and
- iv) A home occupation use in accordance with the provisions of Section 3.11.

Residential Uses

- i) One single detached dwelling;
- ii) One additional single detached dwelling provided that such dwelling is used by persons employed on the lot, and provided that the lot is not less than 20 hectares in area;
- iii) A converted dwelling containing not more



Figure 7: Zoning By-law 84-63

Non-Residential Uses

- i) Cemeteries and places of worship which existed prior to the date of passing of this By-law;
- ii) Conservation and forestry;
- iii) A farm;
- iv) A wayside pit or quarry in accordance with the provisions of The Pits and Quarries Control Act, as amended;
- v) Kennels which existed prior to June 28, 2004;
- vi) Fur farms;
- vii) Riding and boarding stables;
- viii) Seasonal farm produce sales outlet.

The Environmental Protection (EP) Zone permits the following uses:

Non-Residential Uses

- i) Greenbelt park, golf courses and driving ranges exclusive of buildings, conservation, forestry, bird sanctuaries, wildlife reserves or other similar uses which provide for the preservation of the natural environment;
- ii) A farm exclusive of any buildings or structures associated therewith.
- iii) Flood and erosion control works.
- iv) Parking areas for which an approval has been issued by the Conservation Authority having jurisdiction.

A zoning by-law amendment intends to rezone the subject property as Mixed Use 3 (MU3) Zone in order to permit the proposed development. The proposed draft zoning by-law amendment provides a comprehensive list of all site-specific exceptions, notwithstanding the general provisions of the By-law and has been provided under separate cover.

This page intentionally left blank.

8. PLANNING ANALYSIS AND JUSTIFICATION

8.1. POLICY CONTEXT

The proposed development of the subject property is consistent with the Provincial Policy Statement (2020), conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as well as the Region of Durham Official Plan, Municipality of Clarington Official Plan, including those policies pertaining to intensification, transit-supportive development, compact urban form, compatibility with the surrounding area, infrastructure and urban design.

The proposed development is consistent with the PPS. The proposed mixed-use development provides for 300 new residential units on the subject property. The proposal represents an appropriate level of intensification and achieves a compact built form within the existing settlement area of the Town. The proposed development contributes to the creation of a healthy, liveable, and safe community by introducing residential intensification at a density that will efficiently utilize land, resources, existing transit and active transportation infrastructure and existing storm drainage and sanitary systems and by implementing stormwater management best practices. The introduction of the seniors' facility allows current and future residents of the Town to age in place.

It is our opinion that the proposed development conforms to the policies of the Growth Plan as it provides appropriate intensification within an identified urban growth area and promotes a form of development that is compact and efficient and optimizes existing municipal infrastructure. The subject property is in close proximity to existing and future public transit services, especially the future GO Station. The proposed development provides for a mix and range of housing types for all ages within the Town. The proposal contributes to the principles and minimum targets of intensification as identified in the Growth Plan.

It is our opinion that the proposed development generally conforms to and implements many of the Clarington Official Plan and Brookhill Neighbourhood Secondary Plan policies, as it contemplates a development that is appropriate for the subject property. The proposal is in proximity to an *Arterial Road* and a future GO Station. The development is sufficiently buffered to the existing residential developments by the surrounding natural heritage system. The proposal provides for a unique development that contains ground-related units and seniors' facilities, which is limited within the area. The residential uses provide for a complete community and a healthy and safe community, by allowing current and future residents to age in place. Furthermore, the development can support the nearby existing commercial and community services.

The proposed development requires an Official Plan Amendment to establish a new designation and to allow for site-specific permissions. A Zoning By-law Amendment is required to rezone the subject property to support the Official Plan Amendment. The amendments for the subject property will allow for a more diverse mix of land uses and would create a higher density, compact, pedestrian-friendly and transit-oriented community, in proximity to an *Arterial Road* and future GO Station.

The subject property would support the creation of a complete community with housing options and seniors' facilities in proximity to employment and commercial opportunities and will contribute to supporting the nearby existing recreational and institutional uses. The proposed development applications are considered appropriate based on the built form policies of the Clarington Official Plan and Brookhill Neighbourhood Secondary Plans and are based on good planning principles, which encourage redevelopment within built up urban areas that are well serviced by transit and have access to existing services, infrastructure and facilities.

8.2. BUILT FORM AND HEIGHT

The proposed Official Plan and Zoning By-law Amendments on the subject property are reasonable which will allow the subject property a diverse mix of land uses. The proposal is sufficiently screened and buffered from the existing residential dwellings by the natural heritage system and existing tree lines. The proposed massing, configuration and height are appropriate for an infill site in proximity to existing transit services and future GO Station.

The application is proposing to designate the subject property as *Medium Density Residential*. The proposed built form and height of 10-storeys is supportive of the proximity to the adopted MTSA to the southwest. The proposed heights have been reviewed in the context of the built form massing including tower floor plate and shadow impacts. The proposed development will have minimum shadow impacts and not have any negative implications on the adjacent single-detached dwellings to the south and west.

It is our opinion that the proposed height and massing are appropriate for the development of the subject property.

8.3. DENSITY

The proposed 2.4 FSI is required to facilitate the appropriate intensification of the subject property, which consists of a mixed-use development, consisting of 300 residential units and senior's campus.

The proposed development can support the intensification, as the subject property is located in proximity to an *Arterial Road* and is in proximity to existing transit services and a future GO Station. The proposed density is further supported by a proposed built form which provides for appropriate transition from higher buildings to lower buildings.

8.4. TRANSPORTATION

The proposed development is located within an area that is well-serviced by existing and future public transit service options. Existing bus stop services are located with 550 metres, at King Street West and Bowmanville Avenue. Furthermore, a future GO Station is to be located within 750 metres, at the southeast corner of King Street West and Bowmanville Avenue.

The proposed development will also make efficient use of the surrounding road network which identifies Bowmanville Avenue as a *Type A Arterial Road*. The proposed development will have direct pedestrian and vehicular access to Bowmanville Avenue from Stevens Road.

Future residents and visitors of the proposed development will make efficient use of the various transit and transportation options in the surrounding area, as the subject property is located in close proximity to existing bus stops, a future GO Station and has direct access to an Arterial Road. The proposed development will help to reduce the need for long distance commuting and will increase the modal share for transit, walking and cycling within communities.

8.5. URBAN DESIGN

The proposed townhouse and seniors' campus facility are designed to provide a public realm and are located within the development limits with a considerable buffer to the surrounding environment features. The proposed design is an appropriate consideration for the site with enhanced massing and high-quality architecture. The townhouses are sited to provide a transition to the single-family dwellings to the west. The proposed development is oriented within a ring road to allow for fluid traffic flow. The proposed development also promotes walkability and connectivity through sidewalks to public transit connections to Stevens Road.

8.6. NATURAL HERITAGE

The subject property contain a portion that is considered natural heritage located at the eastern and norther sections of the site. As per the discussion previously mentioned, the proposed development will not permit development or site alteration within these areas. Furthermore, an EIS has been prepared to support the proposed development and a 15.0 metre buffer will be maintained from the natural heritage features.

This page intentionally left blank.



9. CONCLUSION

It is our opinion that the proposed mixed-use development is appropriate, based on our review of the existing and planned context, planning policy and supporting materials. The proposed development and associated applications for Official Plan and Zoning By-law Amendment are based on good planning and urban design principles and seek to enhance the underutilized vacant parcel within Bowmanville.

The proposed development offers a seniors' campus, which is unique in that it allows residents to live and age in the same space. The development boasts a range of unit options, including townhouses and seniors' condominiums, institutional facilities and a central amenity area that is adjoined to open space. The proposed development is appropriate given its location in proximity to the existing and planned public transit. The transition of density from the existing low-rise dwellings is appropriate given the existing natural features and which allows for sufficient separation. It is our opinion that the proposed development and associated planning applications should proceed through the process as prescribed by the Planning Act.

WESTON
CONSULTING

