

Staff Report

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Report To:	Joint Committees	
Date of Meeting:	September 13, 2021	Report Number: PDS-044-21
Submitted By:	Ryan Windle, Director of Planning and Development Services	
Reviewed By:	Andrew C. Allison, CAO	Resolution#: JC-025-21, PD-224-21, C-340-21, PD-68-21, C-415-21
File Number:	COPA2018-0003, PLN34.5.2.64	By-law Number:
Report Subject:	Jury Lands (Camp 30) and Recommended Amendment No 121 to the Clarington Official Plan	

Recommendations:

1. That Report PDS-044-21 and any related communication items, be received;
2. That the Official Plan Amendment No. 121 (**Attachment 1**) be referred back to staff for finalization based on any additional direction provided by Council and included in a future Council agenda with a confirming by-law;
3. That the Director of Planning and Development Services be authorized to finalize the form and content of OPA 121 and the Block Master Plan (Figure 1 of Attachment 1) resulting from Council's consideration, public participation, agency comments and technical considerations;
4. That the Urban Design Guidelines by DTAH dated April 12, 2019, as accepted in November 2020 through Report PSD-051-20 be approved and used by staff to guide development applications and the Municipal Wide Park development;
5. That Clarington accept the pre-dedication of the Municipal Wide Park with the understanding that any over-dedication of parkland will be resolved at the time of draft approval of subdivisions within Special Policy Area F;
6. That upon adoption of OPA 121, the Official Plan Applications 2009-0006 and 2020-001 by LRSP Ltd. be refused and closed and any remaining monies from the application fees be returned;
7. That the Region of Durham Planning and Economic Development Department and the Municipal Property Assessment Corporation be forwarded a copy of Report PDS-044-21 and a copy of the finalized OPA 121; and
8. That all interested parties listed in Report PDS-044-21 and any delegations be advised of Council's decision.

Report Overview

The Jury Lands, Bowmanville / Special Policy Area F: Block Master Plan, Urban Design Guidelines and Official Plan Amendment No. 121 (**Attachment 1**) is presented through this report for approval. The lands are bounded by Lambs Road, the CPR tracks, Soper Creek and Concession Street East. The central portion of the property has significant cultural and historic value to the residents of Clarington, Ontario and Canada.

Early in 2017, the Municipality retained DTAH to prepare a community vision as outlined in Section 16.7 Special Policy Area F of the Official Plan. A public open house was held in June 2018 to review the Community Vision and a draft Official Plan Amendment. A Municipally-initiated Official Plan Amendment statutory public meeting was held in September of 2018. The consultant (DTAH) presented the Urban Design Master Plan + Design Guidelines for the Community Vision at the June 3, 2019, Planning and Development Committee meeting. Council accepted the Community Vision and solidified their position that no new private residential development would be allowed within the Municipal Wide Park in November of 2020 (Exhibit A and B of **Attachment 1** illustrate those lands proposed to be designated Municipal Wide Park).

The Municipality has met with the owners, Lambs Road School Property Ltd. (LRSP) a joint venture of the Kaitlin Group and Fandor Homes and FarSight Investments Ltd. (Schickedanz) to outline the development principles and review the most recent recommended Official Plan policies and Block Master Plan. We understand the landowners are generally in agreement with the recommended Official Plan Amendment.

The Jury Lands Foundation and Architectural Conservancy Ontario – Clarington Branch are poised to assist with the re-use of the buildings and interpretation of the site respectively, once the OPA is approved and the Municipal Wide Park lands are transferred to the Municipality.

1. Purpose

- 1.1 The purpose of this Staff Report is to recommend approval of Official Plan Amendment 121 (OPA 121) to the Clarington Official Plan by amending Special Policy Area F to establish land use policies and a Block Master Plan for this new neighbourhood centred around the Municipal Wide Park. Special Policy Area F policies implements the vision prepared by DTAH and the overriding neighbourhood structure principles of the Official Plan. The recommendation comes following a thorough public planning and consultation process. The Staff recommended OPA 121 is **Attachment 1**.

1.2 This report includes a summary of the process and comments received since the release of the Draft Official Plan Amendment in 2018, the Draft Urban Design Guidelines in 2019/2020, and the recommended Official Plan Amendment.

2. Background

2.1 Highlights of Special Policy Area F as presented in Recommended Official Plan Amendment 121 include policies to:

- Delete and replace Section 16.7 of the Official Plan regarding Special Policy Area F -Camp 30 to implement the policies related to the Block Master Plan;
- Adopt The Jury Lands, Bowmanville, Special Policy Area F: Urban Design Master Plan + Design Guidelines by DTAH, dated April 12, 2019, as the Urban Design Guidelines;
- Identify a Municipal Wide Park on the former campus lands and designate Urban Residential lands (Exhibit B of **Attachment 1**);
- Provide for mid-rise residential uses concentrated along Lambs Road; with the highest concentration and densities and heights at the Lambs Road and Concession Street East intersection;
- Provide for development of a complete community by requiring some commercial development in a mixed-use building at the intersection of Lambs Road and Concession Street East;
- Provide permission for a variety of housing forms and heights, including options for affordable and assisted living;
- Provide flexibility within development parcels to allow for a broader range of built forms and heights in areas internal to a neighbourhood and along the Local Corridor;
- Recognize the Camp 30 (former Boys Training School) cultural heritage resources and landscape outlined in the national and local designations, comprised of the six historic buildings adjacent to the ring road of the former campus; and
- Accept dedication of the Environmental Protection lands along Soper Creek and its tributaries.

2.2 Special Policy Area F is bounded by Soper Creek on the west, the CPR tracks to the north, Lambs Road on the east and Concession Street East on the south.

2.3 The total area within Special Policy Area F is 48.05 hectares. The majority of the property is owned by Lamb's Road School Property Ltd. (LRSP) a joint venture of Kaitlin Group and Fandor Homes). FarSight Investments Ltd. owns 4.6 hectares on the northern extents of the property along the rail corridor.

Site History

- 2.4 As a result of European settlement, the lands were cleared and farmed until the 1920s. John H. H. Jury donated the Darch Farm to the Province of Ontario for its development as a Boys Training School. The campus first opened in 1925. It was appropriated by the Federal government during WWII as a Prisoner of War Camp (#30). Following the war, it returned to its prior use until 1979. In 1981, the Province of Ontario sold the land to a private residential school; over the next 30 years the campus had a series of owners and housed both private and public schools. Its use as a school ceased in the fall of 2008. It had been purchased by LRSP in 2004.
- 2.5 In 2009, LRSP applied for an Official Plan amendment (COPA 2009-0006) to move the Community Park from the northwest intersection of Lambs Road and Concession Street East northerly to the location of the central campus area. They sought to redesignate the community park area as Urban Residential with a Medium Density Symbol. In addition, subdivision and zoning applications were submitted (for the southern third of the property).
- 2.6 In 2016, as part of Official Plan Amendment 107 (Clarington's comprehensive update to the Official Plan), the entire area was designated as Special Policy Area F and the community park shifted from the northwest corner of Lambs Road and Concession Street East to the northeast corner in the adjacent Soper Hills Secondary Plan Area. In addition, specific polices were added to Chapter 16 of the Official Plan, Special Policies Area F for these lands. The land use designation for the central campus was reserved until a community vision was developed.

Special Policy Area F – Camp 30

- 2.7 Special Policy Areas are identified in the Official Plan as areas where additional work and policy direction is needed to clarify the intent of the future use of the land within the identified area. The polices in the Official Plan are to be read and used in conjunction with the specific policy direction provided for each Special Policy Area.
- 2.8 The policies in the Official Plan for Special Study Area F called for the development of a community vision and urban design plan for the long-term use of the lands while respecting the nationally designated cultural heritage resource. The study was to set out design principles, architectural guidelines and a Master Block Plan. In addition, it was to determine the adaptive reuse while ensuring public access to the heritage resources from the surrounding residential neighbourhoods and Soper Creek trail system. Phase 2 of trail was completed in 2020 on the west side of Soper Creek.
- 2.9 The Jury Lands, Bowmanville/Special Policy Area F, Urban Design Master Plan + Design Guidelines, prepared by DTAH were subject to comment by the land owners, public and interested stakeholders. The resulting community vision was presented to Council in June 2019 by the consultant. While there has been much debate about densities and built form for the surrounding residential development, the overall principles and objectives of the urban design guidelines have been accepted.

2.10 In November 2020, via Council Resolution No. [C-492-20](#) in addition to Council accepting the urban design guidelines, direction was provided from Council that no private residential development be permitted within the ring road or Municipal Wide Park area. The community vision includes also suggested adaptive reuse of the built heritage structures that would be compatible with their setting within the Municipal Wide Park. The Master Block Plan and draft Official Plan policies required further consideration of the land owners requests for density increases and the inclusion of apartments as a permitted built form. Staff were directed to continue to work with the land owners and seek the assistance of the consultant for the Soper Hills Secondary Plan to ensure the neighbourhood fits within the overall urban structure of the Official Plan and planning occurring for the east side of Lamb's Road.

Land Characteristics and Surrounding Uses

2.11 The property at 2020 Lambs Road is culturally and historically significant at a local, provincial and national level. The past uses of the site, as a Boys Training School and Prisoner of War Camp, and the Prairie Style architecture of the buildings in a campus setting are historically significant and unique. The Historic Sites and Monuments Board of Canada has recognized the significance of the uses and the architecture by designating the property a National Historic Site in 2013 with the permission of the owners. In 2018, Council designated the six buildings and their setting adjacent to and within the ring road under the *Ontario Heritage Act* by By-law 2018-001, again with the permission of the owners.

2.12 The surrounding land uses are as follows:

North CPR tracks and farmland which is outside the urban boundary.

South Draft approved 610 unit residential plan of subdivision, comprised of 309 singles and 301 townhomes by FarSight Investments Ltd.

East Future urban residential lands subject to the Soper Hills Secondary Plan.

West The Soper Creek valley and residential subdivision of primarily single detached dwellings dating from the late 1990s.

3. Provincial Policy Statement

3.1 The Provincial Policy Statement identifies settlement areas as the focus of growth. Land Use patterns shall be based on densities and a mix of land uses that efficiently use land, resources and infrastructure. Planning authorities shall identify appropriate locations for intensification, redevelopment and transit-supportive development opportunities.

3.2 Significant built heritage resources and cultural heritage landscapes shall be conserved. Planning authorities can permit development and site alteration on lands adjacent to designated heritage properties where the proposed development demonstrates that the heritage attributes and designated heritage property will be conserved.

- 3.3 Healthy and active communities should be promoted by planning public streets to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity. Compact and diverse developments promote active modes of transportation such as walking and cycling.
- 3.4 The recommended Official Plan No. 121 (**Attachment 1**) is consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe

- 3.5 The majority of the subject lands (except for the northern 12 hectares) are within the Delineated Built Boundary. Population and employment growth is to be accommodated by directing a significant portion of new growth to the built-up areas through intensification and efficient use of existing services and infrastructure. The development of complete communities is encouraged by promoting a diverse mix of land uses, a mix of employment and housing types, high quality public open spaces and easy access to local stores and services. The Growth Plan establishes minimum residential targets. The future subdivision applications will have to demonstrate their consistency with the Growth Plan.
- 3.6 The Growth Plan requires decisions made by Council to conform to the Plan. The Growth Plan continues to reinforce and provide stronger policies to guide growth in consideration of:
- Making use of existing infrastructure;
 - Encourage intensification generally throughout the delineated built-up area;
 - Avoiding the environmental impacts of continued urban sprawl, and impact to natural resources;
 - Avoiding low density and automobile dependent development;
 - Accommodating an aging population and providing more varied housing unit types and affordability; and
 - Supporting the Province's commitment to its Climate Change Action Plan.
- 3.7 These policies indicate that municipalities are to identify strategic growth areas and the appropriate type and scale of development in those areas, along with the requirement to provide a transition of built form to adjacent areas. Adjacent areas could mean lower density neighbourhoods, as well as heritage resources.
- 3.8 The very northern portion of the site, in the ownership of FarSight Investments is Greenfield which is targeted for slightly higher density in general.
- 3.9 The proposed Official Plan Amendment No. 121 conforms to the Growth Plan, as confirmed by the Region of Durham.

4. Official Plans

Durham Region Official Plan

- 4.1 The Durham Regional Official Plan designates the lands as Living Area and Major Open Space. Lands designated Living Area permit the development of communities incorporating the widest possible variety of housing types, sizes and tenure to provide living accommodations and address various socio-economic factors. Major Open Space includes key natural heritage and hydrological features, in this instance Soper Creek.
- 4.2 Development applications in Living Areas must consider having a compact built form, including providing intensive residential and mixed uses (e.g. commercial) along arterial road and transit routes. Consideration must also be given to urban design, pedestrian connections, grid pattern of roads, and the availability of services and infrastructure.
- 4.3 The Region's Official Plan establishes a framework for Regional and Local Corridors. The Region's Official Plan identifies and maps Regional Corridors and provides policy direction to local municipalities for designating Local Corridors in the local Official Plans.
- 4.4 Local Corridors are mixed use areas, planned to support frequent transit service and the surrounding residential development. Local Corridors implement higher density and new forms of development, they are to be implemented with sensitive urban design measures to integrate with existing development and preserve and enhance cultural heritage resources. Local Corridors make connections to Regional Centres (i.e. Downtown Newcastle, Downtown Bowmanville, Bowmanville West Town Centre). Local Corridors support a long term density target of a minimum of 30 units per gross hectare.
- 4.5 The Region encourages the conservation, protection and enhancement of built cultural heritage resources. In particular Regional policies seek to integrate new forms of development through sensitive urban design and a wide variety of building forms.
- 4.6 The Region sets the goal of having green space woven throughout the urban area to ensure ecological health and renewal. The intent is to protect natural, built and cultural environments. Any proposal for development or site alteration shall demonstrate no negative effects on key natural heritage and hydrologic features or their functions. Connectivity between features is to be enhanced to allow for movement of native plants and animals across the landscape.
- 4.7 The proposed Official Plan Amendment No. 121 conforms with the Regional Official Plan.

Clarington Official Plan

- 4.8 The Clarington Official Plan seeks to create walkable neighbourhoods and to provide a variety of uses within each neighbourhood that is specific to its context. New neighbourhoods are to provide for a variety of housing densities, tenure and types for all income, ages and lifestyles. Special Policy Area F is part of the Juryvale Neighbourhood which has yet to be planned as part of the Soper Hills Secondary Plan (**Figure A**).

- 4.9 The Clarington Official Plan designates the lands within Special Policy Area F as Urban Residential, Local Corridor and Environmental Protection except for the former campus area which has no designation. The Urban Residential designation shall predominantly be used for housing purposes, providing for a variety of densities, tenure and types. Neighbourhoods are to be walkable, compact, connected and create a high quality public realm.
- 4.10 The Clarington Official Plan identifies Lambs Road as a “Local Corridor” on Map B Urban Structure. Mixed-use buildings, apartments and townhouse units are permitted (height between two and six storeys) with a minimum net density of 40 units per net hectare along the local corridor. The mix between low-rise (between 2 and 4 storeys) and mid-rise (5 and 6 storeys) shall generally be split 80% and 20%, respectively. Corridors are approximately 100 metres deep on both sides of the road.
- 4.11 As provided in Official Plan Policy (10.6.3) density and built form within Corridors shall:
- a. Incorporate and be sensitive to existing local character and scale to create a compatible and attractive built form within a distinctive community image;
 - b. Incorporate measures to protect and enhance the natural heritage system and sensitively integrate them with new development, streetscaping and architectural detail; and
 - c. Create a public realm that accommodates a range of higher density residential uses, complemented by compatible retail, service and institutional uses.
- 4.12 Table 4.3 of the Official Plan describes the predominant building typologies, minimum densities, and building heights for lands within the Urban Area. For lands that are “internal to a neighbourhood” the minimum density is 13 units/net hectare, and the height of the buildings is to be between 1-3 storeys. This would produce a mix of townhouses, semi-detached and detached dwellings and all are intended to be ground related units. The northern most property parcel (under separate ownership) is “greenfield” and therefore subject to higher density at 50 residents and jobs per gross hectare (approximately 17 units/net hectare), however the other provisions are the same. Although this parcel is subject to slightly higher densities, the ground related built form described, can achieve this density.

Special Policy Area F – Camp 30

- 4.13 As outlined in Section 2.12, Special Policy Areas are identified in the Official Plan as areas where additional work and policy direction is needed to clarify the intent of the future use of the land within the identified area. The policies in the Official Plan are to be read and used in conjunction with the specific policy direction provided for the Special Policy Area. **Figure A** shows Special Policy Area F.

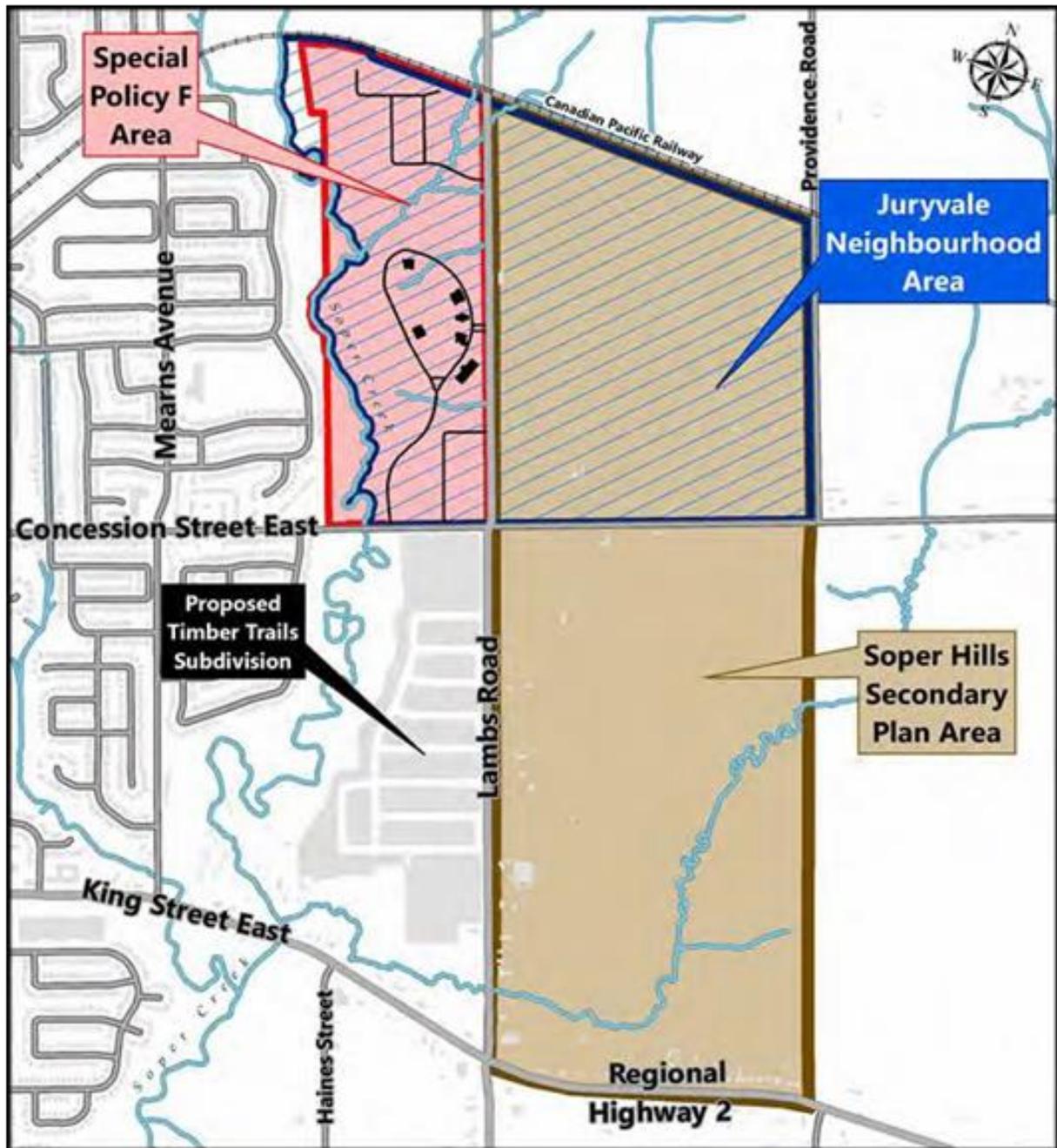


Figure A: Showing Special Policy Area F, Juryvale and Soper Hills Secondary Plan Boundary

4.14 The existing specific Special Policy Area F policies called for the development of a community vision and urban design plan for the long term use of the lands while respecting the nationally designated cultural heritage resource. The Municipality engaged DTAH to prepare a community vision and urban design guidelines in keeping with the special policies and the overarching Official Plan policies.

- 4.15 In the case of Special Policy Area F, the Municipal Wide Park, valleylands and pedestrian walkways are meant to be the green infrastructure (in place of traditional parks) that would provide recreational amenities for the area. Parkettes and other outdoor amenity spaces would be determined at such time as development applications are made e.g. subdivision and Site Plan applications when the populations of specific areas, built forms and number of units are known.
- 4.16 Development in previously non-built up areas adjacent to cultural heritage attributes must provide appropriate transition with scale, massing and character. Urban Design Guidelines are to be prepared for the development of new neighbourhoods containing heritage resources. The DTAH Urban Design Guidelines accepted by Council will satisfy this requirement. An addendum to address built forms such as the prominent intersection mixed-use building and apartments may be necessary. This can be determined at the time of development application.
- 4.17 The recommended Official Plan Amendment No. 121 will continue to implement the Clarington Official Plan as amended and in Staff's opinion fulfills the objectives of the Official Plan. Exhibit B in **Attachment 1** shows the recommended changes to Map A3 of the Official Plan.

5. Agency Comments

Regional Municipality of Durham

5.1 The Region of Durham comments are:

- The recommended Official Plan Amendment No.121 conforms with the Region's Official Plan and Growth Plan and is now exempt from Regional approval.
- The location and distribution of the revised densities in the recommended Official Plan Amendment No. 121 conform with the policies of the Growth Plan and Regional Official Plan.
- Decisions on massing are local decisions.
- Regarding conformity, the Region's Official Plan requires a long-term density target of 75 residential units per gross hectare for Regional Centres and 60 units for Corridors. The subject lands are not within a Centre or Corridor and do not require these densities. Lands within Local Centres and Corridors only require 30 residential units per hectare. The Growth Plan requires not less than 50 persons and jobs per hectare. The number of units in the proposed amendment will meet these policies.
- A Functional Servicing Report will not be required for the Official Plan Amendment at this time, however; one will be required as these lands progress to the next steps of development.

Central Lake Ontario Conservation Authority

- 5.2 Central Lake Ontario Conservation Authority (CLOCA) has no objections to the proposed amendments and offers strong support for the proposed community vision, Urban Design Master Plan and Design Guidelines. In particular, they support the designation of a Municipal Wide Park and associated natural heritage system. They offered the following comments: “The proposed land use designations on Map A3 [Exhibit B of Attachment 1] should provide for an enhanced level of environmental protection including future restoration and enhancement opportunities for a robust permanent natural heritage system”. They support the inclusion of the policies which requires the implementation of low impact development practices for stormwater management through the development process. CLOCA staff appreciate the progressive nature of the proposed polices and believe they will protect the natural heritage and water resource systems while allowing for development with green infrastructure measures.
- 5.3 CLOCA agrees with identifying the SWM facilities as symbols on the Block Master Plan. If it is possible to address stormwater management completely via low impact development measures, that would be preferable. However, what is actually possible will be determined through functional and detailed design of the storm water management measures.

Other Agencies

- 5.4 Veridian and Bell had no objections and asked that when development is to proceed that the appropriate applications be submitted. No other utilities have submitted comments.

6. Departmental Comments

Public Works, Infrastructure Division

- 6.1 The Public Works, Infrastructure Division has no objection to the report as presented. At the detail design stage, stormwater management facility options will need to be evaluated based on in-situ conditions, design parameters and feasibility. Any proposed stormwater management facilities will not be considered as part of the parkland dedication requirements. The overall road network layout for the development is acceptable. Standard Municipal Right of Way sections will be utilized for public roads and the Infrastructure Division is agreeable to a modified Right of Way width (reduced to 15 metres) and cross-section for the Park Drive running adjacent to the valley lands. Parking for the development should meet standard requirements at a minimum.
- 6.2 The storm water management facilities shown on the Block Master Plan are conceptual and will be refined as part of the Storm Water Management Report when the subdivision applications are submitted and reviewed. Policies within the recommended Official Plan Amendment 121 allows the developers to also use low impact development practices to manage storm water.

Emergency and Fire Services

6.3 Emergency and Fire Services provided support for two access points to the isolated development parcels. Given the experience in servicing other neighbourhoods that have no or deficient alternate access, including the requirement to have an additional access at the threshold at more than 100 units is the standard being used in Clarington and other municipalities. Options for providing alternate access can be through creating a boulevard street, or other means. This can be determined when development applications are submitted and reviewed.

7. Public Notice and Submissions

- 7.1 A public information session was held at John M. James School on June 13, 2018, where the consultant, DTAH had display panels explaining the overall Urban Design Master Plan + Design Guidelines. The consultant provided a presentation on the proposed land uses, development framework and building typologies. The consultant and staff fielded questions prior to the presentation in a one-on-one setting and as a general question/answer session following the presentation.
- 7.2 Over 40 people attended the public information session which had been advertised in the local newspapers, on the municipal website and through social media. The meeting was held concurrently with the Soper Creek Trail, Phase 2 meeting. Notification included all adjacent property owners on Sprucewood Crescent and Guildwood Drive. In addition, the owners of the parcels affected by Special Policy Area F were notified.

Public Comments

- 7.3 The display panels and presentation have been posted to the municipal website since June 14, 2018. Comments from the public have been:
- Retain natural beauty and as many of the historic buildings as practical.
 - Consider wildlife, ecology, natural spaces, protect species at risk.
 - Include community gardens on the site to serve nearby proposed residences.
 - Support for the demonstration garden with produce supplying local eatery.
 - The development and building forms appear to be higher in density than adjacent lands and should be less dense and lower in height.
 - Provide special event venue space for 100+ people.
 - Property has been subject to severe vandalism.
- 7.4 A draft of the Official Plan Amendment for Special Study Area F – Camp 30 was made available to the interested parties and posted to the municipal website on August 17, 2018, for comment. Based on the comments received a revised Official Plan Amendment was drafted and circulated to all commenting agencies, property owners and interested parties in August 2019. More recently, further revision has been made in response to comments made by the land owners.

- 7.5 Since the statutory public meeting there has been ongoing discussion with the land owners and interested parties. A number of presentations, delegations and reports have been provided to Council. Milestone events are noted in **Attachment 2** to this report and the comments from delegations to Committee and Council meetings are outlined in **Attachment 3** to this report along with written submissions received. The comments and written submissions have been thoroughly considered as part of the recommended OPA 121.
- 7.6 Notice of this Recommendation Report was provided to all interested parties on August 12, 2021. At the time of writing this report no public inquiries have been made. Staff have met with the land owners, individual Council members, the Jury Lands Foundation and heard from commenting agencies. The notification and public consultation requirements of the *Planning Act* have been satisfied.

Landowners Comments

- 7.7 Initial comments from the landowners (November 2018) included:
- The limited range of land uses, density and built form types included in the vision for the Jury Lands, which amongst other matters could have a direct impact on affordability and accessibility;
 - There is a lack of clarity on how the integration of the vision for the Jury Lands will work with the vision for the Secondary Plan area to the east, including the creation of a hub at the Lambs Road and east-west street; and
 - Concern about incomplete information on future process for park development, and associated timing, to implement the vision including opportunities to participate prior to the preparation of statutory documents.
- 7.8 Staff, the landowners and their consultants met to work towards a consensus and adjustments were made to the proposed Block Master Plan and the proposed policies of the draft Official Plan Amendment. However, the landowners were still not satisfied with the previously proposed draft Official Plan Amendment No. 121 (September 2019).
- 7.9 Key landowner concerns, in September 2019, were:
- The draft OPA directs that development around the heritage buildings is not intended to be seen, however, there are many examples of how new development can be appropriately integrated with heritage resources (e.g. Brickworks). The request is for 6 storey buildings adjacent to Lambs Road in proximity to the Cafeteria, on the south and north of the tributary (Areas 2 and 3 of **Figure B**).

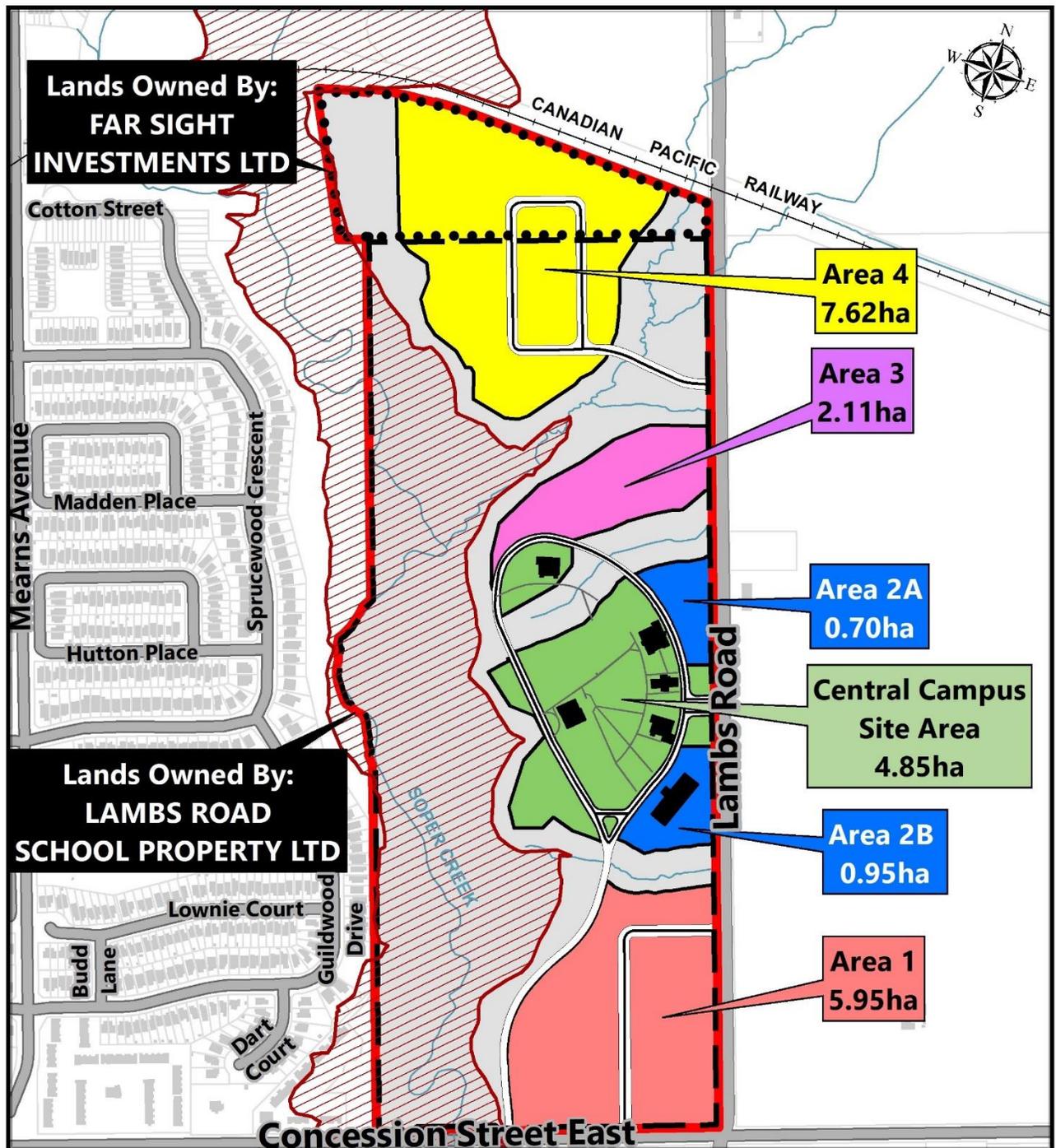


Figure B: denoting Areas 1, 2, 3 and 4 referenced in this report.

- The Clarington Official Plan provides that Priority Intensification Areas have been identified as the primary locations to accommodate growth and the greatest mix of uses, heights and densities. Priority Intensification Areas include Local Corridors. Lambs Road is identified as a Local Corridor.

- Local Corridor policies indicate that the highest densities should be located along the Lambs Road frontage. Given that the width is approximate and that 100 metres along the road is part of the Natural Heritage System, there should be an opportunity to capture density in the northern area of the site. The Municipality is recommending limiting built form to a maximum of 4-storeys north of the 250 metre radius of the intersection of Lambs Road and Concession Street. Concentration of density should be distributed along the entire corridor and 6- storey building heights permitted.
- Northern development area (Area 4 of **Figure B**) the heights proposed by Clarington (1-3 storeys) are not consistent with Provincial or Regional policies. There are examples in other municipalities of higher density development being permitted in isolated pockets. This area should have specific policies that override the general policies of the Official Plan and include mid-rise residential (4-6 storeys).
- The request of the LRSP developers is to increase the unit target in Appendix B to 1,100 units from 700 proposed as of September 2019.
- The uniqueness of the site should be recognized.

7.10 In May 2020 LRSP submitted a privately initiated Official Plan Amendment (COPA 2020-0001) and concurrent zoning by-law amendment and subdivision applications for Areas 2, 3, and 4 of **Figure B**. A pre-consultation meeting was held in July 2020. The application sought to provide exceptions to the policies and urban structure of the Official Plan. The application remains incomplete.

7.11 The privately initiated Official Plan Amendment application sought to:

- Deviate from the work that Staff was completing on draft OPA 121;
- Advance the owners development concept plans; and
- Increase of heights and densities across all areas of the site.

7.12 In July 2020, FarSight Investments Ltd. submitted a conceptual subdivision plan that used draft OPA 121 as the basis. A pre-consultation meeting was held in August 2020. The concept plan yield was 34 units per net hectare and accommodated the necessary setback from the rail line. The pre-consultation minutes were signed back.

7.13 Staff have been involved in reviewing concept plans with FarSight Investments Ltd. Staff understand that the general desire of FarSight is to develop a townhouse (condominium) block with principal access to the public street.

7.14 As a result of the direction received from Council in November of 2020, staff engaged the consulting team for the Soper Hills Secondary Plan area and worked with the team to address a number of the concerns and comments raised by the owners. The recommended OPA 121 (**Attachment 1**) to this Report reflects this work.

- 7.15 The landowners acknowledge the decision Council made in November 2020 with regard to restricting private residential development from within the ring road area of the campus. According to the landowners, this has meant that any plans for assisted living or affordable (subsidized) housing has not been pursued by the landowners. The recommended OPA policies allow such forms of housing, the owners have the option of implementing them at the time of development.
- 7.16 Most recently, Staff have met with the owners and further refined the Block Master Plan and the policies being recommended for approval. Section 8 of this Report provides details on the current recommended OPA 121. Staff have reviewed and considered the comments received from the landowners and their consultants when formulating the policies.

Jury Lands Foundation Comments

- 7.17 The Jury Lands Foundation is an incorporated entity seeking charitable status. It is supportive of the community vision outlined in the DTAH Jury Lands Urban Design Master Plan + Design Guidelines. The Jury Lands Foundation purpose includes ensuring any surrounding development complements the heritage of the site, specifically they have commented to that designation of the Municipal Wide Park will:
- create a destination park that citizens of not just Bowmanville but beyond could travel to and learn about the history of the site along with the unique example of the Carolinian forest;
 - allow the site will be linked into the trail system;
 - provide access so people can walk, ride bicycles or use public transit along with a car to access the park from Lambs Road or the trail system; and
 - allow the Jury Lands Foundation to obtain their charitable status and seek funding for the refurbishment of the buildings from granting Foundations, governmental sources and private corporations and citizens.
- 7.18 The Jury Lands Foundation support the DTAH report, Block Master Plan and design guidelines. They look forward to the dedication of the Municipal Wide Park area. They are concerned that the lack of security and lack of appropriate “mothballing” of the buildings is leading to further deterioration. They are poised to begin fundraising for and promoting the repurposing of the heritage buildings as soon as the lands are transferred to the Municipality by the Owner.
- 7.19 The Jury Lands Foundation must show an interest, such as an agreement with the public entity landowner of the heritage buildings to obtain their charitable status. They intend to fundraise to undertake repurposing of the buildings. The Memorandum of Understanding (MOU) approved by Council through Report [PSD-071-16](#) outlines the relationship between the Foundation and Municipality.

7.20 At the June 3, 2019, Planning and Development Committee meeting, Committee passed the following resolution:

That the Municipality continue to work with the Jury Lands Foundation on the terms set out in the existing MOU to preserve the historical significance of the Camp 30 lands and buildings.

7.21 The Jury Lands Foundation would like to see a building on a portion of the future park turned over such that they could obtain their charitable status and proceed with fundraising efforts.

Architectural Conservancy Ontario (ACO) – Clarington Branch

7.22 The ACO is a provincial umbrella organization whose purpose is heritage conservation through education and advocacy. It encourages conservation and reuse of structures and landscapes of architectural, historic and cultural significance. The Clarington Branch was established in 2009 in response to the closing and abandonment of the buildings at the former Boys Training School (Camp 30). Each local branch has an executive, membership and focus. The Clarington Branch focus is local heritage issues and programming opportunities, such as Doors Open and Camp 30 tours, as well as education and working in partnership with like minded groups.

7.23 ACO – Clarington Branch have been monitoring the site, providing tours and promoting its conservation. They have provided articles to the provincial magazine and appeared before Council on numerous occasions in support of the work by Jury Lands Foundation and the Municipality.

7.24 The ACO branch have continued to provide tours during the pandemic and have had excellent attendance. Members have expressed disappointment is the lack of care for the grounds and buildings.

General

7.25 The comments received from public, the landowners, and advocacy groups have been considered in the preparation of the currently recommended Official Plan Amendment 121. The comments of delegations and written submissions can be viewed on the website at [Jury Lands](#).

8. Recommended Official Plan Amendment 121

Community Vision, DTAH Urban Design Master Plan

8.1 As outlined in Section 4, the policies in the Official Plan for Special Study Area F called for the development of a community vision and urban design plan for the long-term use of the lands while respecting the nationally designated cultural heritage resource. The community vision study was to set out design principles, architectural guidelines and a Master Block Plan.

- 8.2 The report prepared by DTAH, contained a development framework that accommodated a range of housing types and landscapes while preserving the central campus area for park and public uses. The development framework and urban design guidelines outline the Street and Pedestrian Network, Built Form, Housing Types and Stormwater Management. The residential development parcels are defined by the environmental protection lands of the Soper Creek Valley and tributaries. As stated previously the DTAH report will serve as the Urban Design Guidelines, however they may need to be augmented with architectural details given the additional built forms now recommended as part of OPA 121. This can be determined at the time of site plan application.
- 8.3 The various conceptual layouts for the different residential areas have been modified with additional density permissions as part of the Block Master Plan included in the recommended Official Plan Amendment 121 (Exhibit A in **Attachment 1**). The specifics of the building types and mix of units, building architectural style and detailing are to conform to the urban design guidelines of the Official Plan and DTAH report.
- 8.4 The street network is composed of primary streets with major intersections and secondary streets with minor intersections. Key to the development of the area will be the east/west connections spaced out along Lambs Road being:
- the southern residential development to the east side of Lambs Road;
 - centred to the campus/Municipal Wide Park;
 - off-set from the rail line to accommodate the future overpass (rail crossing); and
 - Park Drive using the ring road and including the former campus entrance from Concession Street are to be retained as a rural cross-section. The Concession Street entrance would function at a pedestrian/cycling trail and for ceremonial purposes as a vehicle access. The ring road would service the Municipal Wide Park leading to the existing parking areas.
- 8.5 The built form and distribution of development combined with open space encourages active transportation and pedestrian access to the Soper Creek's trail system and limits privatization of the valleyland frontage. The approach to stormwater management is to integrate runoff by allowing for infiltration within the soft surface areas through low impact design solutions.
- 8.6 The focal point of the neighbourhood is the central campus/Municipal Wide Park and its historic buildings. The Urban Design Guidelines outline adaptive re-use suggestions for each of the buildings with complimentary exterior garden spaces to reinforce the re-use of the buildings. It is anticipated that once the buildings are transferred by the current owners they will be "mothballed" for a period of time awaiting funding for redevelopment.
- 8.7 The Urban Design chapter of the Official Plan (Section 5.6.1) provides for the implementation of Urban Design policies through a number of mechanisms including urban design guidelines prepared for specific topics or sites. Council received a presentation by the consultant at the June 3, 2019, Planning and Development Committee meeting, Report [PSD-029-19](#). The DTAH report will serve as the Urban Design Guidelines and were accepted by Council in November 2020 through Resolution

#PD-183-20. Staff recommend the DTAH report be formally approved as part of the recommended Official Plan Amendment 121.

- 8.8 When Council accepted the DTAH report as the community vision, they also directed that no private residential development be allowed within the ring road. In addition, they approved the retention of the consultant for the Soper Hills Secondary Plan area to assist staff with refining the draft Official Plan Amendment No 121.
- 8.9 The Soper Hills Secondary Plan consultant is SGL Planning and Design Inc. They reviewed the draft OPA with input from ASI their heritage consultant. They were provided with background information and aware of the land owners desire for higher heights and densities in specific areas. They provided planning opinions and recommendations in order to strengthen and improve the draft OPA. Specific recommendations were made which have resulted in designating Lambs Road and Concession Street East as a prominent intersection, the inclusion of transition policies, clarification on where and when Heritage Impact Assessments and view assessments would be required and bringing the most important urban design policies forward from the DTAH report into the OPA policies.

Recommended Official Plan Amendment (September 2021)

- 8.10 The key components of the recommended OPA include Low Density Residential, two types of Medium Density Residential, Heritage and Local Corridor, High Density Residential at the Prominent Intersection, and Parkland and Environmental Protection.

Low Density Residential

- 8.11 The predominant use of lands within Low Density Residential designation shall be a mix of housing types and tenures. Permitted dwelling types include single detached dwellings and semi-detached dwellings, townhouses and accessory apartments. Buildings would be ground related and not exceed 4 storeys. Private lanes or streets would be permitted.

Medium Density Residential - Heritage

- 8.12 The Medium Density Residential - Heritage designation would see a mix of townhouses, apartment buildings, back to back townhouses, stacked townhouses and accessory apartments. While within the local corridor the heights would be limited to a maximum of 4 storeys. Proposed buildings in proximity to the designated heritage buildings would be required to demonstrate how they would respect the heritage resources and view planes between the designated buildings. Private lanes and streets would be permitted but are required to adhere to the same standards as public lanes and streets.

Medium Density Residential – Local Corridor

- 8.13 The Medium Density Residential – Local Corridor designation would see a mix of townhouses, apartment buildings, back to back townhouses, stacked townhouses and accessory apartments. Building Heights would be a minimum of 3 storeys and maximum up to 6 storeys. Private lanes and streets would be permitted but would be required to adhere to the same standards as public lanes and streets.

High Density Residential/Mixed-Use Local Corridor

8.14 The predominant use of High-Density Residential/Mixed-Use Local Corridor Designation would be apartment buildings. Retail, office and service commercial are encouraged to be located on the ground floor of mixed-use buildings. Ground floor commercial would be required in any building located at the corner of Lambs Road and Concession Street East (lands within the prominent intersection). Building heights would be between 5-6 storeys. The intersection of Lambs Road and Concession Street East is a logical location for a prominent intersection, with higher heights to emphasize the corner.

Parkland and Environmental Protection

8.15 Central to the Block Master Plan is the former Boys Training School campus (Camp 30) which is a Nationally and locally designated heritage resource comprised of buildings and the Ring Road. The former campus area would be designated as Municipal Wide Park and it is surrounded and traversed by the tributaries and main branch of Soper Creek. These valleylands provide significant Environmental Protection (EP) lands. Key View Corridors to and from the central green of the former campus into and along the valley will truly emphasize the green spaces which lace their way through this developing neighbourhood.

8.16 The primary considerations when formulating the recommended OPA 121 were as follows:

- Conformity to the Growth Plan, the Regional Official Plan, and the Clarington Official Plan;
- Promoting complete communities by providing for a mix of uses, residential densities and housing options;
- Built form, building heights, density and site layout;
- Traffic, access, signalization, parking and active transportation;
- Transitions between environmental protection lands (e.g. valleylands) and the adjacent residential neighbourhood;
- Urban Design elements, including private amenity spaces; and
- Reinforcement of the heritage resources and elements as outlined in the National Historic Sites and Monuments of Canada designation.

8.17 The recommended Official Plan Amendment does not include a cap on the number of residential units and therefore provides more flexibility for this area. This is to allow for a variety of housing types and built forms. For reference the recommended land use designations would accommodate approximately 1300 dwelling units with the ultimate unit count being determined through the development approval process e.g. zoning, plans of subdivision/condominium and Site Plan.

8.18 The issues that would have to be addressed at the time of subdivision, zoning and site plan applications include the following:

- Block and lot layouts, access/street network, building locations, setbacks, building design, number of units, and commercial space (Area 1 on Figure A);
- The proposed development limits along the Soper Creek valley and tributaries have yet to be established through an Environmental Impact Study (EIS) considering slope stability, natural heritage and mitigating impacts;
- The stormwater management system features and on-site low impact development measures that maintain the appropriate water balance;
- Active transportation connections for residents along Lambs Road and Concession Street and to the Soper Creek valley trail;
- The signalization of Lambs Road and Concession Street intersection; and
- Parkland dedication requirements in light of the anticipated development on both the east and west sides of Lambs Road involving lands owned by the developers.

Revisions from the Previous (September 2019) Draft OPA 121

8.19 In September 2019, Report [PSD-041-19](#) presented a draft Official Plan Amendment that relied on the community vision prepared by DTAH and included a Block Master Plan and policies to see their implementation. The landowners and their consultants provided many comments. In particular, the question of whether private residential development would be allowed within the ring road south of the Jury Lodge tributary was unresolved. At the time, Council tabled the report, staff met with the owners and explored the owners desire to provide an assisted living facility and affordable housing and how they would impact the heritage resources and overall development scheme. In November 2020, Council accepted the DTAH report as the urban design guidelines for the overall development, restricted private residential development from within the ring road and agreed to have the consultant for the Soper Hills Secondary Plan (SGL) review the Block Master Plan and policies with an eye to increasing the density to address the concerns of the landowners.

8.20 Lambs Road is a Local Corridor in the Official Plan. The intent of Local Corridors is to provide higher density development to support transit. Supporting transit requires relatively consistent higher density along the corridor (north to south) and destinations. In this case there are constraints such as environmental protection lands and the heritage resources (which could be a destination). It is deemed appropriate for this local corridor to consider a greater proportion of mid-rise buildings and densities in key locations along more of the local corridor at a higher ratio than contemplated in the Official Plan policies. However, this increase in proportion and densities is linked to the public dedication of the Municipal Wide Park. Initially, the owners had expressed a desire to build higher, up to 6 storeys along Lambs Road in Area 2 on **Figure C**.

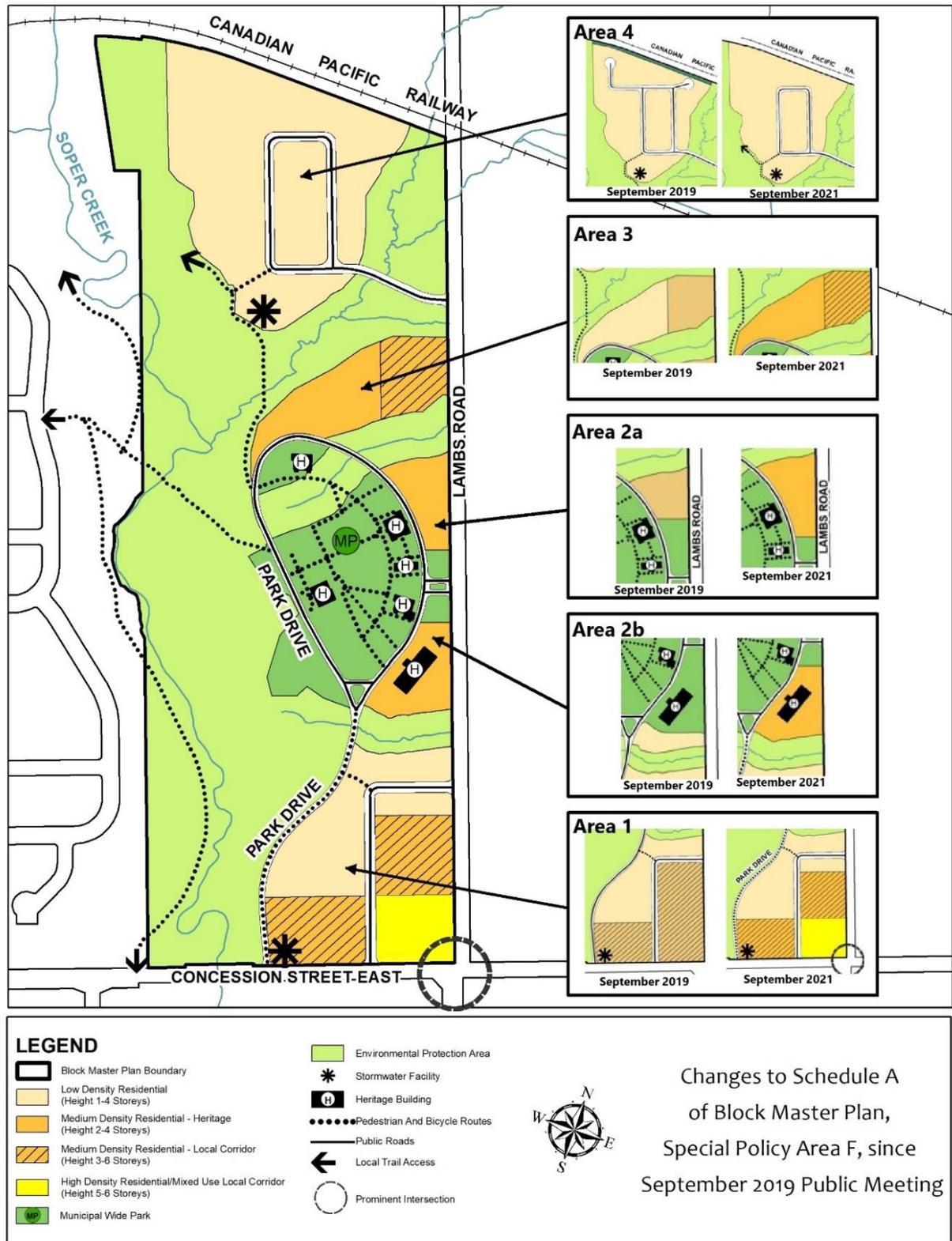


Figure C – Detail of Block Master Plan Update from September 2019 to September 2021

- 8.21 To address the urban structure and policies in the Official Plan, the intersection of Concession Street East and Lambs Road has been identified as a prominent intersection (Area 1 on **Figure C**). This allows greater heights and density to be located at the corner and provides for mixed-use (e.g. commercial) to serve the neighbourhood. From this prominent intersection the development transitions to mid-rise residential east along Concession Street East and north along Lambs Road.
- 8.22 The recommended OPA 121 requires the Municipality implement the community vision, and “build upon the designation of National Historic site, in accordance with the *National Historical Sites and Monument Act* and under Part IV (individual) of the *Ontario Heritage Act* by establishing additional mechanisms to protect the cultural heritage value of Camp 30/The Jury Lands”. Any development in proximity to the heritage buildings would require Heritage Impact Assessments and view assessments (e.g. Areas 2 and 3 on **Figure C**) to ensure that the view planes set out in the heritage designations are respected and enhanced. The designated heritage buildings (within parcels 2A, 2B and 3) will be subject to the processes outlined in the *Ontario Heritage Act* and the policies of OPA 121.
- 8.23 For the low density residential areas (Areas 1 and 4) a mix of housing types and tenures are permitted including single detached dwellings, semi-detached, townhouses, stacked townhouses, back to back townhouses and other dwelling types that provide for the same densities. Initially a target of 70% detached and semi-detached dwellings was contemplated by Staff for Areas 1 and 4 on **Figure C**. This percentage was discussed with the landowners who commented that it was unrealistic. While there was a desire to see some singles and semis as part of the lower density development a reasonable percentage was not easily determined. Through ongoing discussion, attempts to determine a realistic target through multiple conceptual layouts determined that the physical constraints of the area would dictate the development potential and a target should not be applied, singles and semis remain a built form option as they will be necessary of a complete neighbourhood.
- 8.24 For Area 1, the landowners have consistently indicated that singles and semis would be part of the units built to take advantage of the public road and natural heritage features. For Area 4 given the lack of specifics about the developable area, the stage of Environmental Impact Study which has not been completed or reviewed, it is difficult at this point in time to anticipate where the public road(s) alignment would be within the parcel. The developers are well aware of Council’s desires and the actual mix of dwelling types can be determined at the time of subdivision/zoning.
- 8.25 The landowners have acknowledged that a public road(s) meeting the requirements of the Directors of Emergency and Fire Services and Planning and Development to adequately access the Area 4 would be required, this has been included in the policies of the recommended OPA 121. The buffer along the railway would also be a requirement as per the policies of the Official Plan.

- 8.26 The owners have expressed a desire to come to agreement with Staff and move forward. There has been general agreement for some time on the conceptual layout for Area 1, Staff have compromised and allowed the internal areas to have a maximum of 4 storeys. The owners have agreed to including some commercial on the first floor of the 5-6 storey building at the prominent intersection which they originally had not contemplated.
- 8.27 In Area 3 on **Figure C** the owners can build up to 6 storey heights along the Lambs Road Local Corridor and 4 storeys on the interior taking into account any impacts on the Jury Lodge. A public road would not be required; however, inter-parcel agreements to provide mutual access between condominium corporations would be required.

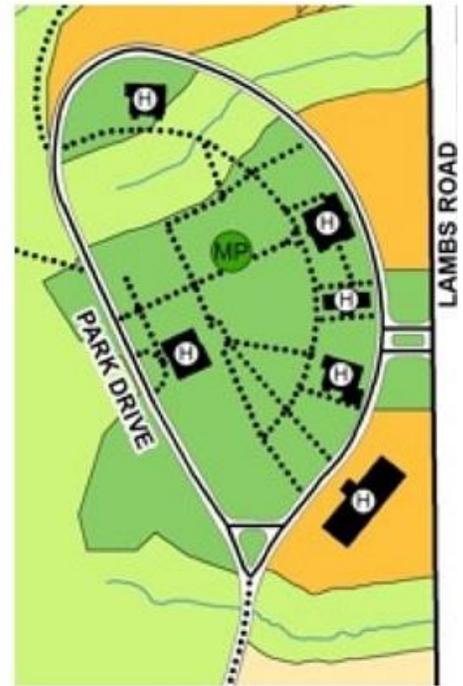
9. Next Steps

- 9.1 As with other Block Master Plans and given the pending comments and approval from Council, some technical changes to wording or schedules may take place prior to the Municipality finalizing the document. Recommendation #3 requests Council authorize the Director of Planning and Development Services to finalize the form and content of OPA 121.
- 9.2 The existing Legal Agreement between LRSP/LRD and the Municipality was predicated on, among other things, a comprehensive review of the Official Plan and the removal of the “future urban residential” designation. In addition, the Municipality updated the Official Plan to shift the Community Park from the southern portion of the property to the northwest corner of Lambs Road and Concession Street East, this occurred in November of 2016 and was approved by the Region in June of 2017.

Transfer of Jury Lands

- 9.3 This file is unique in that the basis of proceeding with OPA 121 is linked to the transfer of the Jury Lands for the purposes of heritage preservation and the creation of a Municipal Wide Park. A critical step in this process is the transfer of the lands to the Municipality.

- 9.4 The transfer would bring the lands into the ownership of the MOC providing a measure of control over the future of the heritage buildings. Equally important, public ownership of the lands would allow the Jury Lands Foundation to become eligible for charitable status. Obtaining charitable status is critical in that it would allow them to pursue funding immediately to assist with the short term “mothballing” of the existing heritage buildings and more importantly raise money for the adaptive re-use of the lands and the buildings.
- 9.5 The timing of the land transfer and any required changes to the existing Legal Agreement are beyond the scope of this report, however a companion report has been prepared by the Municipal Solicitor for inclusion on the September 13, 2021 in Camera Agenda.



Outstanding Applications

- 9.6 An application by Lamb’s Road School Property Ltd. was submitted in 2009 to amend Map A3, of the Official Plan to shift the Community Park from the northwest corner of Lamb’s Road and Concession Street. This application pre-dated Amendment No. 107 (Clarington’s most recent comprehensive update to the Official Plan) which has moved the community park to the northeast corner of Lambs Road and Concession Street. As such, this application is now redundant and is recommended to be refused.
- 9.7 Subdivision and zoning applications submitted in 2009 for the most southern residential development block (6.82ha) (Area 1 on Figure 1) will remain open. Those applications were the subject of a Public Meeting in June 2010. When a revised subdivision plan is submitted another public meeting will be required given the amount of time that has elapsed.
- 9.8 In May 2020 Lambs Road School Property Ltd. (LRSP) submitted a privately initiated Official Plan Amendment 2020-0001, zoning and subdivision applications. This application remains incomplete. When OPA 121 is adopted the OPA application would become redundant and at the request of the Council as per [PD-111-20](#) it is recommended to be refused. The zoning and subdivision applications would remain open and are deemed incomplete.

10. Concurrence

- 10.1 The Director of Legislative Services (Municipal Solicitor) concurs with Section 9 – Next Steps.

11. Conclusion

- 11.1 The purpose of this report is to recommend adoption of Official Plan Amendment 121. It proposes that the central campus within the ring road be designated Municipal Wide Park with a Municipal Wide Park symbol, including area north of the tributary where the Jury Lodge is located (4.64 ha). The undesignated lands just south of the north tributary at Lambs Road and just north of the south tributary at Lambs Road are proposed to be designated urban residential while providing an eighty metre “window” into the Municipal Wide Park. These designations would allow for the lands surrounding the designated heritage buildings to be developed with adaptive re-uses. The remaining 15.68 hectares of developable land were previously designated urban residential by Amendment No. 107. The recommended housing units for Special Policy Area F are in keeping with Official Plan policies and the background studies prepared for this area.
- 11.2 Areas 2 and 3 are directly influenced by the central campus and heritage buildings, while the owners previously requested additional height (up to 6 storeys) based on the local corridor policies allowing such heights would not be in keeping with the principles outlined in the Heritage Designations. The intent is to enhance and showcase the heritage resources and respect the view planes as set out in the Urban Design Guidelines. The policies for cultural heritage resources in the Regional and Municipal Official Plans call for development that will maintain the importance and character of the heritage resources.
- 11.3 Based on the comments received from the landowners’ revisions have been made to the Block Master Plan from what had been issued in August 2019 and revised in September of 2021. The Block Master Plan and recommended policies has been amended as outlined in Section 8.
- 11.4 The Municipality has received a number of comments regarding the Official Plan Amendment since it was made available in August 2019 and as a result staff have revised the policies and Block Master Plan as deemed necessary. These changes are not responding to specific development concepts rather these changes allow for some flexibility for the owners as the detailed concepts are developed.

11.5 Staff are of the opinion that the Recommended Official Plan Amendment 121 represents good planning and will provide for a complete community and be further enhanced by the development on the east side of Lambs Road.

11.6 Making a decision on Camp 30 is one of the legacy projects cited in the Strategic Plan for this term of Council.

Staff Contact: Faye Langmaid, Manager of Special Projects, 905-623-3379 x2407,
flangmaid@clarington.net

Attachments:

Attachment 1 – Recommended OPA 121

Attachment 2 – Sequence of Events

Attachment 3 – Public Comments Summary Table

Interested Parties:

List of Interested Parties available from Department.

Recommended Official Plan Amendment No. 121 to the Municipality of Clarington Official Plan

- Purpose:** The purpose of this amendment is to update Section 16.7 Special Policy Area F – Camp 30 with the completion of the Urban Design Master Plan.
- Location:** Special Policy Area F – Camp 30 includes the land area bounded on the west by Soper Creek, north by the CPR rail line, east by Lambs Road and south by Concession Street East.
- Basis:** The Amendment is based upon the development of the Jury Lands, Bowmanville, Special Policy Area F: Urban Design Master Plan + Design Guidelines dated 2019-04-12 by DTAH. This amendment conforms to the Durham Regional Official Plan and the Growth Plan for the Greater Golder Horseshoe and is consistent with the Provincial Policy Statement Purpose.

The Actual Amendment

This Amendment sets out a series of changes to the Schedules and Text of the Municipality of Clarington Official Plan. New text is shown with an underline and deleted text is shown with a strikethrough.

1. Existing Section 16.7 Special Policy Area F - Camp 30 is amended as follows:

“16.7.1 Introduction, Vision, Objectives

16.7.1.1 ~~16.7.1~~ Special Policy Area F is the site of the former Bowmanville Boys Training School and a World War II ~~internment~~ prisoner of war camp known as Camp 30. Approximately 10 hectares of this land and buildings have cultural heritage significance, ~~including being~~ which includes being designated by the National Historic Sites and Monument Board.

16.7.1.2 ~~16.7.2~~ The Municipality ~~will~~ has consulted and will continue to work with ~~the owners of the site and adjacent lands~~ the landowners of Special Policy Area F, the Jury Lands Foundation, other levels of government and interested parties to:

- a) Implement “The Jury Lands, Bowmanville, Special Policy Area F: Urban Design Master Plan + Design Guidelines”, dated April 12, 2019, by DTAH, which sets out the principles of the community vision, for the long term use of the subject lands while respecting the nationally designated cultural heritage landscape; ~~Develop a community vision and Urban Design Plan, for the long term use of the lands that includes the natural and~~ *built heritage resources;*

~~integrates future land uses in an appropriate manner and respects the nationally designated cultural landscape;~~

- ~~b) Implement this community vision and build upon the designation of the National Historic site, in accordance with the *National Historic Sites and Monument Act* and under Part IV (individual) of the *Ontario Heritage Act*, by establishing additional mechanisms to protect the cultural heritage value of Camp 30/The Jury Lands and support its on-going conservation in alignment with the cultural heritage landscape status of Camp 30 reflected in Section 16.7.8; Implement this community vision for the long term use of the lands by establishing different mechanisms including designation as a community improvement area and heritage designations under Part IV (individual) or Part V(district) of the Ontario Heritage Act; and~~
- ~~c) Implement the architectural guidelines contained within the Urban Design Guidelines; Prepare architectural control guidelines to ensure that development applications within this Special Policy Area will be designed to implement this community vision and Urban Design Plan for the development of these lands.~~
- ~~d) Develop the residential and mixed-use portions of Special Policy Area F to be complementary with, subordinate to and visually distinct from the Municipal Wide Park in accordance with the community vision; and~~
- ~~e) Implement the Local Corridor policies of the Official Plan, with the greatest density and building height being located at the intersection of Lambs Road and Concession Street East. This intersection has been identified as a prominent intersection.~~

~~16.7.1.3 Collectively the Municipal Wide Park, including the Designated Heritage buildings and landscape features, the trail network, the stormwater management system, and lands designated Environmental Protection Areas will form the backbone upon which this Special Policy Area F Neighbourhood will be built. All components shall seamlessly integrate with and transition from/to the adjacent residential developments.~~

~~16.7.5 The residential portions of Special Policy Area F shall be developed as a historically-themed residential neighbourhood focused around a public park and the adaptive reuse of the buildings of primary historical significance in accordance with the community vision of the area.~~

16.7

16.7.2 Land Use

16.7.2.1 The Block Master Plan as depicted in Figure 1, establishes the land use pattern to guide development within Special Policy Area F.

16.7.2.2 The following land use designations apply within Special Policy Area F and are shown on Figure 1:

- a) High Density Residential/Mixed Use Local Corridor
- b) Medium Density Residential - Local Corridor
- c) Medium Density Residential - Heritage
- d) Low Density Residential
- e) Environmental Protection Area
- f) Municipal Wide Park

16.7.2.3 Additional dwelling units are permitted in accordance with the Official Plan.

16.7.2.4 Drive-through facilities and service stations are not permitted in any land use designation.

16.7.2.5 Block layout shall be provided in accordance with Section 9.3.5 of the Official Plan. In the event condominium blocks cannot provide independent access to a public street(s) the appropriate agreements and cost sharing arrangement shall be established through the development approval process.

16.7.3 High Density Residential/Mixed use Local Corridor

16.7.3.1 Lands designated High Density Residential/Mixed Use Local Corridor are located along the Lambs Road Local Corridor.

16.7.3.2 The High Density Residential/Mixed Use Local Corridor designation allows for the greatest concentration of density and mix of uses within Special Study Area F.

16.7.3.3 The intersection of Lambs Road and Concession Street East is designated as a Prominent Intersection.

Permitted Uses, Built Form and Density

16.7.3.4 The High Density Residential/Mixed Use Local Corridor is a predominantly residential land use designation that permits residential, retail, office, and service commercial uses.

16.7.3.5 The permitted dwelling types shall be an apartment building or a mixed use building.

16.7.3.6 Retail, office and/or service commercial uses are required on the first floor of any mixed use building located at the Prominent Intersection in accordance with section 10.6.7 of the Official Plan.

- 16.7.3.7 Building heights shall be a minimum of 5 storeys and have a maximum of 6 storeys.
- 16.7.3.8 Development on lands designated High Density Residential/Mixed Use Local Corridor shall have a minimum net density of 40 units per net hectare.
- 16.7.3.9 The highest and most dense form of development shall be located fronting Lambs Road and Concession Street East intersection. Development shall provide a transition to less dense and lower scale buildings in adjacent designations.

16.7.4 Medium Density Residential – Local Corridor

- 16.7.4.1 The lands designated as Medium Density Residential – Local Corridor are located along the Lambs Road Local Corridor and in proximity to the Prominent Intersection along Concession Street East.

Permitted Uses, Built Form and Density

- 16.7.4.2 The Medium Density Residential – Local Corridor is a residential land use designation that permits residential units in a mix of housing types and tenures in low rise building forms.
- 16.7.4.3 Retail, office, and service commercial uses are only permitted within a mixed use building.
- 16.7.4.4 Permitted dwelling types include:
 - a) Townhouses
 - b) Back to back townhouses
 - c) Stacked townhouses,
 - d) Apartment buildings, and
 - e) Other dwelling types that provide housing at the same densities as those listed above.
- 16.7.4.5 Building heights shall be a minimum of 4 storeys and a maximum of 6 storeys.
- 16.7.4.6 Development on lands designated Medium Density Local Corridor shall have a minimum net density of 40 units per net hectare.

16.7.5 Medium Density Residential – Heritage

- 16.7.5.1 The lands designated Medium Density Residential - Heritage are located within the Lambs Road Local Corridor and adjacent to the Municipal Wide Park.

- 16.7.5.2 Development within the Medium Density Residential – Heritage land use designation shall be complimentary yet subordinate to the adjacent designated Heritage site.
- 16.7.5.3 A Heritage Impact Assessment including a view assessment shall be conducted prior to any development within the Medium Density Residential – Heritage designation to identify where new buildings can be located, along with their relative heights and massing required to conserve the elements identified in the National and local cultural heritage designations.
- 16.7.5.4 The Assessment identified in Section 16.7.5.3 shall also address the policies in Section 16.7.8, the recommendations in the Urban Design Guidelines prepared by DTAH dated April 12, 2019, and the adjacent designated Heritage site.

Permitted Uses, built form and density

- 16.7.5.5 Medium Density Residential – Heritage is a residential land use designation that permits residential units in a mix of housing types and tenures in low-rise building forms.
- 16.7.5.6 Permitted dwelling types include:
- a) Townhouses,
 - b) Stacked Townhouses,
 - c) Back to back townhouses,
 - d) Apartments and
 - e) Other dwelling types that provide housing at the same densities as those listed above.
- 16.7.5.7 Building heights shall be a minimum of 2 storeys and a maximum of 4 storeys.
- 16.7.5.8 Development on lands designated Medium Density-Heritage shall have a minimum net density of 40 units per net hectare.

16.7.6 Low Density Residential

- 16.7.6.1 Low Density Residential is a residential land use designation that permits residential units in a mix of housing types and tenure forms in low rise building form.
- 16.7.6.2 Permitted dwelling types include
- a) Single detached dwellings,

- b) Semi-detached dwellings,
- c) Townhouses,
- d) Stacked townhouses,
- e) Back to back townhouses, and
- f) Other dwelling types that provide housing at the same densities as those listed above.

16.7.6.3 In areas designated Low Density Residential, a mix of dwelling types and tenure shall be provided including a mix of freehold units having frontage along a public right of way.

16.7.6.4 Building heights shall generally be a maximum of 3 storeys in height.

16.7.6.5 Notwithstanding 16.7.6.4 above, dwelling units may be developed with a maximum height of 4 storeys. The location of the 4 storey units shall determined through the development approvals process and will be specified in the implementing zoning by-law(s).

16.7.6.6 Four storey residential development within the Low Density Residential land use designation shall only be permitted if appropriate transition to lower rise development can be achieved.

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

16.7.6.8 Parks/open spaces/outdoor amenity spaces, in addition to the Municipal Wide Park, may be required in the Low Density Residential land use designation. Final determination of parkland requirements and locations will be made through the development approvals process.

16.7.7 Environmental Protection Area

16.7.7.1 Lands designated Environmental Protection Area include natural heritage features, hydrologically sensitive features and the associated vegetation protection zones, and hazard lands in accordance with the Official Plan.

16.7.7.2 The boundary delineation of the lands designated as Environmental Protection Area are approximate and shall be detailed through appropriate studies prepared as part of the review of development applications in accordance with the policies of Special Policy Area F and the Official Plan.

16.7.7.3 Stormwater Management Facilities are not permitted to be developed in lands designated Environmental Protection Area. Once constructed,

Stormwater management facilities shall be designated Environmental Protection Area and shall be zoned accordingly.

- 16.7.7.4 The Municipality may require Environmental Protection Areas to be conveyed to a public authority, where appropriate, as part of the development approval process at minimal or no cost to the receiving public authority. Conveyance of lands designated Environmental Protection Area shall not be considered as contributions towards parkland dedication requirements under the *Planning Act*.
- 16.7.7.5 Trails should be directed outside of natural areas where possible, or to the outer edge of vegetation protection zones and water crossings should be minimized. An Environmental Impact Study when prepared for the adjacent residential lands shall evaluate trail and water crossing locations.

16.7.8 Municipal Wide Park

- 16.7.8.1 Views and vistas to and from the Municipal Wide Park shall be encouraged by the preservation, and enhancement of the view planes as noted in the National Heritage Designation from the site centre, radiating out to the east (Lamb's Road) between the existing buildings and into the Soper Creek valley. These view and vistas provide opportunities for views of the heritage buildings, central green and natural heritage features.
- 16.7.8.2 The existing buildings are to be adaptively re-used to accommodate a range of uses that would contribute positively to the surrounding residential community and Clarington.
- 16.7.8.3 The replanting and restoration of the landscape, especially the replacement of the trees along Park Drive should be pursued.

16.7.9 Urban Design

General

- 16.7.9.1 Special Policy Area F should be designed to achieve a walkable complete community that is diverse in use and population, and has a well-defined and high - quality public realm, as follows:
 - a) Achieve a high quality public realm which is safe, accessible, comfortable, visually-pleasing, and animated, supports active transportation and community life, and contributes to the distinct character of Special Policy Area F.
 - b) Implement a development pattern that connects streets, trails and pedestrian routes through the area and to adjacent neighbourhoods in support of active transportation; and

c) Implementa a consistent built form

16.7.9.2 The Urban Design Guidelines prepared by DTAH dated April 12, 2019, provide specific guidelines for both the public and private sectors. They indicate the Municipality of Clarington's expectations with respect to the character, quality, and form of development in Special Policy Area F. The Urban Design Guidelines are approved by Council, do not require an amendment to implement an alternative design solution, or solutions at any time in the future, provided the principles are maintained.

16.7.9.3 Development in Policy Area F shall achieve the following objectives which are specifically related to the Municipal Wide Park.

- a) To acknowledge the historical value of the existing buildings and landscape elements in the Municipal Wide Park as defined by the National Heritage Designation;
- b) To design new development surrounding the Municipal Wide Park to reflect public value and amenity opportunity represented by the valleylands;
- c) To design new development surrounding the Municipal Wide Park utilizing landscaping as a transition between the built environment and its natural and heritage surroundings, including integrated stormwater management strategies; and
- d) To allow for the adaptive re-use of the heritage buildings, contained within the Municipal Wide Park over time as partnerships and funding sources become available.

~~16.7.3 As part of the Urban Design Plan, a detailed Block Master Plan will be prepared for the lands designated by the National Historic Sites and Monuments Board. This Plan will:~~

- ~~a) Promote the adaptive reuse of the heritage structures and the integration of future land uses; and~~
- ~~b) Ensure and promote public access to the heritage resources from surrounding neighbourhoods and the Soper Creek trail system.~~

Prominent Intersection

16.7.9.4 The Intersection of Concession Street East and Lambs Road is considered a Prominent Intersection.

16.7.9.5 Prominent Intersections shall serve as community focal points, both visually in terms of building height, massing and orientation, architectural treatment and materials, and landscaping, and functionally in terms of destination uses and public spaces and amenities such as street furniture and public art.

- 16.7.9.6 The greatest heights and densities shall occur at Prominent Intersections. These areas are also encouraged to have a concentration of retail, office and service commercial uses.
- 16.7.9.7 Privately owned publicly accessible plazas shall be located at Prominent Intersections to contribute to their visual prominence, reinforce their role as community focal points, improve the relationship of built form to the public right- of-way, and contribute to the area's identity.

Public Realm

- 16.7.9.8 The public realm is comprised of roads, sidewalks, the Municipal Wide Park, the Soper Creek valleylands and their associated vegetated buffers, stormwater management facilities, and private lands that are publicly accessible.

Roads and Lanes

- 16.7.9.9 All roads and lanes shall be designed in accordance with the Official Plan unless otherwise provided herein.
- 16.7.9.10 All roads and lanes shall provide safe and convenient access for vehicles, pedestrians, and bicycles.
- 16.7.9.11 Public Roads identified in Block Master Plan Figure 1 are conceptual and the location and number of local roads required may be amended through the development approvals process.
- 16.7.9.12 All roads and lanes shall be subject to comprehensive streetscape requirements including landscaping, that will provide a comfortable shaded environment for pedestrians.
- 16.7.9.13 Lanes shall provide access for service and maintenance vehicles for required uses as deemed necessary by the Municipality and may include enhanced laneway widths and turning radii to accommodate municipal vehicles including access for snowplows, garbage trucks and emergency vehicles where required.

Park Drive

- 16.7.9.14 Park Drive shall be designed to also include several specific design elements including:
- a) A 15 metre wide right of way that includes a 7 metre wide paved portion to permit occasional two way vehicle movement
 - b) A Multiuse path that connects to the Municipal Wide Park and
 - c) A rural cross section.

- 16.7.9.15 The paved portion of Park Drive located south of the Municipal Wide Park is intended to be only used for occasional public traffic or for maintenance purposes.

Urban Tree Canopy

- 16.7.9.16 Together, new development and public realm improvements shall establish an urban tree canopy to minimize the heat island effect, provide for shade and wind cover and contribute to a green and attractive environment.
- 16.7.9.17 New development and public realm improvements are required to use native plant species wherever possible, particularly along rights-of-way and pedestrian trails.
- 16.7.9.18 New development and public realm improvements shall only use native plantings within 30 metres of Environmental Protection Areas.
- 16.7.9.19 All private development shall be supported by landscape plans which demonstrate how the development will contribute to the urban tree canopy, improve the health and diversity of the natural environment, support other local plant and animal species, and further enhance the connectivity of the built environment to natural heritage features and hydrologically sensitive features.

Parking

- 16.7.9.20 To reduce the visual impact of surface parking and to increase opportunities for at grade amenity areas the provision of underground or structured parking shall be encouraged for higher density forms. For apartment buildings over 4 storeys underground parking is required to accommodate for 70% of the required parking.
- 16.7.9.21 Surface parking for developments within all high and medium density designations shall be located to the side or rear of the principal buildings and in consideration of adjacent uses and public right of ways. Appropriate landscaping and screening measures shall be provided.
- 16.7.9.22 Public parking associated with the Municipal Wide Park may utilize the existing parking lots on the west side of Park Drive. Additional public parking to support the adaptive re-use of the heritage structures will be discretely located within the Municipal Wide Park.

Residential Development

- 16.7.9.23 Residential Development adjacent to Environmental Protection Areas should seek to optimize public exposure and visual access into the natural areas. Ravine lots are discouraged to allow for visual and physical access to Soper Creek throughout the neighbourhood.

- 16.7.9.24 The interface of Environmental Protection Areas with residential lots shall consist of decorative fencing. Gates to the adjacent Environmental Protection Areas are not permitted.
- 16.7.9.25 Reverse lot frontages onto Arterial roads are not permitted.
- 16.7.9.26 Development within a higher density and taller built form land use designation than the adjacent land use designation shall provide for an appropriate transition to the lower density area including the use of roads, setbacks, landscaping and building step-backs.
- 16.7.9.27 Buildings located adjacent to, or at the edge of the Municipal Wide Park and green spaces, will provide opportunities for overlook.
- 16.7.9.28 New development should be physically and visually compatible with but subordinate to the Designated heritage buildings.
- 16.7.9.29 The architectural style of new development should be contemporary based on the Prairie-style architecture of the existing buildings in the Jury Lands buildings in the Municipal Wide Park. Prairie-style architecture is defined by the prevalence of horizontal lines, flat or hipped roofs, broad overhanging eaves, and windows grouped in horizontal bands. Ornamentation is to be minimal; materials and craftsmanship are to be high quality.

Multi-unit Residential Development

- 16.7.9.30 The size and configuration of each development block will:
- a) Be appropriate for its intended use; and
 - b) Facilitate and promote pedestrian movement and include a variety of route options.
- 16.7.9.31 Each development block will:
- a) Have direct access to a public road;
 - b) Shall provide shared space for both indoor and outdoor amenities, and
 - c) Be of sufficient size and appropriate configuration to accommodate development that reflects the planning and urban design guidelines set in the Official Plan, Special Policy Area F and the DTAH Urban Design Guidelines.
- 16.7.9.32 Emergency Access to and within development blocks shall be provided in keeping with the Clarington Emergency and Fire Services Development Design Guidelines and to the satisfaction of the Directors of Planning and Development Services and Fire and Emergency Services.

16.7.10 Infrastructure, Storm Water Management and Low Impact Development

- 16.7.10.1 Infrastructure, stormwater management and utilities shall be integrated in a manner that is sensitive to the quality of the public realm.
- 16.7.10.2 The precise location, size and number of stormwater management facilities will be determined through the development approvals process.
- 16.7.10.3 Stormwater management facilities are encouraged to be developed as naturalized ponds, incorporating native planting, creating natural habitat for pollinator species, and enhancing biodiversity
- 16.7.10.4 An optimal street network should seek to provide a maximum level of public exposure and access to stormwater management facilities.
- 16.7.10.5 Stormwater Management facilities should integrate safe public access into their design through trails and seating. Fencing should be avoided and railings or densely planted areas should be used to discourage direct access.
- 16.7.10.6 Stormwater Management plans shall demonstrate how the site will achieve a post to pre-development water balance.
- 16.7.10.7 Techniques to achieve the water balance including soak-a-way pits, infiltration trenches and chambers shall not be located on Low Density Residential dwelling lots.
- 16.7.10.8 Low impact development techniques may be located within the municipal right of ways.
- 16.7.10.9 All buildings and sites should be designed to use water efficiently, through such measures as ultra-low flow fixtures, and grey-water recycling. Buildings are encouraged to collect rainwater for re-use in the building and/or for irrigation.
- 16.7.10.10 Landscaping should feature native and adaptive, non-invasive, non-native species that are drought-tolerant and require little or no irrigation.
- 16.7.10.11 The use of permeable paving and other pervious surface materials for hard landscaping and on-site parking is encouraged to maximize water infiltration.

16.7.11 Implementation and Interpretation

- 16.7.11.1 Development applications must address the sustainability objectives and policies of the Official Plan

16.7.11.2 In order to support the implementation for the Municipal Wide Park the Municipality of Clarington will consider the development of a Community Improvement Plan and/or Heritage Conservation District, under Part V of the *Ontario Heritage Act*.

16.7.11.3 The following additional mechanisms are intended to acknowledge that lands adjacent to the Municipal Wide Park are related to the historical campus and the manner in which they are developed has the potential to impact the cultural heritage value of the overall site. Additional mechanisms may include, but are not limited to:

- a) Completing a Heritage Impact Assessment when changes are contemplated to the subject lands that could affect its cultural heritage value; and/or
- b) Completing a cultural heritage landscape evaluation to identify the cultural heritage landscape attributes and the boundary of the cultural heritage landscape in accordance with its cultural heritage landscape status to further understand the site's cultural heritage value and define specific conservation objectives or strategies.

16.7.11.4 Minor alterations which maintain the general intent of the policies of Special Policy Area F may occur without amendment through the development approvals process in accordance with the policies of the Official Plan.

16.7.11.5 All studies required in support of a development application shall be prepared in conformity with the policies of the Official Plan unless otherwise specified in Special Study Area F policies.

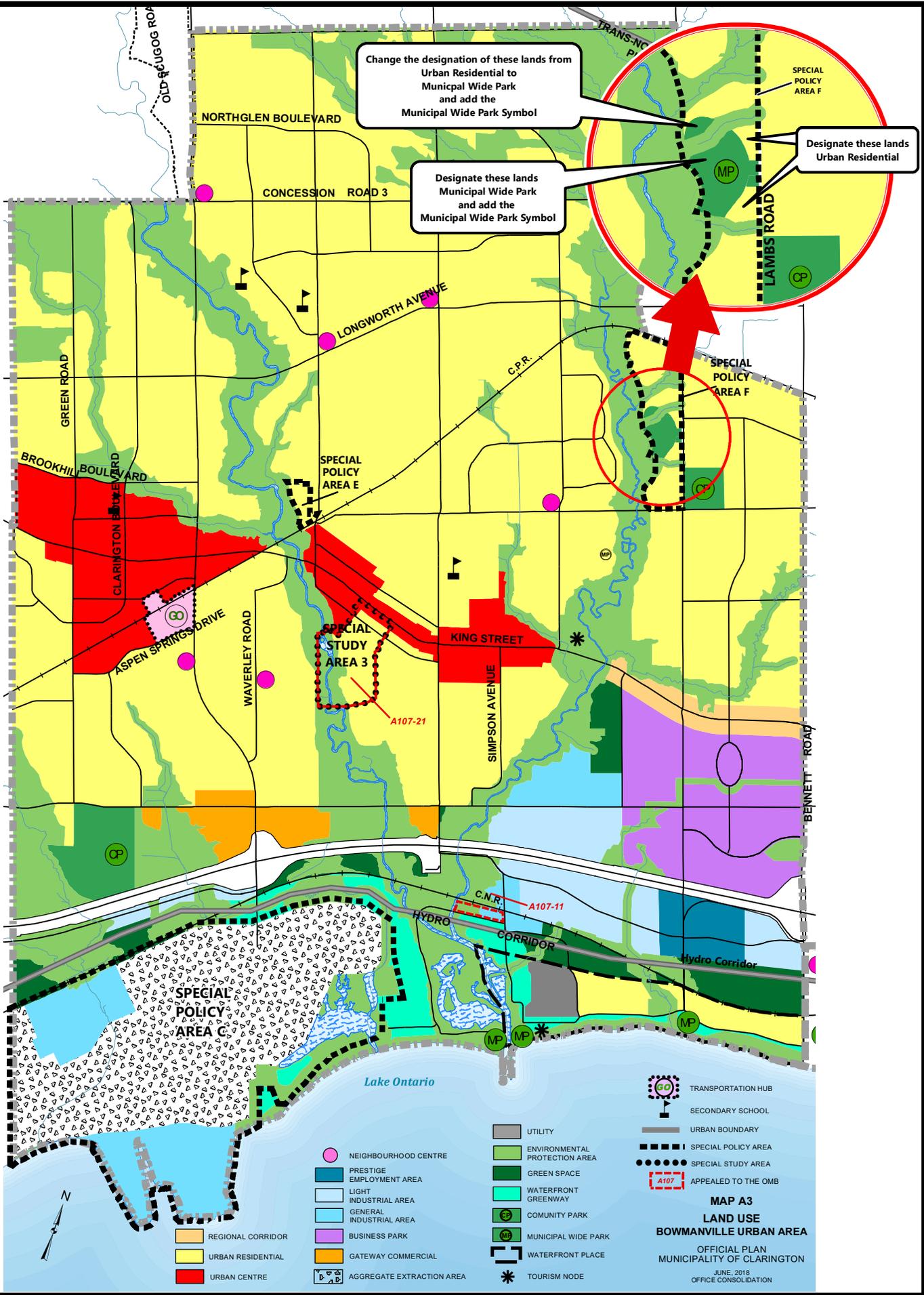
16.7.11.6 The provisions of the Official Plan with respect to the implementation and interpretation of the policies in Special Policy Area F shall apply.

~~16.7.4 ——— To facilitate the adaptive reuse of the National Historic Sites and Monuments Board designated area, the Municipality will work with the owners, the Jury Lands Foundation, other levels of government and interested parties to:~~

- ~~a) ——— Assist the Jury Lands Foundation in developing a strategic plan to implement the community vision;~~
- ~~b) ——— Facilitate the transfer of key lands and buildings to the Jury Lands Foundation and/or the Municipality;~~
- ~~c) ——— Encourage other levels of government to support the conservation of the heritage resources; and~~
- ~~d) ——— Promote public awareness and appreciation of the area's heritage.”~~

2. By including Block Master Plan Special Policy Area F Figure 1 to Chapter 16 Special Policy Areas immediately following Section 16.7.11.6 as shown on Exhibit "A" to this Amendment.
- 3 By amending Map A3 – Land Use Bowmanville Urban Area is as shown on Exhibit "B" to this Amendment.

Exhibit 'B' to the Municipality Of Clarington Official Plan Amendment No. _____,
 Map A3, Landuse, Bowmanville Urban Area



MAP A3
LAND USE
BOWMANVILLE URBAN AREA
 OFFICIAL PLAN
 MUNICIPALITY OF CLARINGTON
 JUNE, 2018
 OFFICE CONSOLIDATION

Special Policy Area F, OPA 121 Sequence of Events

2016	Event
June 2016	Clarington and LRSP enter into a legal agreement regarding an option to purchase lands for community park at the northeast corner of Lambs Road and Concession Road East and outlines obligations of both parties for 2020 Lambs Road
November 2016	Council approves Official Plan Amendment 107 which includes Special Policy Area F
November 2016	RFP-2016-10 for Jury Lands Community Vision issued
December 2016	Report COD-024-16 is approved awarding contract to DTAH for development of Community Vision and Urban Design Guidelines

2017	Event
May 2017	Request by LRSP to include east side of Lamb's Road in Special Policy Area F
May 2017	DTAH contract amended to provide for a concept plan for East side of Lamb's Road to inform Secondary Plan for Soper Hills when it proceeds
Throughout 2017	On-going discussions between DTAH, LRSP and Municipality on Urban Design principles, concepts, built form and Community Vision
October 2017	Report PSD-080-17 heritage designation under <i>Ontario Heritage Act</i> , based on 2013 National designation and work by Goldsmith Borgal & Company Ltd. Architects, Camp 30/Bowmanville Boys School Condition Survey and Mothballing Plan, October 2014 and DTAH urban design principles, deferred until November
November 2017	Revised Schedule for heritage designation by-law, agreed to with LRSP and deferred Report approved.

2018	Event
January 2018	Heritage Designation By-law 2018-001 designates six buildings and campus area under <i>Ontario Heritage Act</i>
June 2018	Open House on Community Vision in conjunction with Soper Creek Trail, Phase II concept plan review.
September 10, 2018	Public Meeting Report PSD-067-18 and Staff Presentation seeking additional public comments

2018	Event
October 11, 2018	Pre-consultation meeting with MoC, CLOCA and Region Staff on ZBA and Subdivision requirements.

2019	Event
April to October 2019	Numerous meetings and discussion with LRSP, comments submitted
June 7, 2019	Letter from LRSP confirming when they would turn over the first of a number of dedications of parkland in central campus
June, 2019	Report PSD-029-19, presentation by DTAH of the Community Vision and urban design framework as outlined in their April 12, 2019 report. Council heard delegations from Jury Lands Foundation, ACO-Clarington Branch and members of the public. The Council requested staff prepare a Recommendation Report on the proposed Official Plan Amendment.
September 30, 2019	Recommendation Report, PSD-041-19 containing a revised draft Official Plan amendment. Council heard from LRSP, their consultants, Jury Lands Foundation, FarSight Investments, ACO-Clarington Branch. Council deferred and then later in October tabled this report to allow for further discussion and consensus building with land owners.
November, 2019	Review and consultation with land owners and consultants on the comments and revisions they have suggested to draft OPA.

2020	Event
May 21, 2020	LRSP submit Official Plan Amendment application and background documentation (e.g. studies) for the portion of Special Policy Area F in their ownership.
May 25, 2020	Council Notice of Motion to “lift from table” PSD-041-19
June 15, 2020	Letter dated June 10 from LRSP, communications item at June 15 Council referred to June 29 PDC. LRSP delegation to PDC regarding Seniors and Affordable Housing at Camp 30. Submission by Farsight indicating they have not been consulted by on private OPA by LRSP.
June 26 and 29, 2020	Staff Memos to MMC indicating that municipal initiated draft OPA did not address a Senior’s Campus. Council approved #PD-111-20 which called for withdrawal of the private OPA, consideration of a mediator or third party land use planning expert and report back in the Fall.

2020	Event
June through September 2020	Discussion on Affordable Housing and Assisted Living definitions and where they are allowed in residential areas, plus other surrounding services.
July 2020	Conceptual Plan Submission from Farsight Investments on their lands and request for pre-con.
July 30, 2020	Pre-consultation with LRSP on private OPA application which deviates in a number of areas from draft OPA 121, pre-con minutes issued but not signed back. Application remains incomplete.
August 20, 2020	Pre-consultation with Farsight on their submission which is based on draft OPA 121, pre-con minutes issued and signed back.
August through October 2020	Numerous meetings and discussions with LRSP, Jury Lands Foundation, Farsight Investments. LRSP submitted an overall concept plan for entire property which Staff met with owners on a bi-weekly basis to understand and appreciate.
September 9, 2020	Meeting with JLF to review concept showing development within the ring road area for Assisted Living.
November 16, 2020	Report PSD-051-20 providing an update with visualizations of three different proposals from land owners, DTAH and draft OPA 121. LRSP (and consultants) are a delegation to PDC along with Jury Lands Foundation, and ACO-Clarrington Branch. Council approved #PD-183-20 which accepted DTAH Community Vision, prohibited private residential development within ring road, retained SGL (consulting team for Soper Hills Secondary Plan) and continued discussion with lands owners and interested parties.
December 2020	Meeting between SGL, LRSP and Municipality providing additional options for development to address requested density. LRSP rejected the proposal as they did not believe it provided them with sufficient flexibility and density.

2021	Event
January through May, 2021	SGL and AGI reviewed draft OPA and DTAH study providing commentary to staff on how to adjust and improve OPA.
March 11, 2021	Mtg between LRSP land owners and new Director outlining their priorities for development including Camp 30.
June 28, 2021	Proposed Resolution at Council for an ad-hoc Committee to resolve issues with Developer, referred to July 5 Council meeting.

Attachment 2
to Report PDS-044-21

July 5, 2021	Memo to MMC that draft OPA 121 is scheduled for September 13, 2021 Joint Committee meeting. Ad-hoc committee resolution failed.
July through August, 2021	Staff worked on revising OPA in consultation with SGL and commenting agencies.
August 9, 2021	Notice of Recommendation Report mailed or emailed to all property owners within the Special Policy Area and Interested Parties list, Mayor and Members of Council, Department Heads, the Region, and CLOCA.
August, 2021	Meetings and Discussion with Owners and individual Council members on refined OPA
September 2, 2021	Meeting and Discussion with Jury Lands Foundation on proposed development in proximity to Cafeteria and Triple Dorm while limiting height and requiring heritage and view assessments
September 9, 2021	Agenda Published – Recommended OPA 121 available
September 13, 2021	Joint Committee Meeting
TBD	Council Adoption of OPA 121
TBD	Updating Legal Agreement
TBD	Processing of Subdivision and Zoning By-law Amendments

Public and Landowners Comments Summary Table

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
June 2018 SPAF-1	Summary Comments made during Open House	<ul style="list-style-type: none"> • Retain natural beauty and as many of the historic buildings as practical • Consider wildlife, ecology, natural spaces, protect species at risk • Include community gardens on the site to serve nearby proposed residences • Support idea of demonstration garden with produce supplying local eatery • The development and building form appear to be higher in density than adjacent lands and should be less dense and lower in height. • Provide special event venue space for 100+ people • Property has been subject to severe vandalism 	Comments carried forward as a part of review process.
July 31, 2018 letter from Bousfields SPAF-2	Comments on behalf of LRSP	<ul style="list-style-type: none"> • The limited range of land uses, density and built form types include in the vision for the Jury Lands, which amongst other matters could have a direct impact on affordability and accessibility; • Lack of clarity on how the integration of the vision for the Jury Lands will work with the vision for the Secondary Plan area to the east, including the creation of a hub at the Lambs Road and east-west street; • Incomplete information on future process, and associated timing, to implement the vision including 	Comments carried forward as a part of review process.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		opportunities to participate prior to the preparation of statutory documents.	
August 2, 2018 SPAF-3	Steve Coles on behalf of Jury Lands Foundation	<ul style="list-style-type: none"> • The Jury Lands Foundation is supportive of the Jury Lands Urban Design Master Plan + Design Guidelines report. • this will create a destination park that citizens of not just Bowmanville but beyond could travel to and learn about the history of the site along with the unique example of the Carolina forest, • the site will be linked into the trail system, • the access as proposed means people can walk, ride bicycles or use public transit along with a car to access the park from Concession St, Lambs Rd or the trail. • it would be beneficial to approve the plans and begin development of the park area; thereby giving the Jury Lands Foundation the opportunity to begin the process of repurposing the heritage buildings. 	Comments carried forward as a part of review process.
August 23, 2018 SPAF-4A + B	David Winkle	<ul style="list-style-type: none"> • It is disappointing to see more residential area proposed here as well as the Farsight property. • The Sopercreek valley and adjacent lands are so important to biodiversity. • To get a better understanding of how important natural spaces are in Southern Ontario and Canada 	Comments carried forward as a part of review process.
August 28, 2018 SPAF-5	Letter from ACO	<ul style="list-style-type: none"> • The community vision calls for a mix of housing types and densities, with public access and views to Soper 	Comments carried forward

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>Creek valley. While development of the lands surrounding the central campus and its historic buildings is welcome, it also needs to be in character with the heritage buildings, it should be low-rise and nestled within the landscape like the existing buildings. The heritage buildings should be predominant. The recommendation that the area within the ring road be a public park with historical interpretation is most welcome.</p>	<p>as a part of review process.</p>
		<ul style="list-style-type: none"> PSD-067-18, September 2018 was the Statutory Public Meeting report. Its purpose was to seek additional public comments, in addition to those already received at the open house held in June 2018 on DTAH concept plan and urban design guideline. 	
<p>Sept 10, 2018 Delegation SPAF-6</p>	<p>Erin O'Toole, MP</p>	<ul style="list-style-type: none"> Erin O'Toole, MP, provided thanks to staff and the Jury Lands Foundation for their work on this project. He stated that this is a special project for Clarington's National Historic site. MP O'Toole also thanked the community for their ongoing support. He explained that this would be one of the only examples in Ontario of a mixed use parkland and historical designated site. MP O'Toole noted that the National Historical marker will be placed once a plan is approved. 	<p>Comments carried forward as a part of review process.</p>
<p>Sept 10, 2018 Delegation SPAF-7</p>	<p>Comments on behalf of Jury Lands Foundation</p>	<ul style="list-style-type: none"> Marilyn Morawetz, representative of the Jury Lands Foundation, spoke in support of the application. Ms. Morawetz explained that the Jury Lands Foundation's has worked closely with staff and the developers in 	<p>Comments carried forward as a part of review process.</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>hopes to achieve the proposed recommendations in Report PSD-067-18. She explained that the proposal embodies the goals of the Jury Lands Foundation, including the preservation of the heritage buildings and campus layout, as well as providing the opportunity to educate visitors. Ms. Morawetz explained that the Jury Lands Foundation has also been working with the Architectural Conservancy of Ontario (ACO) – Clarington Branch, the Clarington Museum, and more recently the consultants of DTAH. Ms. Morawetz noted that the Jury Lands Foundation has provided many presentations and explained that the stories related to this property throughout its history are of interest and will remain significant. She advised the Committee that at the first Doors Open Clarington in 2010, more than 1300 people experienced a tour on the Jury Lands. Ms. Morawetz explained that the Jury Lands Foundation supports the proposed park concept for area two as outlined in the Staff Report with housing development along Lambs Road provided they are in scale and proportionate to the existing historic buildings. She stated that the sightlines are significant to the campus plan and need to be maintained and protected as an important feature of the campus layout. Ms. Morawetz explained that the Jury Lands Foundation supports the proposed residential development. She mentioned that public access and vision lines to the Soper Creek Valley are important features as proposed in the Report and should also be maintained. Ms. Morawetz also</p>	

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>advised the Committee that the historic roadway should remain a park lane. She explained that the Jury Lands Foundation would like the plans to be approved in order to secure funding for the initiative. Ms. Morawetz concluded by stating that the Jury Lands Foundation supports the Report PSD-067-18 as presented.</p>	
<p>Sept 10, 2018 Delegation SPAF-8</p>	<p>Comments on behalf of ACO-Clarington Branch</p>	<ul style="list-style-type: none"> • Bernice Norton, representative of the Architectural Conservancy of Ontario (ACO) – Clarington Branch, spoke in support of the application. Ms. Norton stated that she is a Ehrenwort Trail guide. She noted that since the grand opening of the trail in May 2016, there has been over 36 guided tours with 835 visitors. Ms. Norton advised the Committee that there is one tour scheduled for September 22, 2018 at 2:00 PM. She explained that the visitors have come from all around the Province and beyond, to participate in the guided tours. 	<p>Comments carried forward as a part of review process.</p>
<p>Sept 10, 2018</p>		<ul style="list-style-type: none"> • No one spoke in opposition to application 	
<p>Nov 23, 2018 letter from Bousfields SPAF-9</p>	<p>Comments on behalf of LRSP</p>	<ul style="list-style-type: none"> • In our opinion that the Local Corridor policies are not appropriate to the subject site, as the Lambs Road frontage has a depth greater than 100 metres and extends towards the natural features. The application of this corridor policy would not be appropriate given the structure of the subject site, in that there is a cluster of cultural heritage features intersected by natural heritage features central to the subject site. These defining elements mean that the structure 	<p>Urban Structure of Official Plan employs local corridor policies to designate specific corridors for higher density</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>contemplated by the Local Corridor policies could not in fact be applied. Therefore, it is our opinion, that the policy in the proposed OPA should be revised to reflect the unique context of the site.</p> <ul style="list-style-type: none"> In our opinion applying a maximum number of units is not appropriate, as it effectively limits flexibility with respect to the development potential and restricts built form options of the Special Policy Area. In our opinion, there is an opportunity to restructure the Official Plan Amendment to be presented in a similar form as other special policy sections in the Clarington Official Plan. 	all along corridor.
		<ul style="list-style-type: none"> PSD-029-19, June 2019 was an opportunity for Council to receive a presentation from Megan Torza of DTAH about the Community Vision and urban design framework outlined in their report (Attachment 1). The recommendation was for staff to prepare a recommendations report on the proposed Official Plan amendment. 	
June 3, 2019 delegation SPAF-10	Comments on behalf of Jury Lands Foundation	<ul style="list-style-type: none"> Marilyn Morawetz, was present regarding Report PSD-029-19, Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 Amendment. Ms. Morawetz explained that the Jury Lands Foundation's has worked closely with staff and the developers in hopes of establishing a destination space that will attract tenants, commerce and tourists in a community park setting that will 	Comments carried forward as a part of review process.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>enhance Clarington for its residents and guests. She stated that the Jury Lands Foundation was formed as a result of a Task Force set up by Council in late 2013. Ms. Morawetz explained that the Board has continued to work on behalf of the community as a not-for-profit corporation, established in 2014, with by-laws setting out its governance and membership requirements. She stated that the Foundation and its partners continue to work to educate and promote the significance of the site and the buildings as well as advocate for the rejuvenation of the site by providing presentations and tours. Ms. Morawetz advised the Committee that the Foundation received funding and contributions for a trail on the site. She added that the Foundation has continued to work with the Municipality of Clarington resulting in a trail licence agreement, a building conditions survey, negotiations that resulted in the 2016 legal agreement and implementation of Special Policy F in the Official Plan which resulted in the community vision being presented. Ms. Morawetz noted that the Foundation supports the community vision and would like to see progress from the developer on implementation of the residential development. She advised the Committee that the Foundation also supports the concepts outlined in the urban design master plan and design guidelines. Ms. Morawetz would like redevelopment of one or two buildings to begin. She explained that they have been halted by the lack of Jury Land ownership and have applied twice for charitable status and have</p>	

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>been denied as a result. Ms. Morawetz noted that they need charitable status to carry out necessary fundraising to facilitate the revitalization of the buildings. She stated there is a need for the developer and the Municipality of Clarington to commit to a plan that would move everyone forward. Ms. Morawetz asked the Committee to support the Community Vision and support the project. She thanked the Committee and answered questions.</p>	
<p>June 3, 2019 SPAF-11</p>	<p>Comments on behalf of LRSP</p>	<ul style="list-style-type: none"> Aidan Grove-White, Manager, Strategy Corp., was present regarding Report PSD-029-19, Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 Amendment. Mr. Grove-White explained that he is working for the Kaitlin Group. He stated that he reviewed the Report PSD-029-19 and that it is an exciting proposal. Mr. Grove-White noted that he visited the Jury Lands site, and observed that the remaining buildings are not in a good state. He explained that the development should happen in tandem with the improvements of the property and have been in communication with Municipality of Clarington staff regarding massing and site lines. Mr. Grove-White stated that he is concerned that the cost for the project is not known, and that there are only estimates. He mentioned that a project of this size could be approximately \$25 to \$30 million, which only includes the construction cost and building materials. 	<p>Comments carried forward as a part of review process.</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>Mr. Grove-White advised the Committee that they need to get a better fix on how and when the buildings will be rehabilitated, so that they do not become eyesores when the development is complete. He stated that they are willing to work with the Municipality of Clarington to produce a plan or a potential "Plan B".</p>	
<p>June 7, 2019 Letter from LRSP SPAF-12</p>	<p>Comments on behalf of LRSP</p>	<ul style="list-style-type: none"> • Letter confirming when turn over of first of a number of park dedications would occur and concept plan showing Cafeteria Building. 	
<p>July 22, 2019 memo from Bousfields SPAF-13</p>	<p>Comments on behalf of LRSP</p>	<ul style="list-style-type: none"> • Precedents Memo on Special Policy and pockets of high density in other municipalities. • In response to the request by Clarington staff for examples of similar developments and the associated policies that permitted the development, the following provides relevant examples from across the region. These precedents have been included because they have similar attributes to development blocks in the Jury Lands, particularly Area 4, including isolated parcels surrounded on two or three sides by open space areas, including natural features with limited points of access. In particular, these examples include parcels with medium to high density residential development. In some cases, the examples have been fully built-out and in others the development is currently underway. 	<p>Comments carried forward as a part of review process.</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
August 19 email from Bousfields SPAF-14	Comments on behalf of LRSP	<ul style="list-style-type: none"> • We recognize the unique physical context and the need to protect and integrate the natural and cultural heritage features with the proposed development, however, there are other provincial and regional policy directions regarding, amongst other matters, intensification within the built boundary and along corridors, and the efficient use of land, the Municipality's proposed direction for the development does not address. • Area 4 needs to take into consideration and be considered as part of the Local Corridor. 	Comments carried forward as a part of review process.
August 22 email from Farsight SPAF-15	Comments on behalf of Developers	<ul style="list-style-type: none"> • As we discussed there is a difference of opinion between Clarington and Kaitlin Corporation predominately around the proposed densities for the residential development areas. I have attempted to meet with Kaitlin over the past week to determine whether there is a reasonable solution or compromise to the density issue. Look for ways to resolve disagreement over density. 	Staff will continue to work with land owners.
Sept 17, 2019 Email from Bousfields SPAF-16	Comments on behalf of LRSP	<ul style="list-style-type: none"> • Edits to draft OPA. 	Comments carried forward as a part of review process.
Sept 27, 2019 letter from Bousfields SPAF-17	Comments on behalf of LRSP	<ul style="list-style-type: none"> • Increase range and maximum number of units • Increase height throughout the Special Policy Area • Area 4 emergency access should not be a requirement, rather result of an engineering study. 	Comments carried forward as a part of review process.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<ul style="list-style-type: none"> Marked up Official Plan Amendment in SPAF-16 	
Sept 30, 2019 Delegation SPAF-18	Comments on behalf of Jury Lands Foundation	<ul style="list-style-type: none"> Marilyn Morawetz, Jury Lands Foundation, was present regarding Report PSD-041-19, Jury Lands Official Plan Amendment. Ms. Morawetz supports the recommendations contained in Report PSD-041-19 and asks the Committee to approve them. She advised the Committee of the importance of making a decision on the property. Ms. Morawetz explained that the increased density proposed by the developers will negatively impact the future uses for this site. She would like to know if the Municipality has been given any assurances by the land owners that the project will move forward. Ms. Morawetz stated that the land owners neglected to act on, or comply with, the standard requirements for buildings and damages occurred. She noted that, in 2016, an agreement was made such that the owners would sign over a building, but the transaction has never happened. Ms. Morawetz explained that the nature of the lands and the uses of the buildings will be able to co-exist with the future development. She requested that the Committee approve recommendations contained in Report PSD-041-19. 	Comments carried forward as a part of review process.
Sept 30, 2019 Delegation SPAF-19	Comments on behalf of LRSP	<ul style="list-style-type: none"> Emma West, Bousfields Inc., was present regarding Report PSD-041-19, Jury Lands Official Plan Amendment. Ms. West explained that she has reviewed the Report and provided comments to staff. She is requesting that, before the Official Plan 	Comments carried forward as a part of review process.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>Amendment is approved, the following changes be considered:</p> <ul style="list-style-type: none"> i. The maximum height in the local corridor area be increased from four stories to six stories; ii. In the north portion of the property allow for 30% of portion to be 6 stories; iii. A secondary emergency access be reviewed when plans are submitted; and <ul style="list-style-type: none"> • Ms. West stated that Lambs Road is a local corridor area and the requests are consistent with the Region, Provincial and Municipal plans. She answered questions from the committee. 	
Sept 30, 2019 Delegation SPAF-20	Comments on behalf of Farsight Investments Inc.	<ul style="list-style-type: none"> • Bob Schickedanz, Far Sight Homes, was present regarding Report PSD-041-19, Jury Lands Official Plan Amendment. Mr. Schickedanz owns land in the northern section of this block. He explained that it takes time and effort to implement and create a new community. Mr. Schickedanz stated that the site is unique and the cost to develop is significantly higher than normal development. He would like the access to the northern block of land be triggered by engineering staff not the number of units. Mr. Schickedanz explained that, for the development to be economically feasible and produce reasonable priced homes, the density needs to be increased. He mentioned that the increased density means that more residents will be able to enjoy the features of the property. 	Comments carried forward as a part of review process.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
Sept 30, 2019 Delegation SPAF-21	Comments on behalf of LRSP	<ul style="list-style-type: none"> Enzo Bertucci, Kaitlin Corporation, was present regarding Report PSD-041-19, Jury Lands Official Plan Amendment. Mr. Bertucci explained that he has had productive meetings with staff. He would like minor amendments made to what is provided in Report PSD-041-19. Mr. Bertucci stated that they have submitted a letter to staff and the Committee with the proposed amendments they are requesting. He explained that their proposal is no different than common developments within the Region. Mr. Bertucci would like to see a greater range in density on the property, and that the six stories will make ensure the buildings are more accessible. He stated the six stories is not high density and is still mid-range. Mr. Bertucci explained that they do not want to delay the project and it is close to being acceptable for all parties. He explained that the development footprint got smaller after the land for the Municipal Park was increased, but they still need to ensure they can meet the minimum standards for the property. Mr. Bertucci stated that, if the minor amendments proposed can be approved, then the project can move forward immediately, but if they are not approved the site becomes undevelopable. 	Comments carried forward as a part of review process.
October 7,2019 Email from Enzo SPAF-22	Comments on behalf of LRSP	<ul style="list-style-type: none"> Comments on OPA (mark-up) Discussion on transfer of cafeteria building Withdrawal of Demolition Permits for buildings. 	Comments carried forward as a part of review process.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
October 22, 2019 Letter from Bousfields SPAF-23	Comments on behalf of LRSP	<ul style="list-style-type: none"> • We request that revisions be made to the proposed OPA which recognize the uniqueness of the subject site; integrate the permissions with respect to density and units counts that are contextually sensitive and in particular increase the height permissions in the developable lands at the north end of the plan area. • As written the OPA is not consistent with the Provincial Policy Statement and does not conform to the Growth Plan. As such, it is our opinion that the proposed amendment should not be adopted in its current form. 	Comments carried forward as a part of review process.
October 25, 2019 Letter from Farsight SPAF-24	Comments on behalf of Farsight Investments.	<ul style="list-style-type: none"> • On behalf of developers collectively, looking to delay consideration of Official Plan amendment, suggests more time is needed to resolve issues. • Give consideration of the recommendations made by Bousfields to address density in Area 4 	Comments carried forward as a part of review process.
October 28, 2019 Delegation SPAF-25	Comments on behalf of Jury Lands Foundation	<ul style="list-style-type: none"> • Katharine Warren was present regarding Report PSD-041-19 – Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for Former Ontario Boys Training School and WWII Prison of War Camp 30 – Amendment No 121 to the Clarington Official Plan. She advised the Members of Council she is a local resident as well as a member of the Jury Lands Board. Ms. Warren stated that she is concerned with the increased traffic in the area due to the proposed increased density that will result with this development. She added that she is also concerned with the effect on local health care services and is 	Comments carried forward as a part of review process.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>hoping that this is kept in mind as increased developments results in increased population in Clarington. Ms. Warren noted that she feels public safety may also become a concern with this proposed development. She continued by providing several comparisons of nearby historic sites with similarities to the area surrounding this subject property. Ms. Warren explained that the architectural style (Frank Lloyd Wright) is very rare, and this style is very low to the ground, and she feels that that high rise buildings will take away from this. She referred to the Official Plan and asked that the surrounding areas be considered in the design. Ms. Warren answered questions from the Members of Council.</p>	
Feb 6,2020 Emails from Enzo SPAF-26	LRSP	<ul style="list-style-type: none"> • Informing Municipality that they were retaining Letourneau Heritage Consulting to carry out HIA 	Thank you for Information
June 10, 2020 letter from Devon Daniells SPAF-27	LRSP	<ul style="list-style-type: none"> • Letter from Devon on motion to lift from table. • Requesting that both the Developers overall concept plan and staff's be put before Council for them to make a decision. • Developer plan for assisted living for seniors and affordable housing. 	Visualizations of both concept plans were presented at the November Committee meeting.
June 12, 2020 Letter from Aird and Berlis	LRSP	<ul style="list-style-type: none"> • Owner's Proposal has substantial public benefits. • Process that is occurring is questionable and unfair. 	Visualizations of both concept plans were

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
SPAF-28		<ul style="list-style-type: none"> • Council should give consideration to Owner's proposal. • Staff action to declare owner's privately initiated Official Plan Amendment application "not complete" is highly unusual • Staff initiated OPA is incompatible with legal agreement. 	presented at the November Committee meeting.
June 12, 2020 Letter from Farsight SPAF-29		<ul style="list-style-type: none"> • Requesting Council allow time for Farsight to meet with Staff and other owners. Should be a co-ordinated effort. 	Staff met with Farsight and has kept them appraised.
June 15, 2020 Delegation SPAF-30	Comments on behalf of LRSP	<ul style="list-style-type: none"> • Devon Daniell, Kaitlin Corporation, was present via electronic mean regarding Report PSD-041-19 Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for Former Ontario Boys Training School and WWII Prison of War Camp 30 – OPA Amendment No 121 (Agenda Item 13.1). Mr. Daniell noted that he submitted correspondence outlining Kaitlin's concerns and the reasons for requesting the Report to be referred. He noted that he is here to discuss the Municipally initiated OPA 121. Mr. Daniell noted there are several restrictions which include not being able to build more 700 units, being within 100 meters of a road, or in close proximity to heritage sites. Mr. Daniell stated that this Municipally initiated Official Plan Amendment is unnecessary and will limit development. He explained that they worked hard to put together a team create the proposed 	Visualizations of both concept plans were presented at the November Committee meeting.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>development that respects heritage, includes diverse affordable homes and includes senior housing. Mr. Daniell stated that they would like to bring their proposal forward to Council and move forward and he feels Staff is trying to prevent them from doing this. He explained that he is frustrated and upset as they have developed a plan and a report which includes 100 acres and 70% of that land is open space and parkland. Mr. Daniell believes both the Members of Council and the members of the public should be aware of the options available. He concluded by asking for their proposal to be considered and that both options (Kaitlin's and OPA 121) be presented in order to allow the Members of Council to make the right decision for the land. Mr. Daniell answered questions from the Members of Council.</p>	
<p>June 15, 2020 Delegation and Letter SPAF-31</p>	<p>Comments submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> Peter Van Loan, Aird and Berlis, was present via electronic means regarding Report PSD-041-19 Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for Former Ontario Boys Training School and WWII Prison of War Camp 30 – OPA Amendment No 121 (Agenda Item 13.1). Mr. Van Loan asked for the Official Plan Amendment 121 to be deferred until the property owners' proposal can be considered by the Members of Council. He explained that there is a generous donation of parkland which exceeds the amount required under the <i>Planning Act</i>. Mr. Van Loan explained that a planning application was submitted on May 21, 2020 	<p>Visualizations of both concept plans were presented at the November Committee meeting.</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>which reflects the donation of the parkland. He explained that the Municipality and property owner need to work together and asked for the Municipality to fully consider the owners' plans. Mr. Van Loan stated that the Members of Council have the duty to act fairly and in order to do that all of the relevant information needs to be reviewed. He asked for the Members of Council to direct Staff to defer the proposed Official Plan Amendment until the property owners' plan can be reviewed. Mr. Van Loan noted that he is very supportive of heritage preservation and restoration. He explained that all of the facts are needed to make an informed decision and that Official Plan Amendment 121 is based on the DTHA Design Study. Mr. Van Loan explained that his clients have made a serious commitment and they are looking to provide a development which includes high quality senior housing. He added they have transferred parkland and cash contributions in the agreement. Mr. Van Loan stated that the conditions of the agreement have been fulfilled and if OPA 121 is adopted the conditions will not longer be satisfied. He concluded by asking for the property owners' application to be circulated so an informed decision can be made. Mr. Van Loan answered questions from the Members of Council.</p>	
June 15, 2020 Communications on Council	ACO – Clarington Branch	<ul style="list-style-type: none"> • Camp 30 is at the forefront of our minds and actions. • No active security -counter to the legal agreement. • Buildings are being compromised by inaction 	Comments carried forward as a part of

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
agenda SPAF-32		<ul style="list-style-type: none"> • ACO is the lead for tours, we are on site and see what is happening. • Encourage Council to keep central campus as parkland. 	review process
June 15, 2020 Communications on Council agenda SPAF-33	JLF	<ul style="list-style-type: none"> • Eleventh hour – critical time to move forward for everyone’s benefit. DTAH Plan received much positive feedback. Commitments have been made but then not followed through. Ring Road that encompasses heritage buildings is an amazing asset, locally, provincially, nationally. • Owner’s are aware of our concerns. • Look forward to continuing to work with Municipality and owners. • Includes summary of speaking notes from September 2019, SPAF-18 	Comments carried forward as a part of review process
June 18, 2020 SPAF-34	Comments from Clarington Heritage Committee	<ul style="list-style-type: none"> • CHC recognizes need for development and growth • OPA falls in line with Official Plan and is supported by Committee • 2018 designation provides for protection and maintenance of local heritage assets. 	Comments carried forward as a part of review process
June 29, 2020 Delegation and Concept Plan SPAF-35	Comments submitted on behalf of LRSP	<ul style="list-style-type: none"> • Enzo Bertucci, Kaitlin Corporation, was present via electronic means regarding Report PSD-041-19 Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 – Amendment No 121 to the Official Plan (OP). Mr. Bertucci provided a background of the application submitted on May 21, 2020. He explained that over 20 	Visualizations of both concept plans were presented at the November Committee meeting.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>reports and studies have been prepared to be included in his application. Mr. Bertucci asked that the OPA 121 be deferred to the fall to allow the Committee to have a proper wholesome review of the application. He added that public feedback is important to help understand the key issues and concerns from residents. Mr. Bertucci answered questions from Members of Committee.</p>	
<p>June 29, 2020 Delegation SPAF-36</p>	<p>Comments submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Peter Van Loan, Aird & Berlis, was present regarding Report PSD-041-19, Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 – Amendment No 121 to the OPA. Mr. Van Loan requests that the Report be deferred to the fall so that there is an opportunity for a meeting of minds. He explained that the only way the public benefits is through a voluntary agreement and added that they want to help achieve the objective. Mr. Van Loan noted that his clients are genuine and have full intentions of reaching common ground. Mr. Van Loan shared a document outlining the development of the lands. He concluded by answering questions from Committee. 	<p>Visualizations of both concept plans were presented at the November Committee meeting.</p>
<p>July 14, 2020 Devon Daniells letter SPAF-37</p>	<p>LRSP</p>	<ul style="list-style-type: none"> • Commenting on discussion at Council from July 7th and offer to co-operate in retention of third party facilitator. 	<p>Discussion on how process could work.</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<ul style="list-style-type: none"> Report PSD-051-20 comments and recommendation from Staff on new elements such as assisted care and affordable housing as proposed by LRSP. This report seeks acceptance of the community vision by DTAH from April 2019. Acceptance of the community vision would restrict development from the interior of the ring road area ensuring the area becomes municipal parkland available to all residents and the heritage character of the site is conserved and strengthened. 	
November 15, 2020 communications letter SPAF-38	David Winkle	<ul style="list-style-type: none"> Retain natural beauty and as many of the historic buildings as practical Consider wildlife, ecology, natural spaces, protect species at risk Current proposal removes too much of green space and is not sustainable. 	Comments carried forward as a part of review process
November 16, 2020 Delegation SPAF-39	ACO-Clarington Branch	<ul style="list-style-type: none"> Bernice Norton, Architectural Conservancy Ontario, was present via electronic means regarding Report PSD-051-20 Update to Jury Lands (Camp 30) and Draft Amendment No. 121 to the Clarington Official Plan. Ms. Norton stated that they are in support of the work being completed in an effort to preserve Camp 30. She provided an update on the tours and noted that they had 308 visitors this tour season, which ran from August 1 - October 18, 2020, and included COVID-19 protocols. Ms. Norton added that there were visitors who are local and others who came from across the province. She stated that Camp 30 placed second in the Reader's Choice awards for best local 	Comments carried forward as a part of review process

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>tourist attraction by This Week's Durham readers. Ms. Norton hopes that Council will stand behind the DTAH as the six remaining original buildings speak to the vision of the time and historical value of the site. She noted her concerns regarding a seniors complex or affordable housing units being developed inside the ring road because it will negatively impact the campus layout. Ms. Norton explained that the construction of an apartment building near the Cafeteria will cause more concern as it is recognized as a space for an event center. She added that having an event center would cause issues for by-law and would not be desirable for residents nearby. Ms. Norton explained that preserving the site will show the unique history of Clarington. She added that, during the tours, visitors are excited about the preservation of the layout and repurposing the buildings in ways that it will complement the site and community use of it. Ms. Norton requests that Committee keep, and honor, the historic value of the site with no intrusions allowed inside the Ring Road noting that an apartment near the cafeteria would be equally regretful. She noted that a significant part of the recognition as a National Heritage Site, as well as the Provincial Heritage Designation, is in the land and layout, the vistas, and greenspace, and requested that it be preserved.</p>	
November 16, 2020 Delegation SPAF-40	Jury Lands Foundation	<ul style="list-style-type: none"> Marilyn Morawetz, Jury Lands Foundation, was present via electronic means regarding Report PSD-051-20 Update to Jury Lands (Camp 30) and Draft 	Comments carried forward as a part of

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>Amendment No. 121 to the Clarington Official Plan. Ms. Morawetz stated that the Jury Lands Foundation endorses the recommendations in Report PSD-051-20 which will allow work to begin on the site and will attract residents and continue to provide growth. She stated that the goal is to successfully repurpose the buildings and noted that the green space is equally important. Ms. Morawetz added that preserving the greenspaces and buildings will become an oasis to residents. She recognizes the potential in the site, views it as a step in the right direction and hopes Committee will approve the DTAH study, and endorse the areas for development as recommended. Ms. Morawetz explained that additional buildings will eliminate the green space and will negatively impact the site. She expressed her concerns regarding the green space at 2C regarding the ring road. Ms. Morawetz noted that comments have been shared with the developer and that they have not received any response back. She stated her concerns regarding development in the ring road, the impact to the greenspace, and answered questions from members of Committee.</p>	review process
November 16, 2020 Delegation SPAF-41	Submitted on behalf of LRSP	<ul style="list-style-type: none"> Devon Daniell, Kaitlin Corporation, was present via electronic means Regarding Report PSD-051-20 Update to Jury Lands (Camp 30) and Draft Amendment No. 121 to the Clarington Official Plan. Mr. Daniell thanked everyone involved for their passion of the site. He explained the background of 	Council made a decision on not allowing private development within the ring road.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>the Report PSD-051-20 and noted that developing a park in the ring road will create significant issues. Mr. Daniell displayed the current concept plan, explained the location of the facilities on the property, and noted that he thinks their proposal fits with the site and with heritage. He addressed comments made regarding the development cutting off the ring road and noted that they are working on other wording for the OPA Amendment 121. Mr. Daniell suggested that, rather than approving the recommendations in Report PSD-051-20, Committee should direct staff to work with land owners to bring forward the modifications to OPA 121, to allow the above concept to proceed and for Staff to work with land owners to bring forward draft zoning by-law amendments to Council.</p>	
<p>November 16, 2020 Delegation and presentation SPAF-42</p>	<p>Submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Marcus Letourneau, Letourneau Heritage Consulting Inc., was present via electronic means regarding Report PSD-051-20 Update to Jury Lands (Camp 30) and Draft Amendment No. 121 to the Clarington Official Plan. Mr. Letourneau explained that he is working with their client to look at options for the property to keep the heritage conservation principles. He added that it is important to understand that the property has evolved significantly over time and provided aerial photos of the property. Mr. Letourneau noted that assisted living is important in the discussion and to recognize that heritage conservation is about the uses related to the property. He added that this site has lots of institutional uses and the proposed 	<p>Comments carried forward as a part of review process</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>structure does not continue the history of institutional views. Mr. Letourneau stated that heritage conservation is not about change but about managing change in a way that it is significant to the property and added that COVID-19 has changed how they are approaching heritage conservation. He stated that the introduction of buildings in a cultural heritage landscape is not new and has been done widely across the world. Mr. Letourneau provided successful examples of infill in cultural heritage landscape in Traverse City State Hospital, Pentridge Prison, and South Carolina State Hospital and answered questions from members of Committee.</p>	
<p>Nov 20, 2020 Letter from Devon SPAF-43</p>	<p>Submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Good progress has been made, before decisions are made need to consider remainder of issues. Request to continue negotiations. Council made a decision on private residential development within the ring road and acceptance of DTAH study. Concern that legal agreement is being questioned. 	<p>Comments carried forward as a part of review process</p>
<p>August 26, 2021 SPAF-44A+B+C</p>	<p>Submitted on behalf of LRSP</p>	<ul style="list-style-type: none"> • Concept Plans for Areas 1-4 submitted in response to draft for discussion only Block Master Plan and indication of what policies are not acceptable. 	<p>Comments carried forward as a part of review process</p>
<p>August 23, 2021 SPAF-45A+B</p>	<p>Submitted on behalf of Farsight</p>	<ul style="list-style-type: none"> • Concept Plan for Area 4 altered to align with LRSP and comments. 	<p>Comments carried forward as a part of review process</p>