



Staff Report

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Report To:	Planning and Development Committee		
Date of Meeting:	October 4, 2021	Report Number:	PDS-051-21
Submitted By:	Ryan Windle, Director of Planning and Development Services Andrew		
Reviewed By:	C. Allison, CAO	Resolution#:	PD-224-21, C-340-21, PD-267-21
File Number:	COPA2018-0003, PLN34.5.2.64	By-law Number:	
Report Subject:	Jury Lands (Camp 30) Recommended Amendment No 121 to the Clarington Official Plan – Information Report		

Recommendations:

1. That Report PDS-051-21 and any related communication items, be received;
2. That based on Council direction staff finalize the recommended Official Plan Amendment for Special Policy Area F, Jury Lands (Camp 30);
3. That all interested parties listed in Report PDS-051-21 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 (Report PDS-044-21 Attachment 1) was deferred to the October 4, 2021 Planning and Development Committee.

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.

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 agree with the recommended Official Plan Amendment, save and except for the requirement for low density housing (e.g. Singles and Semi's) in Area 4 and are requesting Medium Density as the designation.

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 Report is to articulate the difference between what the owners are requesting, and Staff recommended Official Plan Amendment 121 (OPA 121). In addition, the agreed upon minor wording revisions to the recommended OPA 121 are shown in the red-line mark-up **Attachment 1** to this report.
- 1.2 The OPA 121 is recommending 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 implement the vision prepared by DTAH using the overarching neighbourhood structure principles as set out in the Official

Plan. The recommended OPA is the result of a thorough public planning and consultation process.

2. Background

- 2.1 Report [PDS-044-21](#) includes a summary of the process, comments, community vision and Urban Design Guidelines, and the updates from the draft to the recommended Official Plan Amendment (OPA 121). Report PDS-044-21 also includes the site and planning history in the Background (Section 2). Sections 3 – 7 outline alignment with Provincial, Regional Planning Policy, and Clarington's Official Plan, plus Agency, Departmental and Public Comments.
- 2.2 Section 8 of PDS-044-21 outlined the updates from the draft Official Plan amendment released in September 2019 and Block Master Plan to the recommended OPA 121 and Block Master Plan (September 2021). **Attachment 2** to this report is the updated sequence of events.
- 2.3 **Attachment 1** to this report is a red-lined version of the recommended OPA 121 since it was presented to Planning and Development Committee as part of PDS-044-21 and includes revisions resulting from the most recent consultation with the landowners.

3. Landowner Submissions

- 3.1 Since PDS-044-21 was published for the September 13, 2021, Planning and Development Committee, comments have been received from the landowners regarding the limitations of the low density designation in Area 4 of the Block Master Plan.
- 3.2 Committee deferred PDS-044-21 to the October 4, 2021 Planning and Development Committee meeting based upon the letter received from FarSight Investments (owner of the north portion of Area 4) at the September 13, 2021 meeting. The objection was regarding Policy 16.7.6.3. For Staff to appropriately consider this policy issue, we asked the landowners to reiterate the issue with this policy. More importantly, given Staff's stated reasons for keeping Policy 16.7.6.3 intact, Staff requested the owners provide any suggested modifications to the policy for Staff to consider. In addition, any additional comments on the balance of OPA 121 would be reviewed for fine-tuning.
- 3.3 The landowner's submissions since release of the recommended OPA 121 are outlined below and detailed in **Attachment 3** (comments received since Sept. 13). Comments received over the course of the Special Area F Study on the Jury Lands have been considered in the preparation of the recommended OPA 121. The comments of delegations and written submissions can be viewed on the website at [Jury Lands](#).
- 3.4 The specific unresolved issue identified by the landowners is Policy 16.7.6.3 of the recommended OPA 121. It requires that areas designated Low Density Residential provide a mix of dwelling types and tenure, which will include freehold units having frontage along a public right of way. This policy affects Area 1 and Area 4 (see Figure AA).

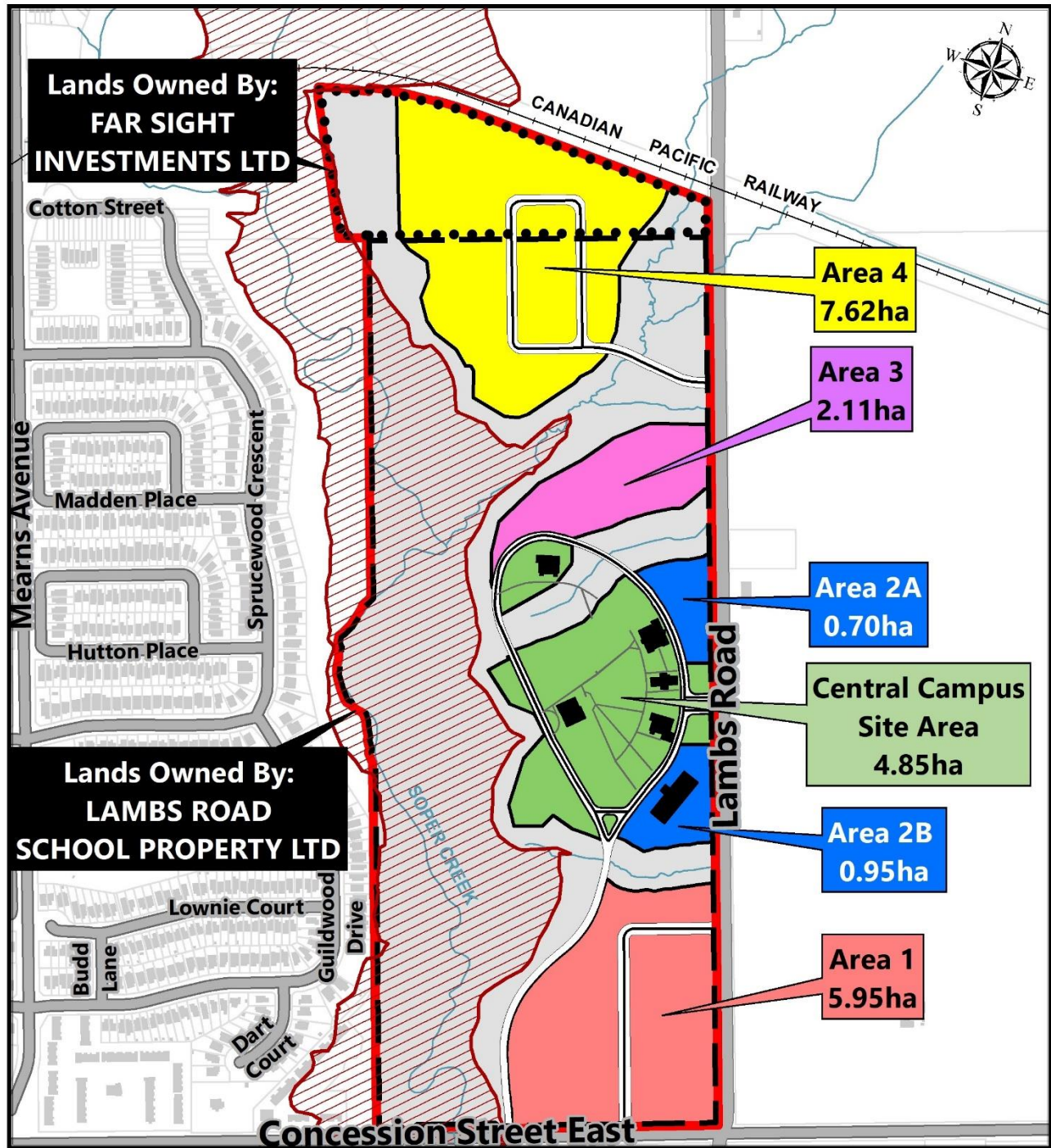


Figure AA, outlines the Development Areas within Special Policy Area F

- 3.5 For Area 1 (see Figure BB),, 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. Approximately 20 dwelling units have been conceptually shown on the owners most recent concept plans.
- 3.6 Policy 16.7.6.3 requires a mix of freehold units (singles and semi's) along a public right of way. The interior of Area 1 is anticipated to be townhome blocks of 3 to 4 storey height beside the valley edge and Park Drive. Townhouse units are a suitable transition from the medium density designations along the Local Corridor (Lambs Road) and Concession Street East and reinforces the higher density and height of the prominent intersection.

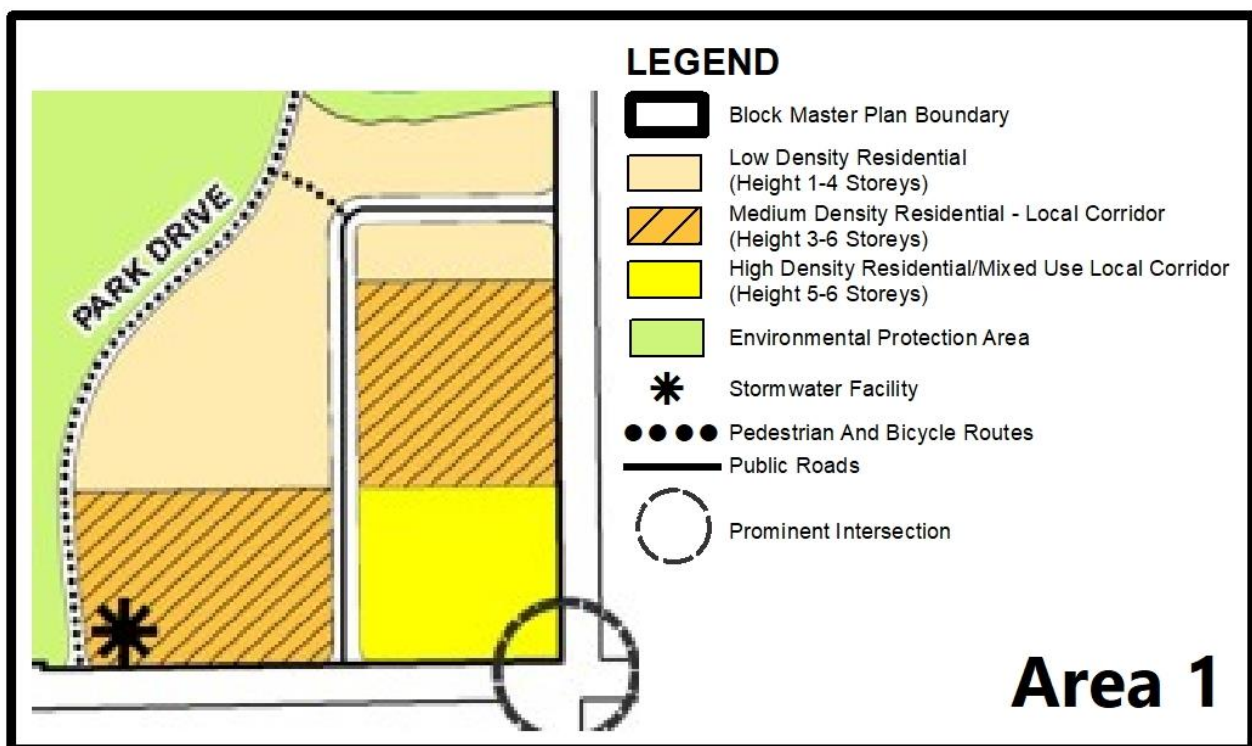


Figure BB – Detail of Area 1

- 3.7 Regarding Area 4, the landowners have indicated that *“the physical geometry of the area (see Figure CC) is extremely difficult as it is bounded by greenspace on the east, south and west as well as an active railway line to the north. As a result of the mandated setbacks and buffers as well as the expense of providing a creek crossing for access, plus looping water services and the need to provide deep sanitary sewers to service the site requires a certain threshold of units and density to make development economically feasible. While access to Area 4 will be provided by a public ROW, any inclusion of freehold units will have a cascading and restricting effect on the remainder of the development footprint that is greatly problematic”.*

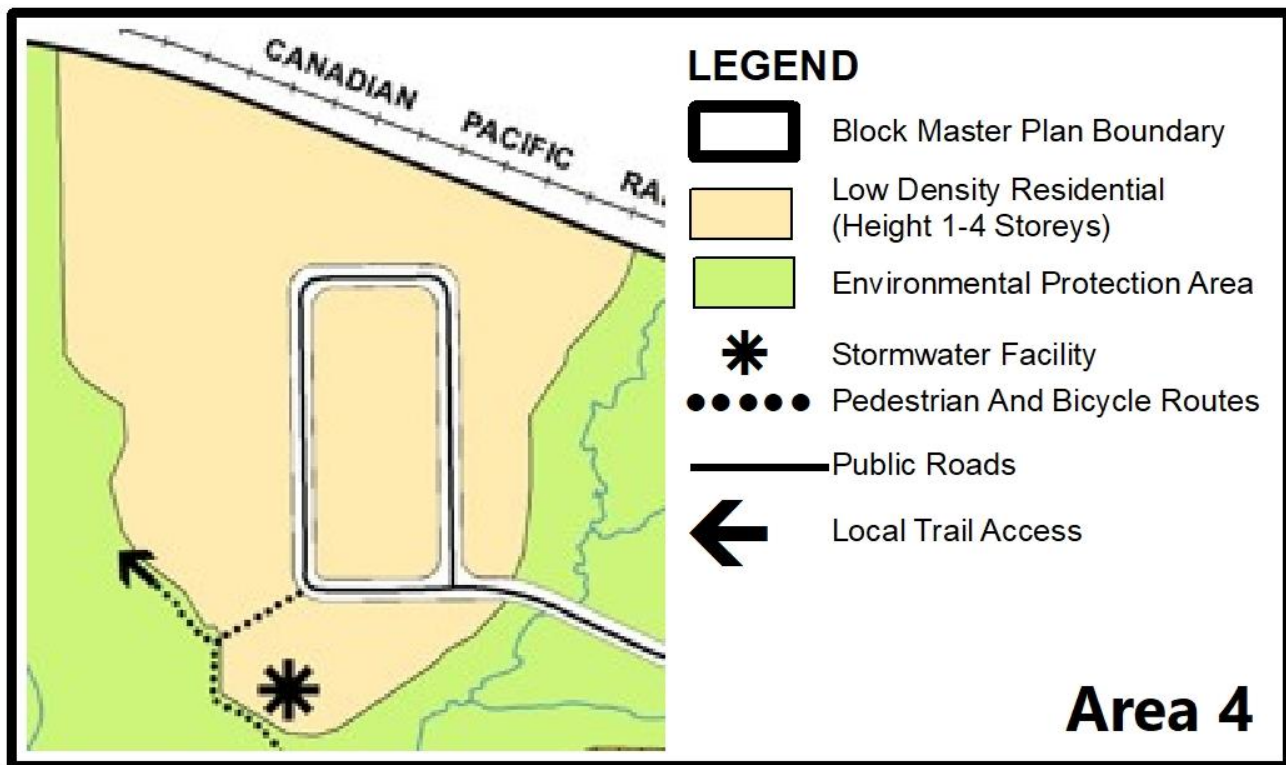


Figure CC – Detail of Area 4

- 3.8 It is the landowner's opinion that to require a mix of dwelling types, tenures including freehold units having frontage along a public ROW does not work in Area 4. They indicate that the development costs on these lands are *"significantly higher as compared to standard a "greenfield" location and as previously noted, this situation is compounded by the awkward size and setback constraints associated with the development of Area 4"*. Further, *"even if these constraints could be mitigated only a handful of very expensive freehold units could potentially be provided which would in no way be any meaningful contribution towards a mix of housing types and tenures within the neighbourhood"*. For these reasons, the landowners request that either policy 16.7.6.3 be removed from OPA 121 as it applies to Area 4 or designate Area 4 as Medium Density Residential (shown on Figure DD).
- 3.9 According to the land owners designating Area 4, Medium Density *"would provide the opportunity for a greater number of future residents within this neighbourhood to live in close proximity to a natural heritage environment at a reasonable cost which would be a unique situation in the Bowmanville marketplace and be complementary to the development vision of the Camp 30 lands"*.

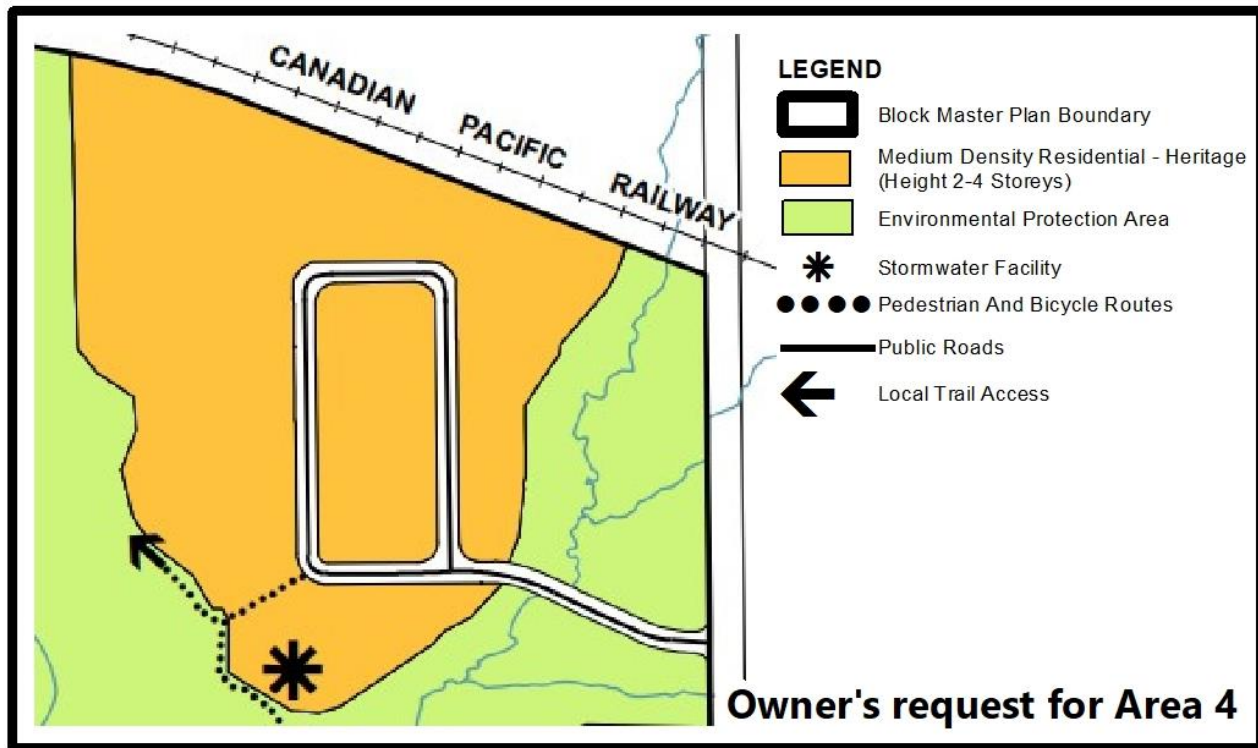


Figure DD – Area 4 as medium density, Owner's request

- 3.10 While the developers make a compelling case from an economic viewpoint they and their consultants have not, to date provided a planning rationale for the change to the overarching policies in Clarington's Official Plan.
- 3.11 Other comments that have been provided by the owners and their consultants have been considered and minor wording changes to help clarify the intent of the policies have been included as part of **Attachment 1** (noted in red line).

4. Staff Comments

- 4.1 Staff's recommended OPA 121 is in-keeping with the overarching policies of the urban structure of the Clarington Official Plan. Staff have been working diligently to develop a complete community with a mix of housing types and tenures while recognizing that the permitted heights and densities are higher than the existing neighbourhood to the west. It should be understood that commercial services and public transit will not be available for many years, thus requiring residents to travel to access services.
- 4.2 For the Low Density Residential designation the 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.

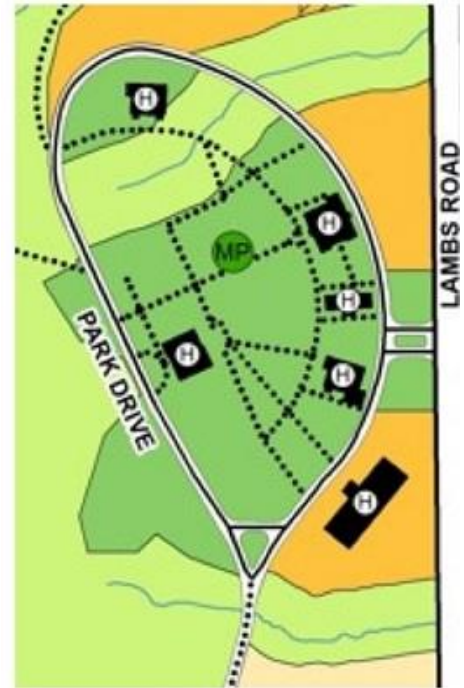
- 4.3 For the low-density residential areas (Areas 1 and 4) staff initially suggested a percentage target of detached and semi-detached dwellings. Staff have removed the percentage target, to allow for greater flexibility.
- 4.4 Staff's opinion is that the development of freehold units (i.e. single-detached, semi-detached) and even street townhouse dwellings remain a built form option as they will assist with the overall vision for the development of a complete community. Staff maintain that the best type of housing development for Area 4 is one that includes a mix of units, some freehold with a component of townhouse development (up to 4 storeys) on private condominium lanes. Complete communities should provide variety and avoid being homogenous in both built form and tenure being offered.
- 4.5 Until detailed development applications are submitted, staff cannot speculate as to how many freehold units can be accommodated in Area 4 however we are confident the policy provides sufficient direction and flexibility to allow the development plans to be refined through those latter development applications (subdivision, zoning and site plan)
- 4.6 The owners are very familiar with development in Clarington and understand the requirements for Environmental Impact Studies and other background studies which in turn affect the economics of their developments. It should be no surprise to the landowners that the physical constraints will dictate the developable limits based on thorough study and subsequent development applications, each of which will include the typical agency circulation and public process. The servicing constraints have not changed since they purchased the property.

5. Next Steps

- 5.1 The owners and their consultants have not, to date provided a fulsome planning justification for their request that singles and semi's be deleted as a built form and tenure type in Area 4 and more importantly that it is appropriate to designate Area 4 as Medium Density. This Report as an informational report. The Owners and their consultants are welcome to outline their opinions to Council.
- 5.2 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 recommended Official Plan Amendment.

Transfer of Jury Lands

- 5.3 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.
- 5.4 The transfer would bring the lands into the ownership of the Municipality 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 the Foundation 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 as set out in the community vision.



6. Concurrence

- 6.1 The Director of Legislative Services has reviewed this Report.

7. Conclusion

- 7.1 The purpose of this report is to articulate the difference between the recommended Official Plan Amendment 121 and the landowner's the requested change for the land use designation from low density to medium density in Area 4.

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Attachments:

- Attachment 1 – Recommended OPA 121 (red-line mark-up)
- Attachment 2 – Sequence of Events (update)
- Attachment 3 – Public Comments Summary Table (since September 13, 2021)

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 Golden 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, as the Urban Design Guidelines 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 **the this** community vision **of the Urban Design Guidelines** 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 ~~3 storey~~ ~~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/~~78~~ 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.

16.7.9.1 ~~Surface parking for developments in the High Density designation within all high and medium density designations shall be located to the side or rear of the principal buildings. Surface parking and access for individual units within townhouse developments that front onto Concession Street East and/or Lambs Road shall be provided from the rear. and in consideration of adjacent uses and public right of ways. In all instances appropriate~~ ~~Appropriate~~ landscaping and screening measures shall be provided.

16.7.9.2 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

- 16.7.9.3 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.
- 16.7.9.4 The interface of Environmental Protection Areas with residential lots shall consist of decorative fencing. Gates to the adjacent Environmental Protection Areas are not permitted.
- 16.7.9.5 Reverse lot frontages onto Arterial roads are not permitted.
- 16.7.9.6 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.
- 16.7.9.7 Buildings located adjacent to, or at the edge of the Municipal Wide Park and green spaces, will provide opportunities for overlook.
- 16.7.9.8 New development should be physically and visually compatible with but subordinate to the Designated heritage buildings.
- 16.7.9.9 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

- 16.7.9.10 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.
- 16.7.9.11 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.

16.7.9.12 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 'A' to the Municipality Of Clarington Official Plan Amendment No. _____,
 Block Master Plan Special Study Area F Figure 1.

BLOCK MASTER PLAN














**SPECIAL POLICY
 AREA F**

SEPTEMBER 2021

FIGURE 1



LEGEND

-  Block Master Plan Boundary
-  Low Density Residential (Height 1-4 Storeys)
-  Medium Density Residential - Heritage (Height 2-4 Storeys)
-  Medium Density Residential - Local Corridor (Height 3-6 Storeys)
-  High Density Residential/Mixed Use Local Corridor (Height 5-6 Storeys)
-  Municipal Wide Park
-  Environmental Protection Area
-  Stormwater Facility
-  Heritage Building
-  Pedestrian And Bicycle Routes
-  Public Roads
-  Local Trail Access
-  Prominent Intersection

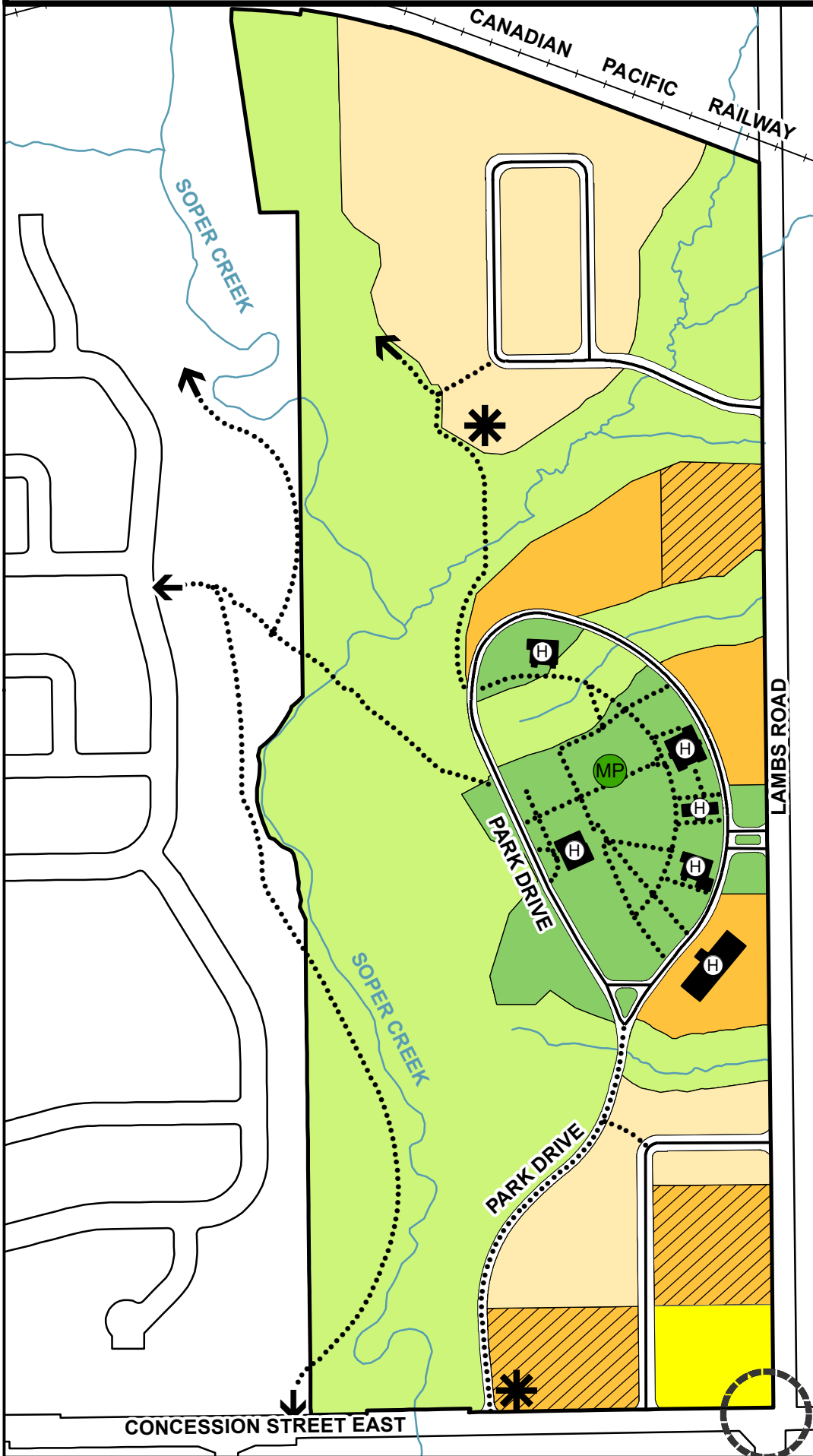
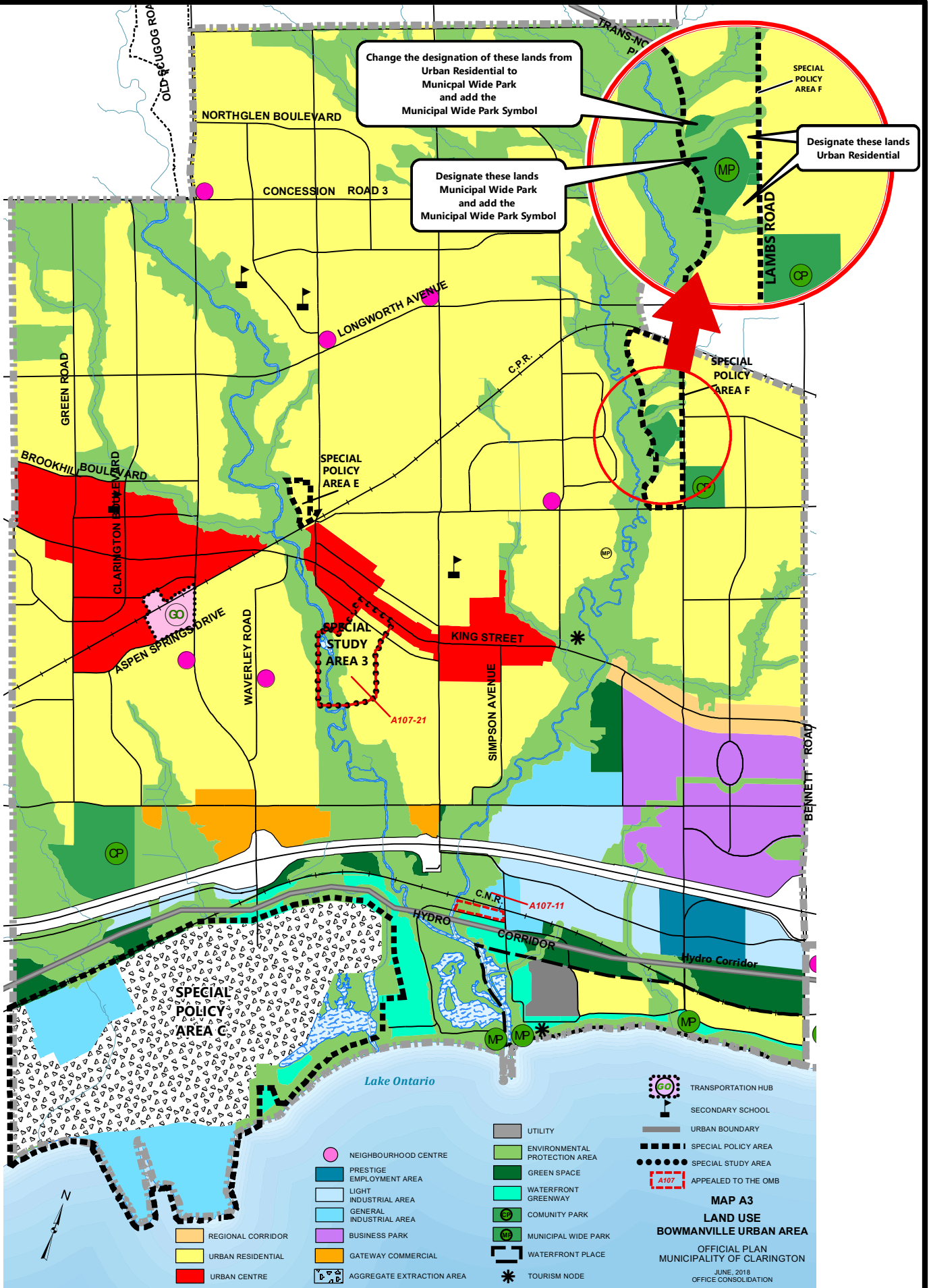


Exhibit 'B' to the Municipality Of Clarington Official Plan Amendment No. _____,
 Map A3, Landuse, Bowmanville Urban Area



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 – Since September 13, 2021

2021	Event
September 13, 2021	Joint Committee Meeting, Report was referred based on letter from Farsight Investments to October 4 PDC mtg.
September 2021	Refinements to wording in OPA 121 based on comments submitted by land owners and their planning consultant.
October 4,2021	Report PDS-051-21 outlining request by owners to designate Area 4 as medium density rather than low density.
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
Received after September 13, 2021**

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
September 13, 2021 SPAF-46	Submitted on behalf of Farsight	Development in AREA #4. Clause 16.7.6.3 of proposed OPA 121 and the requirement that areas designated Low Density Residential provide a mix of dwelling types and tenure, which will include freehold units having frontage along a public right of way. The physical geometry of Area #4 is extremely difficult as it is bounded by greenspace on the east, south and west as well as an active railway line to the north. As a result of the mandated setbacks and buffers as well as the expense of providing a creek crossing for access, looping water services and the need to provide deep sanitary sewers to service the site a certain threshold of units and density is required to make development economically feasible. While access to the Area will be provided by a public ROW, any inclusion of freehold units will have a cascading and restricting effect on the remainder of the development footprint that is greatly problematic.	Municipal Staff will outline request in information report, Council can provide direction.
September 21, 2021 SPAF-47	Submitted on behalf of Farsight	After further review and careful consideration, I come to the same conclusion that the requirement in Clause 16.7.6.3 of proposed OPA 121, to require a mix of dwelling types, tenures including freehold units having frontage along a public ROW does not work for our lands in Area #4. The development costs on these lands are significantly higher as compared to standard a “greenfield” location and as previously noted, this situation is compounded by the	Municipal Staff will outline request in information report, Council can provide direction.

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>awkward size and setback constraints associated with the development of Area #4. Even if these constraints could be mitigated only a handful of very expensive freehold units could potentially be provided which would in no way be any meaningful contribution towards a mix of housing types and tenures within the Camp 30 neighbourhood. For these reasons, it is appropriate to remove clause 16.7.6.3 from OPA 121. In fact, considering the development proposals for Area #4 provided by the Kaitlin Group and ourselves, OPA 121 would be aligned with these concepts if Area #4 was designated Medium Density Residential as essentially that is what is being proposed. This designation would provide the opportunity for a greater number of future residents within this neighbourhood to live in close proximity to a natural heritage environment at a reasonable cost which would be a unique situation in the Bowmanville marketplace and be complementary to the to the development vision of the Camp 30 lands.</p>	
<p>September 22, 2021 SPAF-48</p>	<p>Submitted by Bousfield on behalf of LRSP</p>	<ul style="list-style-type: none"> • Policy 16.7.1.2a) directs that the DTAH Design and Master Plan + Design Guidelines be implemented however, since that report was completed in 2019 there have been changes to the vision and direction of the plan, including changes capture din this most recent draft OPA. As such, this policy should be revised to state that the DTAH report generally be implemented. • Similarly, Policy 16.7.1.2c) speaks to implementing the architectural control guidelines and should be revised to state that they guidelines will generally be implemented. 	<p>Policy 16.7.1 2a) and 2c) are part of the Introduction, Vision and Objectives of the Official Plan Amendment. “Generally” does not add any specificity</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<ul style="list-style-type: none"> • The density ranges for High Density Residential/Mixed Use Local Corridor and Medium Density Residential Local Corridor are the same (a minimum net density of 40 units per hectare) however the minimum building heights differ between these two designations (4 storeys for medium and 5 storeys for high). The Medium Density Residential – Heritage designation also has a minimum density of 40 units per net ha but has a minimum height of 2 storeys. Given the differences in the permitted uses in these forms should the minimum densities all be the same? • Policy 16.7.4.5 states that the minimum height is 4 storeys for Medium Density Residential Local Corridor whereas the legend on a previous version of the schedule stated that the permitted heights are 3 to 6 storeys. • Policy 16.7.5.2 requires that development in the Medium Density Residential – Heritage designation shall be complimentary yet subordinate to the adjacent Heritage site. It is unclear how this policy would be implemented with respect to the requirement for development to be subordinate. • Policy 16.7.6.3 requires a mix of dwelling types and tenure be provided including a mix of freehold units having frontage along a public right of way. This policy should be revised to delete the requirement for freehold units on a public right of way. Low density areas can be designed to address the Municipality’s vision and requirements without this restriction. • Policy 16.7.9.7 requires a publicly accessible open space at the corner of Lambs and Concession as a Promient Intersection. To provide flexibility in the design of this intersection, the policy should be revised to say that the 	<p>to the policy. Implement means that the guideline will be used. Densities are set a minimum of 40 units/ha, this provides flexibility to the land owner. In discussion with owner on preference, Policy 16.7.4.5 will be updated to match the schedule (3-6 storeys). Policy 16.7.5.2 the words “yet subordinate” will be deleted. The HIAs will be used to ensure complimentary development. Municipal Staff will outline</p>

Submission Date, Number	Name, group (if applicable)	Summary of Comments	Response
		<p>publicly accessible open space should be located in proximity to the intersection. The design of the site will be addressed through the site plan approval and may warrant consideration of a building at the corner to signal the prominence of the intersection, with an open space area more appropriately located adjacent to the intersection.</p> <ul style="list-style-type: none"> • Policy 16.7.9.21 requires that surface parking be at the side or rear of principal buildings in high and medium density residential areas, however, townhouses are permitted in medium density residential areas and would not be able to locate all parking at the side or rear of a building. <p>Given these outstanding matters and the owner's intent to resubmit applications for a zoning by-law amendment and plan of subdivision, we request that the finalization and approval of this Official Plan Amendment be deferred and dealt with in conjunction with the owner's applications.</p>	<p>request in information report, Council can provide direction. Policy 16.7.9.21 requires a wording clarification.</p> <p>The request to defer the OPA and deal with it in conjunction with the owner's applications means continual evolution and no resolution as to what the future plans are.</p>