

## Jury Lands – Public Comments

The following documents were received from the public regarding the planning of the Jury Lands property.

If you require any of this information in an accessible format, please contact the Planning and Development Services Department at 905-623-3379 ext. 2405.

## A Green Proposal For The Camp 30 Site!!!!!!!!!!!!!!!!!!!!

I believe the site should retain all of the natural beauty (trees, some over 150 years or more and the natural grassy areas) and as many of the historic buildings as practical.

I hope the Town of Clarington can show more consideration for our wildlife, ecology and natural spaces than it has in the past. In the fall of 2016 a beaver dam appeared at the east side of Barley Mills Park on Soper Creek. The drainage culvert runs between where the dam was and any houses, thus there was zero risk of flooding any residential property and CLOCA found no problem, yet a town supervisor dispatched a crew to tear down a dam he had never seen! Behind the houses on Sopercreek drive in years past we had many more wild flowers, milkweed and grasses vital to certain species, there is also a colony of Eastern Milk Snakes (species at risk) along the tree line but a few years ago the town decided to start cutting everything it could like a golf course.

On the camp 30 site buildings could be used as a daycare, historical displays, nature camp or something for our youth. Tennis courts and outdoor pool could also be possible. **Status Quo politics and politicians are killing our planet, let us show some vision here for the generations to come. Thanks. Dave 905-213-3807.**

*Dave Winkler*

**PUBLIC INFORMATION CENTRE  
THE FUTURE VISION FOR JURY LANDS  
June 13, 2018**

(PLEASE PRINT CLEARLY AND INCLUDE POSTAL CODE)

NAME	ADDRESS	POSTAL CODE	E-MAIL ADDRESS
Sher Leetooze	80 Roser Cres	L1C 3N9	sherleetooze@gmail.com

## COMMENTS

I am here this evening to support the idea of a community garden on this site, to serve the nearby proposed residences. I also like the idea of a demonstration garden with the produce supplying a local eatery. Please note that a demo garden will need a manager, and as co-ordinator of Bowman Allotment Gardens I am, herewith, applying for that position.

Personal information is collected under the authority of the Planning Act, Section 17 (15) and shall be used for the purpose of further notification in this matter. Questions about this collection should be directed towards the Director of Planning Services, 40 Temperance Street, Bowmanville, Ontario, L1C 3A6, (905) 623-3379, ext. 2401.



**PUBLIC INFORMATION CENTRE  
THE FUTURE VISION FOR JURY LANDS**

**June 13, 2018**

(PLEASE PRINT CLEARLY AND INCLUDE POSTAL CODE)

NAME	ADDRESS	POSTAL CODE	E-MAIL ADDRESS
Dave Winkler	65 Gops Creek DR	L1C 4K7	stockbultz@symgatico.ca

**COMMENTS**

Open natural fields for our species at Risk !!

Personal information is collected under the authority of the Planning Act, Section 17 (15) and shall be used for the purpose of further notification in this matter. Questions about this collection should be directed towards the Director of Planning Services, 40 Temperance Street, Bowmanville, Ontario, L1C 3A6, (905) 623-3379, ext. 2401.



**PUBLIC INFORMATION CENTRE  
THE FUTURE VISION FOR JURY LANDS**

**June 13, 2018**

(PLEASE PRINT CLEARLY AND INCLUDE POSTAL CODE)

NAME	ADDRESS	POSTAL CODE	E-MAIL ADDRESS
Gail Wensink	205 Sprucewood Ct	L1C 5H3	gail.wensink@gmail.com

## COMMENTS

Bowmanville needs more venue space. I have had difficulty finding space with reasonable rent for both weekly choir practice - had to resort to a park clubhouse in Oshawa - and for larger gatherings such as a family picnic (100+ people).

Also - I know people who couldn't wait to sell their home on Guildwood due to the goings on in the ravine behind them and high density subsidized housing. Every thing from drug deals to fires in their backyard.

Hope this opening up of creek area doesn't cause more of this.

Personal information is collected under the authority of the Planning Act, Section 17 (15) and shall be used for the purpose of further notification in this matter. Questions about this collection should be directed towards the Director of Planning Services, 40 Temperance Street, Bowmanville, Ontario, L1C 3A6, (905) 623-3379, ext. 2401.



# BOUSFIELDS INC.

July 31, 2018

Project No. 16238-7

Municipality of Clarington  
Municipal Administrative Centre  
40 Temperance Street, 2<sup>nd</sup> Floor  
Bowmanville, ON L1C 3A6  
Attention: Faye Langmaid, Manager of Special Projects

Dear: Ms. Langmaid

***Re: Future Vision of the Jury Lands***

---

We are the planning consultants for Lamb Roads School Property Ltd. (herein referred to as “our client”), the owners of lands generally located north of Concession Street East on the east and west sides of Lambs Road in Bowmanville (the “subject site”).

Our client has been monitoring the Municipality’s process associated with the planning for the lands east of Lambs Road and for the lands west of Lambs Road from Concession Street north to the CPR line, which the Municipality identified has a Special Policy Area. They have informally provided comments to the municipality on their community vision and Urban Design Plan. No formal application submissions have been made during this time.

Our client’s intention is to present an application that seeks to harmonize heritage preservation with area appropriate intensification that is consistent with and conforms to Provincial policies and Plans. Their proposal will be designed to be respectful of the adjacent heritage properties, while providing a higher density, multi-unit mix of residential built form types, including mid-rise building forms, to support the concept of a mixed use hub in the Secondary Plan that is centred around Lambs Road and the new east-west street.

We have undertaken a review of the current vision for the Jury Lands, as presented to the public on June 13, 2018, in the context of our client’s proposal as well with respect to the broader context of Provincial policies and plans, the Region of Durham Official Plan and the Municipality’s Official Plan. Based on our preliminary review of the vision, we have identified a number of concerns with the vision, which amongst other matters, generally include:

- 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;
- 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 the east-west street;
- incomplete information on future process, and associated timing, to implement the vision including opportunities to participate prior to the preparation of statutory documents.

Based on the foregoing, we recommend additional considerations be made as to the location of the proposed land uses and the diversity of building typologies that may be more appropriate and better suit the adaptive reuse of the lands, that is contextually sensitive and consistent with Provincial policies and conforms to the Growth Plan.

Further, given that our client is the owner of the all of the lands to which the Special Policy Area and this vision for the Jury Lands applies and that we have concerns regarding the vision for the lands, we request that we, with our client, convene a meeting with Staff to discuss this matter in more detail before an Official Plan Amendment to implement the vision is drafted.

We are continuing to review the available documentation and look forward to continuing to work with staff on this matter. If you have any questions, please do not hesitate to contact the undersigned at (416) 947-9744.

Yours truly,



**Bousfields Inc.**

Emma West, MCIP RPP

cc. Kaitlin Corporation

**From:** [S & A Coles](#)  
**To:** [Langmaid, Faye](#); "[Marilyn Morawetz](#)"; "[Bill Humber](#)"  
**Subject:** RE: Jury Lands Report  
**Date:** August 1, 2018 2:43:06 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)

---

Faye et Al

From my prospective the Jury Lands Foundation is supportive of the Jury Lands report for number of reasons providing the Jury Lands Foundation is a partner in the process to make possible this development. The Jury Lands Foundation needs to have a voice to make sure that the residential development complements the heritage parts of the site. First reason, this will create a destination park that citizens of not just Bowmanville but beyond could travel to learn about the history of the site along with the unique example of the Carolina forest. Secondly the site would be linked into the trail system. Thirdly, as proposed the access to the area means people can walk, ride bicycles or use public transit along with a car to access the from Concession St, Lambs Rd or the trail.

It would be beneficial that the process to develop the public area and thereby giving the Jury Lands Foundation the opportunity to start the process of repurposing the heritage buildings happen as quickly as possible.

Steve

---

**From:** Langmaid, Faye [mailto:[flangmaid@clarington.net](mailto:flangmaid@clarington.net)]  
**Sent:** Wednesday, August 01, 2018 8:06 AM  
**To:** Marilyn Morawetz ([mjm@teamevergreen.com](mailto:mjm@teamevergreen.com)); Steve Coles; Bill Humber  
**Subject:** Jury Lands Report

Hi all

I am working on the report to Council about the Jury Lands Report and it would be appropriate to include comments from the JLF. A letter (or e-mail) would work fine.

It should speak to the involvement of the group throughout the process and support for the development sites (Areas 1, 3, 4) as outlined in the Report with a mix of housing types and densities, with public access and vision lines to Soper Creek valley. For Area 2 support for the park concept and minor housing development along Lamb's Road in the areas of the former industrial arts building and south of the triple dorm, provided they are in scale and proportion with the historical buildings.

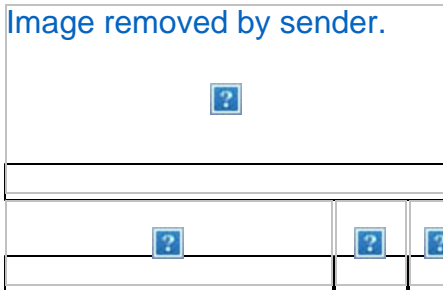
Also support for designating the area inside the ring road as public park and providing historical interpretation of it, plus the retaining the roadway down to Concession Street as a park lane.

Include that the sooner the development proceeds and the central campus lands

become parkland the sooner JLF will be able to assist with their redevelopment and repurposing of the buildings.

Thanks

Faye Langmaid  
Manager of Special Projects  
Planning Services Department  
Municipality of Clarington  
40 Temperance Street, Bowmanville ON L1C 3A6  
905-623-3379 ext. 2407 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)



**From:** [Dave](#)  
**To:** [Pingle, Julia](#)  
**Cc:** [Langmaid, Faye](#)  
**Subject:** Re: Proposed Amendment to the Clarington Official Plan - COPA2018-0003  
**Date:** August 23, 2018 7:15:42 AM

---

Thanks so much for the information.

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 PLEASE look at the following sites.

<https://www.ontario.ca/page/conserving-biodiversity>

<https://www.ontario.ca/page/conserving-biodiversity>

Thanks!!!

Dave Winkle

**From:** [Pingle, Julia](#)  
**Sent:** Friday, August 17, 2018 2:18 PM  
**To:** [Langmaid, Faye](#)  
**Subject:** Proposed Amendment to the Clarington Official Plan - COPA2018-0003

Good Afternoon,

Attached is a revised copy of the Proposed Amendment to the Clarington Official Plan. The only change in the document is the map.

Only this one final hard copy will follow in the mail.

Thank you,

**Julia Pingle**  
Development Application Coordinator  
Planning Services Department  
Municipality of Clarington  
40 Temperance Street, Bowmanville ON L1C 3A6  
905-623-3379 ext. 2405 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)

---

**From:** Pingle, Julia  
**Sent:** August-17-18 11:05 AM  
**To:** Langmaid, Faye <[flangmaid@clarington.net](mailto:flangmaid@clarington.net)>  
**Subject:** Proposed Amendment to the Clarington Official Plan - COPA2018-0003

Good Morning,

Please see the attached Proposed Amendment to the Clarington Official Plan. A hard copy will follow in the mail.

Thank you,

**Julia Pingle**

Development Application Coordinator

Planning Services Department

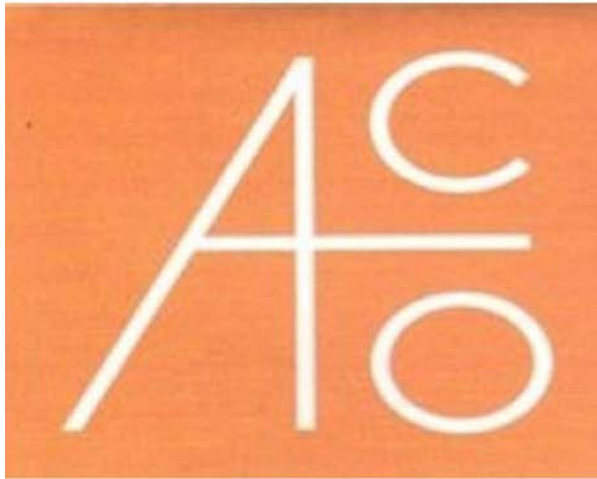
Municipality of Clarington

40 Temperance Street, Bowmanville ON L1C 3A6

905-623-3379 ext. 2405 | 1-800-563-1195

[www.clarington.net](http://www.clarington.net)





# Clarington

This letter is in response to the notification received regarding the proposed Official Plan amendment COPA 2018-0003 to be presented to Council at the P & D meeting of Monday, September 10, 2018.

The Architectural Conservancy of Ontario Clarington Branch has closely followed the development of the Camp 30, Boys Training School community vision. The community vision presented at the June 13<sup>th</sup>, 2018 public information session was attended by many of our members and is a vision we strongly support.

The impetus to form the Clarington Branch of ACO was Camp 30, its conservation and interpretation. The ACO Clarington Branch has expanded to encompass public education about the heritage and history of Clarington through support for Doors Open, public presentations, work with Clarington Museums and writing/leading walking tours. In particular our group leads the tours of Camp 30 and is supportive of the role the Jury Lands Foundation has taken on with regard to adaptive re-use of the heritage buildings.

The community vision calls for a mix of housing types and densities, with public access and views to Soper 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.

Respectfully,

Bernice Norton, ACO Clarington Branch Secretary.

August 23, 2018





November 23, 2018

Municipality of Clarington  
Municipal Administrative Centre  
40 Temperance Street, 2<sup>nd</sup> Floor  
Bowmanville, ON L1C 3A6

Attention: Faye Langmaid, Manager of Special Projects

Dear: Ms. Langmaid

**Re: *Future Vision of the Jury Lands  
Lambs Road School Property Ltd.***

---

As you are aware, we are the planning consultants for Lambs Road School Property Ltd. (herein referred to as “our client”), the owners of lands generally located north of Concession Street East on the east and west sides of Lambs Road in Bowmanville (the “subject site”).

Our client has been monitoring the Municipality’s process associated with the planning for the lands east of Lambs Road and for the lands west of Lambs Road from Concession Street north to the CPR line, which the Municipality identified has a Special Policy Area. On behalf of our client, we submitted a letter dated July 31, 2018 to the Municipality with respect to the June 13, 2018 version of the vision for the Jury Lands.

Since we submitted that July 2018 letter, we have reviewed the proposed Official Plan Amendment (OPA) to Section 16.7 Special Policy Area F, the draft Urban Design Master Plan + Design Guidelines prepared by DTAH, dated July 20, 2018, and the Staff Report, dated September 10, 2018, which were prepared by the Municipality in support of the vision for the lands. These lands are also referred to as the Jury Lands. In addition, we attended a meeting with Clarington staff on August 20, 2018 to discuss the documents. Our client has also attended a pre-consultation meeting with staff on October 11, 2018.

Our review of the draft OPA materials was conducted in the context of our client’s intention to develop the lands in a manner that seeks to harmonize heritage preservation with area appropriate intensification that is consistent with and conforms to Provincial policies and Plans. Their proposal will be designed to be

respectful of the adjacent heritage properties, while providing a higher density, multi-unit mix of residential built form types, including mid-rise building forms, to support the concept of a mixed use hub in the Secondary Plan that is centred around Lambs Road and the new east-west street.

As you are aware, our client has submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the southern portion of the subject site (identified as Area 1 in the Municipality's documents), which was deemed a complete application in December 2010. Our client is currently in the process of developing concepts for the remaining portions of the subject site.

### **Comments on the Proposed Official Plan Amendment**

Based on our review of the proposed OPA, we provide the following comments and we respectfully request modifications to the proposed OPA be made, as set out below. These comments are generally consistent with the concerns we raised in our July 31, 2018 letter.

#### ***1. Uniqueness of the Site***

The future development of the Jury Lands is heavily influenced by the uniqueness of the site. The lands are defined generally by the integration of natural landscape with varied topography and a series of tributaries, the presence of the campus style layout of the six heritage buildings with view between the buildings and the clearly defined ring road. There are very few urban contexts in the Greater Golden Horseshoe where there is the intersection of a significant amount open space in a natural setting with a cluster of cultural heritage buildings and where development is planned for the immediate surroundings. Importantly, the lands are in fact, located within the urban boundary of the town, in an area intended for growth and urbanization. As such, the plan for these lands needs to address this unique condition. The development of the subject lands presents an opportunity to urbanize the community while still protecting the defining features.

This unique condition warrants a unique approach to implementation, particularly with respect policies related to the Special Policy Area. For example, the application of the Official Plan's Local Corridor policies, as proposed in the draft Official Plan amendment would not apply to this unique site in the way that they would for other sites.

For example, proposed policy 16.7.3 b) states that "Development shall:... Implement the Local Corridor policies with the highest density being located at the intersection of Lambs Road and Concession Street;"

Further, Official Plan Map J3, identifies the entire Lambs Road frontage within the Special Policy Area as a Local Corridor. Moreover, Section 10.6.5 of the Official Plan states that “Corridors are approximately 100 metres deep as measured from the extent of the ultimate road allowance”. Therefore, the Local Corridor policies indicate that the highest densities should be located along the entire Lambs Road frontage, at a depth of 100 metres from the right of way.

In general, this policy direction is not consistent with proposed OPA Policy 16.7.3 which provides that development will implement the Local Corridor policies with the highest density being located only at the intersection of Lambs Road and Concession Street; and for lands outside of the Local Corridor, implement development at densities that adhere to built form and densities appropriate for lands “Internal to the Neighbourhood” per Table 4.3 of the Official Plan.

Finally, 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 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.

A balance can be struck in creating a new neighbourhood with a distinct character that is sensitive to the surrounding context including the relationship to heritage resources and the natural space system while including permissions that allow for increased densities surrounding the periphery. Furthermore, due to the significant amount of natural heritage and open space areas being dedicated, there should be increased density permissions along the edges, that not only support the achievement of growth forecasts and density targets that apply to the site, but also introduce appropriate amounts of density that support the future adaptive re-use of the heritage buildings for community spaces and to appropriately frame the heritage features.

## ***2. Maximum total number of units in the Special Policy Area***

Proposed OPA Policy 16.7.3(d) specifies a maximum of 650 units within the Special Policy Area. 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.

The maximum unit count is overly prohibitive to development as it limits the built form potential and distribution of units across the subject site. This overly restrictive approach does not offer a level of flexibility necessary to develop site that is responsive to the evolving context of the subject lands.

Moreover, no rationale for the 650 units has been provided to date in any of the materials prepared by the Municipality and therefore it is difficult to determine what the number is based on. From our review of the draft Urban Design Master Plan and Design Guidelines and public consultation materials, no total unit count is provided. Furthermore, the maximum number further contradicts policies relating to growth and intensification in the Official Plan and more importantly the Growth Plan.

We recommend that the proposed OPA be modified to provide more flexibility with respect to future redevelopment by using minimum and maximum density and height permissions in place of a maximum unit count.

### **3. *Special Policy Areas Structure***

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.

In reviewing Special Policy Areas A through E, it is apparent that each special policy area provide clear intents of how future development should unfold in a manner that appropriately responds to the unique context of each site.

A brief summary of each Special Policy Area is provided below:

- Special Policy Area A: Port Granby Project and Nature Reserve recognizes the long-term waste management facility seeks to establish a nature reserve;
- Special Policy Area B: Wilmot Creek Neighbourhood: recognizes the development of a seniors and retired residents' community is constrained by the capacity of the available servicing and infrastructure, and therefore limits the total number of residential units;
- Special Policy Area C - St. Mary's Cement recognizes the licensed extraction area and the cement manufacturing facility while outlining the permitted uses and the requiring a rehabilitation plan;
- Special Policy Area D - Auto Wrecking limits the redevelopment of the site until sewer and water services are available, and seeks to ensure that the

soil conditions and ground and surface water conditions on the site are suitable for proposed future uses; and

- Special Policy Area E – Wellington Enterprise Area seeks to evolve as a special economic area with the potential for incubating new businesses following appropriate remediation.

It is clear that from the short summaries of these other Special Policy Areas that each one is responding to the unique context of its site, often relating to serving and environmental constraints or protection. In our opinion the Special Policy Area structure should be that of a road map for how future development should unfold. In the current draft of the OPA, whereas, the text in the first section focuses on the process that was undertaken rather than providing context, principles or policies. In this regard, the proposed OPA could be revised to focus on providing policy direction related to the future development, heritage and environmental protection and design parameters. This could include matters such as density, built form, relationship to open space, heritage, access and circulation.

### ***Conclusions***

Based on the foregoing, we recommend revisions be made to the proposed OPA that recognize the uniqueness of the subject site; incorporate permissions with respect to density and units counts that are contextually sensitive and consistent with Provincial policies and conforms to the Growth Plan; and reformat the amendment to provide a guide for future development. As such, it is our opinion that the proposed amendment should not be adopted in its current form.

Moreover, we have concerns that the current version of the proposed OPA is not consistent with the Provincial Policy Statement (2014), nor does it conform to the Growth Plan (2017), in particular with respect to intensification policies whereby growth should be accommodated in the built boundary. In addition, it is our opinion that the proposed OPA is not consistent with the municipality's Official Plan, particularly the Local Corridor designation which is intended to accommodate growth in a denser form.

Further, Provincial policies and plans do not provide maximum unit cap, but rather provide minimum density targets. In our opinion the proposed Official Plan policies, such as the introduction of a maximum number of units, effectively limit the development potential within the Special Policy Area, and within the built boundary which is intended for growth. We recognize there is a critical balance amongst the cultural heritage, natural environment and development, but want to ensure that the proposed OPA policies respects this balance while not precluding the integration of future development.

Finally, as the owner of the Jury Lands, our client should be an integral part of this process to achieve the common goals of all parties. Our client is committed to ensuring that the proposed OPA achieves an appropriate balance between development and protecting this unique cultural and natural landscape. We look forward to continued dialogue with Staff.

We are continuing to review the available documentation and look forward to continuing to work with staff on this matter. If you have any questions, please do not hesitate to ask the undersigned or Ashley Varajão of our office at (416) 947-9744.

Yours truly,

**Bousfields Inc.**



Emma West, MCIP RPP

cc. *Kaitlin Corporation*



June 7, 2019

Michael Seaman, Director of Planning  
40 Temperance Street  
Bowmanville, ON L1C 3A6

Dear Mr. Seaman,

**Re. Lambs Road School Property Ltd.  
2020 Lamb Road  
Municipality of Clarington, File No: S-C-2009-0003**

Further to our meeting on June 6, 2019, it was made clear that the municipality is willing to work with us on a number of projects in Bowmanville. Kaitlin is also committed to the long term growth and development of the municipality of Clarington, and building sustainable and thriving communities where people want to work, live and play.

On numerous occasions, Kaitlin has emphasized our interest in the development of Camp 30 land holdings. Our development team has met with Clarington to discuss this project. However we have had our challenges in the past and hope that this renewed commitment towards corporation is positive for all parties involved.

Mr. Seaman, we see this as a unique opportunity to create something special and remarkable within the municipality of Clarington, but we all need to be on the same page. In an effort to get the ball rolling again, we propose the following:

Kaitlin is prepared to convey a portion of the Jury Lands including the Cafeteria Building as shown in the sketch attached as parkland contribution to the Municipality of Clarington with the understanding that the contribution will be credited to the Draft Plan of Subdivision for Area 1.

We trust this is acceptable to you, and if so, we will have our lawyers prepare the transfer documents and draft an agreement outlining the specifics and set in place an action plan to fulfil the merits of the agreement.

Should you have any questions or concerns, please do not hesitate to contact the undersign.

Lambs Road School Property Ltd.

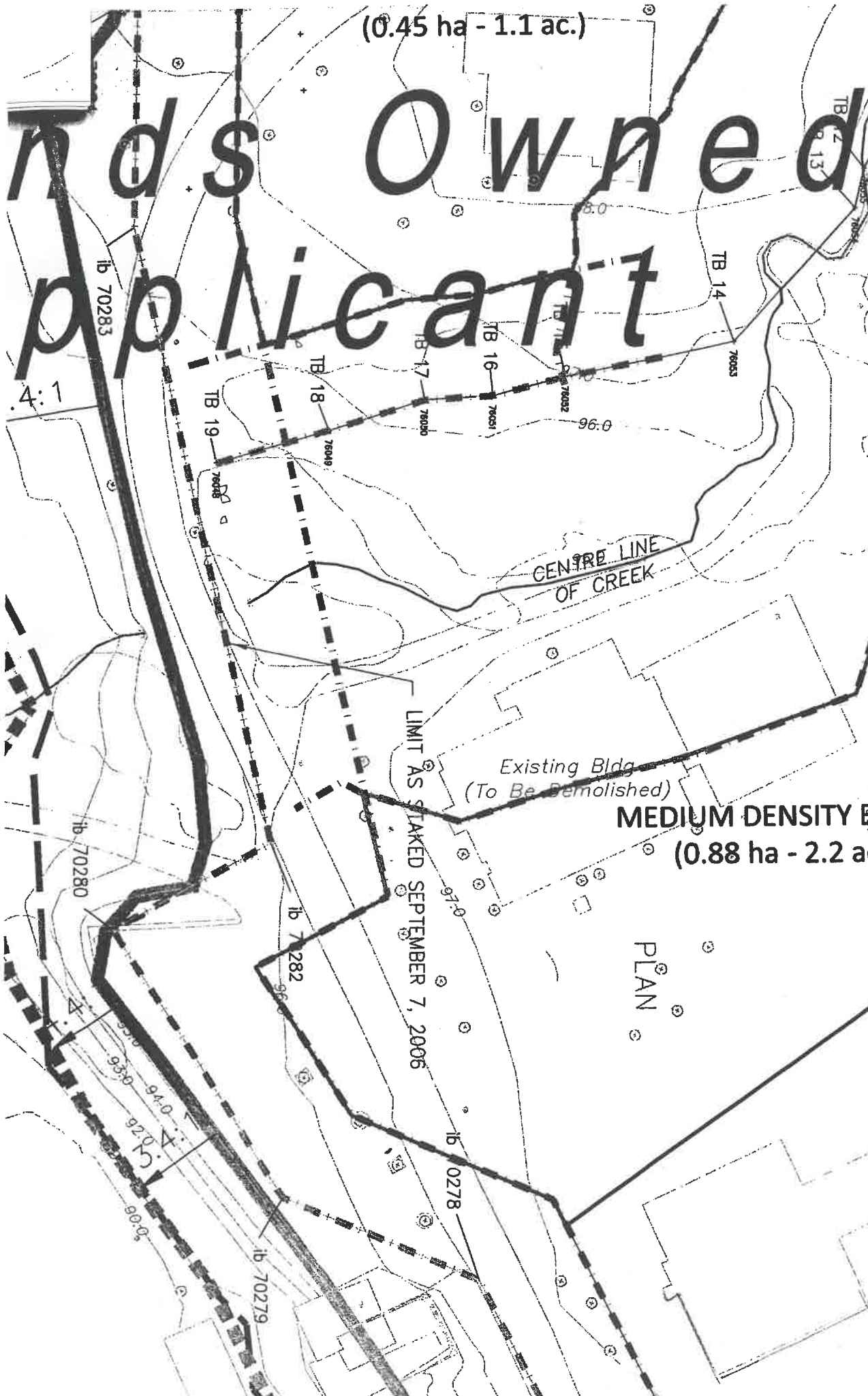
A handwritten signature in black ink, appearing to read 'Enzo Bertucci', written over a horizontal line.

Enzo Bertucci,  
Director, Land Development

CC.

Carlo Pellarin, Manager of Land Development  
Devon Daniel, Director of Business Development  
Faye Langmaid, Manager of Special Projects





(0.45 ha - 1.1 ac.)

lands Owned  
significant

MEDIUM DENSITY BLOCK  
(0.88 ha - 2.2 ac.)

PLAN

LIMIT AS STAKED SEPTEMBER 7, 2006

7045 m<sup>2</sup>  
m<sup>2</sup>

PART 6

PARKLAND  
(3.80 ha - 9.4 ac.)

1:750 AREA 2 (N)

MEDIUM DENSITY BLOCK  
(0.64 ha - 1.6 ac.)

EASEMENT  
REQUIRED  
SO WE CAN  
ACCESS  
ROAD

Existing Bldg  
(To Be Demolished)

Existing Bldg  
(To Be Demolished)

Existing Bldg  
(To Be Demolished)

Existing Bldg  
(To Be Demolished)

Existing Bldg  
(To Be Demolished)

Existing Bldg  
(To Be Demolished)

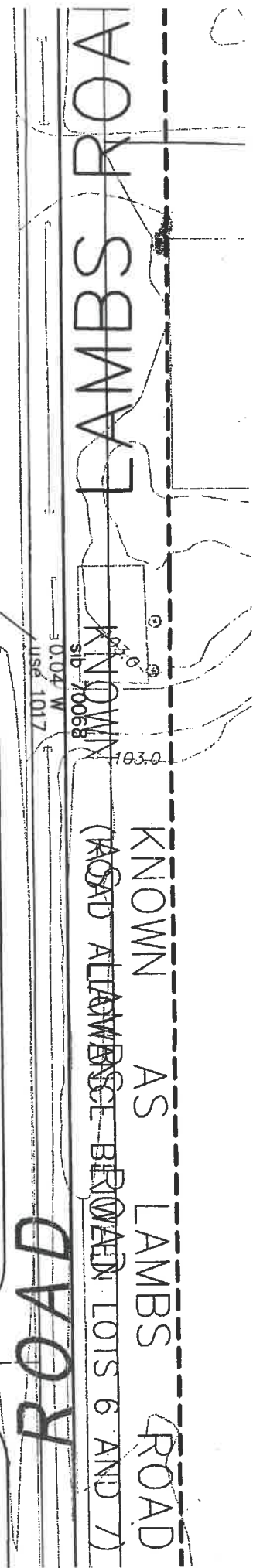
9 FUTURE  
PARKING  
SPOTS

15 FUTURE  
PARKING  
SPOTS

Sub 70069  
0.03 IN  
0.04 IE

PLAN 10R-1

Existing Bldg  
(To Be Demolished)



LAMBS ROAD

KNOWN

KNOWN AS

LAMBS

ROAD

ROAD

ROAD ALONGSIDE BROAD LOTS 6 AND 7

Sub 70068

Sub 1017

Sub 1016

Sub 70069

3:1





# BOUSFIELDS INC.

## MEMORANDUM

To: Municipality of Clarington

Project No.: 16238-7

From: Emma West, Ashley Varajão (on behalf of the Kaitlin Corporation)

Date: July 19, 2019

### ***Re: Jury Lands –Precedent Summary***

---

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.

#### **1. Edgemere Estate, Oakville**

##### Overview

- This site is located in south Oakville, adjacent to Lake Ontario and is approximately 1.46 hectares in size.
- Prior to development, the original parcel of land included the historic Edgemere Estate (**Figure 1 – Edgemere Estate location map**).
- One point of access into the development through Maple Grove Drive.
- The development block is surrounded by Lake Ontario to the south and natural heritage lands to the north and west. Lakeshore Road East borders to the site to the north but there is no direct access to the site.
- The new development is comprised of 3 storey multi-unit dwellings with up to 32 units.
- This development increased the density on site maintaining the heritage buildings while introducing a denser compact built form at the same time providing a high percentage of landscaped open space.
- An OMB Settlement in 2011 resulted in a Site Specific Special Policy Area Exception to permit the development through the designation of the site as Low-Density Residential.

##### Policy Context

- Under the Livable Oakville Plan the lands are designated as Low Density Residential, Special Policy Area on Schedule G – South East Land Use
- Policy 27.2.8 states “on the lands designated Low Density Residential at the southwest corner of Lakeshore Road East and Maple Grove Drive, and known as the historic Edgemere estate, a maximum of 32 dwelling units may be permitted, consisting of:
  1. Ten residential buildings, designed to look like detached dwellings, each containing a maximum of three dwelling units; and,
  2. the heritage gate house and coach house, each containing one dwelling unit.”
- Terms of the OMB settlement required a 2-phase development (Phase 2 has not yet commenced) **Figure 2**. The completion of various obligations of the developer under the minutes of settlement were tied to different stages of development. They required conveyances of a “Linear Waterfront Park”, a road widening, and conservation easements that were addressed before any development was permitted to occur. All obligations were secured through the site plan agreement.

## 2. Elyse Court, Aurora

### Overview

- Located in Aurora on the north side of Wellington Street East, generally between Bayview Avenue and Leslie Street.
- The development area is approximately 5.5 hectares
- The site is surrounded by open space/natural areas on the north, west and east and Wellington Street to the south.
- There is only one point of access from Wellington Street at the east side of the development into a short, looped internal road network. There is a second emergency access point at the west side of the development with a chain across an area of permeable pavers leading from the internal window street to Wellington Street.
- The development is comprised entirely of 2-storey and 3-storey townhouse dwellings (see **Figure 3 and 4**).
- Surrounded by protected natural areas and Wellington Street
- The OPA that applies to the site provides provisions that support increases in density along corridors. There is a density maximum of 99 units per hectare on block designated Medium-High Density Residential, the policy supports increases in density that respect urban design guidelines and do not exceed a maximum height (3.2.2(b)(A)(iii))

### Policy Context

- Designated Medium-High Density Residential in the OP. Refer to Schedule ‘B’ Secondary Plan Areas – OPA 30 – Medium-High Density Residential (**Figure 5**)

- OPA 30 applies to the site and Section 3.2.1 provides General Residential Policies including:
  - A) The residential community in Bayview Northeast shall be predominantly low intensity residential uses. The development and design of neighbourhoods shall have regard for the character of existing Aurora neighbourhoods and should provide a range and mix of primarily at-grade housing forms. Along Bayview Avenue and Wellington Street East, medium to high density housing, primarily in the form of townhouses or low-rise buildings, some of which may contain ground floor commercial uses, is intended to ensure that a full range of housing types is offered in the urban expansion area east of Bayview Avenue.
  - H) Consideration shall be made in the phasing of development to encourage a balanced mix of housing densities for each stage of development in the Bayview East urban expansion area.
  - I) It is the intention of this plan to generally concentrate relatively higher densities along certain parts of Bayview Avenue and Wellington Street East where commercial, recreational and transit facilities may be most accessible.
- OPA 30 Policy 3.2.2 b) provides policies for Medium-High Density Residential, including:
  - A) Medium-High Density housing shall include a range of predominantly above grade housing forms such as stacked rowhouses, terrace houses, maisonettes, and garden apartments. In areas designated Medium-High Density Residential, a mix of housing types shall be provided, and may include street and/or block row houses in the Low-Medium Density designation
  - ii) It is the intention of this Plan to locate Medium-High Density Residential designations on lands adjacent to certain parts of Bayview Avenue, St Johns Sideroad near Bayview, and Wellington Street East where commercial, recreational, community services and transit facilities will be most accessible. The location and size of such areas are intended to allow for a wider range of housing choices in the Bayview East area, provide a strong built form presence along these major roads, and ensure an appropriate transition to the lower intensity housing comprising most of the community. In evaluating development plans, the Town shall seek appropriate vehicular circulation and parking arrangements in Medium-High Density Residential Designations.
  - iii) The maximum net residential density for any individual lot and/or block designated Medium-High Density Residential shall generally not exceed 99 units per hectare (40 units per acre). Buildings heights shall generally not exceed four storeys. At certain locations along Wellington Street East, building heights may increase provided such an increase is considered appropriate as articulated in the Urban Design Guidelines and does not exceed seven storeys in height as set out in the Official Plan.

- Policy 3.1.2 provides provisions regarding the Wellington Street East Corridor including:
  - A) The character of Wellington Street East is intended to be a broad avenue, quite formal for much of its length, showcasing high quality buildings which house a variety of urban activities including corporate business, shopping, residential, culture and recreation. A coherent streetscape will be achieved in large part by a landscaped median as well as by attention to landscape architectural elements within development areas. Maximum advantage should be taken of the undulating topography, such a distinctive feature of Aurora, to provide long views to the existing built area, to the countryside and opportunities for views of new landmark development within the corridor itself.
  - B) Wellington Street East will not be developed as a traditional commercial “strip”, which typically include: uncoordinated building design and placement; multiple driveways and access points; expansive, unscreened surface parking lots; numerous, large and unintegrated signage; little or no landscaping of public or private property; and little or no pedestrian amenity.
  - E) Wellington Street East will accommodate a mixture of land uses within an integrated overall concept for the Corridor. Residential, commercial, institutional and business park uses will be permitted in a manner that is compatible with the intended role of Wellington Street East and with adjacent development.
  - G) Medium-to-high residential densities and concentrated commercial and business park development, generally in low-to-mid rise built form, will contribute to a high quality streetscape, support the provision and use of transit, and complement the anticipated low rise development on adjacent land.
  - H) New development located in the vicinity of the Magna International Inc. Corporate Headquarters will complement its built form and prestige character.
- Urban Design Guidelines for the Corridor, entitled the Wellington Street East Corridor (Area 2B) Urban Design Guidelines, prepared by Brook McIlroy Inc. prepared November 2002 apply to the site.
- The secondary plan (OPA 30) does not include phasing policies related to access however there are general phasing policies related to servicing.

### **3. Seaton, Pickering**

#### Overview

- Seaton is located in north Pickering, north of the railway line and south of Highway 7, generally west of Brock Road.
- The plans for Seaton include both a provincial plan (the Central Pickering Development Plan) and the implementing Official Plan policies, including Neighbourhood Plans, prepared by the City (**Figure 6**).

- Some of these Neighbourhoods are under construction, but none are fully built.
- The plans for Seaton were structured to protect a vast area of natural heritage (over 50% of the area is NHS). The protection of these natural areas means that there are isolated pockets of development of varying sizes throughout. Objectives of the plan include the provision of variations in the design of blocks and streets around natural elements such as woodlots, creeks and topography, to enhance views and achieve a distinctive neighbourhood character.
- Development in Seaton includes a range of low, medium and high density clusters of development in enclaves surrounded by nature.
- Of note are developable lands in Neighbourhood 17: Brock Taunton, where there is a small isolated High Density block and two small isolated Mixed Use Corridors blocks that have limited access to the arterial road network, are bordered by a railway line and are surrounded by natural heritage features (refer to **Figure 7**).
- Similarly, there are two development blocks in Neighbourhood 20: Thompson's Corners, at the southwest corner of Brock Road and Whitevale Road. These two blocks are designated as Mixed Use Corridors that permit medium and high density development. Both have limited access and are surrounded by natural heritage (see **Figure 8**).

#### Policy Context

- While there is an overall objective of the plan for a community of 70,000 residents, there is no minimum or maximum population in a given area of the plan
- The plan establishes the following net residential maximum and minimum densities, expressed in dwelling units per net hectare:
  - a) Local Nodes: over 40 and up to and including 80;
  - b) Community Nodes: over 80 and up to and including 140;
  - c) Mixed Corridors: over 40 and up to and including 140;
  - d) Low Density Area: over 25 and up to and including 40;
  - e) Medium Density Area: over 40 and up to and including 80; and,
  - f) High Density Area: over 140 and up to and including 250.

The Neighbourhood Plans provided additional direction with respect to density and the location of uses.

- Lamoreaux Neighbourhood (Figure 9)
  - OP Policy 12.18(b) restricts the Medium Density Area designation to permit single detached and semi-detached dwellings to comprise no more than 25 percent of all unit types within the designation
  - There are notable pockets of high density surrounded by NHS and indicated in Figure 8.
  -
- Brock-Taunton Neighbourhood (Figure 10 and Figure 7)

- There a number of high density and mixed use pocket isolated from the wider neighbourhood and surrounded by NHS, an arterial road and railway
- High Density Area designation permits over 140 and up to and including 250 units per ha;
- Mixed Corridors Type 2 with a minimum density of 60 units per net hectare and a maximum density of 180 units per net hectare provided the overall density of lands within the Mixed Corridors Type 2, within each draft plan of subdivision, is no more than 140 units per net hectare;
- **Mount Pleasant Neighbourhood (Figure 11)**
  - Policy 12.20(a)(ii) provides that Low Density Area Type 2 with: (A) a minimum density of 35 units per net hectare and a maximum density of up to and including 50 units per net hectare provided the overall density of lands within Low Density Area Type 1 and Type 2 designations combined, within each draft plan of subdivision, is no more than 40 units per net hectare; and B) single detached and semi-detached dwellings comprising no more than 50 percent of all unit types within the subcategory designation;
  - Policy 12.20(b) provides that within Medium Density Area designation by permitting single detached and semi-detached dwellings to comprise no more than 25 percent of all unit types within the designation;
- **Wilson Meadows Neighbourhood (Figure 12)**
  - Has similar policies to the above regarding limiting single detached and semi-detached dwellings to be no more than 25 percent of all unit types within the Medium Density Area (Policy 12.21(b))
  -
- **Thompson's Corner's Neighbourhood (Figure 13)**
  - Has similar policies to the above regarding limiting single detached and semi-detached dwellings to be no more than 25 percent of all unit types within the Medium Density Area (Policy 12.22(b))
  - Also provides density ranges and directs the concentration of height to Gateway Sites and Mixed Use corridors which are intended for apartment buildings at the highest densities and heights
  - Has two pockets of high density development along Brock Road including a triangle shaped parcel, designated Mixed Use Corridor that is completely constrained with only one access and surrounded by NHS

#### **4. Tilling Rd, Pickering**

##### Overview

- Development located in Pickering with two access points (Dersan Street and Zents Drive). Refer to **Figure 14**.
- Area is approximately 19 hectares.

- Surrounded by forested areas to the south, west and east as well as a rail corridor to the north, creating an isolated area of development.

#### Policy Context

- Designation Medium Density Areas (OP Schedule I)
  - Medium Density Area over 30 and up to and including 80 residential dwellings per net hectare
- Site is within the Duffin Heights Neighbourhood Plan area:
  - projected 2016 population of 9,500 for all of Duffin Heights
  - requires a broad mix of housing by form, location, size, and affordability within the neighbourhood;
  - requires a fine-grain mix of housing types, forms and tenures on a variety of lot frontages to prevent concentrations of lots with small frontages and private driveways in order to create opportunities for improved streetscapes, massing and on-street visitor parking;
- Duffin Heights Guidelines
  - direct built form to be detached, semi-detached, townhouses, apartment buildings
  - directs that no development shall occur on lands abutting existing naturalized open space features prior to the completion of an Edge Management Plan.
- The lands on the east side of Tilling Road are identified as Tableland Forest/Natural Areas and the lands with frontage on Brock are identified as a Mixed Use Corridor. Policy 12.17(b)(ii) provides that developable limits would be identified through an environmental review.

### **5. Leslie Street, Aurora**

#### Overview

- Suburban development, 1 Access Route (William Graham Drive). (**Figure 15**)
- Area is approximately 12.9 hectares.
- Built form includes townhouses, stacked townhouses, and lowrise apartment buildings. (**Figure 16**)
- Surrounded by natural areas to the north and south and to the north and west.
- The land use plan and phasing plan (**Figure 16 and 17**) illustrate that there are higher densities internal to the block away from the arterials adjacent to the NHS
- As illustrated with the photos and plans (**Figure 17 and 18**), Phase 1 and the subsequent phases back on to the NHS. The density increases away from the arterial corridor and extends internal to the site.

#### Policy Context

- The Secondary Plan (2C Secondary Plan) designates the site as Urban Residential 2 (**Figure 16**)



- Lands in the overall Secondary Plan Area are intended to accommodate approximately between 8,000 and 9,000 residents over the next 20 years.
  - Policy 2.2(c) of the Secondary Plan states a primary principle inherent in the design of the 2C Secondary Plan is the conservation of significant existing natural heritage features and cultural heritage landscapes. These features and landscapes are conserved and integrated within the overall design strategy.
  - In the Urban Residential 2 designation, a maximum 6 storeys (20 m) is permitted
  - Policy 3.3.2(c) provides that any individual Draft Plan of Subdivision within the Urban Residential 2 Designation, may include single and semi-detached dwellings up to a maximum of 20 percent of the total number of units within the Draft Plan.
  - Built form includes street, block, stacked and back-to-back townhouse dwellings, small plex-type (e.g. quattroplex) multiple unit buildings and small scale/low-rise apartments;
  - Density within the Urban Residential 2 Designation shall range from between 35 and 50 units per net residential hectare. Where proposed, small scale/low-rise apartment developments and/or stacked or back-to-back townhouses shall have a maximum density of 125 units per net residential hectare
  - Policy 3.3.2(h) provides that All development within the Urban Residential 2 Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System.

## 6. Dayspring, Brampton

### Overview

- Mixed-use development with one access point (Yorkland Boulevard) which is a pocket of higher density located away from an arterial road internal to the area (**Figure 19**).
- Built form includes single-detached dwellings, townhouses, and low-rise and highrise apartment buildings.
- Surrounded by a creek to the south, and natural areas to the south, east, and north.
- 12.2-hectare community approved to have 727 apartment and townhouse dwelling units, a convenience commercial plaza, a place of worship, a conference centre, and a nursing home

### Policy Context

- OP designations (**Figure 20**):
  - Schedule 1: City Concept – Communities
  - Schedule A: General Land Use Designations – Residential
- Goreway Drive Corridor Secondary Plan
  - Schedule SP39(A) Goreway Drive Corridor Secondary Plan Land Use Designations – Medium-High & High Density Residential;



- have a total net residential density range of 62 to 123 units per hectare (25 to 50 units per acre); and consist of (3) separate phases within Special Policy Area Number 2, of which each individual phase shall have a density range between 62 to 123 units per hectare (25 to 50 units per acre) of net residential area, and shall have a maximum of 240 dwelling units.
- **Secondary Plan – Medium-High Density Residential (Figure 20)**
  - 3.1.1 The lands designated as Medium-High and High Density Residential on Schedule "SP39(A)", shall be used for residential purposes, provided that an appropriate phasing strategy and permanent support services are provided as specified in the policies of Section 3.7.2 of this Plan.
  - 3.1.2 Notwithstanding the general definitions in Part II of the Brampton Official Plan, the density range for the lands designated Medium-High and High Density Residential in the secondary plan shall:
    - (i) have a total net residential density range of 62 to 123 units per hectare (25 to 50 units per acre); and,
    - (ii) consist of (3) separate phases within Special Policy Area Number 2, of which each individual phase shall have a density range between 62 to 123 units per hectare (25 to 50 units per acre) of net residential area, and shall have a maximum of 240 dwelling units.
- 3.7.2 Special Policy Areas Number 1 and Number 2 as designated on Schedule "SP39(A)" applies to approximately 4.4 acres (1.8 hectares) and 30 acres (12.1 hectares) abutting parcels of land fronting the east side of Goreway Drive, north of Highway Number 7. Schedule "SP39(A)" also designates these lands for Institutional, and Medium-High and High Density Residential uses subject to the policies of Sections 3.1 and 3.2 of this Plan. With respect to the Medium-High and High Density Residential dwelling types permitted within Special Policy Areas Number 1 and Number 2, the following development criteria shall apply:
  - (i) maximum number of bedrooms is 2;
  - (ii) maximum floor area for a one (1) bedroom dwelling unit is 102 square metres (1,100 sq. ft.); and,
  - (iii) maximum floor area for a two (2) bedroom dwelling unit is 103 square metres (1,400 sq. ft.).
- 3.7.2.2 Prior to the granting of subdivision approval for the lands within Special Policy Area Number 2, the following development principles will have to be achieved to the satisfaction of the City:
  - (i) the submission of a conceptual site plan that demonstrates how the proposed residential component can be satisfactorily accommodated on the subject lands;
  - (ii) the establishment of building height, massing controls, set backs, berming and landscaping policies as required to achieve compatibility with surrounding land uses;
  - (iii) the submission of traffic and noise impact studies to identify potential adverse impacts and recommend appropriate attenuation measures;

- (iv) the establishment of satisfactory agreements/mechanisms to ensure that the residential uses will be provided with appropriate support services such as refuse pick-up, transit, schools and recreation centres. The provision of such support services on an on-site basis or in conjunction with the adjacent institutional complex shall be a condition of development approval. In the event that residents from Special Policy Area Number 2 are to be serviced by the public and separate school system, appropriate private transportation shall be provided to a designated connection point that is deemed convenient to the Boards of Education;
  - (v) that development within Special Policy Area Number 2 shall only be permitted with the approval of the Ministry of Natural Resources and the Metro Toronto and Region Conservation Authority;
  - (vi) the submission of a conceptual site plan to illustrate the interface arrangements between the institutional and the residential blocks; and,
  - (vii) the determination of an appropriate maximum number of units to be developed on the subject lands.
  - (viii) a private transit system serving the subject lands shall be developed in conjunction with the City of Brampton public transit system.
- 3.7.2.3 For the lands designated Medium-High and High Density Residential within Special Policy Areas Number 1 and Number 2 as shown on Schedule "SP39(A)," the developer shall agree to provide a minimum of 25% of the total number of residential units as affordable in accordance with the Land Use Planning for Housing Policy Statement.
  - 3.7.2.4 The residential development concept permitted within Special Policy Area Number 2 on Schedule "SP39A", shall consist of three (3) phases, and development of lands beyond Phase I shall only be permitted by City Council upon consideration of the following factors:
    - (i) the traffic impact on the surrounding road network;
    - (ii) the development of a satisfactory transit system to serve the residents of the development with appropriate integration within the City's transit system;
    - (iii) the extent of the projected impact on community services and facilities such as schools, public open space, and health care;
    - (iv) the applicant preparing an occupancy characteristics study of Phase I to the satisfaction of the City, prior to the approval of any subsequent phases; and,
    - (v) other matters as deemed appropriate by City Council.
  - 3.7.2.5 Phases II and III of the residential lands within Special Policy Area Number 2 in the Secondary Plan, shall not be released for development until Phase I of the development becomes 'substantially developed' and adequate documentation is submitted to the City to justify the need for subsequent phases to be developed. The term 'substantially developed' shall mean that point in time when occupancy permits have been issued for approximately 75 per cent of the residential units in that phase of the development.

- 3.7.2.6 In addition to section 3.7.2.4, the development of the lands identified as Special Policy Area Number 2 on Schedule "SP39(A)", shall be staged to the satisfaction of the City in accordance with Section 3.7.2.5 of this Plan. In this regard, among other matters, the development of these lands (in each phase) shall be subject to:
  - (i) the timely provision of essential services and facilities for the subject lands as deemed appropriate by the City; and,
  - (ii) a phasing agreement satisfactory to the City of Brampton.

## **7. Friday Harbour, Innisfil**

### Overview:

- Mixed-use development with two points of access (**Figure 21**)
- Development area is approximately 52.2 hectares.
- Built form generally includes townhouses, stacked townhouses, and lowrise apartment buildings.
- Surrounded by natural areas to the west and north, Lake Simcoe and natural areas to east.

### Policy Context:

- Multiple Planning instruments to approve the development (**Figure 22**):
  - Town OPA 17 Big Bay Point Resort Secondary Plan
  - Town OP land use redesignated from Agricultural and Shoreline to Resort Recreational
  - Regional OPA 5 amends Simcoe Regional Official Plan
  - Site Specific Zoning By-law 029-05
- OMB Approval approved maximum of 2000 resort accommodation units (400 hotel units and 1600 resort units). Case PL050290, Order dated December 14, 2007. As well as 8,000 square metres of retail and commercial space, a theatre, civic square, emergency services.
- In 2018, approval for OPA 1 to Secondary Plan to get an additional 1000 units approved within the Marina, along with more commercial space, and an indoor and outdoor theatre among other things.
- The Staff report for OPA 1 recommended adding a policy requiring a Traffic Impact Analysis after each subsequent phase to ensure and confirm that the resort is functioning as proposed. This was not included in the final amendment.
- Section 8.1.3.2 Development Phasing
  - Phase One includes the golf course, marina basin, marina entrance, marina service building, public collector road, boardwalk, reforestation, open water wetland, other roads.
    - Golf Course, Marina Basin, Reforestation, and Boardwalk must be done before the development of any resort residential

- uses – will be secured through using holding provisions in the by-law.
- No Residential building permits shall be issued until the development of the Golf Course and Marina Basin has, in the opinion of the Town reached a sufficient level of completion, including the golf course.
  - Golf Course, and Golf Course Clubhouse and Marina basin must be completed within five years of the approval of the required Class EA processes for the sewage and water services – if not than they forfeit their land use permissions.
- Phase Two includes up to 800 resort residential units, a hotel with a minimum of 100 accommodation rooms, a minimum of 4,000 square metres of retail and service commercial floorspace, resort conference facilities with a minimum gross floor area of 3,000 square metres, civic uses, the majority of collector roads shown on schedule 'P', a continuous system of pedestrian trails and bicycle pathways.
  - Phase Three includes up to 400 resort residential units, a hotel or hotels having a minimum of 200 accommodation rooms and a spa, resort conference facilities having a minimum gross floor area of 2,000 square metres which may be integrated with a hotel use, a minimum of 2,000 square metres of retail and service commercial floorspace, the internal road network, trails and bicycle pathways associated with phase 3
  - Phase Four includes the remainder of the resort residential units, subject to the restriction on total resort units in section 8.6.1(c), amended to add another thousand by OPA 1 to OPA 17. The remainder of the hotel accommodation units, a minimum of 400 hotel rooms, and subject to the restriction on total resort units, the remainder of retail and service commercial uses (minimum of 8,000 square metres in total), resort theatre uses and internal road network, trails, and bicycle pathways associated with phase four.
- Residential development in any phase after phase 2 will not be approved until a minimum of 75% of units in the preceding phase have been built and transferred to purchasers and there has been some monitoring.
  - Prior to building permits, servicing improvements shall be completed, servicing will be allocated.
  - Monitoring requirements in 8.13.8, before approving future phases and other such things:
    - Monitoring: wells, monitoring water quality from golf course and resort marina, water and sewage consumption, servicing capacities, occupancy of the residential accommodation to make sure it remains non-permanent parking supply, health of trees, vegetations, etc.



# BOUSFIELDS INC.



Figure 1: Edgemere Estate Location Map

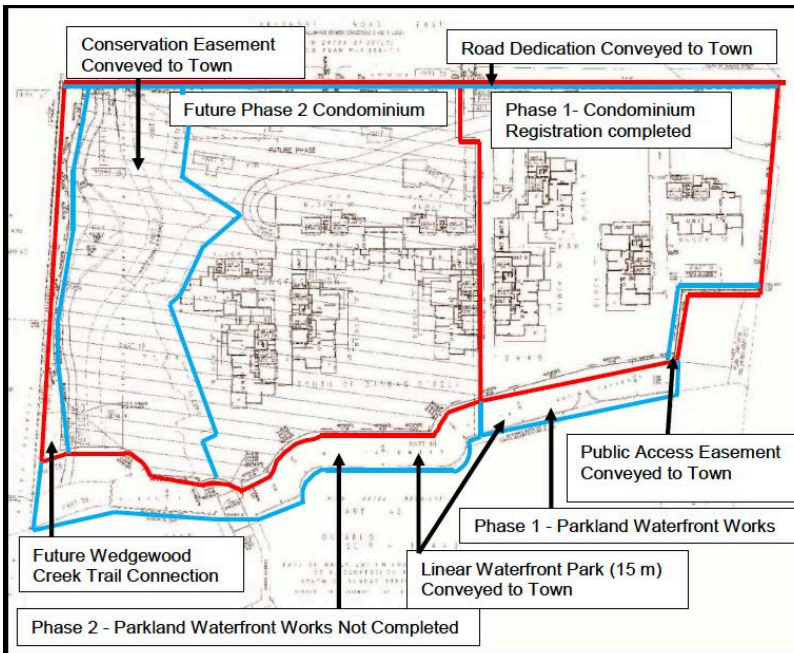


Figure 2: Edgemere Estate Phasing Plan





**Figure 3. Elyse Court, Aurora**



**Figure 4: Elyse Court Concept Plan**

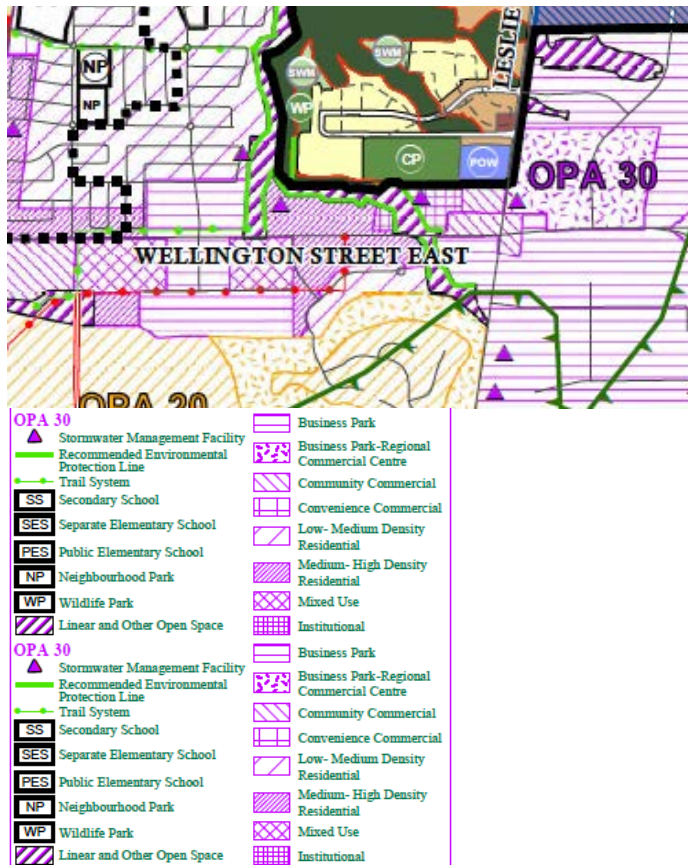


Figure 5: Aurora Land Use Schedule (OPA 30 Land Use Schedule)





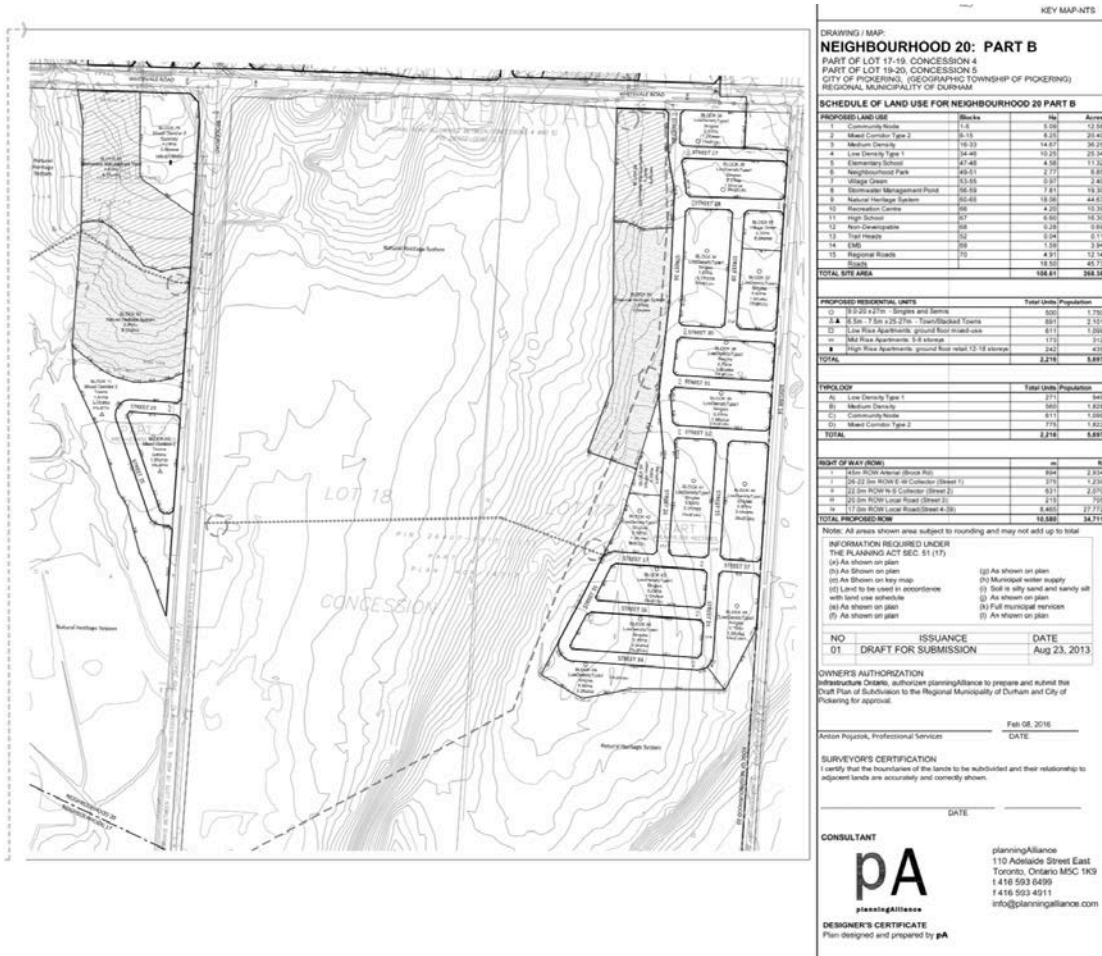


Figure 8: Plan of Subdivision – Thompson’s Corners Development



Figure 9: Lamoreaux Neighbourhood Plan - Seaton

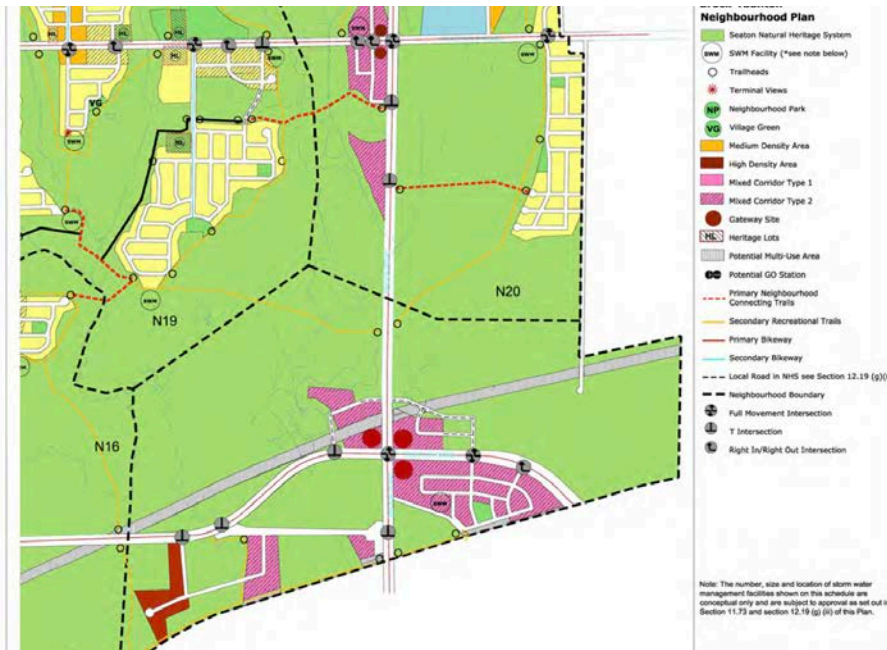


Figure 10: Brock-Taunton Neighbourhood Plan - Seaton

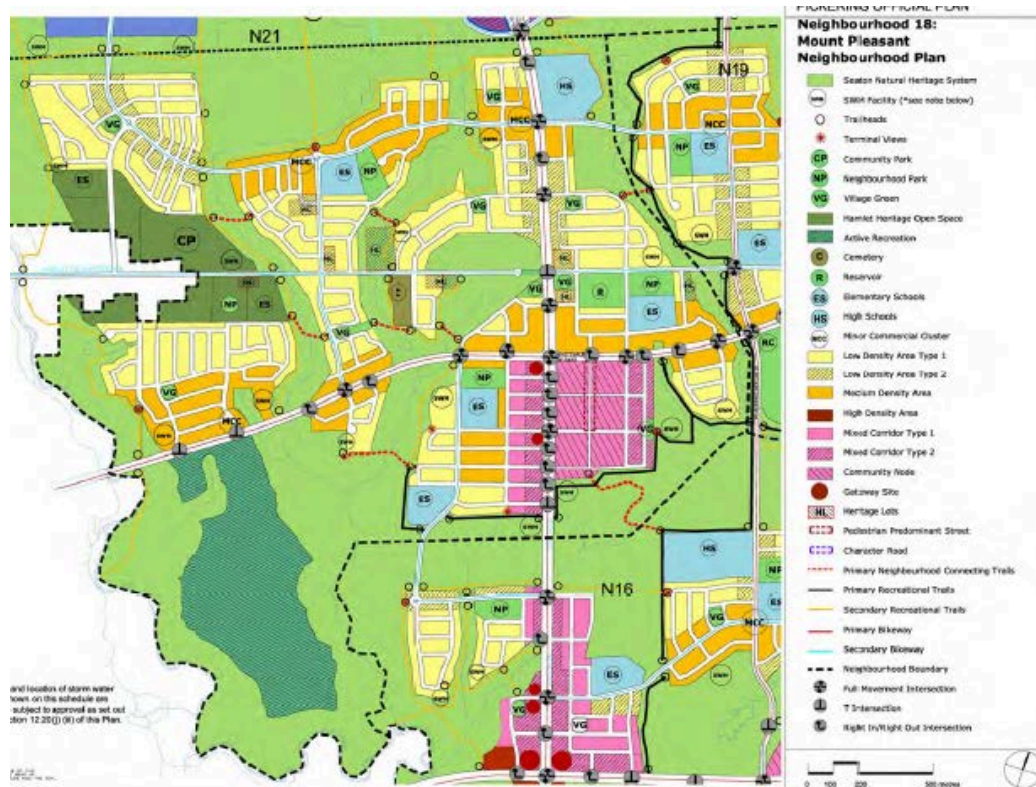


Figure 11: Mount Pleasant Neighbourhood Plan - Seaton



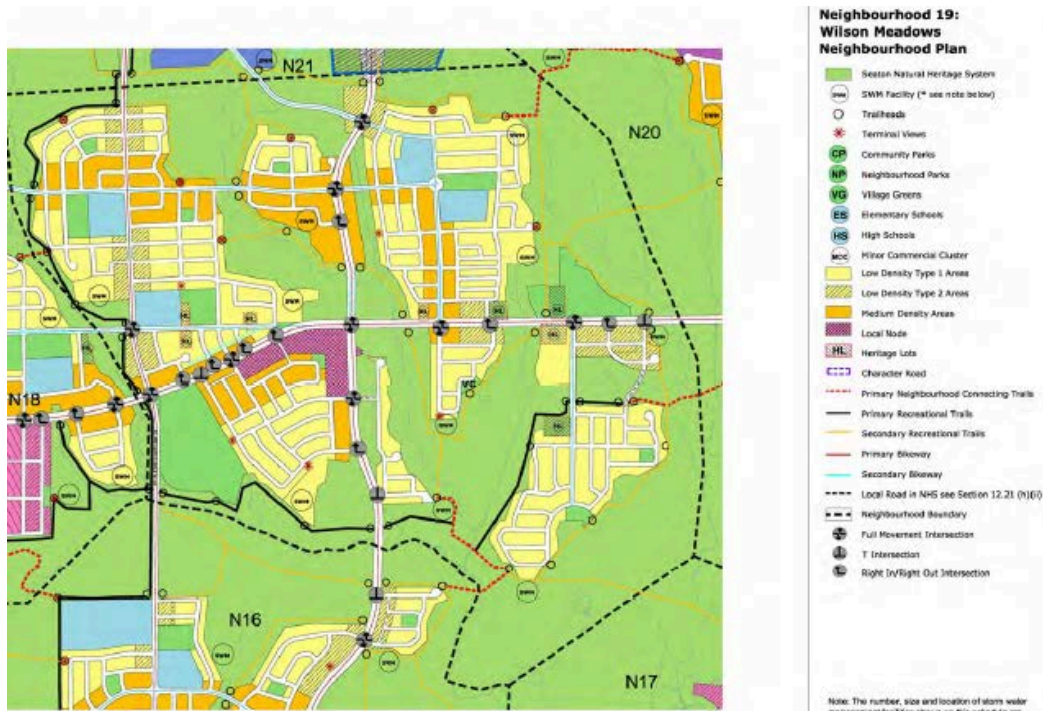


Figure 12: Wilson Meadows Neighbourhood Plan - Seaton



Figure 13: Part of Thompson's Corner's Neighbourhood Plan - Seaton



**Figure 14: Tilling Road Pickering Location Map**



**Figure 15: Leslie Street, Aurora Location Map**

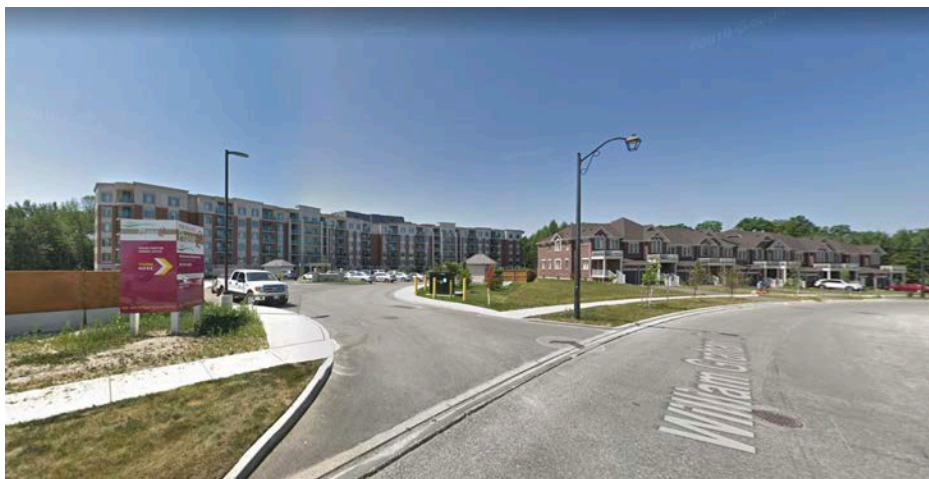




**Figure 16: Leslie Street Aurora: Applicable Secondary Plan Land Use Schedule**



**Figure 17: Leslie Street Aurora: Phasing Plan**



**Figure 18: Street View of medium and high density development at Leslie Street Aurora block**



Figure 19: Dayspring Brampton Location Map

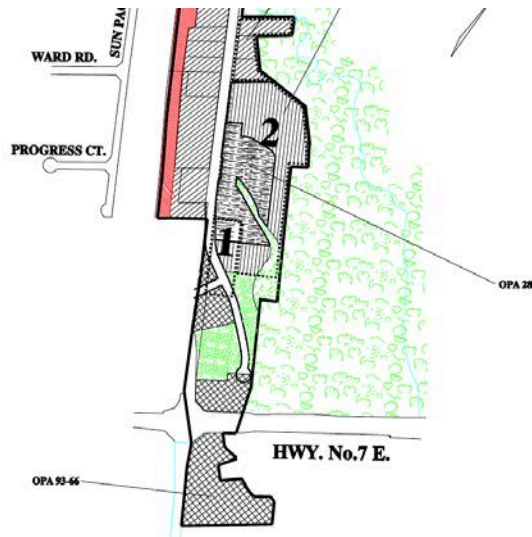


Figure 20: Dayspring Brampton Secondary Plan Schedule



Figure 21: Location Map

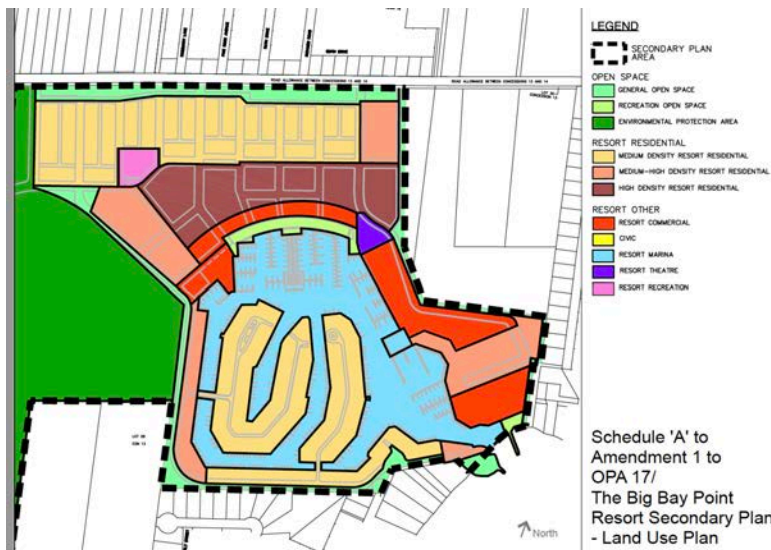


Figure 22: OPA 17 Land Use Schedule



## Devon Daniell

---

**From:** Emma West <ewest@bousfields.ca>  
**Sent:** August 19, 2019 1:50 PM  
**To:** Langmaid, Faye; Enzo Bertucci; Devon Daniell; paulb@cblmnc.com; 'ddellelce@fandorhomes.com'; AAllison@clarington.net; Lino.Trombino@Durham.ca; Ashley Varajão  
**Subject:** Re: Draft of Special Policy Area F Official Plan amendment - Camp 30

Faye,

Thank you very much for your email. We have appreciated the opportunity to meet with you over the past several months with respect to this matter and therefore think the Municipality's position, as outlined in your message is unfortunate.

While I will go through a detailed response to all of the matters addressed in your email and that we have been discussing with you, in general terms, I would like to respond in general to say that we do not support the approach. 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.

With vast areas proposed for protection, density that would have resulted from development across the entire property will not be achieved. Applicable policies direct that decisions regarding development need to address the efficient use of resources and land, in part, resulting from intensification and more dense development. In this regard, the strict adherence to the boundaries of the Local Corridor as well as limitations with respect to height and density in the developable areas, particularly in Areas 1 and 4, mean that the overall density in the property as whole is further limited. The heights being proposed by Clarington along Lambs Road are not consistent with and do not conform to Provincial and Regional policies.

Further, the municipality's position on built form types and height in proximity to natural and open space areas is confounding. We have provided you with a number of precedents of similar types of development including the associated policies that permitted the development. The precedents share similar attributes to development blocks in the Jury Lands, particularly Area 4, as they included 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 and building heights up to 12-storeys. We feel that these examples, demonstrate that similar opportunities exist for the Jury Lands and for staff to be able to draw parallels from the policy examples.

Finally, staff's position make it difficult to achieve other planning and Provincial objectives, including affordability and accessibility.

Overall, we are disappointed with the direction that this process is now taking, as we have been attempting to work with the Municipality to address your objectives while providing a development scheme that is contextually sensitive and introduces area appropriate intensification that is consistent with and conforms to Provincial and regional policies.

Regards,  
Emma

Emma West  
**BOUSFIELDS Inc.**  
3 Church Street, Suite #200  
Toronto, Ontario M5E 1M2

Tel: 416-947-9744 x 266  
Fax: 416-947-0781

e-mail: [ewest@bousfields.ca](mailto:ewest@bousfields.ca)  
website: [www.bousfields.ca](http://www.bousfields.ca)

Please consider the environment before printing this e-mail.

The information contained in this transmission is confidential and may be privileged. It is intended for the use of the individual to whom or entity to which it is addressed. If you have received this transmission in error, please notify us immediately, and delete it from your system. Thank you for your co-operation.

---

**From:** "Langmaid, Faye" <flangmaid@clarington.net>  
**Date:** Friday, August 9, 2019 at 2:25 PM  
**To:** Enzo Bertucci <ebertucci@kaitlincorp.com>, "Devon Daniell (DDaniell@kaitlincorp.com)" <DDaniell@kaitlincorp.com>, Emma West <ewest@bousfields.ca>, "ddellelce@fandorhomes.com" <ddellelce@fandorhomes.com>  
**Subject:** Draft of Special Policy Area F Official Plan amendment

Hello all

Here is the latest draft of the Official Plan amendment. I will be circulating this to the commenting agencies at the end of next week.

For our meeting on the 21<sup>st</sup> we can discuss what will be included. Any comments you have on the draft can go as part of the report or as correspondence under the communications section to Council. I will be including discussion within the report on the higher density you would prefer.

Hoping you are enjoying the summer.

Faye Langmaid  
Acting Director  
Planning Services Department  
Municipality of Clarington  
40 Temperance Street, Bowmanville ON L1C 3A6  
905-623-3379 ext. 2407 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)

**From:** [Langmaid, Faye](mailto:Langmaid.Faye)  
**To:** [Robert Schickedanz](mailto:Robert.Schickedanz)  
**Subject:** RE: Proposed Official Plan Amendment 121, Jury Lands, Bowmanville  
**Date:** August 30, 2019 1:34:00 PM  
**Attachments:** [image001.jpg](#)

---

Hello Bob

Thanks for the update and keeping me in the loop. Unfortunately the timing of the report back to Council was determined by Council in the resolution they passed on June 10, 2019 #PD-033-19. We have delayed a number of times at the request of Kaitlin with the hope of resolution, I believe this is why Council was so specific. You will be receiving notice next week, the Block Master Plan has been changed and we have included wording in the OP amendment to allow for a different road pattern in the northern area. Hoping you are able to make some progress.

Thanks for the well wishes on the vacation.

**Faye Langmaid**

Acting Director

Planning Services Department

Municipality of Clarington

40 Temperance Street, Bowmanville ON L1C 3A6

905-623-3379 ext. 2407 | 1-800-563-1195

[www.clarington.net](http://www.clarington.net)

---

**From:** Robert Schickedanz [mailto:bob@farsight.ca]

**Sent:** August 30, 2019 1:08 PM

**To:** Langmaid, Faye <flangmaid@clarington.net>

**Subject:** Proposed Official Plan Amendment 121, Jury Lands, Bowmanville

Good afternoon Faye. Just a quick follow up to our meeting of August 22 regarding proposed Official Plan Amendment for the Jury Lands in Bowmanville. 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.

Unfortunately, I have been unsuccessful to meet and discuss possible solutions, however, once everything is back to "normal" next week I'm confident to be able to address this matter with them.

While it may be premature to consider at this time, perhaps it may be in order to postpone consideration of the OPA by Committee and Council to provide the opportunity to see if any disagreements can be resolved. I will certainly keep you posted on any progress or lack thereof.

Finally, enjoy your planned vacation and I look forward to seeing you upon your return. Have a great one. Best regards. Bob.

Regards,

Bob Schickedanz



117 Ringwood Drive, Unit 18

Stouffville, Ontario, L4A 8C1

Bus. 905-642-8383 ext. 26

Fax. 905-642-6535

[bobs@farsight.ca](mailto:bobs@farsight.ca)

[www.farsight.ca](http://www.farsight.ca)

## Emma West redlines 17'09'2019

### **Amendment Number 121 to the 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.

#### **Actual Amendment:**

The Clarington Official Plan is hereby amended as follows:

- (1) Existing Sections 16.7.2. through 16.7.5. are deleted and replaced with the following:

#### **“16.7 Special Policy Area F - Camp 30**

16.7.2 The Municipality has consulted and will continue to work with the land owners 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 2019-04-12 by **dtah** (Master Plan), 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*;
- b) Implement this community vision, and build upon the designation of the National Historic site under Part IV (individual) of the Ontario Heritage Act by establishing different mechanisms; and
- c) Implement the architectural control guidelines contained within the Master Plan.

16.7.3 The residential portions of Special Policy Area F shall be developed as a historically-~~themed~~ respectful residential neighbourhood focused around a public *park* in accordance with the community vision.

16.7.4 A detailed Block Master Plan has been prepared for the Special Policy Area F lands to establish a framework for future development. In accordance with the Block Master Plan, as displayed on Figure 1, *development* shall:

- a) The road network and stormwater management facility locations, illustrated on Figure 1, Block Master Plan, are approximate and will be determined through future planning approvals.
- b) Implement Park Drive along the valley and campus ring road. Park Drive will have a right of way of 15 metres and be predominately located on the existing driveway. The appropriate right of way width of Park Drive will be determined through future planning applications. Residential development shall not back onto Park Drive, or be dependent upon Park Drive for vehicular access.
- b) Implement the Local Corridor policies of the Official Plan, with the greatest density and building height being ~~located at the intersection of along~~ Lambs Road ~~and Concession Street East. Notwithstanding any other policy in the Official Plan to the contrary, development beyond 250 metres from the intersection of Lambs Road and Concession Street, and~~ Development identified as Mid-Rise Residential on the Block Master Plan, shall be a maximum of 4-~~6~~ storeys in order to distribute built forms along the Local Corridor in accordance with Table 4-3 and Policy 10.6.5. The Mid-Rise Residential density shall be a minimum of 40 units per net residential hectare;
- c) In accordance with the Block Master Plan lands identified as ground-related residential shall adhere to building height and density appropriate for lands “Internal to the Neighbourhood” as per Table 4-3 of the Official Plan. The density of ground-related development shall be a minimum of 13 ~~and up to a maximum of 30 units per net hectare.~~
- e) New development adjacent to heritage resources will be designed to conserve cultural heritage values, attributes and character of the heritage buildings and to mitigate any adverse impacts.



ef) Be contemporary interpretations of Prairie-style architecture with a prevalence of horizontal lines, flat or hipped roofs, overhanging eaves, windows grouped in horizontal bands with simplicity of style and integration into the landscape. This policy shall apply to all *development* within Special Policy Area F.

g) Implement low impact development practices for stormwater management such as bio-swales, permeable pavers, rain barrels and green roofs;

h) Ensure and enhance views, public access and connections to the *heritage resources* from surrounding neighbourhoods and the Soper Creek trail system;

i) Be designed to create view corridors to the valleylands and heritage resources from Lambs Road and the internal neighbourhood roads, in keeping with the original viewplanes of the National Historic Site, where appropriate;

j) Minimize the visual impact of vehicular access through building and site design;

k) With the exception of the alignment of Park Drive, the roads provided in the Master Block plan are conceptual. The design and layout of public and/or private roads shall consider the objectives of Official Plan and conform with policy 9.4.5 and shall be detailed in future applications for draft plan of subdivision and site plan approval.

l) Notwithstanding Policies 16.7.4(b) to (k), the following shall apply to the hatched area identified on Figure 1, Master Block Plan: ~~Ensure alternate emergency access is provided to development parcels where more than 200 housing units are planned.~~

i. Any alternate emergency access shall be determined through a detailed engineering review;

ii. Both Ground Related Residential with heights up to 4-storeys and Mid-Rise Residential with heights up to 6-storeys are permitted.

---

16.7.5 To facilitate the adaptive reuse of the National Historic Site designated area, the portion of the subject lands designated Green Space is identified as a Municipal Wide Park on Map A3. The

Municipality will work with the land owners, the Jury Lands Foundation, other levels of government and interested parties to:

- a) Facilitate the transfer of the Municipal Wide parkland and heritage buildings to the Jury Lands Foundation and/or the Municipality;
- b) Develop and construct the Municipal Wide Park at the earliest opportunity;
- c) Promote the adaptive reuse of the heritage buildings with a range of public and private uses appropriate to the park setting, further detailed in the Master Plan;
- d) Encourage other levels of government to support the conservation of the *heritage resources*; and
- e) Promote public awareness and appreciation of the *heritage resources*.

16.7.6 As part of the first development application, the applicants must provide a phasing plan together with a transportation and servicing plan for the whole Block Master Plan that implements the Clarington Official Plan;

16.7.7 Development applications within the Block Master Plan area must address the criteria established through Clarington's Green Development Program, and are encouraged to plan for more resilient *infrastructure* and to move towards a net zero community.

16.7.8 In order to support the implementation of this Special Policy, the Municipality of Clarington will consider the development of a Community Improvement Plan.”

(2) Insert Figure 1, Block Master Plan following Section 16.7.8 as follows.

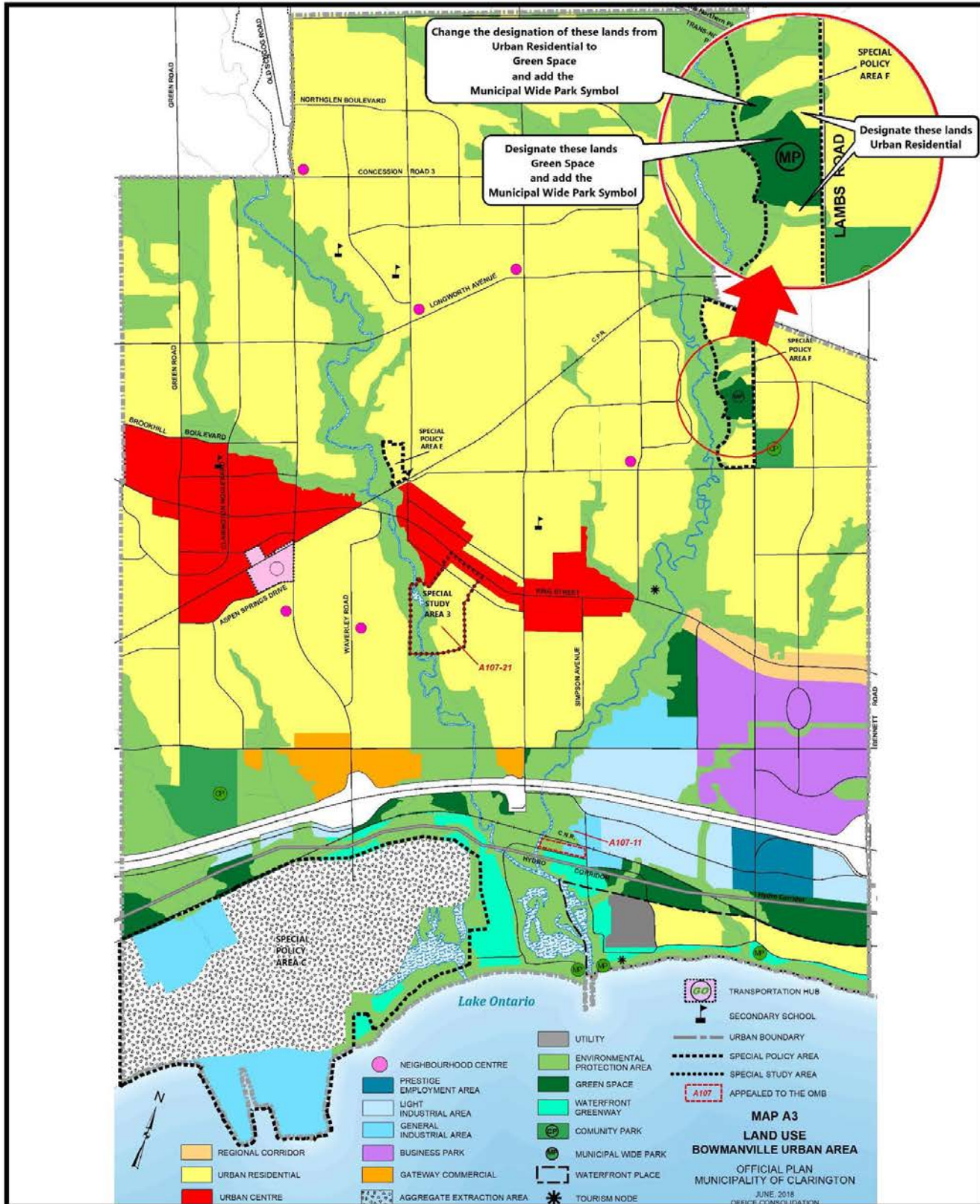
[SEE EMMA's REVISED MASTER BLOCK PLAN](#)

- (3) Map A3 – Land Use Bowmanville Urban Area is amended as shown on Exhibit “A” to this Amendment.
- (4) Appendix B – Unit Targets by Neighbourhood is amended as follows:

Urban Area Neighbourhoods	Low	Medium	High	Total
Juryvale*	<a href="#">400650</a>	<a href="#">300450</a>	-	<a href="#">7001,100</a>

\*Units for these Neighbourhood Areas do not include Future Secondary Plan Units as they will be added through the development of a Secondary Plan

**Exhibit "A" To the Municipality of Clarington Official Plan Amendment No. \_\_\_\_,  
Map A3, Land Use, Bowmanville Urban Area**





September 27, 2019

Municipality of Clarington  
Municipal Administrative Centre  
40 Temperance Street, 2<sup>nd</sup> Floor  
Bowmanville, ON L1C 3A6

Attention: Faye Langmaid, Manager of Special Projects

Dear: Ms. Langmaid

**Re: *Official Plan Amendment for Special Policy Area F, Future Vision of the Jury Lands (PSD-041-19)***

---

We are the planning consultants for Lambs Road School Property Ltd., the owners of the lands generally located north of Concession Street East on the east and west sides of Lambs Road in Bowmanville (the “subject site”).

On behalf of our client we have been monitoring the Municipality’s process associated with the planning for the lands east of Lambs Road and for the lands west of Lambs Road from Concession Street north to the CPR line, identified as Special Policy Area F. We submitted a number of letters and attended meetings with Clarington staff on this matter over the past year. We have reviewed the most recent version of the proposed Official Plan Amendment (“OPA”) No. 121 and the staff report prepared for the September 30, 2019 (PSD-041-19) Planning and Development Committee meeting. While we acknowledge that staff have addressed some of the issues that we commented on in earlier drafts of the OPA, we continue to have concerns with the OPA, as described below. Our proposed modifications to address these outstanding matters are included in the attached mark-up of the OPA 121.

- ***Increase the Range and Maximum Number of Units***

Staff’s Proposed Official Plan Amendment (No. 121)

In staff’s draft OPA, the total unit count for the plan area is proposed to have a maximum number of units of 700, including a combination of low and medium residential.



Our Proposed Revision

We are proposing that the target be modified to provide a range as the maximum target and that the range be 700 to 1,100 units within the Juryvale neighbourhood, based on up to 650 low and 450 medium density units, as provided in the attached modified OPA 121.

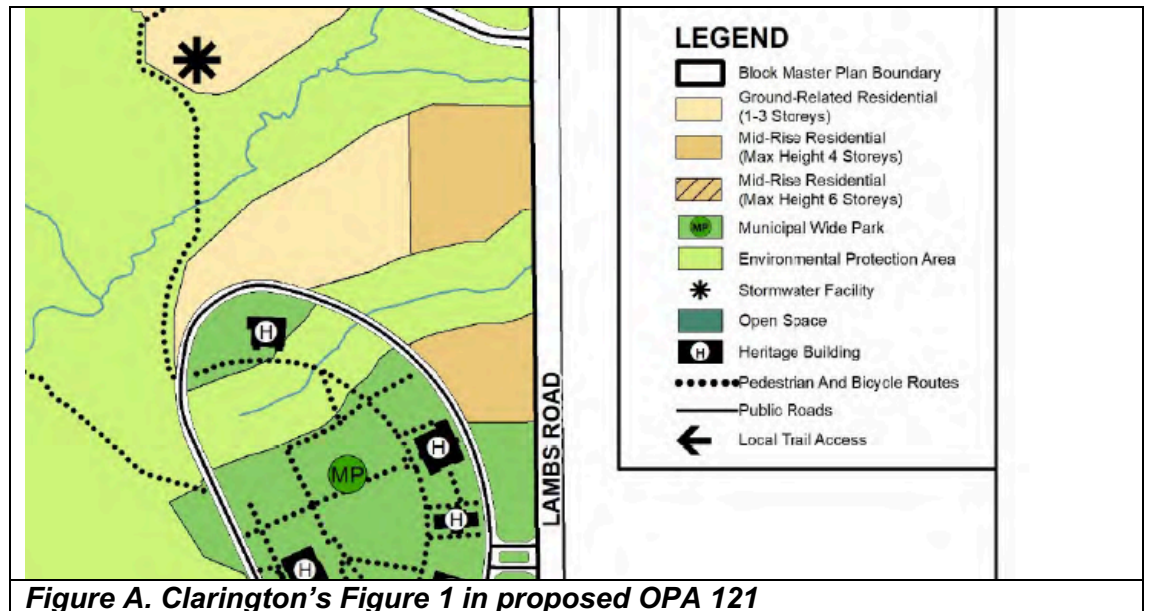
- ***Increase Height Throughout the Plan Area***

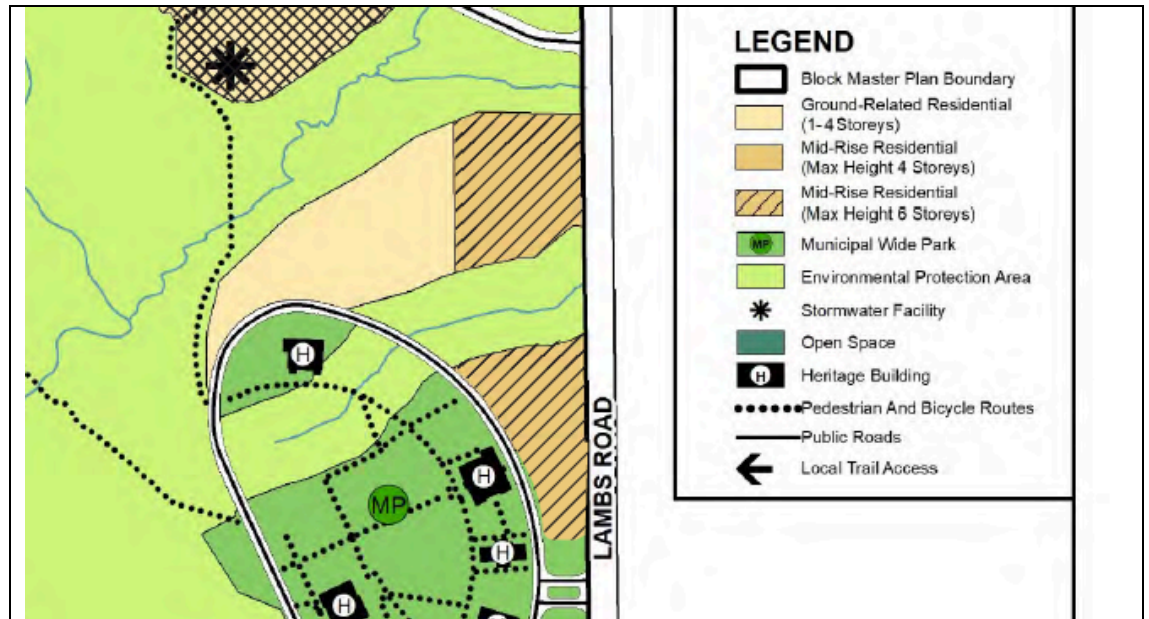
Staff's Proposed Official Plan Amendment (No. 121)

The OPA limits buildings with a maximum height of 6-storeys generally to the intersection of Lambs Road and Concession Street.

Our Proposed Revision

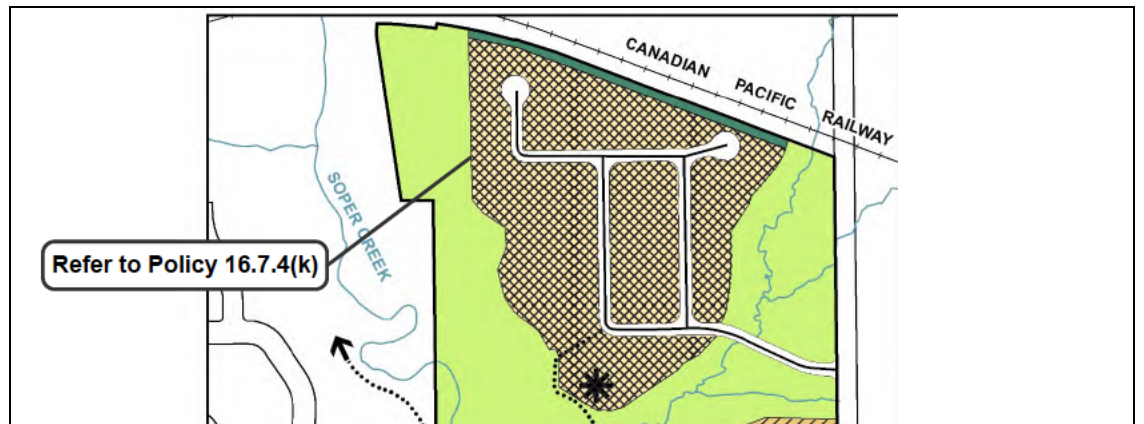
In our opinion, heights of up to 6-storeys should be permitted in other parts of the plan area. This includes the developable areas adjacent to Lambs Road to the north of the Municipal Wide Park. In support of this modification, we propose that draft OPA Figure 1 (included in Figure A below) be revised to indicate that areas abutting Lambs Road to the north of the Municipal Wide Park would permit mid-rise buildings of up to 6 storeys, as shown as the hatched areas on Figure B below.





**Figure B. Proposed Modifications to the Draft OPA 121, Figure 1:**

Further, it is our opinion that the proposed OPA should be modified to permit the integration of a limited number of 6 storey buildings in the in the northern area of the plan, as illustrated by the hatched area in Figure C below. This would be limited to 6-storey mid-rise buildings on only 30 percent of the net developable area, as provided in the proposed modification to section 16.7.4(k) of the draft OPA.



**Figure C. Proposed Modifications to the Draft OPA 121, Figure 1:**

- **Access to the northern development block**

Staff's Proposed Official Plan Amendment (No. 121)

Proposed Policy 16.7.4(l) places a limit of 200 units in the north portion of the plan area, unless an alternate emergency access is provided.



Our Proposed Revision

We propose that the draft OPA be revised to provide that the trigger for the need for a secondary emergency point of access be determined through a formal review by engineering staff at the Municipality and based on the plan at the time of a planning application.

**Conclusions**

Based on the foregoing, we recommend that the revisions outline above be made to the proposed OPA, specifically to increase the maximum number of units, to permit a broader distribution of height across the plan area, to revise the trigger for secondary emergency access to the northern block, and to update the draft Figure as shown.

Yours truly,

**Bousfields Inc.**



Emma West, MCIP RPP

cc. *Kaitlin Corporation*

## Langmaid, Faye

---

**From:** Enzo Bertucci <ebertucci@kaitlincorp.com>  
**Sent:** October 7, 2019 11:36 AM  
**To:** Langmaid, Faye  
**Cc:** Allison, Andrew  
**Subject:** Revised Map on Red-Line OPA  
**Attachments:** EDITS on Camp 30 OPA [Oct4.19].pdf; 2019-10-07\_Withdrawal of Demo Permits letter-signed.pdf

Hi Faye,

Further to our conversation from last Thursday, please see attached red-line to your Special Policy OPA Amendment 121. The only change on this document from the most recent one you would have seen is the revised Map (Attachment 1). Areas 2 and 3 now have a maximum of 4 storeys as opposed to the 6 storeys we were asking for along the 100m corridor. Kindly advise if this is something Staff can support before I go ahead and try to sell it on my end to the ownership group.

As for the Agreement to transfer the Cafeteria and surrounding lands, in speaking with Devon, he advised that our lawyer (Drew Dowling) did receive the marked up copy from Rob Maciver and made some of the changes however some were not necessary and Drew had a conversation with Rob and they both agreed. I will get a revised version sent over to you shortly for your review and comment.

Lastly, I am attaching our formal withdrawal of the Demo Permits on the 6 buildings in Camp 30. As I had mentioned before we were not pursuing this any longer however I can appreciate that a more formal document is needed.

We are doing this in the spirit of good faith and cooperation and continue to look forward to working with you in hopes of finding common ground on the Special Policy OPA.

Please do not hesitate to contact me directly with any questions or comments.

Thank you

**Enzo Bertucci**

Director, Land Development

**KAITLIN CORPORATION**

201-28 Sandiford Drive | Stouffville, ON | L4A 1L8

t. (905) 642-7050 x 110 | c. (416) 988-7223 | f. (905) 642-8820 | [ebertucci@kaitlincorp.com](mailto:ebertucci@kaitlincorp.com) | [www.kaitlincorp.com](http://www.kaitlincorp.com)

Follow us on | [Facebook](#) | [Twitter](#) | [Pinterest](#)

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify me at 905-642-7050 and permanently delete the original and any copy of any e-mail and any printout thereof.

**Amendment Number 121  
to the 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.

**Actual Amendment:**

The Clarington Official Plan is hereby amended as follows:

- (1) Existing Sections 16.7.2. through 16.7.5. are deleted and replaced with the following:
- 16.7.2 The Municipality has consulted and will continue to work with the land owners 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 2019-04-12 by **DTAH** (Master Plan), 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*;
  - b) Implement this community vision, and build upon the designation of the National Historic site under Part IV (individual) of the Ontario Heritage Act by establishing different mechanisms; and
  - c) Implement the architectural control guidelines contained within the Master Plan.



- 16.7.3 The residential portions of Special Policy Area F shall be developed as a historically themed residential neighbourhood focused around a public *park* in accordance with the community vision.
- 16.7.4 A detailed Block Master Plan has been prepared for the Special Policy Area F lands to establish a framework for future development. In accordance with the Block Master Plan, as displayed on Figure 1, *development* shall:
- a) Implement Park Drive along the valley and campus ring road. Park Drive will have a right of way of 15 metres and be predominately located on the existing driveway. Residential development shall not be dependent upon Park Drive for vehicular access and generally lots shall not back onto Park Drive.
  - b) 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 and as displayed by the hatched area identified on Figure 1, Master Block Plan. Notwithstanding any other policy in the Official Plan to the contrary, development beyond 250 metres from the intersection of Lambs Road and Concession Street, and identified as Mid-Rise Residential on the Block Master Plan, shall be a maximum of 4 storeys in order to distribute built forms along the Local Corridor. The Mid-Rise Residential density shall be a minimum of 40 units per net residential hectare;
  - c) In accordance with the Block Master Plan lands identified as ground-related residential shall adhere to building height and density appropriate for lands “Internal to the Neighbourhood” as per Table 4-3 of the Official Plan. The density of ground-related development shall be a minimum of 13 units per hectare.
  - d) Be contemporary interpretations of Prairie-style architecture with a prevalence of horizontal lines, flat or hipped roofs, overhanging eaves, windows grouped in horizontal bands with simplicity of style and integration into the landscape. This policy shall apply to all *development* within Special Policy Area F.
  - e) Implement low impact development practices for stormwater management such as bio-swales, permeable pavers, rain barrels and green roofs;
  - f) Ensure and enhance views, public access and connections to the *heritage resources* from surrounding neighbourhoods and the Soper Creek trail system;

- g) Be designed to create view corridors to the valleylands and *heritage resources* from Lambs Road and the internal neighbourhood roads, in keeping with the original viewplanes of the National Historic Site;
- h) Minimize the visual impact of vehicular access through building and site design;
- i) With the exception of the alignment of Park Drive, the roads provided in the Master Block plan are conceptual. The design and layout of public and/or private roads shall consider the objectives of Official Plan and conform with policy 9.4.5 and shall be detailed in future applications for draft plan of subdivision and site plan approval.
- j) Ensure alternate emergency access is provided to development parcels ~~where more than 200 housing units are planned as determined through a detailed engineering review.~~
- k) Notwithstanding Policies 16.7.4(a) to (j), the following shall apply to the hatched area identified on Figure 1, Master Block Plan:
  - i. A maximum building height of up to 6-storeys on 30% of the net developable area is permitted as Mid-Rise Residential, the balance of lands will have a maximum building height of 4-storeys as Ground Related Residential;

16.7.5 To facilitate the adaptive reuse of the National Historic Site designated area, the portion of the subject lands designated Green Space is identified as a Municipal Wide Park on Map A3. The Municipality will work with the land owners, the Jury Lands Foundation, other levels of government and interested parties to:

- a) Facilitate the transfer of the Municipal Wide parkland and heritage buildings to the Jury Lands Foundation and/or the Municipality;
- b) Develop and construct the Municipal Wide Park at the earliest opportunity;
- c) Promote the adaptive reuse of the heritage buildings with a range of public and private uses appropriate to the park setting, further detailed in the Master Plan;
- d) Encourage other levels of government to support the conservation of the *heritage resources*; and

e) Promote public awareness and appreciation of the *heritage resources*.

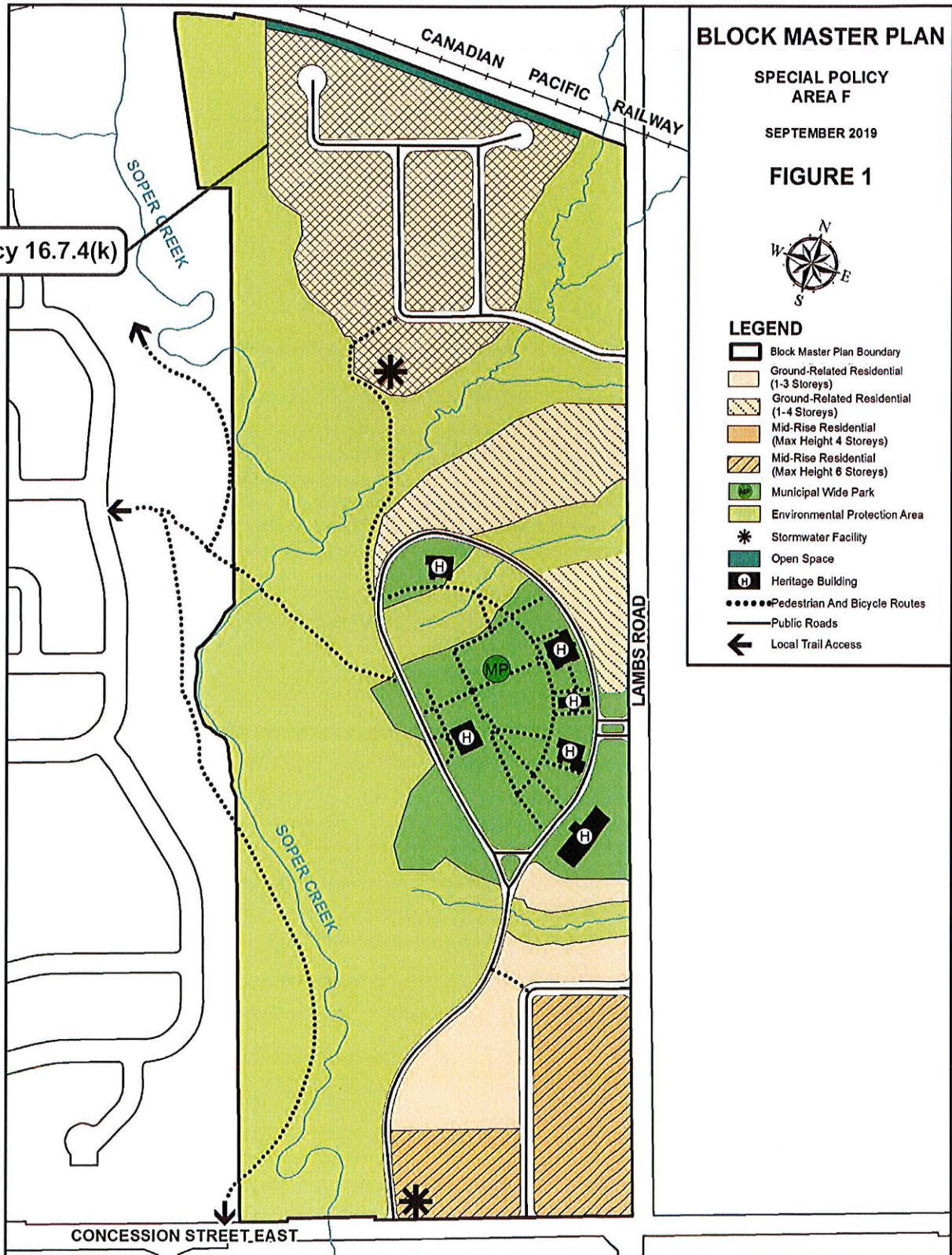
16.7.6 As part of the first development application, the applicants must provide a phasing plan together with a transportation and servicing plan for the whole Block Master Plan that implements the Clarington Official Plan;

16.7.7 Development applications within the Block Master Plan area must address the criteria established through Clarington's Green Development Program, and are encouraged to plan for more resilient *infrastructure* and to move towards a net zero community.

16.7.8 In order to support the implementation of this Special Policy, the Municipality of Clarington will consider the development of a Community Improvement Plan.”

(2) Insert Figure 1, Block Master Plan following Section 16.7.8 as follows.







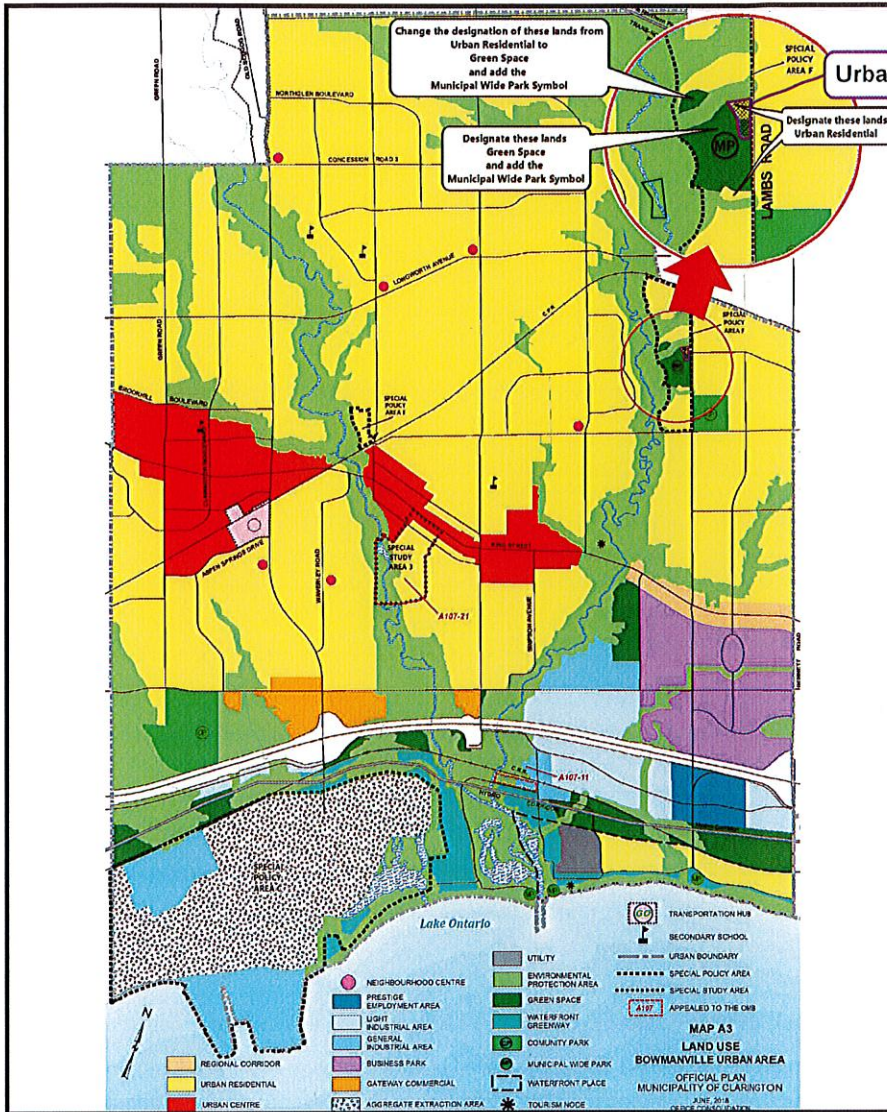
(3) Map A3 – Land Use Bowmanville Urban Area is amended as shown on Exhibit “A” to this Amendment.

(4) Appendix B – Unit Targets by Neighbourhood is amended as follows:

Urban Area Neighbourhoods	Low	Medium	High	Total
Juryvale*	400 <u>- 650</u>	300 <u>- 450</u>	-	700 <u>-1,100</u>

\*Units for these Neighbourhood Areas do not include Future Secondary Plan Units as they will be added through the development of a Secondary Plan

Exhibit "A" To the Municipality of Clarington Official Plan Amendment No. \_\_\_\_,  
 Map A3, Land Use, Bowmanville Urban Area





# BOUSFIELDS INC.

October 22, 2019

Project No. 16238-7

Municipality of Clarington  
Municipal Administrative Centre  
40 Temperance Street, 2<sup>nd</sup> Floor  
Bowmanville, ON L1C 3A6

Attention: Faye Langmaid, Manager of Special Projects

Dear: Ms. Langmaid

**Re: *Official Plan Amendment for Special Policy Area F, Future Vision of the Jury Lands (PSD-041-19)***

---

We are the planning consultants for Lambs Road School Property Ltd., the owners of the lands generally located north of Concession Street East on the east and west sides of Lambs Road in Bowmanville (the “subject site”).

On behalf of our client we have been monitoring the Municipality’s process associated with the planning for the lands east of Lambs Road and for the lands west of Lambs Road from Concession Street north to the CPR line, identified as Special Policy Area F. We submitted a number of letters and attended meetings with Clarington staff on this matter over the past year. We have reviewed the draft of the proposed Official Plan Amendment (“OPA”) No. 121 and the staff report prepared for the September 30, 2019 (PSD-041-19) Planning and Development Committee meeting which was deferred at the meeting. We have also reviewed the OPA and the staff report prepared for the October 22, 2019 (PSD-041-19) Planning and Development Committee meeting. We note that no changes have been made to the draft materials since the September 30, 2019 meeting. As such, we continue to have concerns with the draft OPA in its current form. These concerns with the draft OPA are described below.

The maximum total unit target of 700 units does not provide the flexibility to accommodate future growth in the plan area. We continue to request that this target be modified to provide a range and that the range be 700 to 1,100 units within the Juryvale neighbourhood based on up to 650 low and 450 medium density units.

Furthermore, the OPA permits building heights to a maximum of 6-storeys only around the intersection of Lambs Road and Concession Street. In our opinion, heights of up to 6-storeys should be permitted in other parts of the plan area, including the developable areas adjacent to Lambs Road directly the north of the

Municipal Wide Park. In support of this request, we have previously provided examples of new development in proximity to heritage features. Further, it is our opinion that the proposed OPA should be modified to permit the integration of 6 storey buildings in appropriate areas of the plan.

As stated in previous communications, 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 that the Municipality's proposed direction for the development does not address.

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. Clarington Official Plan Local Corridor policies indicate that the highest densities should be located along the entire Lambs Road frontage. Corridors are approximately 100 metres deep as measured from the extent of the ultimate road allowance (Policy 10.6.5). Given that the width of the Local Corridor is approximate, and that most of that 100 metres depth along the road is a part of the Natural Heritage System or the cultural features, there should be an opportunity to capture this density in northern most development area.

Further, the limitations with respect to height and density in the developable areas, particularly in the northern most development area, means that the overall density in the property as whole is further limited. The density limitations proposed by the municipality along Lambs Road are not consistent with the Regional Official Plan policies, in particular with respect to Local Corridors that are to be planned and developed with appropriate densities to support frequent transit services, and should be a wide variety of building forms with mid-rise predominating (Policy 8A.2.10). The draft OPA limits higher densities in the plan to only mid-rise development only at the intersection of Lambs Road and Concession Street whereas the Region and Clarington Official Plan policies would permit higher densities to be located along the entire Lambs Road frontage, per the Local Corridor policies.

With vast areas proposed for protection, density that would have resulted from development across the entire property will not be achieved. Applicable policies direct that decisions regarding development need to address the efficient use of resources and land, in part, resulting from intensification and more dense development. In this regard, the strict adherence to the boundaries of the Local Corridor as well as limitations with respect to height and density in the developable areas, mean that the overall density in the property as whole is further limited. This

is of particular importance to the developable area in the north end of the plan, because this area is identified as “internal to a neighbourhood”, however, the portion in the local corridor is entirely identified as natural areas.

***Conclusions***

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.

Yours truly,

**Bousfields Inc.**



Emma West, MCIP RPP

cc. *Kaitlin Corporation*



FAR SIGHT HOMES  
117 Ringwood Drive, Unit 18  
Stouffville, Ontario, L4A 8C1  
Tel: 905 642 8383  
Fax: 905 642 6535

October 25, 2019

Municipality of Clarington  
Municipal Administrative Centre  
40 Temperance Street  
Bowmanville, Ontario  
L1C 3A6

Attention: Mayor A. Foster & Members of Council

Dear Mayor Foster & Members of Council

Re: Official Plan Amendment for Special Policy Area F, Future Vision of the Jury Lands  
PSD-041-19

Our interest in the above noted matter is Far Sight Homes are the owners of 14 ac at the north end of Special Policy Area F immediately adjacent to the CPR Right of Way. Far Sight is working with the other landowners in this quadrant to advance the adoption of an Official Plan Amendment which will become the framework for the future development of the lands.

There is no question that the area has unique characteristics including the lack of a large section of contiguous developable land due to the abundance of natural heritage features which create smaller nodes disbursed throughout the area. Furthermore, the former Camp 30 lands which has historical designation is situated in the central portion of the site which creates a further impediment to development. Yet despite these constraints considerable time and effort has been expended to address these unique characteristics in order to formulate an Official Plan Amendment to facilitate the development of the property. While the proposed amendment outlined in staff report PSD-041-19 does address the various planning constraints it does not account for the extraordinary costs associated with developing this unique neighbourhood. If adopted as proposed the resultant policies will seriously jeopardize the landowner's ability to proceed, potentially causing significant indefinite delays.

As you are aware there has been considerable discussion with planning staff regarding the proposed OPA in an effort to achieve a realistic compromise to enable the lands to be economically viable to develop while preserving the vision of the Jury Lands Foundation and protecting the sites natural heritage features. In summary, as outlined on the enclosed map, the modifications requested to accommodate the development are as follows:

1. Area 2. Town proposal; Mid-rise up to 4 storeys. Landowner proposal; Mid-rise up to 4 storeys. (no change)
2. Area 3. Town proposal; Mid-rise up to 4 storeys within 100m of Lambs Road the balance of the area ground related residential up to 3 storeys. Landowner proposal; Mid-rise up to 4 storeys for all of Area 3.

3. Area 4. Town proposal; ground related residential up to 3 storeys. Landowner proposal; Mid-rise up to 6 storeys for a maximum of 30% of land area in area 4 with the balance of the area allowing mid-rise up to 4 storeys. Area 4 has the unique characteristic of being an "island" surrounded by open space, therefore, would not be intruding into a neighbourhood with different attributes.
4. In order to accommodate the requested revisions in items 1 – 3 above the maximum total unit target of 700 units does not provide the flexibility to allow for the future growth in the plan area. The request, therefore, is to modify the target to provide a range and that the range be 700 to 1,100 units within the Juryvale neighbourhood based on up to 650 low and 450 medium density units. It is important to note that if the central portion of the planning area was not encumbered by the Camp 30 heritage site the resultant density would be in the order to 1,100 to 1,300 units when applying current provincial planning policy to the developable land.
5. The trigger for a secondary emergency access to Area 4 should be determined through a detailed engineering review rather than the arbitrary number of 200 units.

Adoption of the Jury Lands OPA with the revisions proposed would be a significant milestone enabling the landowners to proceed with the detailed planning approvals and engineering design work to accommodate development. It would also provide the opportunity to take the next impactful steps to see the vision of the Jury Lands Foundation become a reality. While considering the proposed modifications to the OPA the uniqueness of the area and associated constraints need to be considered as the associated complexity and additional costs have a significant bearing on whether development is feasible and can move forward. In addition, the important marginal density increases proposed would provide for more housing choice at affordable prices and allow more future residents to be within walking distance to enjoy the unique features of the Jury Lands neighbourhood.

It is our hope that council will give a favourable response to our proposed amendments to facilitate taking the next bold positive step forward. Thank you for your consideration.

Yours truly,  
Far Sight Homes



Bob Schickedanz

CC.

Mr. A. Allison, CAO Municipality of Clarington  
Mr. R. McIver, Solicitor, Municipality of Clarington  
Mrs. F. Langmaid, Manager Special Projects, Municipality of Clarington



Area # 4 6 storey's mid-rise  
on 30% of area; 4 Storey's  
mid-rise on 70% of area

Area #3  
4 storeys  
mid-rise

**BLOCK MASTER PLAN**

**SPECIAL POLICY  
AREA F**

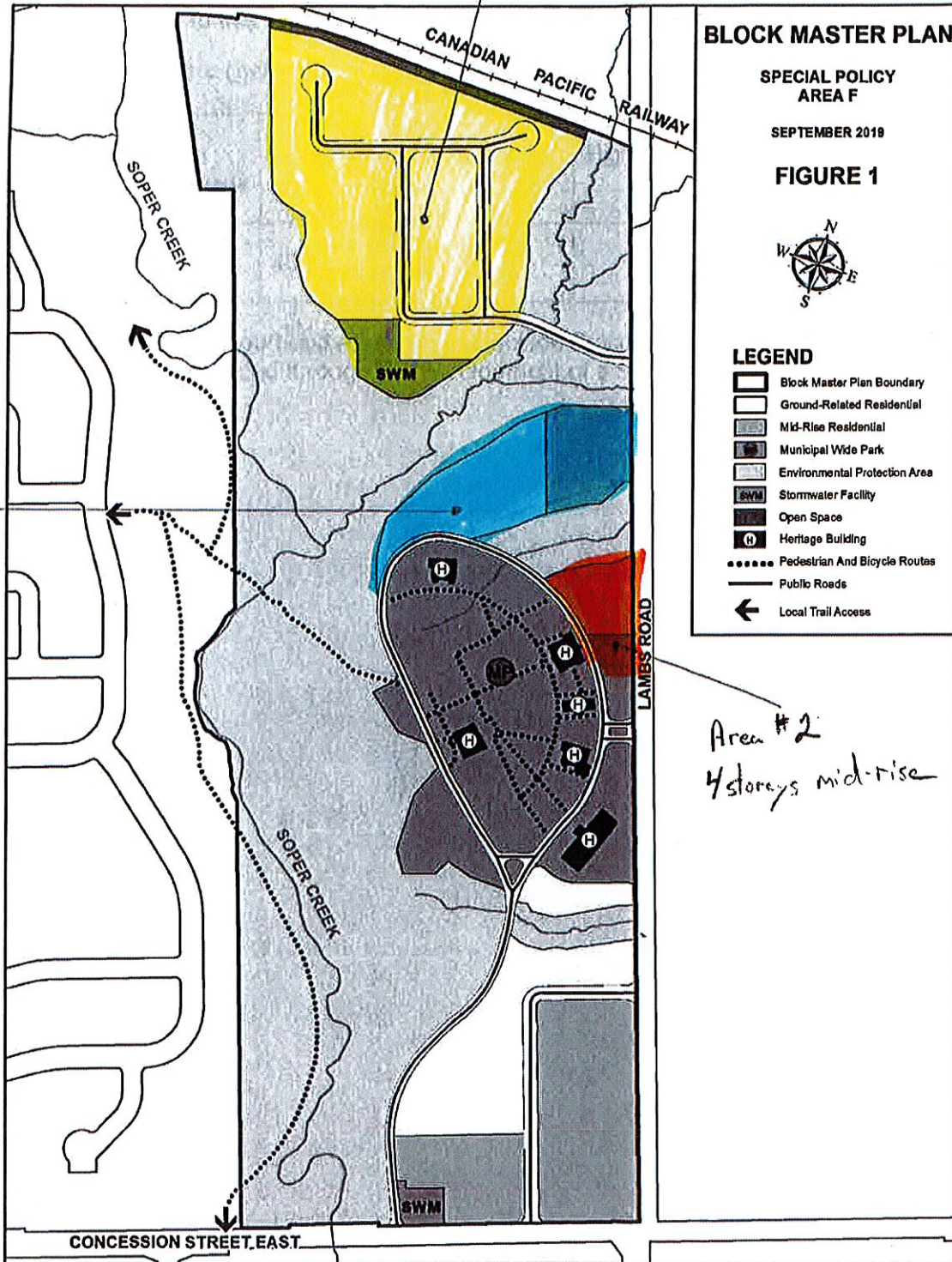
SEPTEMBER 2018

**FIGURE 1**



**LEGEND**

- Block Master Plan Boundary
- Ground-Related Residential
- Mid-Rise Residential
- Municipal Wide Park
- Environmental Protection Area
- Stormwater Facility
- Open Space
- Heritage Building
- Pedestrian And Bicycle Routes
- Public Roads
- Local Trail Access



Area #2  
4 storeys mid-rise

## Langmaid, Faye

---

**From:** Enzo Bertucci <ebertucci@kaitlincorp.com>  
**Sent:** February 6, 2020 9:24 AM  
**To:** Langmaid, Faye  
**Subject:** RE: Memo to Council

Caution: External email. Do not click links or open attachments you do not trust.

Hi Faye,

Further to our conversation regarding the status of our Lambs Road (Camp 30) project, I would like to provide you with the following update.

As a result of Clarington Planning Departments requirement of a Heritage Impact Study (requirement from Oct. 11/18 Pre-Consultation Meeting) we have engaged the services of Letourneau Heritage Consulting (LHC).

LHC takes a three-step approach to understanding and planning for cultural heritage resources proposed for redevelopment.

1. Understanding the significance of heritage resource (known and potential).
2. Understanding the condition of the property.
3. Understanding the heritage planning regulatory framework.

LHC will prepare an evaluation of the site and work with our design team and planners in order to assess what type of impacts new development may or may not have on the existing Heritage lands and buildings.

We have been told by LHC that they will have their report completed by end of March. This will allow us to then finalize our concept plans and prepare them for full submission to Municipality of Clarington in early April.

We have also met with the executive members of the Jury Lands Foundation on January 29/20 in order to provide them an update on where things were at with the Site. We communicated the same information as above and they indicated that they would appreciate a follow up meeting with us once the HIA is complete in order for them to provide their feedback on the findings and our proposal. We agreed to have this meeting and believe that working with the Jury Lands Foundation will help strengthen any proposal that comes forward at that time.

As well as the findings of the HIA we will also look to incorporate a number of the items that Clarington Planning Staff have identified as being important to the Site, such as the preservation of the existing ring road and path (which was never contemplated to be protected in the 2016 Options Agreement).

I trust this is satisfactory and look forward to our continued discussions once the HIA is complete.

Regards,

**Enzo Bertucci**

Director, Land Development

**KAITLIN CORPORATION**

t. (905) 642-7050 x 110 | c. (416) 988-7223 | f. (905) 642-8820 | [ebertucci@kaitlincorp.com](mailto:ebertucci@kaitlincorp.com) | [www.kaitlincorp.com](http://www.kaitlincorp.com)



June 10, 2020

Mayor's Office  
40 Temperance Street  
Bowmanville, ON L1C 3A6

**RE: Report PSD-041-19 (2020 Lambs Road / Camp 30) and Amendment No 121 to Clarington Official Plan - The Kaitlin Corp. Commitment to Clarington and Seniors**

Dear Mayor Foster and Members of Council

Kaitlin Corporation have made a major commitment to the Municipality of Clarington - as an investor, and a community builder. In particular, Kaitlin is working to be a provider of much-needed housing focused on the needs of the community's seniors and their desire to continue living in their community.

### **Municipal Change in Direction a Surprise**

In that context, the action taken at the May 25 Council Meeting to abruptly seek to impose a Municipally initiated Official Plan Amendment on our 2020 Lambs Road property - which would block our vision of delivering needed seniors housing on that site - came as both a surprise and a disappointment.

That the Municipal OPA is to come to Council as early as June 15th, is particularly troubling - especially as we only learned of this action on Friday June 5.

### **Kaitlin Corp. has Worked in Good Faith to Build Consensus for a High Quality Development, Protecting Heritage Features, and Delivering Needed Housing, Including for Seniors**

Having worked with Municipal staff since 2009 regarding the 2020 Lambs Road property, we have, throughout, sought to work together, in good faith, towards a development proposal that accommodates the numerous public interests and the owner's interest in the site. More recently, our efforts have focused on a development proposal that preserves the essential heritage elements of the site while also including a significant priority component of housing for seniors. We are having trouble understanding why our application is not being given proper consideration.

## **CHRONOLOGY OF RECENT EVENTS**

**October 11, 2018** – Preconsultation meeting with Municipal staff, Durham Region, CLOCA

**April 30, 2019 to October 18, 2019** – NINE (9) formal meetings between Kaitlin/Fandor and Clarington Planning Staff to discuss this site, plus numerous informal discussions.

**October 28, 2019** – PSD-041-19 and staff initiated OPA on these lands, which ran contrary to the number of iterations of our plan is introduced to Council, despite our efforts to build consensus.

**November 2019 to May 2020** – Kaitlin/Fandor engage consultants to update and complete numerous reports, including a Heritage Impact Assessment, which were identified as required by staff at October 11, 2018 Preconsultation meeting.

**January 29 to May 11, 2020** – Numerous meetings held between Kaitlin and the Jury Lands Foundation to review concerns and plans for the site, speak directly and provide input to professionals preparing reports, etc.

**May 21, 2020** – Kaitlin/Fandor submit formal application for OPA, Rezoning, Draft Plan of Subdivision.

**May 25, 2020** – Motion introduced without prior notice at Council to bring Municipality initiated OPA for consideration on June 15, 2020 at the request of Acting Director of Planning.

**June 1, 2020** – Planning Staff send email indicating that they cannot deem application complete because “the OPA filed by Kaitlin was submitted without the required preconsultation meeting....”

### **Consideration of Municipally Initiated OPA Without Consideration of Owner’s Application is an Unfair Process - Asks Council to Decide Without Information**

The action of moving to bring the municipally initiated OPA forward only days after we formalized our proposal through an application raises real questions of fairness. Council is being put in the very difficult position of being asked to effectively reject that application, without it ever being in front of you for reasoned consideration.

It is, frankly, disrespectful to the amount of time, effort, and money spent by ourselves, our partners, countless professionals and the Jury Lands Foundation. This treatment is unfair and should not be how any Municipality conducts business.

The attempt by Staff to declare that the application is not complete is based on the suggestion that the preconsultation meeting in October 2018 somehow related only to the zoning and subdivision aspects of the proposal, and not the Official Plan Amendment. This is unbelievable to our very experienced planner and lawyer. Of course, by definition, preconsultation meetings

take place before ANY application has been made, and the focus is on the general proposal being sought. This action by staff to declare the application “not complete” based on this unusually theoretical argument has the appearance of an unnecessary and completely transparent obstruction tactic on their part.

**Council Will Want to Make Good Decisions, In the Public Interest**

We believe that the Council of the Municipality of Clarington wants to make good decisions in the public interest. To do so, we believe that Council will want to base such decisions on a considered review of the proposals and alternatives that are available to them regarding this site.

To make such a decision, Council needs to have the benefit of learning about both the Municipally initiated study, AND the proposal by the landowners. Both should be evaluated and considered. Preventing Council from hearing critical information regarding the owner’s applications and supporting studies and rationale does not constitute a proper or fair process, and amounts to asking Council to decide the case after hearing only one side of the story.

Significantly, it prevents any discussion of our proposal for much needed high quality housing for seniors.

**The Kaitlin Commitment to Clarington and to Delivering Quality Homes for Seniors**

<b>Kaitlin Corporation</b>				
Clarington Seniors Housing Plan				
	<b>Bowmanville</b>			
	<b>Steven's Road</b>	<b>Lakebreeze</b>	<b>Lamb's Road</b>	<b>Total</b>
Assisted Care Units	220	130	100	450
Rental Units	100	100	95	295
Condos Units	200	110	130	440
<b>TOTAL UNITS</b>	<b>520</b>	<b>340</b>	<b>325</b>	<b>1,185</b>
# of Affordable Units	228	160	171	559
<b>Project Value</b>	<b>\$245M</b>	<b>\$162M</b>	<b>\$175M</b>	<b>\$582M</b>
Total number of <b>construction jobs</b> created (as equivalent workers employed full-time for an entire year on project)	693	453	433	1,580
Total number of new <b>full time</b> jobs created after construction	250	125	125	500
Ongoing annual property tax revenues	2,080,000	1,360,000	1,300,000	4,740,000
Development charges paid to Region and Municipality	13,000,000	8,500,000	8,125,000	29,625,000

You might not be aware as our applications and ideas are not making their way in front of you, but we have some visionary plans we’ve been trying to bring forward for you and the residents of Clarington to review and provide input on ... and then quickly get shovels in the ground!

Our Lambs Road proposal includes one of our three planned Seniors Housing campuses for Clarington. These sites are within the urban boundary and could get underway within a year if given proper attention. I hope the above summary might spark some interest, especially in the face of growing economic uncertainty and an undeniable need for seniors and affordable housing.



## **Council is Being Asked to Block the Possibility of Seniors Housing Without Seeing the Applications**

Instead of meeting on June 15<sup>th</sup> to share this plan with you, we are being put in the position of defending against an OPA that will make development on this site impossible and lock up the land for many more years. It is unfair to Council that you are being asked to make a decision without even considering that there's a completely viable other option.

## **Council Should Defer a Decision Until All the Facts, and Both Proposals, are Before You**

I would respectfully ask Council to defer consideration of the Staff initiated OPA until at least such time where we can present on our application and receive crucial input from all relevant agencies and the public, as outlined in the Planning Act.

I would also ask that you direct Planning Staff to bring forward our application as soon as possible and also come forward with a plan on how to expedite these other parts of our Seniors Housing Plan for your review.

Thank you,

*Devon Daniell*

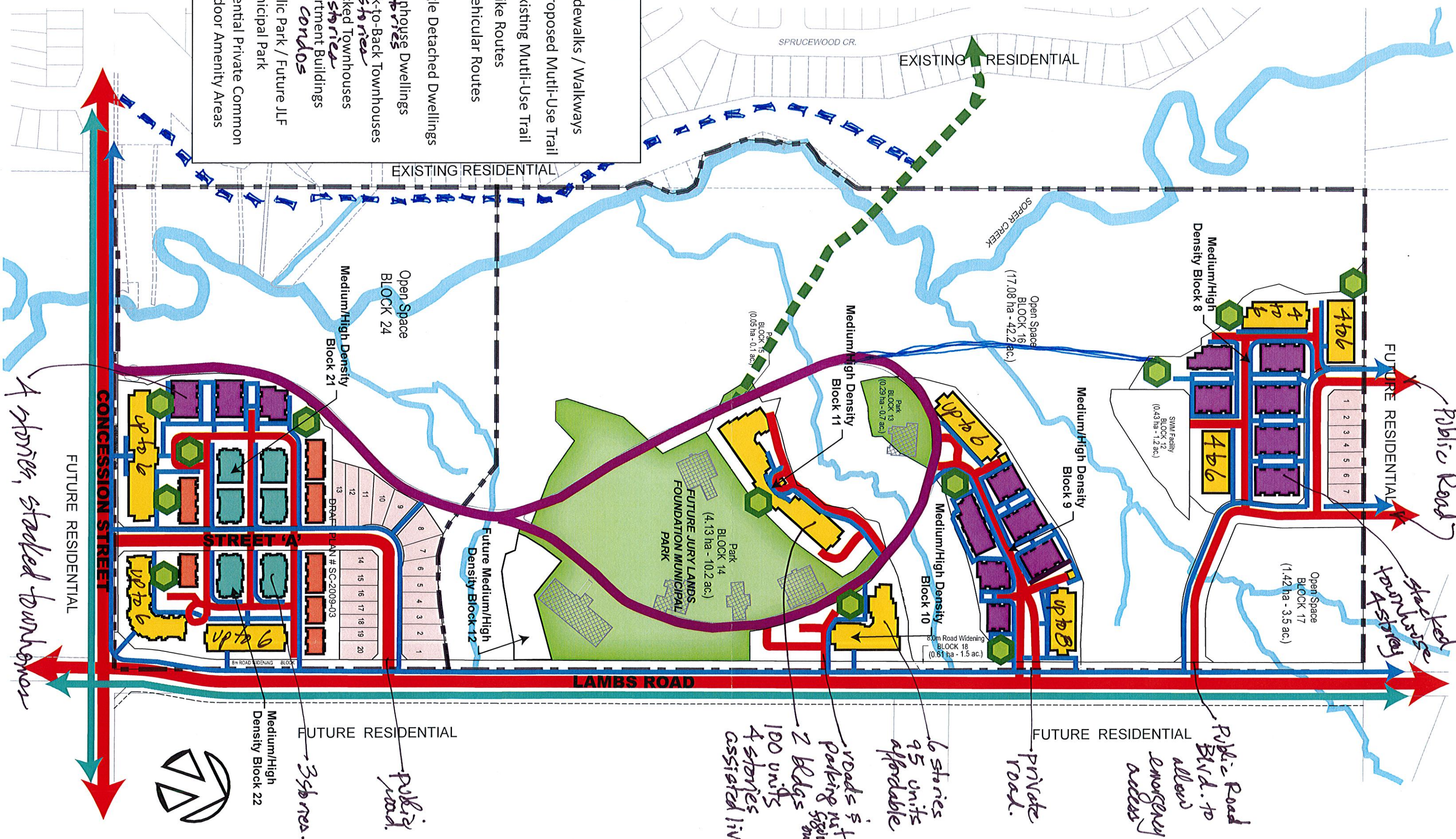
Devon Daniell  
Kaitlin Corporation

CC: Municipal Clerk

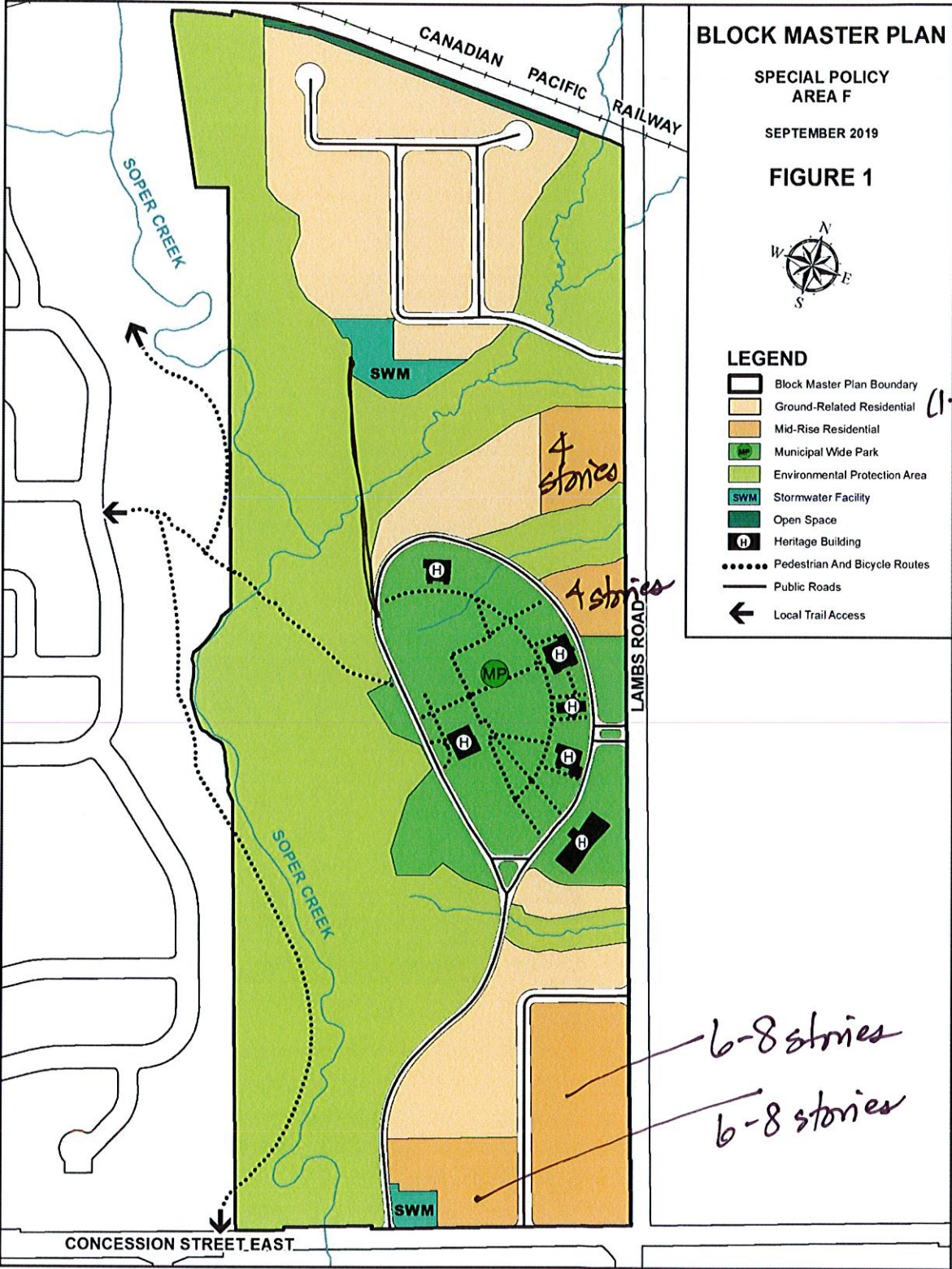


### Legend

- Sidewalks / Walkways
- Proposed Multi-Use Trail
- Existing Multi-Use Trail
- Vehicular Routes
- Bike Routes
- Single Detached Dwellings
- Townhouse Dwellings
- Back-to-Back Townhouses
- Stacked Townhouses
- Apartment Buildings or condos
- Public Park / Future JLF Municipal Park
- Potential Private Common Outdoor Amenity Areas



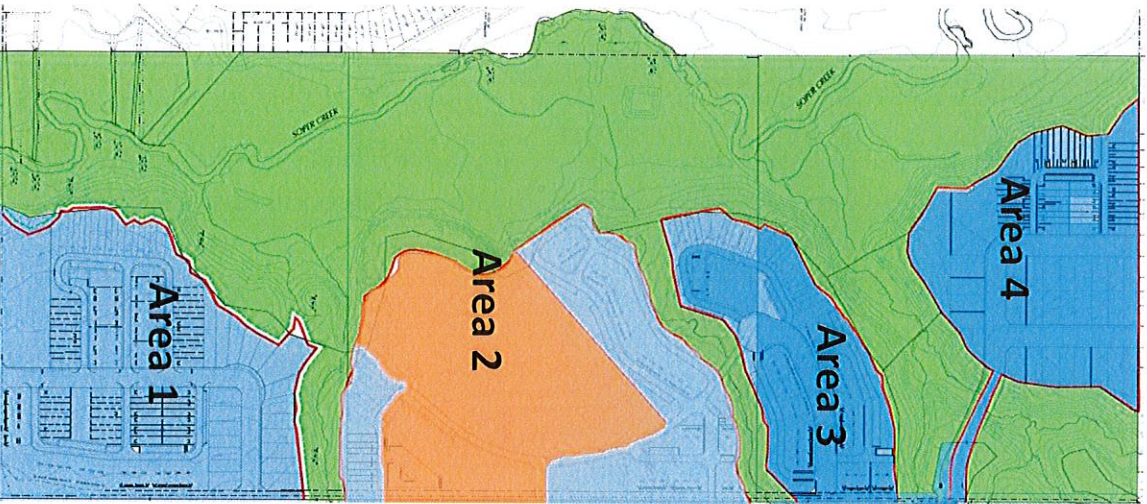




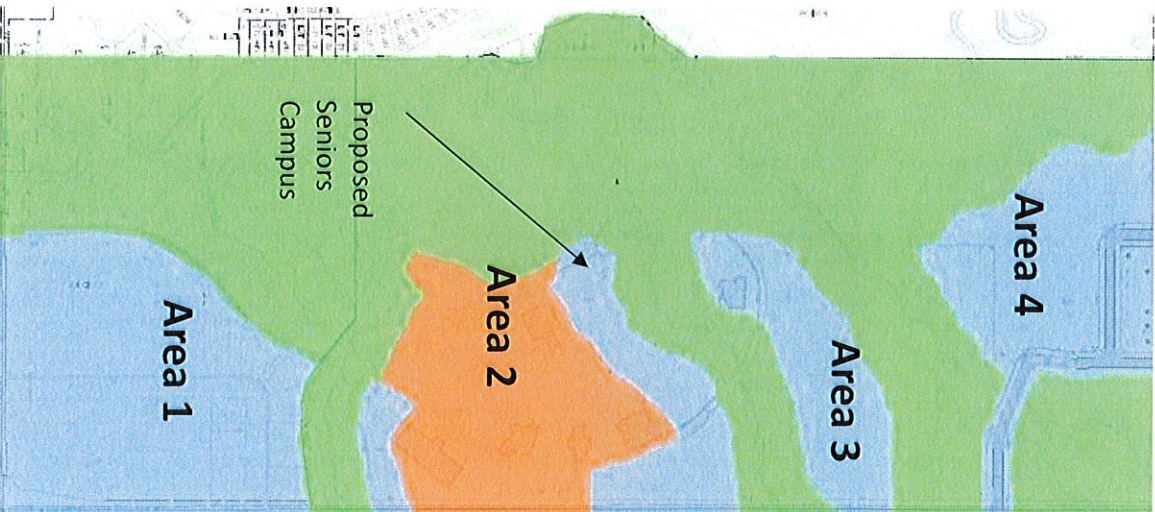


# Jury Land Parkland and Development Footprint Comparison

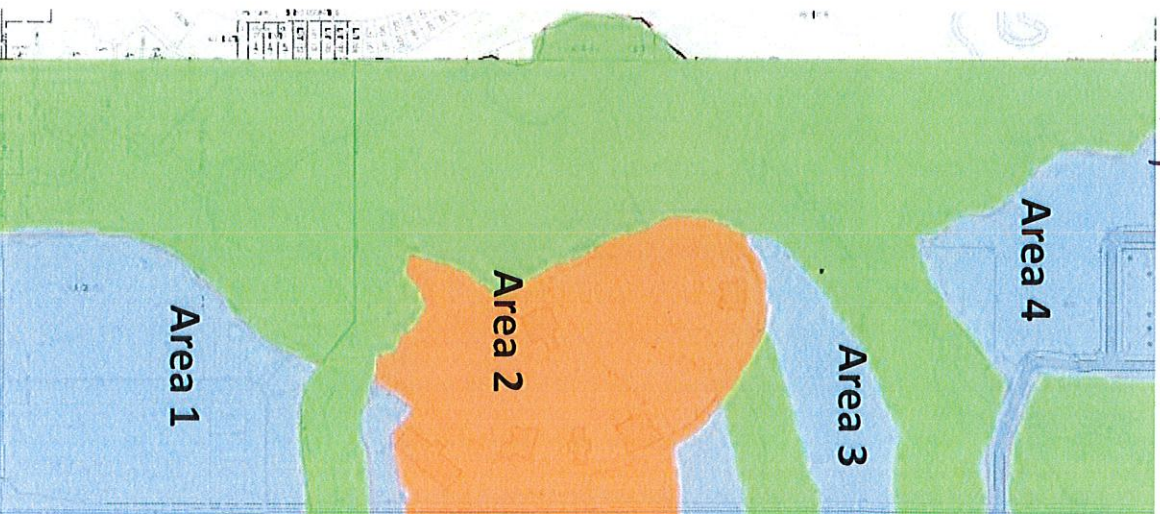
Options Agreement - June 2016



*East line*  
LRSP Applications - May 2020



*draft* OPA 121



# Jury Land Plans - Parkland Dedication Comparison

(In Hectares)

	2016 Agreement	2020 Kaitlin Plan	OPA 121	2020 Kaitlin Less Area 2 (195 Seniors & Affordable)
Jury Lands	5	4.47	5.92	5.92
Open Space	24.3	24.91	24.91	24.91
Residential & Non-Developable	13.2	13.16	11.71	11.71
<b>Total</b>	<b>42.5</b>	<b>42.54</b>	<b>42.54</b>	<b>42.54</b>
Proposed Units		1,383	700	1,188
Parkland per Planning Act		4.61	2.33	3.96
Over/(Under) Dedication		-0.14	3.59	1.96

(1:300)



## **Jury Lands Proposal & Alternatives**

Meeting September 9, 2020 - Clarington

### **OPA 121**

- OPA 121 as drafted has significant issues
- Gross over contribution of Parkland in excess of Planning Act & 2016 Agreement
- Plan is unmarketable and not economically viable
- No financing available

### **Kaitlin 2020 Proposal**

- Respects 2016 agreement boundaries
- Respects expert heritage report on the site
- In conformity with Parkland requirements
- In conformity with Provincial Policy Guidelines, etc
- Will provide diverse product type we feel we can execute
- Plans for Seniors housing in a campus setting with Assisted Care
- Plans for an Affordable Housing project
- We can deliver this

### **Quick Resolution**

- Amend OPA 121 to conform with our plan requirements (unit caps, mid rise density outside area 1 and 100m from Lambs Road, etc)
- Designate appropriate area for Seniors Housing/Assisted Care Campus
- Designate appropriate area for Affordable Housing project
- Turn over first building and parcel of land to JLF early
- Bring forward Rezoning/Draft Plan applications and turn over remaining land as per 2016 Agreement
- Shovels in ground 2021

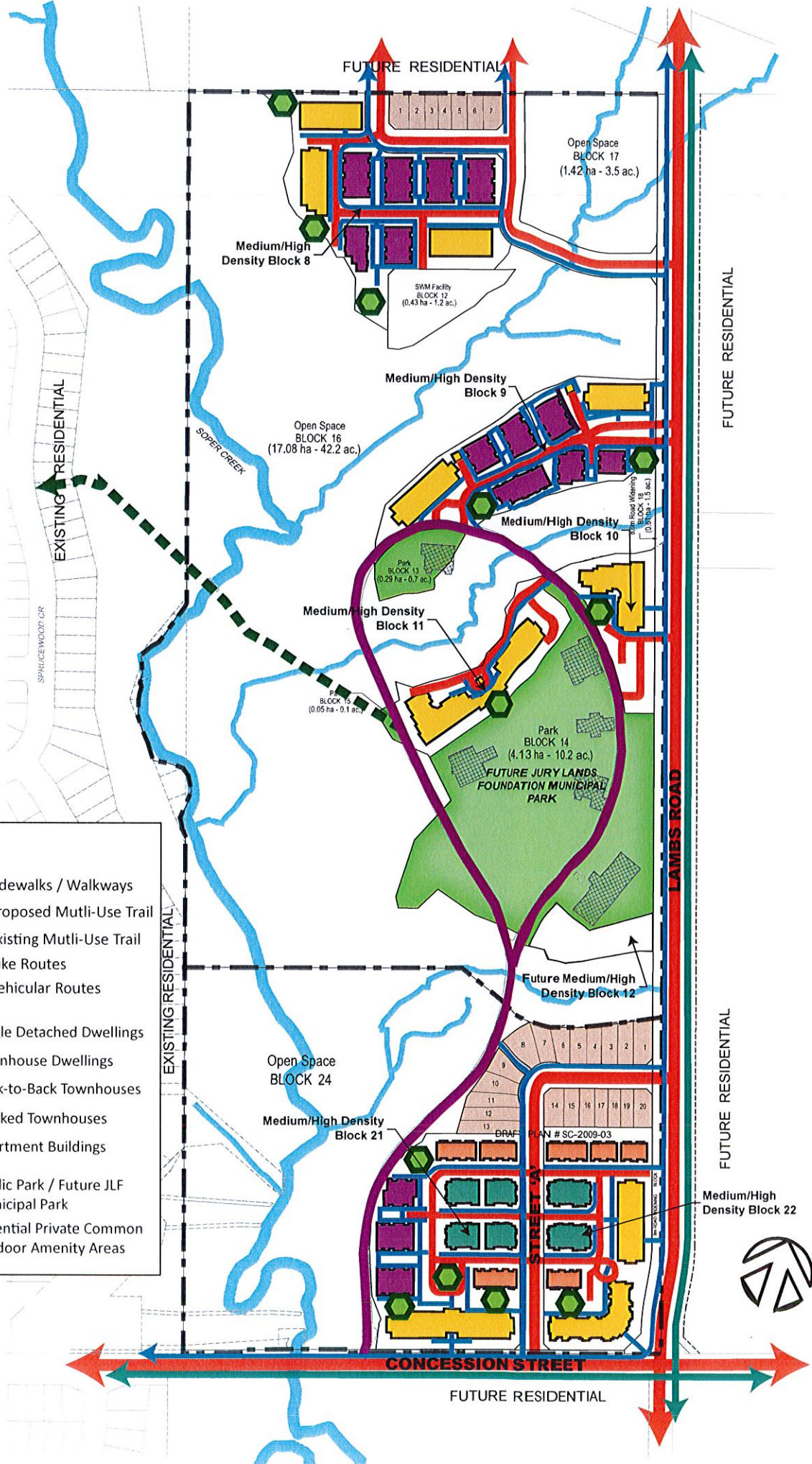
### **Compromised Plan – Expand Park and Relocate Seniors and Affordable Specific Site**

- Amend OPA 121 to conform with remainder of our plan requirements
- Designate all of Area 2 as Parkland
- Clarington to provide compensation for excess parkland or alternative lands acceptable to Kaitlin and Partners
- Kaitlin to pursue Seniors and Affordable housing specific project on new lands in Clarington, or use up excess parkland on other Seniors Campuses in Clarington (Stevens / Lakebreeze)
- Turn over first building and parcel of land to JLF early
- Bring forward Rezoning/Draft Plan applications and turn over remaining land as per 2016 Agreement

**Legend**

- Sidewalks / Walkways
- Proposed Mutli-Use Trail
- Existing Mutli-Use Trail
- Bike Routes
- Vehicular Routes

- Single Detached Dwellings
- Townhouse Dwellings
- Back-to-Back Townhouses
- Stacked Townhouses
- Apartment Buildings
- Public Park / Future JLF Municipal Park
- Potential Private Common Outdoor Amenity Areas





June 12, 2020

BY EMAIL  
[clerks@clarington.net](mailto:clerks@clarington.net)

Municipality of Clarington  
40 Temperance Street  
Bomanville, Ontario  
L1C 3A6

**Re: Jury Lands 2020 Lambs Road - June 15, 2020 Council - Item 13**

We act for Lambs Road School Property Ltd. in respect of their proposal to develop the lands at 2020 Lambs Road, known as the Jury Lands. Our clients have been working with officials at the Town since 2009 to develop a mutually agreeable approach to the development of the site. We are writing to express our concern with the sudden and abrupt action by Council to bring forward a Municipally-initiated Official Plan Amendment, without Council ever having had an opportunity to consider the owner's alternative proposals for the future of the lands.

We respectfully ask that Council not proceed to make a decision on the Municipal planning report PSD-041-19, until there has been an opportunity for Council to hear and consider the owner's proposed development of the site.

**The Property Owners have Worked for Years in Good Faith with Town Staff and Other Interests**

For many years, the landowners have worked in a co-operative fashion with the Municipality, and interested stakeholders like the Jury Lands Foundation. These efforts have sought to arrive a consensus that will allow development to proceed on the lands in a fashion that achieves several key objectives:

- Preservation of the Camp 30 related heritage features on site
- A significant parkland component
- An element of housing focused on seniors
- A development proposal that meets provincial policy objectives
- Approvals that can support the generous public benefits involved
- A meaningful component of housing affordable to a wide range of people

While the Municipality has engaged a consultant to undertake a study of the area, the product of this work did not match the owner's vision for the lands.

June 12, 2020

Page 2

### **The Owner's Proposal Offers Substantial Public Benefits - Council Is Being Asked to Reject this Without Any Consideration of the Proposal**

The owner is proposing to actually develop less than 22 acres of the site for housing. A total of almost 75 acres would be dedicated to open space, including 10 acres of parkland to house the heritage features of Camp 30. (The Planning Act sets park dedication requirements at 5%). To justify and support this generous and substantial public benefit, a reasonable level of development is necessary.

Unfortunately, Council has not had an opportunity to consider or see a report and consider the owner's proposal for the site.

Instead, Council is only being offered the proposed Official Plan Amendment 121 proposed by staff. This staff proposal falls far short of an approach that can support generous public benefits, and actually yields the lowest permitted densities contemplated by the Growth Plan for the Greater Golden Horseshoe and the Durham Region Official Plan.

### **Municipally Initiated Official Plan Amendment is Suddenly being Considered Through a Questionable Process**

Staff report PSD-041-19 and proposed Official Plan amendment 121 is suddenly being considered by Council at the June 15 meeting only by virtue of an unusual process that raises troubling questions. The procedural rules of Council were actually suspended at the May 25 to allow this to happen.

That resolution affecting the 2020 Lambs Road property was voted on without any notice whatsoever to the property owners. They were left entirely unaware that the matter was put before Council, and they were given no opportunity to speak to their very substantial interest in the matter.

### **May 25 Council Action Occurred Just Days after the Owner Finally Filed a Formal Application**

A preconsultation meeting took place between the owner and the Municipal staff on October 11, 2018 to consider the owner's proposal for the site. In the months following, many meetings and discussions took place between the Municipality and its consultants, and the owner and their consultants.

On May 21, 2020 the owner formally filed an application for Official Plan Amendment, rezoning and subdivision.

Only days later, Council was prompted to suddenly bring forward PSD-041-19 and draft OPA 121. The appearance is one of an effort to jam and force a decision on the Municipally initiated amendment before there has been any opportunity to report on the owner's proposal to Council.



**Council Consideration of Municipally Initiated OPA Now Would Constitute a Decision to Effectively Refuse the Owner's Proposal Without Considering It**

Should Council proceed to adopt draft OPA 121 at the June 15 Council meeting, it will constitute a de facto refusal of the owner's application - just days after it was formally submitted!

The Municipally initiated Official Plan Amendment would set the policies for the site, including densities, and a parkland contribution well in excess of that permitted under the Planning Act, without any report in front of Council setting out details of the owner's proposal.

This would effectively block any consideration of, for example, the owner's proposal for affordable homes, and housing for seniors.

This represents a significant denial of due process and fairness to the owners. It is particularly the case as staff appear to be deliberately seeking to prevent Council from having an opportunity to consider the Owner's applications - and is taking abrupt actions and shortcuts to achieve that outcome.

**Significant Public Benefits Like Heritage Preservation will be Achieved only through Voluntary Agreement**

The owner has proceeded throughout with a willingness to ensure the preservation of the Camp 30 heritage features and surrounding lands through a parkland dedication double the amount that can be required under the Planning Act. That good faith intention continues even now.

However, good faith is a two way street, and requires a meeting of the minds.

The owner continues to be prepared to offer such a generous park contribution - but this will require a good faith process that arrives at a genuine mutual consensus on the future of the site.

**Staff Action to Declare Application "Not Complete" a Highly Unusual Obstruction Technique**

Under the Planning Act, an application cannot proceed until it is "complete". That means having all documents required by regulation in order, fees paid, and necessary studies submitted.

Part of the process of preparing an application is the holding of a Preconsultation meeting where municipal staff review a proposal, and provide advice to the owner of the requirements needed, and some of the issues that are raised. Only AFTER such a meeting, are applications made, based upon the outcome of the pre-consultation.

In this case, a preconsultation meeting took place on October 11, 2018. The formal applications filed on May 21, 2020, were built upon the outcomes of that discussion, and subsequent discussions with staff.

*The mtg in Oct 2018 did not contemplate an OPA by the owner. Pre-con mtg minutes have expired. We have 30 days to respond as to what is*

*incomplete - a letter will be issued this week*



**June 12, 2020**

**Page 4**

On June 6, 2020 the owners received a letter from staff that advised the owners that the newly submitted application was incomplete. This was not because of any deficiency of “information or material” required to be submitted (the Planning Act definition of what makes an application “complete”) - everything required was submitted.

The municipal staff claim that the application was incomplete was based on a novel retrospective declaration that the preconsultation meeting only dealt with the rezoning and subdivision - but somehow not the Official Plan Amendment. Such a declaration is something of an absurdity. By definition, a preconsultation meeting takes place before ANY application has been submitted - it is the proposal that is discussed, not the actual applications, which are yet to come.

The fact is that a preconsultation meeting on the proposal did take place, and all “information and material” needed to make the application “complete” has been submitted.

The staff action in this matter raises a strong implication that efforts are being made to delay or obstruct the owner’s application from being processed or considered. This is a substantial denial of due process, and constitutes unfairness towards the owner and its application.

**A Pattern of Actions Paints a Picture of Unfairness to the Owners and Improper Process Under the Planning Act and Law, Unsupportive of Sound Planning Decision-Making**

A fundamental principle of administrative law - and fairness in particular - is summed up in the Latin phrase “Audi Alteram Partem” - translated roughly as “let the other side be heard”. In fact, it is even the motto of the Ontario Legislature. The Planning Act has been drafted to support such an approach to fairness in the Planning process. It is considered essential to the making of good planning decisions.

But the actions that have resulted in abruptly putting the Municipally initiated Official Plan for the Jury lands in front of Council for a decision, without any report or processing of the owner’s application, and without any consideration of their proposal, constitute a denial of fairness and due process.

**Staff Initiated OPA Is Incompatible with 2016 Agreement with Municipality**

The Owner entered into an agreement with the Municipality in 2016 which outlined, amongst other things, the processing of development applications, timing of turning over Parkland and Open Space, development footprints, and consideration to the Municipality for maintenance and security of the buildings. Despite suggestions made otherwise, or urging by the Municipal Solicitor to turn over land and consideration early, the Owners have been and continue to be acting in good faith and in compliance with the agreement. Rather, it is actually this Staff initiated OPA 121 that is seeking to change a number of parameters of the agreement including the amount of Parkland being dedicated and outright removing the possibility of development previously contemplated on the Retained Lands that will possibly frustrate or breach the agreement.

June 12, 2020

Page 5

**Fairness Demands that Consideration of the Staff Proposal Should be Deferred**

In the interests of fairness, and in the interests of making the best possible decisions on the future of the Jury Lands, Council should ensure it has all the facts and alternatives before them.

I respectfully submit that the most fair and appropriate decision Council could make at its June 15 meeting is to defer consideration of PSD-041-19, and Draft OPA 121, until such time as staff can process the owner's application, and present a report on their proposal to Council.

Yours truly,

AIRD & BERLIS LLP



Hon. Peter Van Loan

PVL

40357894.2

FAR SIGHT HOMES  
117 Ringwood Drive, Unit 18  
Stouffville, Ontario, L4A 8C1  
Tel: 905 642 8383  
Fax: 905 642 6535

June 12, 2020

Municipality of Clarington  
Municipal Administrative Centre  
40 Temperance Street  
Bowmanville, Ontario  
L1C 3A6

Attention: Mayor A. Foster & Members

Dear Mayor Foster & Members of Council

Re: Report PSD-041-19, Official Plan Amendment No 121 for special Policy Area F,  
Future vision for the Jury Lands

Our interest in the above noted matter is Far Sight Homes are the owners of 14 ac of land at the north end of Special Policy Area F immediately adjacent to the CPR Right of Way. We received notice that Report PSD-041-19 regarding an Official Plan Amendment No. 121 for Special Policy Area F is being brought forward for consideration by Council on June 15, 2020.

As you may recall we appeared before Planning Committee on September 30 2019 expressing some concerns regarding the proposed Official Plan Amendment as they relate to our property. Subsequently, Council at their meeting of October 28, 2019 passed a resolution to table PSD-041-19. Since that date there has been no consultation between the Municipality and ourselves regarding our initial concerns. Furthermore, we have just learned that on May 21, 2020 the adjacent landowner, Kaitlin / Fandor submitted a formal application for an OPA, Rezoning and Draft Plan of Subdivision specifically for their lands.

Under these circumstances we feel it is unfair and inappropriate that Council consider passing OPA 121 at this time without providing Far Sight the opportunity to consult with Municipal Staff regarding our initial concerns but more importantly the potential impact of the Kaitlin / Fandor OPA proposal on our lands. It appears that there is the possibility that our property could end up being a virtual "island" without the necessary planning framework to enable the submission and approval of a development for our site. We feel that a comprehensive approach be taken with Special Policy Area F, as initially intended, and respectfully request that consideration of OPA #121 be deferred until a comprehensive review of both proposed OPA 121 and the Kaitlin / Fandor application is completed in order that Far Sight has the a clear understanding of the implications of what is being proposed.

Thank you for your consideration

Yours truly,  
Far Sight Homes

Bob Schickedanz

A handwritten signature in blue ink, appearing to be 'BS', written over the printed name 'Bob Schickedanz'.



Official Plan amendment 121 Camp 30  
Re:Report PSD-041-19

Mayor Foster and Councilors

Submitted by: Bernice Norton resident and ACO Clarington President. I am also one of the Ehrenwort Trail tour guides. I have been following the progress (or lack of) at this site since the beginning and want to thank you for what has been done with your support so far.

For over 10 years Camp 30 has been in the forefront of our minds and a part of our broader community discussions. It has been a long hard fight to get the property owners to agree to something that would help in its preservation. The longer they leave the buildings unsecured properly and keep breaching bylaws, the more damage is being done.

Active security which was supposed to be part of the 2016 agreement has been non-existent for over a year.

More recently we have worried about the health hazard inside the buildings as there is asbestos inside and with the buildings compromised by being open, people including families with small children have been seen in the buildings where they could be breathing the asbestos. There are no warnings of this hazard and that is really problematic.

ACO Clarington has been an advocate for this site throughout the ups and downs. We have been conducting the Ehrenwort Trail Tours for 4 years now with a total 56 tours having taken place with 1195 tourists attending. We have been educating these tourists on the history of the camp and the training school. Interest has been significant with the history of both the Training School & Camp 30, as well as with preservation of this site. We know we could offer more tours if our guide resources were greater. There is definitely an interest.

We feel that the developers should not have the power to control or breach agreements of a designated parkland. A lot of work has been done to develop a community vision and plan for the site's future including public consultation. The developers should not be able to change the plans as they feel suits their goals or to take a national historical site as hostage. A cooperative approach would be best but this has been an ongoing struggle and we have to wonder beyond using mediation if the parties involved can actually ever achieve it.

There is no doubt that something needs to be done now, not years from now. I am a firm believer of "if there is a will, there is a way". Let's find a way to at least protect this site and in doing so see its future grow with the opportunities already envisioned. These buildings are still repairable; without mounting further cost to all involved they cannot take a lengthy extended period of decline especially if little is done to keep them



stabilized properly while they await restoration. I believe that was also part of the 2016 agreement and as it has not been done, more damages have occurred than needed to.

Clarington's motto is "Leading the way". I think it is time to prove that motto by leading the way to protect and preserve this site. Ultimately, we will need to engage all levels of government involved along with support from the people of Clarington to see this vision come to life but there needs to be a leader in that process.

We continue to believe we can feature and honour the old even when its surrounded, not imbedded, by new as we make an effort to satisfy the ultimate goals of a meaningful next life on this site. We need to keep our Heritage and History. That should be a significant source of pride in Clarington and in Canada. All the while it is possible to do so while still providing for other goals such as expanding our residential communities.

We encourage you and the councilors to do whatever is necessary to keep the **original** parkland plan and to speed up the process. The need is urgent and all parties will benefit from moving forward on this site with a community vision that is actually based on the community interests and goals.

Thanks

Bernice Norton

ACO Clarington President

PSD-041-19 June 15th Meeting of Council:

Mayor Foster and Municipal Councillors,

The Jury Lands Foundation has been working since 2013 alongside the Clarington ACO Branch in an effort to preserve the 2020 Lambs Road site, historically the Training School for Boys and POW Camp 30. ACO Clarington as a community-based interest group has been active for more than a decade and members are encouraged by continued public support for work on this preservation and rejuvenation goal. Over the years there have been many strides made towards the preservation of this area including its designation as a National Historic Site and more recently by designating the remaining buildings under the Heritage Act. It is also consistently sought out for education opportunities whether in the form of tours, presentations to larger groups, or as a destination for students, interest groups and history buffs.

We appreciate the support over those years that the municipality has given us as we have worked to reach this goal, and now in trying to keep the buildings in as good a condition as they can be without proper stabilization efforts having been made. By following up on by-law concerns and doing regular visits to the site, we have seen some progress in maintaining them without significant further degradation but that continues to be a worry. There have also been times when we have seen the owners work toward this goal which is heartening although more could be done and certainly as the seasons come and go, new challenges arise with the passing of time and unapproved visitors on the site. We are now at a point though where the buildings must be properly preserved in order for them to become a part of the community vision that we have worked so hard to create. The passing of time increases the costs for all concerned.

We feel we are at the eleventh hour as the saying goes; a critical time in moving forward for everyone's benefit. There have been times when we thought we were close to a deal that we could count on and through which we could begin to set up solid plans and fundraising efforts. A deal that would enable us to move forward with the vision we had which through DTHA consultants work has even been taken to the public for comment and which has received significant positive feedback. As such we would support a continued effort of cooperation between staff and the owners to work toward a compromise in the near term if possible or if not perhaps a move towards some form of binding mediation. In arbitrations, we acknowledge that rarely does either party get exactly what it wants but we wonder if a process like that might move us toward a workable plan in the shortest amount of time. We feel strongly that in good faith a commitment should be made by the owners to have the buildings transferred over to the municipality for care and oversight by the Jury Lands Foundation. That way we could begin the rehabilitation and implementation of the community vision, and work on interim uses that would safeguard the site further and in the long run make the site more appealing for local buyers to live near. Commitments have been made in the past but none have been followed through on and we feel the time is now



to make that change. A legally binding agreement would provide the solid footing upon which we could all move forward.

The ring road and areas that encompass the heritage buildings and green spaces that formed the heart of the Training School for Boys and the Prisoner of War Camp 30 can become an amazing asset for the community and serve as an example of how National Historic Sites can be rejuvenated and enjoyed by the public in a meaningful way.

Please note that we have included as an appendix to this letter our submission from last September which sighted a number of our concerns. These still hold true and we hope will be considered in any move forward.

We would also like to acknowledge that the owners invited our executive to attend some winter meetings to flag significant issues that remain. They are aware of our concerns that the buildings and lands have still not been transitioned, that the numbers of proposed units is now much larger than the suggestions of last fall, and that we still feel strongly that development within the ring road or Area 2 is not at all ideal as it will change the very nature of what is possible in the vision planning already done. That vision allows for flexible use of the green spaces and developments within those green spaces would not provide for their intended functions and would impact negatively the use of that central open space area. We acknowledged that more densely populated development north or south would not be of concern but that closer to the heritage structures, low density was the most viable with regards to noise, parking and use of space.

We look forward to continuing to work with the municipality and the owners, if the opportunity is allowed, in finding a solution that will look to the future of this site in a positive way for the entire community. We believe the community of Clarington and the surrounding areas will benefit greatly from having this site preserved, with areas for community use and green space so that generations to come can live, learn, work and play while enjoying this parkland area with pride. There is no doubt that the unique attraction it offers will serve the municipality and its residents and guests well.

Thank you for your consideration in receiving our letter.  
Marilyn Morawetz,  
Chair Jury Lands Foundation  
On behalf of the members of the Jury Lands Foundation.

Appendix to the June 12<sup>th</sup> letter from the Jury Lands Foundation: Created and presented Sept 2019 originally.

Address: Chair Neal, Mayor Foster, Council Committee members, staff and members of the public;

Thank you for the opportunity to speak tonight in support of Report #PSD-041-19 including Amendment 121 to the Clarington Official Plan.

The JLF supports and would ask the Planning + Development Committee to approve the report and amendment as presented. In doing so, a clear plan of intent and path forward would be confirmed. Resolutions from the June 10 2019 meeting of Council approved Resolution #PD-093-19 such That staff prepare a recommendation report for tonight, and Resolution #PD-095-19 such That the municipality continue to work with the JLF on the terms set out in the existing Memorandum Of Understanding (MOU) to preserve the historical significance of the Camp 30 lands and buildings. It is clear in these resolutions that the Jury Lands are of significant interest and are worthy of consideration in the planning of Clarington's future. We are grateful that council recognizes the importance of making decisions about this site that meet the needs of residents now and provides a foundation on which to develop the potential of Clarington including these lands in the years to come.

We wanted to participate in tonight's meeting because the landowner has asked for increased densities to be considered and we feel very strongly that this will compromise and impact the vision and future re-use of the site and funding opportunities negatively.

The JLF is very concerned that the landowners continue to request more density on the site, without a firm commitment to convey the lands to the Municipality at the earliest possible opportunity. It seems to us, that the Municipality is continuing to lock in greater development rights without getting anything in return. First, the Municipality made commitments through its Official Plan update and now it is giving further development rights through OPA 121. The landowner is seeking permissions more appropriate to a regional corridor or Central Area that do not match the more limited concept of a residential neighbourhood. What assurances has the Municipality been given, if any, that we are able to finally move ahead?

We understand that the landowners feel that they have been cooperative & have met their obligations to protect the buildings as they appeal for support for the increased densities recently proposed. In the 2016 agreement, one of the obligations established was to mothball the buildings to heritage standards. The 2015 Goldsmith Borgal Architectural and Engineering report not only spoke to the viability of conserving these buildings for future re-use but included a report on how to do heritage mothballing giving clear directions. That report was given to the landowners at that time. Not only did they neglect to enact the recommended procedures, until January 2018 when the buildings were finally registered under the protection of the Heritage Act giving local bylaw the ability to enforce breaches and other concerns, were any significant efforts made to comply to even the barest of standards.



The JLF recognizes that over the years, attempts were made to keep vandals, weather and animals out of the buildings but only after the 2016 agreement and upon pressure from the Fire Chief would cut the grass for improved sight lines providing for better site management and scrutiny by law enforcement in hopes of curbing trespassers. Even with the heritage mothballing report available to them, they chose to leave the buildings vulnerable by closing in the doors and windows repeatedly in such a way that damaged frames and casings and proved to be less than effective. Had they used the proper techniques which offer more reliable and proven ways of keeping buildings secure, and provide for that security without causing further damages, the buildings would be in better shape today. It begs the question of why they have worried that the condition of the buildings may impact their ability to market the nearby future developments when they had available to them, the techniques that might have prevented the ultimate condition they now appear to be in. We know that often weeks would pass before a reported breach of a building would be addressed and repaired. During that time clearly further damage could occur. To state they have concerns over the look of the buildings as they now exist, and then on the other hand want to develop within clear site of them long before they will be fully refurbished is contradictory at the very least.

It has without doubt been a costly requirement but that coupled with other concerns voiced from time to time like liabilities and reputation, makes it even more difficult to understand the reluctance to transition the lands and buildings sooner so that the foundation and hundreds of interested volunteers and professionals could start the work of bringing the site back to an attractive and safe public space. Ultimately the buildings look the way they do under their watch. Addressing breaches should not be in response to JLF requests. Proactive maintenance and oversight would have helped everyone.

In response to this reality though, the JLF has created a plan for a layered approach to the end goals documented in the community vision plan. The goals of site recovery, cleaning of the building envelopes of graffiti, working to ensure that the grounds and building footprints are safe to transition, and finally rehabilitating the buildings one at a time for interim uses while funding is developed for exterior restoration one building at a time are all attainable.

As noted in 1.9 on page 176 of the agenda, part of the 2016 agreement was that the owners would sign over a building. The JLF has remained willing to take that on and we understand the municipality has given assurances to the landowners to support this but despite being discussed from time to time, this transaction has never happened. This is an action that we would welcome, and we know that we have the manpower and backing to accomplish our vision toward interim re-use within a relatively short period of time.

As a case in point, the Ehrenwort trail was built through the work of business partners who willingly came forward to be involved and to contribute. It all happened very quickly once the agreement for access was in place, and once opened, it was clear that it "changed the channel" decreasing unwanted activity by trespassers to the site which had been an anticipated byproduct and strategy. As shown to be the case in other examples, having a building developed even for interim uses along the path, further reduces undesirable activity and degradation, and so the JLF remains ready to engage given the chance.



Ultimately holding on to the lands has inflated the related costs for the owners but it is the JLF who will inherit the results of those delays. Regardless we are committed to doing what is necessary. We are well aware that the costs will be enormous but the commitment of dedicated people whose energies will not be exhausted, fueled by the grass route and sincere interests of many in the community and beyond who share in the vision, will make a difference. Compared to some other initiatives this is a generic, home grown story that begs to be told and people are committed to work to protect it. It remains, as it always has been, the commitment of the JLF to fund this vision through hard work and determination seeking grants, donations and funding from sources other than tax payers dollars. This being a national and international story, allows us to go well beyond the borders of Clarington to pursue financial support. The only costs to the municipality will be those associated with any "park development".

There has always been a sense that the underlying hope of the landowners was that we would lose momentum, give up and just go away. Clearly the passing years have demonstrated that we remain passionate about the importance of this site and its history, and that council believes as well in the significance of the site's history and in its future potential for Clarington residents and for tourism. This in the words of the owners themselves, is a unique site that should be recognized. We can't agree more.

Despite that acknowledgment, the owners presented a demolition application in Dec 2018 for all 6 buildings, which we saw as a "laying of their cards on the table". To us that spelled out the goal we had long suspected that they would prefer to be able to reduce them to rubble and fill the area with a new subdivision. Alternatively now the request is to allow for greater densities in the areas determined as available for development. One way or another with due respect for the need for any project to make sense financially for the investors, they seem intent on impacting the visionary opportunity as developed through years of hard work and research for this site.

Beyond the negative impact that the delays have caused over the years, the present concerns of multi-story housing built in close proximity to the heritage buildings are real. By experience, we know there will be predictable problems associated due to noise, lights, perhaps traffic movements, parking and so forth. Council is all too familiar with the concerns of residents over event noise and activity so for the owners to propose a 6 story residential structure within reach of the cafeteria as workable, is actually puzzling. The vision work identified that that building in particular would be ideal space for events, conferences, and weddings and lends the outdoor space around it for extension activities such as festivals, wedding dances, and perhaps theatre. As well, and equally important, the JLF will be charged with and accepts the challenge of fundraising to refurbish the building exteriors. Funding models and grant opportunities through other levels of government, foundations supporting heritage and "green" initiatives, and public/private third party donors, may be negatively impacted with these proposed densities. The nature of the lands, the design of the green spaces and the ultimate uses of the buildings and park areas have been outlined through the extensive work of DTAH consultants to co-exist in a way that compliments the history and each other, thus ensuring sustainable re-uses of the space. Changing the dynamics of that space as well as the appearance of the site will have predictable negative consequences.

The original recommendation for 650 units to be built on the adjoining lands was stretched to 700 units in an effort to be sympathetic to and cooperative with the owners in seeking a solution and agreement. The increase they now seek for higher density in close proximity to the heritage structures, with an increase of 400 more units to a total of 1100, is huge! The challenges for Council that those numbers would enact are many and perhaps is not for us in the context of the JLF to comment further on, but we cannot help but worry about the impact of allowing such an exception. That significant an increase in density we understand would exceed the Official Plan guidelines set by Council, and would certainly impact the Jury Lands vision.

With respect to the Jury Lands, we have been patient through a number of challenges and setbacks. The landowners appear to be on a course to take the Municipality to the Local Planning Appeals Tribunal which would further waste time and resources which we feel would better be spent on actually doing something on the Jury Lands site. With each passing winter, we know that the conditions and related expenses we will need to address in refurbishment will only continue to escalate.

If the landowners continue to oppose the OPA 121, the JLF would respectfully request that OPA be referred back to staff to negotiate an agreement for the transfer of the Jury Lands park and to present such an agreement simultaneous with a final recommendation OPA 121.

Again with our expressed support for the report recommendations and these considerations in mind, we ask that P&D committee accept the report and recommendations in PSD-041-19 including OPA121. Should Council consider making any changes to the report as recommended, JLF respectfully requests to be included in any discussions. We thank you for your time and your attention.

June 18<sup>th</sup>, 2020

Clarington Council,

RE: Proposed OP Amendment and Heritage Designated 2020 Lambs Road

Your Clarington Heritage Committee supports the current proposed Official Plan Amendment that will have a positive effect on the heritage designated property, 2020 Lambs Road, going forward.

Much time, research and energy by our local heritage organizations following the legal course of due diligence has resulted in not only a National Heritage recognition but more importantly our own local recognition through Bylaw 2018-001 of the heritage significance of this built resource. (Part iv of the Ontario Heritage Act.)

As stated in the 2018 bylaw under the Statement of Cultural Heritage Value, "the site resides in its collection of distinct structures laid out in a campus-like plan with ring road, grassy fields, vegetation and mature trees. It is designated because of its historical/associative, aesthetic/design and contextual values."

Going Forward,

the CHC recognizes the need for development and growth as well as the identification and protection of our precious local heritage resources. The current proposed OP Amendments at 2020 Lambs Road, falls in line with the rest of the Official Plan bringing it to a positive lock step motion with Bylaw 2018-001 so as not to hinder or oppose it.

the CHC also recognizes, encourages and appreciates the efforts of all of our citizens and property owners to be stewards for the protection and maintenance of our local heritage for our future generations. For without their efforts, time and treasures, we would have little or no built heritage. We will be pleased to be of further assistance in achieving these heritage goals for our community.

The Clarington Heritage Committee



July 14, 2020

By Email

Mayor's Office  
40 Temperance Street  
Bowmanville, ON L1C 3A6

RE: July 7<sup>th</sup> Letter & Motion on PSD-041-19

Resolution #  
PD-111-20

Dear Mayor Foster,

On behalf of Bill, thank you for your letter and your motion at Committee on June 29<sup>th</sup>.

We are happy to start engaging in discussions with staff about all considerations put forward in your motion.

We think the resolution to consider hiring a 3<sup>rd</sup> party planning expert to address certain issues like density, memory care, affordability and more is a particularly good one. Sometimes bringing a fresh set of eyes to the project is beneficial and we can think of a number of ways this can be helpful in reaching the best outcome possible for this site.

If there are challenges to this exercise and a 3<sup>rd</sup> party planner is not possible, we are open to discussing a mediation process as well.

You will appreciate that, despite our firm and genuine commitment to ongoing discussions, we feel that we cannot abandon or surrender our legal rights by withdrawing our formal OPA at this time. If all goes well, it will become unnecessary as a consensus amendment will be able to proceed and we can withdraw our OPA at that time.

We had conversations and a handshake agreement with the former Director of Planning about how we were prepared to convey a portion of the Jury Lands to the Municipality early, as outlined on the letter from July 7, 2019. This transfer was going to happen on the basis of an understanding of working together in coming up with a viable plan for the site, but unfortunately OPA 121 made this impossible. We are hopeful that working with staff in the ways suggested in your motion will facilitate helpful discussions that will lead to a comprehensive plan we can all live with. We are still prepared to convey the land early and it can happen as soon as an understanding is reached.

We look forward to sharing with you the results of this work and getting the land into the hands of the Jury Lands Foundation as soon as possible.

Yours Truly,

*Devon Daniell*

Devon Daniell  
Kaitlin Corporation

CC: Clarington Council  
Bill Daniell  
Enzo Bertucci  
Bob Schickedanz, FarSight Homes  
Marilyn Morawetz, Jury Lands Foundation  
Faye Langmaid, Acting Director of Planning

**From:** [Dave](#)  
**To:** [Lizotte, Nicole](#)  
**Cc:** [Langmaid, Faye](#); [Taylor Scott, Anne](#)  
**Subject:** Re: Update on Jury Lands (Camp 30) and Draft Amendment No. 121 to the Clarington Official Plan  
**Date:** November 15, 2020 6:48:23 PM

---

**EXTERNAL**

Please have the following read into the record at the meeting on Monday:

In Past meetings I have heard Kaitlin Corporation state unless they were allowed to build a certain amount of units the site was not feasible.

I purpose that Kaitlin turn the entire property over to CLOCA and a conservation area be formed with their name attached to it.

This would be quite a lasting legacy for them!!!

This could be a gift or gift and money raised by the business community and individuals as well. I am sure local developers would be more than happy

to contribute to this as well as local businesses such as Home Hardware.

There is a lot of community support for more much needed conservation area in Clarington.

Dave Winkle

On 11/9/2020 2:45 PM, Lizotte, Nicole wrote:

**From:** [Dave](#)  
**To:** [Lizotte, Nicole](#)  
**Cc:** [Langmaid, Faye](#); [Taylor Scott, Anne](#)  
**Subject:** Re: Update on Jury Lands (Camp 30) and Draft Amendment No. 121 to the Clarington Official Plan  
**Date:** November 15, 2020 5:03:49 PM

---

**EXTERNAL**

Seems all so rushed!!!!I doubt if very many were able to access and go over the information by the Friday deadline.

If it is supposed to be a public meeting and council wants input,why not do like the Courtice South Information session.It was on zoom and everyone got to ask questions live and the moderator also asked question and took an instant poll?

On 11/9/2020 2:45 PM, Lizotte, Nicole wrote:



November 20, 2020

Mayor's Office  
40 Temperance Street  
Bowmanville, ON L1C 3A6

**RE: Report PSD-051-20 Update on Jury Lands (Camp 30) and Draft Amendment No 121 to Clarington Official**

Dear Mayor Foster and Members of Council

Thank you for your consideration of our proposal for the development of Camp 30 at the November 16th P&D Committee meeting. I have been engaged in an ongoing discussion with planning staff for the past number of months over modifications to Draft OPA 121 that would be acceptable to both parties. Successful modification of Draft OPA 121 would leave a framework that will let us proceed with applications for rezoning and draft plan of subdivision, while also protecting for certain attributes that are of most importance to staff.

Kaitlin Corp. and Fandor Homes are interested in continuing negotiations with Clarington staff - and we are optimistic that progress can be made. But we are also concerned that adoption of the resolution from Committee will actually limit the ability to have meaningful discussions, by limiting too severely the range of options available. For example, by accepting the DTAH concept and design, there will no longer be any scope for accommodating anything other than exactly what DTAH has proposed, effectively closing down any meaningful negotiation.

Simply put, a meaningful negotiation should be given a chance, BEFORE decisions are made.

Development within the ring road has been a major issue of difference. We are aware that staff were seeking an indication of the views of members of Council before continuing negotiations further. The recent Committee meeting has made it clear to all where members of Council stand on this question. That being done, it would be appropriate to now continue negotiations with these views in mind - but without unnecessarily limiting the ability to have meaningful negotiations with the objective of delivering an Official Plan proposal that achieves mutually satisfactory planning objectives.

We are somewhat troubled by the comments in the Planning Report suggesting that the existing legal agreement is not valid. While we are quite willing to negotiate all these matters, the existence of this agreement cannot simply be declared away.

As you know, PSD-051-20 had the following recommendations:

1. That Report PSD-051-20 be received;
2. That the Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 by DTAH dated April 2019 be accepted;
3. That Official Plan Amendment 121 and the Block Master Plan implement the Community Vision by DTAH;
4. That Official Plan Amendment 121 prohibit private residential development buildings within the ring road of the Jury Lands;
5. That the consulting team for Soper Hills Secondary Plan be retained to assist with refining draft Official Plan Amendment No 121;
6. That Staff continue to work with the land owners on other issues to be brought forward a subsequent report; and
7. That all interested parties listed in Report PSD-051-20 and any delegations be advised of Council's decision.

Although well intentioned, I believe that #'s 2, 3 & 4 will actually make it harder to get to the finish line on this. These items should be addressed as part of OPA 121, rather than in advance of it. For instance, by accepting the DTAH plan in advance of OPA 121 you will make it harder to properly negotiate the details on all of the other areas outside of the ring road. There are details that would limit certain types of development in areas that we didn't even have a chance to discuss at committee the other night. This will make it significantly harder to come to an agreement.

I think Council's position on the ring road has been made clear to all, and staff should now be in a position to negotiate the final strokes of this Official Plan Amendment with us.

In conclusion, I would respectfully ask that you do not include #'s 2,3,4 in any resolution made on this matter. The more appropriate time to include these items is when you have the final Official Plan Amendment in front of you for the entire site.

Thank you,

*Devon Daniell*

Devon Daniell  
Kaitlin Corporation

CC: Municipal Clerk

**From:** [Windle, Ryan](#)  
**To:** [Langmaid, Faye](#); [Backus, Lisa](#); [Taylor Scott, Anne](#)  
**Subject:** FW: Lambs Drawings and Draft Comments - From Devon Daniel  
**Date:** August 30, 2021 10:46:03 AM  
**Attachments:** [Areas 1-4 - LTD - Aug 25, 2021.pdf](#)  
[Draft Policy - LTD comments.pdf](#)  
**Importance:** High

---

Hi Team:

I did not want to send this until I at least had a chance to scan what Devon had provided. Please review in light of our most recent discussions. On quick review looks like Area 1 and 3 seem to still jive but Area 2 parcels are a little different and Area 4 still has no singles/semis. Lets chat once you have had a chance to review and consider ... we have our meeting set for Thursday but please let me know if you wish to discuss earlier given report timeline.

Thanks as always.

Ryan

**Ryan Windle, MCIP, RPP, AICP**  
Director - Planning and Development Services  
Municipality of Clarington  
40 Temperance Street, Bowmanville ON L1C 3A6  
905-623-3379 ext. 2402 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)

---

**From:** Devon Daniell <DDaniell@kaitlincorp.com>  
**Sent:** Thursday, August 26, 2021 4:58 PM  
**To:** Windle, Ryan <RWindle@clarington.net>  
**Subject:** Fwd: Lambs Drawings and Draft Comments

**EXTERNAL**

Hi Ryan,

Please see attached concept and policy comments.

This is just quick internal comments right now, I'm still on vacation and so are planning consultants, etc.

We believe this concept reflects the vast majority of your priorities/concerns while giving us a chance at making this economical.

There's some clarification needed about density calculations, and whether they apply to block by block or spread across similar ones, etc.

Also we'll need to take a closer look at parking and landscape coverage requirements in certain places.

For area 2... These are the sized parcel required to make anything work at 4 storeys. If you would prefer no development there, that's certainly something we can talk about too.

I hope you can appreciate how serious we are about trying to work with you to find a solution here. We can certainly envision an easy path forward that sees zoning in place, and parkland/buildings transferred to Clarington by the end of the year... And hopefully take this lingering controversy off all of ours desks for good.

Bill and I would like to request a call with you to discuss, perhaps early next week after you've had a chance to digest?

Thanks,  
Devon

Sent from my mobile device.

---

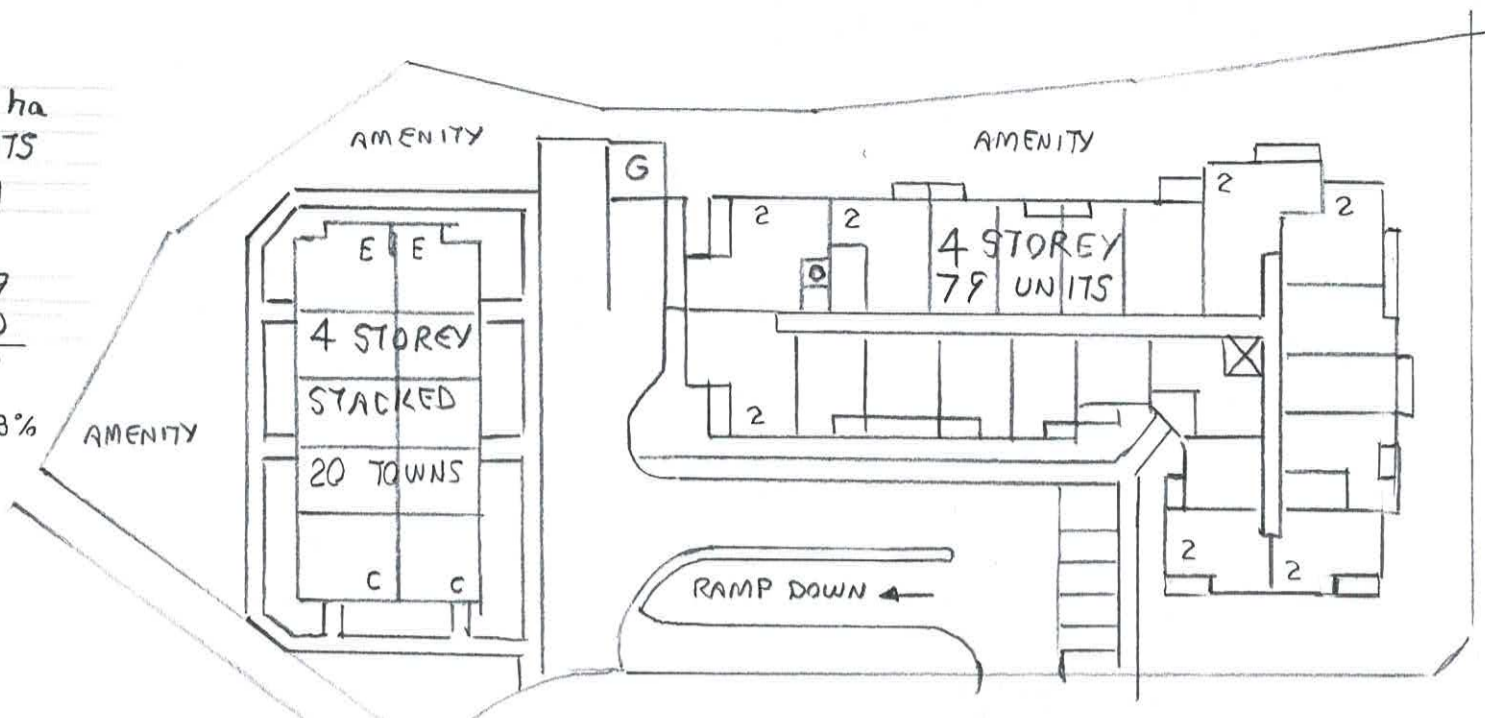


A

0.715 ha  
99 UNITS  
75 UPH

APT 79  
TOWNS 20  
99

BLD COV 38%



90m x 100  
= 9000 m<sup>2</sup>  
92 ÷ 0.9 = 102.2  
110

B

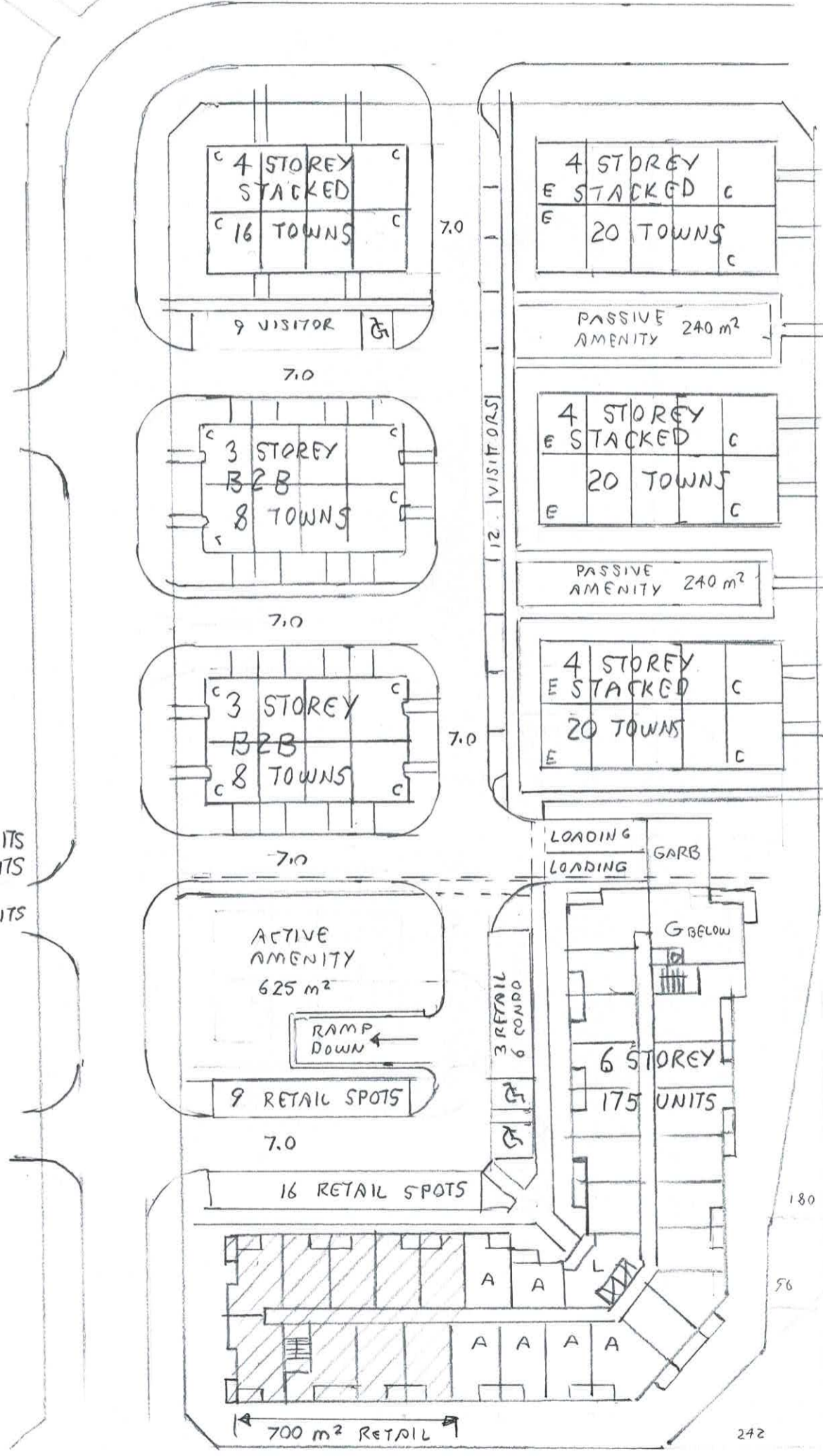
1.65 ha  
267 UNITS  
161 UPH

APARTMENT 175 UNITS  
STACKED TOWNS 76 UNITS  
B2B TOWNS 16  
267 UNITS

BOTTOM CORNER  
6 STOREY AREA  
6862 m<sup>2</sup>  
DENSITY 255 UPH

OVERALL BLDG COV = 39%

1680 APT  
1081  
80 - 6  
620 - 5  
620 - 5  
620 - 5  
560 - 4  
560 - 4  
560 - 4  
= 6,381



32/FL X 6 = 192  
- 9 RETAIL  
- 6 AMENITY  
- 1 LOBBY  
- 1 GARB

1:750  
 AUG 20, 2021  
 REV AUG 25, 2021

A, B, C  
 = 518 UNITS  
 SITE ± 4.54 ha  
 DENSITY = 115 upha

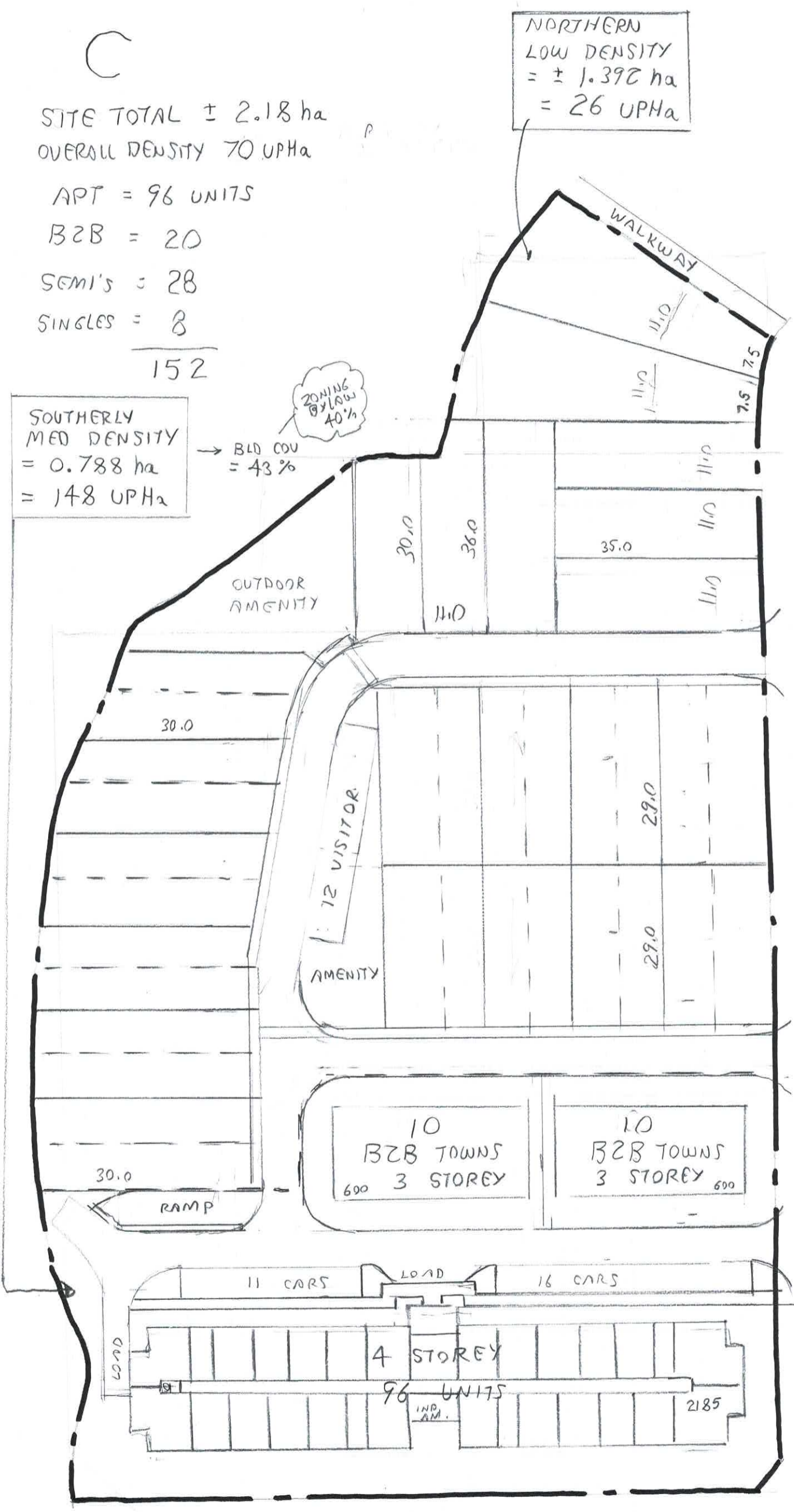
SITE TOTAL ± 2.18 ha  
 OVERALL DENSITY 70 UPHa

APT = 96 UNITS  
 B2B = 20  
 SEMI'S = 28  
 SINGLES = 8  
 152

NORTHERN  
 LOW DENSITY  
 = ± 1.392 ha  
 = 26 UPHa

SOUTHERLY  
 MED DENSITY  
 = 0.788 ha  
 = 148 UPHa

ZONING BYLAW 40%  
 → BLD COV = 43%



96 x 1.15 = 110 CARS  
 96 x 0.25 = 24 VIS  
 135 CARS  
 - SURF  
 108 CARS



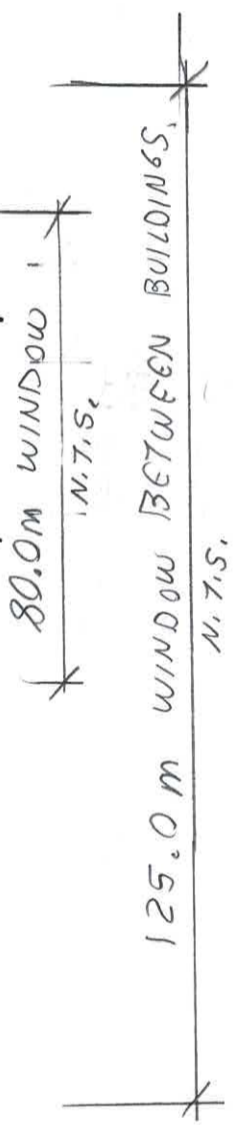
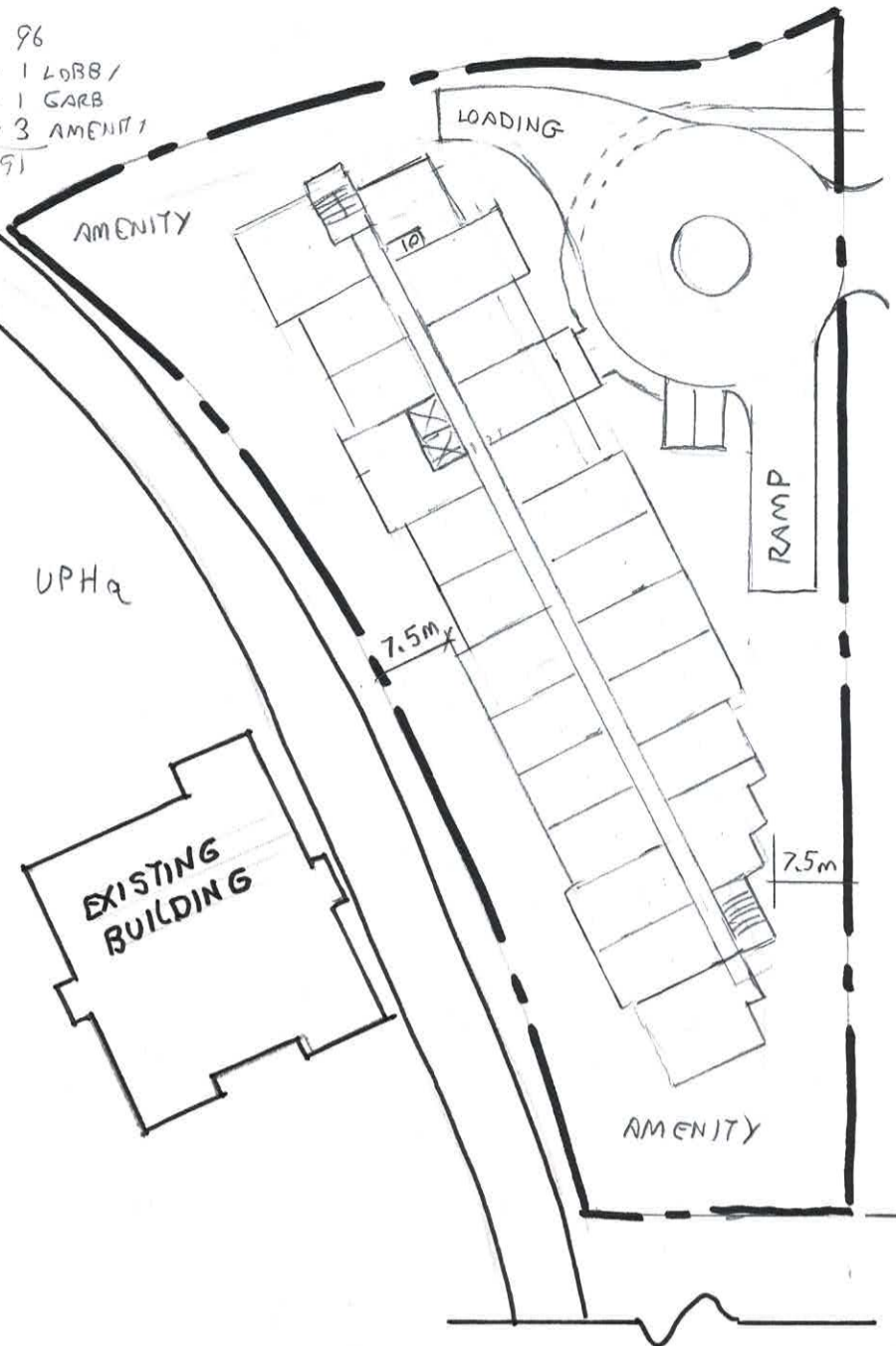
AUG 20, 2021  
1:750

24/FL 96  
- 1 LOBB /  
- 1 GARB  
- 3 AMENITY  
91

A

LOT 0.6 Ha  
91 UNITS  
DENSITY 151 UPHa  
38% COV

91 x 1.40 = 128 CARS  
128 x 37 = 4,736 m<sup>2</sup>  
GARAGE



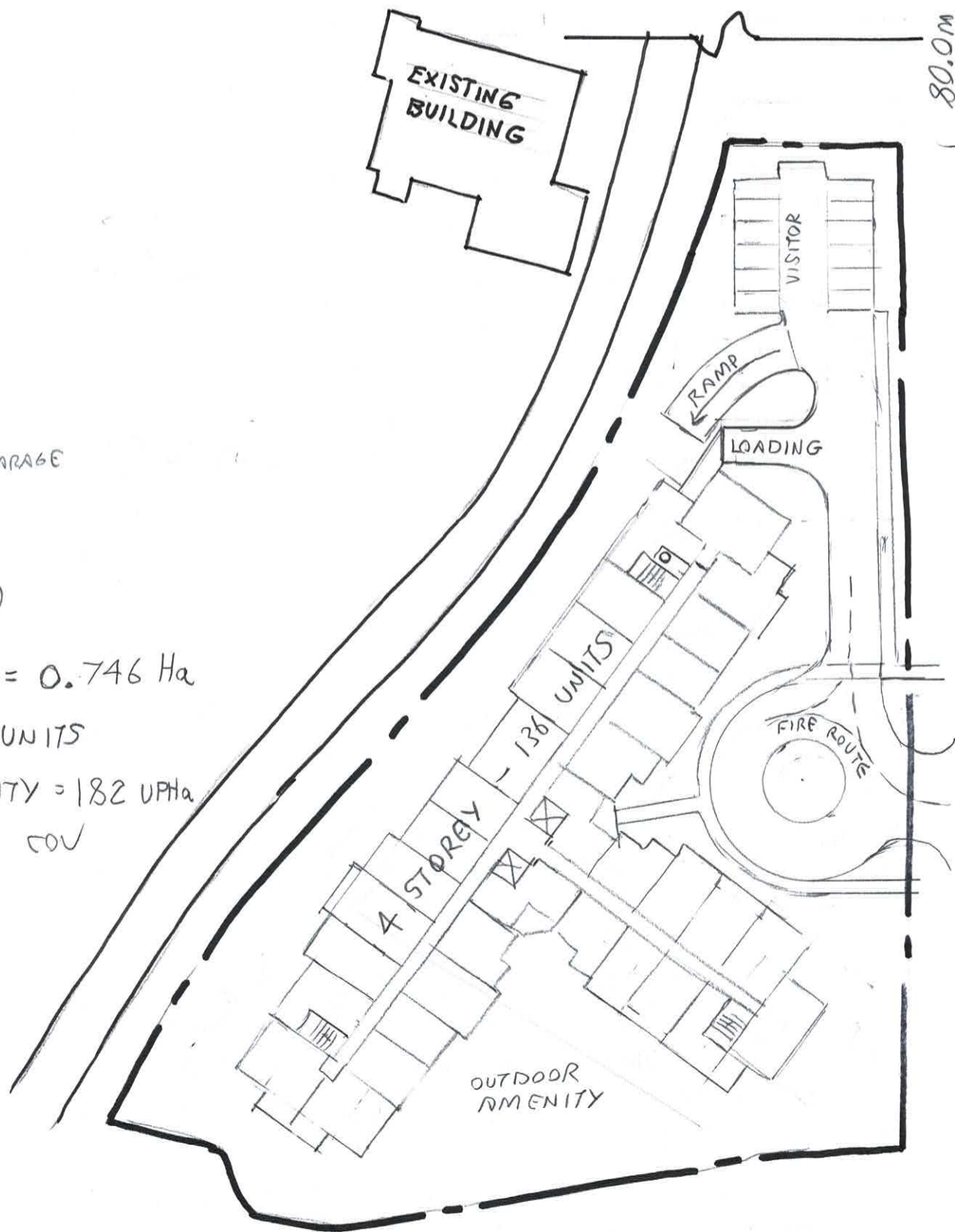
128 x 1.4 = 180 CARS  
180 x 37 = 6,660 m<sup>2</sup> GARAGE

B

LOT = 0.746 Ha  
125 UNITS  
DENSITY = 182 UPHa  
45% COV

ZONING = 40% COV

34/FL  
- 1 LOB  
- 2 GARB  
- 5 AMEN  
128



SITE ± 1.663 Ha

DENSITY = 164 UPHa

78 STACKED TOWNS =

194 APARTMENTS

272 UNITS TOTAL

BLD COV = 5460 m<sup>2</sup>

= 33%

DENSITY AT 6  
STOREY ± 235 UPH.

EARTH  
BINS

17/FL = 102  
- 1 GARBS  
- 1 LOBBY  
- 3 AMENITY  
97



NOTE: DRAFT POLICY CALLS FOR 2 ROADS IF SITE HAS OVER 200 UNITS. 2<sup>ND</sup> ROAD IS ONLY PROVIDED AT AREA OF HIGHEST DENSITY. ACCEPTANCE WILL BE REQUIRED

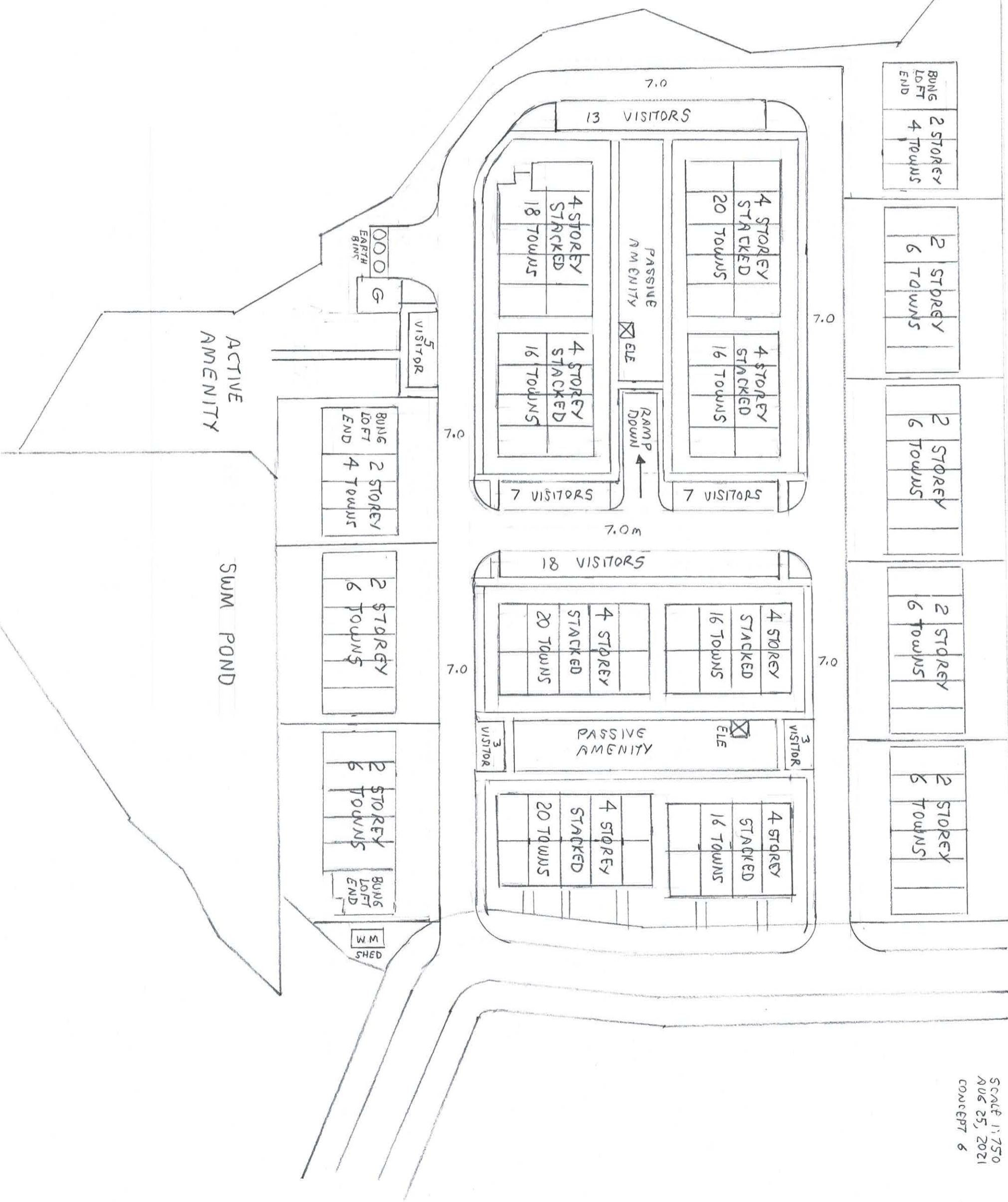
STACKED = 156 CARS  
 APT = 223 CARS  
 VISITOR = 68  
 447 CARS  
 = 16,540 m<sup>2</sup> GARAGE @ 37m<sup>2</sup>/SPOT

SITE  
 INCL ROAD  
 ± 0.36 Ha



# AREA 4

SITE ± 3.88 ha  
 DENSITY OVERALL 48 UPH  
 ALL ROW'S ± 4,580 m<sup>2</sup>  
 SWM POND ± 4,300 m<sup>2</sup>  
 MED DENSITY ± 29,940 m<sup>2</sup>  
 ± 38,820 m<sup>2</sup>  
 TOWNHOUSES 18' WIDE = 44  
 STACKED TOWNHOUSES = 142  
 186  
 SITE DENSITY 62.2 UPH





# BLOCK MASTER PLAN

SPECIAL POLICY  
AREA F

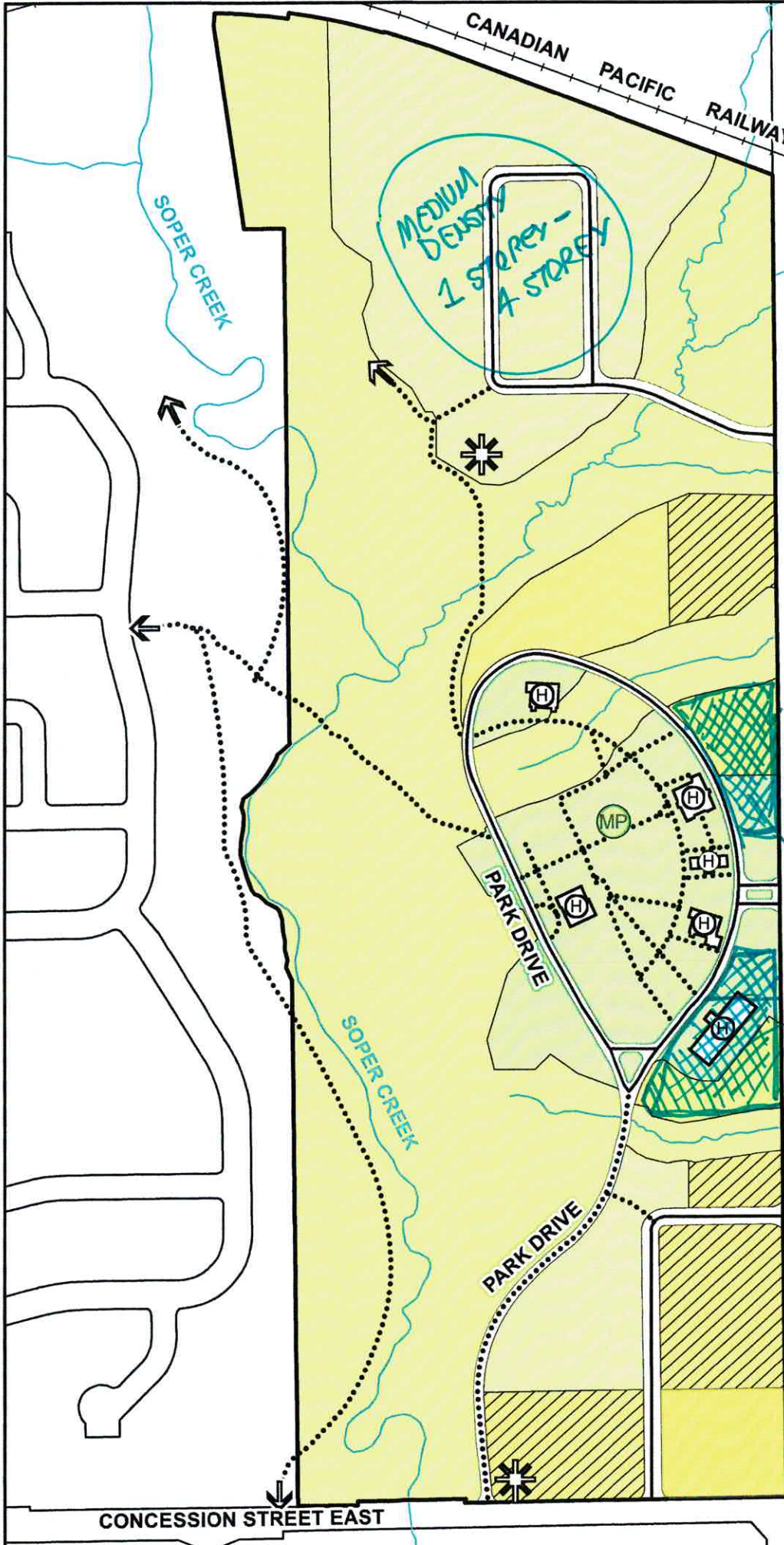
SEPTEMBER 2021

## 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



DISCUSSION PURPOSES ONLY

# DRAFT



# 16

WHAT IS DEFINITION  
OF "PER NET HECTARE"?  
WE COULD NOT FIND  
DEFINITION

## 16.7 Special Policy Area F - Camp 30

### 16.7.1 Introduction, Vision, Objectives

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

16.7.1.2 The Municipality has consulted and will continue to work with 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;
- 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.
- c) Implement the architectural guidelines contained within the Urban Design Guidelines.
- 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.

#### **16.7.2 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 in the form of a mixed use mid-rise apartment building.
- 16.7.3.5 Retail, office and service commercial uses are permitted on the first two floors of a mixed-use building. *EXTENT OF COMMERCIAL AT DISCRETION OF DEVELOPER*
- 16.7.3.6 Building heights shall be a minimum of 5 storeys and have a maximum of 6 storeys.
- 16.7.3.7 Development on lands designated High Density Residential/Mixed Use Local Corridor shall have a minimum net density of 40 units per net hectare. *WE NEED AVERAGE DENSITY OF 165 UPH.*
- 16.7.3.8 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. *IF NOT AVERAGED, CORNER AREA IS 255 UPH*

**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. *AREA 3 DENSITY COVERS AT AVERAGE 165 UPH, OR IF ONLY APARTMENTS CONSIDERED, THEN 235 UPH.*

**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.

AVERAGE DENSITY IS 75 UPH. IF NOT AVERAGED, HIGHEST DENSITY IS 150 UPH.

**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.

AREA 3  
NO DENSITY  
165 UPH OR  
HIGHEST DENSITY  
IS 235 UPH.

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 view study shall be conducted prior to any development within the Medium Density Residential – Heritage designation to identify the significant views of the heritage campus within the Municipal Wide Park to be conserved and identify where new buildings can be located, along with their relative heights and massing required to conserve the significant views.

PROVIDE AN 80.0 M GAP BETWEEN NORTH AND SOUTH APARTMENT PARCELS.

16.7.5.4 The requisite view study 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.

PROVIDE AN 125.0 m GAP BETWEEN 2 BUILDINGS

**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.

ADD DENSITY  
MIN 40 UPH, MAX 185 UPH.

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 Detached and semi-detached dwellings shall account for a minimum of 70% of the total units developed in the Low Density Residential land use designation.

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

16.7.6.5 Notwithstanding 16.7.6.4 above, a limited number of 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) Implement 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.



**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 commercial retail and service 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. **COMMERCIAL AT DISCRETION OF DEVELOPER.**

**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 All roads and lanes shall be subject to comprehensive streetscape requirements including landscaping, that will provide a comfortable shaded environment for pedestrians.
- 16.7.9.12 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**

- 16.7.9.13 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.
- 16.7.9.14 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**

- 16.7.9.15 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.
- 16.7.9.16 New development and public realm improvements are required to use native plant species wherever possible, particularly along rights-of-way and pedestrian trails.
- 16.7.9.17 New development and public realm improvements shall only use native plantings within 30 metres of Environmental Protection Areas.
- 16.7.9.18 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**

- 16.7.9.19 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.
- 16.7.9.20 For apartment buildings over 4 storeys, surface parking shall be located to the rear of the principal buildings. Appropriate landscaping and screening measures shall be provided.

5 STORES

- 16.7.9.21 Surface parking for apartment buildings will be landscaped to integrate with the overall streetscape.
- 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:

(SETBACK PERMITTING)  
OR INCLUDE IT IN ZONING  
SO THEY CAN ENCRDACH  
INTO YARDS.



- 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 ~~Ensure alternate emergency access is provided to development parcels where more than 200 housing units are planned.~~

CANNOT BE DONE AT AREAS 3+4

### 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 should be ~~developed as naturalized ponds~~, incorporating native planting, creating natural habitat for pollinator species, and enhancing biodiversity

ALTERNATIVES CAN ALSO BE CONSIDERED

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.

- NO GREY-WATER.  
- NO WATER COLLECTION AND STORAGE.

AREA HAS MUNICIPAL SANITARY.



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.~~

THIS SEEMS TO CONTRADICT WHAT HANDICAPPED COMMITTEE WANTS.

### 16.7.11 Implementation and Interpretation

16.7.11.1 ~~Development applications must address the criteria established through Clarington's Green Development Program and are encouraged to plan for more resilient infrastructure and to move towards a net zero community.~~

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.

**From:** [Windle, Ryan](#)  
**To:** [Langmaid, Faye](#); [Backus, Lisa](#); [Taylor Scott, Anne](#)  
**Subject:** FW: Camp 30 - OPA 121 Meeting - Farsight  
**Date:** August 31, 2021 8:47:00 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image007.jpg](#)  
[20210831200901.pdf](#)  
[20210831200849.pdf](#)

---

For consideration.

**Ryan Windle, MCIP, RPP, AICP**  
Director - Planning and Development Services  
Municipality of Clarington  
40 Temperance Street, Bowmanville ON L1C 3A6  
905-623-3379 ext. 2402 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)

---

**From:** Robert Schickedanz <bob@farsight.ca>  
**Sent:** Tuesday, August 31, 2021 8:18 PM  
**To:** Windle, Ryan <RWindle@clarington.net>  
**Subject:** RE: Camp 30 - OPA 121 Meeting

**EXTERNAL**

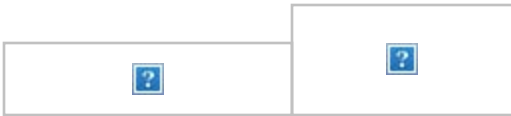
Hi Ryan. Yes, I've had a conversation with Devon regarding Area 4 and I assume the new configuration that he has shared with you is the one I also received which is attached. We can certainly revise our proposal to suit to provide a comprehensive concept plan for Area 4. In essence, what we would propose and alter from our original plan (please see attached) is to move the municipal ROW and cul-de-sac to the south east corner of our site. This change would accommodate the configuration being proposed by Kaitlin. As a result I would anticipate the loss of approximately 6 townhouse units in that vicinity. In addition, this concept would need some refinement to provide proper driveway access and appropriate geometry to make vehicle movements work safely. This change would eliminate the initial cul-de-sac location providing the opportunity for approximately 3 additional townhouse units resulting in a net loss of 3 units or approximately 104 units for our project. This certainly is subject to any additional adjustments and refinements, however, I think that would be relatively close. That being the case our overall density would be in the order of 34.4 UPH. This is in contrast to the 62.2 UPH that Kaitlin is proposing for their adjacent site.

If we went to a municipal ROW (even reduced from 20m) and lotted our site with 10m singles the yield would be in the order of only 30 units. The geometry of area 4 is difficult and the size does not allow for any efficiencies when going to single family units. This is compounded by the expense of providing a creek crossing, looping water services and cost of deep sanitary sewers to service the site. While I understand the goal of providing a mix of housing types and forms Area 4 is not suited to achieve this goal.

This is a good approximation of what our final proposal would be, however, if you want a more refined version I would more than pleased to coordinate with Devon to provide a more detailed plan. Just let me know. If you wish to discuss beforehand please reach out at your convenience. Many thanks & have a great evening. Best regards. Bob.

Regards,

Bob Schickedanz



117 Ringwood Drive, Unit 18  
Stouffville, Ontario, L4A 8C1  
Bus. 905-642-8383 ext. 26  
Fax. 905-642-6535  
Cell. 416 989 9040  
[bobs@farsight.ca](mailto:bobs@farsight.ca)  
[www.farsight.ca](http://www.farsight.ca)

---

**From:** Windle, Ryan <[RWindle@clarington.net](mailto:RWindle@clarington.net)>  
**Sent:** August 30, 2021 3:50 PM  
**To:** Robert Schickedanz <[bob@farsight.ca](mailto:bob@farsight.ca)>  
**Subject:** RE: Camp 30 - OPA 121 Meeting

Hi Bob:

Just checking status ... FYI Devon has provided an additional concept recently .... Hoping you can connect with him as we are hoping to receive concepts that cover the whole of original Area 4.

Thanks as always.

Ryan

**Ryan Windle, MCIP, RPP, AICP**  
Director - Planning and Development Services  
Municipality of Clarington  
40 Temperance Street, Bowmanville ON L1C 3A6  
905-623-3379 ext. 2402 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)

---

**From:** Robert Schickedanz <[bob@farsight.ca](mailto:bob@farsight.ca)>  
**Sent:** Tuesday, August 24, 2021 3:52 PM  
**To:** Windle, Ryan <[RWindle@clarington.net](mailto:RWindle@clarington.net)>; Devon Daniell <[ddaniell@kaitlincorp.com](mailto:ddaniell@kaitlincorp.com)>; Marco Bortoletto <[mbortoletto@fandorhomes.com](mailto:mbortoletto@fandorhomes.com)>; [ddellelce@fandorhomes.com](mailto:ddellelce@fandorhomes.com)



**Cc:** Langmaid, Faye <[flangmaid@clarington.net](mailto:flangmaid@clarington.net)>; Taylor Scott, Anne <[ATaylorScott@clarington.net](mailto:ATaylorScott@clarington.net)>; Backus, Lisa <[lbackus@clarington.net](mailto:lbackus@clarington.net)>  
**Subject:** RE: Camp 30 - OPA 121 Meeting

**EXTERNAL**

Good afternoon Ryan. Thank you for your message and the opportunity to meet with you and your team regarding the draft OPA 121 for the Camp 30 neighbourhood. I will connect with our neighbours, Kaitlin and Fandor in an effort to provide additional clarity on the potential development of area 4 on the Plan. I understand that time is short and of the essence, however, it will be difficult to have a response before the conclusion of this week. We will try our best. Many thanks. & have a great day. Best regards. Bob.

Regards,

Bob Schickedanz



117 Ringwood Drive, Unit 18  
Stouffville, Ontario, L4A 8C1  
Bus. 905-642-8383 ext. 26  
Fax. 905-642-6535  
[bobs@farsight.ca](mailto:bobs@farsight.ca)  
[www.farsight.ca](http://www.farsight.ca)

---

**From:** Windle, Ryan <[RWindle@clarington.net](mailto:RWindle@clarington.net)>  
**Sent:** August 23, 2021 9:04 AM  
**To:** Devon Daniell <[ddaniell@kaitlincorp.com](mailto:ddaniell@kaitlincorp.com)>; Marco Bortoletto <[mbortoletto@fandorhomes.com](mailto:mbortoletto@fandorhomes.com)>; [ddellelce@fandorhomes.com](mailto:ddellelce@fandorhomes.com); Robert Schickedanz <[bob@farsight.ca](mailto:bob@farsight.ca)>  
**Cc:** Langmaid, Faye <[flangmaid@clarington.net](mailto:flangmaid@clarington.net)>; Taylor Scott, Anne <[ATaylorScott@clarington.net](mailto:ATaylorScott@clarington.net)>; Backus, Lisa <[lbackus@clarington.net](mailto:lbackus@clarington.net)>  
**Subject:** Camp 30 - OPA 121 Meeting  
**Importance:** High

Devon, Marco, Dominic, Bob

We want to thank you again for meeting with Staff last week on OPA 121 ... your input was very helpful. We are hopeful for a resolution on the policy framework for the Camp 30/Jury lands and subsequent transfer of the campus lands. I meant to send this out at the end of last week so I apologize for the delay.

As a follow up, we took notes from our meeting but wish to offer you some time to

further review and get back to us on any additional comments you have on this policy. We are considering some changes but want to ensure we have all your comments and it is always best to receive comments of this nature in writing. If you could endeavour to get these to us by mid-week this week that would be great given our compressed timeframe.

Also – relating to Area 4. This seems to be the area that is a bit of sticking point but we believe there is potentially a way to meet both objectives – i.e. building out efficiently with the number of constraints and costs of extending public roads and services, while building a complete community as we stressed yesterday. If there is any concept or sketch that Kaitlin and Schickedanz can mutually derive that can justify our relook at the 70-30 split while maintaining our objectives (i.e. max height of 4 storeys, mix of unit types and built forms/heights, a mix of tenure (street-fronting and free hold, common element, standard etc.), we would appreciate seeing your ideas. We must also consider reluctance regarding development on private lane networks – can you introduce larger lanes that won't compromise public waste pickup, provision of parking? And keeping the size of the condo blocks to approximately 50 units which is also a policy of Section 9.4.5 of the Official Plan. The provision of accessible units is also a planning objective and we offer this comment when we see an abundance of townhouse units given the number of steps.

As expressed by both parties there is a desire to formulate a concept plan for the entirety of Area 4. This would be helpful for us to visualize possible developments as we contemplate good design principles as mentioned above and the options of reducing or removing the 70/30 split requirement. We would hope that the landowners together could commit to provide a concept for Area 4 by end of this week for us to consider.

Thanks again and we look forward to hearing from you.

Ryan

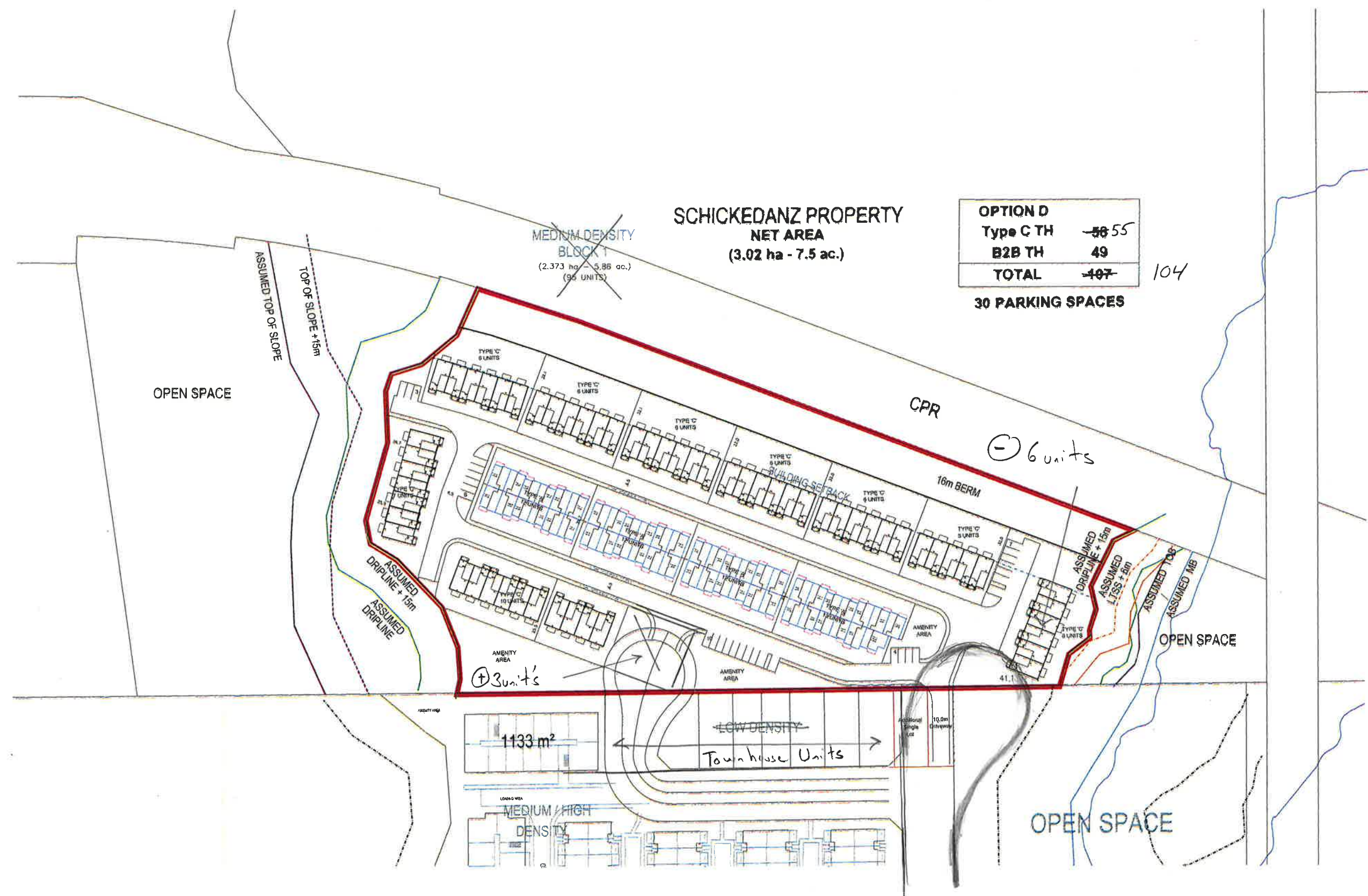
Ryan Windle, MCIP, RPP, AICP  
Director - Planning and Development Services  
Municipality of Clarington  
40 Temperance Street, Bowmanville ON L1C 3A6  
905-623-3379 ext. 2402 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)



**SCHICKEDANZ PROPERTY**  
**NET AREA**  
**(3.02 ha - 7.5 ac.)**

<b>OPTION D</b>	
Type C TH	<del>58</del> 55
B2B TH	49
<b>TOTAL</b>	<del>497</del> 104

**30 PARKING SPACES**



~~MEDIUM DENSITY  
 BLOCK 1  
 (2.373 ha - 5.88 ac.)  
 (95 UNITS)~~

⊖ 6 units

⊕ 3 units

← LOW DENSITY →  
 Townhouse Units

1133 m<sup>2</sup>

MEDIUM / HIGH  
 DENSITY

OPEN SPACE

OPEN SPACE

OPEN SPACE

ASSUMED TOP OF SLOPE  
 TOP OF SLOPE + 15m

ASSUMED  
 DRIPLINE + 15m

ASSUMED  
 DRIPLINE + 15m

ASSUMED  
 1.755 + 6m

ASSUMED TOE

ASSUMED MB

CPR

16m BERM

⊖ 6 units

⊕ 3 units

1133 m<sup>2</sup>

MEDIUM / HIGH  
 DENSITY

OPEN SPACE

OPEN SPACE

OPEN SPACE

ASSUMED TOP OF SLOPE  
 TOP OF SLOPE + 15m

ASSUMED  
 DRIPLINE + 15m

ASSUMED  
 DRIPLINE + 15m

ASSUMED  
 1.755 + 6m

ASSUMED TOE

ASSUMED MB

CPR

16m BERM

⊖ 6 units

⊕ 3 units

← LOW DENSITY →  
 Townhouse Units

1133 m<sup>2</sup>

MEDIUM / HIGH  
 DENSITY

OPEN SPACE

OPEN SPACE

OPEN SPACE