

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 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) 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. 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.

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.”

BLOCK MASTER PLAN

SPECIAL POLICY
AREA F

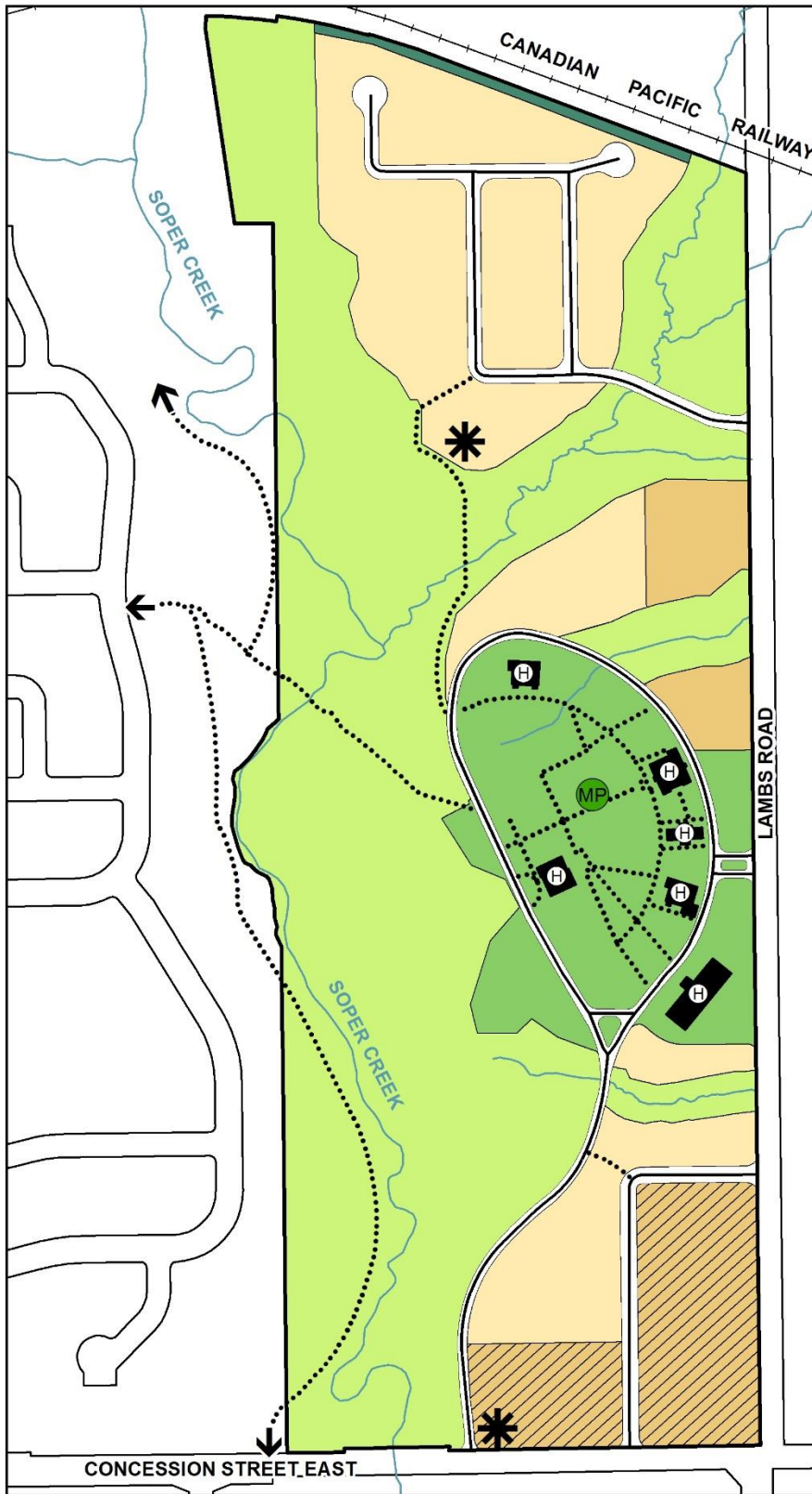
SEPTEMBER 2019

FIGURE 1



LEGEND

- Block Master Plan Boundary
- Ground-Related Residential (1-3 Storeys)
- Mid-Rise Residential (Max Height 4 Storeys)
- Mid-Rise Residential (Max Height 6 Storeys)
- Municipal Wide Park
- Environmental Protection Area
- Stormwater Facility
- Open Space
- Heritage Building
- Pedestrian And Bicycle Routes
- Public Roads
- Local Trail Access



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

Urban Area Neighbourhoods	Low	Medium	High	Total
Juryvale*	400	300	-	700

*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 121
Map A3, Land Use, Bowmanville Urban Area

