

## **Draft AMENDMENT NO.126 TO THE CLARINGTON OFFICIAL PLAN**

**PURPOSE:** The purpose of this Amendment is to create a planning framework that will facilitate the development of a complete community in the Brookhill Secondary Plan area, both in the neighbourhood to the south, and in the agricultural area to the north.

This initiative complements the Official Plan principle of promoting higher densities, and mix of uses, and the principles of promoting a diversity of housing types and tenures, as well as sustainable design throughout the Secondary Plan area.

**LOCATION:** This Amendment applies to a 300-ha area bounded by Nash Road in the north, Bowmanville Creek in the east, the Brookhill Tributary and Brookhill Boulevard in the south, and the Bowmanville Urban Boundary in the west. The subject lands are located at the northwest corner of the Bowmanville urban area boundary. Approximately one-third of the area contains natural features. Bowmanville Avenue is the main north-south arterial through the area, and the extension of Longworth Avenue west from Bowmanville Avenue will become the main east-west arterial of the community.

**BASIS:** In 2008, the Brookhill Secondary Plan was originally adopted by Council. Policies and guidelines related to land uses, built form and densities for the entire secondary plan area were developed and described. The goals of the secondary plan were to design a community based on: (1) New Urbanism design principles; (2) a total of 2,800 units at full build out; (3) a net density of 50 residents and jobs per ha; (4) high quality design and energy conservation and sustainability; and (5) natural features as a key contributor to the quality of life of residents. The update of this secondary plan maintains these goals, however, the total number of units has been reduced to 2,300 to reflect the existing and planned build-out in the southern area of the Secondary Plan. There have been changes to Municipal, Regional, and Provincial policies since its original adoption which requires the update of this Secondary Plan.

In 2018, the Brookhill North Landowners Group (which represents most of the currently undeveloped lands in the northern half of the secondary plan area), committed to covering 100% of the costs of the update. In June 2018, staff recommended that the Municipality proceed with updating the Brookhill Secondary Plan. The recommendation was approved by Council, and the Brookhill Secondary Plan Update was initiated with the engagement of The Planning Partnership in November 2018. The original Brookhill Secondary Plan was developed by The Planning Partnership.

This Amendment is based upon the study team's analysis and an extensive public consultation process which included open-house-style Public Information Centres in November 2018 and June 2019, two stakeholder

workshops that included all landowners and agencies in December 2019, and a third Public Information Centre held online later in May 2020, which was followed up by an online survey from the end of May and into June 2020.

The background reports below highlighted key challenges and opportunities for the north and east portions of the Brookhill Secondary Plan area, and provided some direction to the policies. The list of reports is as follows:

- Peer Review of Market Demand Study for Neighbourhood Centre
- Draft Natural Heritage Report;
- Landscape Analysis;
- Planning Rationale Report;
- Servicing and Stormwater Management Report;
- Sustainability and Urban Design Report;
- Transportation – Existing Conditions Report;
- Landowner Workshops Summary Report (WWHR#3);
- Draft Alternative Land Use Plans Report;
- Draft Transportation Review Memo; and the
- Draft Servicing and Stormwater Management Report.

**ACTUAL  
AMENDMENT:**

1. Existing Part VI Secondary Plans is amended by deleting the 'Brookhill Neighbourhood Secondary Plan' in its entirety and replacing it with the new Secondary Plan as follows: