

Bayview (Southwest Courtice) Secondary Plan

Draft for Public Review

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Part A – Preamble

1 Background

A Neighbourhood Plan for Southwest Courtice was first developed in 1996. It identified land uses, built form and densities for the northern portion of the study area, while leaving the southern portion identified as “Future Urban Residential.” In this future development area, an absence of servicing prevented development from moving forward.

Most of the original Secondary Plan area has been built out, or is subject to approved development applications pending construction. This area is primarily made up of single detached residential housing, with some townhouses and limited commercial uses along Bloor Street. A new mixed-use development with a higher density residential building has recently been approved for the southeast corner of Bloor Street and Townline Road. The South Courtice Arena, a major recreational facility, is also located in the area. Municipal servicing is now being constructed to serve the remaining portion of the Southwest Courtice Secondary Plan Area, necessitating an update to the Southwest Courtice Secondary Plan.

The purpose of this updated Secondary Plan is to establish goals and policies to guide development within the entirety of the Bayview Neighbourhood, as it is implemented through subdivision, zoning and site plan control. The Urban Design and Sustainable Development Guidelines included in Appendix C of this Secondary Plan support the policies of this Secondary Plan and will also be used to guide development.

2 Plan Area

The Bayview Secondary Plan Area is generally bounded by Townline Road and a low-rise residential neighbourhood in Oshawa to the west, Robinson Creek and its natural areas in the east, the low-rise residential Penfound Neighbourhood and Bloor Street in the north, and the CP rail corridor and Highway 401 to the south. The area includes the Bayview Neighbourhood as identified in the Clarington Official Plan Appendix B. It also includes a portion of the Courtice Employment Lands immediately to the south (see Appendix A). The Municipality has proposed that these lands be re-designated to permit residential uses, and this proposed conversion will be considered as part of Durham Region’s Municipal Comprehensive Review. If these lands are not converted, this plan will be amended accordingly.

The Plan area is effectively a southerly extension of the residential areas of Courtice, relatively disconnected from the Courtice Employment Lands to the east as a result of

natural and other physical barriers. The Secondary Plan Area is approximately 216 hectares in size, with a built-up area of approximately 106 hectares and an unbuilt area of approximately 110 hectares at the time of this Plan's adoption. The planned population for the Secondary Plan Area is approximately 7,700 residents and approximately 2,900 units (excluding secondary units that may be created within main dwellings).

The initial sections of the Secondary Plan provide a vision, guiding principles and community structure that provide a foundation upon which the objectives and policies in the following sections of the Plan are based. In turn, the objectives within each section inform the policies found in that section, such that the implementation of the policies will allow for the achievement of the objectives, and ultimately the vision, guiding principles and community structure. All development within the Secondary Plan Area should conform to and not conflict with the policies of this Secondary Plan.

Part B – Secondary Plan

1 Introduction

The Bayview Secondary Plan Area is comprised of the Bayview Neighbourhood as identified in the Clarington Official Plan Appendix B. It is generally bounded by Townline Road in the west, Robinson Creek in the east, Bloor Street in the north, and the CP rail corridor / Highway 401 to the south. The Secondary Plan Area is approximately 216 hectares in size, with a built-up area of approximately 106 hectares and an unbuilt area of approximately 110 hectares at the time of this Plan's adoption. The planned population for the Secondary Plan Area is approximately 7,700 residents and approximately 2,900 units.

The purpose of this Secondary Plan is to establish goals and policies to guide development within the Bayview Neighbourhood, as it is implemented through subdivision, zoning and site plan control. The Urban Design and Sustainable Development Guidelines included in Appendix C support the policies of this Secondary Plan and will also be used to guide development.

2 Plan Foundations

The vision, principles and community structure within this section of the Secondary Plan provide the foundation upon which the goals and policies of the Secondary Plan are based.

2.1 Vision

The Bayview Secondary Plan envisions the Bayview Neighbourhood to be a predominantly low-rise residential community with walkable streets, a diversity of housing types, accessible and versatile parkland, and enhanced and protected natural features. The variety of housing choices will include detached and semi-detached houses, townhomes, duplexes and triplexes, and apartment buildings. Among these will be affordable housing options for individuals and families. Three neighbourhood parks will provide gathering places, and natural features associated with Robinson Creek will support a trail network. A primary school and the South Courtice Arena will also be within walking or biking distance for most residents. Mixed-use developments along Bloor Street will provide commercial amenities and encourage walking and social interaction. With leafy streets and a wealth of open spaces, the community will have a strong green character, and with low-carbon homes and a range of other environmental design features, it will support the sustainability goals of Priority Green Clarington and the Municipality's Official Plan.

2.2 Principles and Objectives

The Bayview Secondary Plan is based on the following eight principles, each of which is supported by a set of objectives for the community.

2.2.1 Support a high quality of life for households of all sizes, ages and incomes

Objectives:

- a) Accommodate a diverse population of at least 7,700 persons at full build-out.
- b) Provide a range of housing densities, tenures, and types.
- c) Integrate affordable housing for individuals and families with low or moderate incomes.
- d) Create a public realm of streets, parks and other open spaces that is inviting, comfortable and safe.
- e) Ensure residents have convenient access to basic commercial amenities and community facilities by all modes of travel.
- f) Ensure compatibility among land uses and housing types.
- g) Protect, enhance and value significant natural features

2.2.2 Protect, enhance and value significant natural features

Objectives:

- a) Ensure development and human activity does not have adverse impacts on natural heritage and hydrologically sensitive features, and their ecological functions.
- b) Establish a network of natural green corridors along the Robinson Creek and its associated tributaries and valley lands, linked to other natural heritage features.
- c) Implement the recommendations and strategies contained in the Robinson Creek and Tooley Creek Subwatershed Study.
- d) Integrate stormwater management with the open space system while minimizing impacts on the natural environment.
- e) Ensure significant natural features are highly visible and contribute to the character of the neighbourhood.

- f) Significantly increase the tree canopy throughout the Bayview Neighbourhood and support woodland coverage targets for the sub-watershed.

2.2.3 Promote environmental sustainability, energy efficiency and resilience

Objectives:

- a) Ensure the Secondary Plan Area is developed on the basis of full municipal sanitary sewer, storm sewer and water services.
- b) Design buildings, infrastructure and the neighbourhood as a whole to high standards for energy and water conservation.
- c) Design buildings, infrastructure and open spaces to mitigate the impacts of severe storms, flooding and droughts.
- d) Integrate opportunities for renewable energy in the design of the neighbourhood.
- e) Ultimately achieve a net-zero carbon community.

2.2.4 Conserve and integrate significant and valued cultural heritage resources

Objectives:

- a) Conserve and reuse culturally significant historic buildings and their immediate landscapes.
- b) Interpret the area's cultural heritage within the public realm.

2.2.5 Connect the neighbourhood to the broader community and region by all modes of travel

Objectives:

- a) Establish new or improved road and active transportation connections to existing and planned destinations east of Robinson Creek.
- b) Ensure the road network facilitates the use of public transit, walking and cycling.
- c) Establish an interconnected network of trails and other active transportation facilities within the neighbourhood, linked to the broader municipal network.
- d) Establish inviting, comfortable transit stops within the neighbourhood.

- e) Ensure streets, buildings and parking facilities can adapt to changes in travel behavior and new transportation technologies.

2.2.6 Encourage social interaction and outdoor activity

Objectives:

- a) Ensure parks and other public open spaces are highly visible, accessible, and usable.
- b) Ensure parks contain a range of neighbourhood-scale facilities for residents of all ages and abilities.
- c) Use significant natural features, stormwater management facilities and other public open spaces to enhance the character of, and connectivity within, the parks and open space network.
- d) Ensure all streets are designed to encourage walking.

2.2.7 Create a distinct character and memorable sense of place for the neighbourhood

Objectives:

- a) Ensure trees are planted in the public and private realms to define streetscapes and parks over time.
- b) Achieve mixed-use development on Bloor Street that helps to enliven the streetscape.
- c) Integrate public art into the design of parks, streets and other public spaces.
- d) Ensure there is architectural variety within each block and along each street within the neighbourhood
- e) Ensure buildings, streets and landscapes are designed to a high standard.

2.2.8 Develop the neighbourhood in an orderly, coordinated and cohesive fashion

Objectives:

- a) Ensure roads and municipal services required for any part of the neighbourhood are in place and operative prior to or coincident with development.
- b) Ensure each phase of development is contiguous to a previous phase.

- c) Ensure lot patterns are rational and efficient.

2.3 Community Structure

The vision, principles and objectives for the Bayview Neighbourhood are supported by a community structure comprised of the following:

2.3.1 Environmental Protection Areas: Environmental Protection Areas along the Robinson Creek valley largely define the eastern boundary of the Secondary Plan Area and the development potential in the unbuilt area of the neighbourhood.

2.3.2 Street Network: Collector streets will provide direct connections to the arterial roads that frame the neighbourhood. They will function as neighbourhood spines and the framework for a grid-like network of local streets that support a highly walkable and accessible neighbourhood.

2.3.3 Public Open Spaces: Bayview will be anchored by two central Neighbourhood Parks, one located adjacent to the Robinson Creek valley and a second south of the new arterial adjacent to the cemetery, both will be integrated with stormwater management facilities to ensure the natural environment is a defining and accessible feature of the community.

2.3.4 Bloor Street Mixed-Use Corridor: As a Regional Corridor, planned for higher order transit along Bloor Street will be the primary location for high-density housing and commercial amenities for the neighbourhood.

2.3.5 Low-Rise Residential Areas: Major streets and open spaces provide the framework for predominately low-rise residential areas that will grow and evolve over time to accommodate a range of housing types and forms.

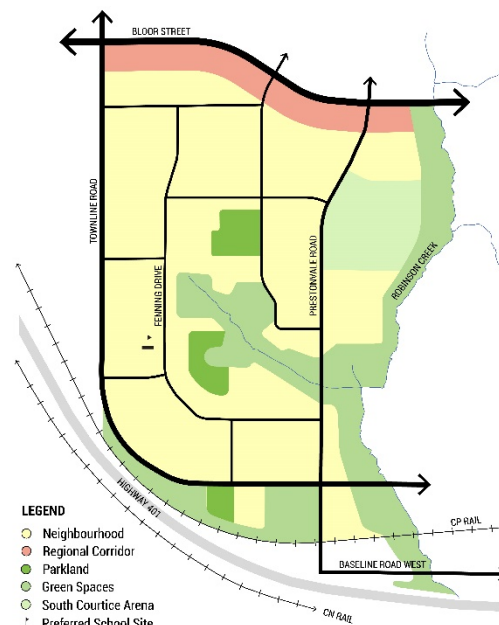


Figure 1: Community Structure map of Bayview Neighbourhood.

3 The Environment, Energy and Water

3.1 Objectives

- Ensure development and human activity does not have adverse impacts on natural heritage and hydrologically sensitive features, and their ecological functions.
- Establish a network of natural green corridors along the Robinson Creek and its associated tributaries and valley lands, linked to other natural heritage features.
- Implement the recommendations and strategies contained in the Robinson Creek and Tooley Creek Subwatershed Study.
- Integrate stormwater management with the open space system while minimizing impacts on the natural environment.
- Ensure significant natural features are highly visible and contribute to the character of the neighbourhood.
- Significantly increase the tree canopy throughout the Bayview Neighbourhood and support woodland coverage targets for the subwatershed.
- Ensure the Secondary Plan Area is developed on the basis of full municipal sanitary sewer, storm sewer and water services.
- Design buildings, infrastructure and the neighbourhood as a whole to high standards for energy and water conservation.
- Design buildings, infrastructure and open spaces to mitigate the impacts of severe storms, flooding and droughts.
- Integrate opportunities for renewable energy in the design of the neighbourhood.
- Ultimately achieve a net-zero carbon community.

3.2 Policies

- 3.2.1 Natural heritage features and environmentally sensitive areas in Bayview are identified as Environmental Protection Areas on Schedule A of this Secondary Plan.

- 3.2.2 There may be additional environmentally sensitive terrestrial features and areas, natural heritage features and hydrologically sensitive features and areas in addition to those shown in Schedule A of this Secondary Plan. These features are also important to the integrity of the natural heritage system and may be identified on a site-by-site basis for protection through the review of a development application or other studies, including work related to new infrastructure, roads and servicing.
- 3.2.3 All development shall adhere to the Environmental Protection Areas policies of Section 14.4 of the Clarington Official Plan.
- 3.2.4 An Environmental Impact Study shall be undertaken for development proposals within 120 metres of Environmental Protection Areas, as deemed necessary by the Municipality. Any minor refinements to the boundaries of the Environmental Protection Areas resulting from the recommendations of an Environmental Impact Study shall not require an amendment to the Clarington Official Plan or Secondary Plan.
- 3.2.5 Where the valley system is considered confined, the extent of the valley is determined based on either the visible and discernible Top of Bank or the Long-Term Stable Slope, whichever is greater. A Vegetation Protection Zone of 15 metres as per Table 3-1 of the Clarington Official Plan is required from the valley.
- 3.2.6 As a condition of development, proponents may be required to revegetate the Vegetation Protection Zone. This requirement will be determined on a site-by-site basis in consultation with the Municipality and the Conservation Authority. Revegetation would include planting of trees and shrubs that are native species and potentially other measures to enhance fisheries and wildlife habitat.
- 3.2.7 The alteration to the natural state of watercourses and creeks is discouraged and shall require approval by the Conservation Authority, the Municipality, and other agencies as required. Any proposal to alter a section of a watercourse must be justified through appropriate studies and reports as required by the Official Plan, demonstrate a net gain to the feature and function of the watercourse and riparian corridor, maintain or improve its ecological state and incorporate natural channel design features to the satisfaction of the Conservation Authority and the Municipality of Clarington.
- 3.2.8 The preservation of mature trees and woodlands within and outside of the Environmental Protection Area designation is strongly encouraged in order to fully derive benefits relating to microclimate, wildlife habitats,

hydrology and scenic quality. In this regard, mitigation measures such as tree protection fencing, silt fence/sedimentation control, dust control, and protection of soil moisture regime shall be utilized during construction adjacent the Environmental Protection Areas.

- 3.2.9 Through development, the planting of new trees shall be required in public spaces and encouraged in private spaces to fully derive benefits relating to microclimate, wildlife habitats, hydrology and scenic quality. New trees shall be of a variety of native species.
- 3.2.10 All development shall meet high standards for energy efficiency and sustainability in building design and construction, considering passive building standards when designing and constructing buildings.
- 3.2.11 All development shall incorporate energy and water conservation measures, including consideration for renewable/alternative energy systems, such as solar panels.
- 3.2.12 Buildings shall be designed to accommodate solar panels, a green roof or high albedo surfaces, or a combination of these.
- 3.2.13 Passive House design shall be encouraged.
- 3.2.14 Landscape design should maximize infiltration, maintain topography, feature hardy, native plantings and trees that provide shade.
- 3.2.15 A vegetation protection zone of 30m from each side of a watercourse is required.
- 3.2.16 All development shall meet high standards for the use of Low Impact Development strategies and minimize impermeable surfaces, to aid in stormwater infiltration.
- 3.2.17 A trail system shall be designed and built that connects the neighbourhood to the Robinson Creek lands that, while protecting and enhancing the natural features and functions of these lands, and may include pathways, pedestrian bridges, lookouts and seating areas, to the satisfaction of the CLOCA and the Municipality.
- 3.2.18 All new development within the Secondary Plan area shall proceed on the basis of the sequential extension of full municipal services through the Regional and Municipal capital works programs and plans of subdivision.
- 3.2.19 Stormwater management facilities shall be incorporated in the Secondary Plan Area to mitigate the impacts of development on water quality and quantity, consistent with the Robinson Creek and Tooley Creek

Subwatershed Study and the policies of Section 20 of the Clarington Official Plan. Such facilities shall not be located within Natural Heritage Features or their Vegetation Protection Zones.

- 3.2.20 Stormwater management ponds and their associated greenspace shall generally be located in accordance with Schedule A of this Secondary Plan. Subject to a technical study to the Municipality's satisfaction prior to or at the time of a development application for affected lands, the stormwater management pond west of Prestonvale Road and north of the EPA may be required as a temporary facility but ultimately may be replaced by the facility planned on the east side of Prestonvale Road. Any lands identified for stormwater management that may not be required for such facilities may be used for Low and Medium Density Residential uses without amendment to this Plan.
- 3.2.21 The precise siting of stormwater management facilities shall make use of natural drainage patterns to minimize the risk of flooding. Stormwater management facilities will not drain lands located in one subwatershed into another subwatershed.
- 3.2.22 Stormwater management facilities shall include the installation of naturalized landscaping and accommodate trails and seating areas where appropriate.
- 3.2.23 The Robinson Creek and Tooley Creek Subwatershed Study identified and assessed a number of Headwater Drainage Features. Those identified as "protection" are included in the Environmental Protection Area designation. For those Headwater Drainage Features identified as "Conservation", applications for development shall:
 - a) maintain, relocate and/or enhance the drainage feature and its riparian corridor;
 - b) if catchment drainage will be removed due to diversion of stormwater flows, restore lost functions through enhanced lot level controls as feasible;
 - c) maintain or replace on-site flows using mitigation measures and/or wetland creation, if necessary;
 - d) maintain or replace external flows to the extent feasible; and
 - e) use natural channel design techniques to maintain or enhance the overall productivity of the reach.

3.2.24 Stormwater management plans shall demonstrate how the water balance target set in the Robinson Creek and Tooley Creek Subwatershed Study is met.

3.2.25 A Stormwater Management Report and Plan shall be required in support of development applications and shall apply a range of stormwater management practices including Low Impact Development to ensure water quality control, baseflow management, water temperature control and the protection of aquatic habitat. The Stormwater Management Report and Plan shall explore and consider the feasibility of and opportunities to implement such Low Impact Development measures as:

- a) Permeable hardscaping;
- b) Bioretention areas;
- c) Exfiltration systems;
- d) Bioswales and infiltration trenches;
- e) Third pipe systems;
- f) vegetation filter strips;
- g) Green roofs (multi-unit buildings);
- h) Rainwater harvesting; and
- i) Other potential measures.

4 Cultural Heritage

4.1 Objectives

- Conserve and reuse culturally significant historic buildings and their immediate landscapes.
- Interpret the area's cultural heritage within the public realm.

4.2 Policies

4.2.1 The conservation and enhancement of significant cultural heritage resources shall be consistent with the provisions of Section 8 in the Clarington Official Plan and all relevant Provincial legislation and policy directives.

4.2.2 A Stage 1 archaeological assessment has been undertaken for the Secondary Plan Area that found potential for the recovery of pre-contact

and historic Indigenous and Euro-Canadian archaeological resources. Prior to development, a Stage 2 archaeological assessment shall be required for lands shown on Map B and in accordance with the following:

- a) Portions of the Secondary Plan Area that were identified as previously disturbed, are considered to exhibit low archaeological potential and no further assessment is required.
- b) Lands encompassed within the Secondary Plan Area which have been previously subjected to archaeological assessment(s) and cleared by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) of further archaeological concern are exempt from further assessment.
- c) The known cemeteries/burial grounds within the Secondary Plan Area exhibit archaeological potential and these areas shall be subject to a Stage 2 archaeological assessment in consultation with the MHSTCI and the Bereavement Authority of Ontario prior to ground disturbance associated with new development.
- d) Those portions of the Secondary Plan Area that exhibit archaeological potential for both Indigenous and historical Euro-Canadian archaeological resources shall be subject to a Stage 2 archaeological assessment prior to any planned development or ground impacts. These areas shall be subjected to test pit or pedestrian survey at 5 metre intervals in accordance with Sections 2.1.1 and 2.1.2 of the Standards and Guidelines for Consultant Archaeologists (MHSTCI 2011).

4.2.3 For those portions of the Secondary Plan Area where a Stage 2 archaeological assessment is required, no grading or other disturbance shall take place on any portion of those sites prior to the issuance of a letter of clearance from the MHSTCI.

4.2.4 Four properties of cultural heritage value or interest are identified on Map B. The property located at 1476 Prestonvale Road is designated under Part IV of the Ontario Heritage Act. The property located at 1440 Gord Vinson Avenue is recognized on the Municipal Register. The properties located at 1246 Prestonvale Road and 1421-1447 Prestonvale Road are properties having potential cultural heritage value or interest. These properties are identified in Schedule B.

4.2.5 The Municipality will determine if a Cultural Heritage Evaluation Report is required prior to development on or adjacent to any properties that are identified on the Municipality of Clarington Cultural Heritage Resources

List, and any properties that have been identified as having potential Cultural Heritage Value or Interest.

- 4.2.6 A Heritage Impact Assessment shall be conducted prior to development on or adjacent to properties that are designated under Part IV of the Ontario Heritage Act, or properties for which a Cultural Heritage Evaluation Report has been conducted and determined that the properties meet the criteria for cultural heritage value or interest as prescribed in O. Reg. 9/06, as amended, or any successors thereto.
- 4.2.7 Cultural Heritage Evaluation Reports and Heritage Impact Assessments shall consider and provide strategies for the conservation and protection of cultural heritage resources, including the potential for in situ conservation.
- 4.2.8 Public art and/or other interpretive features recalling the area's cultural heritage shall be integrated into the design of public open spaces within the neighbourhood.

5 Streets and Mobility

5.1 Objectives

- Establish new or improved road and active transportation connections to existing and planned destinations east of Robinson Creek.
- Ensure the road network facilitates the use of public transit, walking and cycling.
- Establish an interconnected network of trails and other active transportation facilities within the neighbourhood, linked to the broader municipal network.
- Establish inviting, comfortable transit stops within the neighbourhood.
- Ensure streets, buildings and parking facilities can adapt to changes in travel behavior and new transportation technologies.

5.2 Policies

- 5.2.1 The transportation policies contained in Section 19 of the Clarington Official Plan and the policies of this Secondary Plan shall apply with regard to the transportation network of the Secondary Plan Area.

- 5.2.2 Development will be structured by an interconnected and grid-like network of streets that facilitate direct pedestrian, cyclist and vehicular movement throughout the community.
- 5.2.3 Development will be structured to provide a pedestrian oriented community by integrating pedestrian linkages to supplement the grid-like network of streets, particularly where direct and continuous pedestrian routes are not well provided for by the street network.
- 5.2.4 Schedule C identifies the Arterial and Collector Roads planned for the area.
- 5.2.5 Townline Road shall be extended to run east-west through the Secondary Plan Area and intersect with Prestonvale Road as shown on Schedule C. This new section of Townline Road shall be a Type B Arterial Road with a public right-of-way width of 30-32 metres. A further extension of Townline Road east of Prestonvale Road will cross the Robinson Creek Valley and its associated flood plain. The design of this section of the road shall ensure that there are no upstream flooding impacts.
- 5.2.6 In conjunction with further development within the Secondary Plan Area, Fenning Drive will be extended to the south and east, intersecting with Prestonvale Road as shown on Schedule C. This new section of Fenning Drive shall be a Collector Road with a public right-of-way width of 20-23 metres.
- 5.2.7 An additional Collector Road segment shall be provided extending south from the new east-west segment of Fenning Drive, intersecting with the new east-west segment of Townline Road. This Collector Road shall have a public right-of-way width of 20-23 metres.
- 5.2.8 All development shall provide new Local Roads in accordance with the policies of this Secondary Plan. New Local Roads shall have a public right-of-way width of 17-20 metres, except window streets, where they are necessary, which may be less than 17 metres subject to the approval of the Municipality. Future Local Roads identified in Appendix B are illustrative; their alignments may be modified without amendment to this plan.
- 5.2.9 The precise public right-of-way widths for all Arterial and Collector Roads within the Secondary Plan Area shall be determined through Phases 3 and 4 of the Southwest Courtice Municipal Class Environmental Assessment.
- 5.2.10 All Arterial Roads and Collector Roads shall have sidewalks and street trees on both sides of the street, within the public right-of-way.

- 5.2.11 All Local Streets shall have a sidewalk on at least one side and street trees on both sides, within the public right-of-way. Property owners are encouraged to plant trees in their front yard.
- 5.2.12 Crosswalks at intersections shall be well marked. Raised crosswalks or tabletop intersections shall be considered.
- 5.2.13 On-street parking will be encouraged at appropriate locations on all Collector Roads and Local Roads in order to provide for anticipated parking needs and to assist in calming traffic movement and thereby enhancing pedestrian safety.

6 Land Use and Built Form

6.1 Objectives

- Accommodate a diverse population of at least 7,700 persons at full build-out.
- Provide a range of housing densities, tenures, and types.
- Integrate affordable housing for individuals and families with low or moderate incomes.
- Create a public realm of streets, parks and other open spaces that is inviting, comfortable and safe.
- Ensure residents have convenient access to basic commercial amenities and community facilities by all modes of travel.
- Ensure compatibility among land uses and housing types.
- Ensure there is architectural variety within each block and along each street within the neighbourhood
- Ensure buildings, streets and landscapes are designed to a high standard.

6.2 General Policies

- 6.2.1 The pattern of land use and the higher order transportation network planned for the area are identified in Map A of this Secondary Plan. Minor alterations to Map A may occur without amendment to this Secondary Plan through plan of subdivision or site plan approval applications provided such minor alterations are in conformity with Policies 24.1.2 and

24.1.3 of the Clarington Official Plan and the general intent of this Secondary Plan is maintained.

6.2.2 In accordance with policies of the Clarington Official Plan the following land use designations apply within the Secondary Plan Area:

- a) Low and Medium Density Residential
- j) High Density Residential
- k) Neighbourhood Parks
- l) Environmental Protection Areas
- m) Special Study Area

6.2.3 The planned housing unit target for the Secondary Plan Area is approximately 2,900 units. This unit target shall be achieved through a combination of Low Density, Medium Density, and High Density dwelling types across the Plan area in accordance with the policies of this Secondary Plan and Policy 9.4.5 of the Clarington Official Plan.

6.2.4 To ensure a diversity of housing is provided and the housing and population targets are achieved development shall support achievement of the following housing mix:

- a) Low density (detached and semi-detached houses): minimum 50%; target 60%
- b) Medium density (townhouses, duplex, triplex): minimum 20%; target 25%
- c) High density (apartments): minimum 10%; target 15%

6.2.5 The intent of this Plan is to support the Municipality's affordable housing objectives by requiring a variety of housing sizes and types and permitting accessory apartments, as per Policy 6.3.5 of the Official Plan.

6.2.6 As an incentive for the provision of affordable housing, as defined in Section 24.2 of the Clarington Official Plan, reductions in the minimum parking requirements under the Zoning By-law may be considered by the Municipality on a site-by-site basis where housing that is affordable is provided as part of a development proposal.

6.2.7 In addition, the Municipality will explore other potential incentives under a Community Improvement Plan or other legislated tool, such as reduced or deferred development charges, reduced application fees, grants and loans, to encourage the development of affordable housing units and

purpose-built rental housing. The Municipality will also encourage Durham Region to consider financial incentives for these types of development.

- 6.2.8 The Municipality shall explore options such as the dedication of land, or payment-in-lieu, to support the construction of affordable housing units in Clarington.
- 6.2.9 A second accessory apartment shall be permitted on lots with access to a rear laneway and a minimum width at the rear of 10 metres to accommodate three parking spaces. The second accessory apartment shall be in the form of a unit on the second storey of a detached garage on the laneway.
- 6.2.10 Individual site access for any permitted residential use adjacent to an Arterial Road generally shall not be permitted. Rear laneways shall be the preferred option for accessing such sites. Window streets or flankage lots may be considered. Reverse frontage development generally shall not be permitted within the Secondary Plan Area.
- 6.2.11 Buildings located adjacent to, or at the edge of parks and open spaces, shall provide opportunities for overlook onto the parks and open spaces.

6.3 Low and Medium Density Residential

- 6.3.1 The predominant use of lands designated Low and Medium Density Residential shall be for housing purposes. Other uses may be permitted in accordance with Clarington Official Plan Policies 9.3.1, 9.3.2, and 9.3.3.
- 6.3.2 Development of lands designated Low and Medium Density Residential shall include a mix of Low Density and Medium Density dwelling types.
- 6.3.3 Permitted dwelling types and minimum and maximum heights for Low and Medium Density Residential areas are as follows:
 - a) Permitted Low Density dwelling types shall include single detached dwelling, semi-detached dwellings, and accessory apartments.
 - n) Permitted Medium Density dwelling types shall include townhouses, duplexes, triplexes, and accessory apartments.
 - b) The height of any new building shall be a maximum of 3 storeys.
- 6.3.4 Notwithstanding Policy 6.3.3, apartment buildings and stacked townhouses up to four storeys shall be permitted on lots fronting an arterial street, in accordance with Policy 9.4.5 of the Clarington Official Plan.

- 6.3.5 Applications for the development of more than 100 units shall include a mix of housing types, with an overall minimum density of 30 units per net hectare and a minimum of 20% of the units comprising Medium Density dwelling types.
- 6.3.6 In addition to residential uses, small-scale neighbourhood-oriented commercial uses not exceeding 250 square metres of gross leasable retail floor area, such as convenience stores, restaurants and personal services may be permitted on the ground floor of a residential building that fronts an arterial street.
- 6.3.7 The integration of medium density housing throughout the neighbourhood shall be encouraged. Townhouses and other forms of medium density housing accessed by rear laneways shall be strongly encouraged along arterial and collector streets and on lots facing parks and other open spaces.
- 6.3.8 To ensure development in Low and Medium Density Residential areas contributes to attractive streetscapes and an inviting, comfortable pedestrian realm, the following policies shall apply:
- a) Grade-related dwelling units, excluding secondary units, shall have their main entrance visible and accessible from the sidewalk;
 - b) Front double garages without living space directly above them generally shall be recessed from the front wall of the house;
 - c) Front single garages and double garages with living space directly above them may extend partially beyond the front wall of the house, but this condition shall not dominate the length of the block;
 - d) The width of a driveway generally shall correspond with the width of the garage, although in the case of single garages, a wider driveway may be permitted where it does not prevent soft landscaping in the front yard with a minimum width of three metres;
 - e) Blocks with a concentration of townhouses and/or lots less than 12 metres wide for other housing types shall be encouraged to incorporate rear laneways;
 - f) The maximum number of contiguously attached townhouses with rear garages accessed from a laneway shall be eight;
 - g) The maximum number of contiguously attached townhouses with front garages facing a collector road or park shall be four;
 - h) Buildings on corner lots shall have articulated facades facing both

streets;

- i) Front and exterior side yard porches shall be encouraged.

6.4 High Density Residential

6.4.1 The predominant use of lands designated High Density Residential shall be for housing purposes. Other uses may be permitted in accordance with Clarington Official Plan Policies 10.6.6 and 10.6.7.

6.4.2 Permitted dwelling types and minimum and maximum heights for High Density Residential areas are as follows:

- a) Permitted dwelling types shall include townhouses, duplexes, triplexes, stacked townhouses, low rise apartment buildings, and dwelling units as part of a mixed-use building.

- o) The height of any new building shall be a minimum of 3 storeys.

- p) The maximum height of buildings shall be 10 storeys where a transition can be provided on the site to lower buildings in the adjacent Low and Medium Density area; otherwise the maximum height shall be 6 storeys.

6.4.3 Primary entrances shall be clearly visible and located on a public road frontage or onto public open spaces. Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall be generally accessible to people who are mobility challenged.

6.5 Special Study Area

- 6.5.1.1 Lands associated with a potential partial interchange at the intersection of Highway 401 and Prestonvale Road / Baseline Road are identified as a Special Study Area on Map A. Existing uses on these lands may continue, and minor additions to buildings shall be permitted. New development on these lands, however, is prohibited until such time that a detailed engineering study of the potential partial interchange, and/or other roadway improvements, is undertaken. The detailed engineering study will determine the ultimate land requirements for the partial interchange and other improvements, and should any lands identified as a Special Study

Area on Map A be deemed to be surplus to those required for the improvements, the underlying Low and Medium Density Residential land use designation shall apply. Where an underlying land use designation is not shown in this Secondary Plan, the underlying land use designation contained in the Official Plan shall apply

- 6.5.1.2 Infrastructure required to service the Bayview community is permitted on these lands.
- 6.5.1.3 Should the Region and Municipality determine that the partial interchange is no longer required and it is removed from the Clarington Official Plan, the underlying Low and Medium Density Residential land use designation shall apply to the lands identified as a Special Study Area on Map A. Where an underlying land use designation is not shown in this Secondary Plan, the underlying land use designation contained in the Official Plan shall apply.

7 Parks and Community Facilities

7.1 Objectives

- Create a public realm of streets, parks and other open spaces that is inviting, comfortable and safe.
- Ensure residents have convenient access to basic commercial amenities and community facilities by all modes of travel.
- Ensure parks and other public open spaces are highly visible, accessible, and usable.
- Ensure parks contain a range of neighbourhood-scale facilities for residents of all ages and abilities.
- Use significant natural features, stormwater management facilities and other public open spaces to enhance the character of, and connectivity within, the parks and open space network.
- Ensure trees are planted in the public and private realms to define streetscapes and parks over time.
- Integrate public art into the design of parks, streets and other public spaces.
- Interpret the area’s cultural heritage within the public realm.

7.2 Policies

- 7.2.1 Two new neighbourhood parks are planned for Bayview as conceptually identified on Map A. The precise size of each park shall be determined through the Plan of Subdivision process for the surrounding lands, based on the parkland provision requirements of Section 18 of the Official Plan. The new north park shall not be less than 2.5 hectares and the new south park shall not be less than 1.5 hectares.
- 7.2.2 New Neighbourhood Parks shall be of a size and shape that can accommodate the basic active and low intensity recreational needs of the neighbourhood residents. New Neighbourhood Parks shall be seamlessly integrated with natural areas, stormwater management ponds, and the trail network.
- 7.2.3 To ensure the neighbourhood parks are an accessible and prominent feature of the neighbourhood, a minimum of 60% of their boundaries, excluding where they abut an Environmental Protection Area or stormwater management pond, shall abut a public street.
- 7.2.4 The design of the Neighbourhood Parks shall include children’s play elements, benches and other seating, lawn areas for casual recreation and generous tree planting. Facilities such as basketball courts, and splash pads shall also be considered.
- 7.2.5 Municipal park design should encourage the incorporation of low impact development features into the design.
- 7.2.6 All development shall provide for the implementation of a trail network in accordance with the conceptual location of trails identified as Key Pedestrian Connections on Map A. In addition to on-street facilities within the Low and Medium Density Residential Areas, this trail network will consist of Primary and Secondary Trails as defined in Section 18.4 of the Clarington Official Plan. The precise location, type and design of trails will be determined through the development approval process and subject to the following:
- a) Trail design and type will be based on each site’s sensitivity in order to minimize environmental impacts and will be designed to accommodate a range of users and abilities
 - q) Trails will be directed outside of natural areas where possible, or to the outer edge of buffer areas.
 - r) Trails located in proximity to sensitive natural features, or adjacent to

stormwater management facilities should incorporate interpretive signage at various locations to promote understanding and stewardship of the features and functions of the natural environment.

- s) The Municipality will consider winter maintenance of multi-use trails, particularly along routes that connect pedestrians to key destinations including schools and other public service facilities.

7.2.7 One primary school is planned to serve the neighbourhood, and a potential location adjacent to a neighbourhood park is identified on Schedule D. Notwithstanding the preferred location, a school may be developed elsewhere within a Low and Medium Density Residential area without amendment to this plan. Should an alternative site be selected for the school, the lands identified for the preferred site shall be developed in accordance with the policies for Low and Medium Density Residential areas.

7.2.8 The Municipality will consider winter maintenance of multi-use trails, particularly along routes that connect pedestrians to key destinations including schools and other public service facilities.

7.2.9 The size and configuration of the school site shall be consistent with the policies or requirements of the School Board.

7.2.10 Shared parking between the school and an adjacent or nearby municipal facility or institutional use shall be strongly encouraged.

8 Implementation

8.1 Objectives

- Ensure roads and municipal services required for any part of the neighbourhood are in place and operative prior to or coincident with development.
- Ensure each phase of development is contiguous to a previous phase.
- Ensure lot patterns are rational and efficient.

8.2 Policies

8.2.1 A phasing plan shall be prepared for approval of plans of subdivision in the Secondary Plan Area. The phasing plan shall establish phases of development of the lands and shall provide for the staging of construction of public infrastructure and services in relation to phases of development.

The phasing plan shall take into account the responsibility for construction of the public infrastructure and services and shall be considered by the Municipality in enacting amendments to the Zoning By-law and in recommending plans of subdivision for approval.

- 8.2.2 The review and approval of Site Plan Applications for lands within Bayview shall be guided by the policies of this Secondary Plan and the Bayview Urban Design and Sustainable Development Guidelines.
- 8.2.3 In addition to the provisions of Section 23.4.2 of the Official Plan, Holding Symbols may be used to ensure achievement of the policies of this Secondary Plan by establishing conditions linking the development to the achievement of site development and urban design policies and objectives through site plan agreements and agreement on the provision of infrastructure.
- 8.2.4 In addition to provisions of Section 23.4.3 of the Official Plan, prior to the removal of a Holding Symbol, the following provisions apply in respect to the Secondary Plan Area:
- a) The proponent's plan demonstrates how they will implement the policies of this Secondary Plan; and
 - b) Arrangements have been made satisfactory to the Municipality and the Regional Municipality of Durham for the proponent's contributions and dedications to required infrastructure referenced in this Secondary Plan.
- 8.2.5 Elements of the transportation and servicing network required for any part of the community, shall be in place and operative as necessary, coincident with urban development, in accordance with the provisions of this Secondary Plan.
- 8.2.6 The terms shall and required are used throughout this Plan to indicate items that must be provided. Where the Municipality determines it is not possible to provide such an item, it may waive the required provision of said item solely at its discretion.

9 Interpretation

9.1 Policies

- 9.1.1 This Secondary Plan refines and implements the policies of the Official Plan. Unless otherwise indicated, the policies of the Official Plan shall

continue to apply to this Secondary Plan Area. Where there is a conflict, this Plan shall prevail.

- 9.1.2 The land use boundaries shown on Map A to this Secondary Plan are approximate, except where they meet with existing roads, river valleys or other clearly defined physical features. Where the general intent of this Secondary Plan is maintained to the satisfaction of the Municipality, minor boundary adjustments will not require an amendment to this Secondary Plan.