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Public Meeting

An Application by Lindvest properties (Clarington) Ltd. to Create a Common Elements Plan of Condominium at Aldridge Lane, Newcastle

File Number: C-C-2018-0009 Cross Reference Number: SPA2016-0017

Address: Aldridge Lane, Newcastle, off of Donald Powell Crescent

On December 3, 2018, Lindvest Properties (Clarington) Ltd. submitted an application for a common elements Draft Plan of Condominium off of Donald Powell Crescent in Newcastle. The physical design of the 37 townhouse units and the space around them was approved on May 29, 2018 through a site plan application. The site is currently under construction.

The application for the condominium deals with the tenure for the shared components of the site. No changes are being made to the physical design. The purpose of the Public Meeting is to provide a review of the application for the portion of the lands that will be under the condominium corporation.

The shared components of the site include:

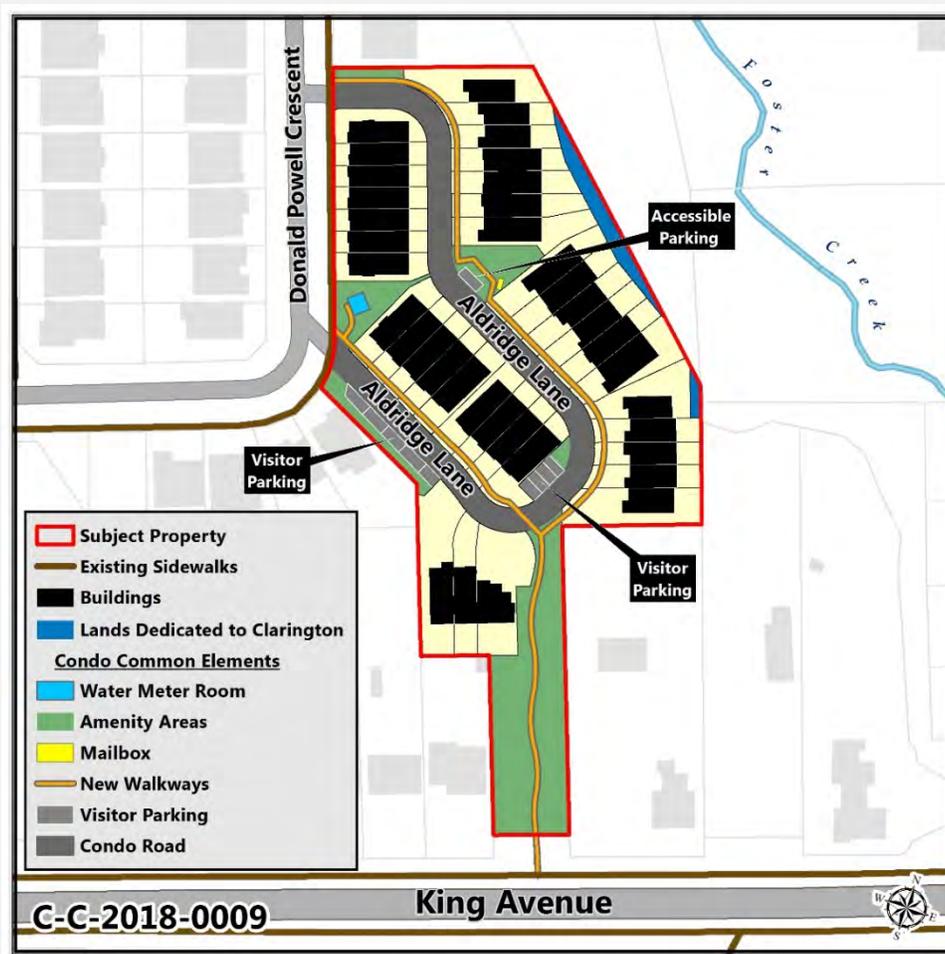
- the private laneway (Aldridge Lane), which would provide vehicle access to each unit
- ten surface parking spaces for visitor parking
- a walkway which connects pedestrians from Donald Powell Crescent to King Avenue
- other common elements, such as landscaping, a community mail box and a metre room.

A separate application for Removal of Part Lot Control has been submitted to create the Parcels of Tied Lands (P.o.T.Ls) for each of the 37 townhouse lots which are not part of the condominium application.



As a condition of approval of the condominium, an easement will be required (in favour of the Municipality) over the pedestrian connection from the south access of Aldridge Lane off of Donald Powell Crescent to King Avenue. This will allow the public to use the pedestrian connection linking the broader subdivision to King Avenue, including the public transit stop along King Avenue.

The [Public Meeting](#) will be held on **Monday, May 13, 2019 at 7 pm** in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville.



Next steps: Provided there are no significant objections to the application during the public meeting, Staff will recommend that the Draft Plan of Condominium application be supported. If Council endorses this recommendation, the Director of Planning Services will have the authority to issue Draft Approval.

For more information on this application, please contact Nicole Zambri at 905-623-3379 Ext.2422 or nzambri@clarington.net.



New Applications

Hospice Site Plan Application

File Number: SPA2019-0007

Address: 1785 Cobble Dick Road

Durham Hospice-Clarington has submitted a Site Plan application to permit the construction of a 5 bed Hospice with the potential to expand to 10 beds in the future.

The 1,356 square metre 5 bed hospice will also include offices, common gathering spaces (kitchen/dining and great room), spiritual space, and counseling rooms.



Artist rendering of the proposed Hospice from Cobble Dick Road

Brief history of property or application: Official Plan and Zoning By-law Amendments (COPA2018-0001 & ZBA2018-0020) were approved in 2018.

For more information on this application, please contact Brandon Weiler at 905-623-3379 Ext. 2424 or bweiler@clarington.net.



In the News

Neighbourhood Character Study

Join us as we undertake a Neighbourhood Character Study in Bowmanville to look at how new development fits within three areas and what residents value about the character of these neighbourhoods.

**Walking Tours
Saturday, May 11, 2019**

Tour Bowmanville with us and help us better understand what resident's value about the character of the study areas.

- **Study Area 1** - 10 to 11 a.m.
Starts at 130 Scugog Street, Bowmanville
- **Study Area 2** – 1:30 to 2:30 p.m.
Starts at 26 Beech Avenue, Bowmanville
- **Study Area 3** – 10 to 11 a.m.
Starts at 52 Duke Street, Bowmanville

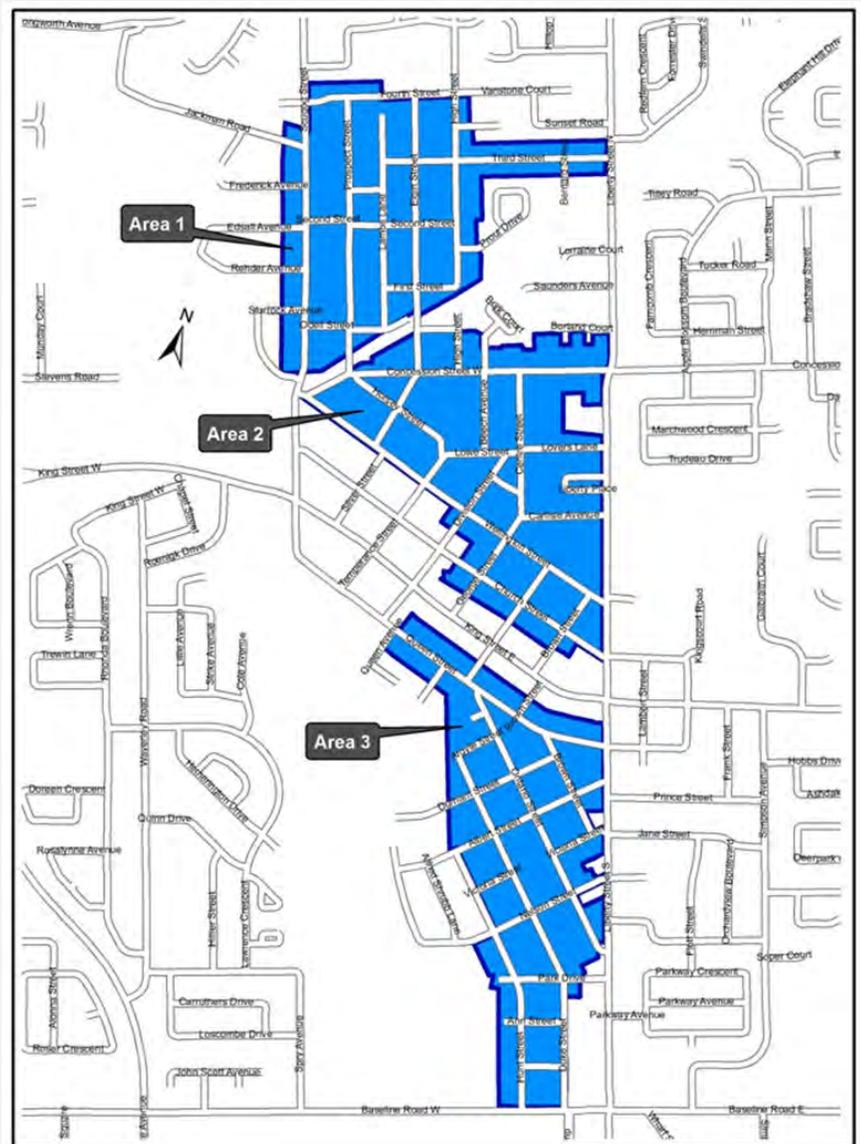
Tours begin at times and location listed above and will run rain or shine.

**Public Workshop
Thursday, May 30, 2019**

6:30 to 9 p.m., 26 Beech Avenue, Bowmanville

Interactive workshop to explore what character elements and qualities of the study areas are important to residents, and what key issues of development are a cause of concern.

Learn more at www.clarington.net/NCS





Bowmanville East Public Information Centre

On May 1, the Planning Services Department hosted the second Public Information Centre for the **Bowmanville East** Urban Centre Secondary Plan update. Over 30 people braved the dark and stormy night to come out and learn about the technical review for **Bowmanville East** and to share their ideas.



Here are the conclusions from the technical review:

- **Bowmanville East** contains a variety of land uses and building heights that has developed over many years. It also includes a large number of heritage buildings;
- In order to meet Provincial and Regional growth targets, greater height and density will be required for new development in **Bowmanville East**;
- Our parks and sidewalks need to be improved to meet the needs of the increased number of people that will be coming to the area;
- New growth must be sustainable and affordable;
- Public engagement is essential. So far we have heard that context-sensitive growth is a good idea, especially at the former Goodyear lands and around the hospital. New projects should look for ways to improve parking and manage traffic through the downtown. In addition, people want to see more connection to the Bowmanville and Soper Creeks.



- Throughout **Bowmanville East** there are several opportunities for redevelopment to take place over time. However, the three key project areas that will anchor redevelopment are:
 - The former Goodyear lands
 - The area around the future hospital expansion
 - The future downtown civic precinct



The information presented at the meeting will be posted on the Municipal website in the coming days:

www.Clarington.net/BowmanvilleEast

If you have any questions or would like to share your ideas, please contact Paul Wirch or Carlos Salazar at BowmanvilleEast@clarington.net.