

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 a 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, as the Urban Design Guidelines 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 the community vision of the Urban Design Guidelines 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.
- 16.7.3.5 The permitted dwelling types shall be an apartment building or a mixed use building.
- 16.7.3.6 Retail, office and/or service commercial uses are required on the first floor of any mixed use building located at the Prominent Intersection in accordance with section 10.6.7 of the Official Plan.
- 16.7.3.7 Building heights shall be a minimum of 5 storeys and have a maximum of 6 storeys.
- 16.7.3.8 Development on lands designated High Density Residential/Mixed Use Local Corridor shall have a minimum net density of 40 units per net hectare.
- 16.7.3.9 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.

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.

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 3 storey 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.

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.

16.7.5.2 Development within the Medium Density Residential – Heritage land use designation shall be complimentary to the adjacent designated Heritage site.

16.7.5.3 A Heritage Impact Assessment including a view assessment shall be conducted prior to any development within the Medium Density Residential – Heritage designation to identify where new buildings can be located, along with their relative heights and massing required to conserve the elements identified in the National and local cultural heritage designations.

16.7.5.4 The Assessment 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.

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.

- 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 In areas designated Low Density Residential, a mix of dwelling types and tenure shall be provided including a mix of freehold units having frontage along a public right of way.
- 16.7.6.4 Building heights shall generally be a maximum of 3 storeys in height.
- 16.7.6.5 Notwithstanding 16.7.6.4 above, dwelling units may be developed with a maximum height of 4 storeys. The location of the 4 storey units shall be 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 retail, office and service commercial 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.

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 Public Roads identified in Block Master Plan Figure 1 are conceptual and the location and number of local roads required may be amended through the development

approvals process.

- 16.7.9.12 All roads and lanes shall be subject to comprehensive streetscape requirements including landscaping, that will provide a comfortable shaded environment for pedestrians.
- 16.7.9.13 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

- 16.7.9.14 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.
- 16.7.9.15 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

- 16.7.9.16 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.
- 16.7.9.17 New development and public realm improvements are required to use native plant species wherever possible, particularly along rights-of-way and pedestrian trails.
- 16.7.9.18 New development and public realm improvements shall only use native plantings within 30 metres of Environmental Protection Areas.
- 16.7.9.19 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

- 16.7.9.20 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.
- 16.7.9.21 Surface parking for developments in the High Density designation shall be located to the side or rear of the principal buildings. Surface parking and access for individual units within townhouse developments that front onto Concession Street East and/or Lambs Road shall be provided from the rear. In all instances appropriate landscaping and screening measures shall be provided.
- 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:
- 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 Emergency Access to and within development blocks shall be provided in keeping with the Clarington Emergency and Fire Services Development Design Guidelines and to the satisfaction of the Directors of Planning and Development Services and Fire and Emergency Services.

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 are encouraged to be developed as naturalized ponds, incorporating native planting, creating natural habitat for pollinator species, and enhancing biodiversity
- 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-away 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.
- 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.

16.7.11 Implementation and Interpretation

- 16.7.11.1 Development applications must address the sustainability objectives and policies of the Official Plan.
- 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 polices 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 polices in Special Policy Area F shall apply.
2. By including Block Master Plan Special Policy Area F Figure 1 to Chapter 16 Special Policy Areas immediately following Section 16.7.11.6 as shown on Exhibit "A" to this Amendment.
3. By amending Map A3 – Land Use Bowmanville Urban Area is as shown on Exhibit "B" to this Amendment.

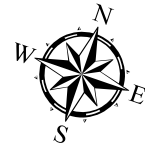
Exhibit 'A' to the Municipality Of Clarington Official Plan Amendment No. _____,
 Block Master Plan Special Study Area F.

BLOCK MASTER PLAN














**SPECIAL POLICY
 AREA F**

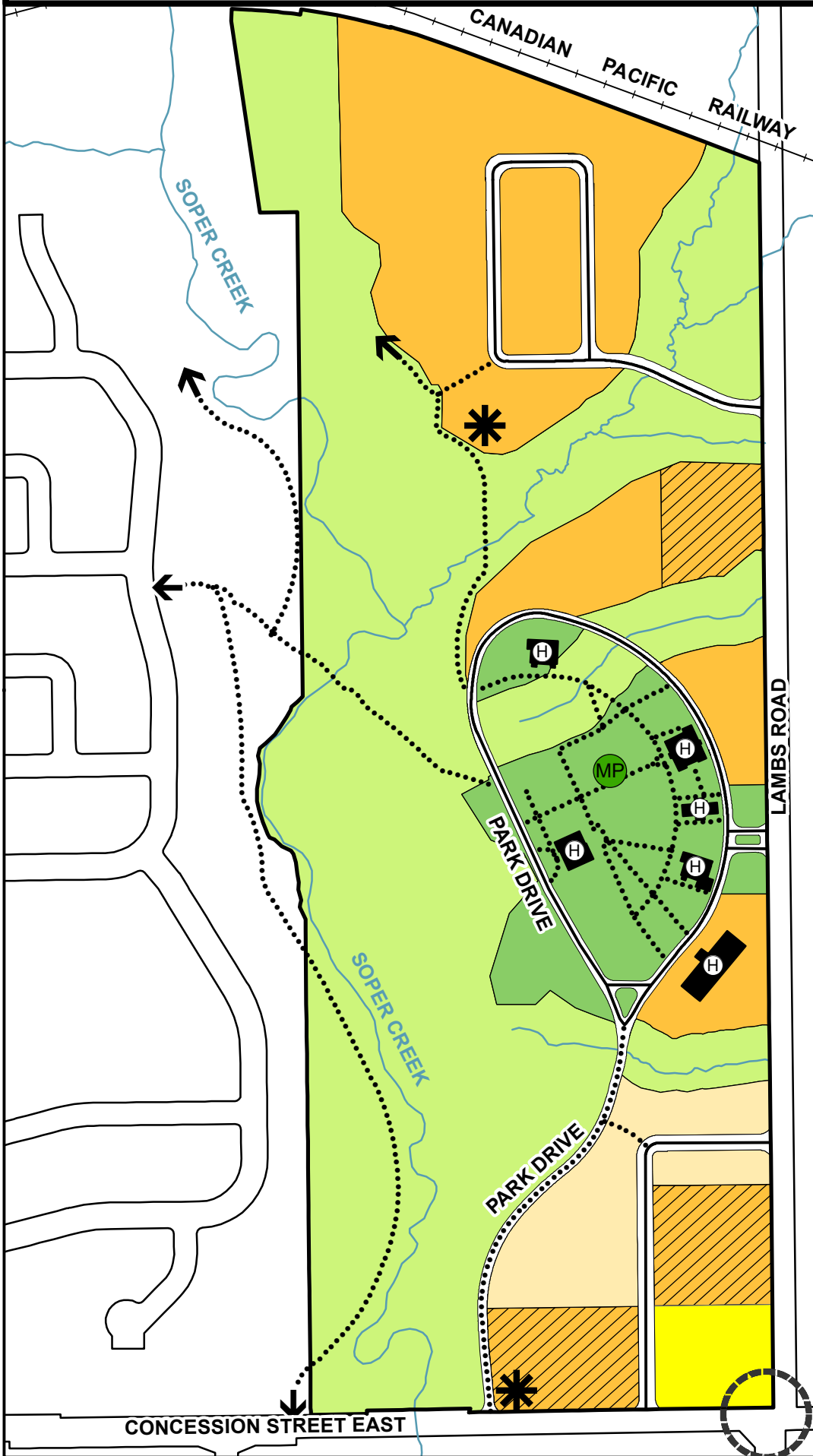
SEPTEMBER 2021

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
-  Prominent Intersection



**Exhibit 'B' to the Municipality Of Clarington Official Plan Amendment No. _____,
Map A3, Landuse, Bowmanville Urban Area**

