

**AMENDMENT NO.XX
TO THE CLARINGTON OFFICIAL PLAN**

PURPOSE: The purpose of this Amendment is to create a planning framework that will facilitate the development of a transit supportive, pedestrian friendly, mixed use corridor along Durham Highway 2 through Courtice.

This initiative complements the Official Plan principle of promoting a compact urban form with an emphasis on infill, redevelopment, higher densities and mix of uses. It also gives recognition to the directive in the Growth Plan for the Greater Golden Horseshoe to designate intensification corridors to achieve increased residential and employment densities that support and ensure the viability of existing and planned transit service levels.

LOCATION: This Amendment applies to an area that extends the full length of Durham Highway 2 through Courtice, from Townline Road in the west to the intersection of Highway 2 and Courtice Road in the east, and also includes a large parcel of mostly vacant land at the southeast quadrant of Durham Highway 2 and Trulls Road, currently designated Courtice Town Centre in the Official Plan. The subject lands are entirely within the Courtice urban area boundary.

BASIS: In 2001 a planning study was completed for parts of Durham Highway 2 through Courtice, but its recommendations were never adopted. Following the approval of the Growth Plan for the Greater Golden Horseshoe in 2006 and the completion of the Growing Durham Study by the Regional Municipality of Durham in 2008 to provide policy direction for the Region's Growth Plan conformity exercise, the Municipality of Clarington resurrected the initial planning study for Durham Highway 2 through Courtice by identifying it as a special project as part of the Municipality of Clarington's Official Plan Review process.

In 2009 a planning and urban design study was prepared for the lands described in this Secondary Plan. The purpose of the study was to develop a new vision for the redevelopment and intensification of the lands along this Regional corridor in response to recent Provincial and Regional directives towards intensification, mixed use and more compact development.

This Secondary Plan also intends to implement the recommendations of the Robinson/Tooley Creek and Black /Harmony/Farewell Creek Watershed Management Plans.

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This Amendment is based upon the study team's analysis and an extensive public consultation process which included a community visioning workshop in July 2009, a public workshop in February 2010, and two Public Open House events in June 2010 and June 2012.

ACTUAL

AMENDMENT: Unless otherwise indicated, in the Amendment, newly added text is shown with underlining, and deleted text is shown with a ~~strike-through~~.

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1. Existing Table 9-2, Housing Targets by Neighbourhoods is hereby amended as follows:

| Table 9-2 Housing Targets by Neighbourhoods | | | | | |
|--|---------------|-------------|---------------|------------------|-------------------|
| Urban Area Neighbourhoods | Housing Units | | | | |
| | Low | Medium | High | Intensification | Total |
| Courtice | | | | | |
| N1 Town Centre Courtice Main Street | 0 | 0 | 0250 | 200000 | 2000350 |
| N2 West Shopping District | | 0 | 0 | 350 | 350 |
| N3 Worden | 1175 | 75 | 0 | 400 50 | 43601300 |
| N4 Highland | 1225 | 100 | 0 | 75 50 | 44001375 |
| N5 Glenview | 550 | 535 | 0 | 50 25 | 44351100 |
| N6 Hancock | 850 | 100 | 0 | 25 | 975 |
| N7 Avondale | 825 | 200 | 0 | 275 50 | 43001075 |
| N8 Emily Stowe | 1475 | 275 | 0 | 550 75 | 23001825 |
| N9 Penfound | 1175 | 150 | 0 | 75 50 | 44001375 |
| N10 Darlington | 450 | 25 | 475 0 | 375 25 | 4025500 |
| N11 Bayview | 1150 | 300 | 125 | 50 | 1625 |
| N12 Farewell Heights* | - | - | - | - | 0 |
| TOTAL | 8875 | 1770 | 550125 | 2025-2400 | 4322013175 |
| Bowmanville | | | | | |
| N1 East Town Centre | 0 | 700 | 225 | 275 | 1200 |
| N2 West Town Centre | 0 | 350 | 1500 | 0 | 1850 |
| N3 Memorial | 975 | 0 | 250 | 350 | 1575 |
| N4 Central | 425 | 125 | 75 | 75 | 700 |
| N5 Vincent Massey | 1125 | 250 | 0 | 175 | 1550 |
| N6 Apple Blossom | 1300 | 225 | 0 | 125 | 1650 |
| N7 Elgin | 1025 | 200 | 50 | 150 | 1425 |
| N8 Fenwick | 1325 | 525 | 0 | 100 | 1950 |
| N9 Knox | 1350 | 300 | 175 | 125 | 1950 |
| N10 Northglen | 1500 | 525 | 100 | 50 | 2175 |
| N11 Brookhill | 950 | 550 | 0 | 75 | 1575 |
| N12 Darlington Green | 675 | 375 | 125 | 125 | 1300 |
| N13 Westvale | 900 | 425 | 500 | 75 | 1900 |
| N14 Waverly | 1075 | 275 | 50 | 75 | 1475 |
| N15 Port Darlington | 275 | 500 | 425 | 25 | 1225 |
| TOTAL | 12900 | 5325 | 3475 | 1800 | 23500 |
| Newcastle Village | | | | | |
| N1 Village Centre | 0 | 100 | 50 | 75 | 225 |
| N2 Graham | 1075 | 100 | 0 | 100 | 1275 |
| N3 Foster | 1575 | 300 | 0 | 125 | 2000 |
| N4 Port of Newcastle | 500 | 325 | 250 | 0 | 1075 |
| N5 North Village | 1050 | 250 | 0 | 50 | 1350 |
| N6 Wilmot | 960 | 0 | 0 | 0 | 960 |
| TOTAL | 5160 | 1075 | 300 | 350 | 6885 |

* Potential housing units for Farewell Heights Neighbourhood subject to the provisions of Special Policy Area No. 5 (see Section 17.6)

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2. The existing heading of Section 10 is hereby amended as follows:

Town, Village And Neighbourhood Centres, Corridors And Commercial Uses.

3. By including a new policy under Section 10.1 as follows:

“10.1.5 To develop Corridors that will strengthen the connections between Town or Village Centres, while maintaining the character and function of Town or Village Centres and adjacent established neighbourhoods.”

4. By including a new policy under Section 10.2 as follows:

“10.2.7 To encourage the development of identified Corridors through residential intensification, mixed-use development and the promotion of transit supportive development.”

5. The existing Section 10.3.1 is amended hereby as follows:

“10.3.1 Town and Village Centres, Neighbourhood Centres, Highway Commercial Districts, ~~the Courtice West Shopping District~~, Corridors and the Port of Newcastle Harbourfront Centre are shown on Map A, with population allocations indicated on Map E H1;

6. The existing Section 10.3.2 is amended hereby as follows:

“10.3.2 No new Town or Village Centre, ~~Shopping District or~~ Highway Commercial District or Corridor or expansion to any of these Centres, ~~or Districts~~ or Corridors shall be permitted unless approved as part of the comprehensive review of the Official Plan. It is the Municipality’s policy to seek additional development and intensification of the Bowmanville East and West Town Centres and the Courtice Main Street prior to consideration of the expansion of existing Centres or Districts or designating new Centres or Districts. Notwithstanding the above, new Neighbourhood Centres may be designated through a neighbourhood planning process.”

7. Existing Section 10.5 is amended as follows:

“10.5 Corridors

10.5.1 Corridors form the main linkages between Town or Villages Centres. New and redevelopments within identified Corridors shall fulfill the policy objectives for intensification, mixed-use development and pedestrian and transit supportive development.

10.5.2 Density and built form within Corridors will be balanced with local character and scale to create a compatible and attractive built form and functional places with a distinctive community image.

10.5.3 The development or redevelopment of Corridors will acknowledge the protection and enhancement of key natural heritage features and sensitively integrate them with new development, streetscaping and signage.

10.5.4 Corridors will be developed or redeveloped to accommodate a range of higher density residential uses, complemented by compatible retail, service and institutional uses.

10.5.5 Corridors will be designed to accommodate public transit and a range of alternative transportation modes, having the pedestrian as a first priority.

10.5.6 The Courtice Main Street area is a Corridor and shall be developed or redeveloped in accordance with the policies contained in the Courtice Main Street Secondary Plan.”

~~10.5 COURTICE WEST SHOPPING DISTRICT~~

~~10.5.1 The Courtice West Shopping District serves the surrounding urban areas through the provision of uses which complement the Courtice Town Centre including retail, service, office, residential, cultural, community and recreational uses.~~

~~10.5.2 In conjunction with the *adjacent* lands in the City of Oshawa, the Courtice West Shopping District shall be developed and function primarily as a shopping district serving portions of the Oshawa and Courtice urban areas.~~

~~10.5.3 Specific *development* policies and land uses shall be provided for in the Courtice West Shopping District Secondary Plan. All proposed *development* shall comply with the provisions of Section 10.4.6 c) to k).~~

8. Existing Section 16.8 (Special Policy Area F) is amended as follows:

16.8 SPECIAL POLICY AREA F
DELETED BY AMENDMENT XX

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- 16.8.1 ~~————~~ The lands identified as Special Policy Area F on Map A are predominantly ~~existing~~ residential dwellings situated on larger ~~lots~~. The Municipality recognizes the ~~redevelopment~~ potential of these lands and the desirability of creating a transit supportive ~~environment~~ along the Regional Transit Spine identified on Map B.
- 16.8.2 ~~————~~ Special Policy Area F is designated to provide for the ~~intensification~~ of land uses along the King Street corridor. The uses permitted in this designation include medium and high density residential housing, recreation, community facilities and ~~institutional uses~~. In addition, limited office ~~development~~ is permitted. It is the policy of this Plan not to permit strip retail areas along King Street outside of Town and Village Centres.
- 16.8.3 ~~————~~ Medium and high density residential uses shall be developed in accordance with the provisions of Section 9.4 of this Plan.
- 16.8.4 ~~————~~ The applicable urban design principles of Section 10.3.2 and the ~~site development~~ criteria of Section 10.3.7 apply to Special Policy Area F.

9. Existing Section 17.2 (Special Study Area No.1) is amended as follows:

17.2 SPECIAL STUDY AREA NO. 1
COURTICE TOWN CENTRE

17.2.1 The boundary of the Courtice Town Centre Special Study Area is delineated on Map A. These lands have been designated Special Study Area because they have been identified in background studies as having environmentally sensitive features. The precise limits of the lands to be designated Environmental Protection and Town Centre Commercial will be determined through further environmental studies and through existing and future planning applications.

~~Prior to any development, the Municipality shall prepare a secondary plan which provides detailed land uses and articulates the urban design principles for development of the Town Centre. In particular, the secondary plan shall address the long term evolution of the Courtice Town Centre as the centre of commercial, cultural, and community activity with a fully integrated array of land uses.~~

17.2.2 ~~————~~ Notwithstanding the above, the 6.4 hectare parcel of land at the south-east corner of King Street and Trulls Road (identified under Assessment Roll # 18-17-010-050-22700-0000) may be permitted to develop up to a maximum of 13,900 square metres of gross leasable floor space for ~~retail uses~~ prior to the completion and approval of a secondary plan provided:

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- a) ~~the proposal conforms to the urban design principles of Section 10.3.2 and *site development* criteria of Sections 10.3.7; and~~

~~the Municipality has completed and adopted an urban design plan for the Courtice Town Centre which addresses the distribution and integration of land uses, the siting and *massing* of buildings, the pedestrian *environment*, traffic circulation including the location of public or private streets, public transit and parking.~~

10. Existing Map A2, Land Use, Courtice Urban Area is amended, as depicted on Exhibit 'A' to this Amendment.
11. Existing Map H1, Neighbourhood Planning Units, Courtice Urban Area, is amended as depicted on Exhibit 'B' to this Amendment.
12. Existing Part VI, Section 3 "General Policies for Secondary Plans" is hereby amended as follows:

"3. Secondary Plans have been prepared for the following areas:

- a) Bowmanville East Town Centre;
- b) Bowmanville West Town Centre;
- c) Courtice Main Street; ~~West Shopping District~~;
- d) Newcastle Village Main Central Area;
- e) Port Darlington Neighbourhood;
- f) South-West Courtice;
- g) Clarington Energy Business Park;
- h) Brookhill Neighbourhood; and
- i) Clarington Technology Business Park."

13. Existing Part VI Secondary Plans is amended by deleting the 'Courtice West Shopping District Secondary Plan' in its entirety.
14. Existing Part VI Secondary Plans is amended by adding a new Secondary Plan to Part VI as follows: