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Public Meetings

The public meeting listed below is scheduled for **Tuesday, February 21, 2017, at 7:00 p.m.** during the Planning and Development Committee meeting.

Description: Develop a former School Block as a 50 Lot Subdivision

File Number: COPA 2017-0001; ZBA 2017-0001; S-C-2017-0001

Address: 90 Grady Drive, Newcastle

Applicant: Lindvest Properties (Clarington) Limited

Linvest Properties (Clarington) Limited has submitted applications to develop a block previously designated for an elementary school together with 13 approved single dwelling lots for a subdivision containing a total of 50 single detached dwelling lots in the Foster Neighbourhood.

The proposed amendment to the Clarington Official Plan would delete the school symbol from the subject lands. The proposed amendment to the Zoning By-law implements the Draft Plan of Subdivision.

A **Public Meeting** will be held on Tuesday, February 21, 2017 at 7pm in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville.

For more information on this application(s), please contact Mitch Morawetz, Planner at 905-623-3379 Ext. 2411 or mmorawetz@clarington.net





New Applications

Description: Proposed Addition to Parkview Lodge for Seniors in Newcastle

File Number: COPA 2017-0002 & ZBA 2017-0002

Address: 153 & 165 King Avenue East in Newcastle

Newcastle Lodge for Senior & Family Dwellings has submitted applications for Official Plan Amendment and Rezoning to permit a 6,763.2 m² (72,799 sq. ft.) six storey, 91-unit addition. The proposal will have a building along the King Avenue frontage that will be connected to the existing building situated at 165 King Avenue East.

The applications include a proposed amendment to the Clarington Official Plan and Newcastle Village Secondary Plan to increase the maximum height from 4 storeys to 6 storeys and to increase the Floor Space Index from 0.75 to 1.21. The official plan amendment application is consistent with the policies of the new Clarington Official Plan (OPA 107) adopted by Council on November 1, 2016. OPA 107 has not been approved by the Region of Durham at this time, therefore this proposal requires the official plan amendment application.



3D - Bird view

The applicants have also submitted a site specific Zoning By-law Amendment to allow the proposed mixed use building.



The proposal includes:

- Seniors apartments and limited commercial uses on the ground floor
- 91 residential units + 43 existing units
- Amenity space on first floor
- Underground parking

A **Public Meeting** will be held on April 3, 2017 at 7pm in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville.

For more information on this application(s), please contact Anne Ruth Porras, Senior Planner/Urban Designer at 905-623-3379 Ext. 2412 or ruthporras@clarington.net.

Project Description: **Telecommunications Tower**

File No.: SPA2017-0001

Property Address: 3062 Solina Road, Darlington; Lot 25, Concession 3, Former Township of Darlington

Fontur International on behalf of Signum Wireless submitted a site plan approval application for a 45 metre high monopole telecommunications tower near the future Highway 418.

For further information on this application please contact Bob Russell at 905-623-3379, Ext. 2421 or brussell@clarington.net

Recent Approvals

Project Description: **New LCBO to be built in Newcastle**

File No.: SPA 2016-0022

Property Address: 1036 Church Street and 91 King Avenue West, Newcastle

Site Plan approval has been given for the construction a 975 square metre (10,500 square feet) LCBO at the northwest corner of Church Street and Emily Street in downtown Newcastle.

The estimated construction value for this project will be \$1,170,000.

The new LCBO store provides a significant increase in floor area over the existing 390 square metre (4,200 square feet) store currently located on Beaver Street North.

A construction timetable is not yet available for this project.



Planning
eUpdate



View of the LCBO store as seen from Church Street



View of the LCBO store and parking lot as seen from King Avenue West.

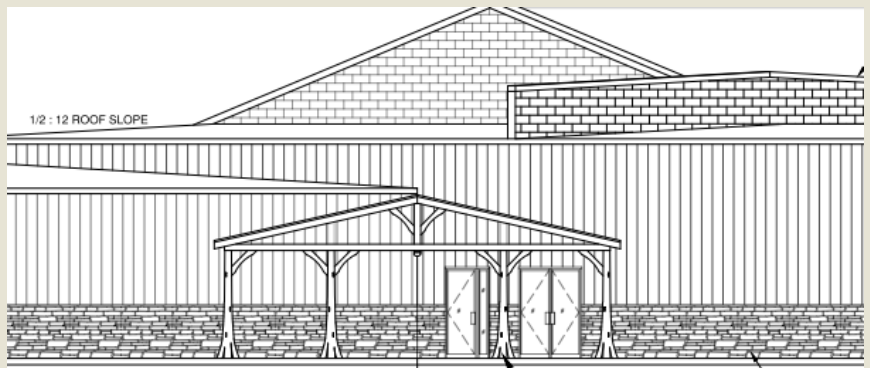
For more information on this application, please contact Paul Wirch at 905-623-3379 extension 2418 or pwirch@clarington.net.

Project Description: Addition to the Easthill Outdoors Retail Store

File No.: SPA2016-0023

Property Address: 4131 Highway 35/115, Clarington, ON

In September of 2016, Easthill Outdoors submitted an application for a Site Plan Amendment to permit an addition to the retail sporting goods store, as well as construct a large indoor gun range. The expansion totals 1,233 square metres. On January 24, 2017 the Site Plan was approved by Staff.





A building permit has already been issued for the foundation and construction has commenced. The proposed retail store and indoor gun range is expected to open just before the summer of 2017.

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

In the News

Clarington want to fast-track Waverley Road interchange improvements to increase safety, accessibility and pave the way for new economic investment

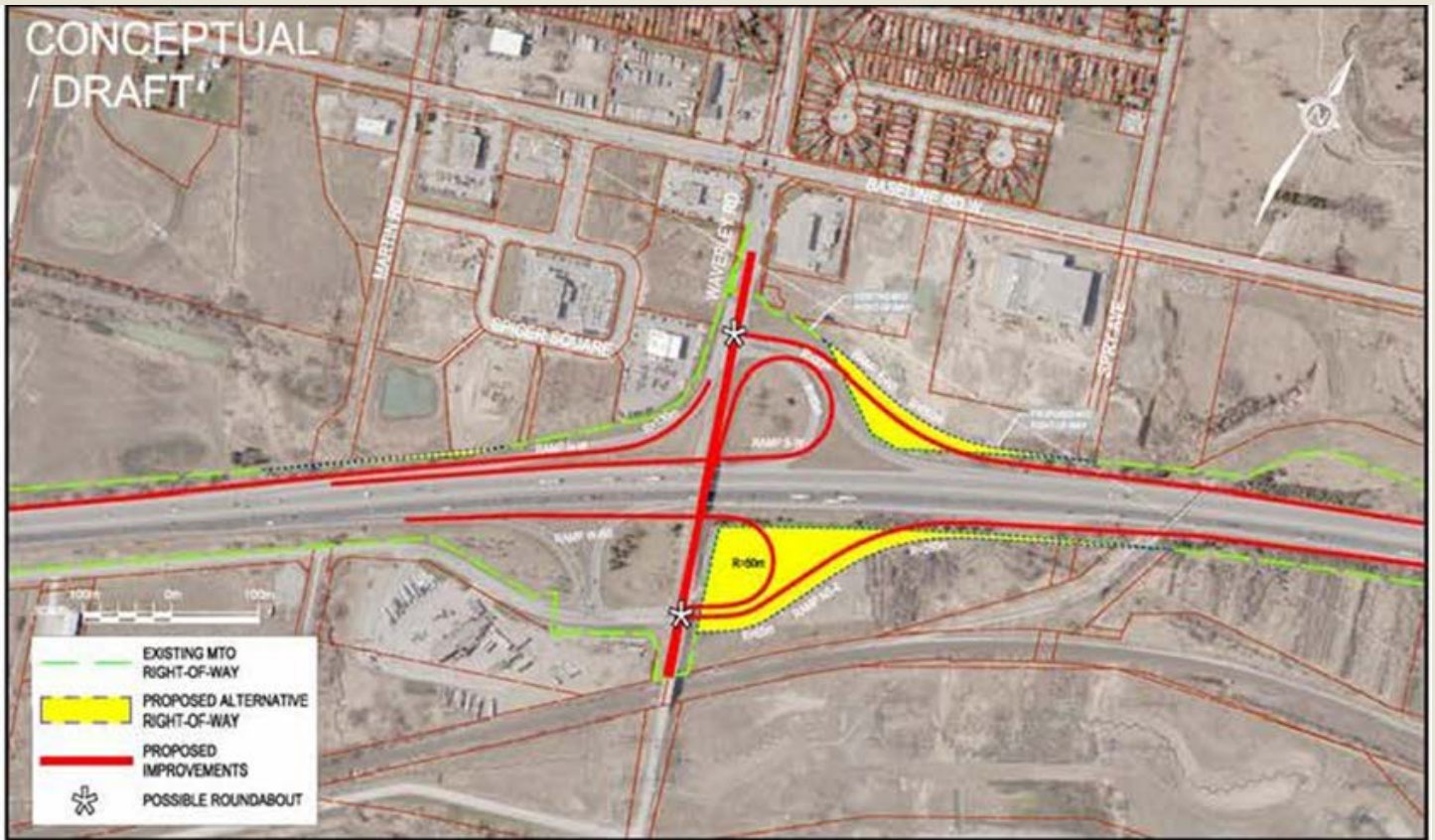
Clarington Council is asking the Ontario Ministry of Transportation (MTO) to fast-track planned improvements to the Waverley Road and Highway 401 interchange. The Municipality of Clarington is requesting that MTO includes the interchange improvements in its five-year plan, fourteen years ahead of schedule. Clarington is also willing to invest approximately \$2.5 million to expedite these improvements. Council approved sending the Ministry of Transportation a letter in support of the interchange upgrades at their meeting, February 6, 2017.

The letter is based on a staff report that outlines a comprehensive economic case in favour of these changes. The report states: "Improving the 401/Waverley Road interchange is a long standing priority for the community. It serves as a key artery into Bowmanville, the Municipality's largest urban centre, a centre that is experiencing and will experience tremendous growth." Reconstructing the interchange will also enhance public safety, ease traffic management and offer a congestion-free way to access Bowmanville. The improvements will also serve as a catalyst for future economic benefits and investment as outlined in a study undertaken by the Municipality.

SmartREIT, who is looking to build an outlet mall at the site of the vacant RONA property, just west of the Waverley Road interchange. Two other large projects will benefit from the interchange upgrades, a Comfort Inn Hotel currently under construction, as well as a Suncor-Petro Canada Service Station planned for the former location of the Fifth Wheel. These investments will result in approximately 1,500 new jobs.

The Municipality of Clarington needs to make its case and send the letter to the Ministry of Transportation quickly to be included in MTO's five-year budget plan. The MTO scheduled these improvements in its long-range forecast for 2031.

The cost-sharing arrangement is to fast-track these improvements, which will benefit our entire community. It is proposed that the cost be split three-ways with the Region of Durham, SmartReit, and the MTO funding the remainder of the project.



The funding for Clarington’s portion of the interchange project would come from the Municipality’s Strategic Capital Reserve Funds and would not have a direct impact on taxpayers. The interchange improvements will help further Council’s goals as outlined in its Strategic Plan, specifically to “enable safe, efficient traffic flow” and “facilitate the creation of jobs, attraction of new business and expansion of existing business.”

Clarington contracted a consulting firm to assist in analyzing the impact of the interchange improvements and the proposed outlet mall development. The analysis shows that these projects will serve as a catalyst for increased growth. According to the analysis the proposed outlet mall will be a tourism draw attracting visitors from across a wide geographic area to Clarington. These projects will also create jobs and optimize the use and investment in infrastructure, particularly highways and transit.



Applications are Open

Community Improvement Plans Review for Bowmanville, Newcastle & Orono

On January 24th, 2017 Planning Services partnered with Clarington Board of Trade (CBOT) to host a breakfast networking session. CBOT staff presented an overview and action plan for the Business Retention and Expansion (BR+E) Study completed in 2016 on the retail sector. Planning Services Staff presented an overview of the current Community Improvement Plans for the historic downtowns and outlined the review that is occurring in 2017.

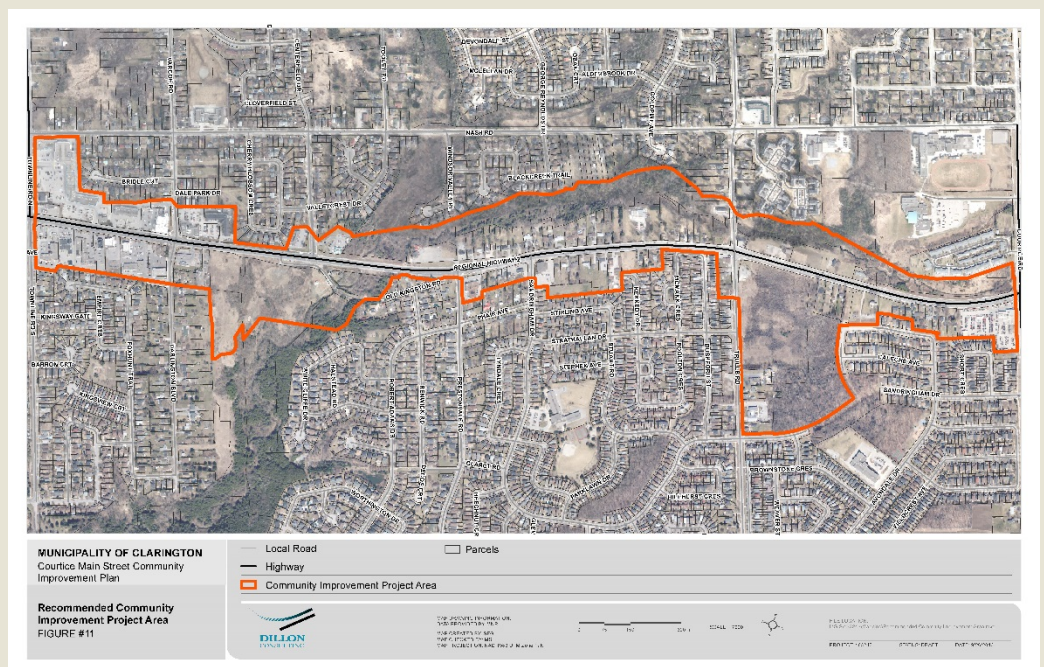
The focus of the Community Improvement Plans review will encompass:

- Accessibility
- Tenant Concerns and Incentives
- Upper Storey residential rehabilitation
- Vacant storefronts
- Boundary review
- Actions from BR + E
- Lessons from Courtice – Development Charge & Tax Increment Grants
- Other areas of concern identified within each community

The next step for the Review is a meeting of the 3 liaison groups to discuss how the Community Improvement Plans could be improved.

The CIP existing grants in the downtowns are available, descriptions and forms are available at <http://www.clarington.net/en/do-business/community-improvement-grants.asp>

Should you have any questions please contact Brandon Weiler at x 2424 bweiler@clarington.net





Did You Know?

In 2016, development application activity undertaken by the Planning Services Department, assisted by other Departments included the following:

- **61** preconsultation meetings held with applicants on pending projects to develop application submission requirements
- **3** new or revised draft plans of subdivision received proposing **373** housing units
- **8** Draft approvals for draft plans of subdivision or revisions to draft plans comprising **1122** housing units
- **4** Extensions to draft plan approval
- **8** Plans of subdivision registered for an additional **691** new housing units
- **1** new plan of condominium received for **66** units
- **4** official plan amendment applications received; **3** approved
- **24** zoning applications received; **30** approved
- **34** site plan applications received; **20** approved
- **75** minor variance applications received; **66** approved
- **21** reports to the Durham Land Division Committee
- **28** permanent sign permits approved
- **164** temporary sign permits approved
- **36** applications for in-house apartments received; **18** in-house apartments registered
- **15** Statutory Public Meetings held on development applications, plus 2 additional for the Official Plan Review and Community Improvement Project for Courtice Main Street

Summary

- o **865** new housing units and lots approved
- o **14,575** square feet of industrial space approved
- o **28,642** square feet of commercial space approved