

# White's Creek Residential Development

Township of Brock – Committee of the Whole  
'0' Mara Road, Beaverton

Part of Lot 13 and 14, Concession 6, Township of Brock, Reg. Mun. of Durham

Township File#: 16-2021-PL  
Region File# S-B-2021-01:  
January 15, 2024



# CONTEXT



- ① **Marydel Homes Subdivision**
- ② **Beaverton Public School**
- ③ **Beaverton-Thorah Community Centre Arena**
- ④ **Downtown Beaverton**
- ⑤ **CN Rail Corridor**

# SUBJECT SITE



- '0' Mara Rd.
- Area: 25.2ha (62.3ac);
- Frontage: 320 m;
- Depth: Approx. 570 m;
- '0' Mara Rd. is currently used for agricultural purposes;
- Marydel Homes Subdivision to the west.

# PLANNING POLICY CONTEXT



- Greenbelt Plan (2017): *Settlement Area*
- Durham Regional Official Plan (2017): *Living Areas*
- Township of Brock Official Plan (2018):
  - *Residential Area*
  - *Within the Built Boundary*
- *Residential Areas* permit single-detached dwellings, semi-detached/linked dwellings, duplexes, and townhouses
- Township of Brock Zoning By-law #287-78-PL:
  - *D – Development* and *EP – Environmental Protection*
  - Amendment required to implement appropriate zoning

# PROPOSED DEVELOPMENT



- Zoning By-law Amendment and Draft Plan of Subdivision applications
- Third submission made in September 2023
- 408-lot residential development
  - 306 single-detached lots with frontages of 10.0m and 11.0m
  - 102 street townhouses with frontages of 6.1m
- 4.05-hectare Environmental Protection block
- 1.18-hectare public park
- Extensions of Foster Hewitt Street and McCaskell Street and new local road connection to Mara Road
- One servicing block to connect to the existing stormwater management pond
- New public trail and trailhead parking area

# REVISIONS TO PROPOSED DEVELOPMENT

- Unit count decreased from 426 to 408 units
- 9.1m (30') lots no longer proposed
- Public trail proposed at no cost to the Township
- Trailhead parking area added
- Walkways added to connect to trail and as extension of Street A
- Cul-de-sacs removed adjacent to Mara Road
- EPA block increased in size
- Park block increased in size with additional frontage along Foster Hewitt Street

# CONCEPTUAL MODELS



11.0m (36')  
Frontage



11.0m (36')  
Frontage



6.1m (20')  
Townhouses

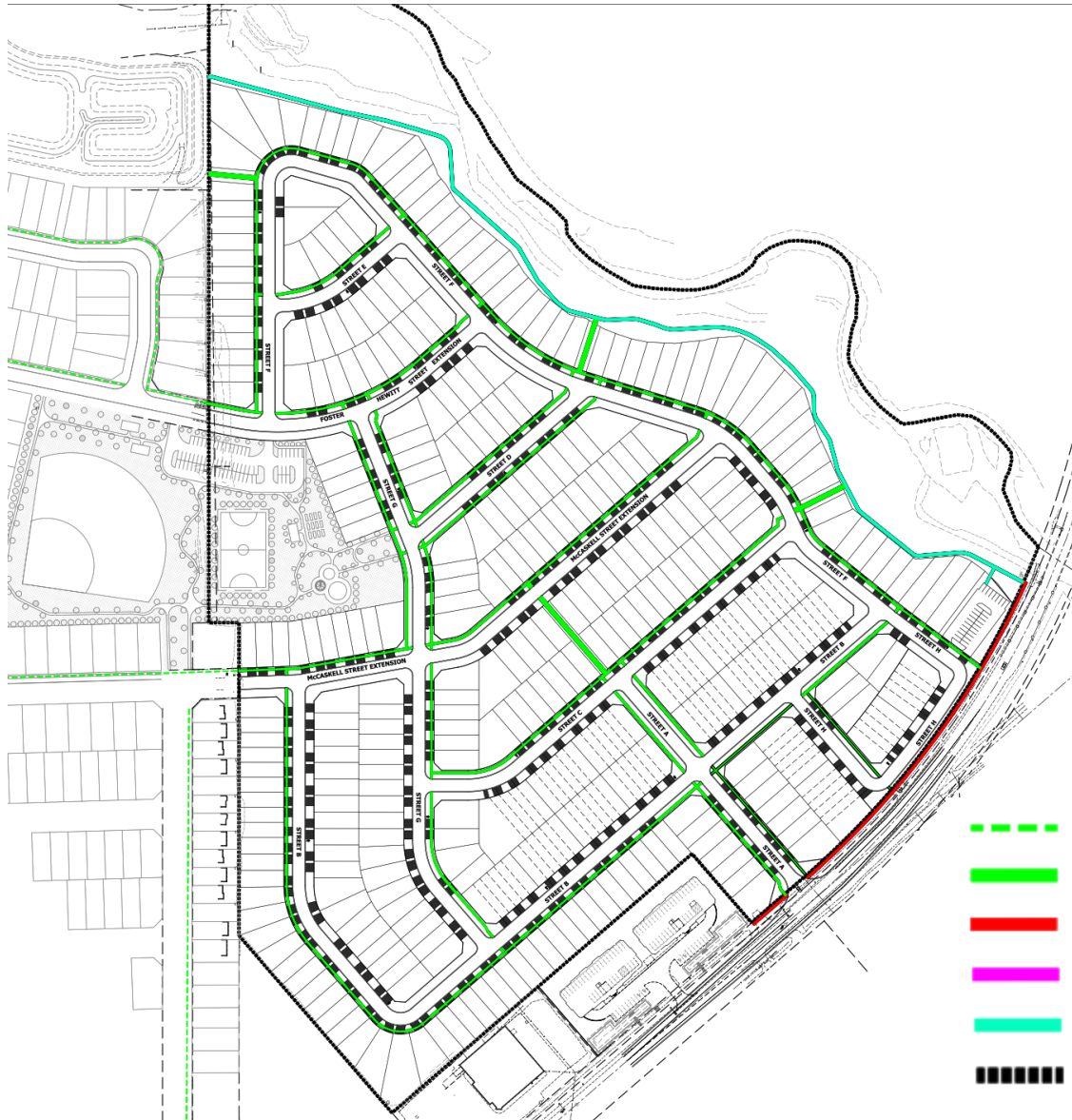
# MARA ROAD STREETScape



- Mara Road is “Gateway”
- Sidewalks provided on Mara Road
- Trees proposed adjacent to trailhead parking lot and on Street H
- “Entry” sign with masonry wall/pillars and wood fence



# ACTIVE TRANSPORTATION






- Sidewalks provided on each street with sidewalks on both sides along main pedestrian routes
  - Connections to Marydel Subdivision and Mara Road
- Connections to new trail, stormwater management pond and Mara Road
- Public trail

- EXTERNAL EXISTING SIDEWALK
- PROPOSED INTERNAL SIDEWALK
- PROPOSED EXTERNAL SIDEWALK
- BICYCLE LANES
- RECREATIONAL TRAIL (GRAVEL SURFACE)
- SUBJECT SITE PROPERTY BOUNDARY

# PARKING



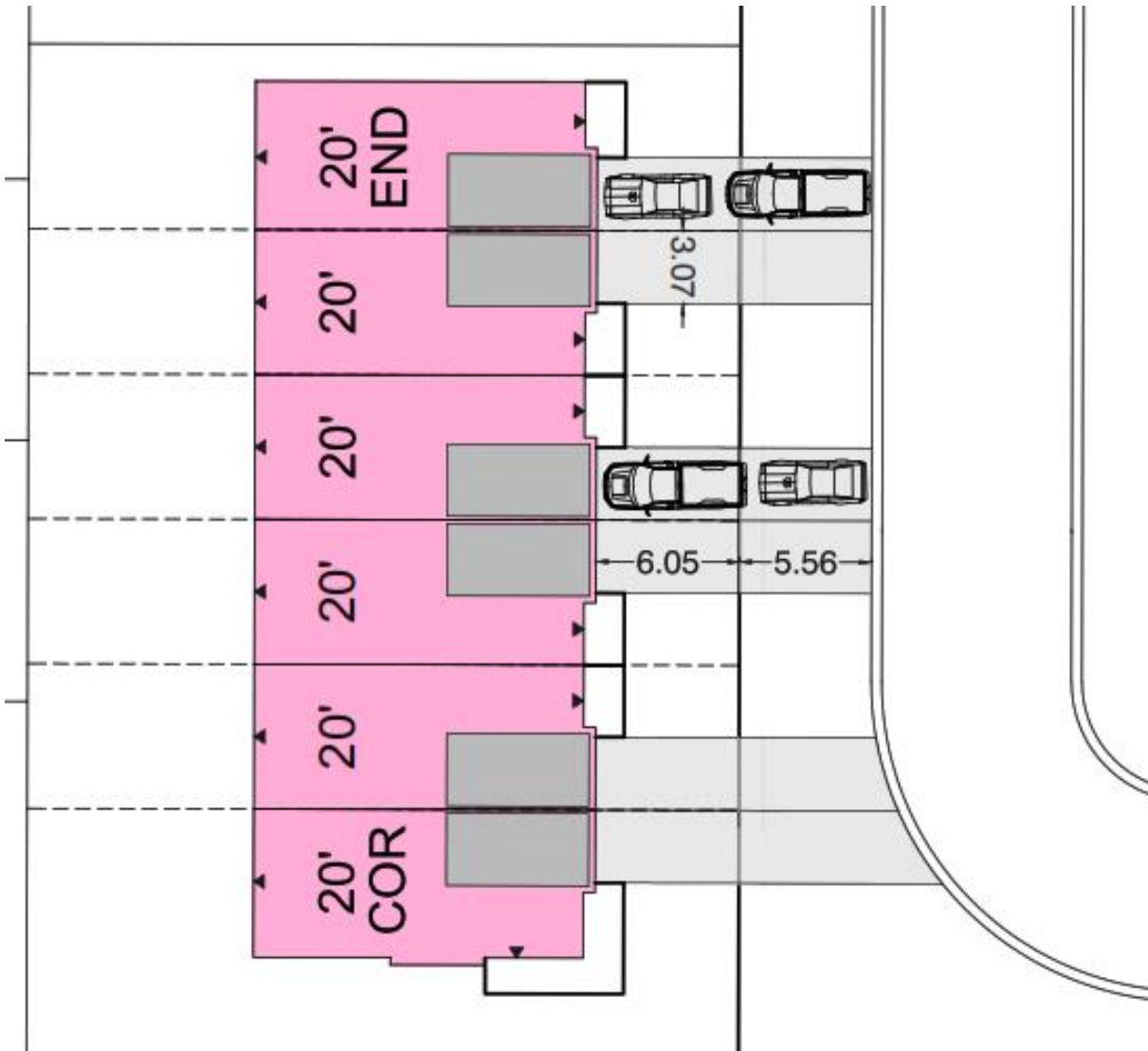
- Single-Detached lots have minimum 3 parking spaces for residents and visitors
  - Maintains maximum 55% lot frontage for parking area
- 200+ temporary parking spaces available on-street and in trailhead parking lot

	ON-STREET PARKING STALL (5.5m x 2.5m)
	SUBJECT SITE PROPERTY BOUNDARY
	TRAILHEAD PARKING LOT

ON-STREET VISITOR PARKING SUPPLY	181 SPACES
TRAILHEAD VISITOR PARKING SUPPLY	28 SPACES
<b>TOTAL VISITOR PARKING SUPPLY</b>	<b>209 SPACES</b>

# TOWNHOUSE PARKING



- Townhouses have 2 parking spaces on each lot plus additional parking area on driveway
- Relief from Zoning By-law requirement of 2 resident parking spaces and 0.5 visitor parking spaces required
  - To comply requires minimum lot frontage of 9.8m or garage setback 11.4m from front lot line
- Townhouses located on one side of roads
- Sufficient temporary visitor parking provided on-street and in trailhead parking lot

# REQUIRED APPROVALS

- Draft Plan of Subdivision
  - Durham Region Approval Authority
  - Conditions of Approval provided by LSRCA, CN Rail, and Durham Works
  - Support Draft Conditions of Approval prepared by Township staff
- Zoning By-law Amendment
  - Township of Brock
  - Support Draft Zoning By-law prepared by Township staff

# CONCLUSION

- Thank you!
- Questions?