

# White's Creek Residential Development

Township of Brock – Public Information Meeting

'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 24, 2022



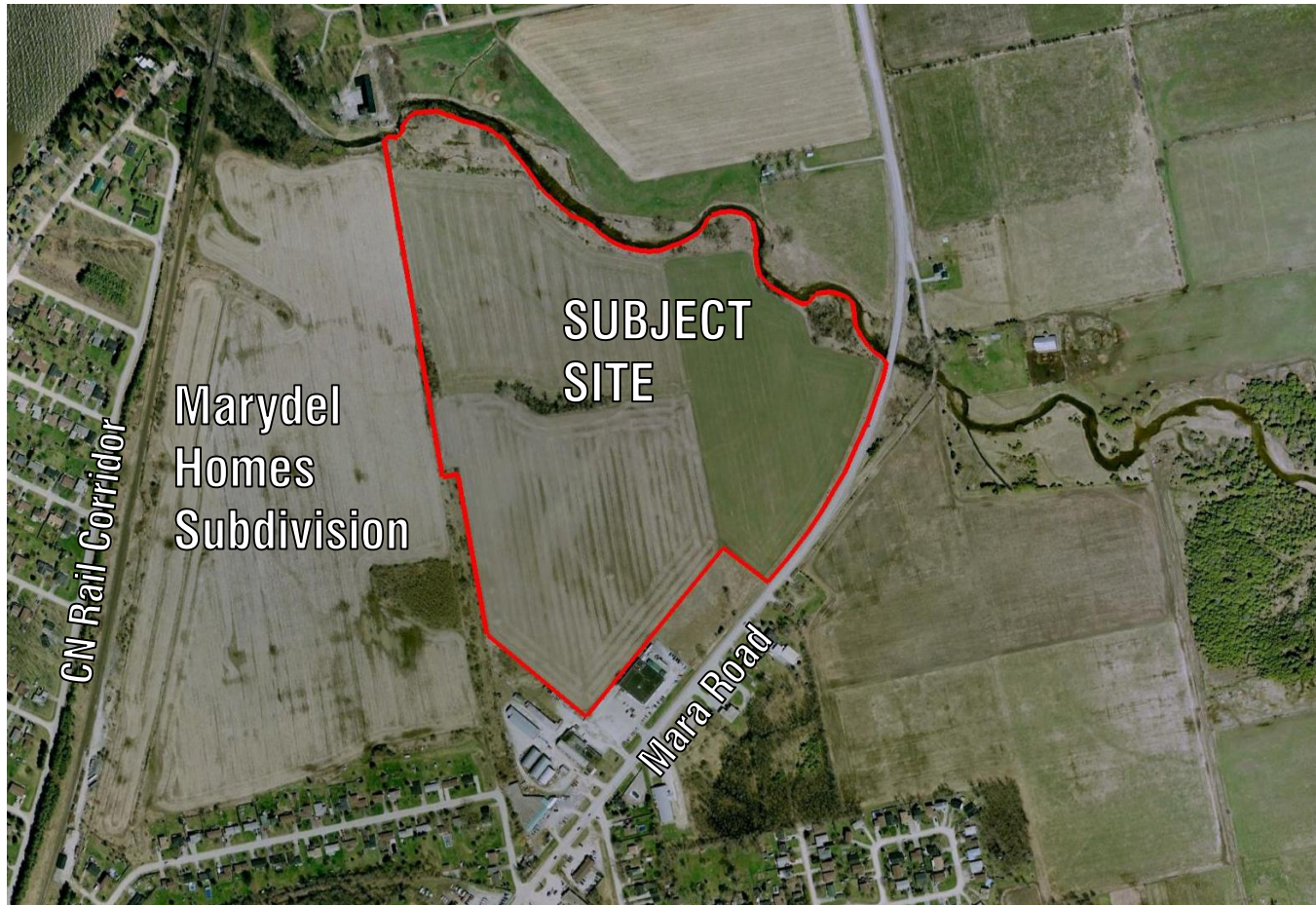
# CONTEXT



- 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.



# SUBJECT SITE



①



②

① Looking North from Mara Road

② Looking East from Mara Road

③ South From the Subject Site on Mara Road

④ Looking West at the subject site from Mara Road



③



④



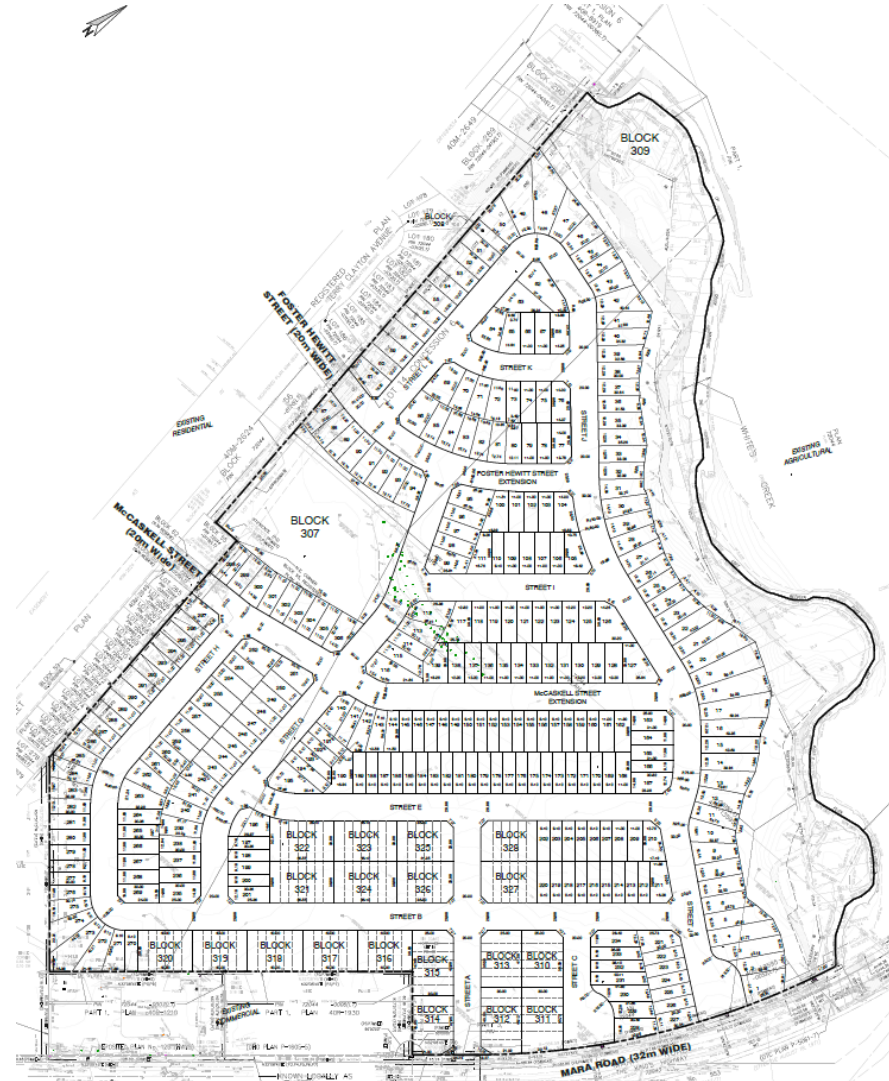
# PLANNING POLICY CONTEXT



- Greenbelt Plan (2017): *Settlement Area*
- Durham Regional Official Plan (2017): *Living Areas*
- Township of Brock Official Plan (2018):
  - *Residential Area*
  - Within the *Built Boundary*
  - Within the *Intake Protection Zone #2*
- *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 to permit a 426-lot residential development
  - Three Hundred and Six (306) single-detached lots with frontages of 9.1m, 11.0m and 12.2m
  - One Hundred and Twenty (120) Freehold Townhouses with frontages of 6.1m
  - 3.97-hectare Environmental Protection block
  - 1.1-hectare public park
  - Extensions of Foster Hewitt Street and McCaskell Street
  - One new local road connection to Mara Road
  - One servicing block to connect to the existing stormwater management pond



Description	Lot / Block No.	Residential Units	Area (ha.)
<b>Single Detached Residential</b>			
Minimum Lot Width 12.2m	1-61, 95, 99, 104, 105, 112, 116, 117, 124-130, 137-140, 167, 195, 196, 235, 251-256, 269, 298-300	93	4.32
Minimum Lot Width 11m	62-94, 96-98, 100-103, 106-109, 113-115, 118-123, 131-136, 161-165, 168, 201, 207-211, 221, 227-230, 236-250, 257-268, 279-297, 301-306	128	4.66
Minimum Lot Width 9.1m	110, 111, 141-160, 166, 169-194, 197-200, 202-206, 212-220, 222-226, 231-234, 270-278	85	2.55
<b>TOTAL SINGLE DETACHED</b>		<b>306</b>	<b>11.53</b>
Street Townhouse Lot Width 6.1m	310-328	120	2.45
<b>NET DEVELOPABLE TOTAL</b>		<b>426</b>	<b>13.97</b>
Natural Area Corridors			3.97
Parkland			1.10
Right of Way	Street 'A' - 'L', FOSTER HEWITT STREET EXTENSION, MCCASKELL STREET EXTENSION		6.33
Servicing Block	308		0.03
<b>TOTAL SITE AREA</b>			<b>25.39</b>



# CONCEPTUAL MODELS



9.1m (30')  
Frontage



12.0m (40')  
Frontage



11.0m (36')  
Frontage



11.0m (36')  
Frontage

# PROPOSED ZONING BY-LAW AMENDMENT



Regulations	R1* / R3** Zones	D Zone	Proposed R1-xx* Zone	Proposed R3-xx** Zone
Min. Lot Area	465 m <sup>2</sup>	n.a.	270 m <sup>2</sup>	i) 180 m <sup>2</sup> ii) 270 m <sup>2</sup> iii) 300 m <sup>2</sup>
Min. Lot Frontage	15.0 m	n.a.	9.0 m	i) 6.0 m ii) 9.0 m iii) 10.5 m
Min. Front Yard Setback	8.0 m	11.0 m	dwelling – 4.5 m garage – 6.0 m	dwelling – 4.5 m garage – 6.0 m
Min. Exterior Side Yard Setback	8.0 m	11.0 m	3.0 m	3.0 m
Min. Interior Side Yard Setback	(a)	(a)	1.2 m on one side; 0.6 m on the other	1.2 m
Min. Distance Between Buildings on Adjacent Lots	1.8 m	1.8 m	1.2 m	n.a.
Min. Rear Yard Setback	8.0 m	8.0 m	7.0 m	7.0 m
Max. Lot Coverage	40%	30%	50%	55%
Min. Party Wall Setback	n.a.	n.a.	n.a.	0.0 m
Max. Building Height	9.0 m	9.0 m	11.0 m	11.0 m
Max. Encroachment into Front or Exterior Side Yard for Unenclosed, Covered or Uncovered Porches	1.5 m	1.5 m	1.5 m	1.5 m
Max. Encroachment into Front or Exterior Side Yard for stairs	1.5 m	1.5 m	2.5 m	2.5 m
Minimum Distance Between an Attached Garage and Interior Side Lot Line	n.a.	n.a.	0.6 m	n.a.
Minimum Distance Between a Driveway and Intersection of Street Lines	n.a.	n.a.	7.5 m	6.5 m
Maximum no. of parking spaces per lot of which one (1) space must be provide within the attached garage	n.a.	n.a.	n.a.	2
Min. Sight Triangle	9.0 m	9.0 m	5.0 m	5.0 m

- Proposed *R1-XX – Residential Type No. 1 Zone* with exceptions for the single-detached dwellings;
- Proposed *R3-XX – Residential Type No. 3 Zone* with exceptions for the townhouse dwellings.



# ADDITIONAL SUPPORTING DOCUMENTS SUBMITTED

- Draft Zoning By-law Amendment
- Draft Plan of Subdivision
- Planning Rationale Report
- Boundary Survey
- Topographic Survey
- Functional Servicing and Stormwater Management Report
- Geotechnical Investigation
- Hydrogeologic Assessment & Water Balance
- Water Balance Assessment
- Environmental Noise Impact Study
- Environmental Impact Study
- White's Creek Fluvial Erosion Hazard Study
- Phase One Environmental Site
- Phase Two Environmental Site Assessment
- Stage 1 Archaeological Assessment
- Transportation Impact Study

QUESTIONS?