



Newcastle North Village Secondary Plan

Phase 2 Summary Report: Alternative Land Use Plans and Evaluation

August 2022



Acknowledgements

Land Acknowledgement

The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg known today as the Williams Treaties First Nations.

Our work on these lands acknowledges their resilience and their longstanding contributions to the area now known as the Municipality of Clarington.

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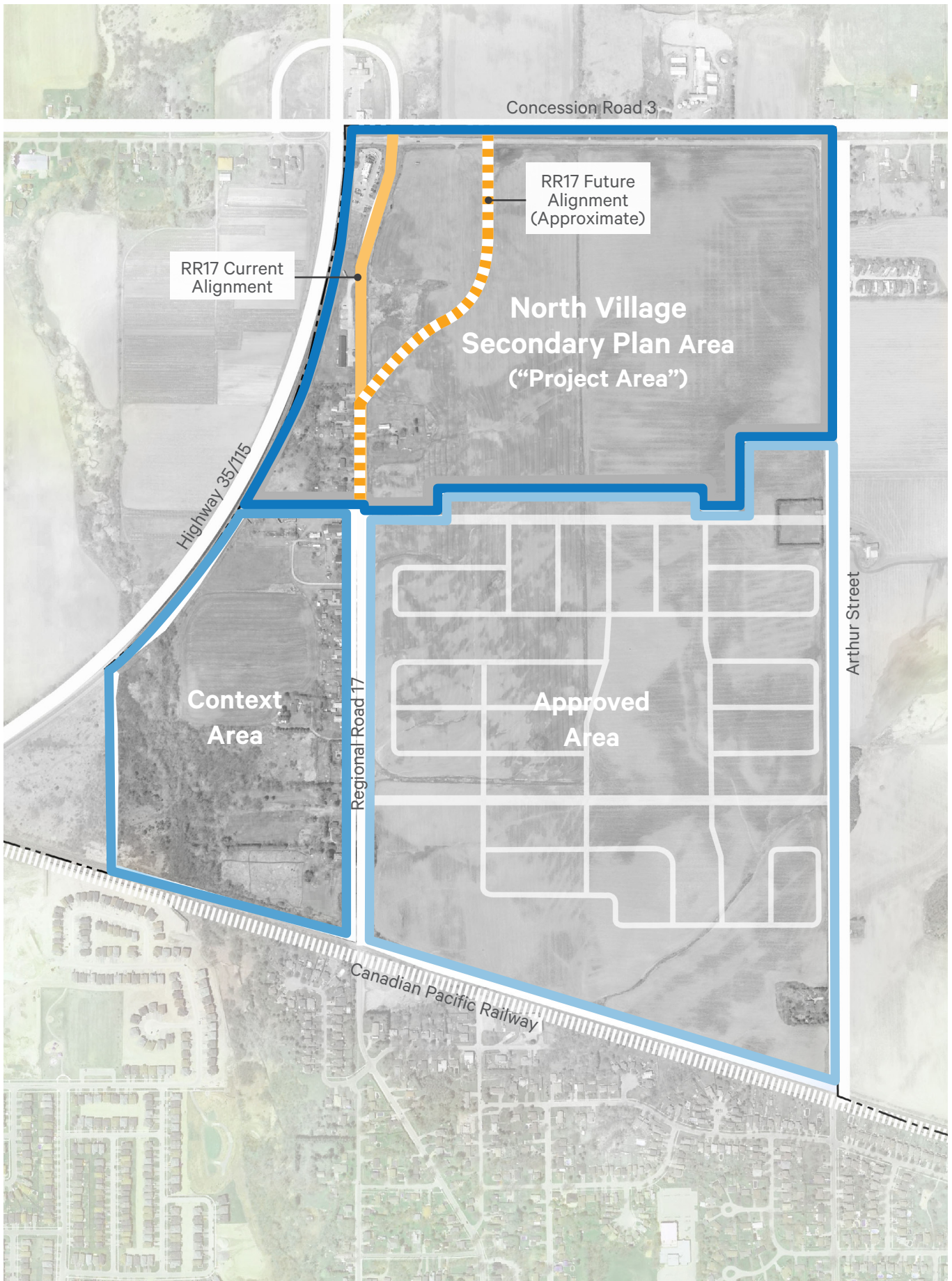
We appreciate all of the members of the community who took the time to ask questions and provide feedback on the materials presented at the Public Information Centres.

To learn more about the project, visit clarington.net/northvillage

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Appendix A - Land Budgets



1.0 Introduction

North Village is envisioned as a vibrant neighbourhood that is open to all, at all stages of their life. Walkable and welcoming, it reflects the rich spirit of the Newcastle community.

1.1 Background and Intent

A secondary plan is required to facilitate the development of North Village, a new neighbourhood in the community of Newcastle. The Durham Official Plan and Clarington Official Plan recognize that planning for new neighbourhoods should be done in a holistic manner, evaluating what infrastructure is required to support the planned uses and activities, and preparing a comprehensive planning policy framework to guide development and decision-making.

The purpose of the project is to create a secondary plan and zoning by-law that will guide the development of the Secondary Plan Area ('the Project Area') (**Figure 1**) in a manner that is consistent with the Municipality's guiding priorities of sustainability, affordable housing, community engagement, and urban design.

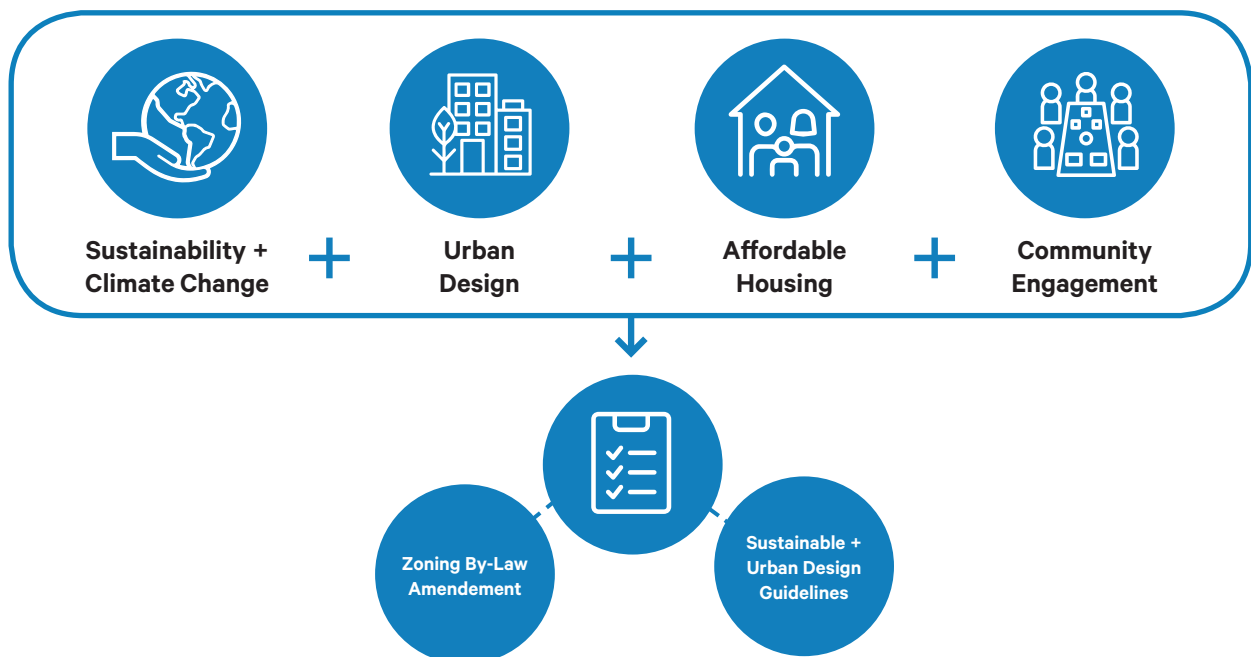
Much work and discussions with municipal and regional staff, landowners, and community residents have gone into shaping the vision for North Village. A picture of its character, sense of place, and quality of life is beginning to take shape.

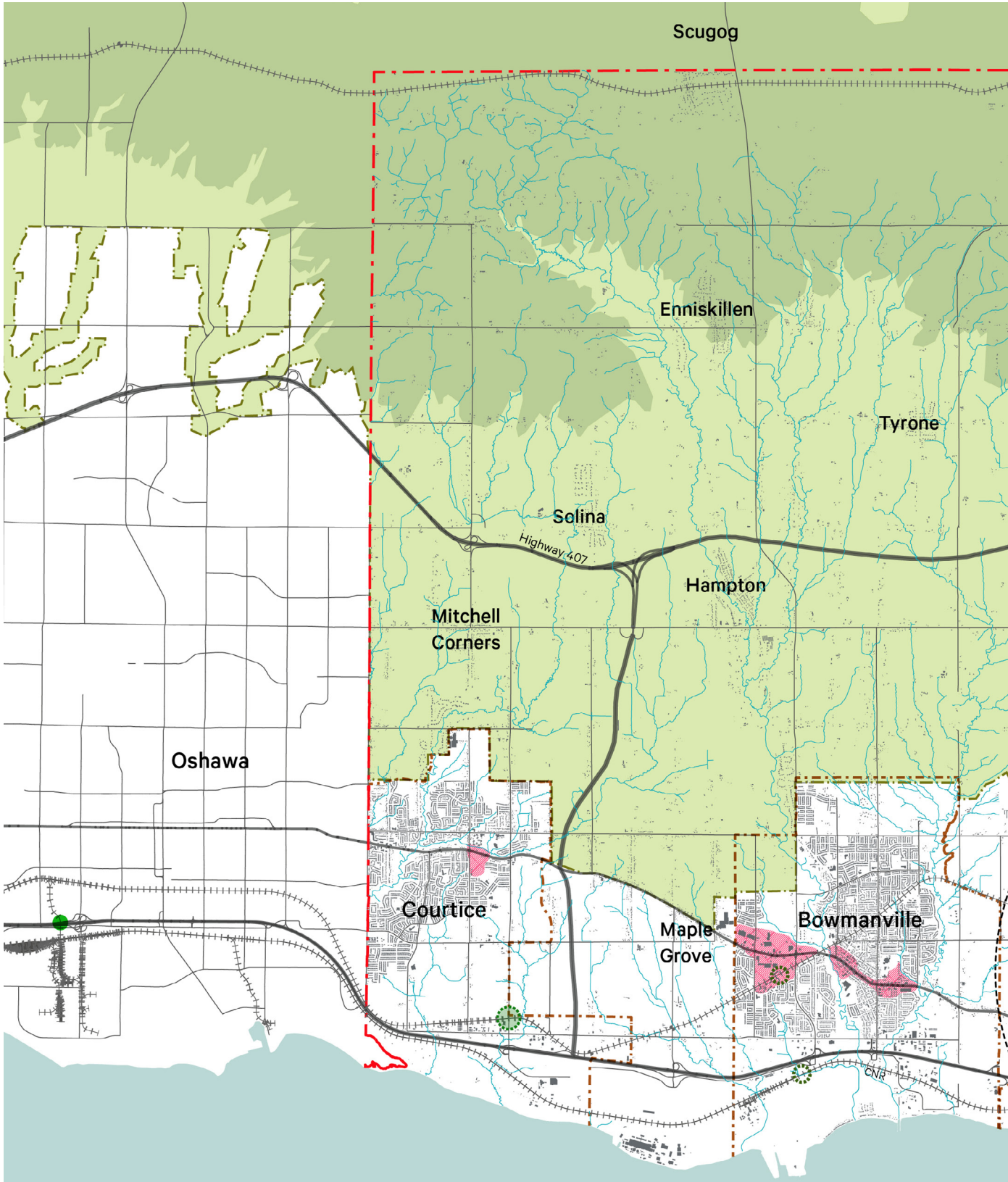
North Village is a neighbourhood that will be known for its great parks and walkable streets. A central square is the main gathering place, where seniors meet to play chess, and families check out a weekend pop-up. It is a neighbourhood that has something for everyone, with housing options for young parents, empty nesters, and retirees.

The North Village Secondary Plan ('NVSP') project sets the stage for this to become reality.

1.2 Purpose of this Document

This report provides a summary of the work completed in Phase 2 of the Project, including the preparation of three Alternative Land Use Plans and associated land budgets. These plans were presented to the public in June 2022. Evaluation criteria were developed to provide an objective basis for comparing the three Alternatives. The results of this evaluation are also included in this report.





NVSP Area
 Approved Area
 Context Area

Municipality of Clarington
 Urban Area Boundary
 Built Up Area
 Village Centre

Greenbelt Area Boundary
 Oak Ridges Moraine
 Protected Countryside
 Watercourses

Highway
 Railway
 Arterial Road
 GO Station (existing)
 GO Station (proposed)

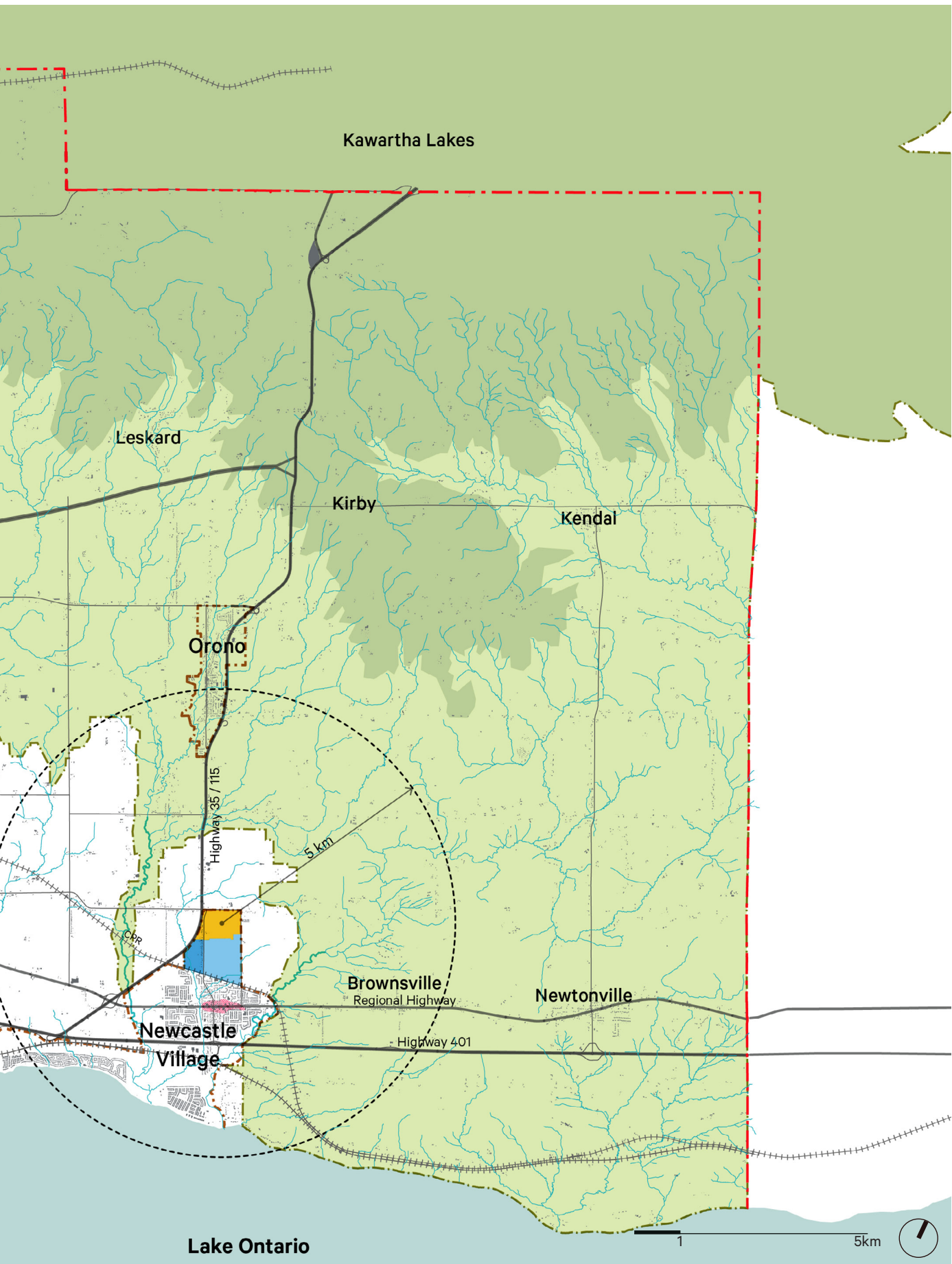


Figure 1 Clarington Context

1.3 Project Area

The Village of Newcastle is an urban settlement area centered on Durham Highway 2 (King Avenue) and Regional Road 17 (Mill Street). The Village of Newcastle is one of four urban areas that make up the Municipality of Clarington, the easternmost municipality in the Region of Durham (**Figure 2**). The Secondary Plan Area (the ‘Project Area’) is bounded by Concession Road 3 to the north, Arthur Street to the east, draft approved plans of subdivision to the south, and Highway 35/115 to the west.

This project will consider the relationship of the Project Area to areas immediately adjacent. The lands to the south of the Project Area include lands which have been draft approved for plans of subdivision, and are referred to as the ‘Approved Area’. Lands to the south and west of Regional Road 17 (‘RR17’) are referred to as the ‘Context Area’. These lands are not currently contemplated for development, but it is acknowledged that they may develop at some point in the future. Taken together, these three areas are referred to as the ‘Study Area’.



Welcome to Newcastle sign at Highway 35/1155 off-ramp

1.4 Guiding Priorities

In addition to the principles set out in the Clarington Official Plan, the Municipality has also established four Guiding Priorities for the North Village Secondary Plan, to be addressed through the site analysis, the development of alternative land use and transportation scenarios, and the refinement of the final Secondary Plan.

URBAN DESIGN

New neighborhoods will be designed to enhance the history and character of Clarington. Excellence in urban design will consider elements like building design, complete streets, views, park connectivity, sun and shadow impacts, and active transportation, as well as the integration of green infrastructure.

AFFORDABLE HOUSING

The Clarington Official Plan encourages a minimum of 30% of all new housing built in Urban Areas to be affordable. The NVSP will include strategies for contributing to the achievement of this target.

SUSTAINABILITY AND CLIMATE CHANGE

Clarington Council adopted a sustainable, ‘green lens’ approach to development, known as the Priority Green Development Framework. Sustainable development principles and practices will be incorporated into every part of the NVSP, and it will include measurable targets to move towards a net zero neighbourhood that is resilient to the impacts of climate change.

COMMUNITY ENGAGEMENT

The preparation of the NVSP will be supported by a thorough public engagement strategy and include a range of public consultation initiatives in order to share, consult, deliberate and collaborate with all stakeholders.

1.5 What is a Secondary Plan?

A secondary plan is a land use planning document that contains policies and maps to guide the future development or redevelopment of a particular area of the municipality, such as a neighbourhood or village centre. A secondary plan is used to locate land uses such as homes and businesses, new roads and trails, and neighbourhood amenities such as parks and schools. It also establishes key objectives for the area, including sustainable design principles and population density targets.

The objectives of the secondary planning process are outlined in Section 23.3 of the Clarington Official Plan, and are summarized on the right side of this page.

1.6 What is an Integrated EA?

The Secondary Plan is supported by an Environmental Assessment (EA) process in order to document the need and justification for new infrastructure network elements within the Secondary Plan area. New roads and stormwater management systems require an EA to be completed to the satisfaction of the Ontario Ministry of the Environment, Conservation, and Parks (MECP), before construction can proceed.

Under the Environmental Assessment Act, the Province has laid out certain steps that must be met for an EA to be deemed complete. Many of these steps, such as public engagement and evaluation of alternative designs, align with the planning process for a secondary plan. The Project Team is undertaking the EA for infrastructure in North Village as an integrated process to avoid duplication of effort and consolidate public engagement opportunities in a manner that optimizes time spent for public engagement events.

An EA monitoring report will be prepared towards the end of the project and submitted to the MECP for approval, along with all of the supporting technical studies. This will facilitate the development of the Project Area, along with all the required infrastructure.

PLANNING OBJECTIVES



Growth management objectives, including the minimum density target of 50 residents and jobs per hectares;



The provision of a diverse and compatible mix of land uses and housing types;



The design of a connected system of grid streets, an active transportation network, and connections to transit, community facilities, schools and parks;



Sustainable design standards for sites and buildings, including green infrastructure;



The protection and incorporation of natural heritage and hydrologically sensitive features;



Mitigation of potential land use conflicts associated with proximity to existing agricultural uses;



Opportunities to create visual interest through a varied built form, landscaping, and open space;



The location of significant public buildings on prominent sites with street frontage;



Principles of Crime Prevention Through Environmental Design (CPTED); and



Inclusive design that meets the needs of residents of a variety of ages, abilities, and income levels.



2.0 Phase 2 Engagement Activities

2.1 Engagement Overview

Community Engagement is one of the guiding priorities of the NVSP, and is crucial to the creation of a plan that is appropriate for its location and context in Newcastle, and that addresses the needs of current and future residents, as well as other stakeholders.

A steering committee was formed at the outset of the project, which includes representatives from the Municipality of Clarington, Durham Region, the North Village landowners group, and other key agencies. The steering committee provides oversight for the project, and is a key resource for local knowledge and technical information. Two steering committee meetings were held in Phase 2. Valuable insight was provided to inform the creation of the Alternative Land Use Plans and the Emerging Plan.

While there are currently only a small number of residents within the Study Area, one objective of the secondary planning project is to knit the new neighbourhood into the fabric of the existing Newcastle community. The Secondary Plan is also an opportunity to address needs identified by existing residents, such as services and amenities that are desired as part of a Neighbourhood Centre, in order to create a more complete Newcastle. Current residents are important stakeholders in this process.

The involvement of these stakeholders will ensure that a multitude of interests are represented and balanced within the planning framework. The engagement process takes place in three phases and is aligned with the technical work (**Figure 2**). Engagement activities include eight Steering Committee Meetings, five open house events (four Public Information Centres and one statutory Open House), online engagement throughout the project, and one statutory Public Meeting before Clarington Council.

2.2 Public Information Centre #3

The third Public Information Centre (PIC) was held in a virtual format using Zoom Webinars. It took place on June 8, 2022 from 6:30 pm to 8:00 pm.

A presentation was given by SvN Architects and Planners, containing the following information:

- Project Overview and Timeline
- Vision & Guiding Principles
- Baseline Parameters and Evaluation Framework for assessing the Alternative Land Use Plans
- Three Alternative Land Use Plans
- An update on the RR17 Environmental Assessment study, including alignment and cross section alternatives.

The presentation was followed by a moderated question-and answer period, where participants could submit questions in writing and a panel including Municipality of Clarington Staff and the Consultant Team responded.

Public feedback was received via the following methods:

During the public meeting:

- Virtual live polling to learn more about attendees, their priorities for Newcastle and North Village, and to get input on the draft vision and guiding principles;
- Moderated question and answer period;

After the public meeting

- Web survey available on the project website from June 15 to July 15; and,
- Personal correspondence to the Municipal Project Manager.

2.3 What We Heard: Key Themes

Between the live poll results, the participant questions, and the web survey results, the following emerged as key priorities for North Village:

- Participants value the “village” feel of Newcastle and the fact that most daily needs can be met locally. North Village should similarly be a complete community, with an assortment of retail & service uses that do not compete with the businesses on King Avenue.
- The school is a community priority and key civic feature for the neighbourhood, and it should be located near the Neighbourhood Centre.
- Participants like parks, trails, and walkable streets, and would like to see more of these. Elongated parks that also provide off-street active transportation opportunities are desired.
- Respondents preferred medium density residential areas to be more evenly distributed through the plan area rather than clustered in one location.

This feedback will inform the creation of an Emerging Land Use Plan which will form the basis of the Secondary Plan, Urban Design Guidelines, and Zoning By-law, as well as the other technical supporting documentation. The Emerging Land Use Plan will be presented to the public in a fourth PIC event in the fall of 2022.

3.0 Vision and Guiding Principles

North Village is a vibrant neighbourhood that is open to all, at all stages of their life. Walkable and welcoming, it reflects the rich spirit of the Newcastle Community.

The following principles form the core tenets of the North Village Secondary Plan. Together with the vision, these principles will guide decision-making as the Secondary Plan is prepared and implemented.



A LIVEABLE NEIGHBOURHOOD

- Provide a mix of housing options that are available to a wide range of ages, abilities, incomes, and household sizes.
- Provide an appropriate mix of uses, amenities, and services at the heart of the neighbourhood to encourage active, sociable lives and support a sense of well-being and connection.
- Provide a range of community facilities and co-locate these facilities where possible.



A CONNECTED NEIGHBOURHOOD

- Prioritize pedestrian mobility and comfort by designing a neighbourhood that is well connected internally and provides safe and walkable links to surrounding neighbourhoods.
- Design the movement network to safely and comfortably accommodate all modes of travel (pedestrians, cyclists, transit vehicles, loading and private vehicles).



A BEAUTIFUL & INVITING NEIGHBOURHOOD

- Design a variety of open spaces linked by a beautiful and functional public realm.
- Encourage a high standard of design.
- Utilize the existing topography to optimize views of the surrounding areas.



A RESILIENT NEIGHBOURHOOD

- Minimize contribution to climate change by incorporating green design principles related to energy, water, and waste at the building and neighbourhood scale.
- Where economically feasible, utilize materials from sustainable sources for construction and infrastructure projects, account for positive and negative life-cycle impacts of materials when assessing their contribution.
- Integrate indigenous and pollinator-friendly species into the development.
- Support resilience and future adaptability by designing homes and buildings to accommodate different uses and densities with diverse unit configurations.



A UNIQUE NEWCASTLE NEIGHBOURHOOD

- Foster a unique identity by celebrating the rural heritage of the area.
- Engage the Newcastle community in planning the future of North Village.



4.0 Baseline Parameters

The baseline parameters were developed to create a set of minimum requirements that all of the alternatives must meet. They are rooted in the Clarington Official Plan and the Priority Green Standard. The categories include:

1 DENSITY



- Internal neighbourhood: Minimum density 13 units per net hectare (upnh), heights 1-3 storeys, detached, semis, limited townhouses
- Edge of neighbourhood: Minimum density 19 upnh, heights 1-3 storeys, detached, semis, townhouses, limited apartments
- Locate more intensive development adjacent to arterials
- Must contribute to achievement of overall greenfield density target of 50 people jobs/ha (Growth Plan 2020 target)

2 HOUSING



- Variety of housing types for all ages including young singles and older adults
- Mixed use development encouraged in the Neighbourhood Centre
- A minimum of 1.5 ha of land to be conveyed to the Municipality for affordable housing
- Provide for additional dwelling units (ADUs) to create rental options

3 INTERNAL STREET NETWORK



- Preference given to grid street system recognizing topographic and environmental constraints
- Short to medium block lengths
- Cul-de-sacs are not permitted
- ROWs to include space for boulevards, street trees
- Minimize reverse lot frontages
- No private lanes in low density

4 REGIONAL ROAD 17



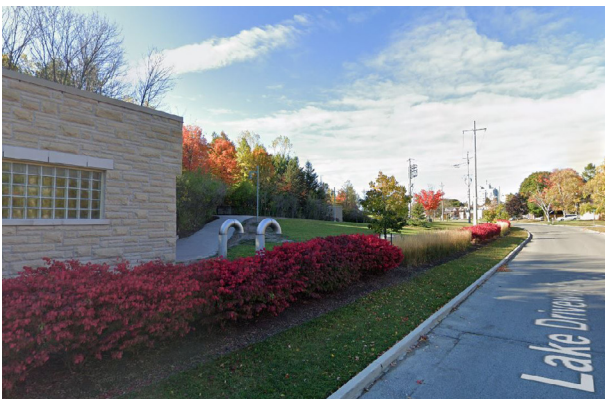
- Intersection spacing: 525 m for major intersections, some mid-block T-intersections permitted (for discussion)
- Cross section design will include a multi-use path (MUP)
- Provide connection to northwest corner of neighbourhood
- Maintain access for uses on existing RR17

5 CONCESSION ROAD 3 / ARTHUR STREET



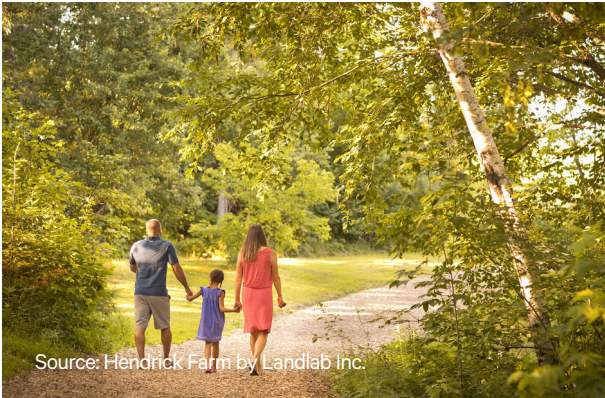
- Intersection spacing: 300 m for major intersections, some mid-block T-intersections permitted
- Driveways are not permitted on Type C arterials
- Concession Road 3 will continue to accommodate agricultural vehicles

6 WATER RESERVOIR



- Location has been finalized – Regional EA is complete and design in ongoing
- Driveway access off Arthur Street
- Reservoir to be framed by the rear of residential lots
- Site security to ensure safety of water supply

7 PARKLAND



- The Municipality's overall per capita parkland standard is 1.8 hectares per 1,000 persons
- Opportunity to provide surplus parkland to address deficiency of 2.92 ha in Approved Area
- Locate parkland adjacent to school

8 SCHOOL



- Elementary School: 6 acres (2.5 ha)
- Located adjacent to park/other community facilities
- Located on Collector Road
- Located >90 m [300 ft] from roads with a speed limit greater than 65 km/hr

9 ACTIVE TRANSPORTATION



- Connect to bike lanes/sidewalks in Approved Area
- Bike lanes and pedestrian paths connect to amenities
- Multi-use path on arterial roads
- Sidewalks on both sides of local roads where warranted
- Design and construct streets in accordance with the complete streets principles outlined in the OP

10 ADJACENT AREAS WITHIN BOUNDARY



- Provide connections to plan for Approved Area
- Consider future connections to Context Area

11 SUSTAINABILITY



- Promote the integration of active transportation
- Implement Clarington Priority Green secondary plan objectives
- Promotes the efficient use of land

12 NEIGHBOURHOOD CENTRE



- 2-4 storeys
- Primarily mixed use development
- Target max. floor area of 300 m² for commercial units
- Overall max. floor area of 4,608 m² of commercial space
- Potential commercial uses include: café, restaurant, experience-based services
- Public square

5.0 Alternative Land Use Plans

5.1 Assumptions

Three land use alternatives are included to illustrate possible outcomes for the design and layout of North Village. Although all of the alternatives are based on the vision and principles and must achieve the baseline parameters, they all have different distributions of housing types, uses, and public space. They also have slightly different road network configurations.

In order to analyze the performance of each alternative, and to provide a high-level estimate of the potential future population and jobs, the consultant team applied several basic assumptions for the unit mix, densities, and persons per unit that are the same for each alternative. These assumptions were based on data from other secondary plans in Clarington and the GTA. These unit mixes are conceptual and subject to change as the project moves forward. Known land areas and job counts for planned uses were also consistently applied across the three alternatives.

RESIDENTIAL LAND USE CATEGORIES

Low Density	60% single detached 20% semi-detached 20% street townhouses	Min: 13 Upper: 25	3.02
Low Density Plus (*)	50% detached & semi detached 40% townhouses 10% triplex/fourplex	Min: 19 Upper: 40	2.85
Medium Density	60% townhouses 20% triplex/fourplex 20% apartment	Min: 40 Upper: 120	2.33
Mixed Use (Neighbourhood Centre)	100% mixed use buildings & apartments	Min: 40 Upper: 120	1.42

(*) The Low density plus category is not intended to be a designation on the ultimate Secondary Plan land use schedule. It is used in the Alternatives to demonstrate variation in the low density built form and provide a transition from areas of lower intensity to areas of higher intensity.

OTHER LAND USES

- Water Reservoir: 2.36 ha
- School: minimum 2.5 ha (subject to School Board)
- Highway Commercial (existing McDonald's): 0.76 ha
- Mixed Use (Neighbourhood Centre): Assume 35,000 sf (3,251 sm) GFA feasible in a main street format, other lands to be developed as residential or complementary institutional/public uses

GROSS TO NET CONVERSION

- 75% efficiency to account for local roads
- Area of arterial & collector roads, road widenings, school & parks calculated and subtracted first

JOBS

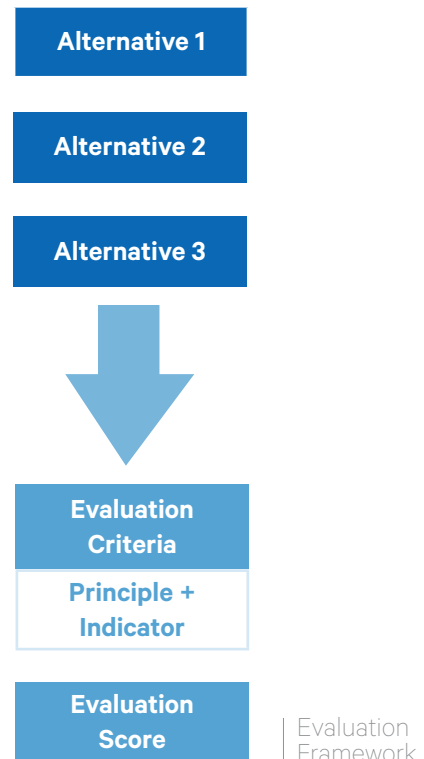
- Mixed Use Commercial: 35 square metres/job (source: Durham Region Intensification Study)
- Elementary School: 600 students, 30 jobs (source: Kawartha Pine Ridge DSB, via email)
- Highway Commercial (McDonalds): assume 10 full-time equivalents (FTE)
- Not applying a factor for people who are self-employed or have a home-based business

5.2 Land Use Alternatives

We received feedback from the public at the second Public Information Centre that informed the land use alternatives. For example, we received roughly an equal number of responses from people who wanted one or two large parks, versus people who wanted a larger number of small parks. We were able to develop scenarios that show both configurations.

We also heard that people value the “village” feel of Newcastle, and that it is important that North Village residents are able to meet their needs locally. Testing out different configurations for the Neighbourhood Centre was important, as well as ensuring that it is in a location that lots of people can easily walk to.

PIC #2 participants also told us that more housing options of all types are needed in Newcastle. We wanted to explore a range of scenarios for density and dwelling types. The three alternatives were thus developed and shared with the Steering Committee for feedback.

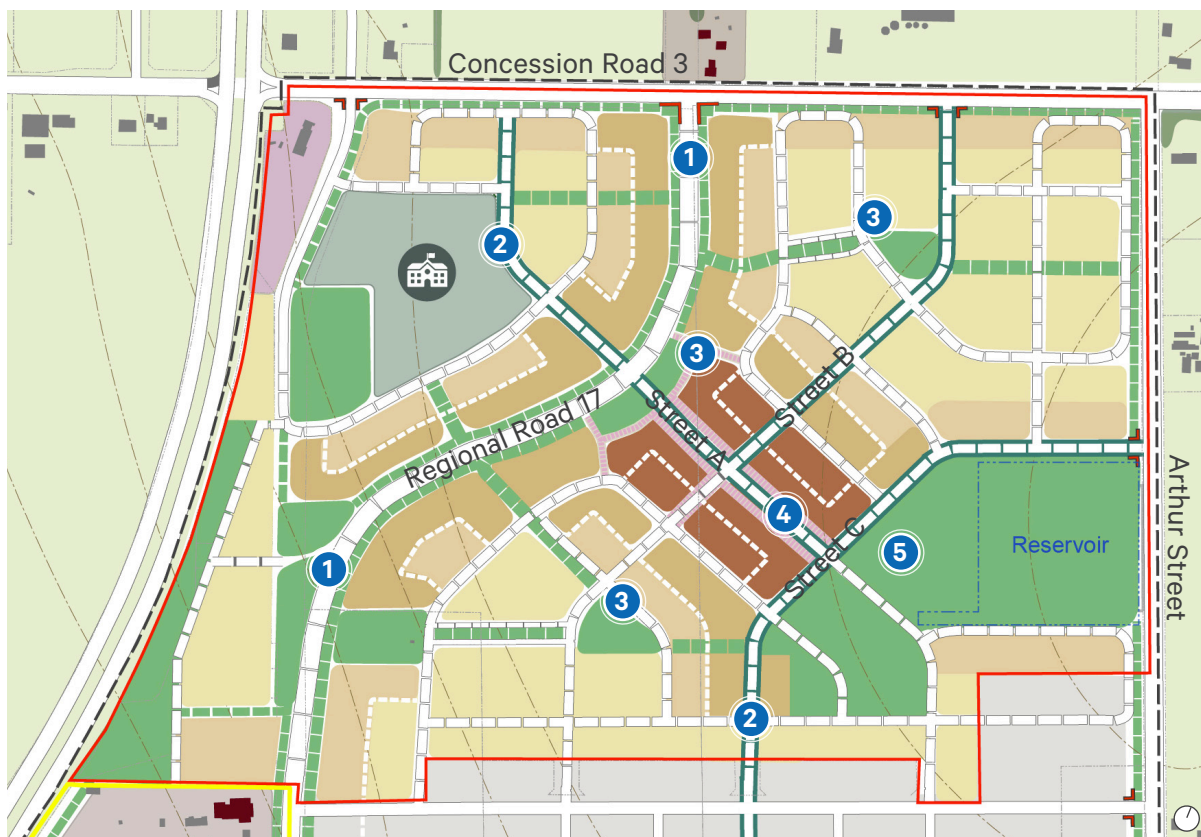


5.3 Land Use Alternative 1

GREEN CORRIDORS + COMMUNITY COURTYARDS

Alternative 1 is defined by key green corridors through the neighbourhood, including RR17 and Street A, which create a welcoming and comfortable environment for all road users. These link to destinations that integrate the neighbourhood with the approved area to the south. The plan is also defined by a distributed network of smaller open spaces

that function as a local gathering space, or courtyard, framed by surrounding development. Measured over the entirety of the Project Area, this alternative would result in a density range of 40-120 units per hectare, and approximately 54-132 residents per net hectare and 121 jobs total (Appendix A).



Boundaries

- Study Area
- Project Area
- Context Area

Existing Context

- Contours
- Woods
- Property Line
- Existing Building
- Existing Building of Cultural Significance

Public Realm

- Arterial Road
- Collector Road with Bike Lanes
- Local Street
- Potential Rear Lane
- Green Boulevard / Enhanced Median
- Promenade
- Green Link
- Gateways
- Park

Land Uses

- Low Density Residential
- Low Density Residential Plus
- Medium Density Residential
- Neighbourhood Centre / Mixed Use
- Highway Commercial
- School

KEY DESIGN FEATURES



1 Engage RR17 and surrounding boundary roads

Building frontages along RR17 address and engage the street while preserving privacy and beautifying the street through landscaping.



2 Main roads as green corridors

High-quality landscaping and plantings create a comfortable and safe street for pedestrians, cyclists, and vehicles.



3 Distribute and link smaller parks to create “community courtyards”

Small interconnected parks are distributed throughout the plan area to create community gathering spaces, reminiscent of courtyards, within approx. 200m of every household.



4 Small-scale, central, commercial main street and “heart”

A commercial main street is designed to create new spaces for local businesses and a destination and heart for community life.



5 Design central park as community destination and anchor to the main street

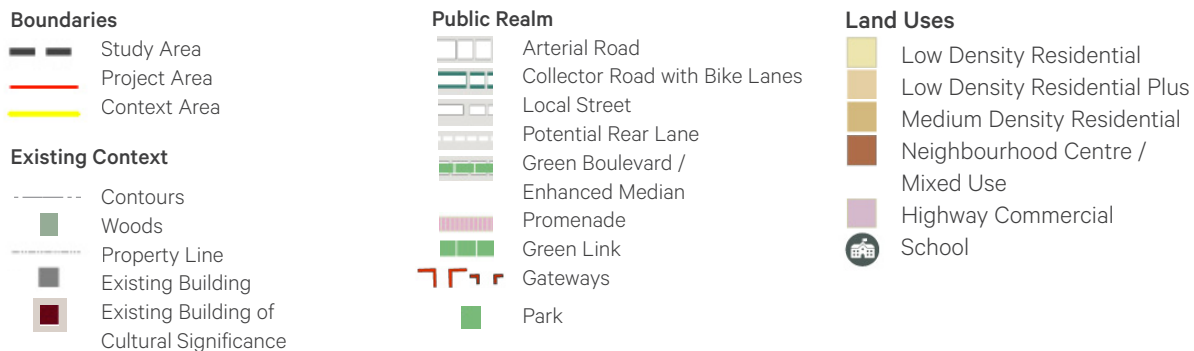
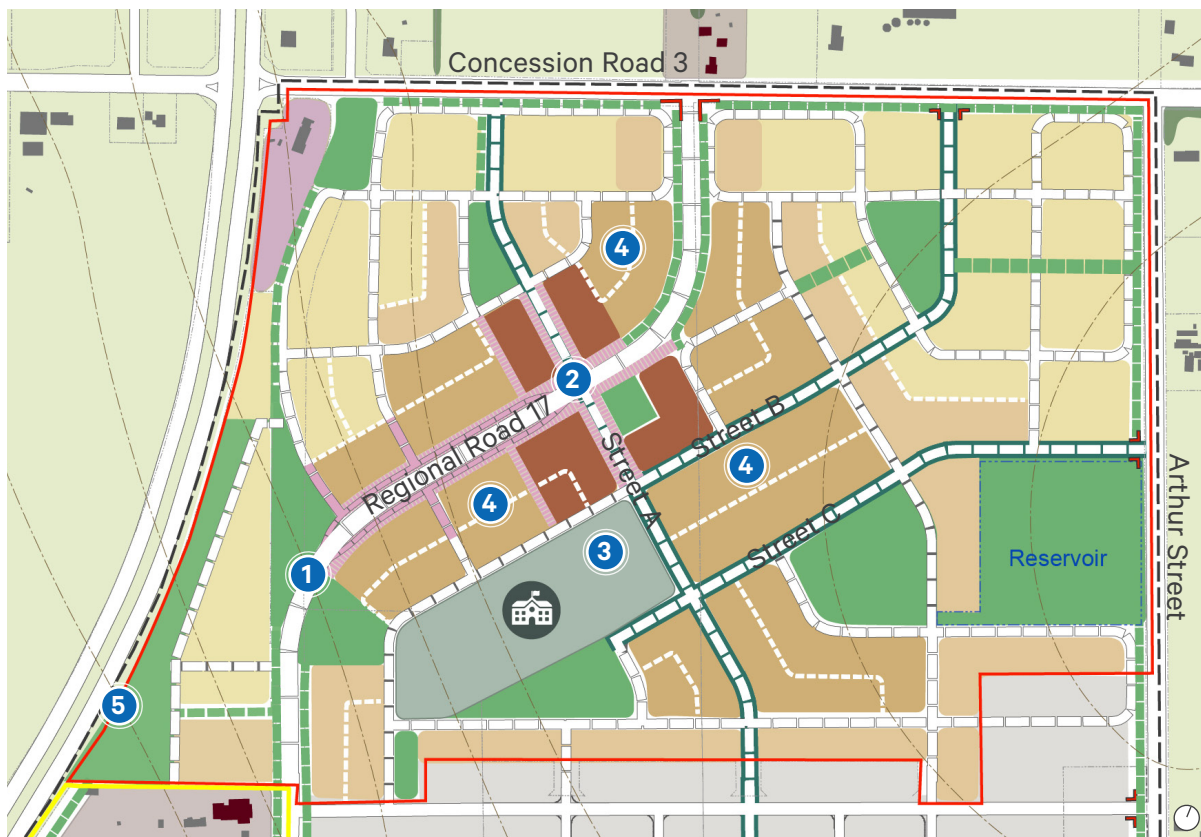
High-quality landscaping and plantings create a comfortable and safe street for pedestrians, cyclists, and vehicles.

5.4 Land Use Alternative 2

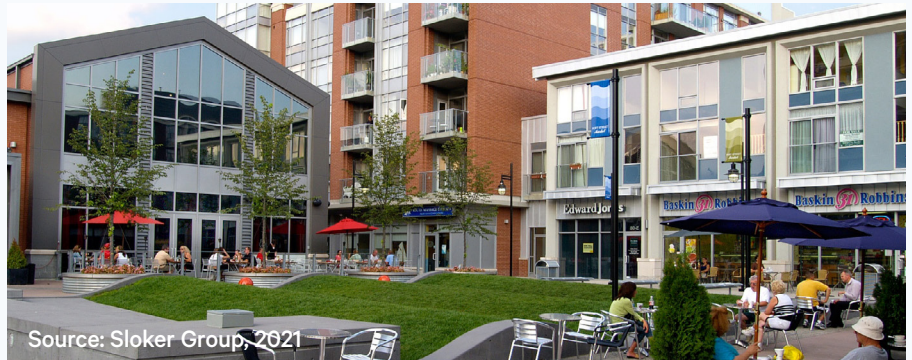
FOUR CORNERS + GREEN CORRIDORS

Land Use Alternative 2 uses a central hub and green corridors as its organizing elements and locations of greater activity and density. Importantly, RR17 is animated by creating a pedestrian-focused area around the four corners of the neighbourhood centre, which helps to animate and urbanize the street.

Measured over the entirety of the Project Area, this alternative would result in a density range of 40-120 units per hectare, and approximately 59-148 residents per net hectare and 121 jobs total (Appendix A).



KEY DESIGN FEATURES



1 Animate and enliven RR17

Along RR17 a pedestrian friendly promenade is planned that will create more activity and engagement along the street. This is complemented by buildings and homes that will be oriented to face the street.

2 Create a prominent “four corners” neighbourhood centre

The neighbourhood centre is placed along the intersection of RR17 and the main roads into the plan area, which afford maximum visibility and access for businesses located there. This in turn becomes a unique defining feature of the neighbourhood.



3 Locate school as key civic feature

The school is centrally located along the main road (Street A) so that it is a highly visible landmark and source of civic pride. Its proximity to the neighbourhood centre and medium density housing makes it more convenient to access.

4 Maximizes density around the neighbourhood centre and school

Locating a greater density of housing and a range of building types around the neighbourhood centre and school supports those uses and provides convenient access.

5 Highway buffer zone

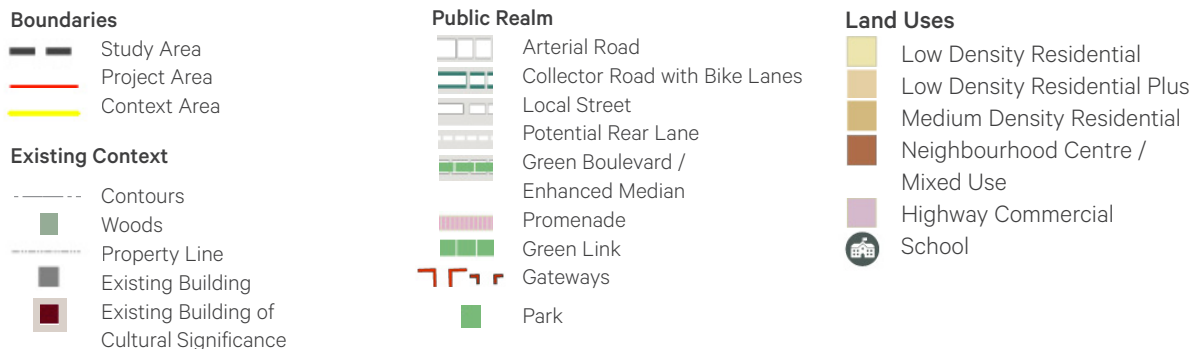
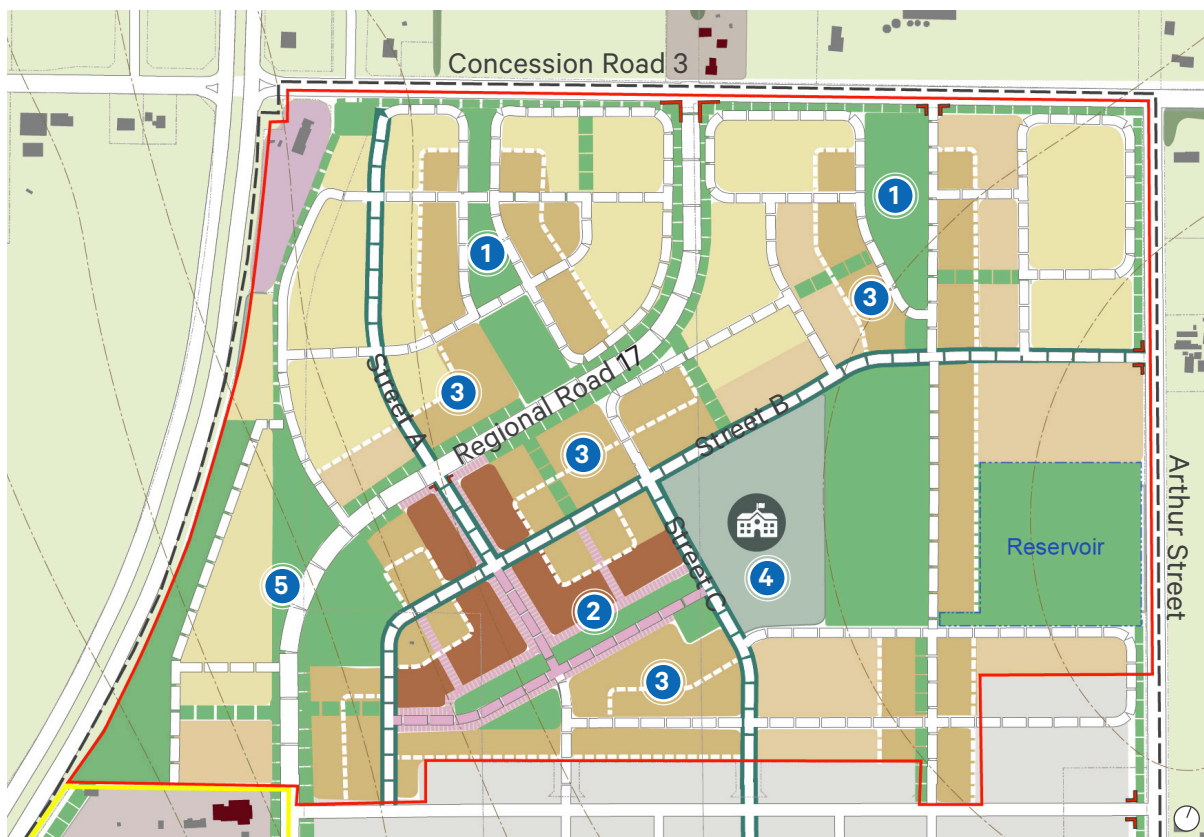
A linear green space that incorporates a trail connection is planned as a buffer to the highway for future residential uses.

5.5 Land Use Alternative 3

NEIGHBOURHOOD CENTRE + PROMENADE

Land Use Alternative 3 provides a central hub of activity and density, organized around the neighbourhood centre and a linear promenade and park that are the focal point for community life. These are complemented by several distinct nodes for activity and interconnected linear parks, or “green fingers”.

Measured over the entirety of the Project Area, this alternative would result in a density range of 40-120 units per hectare. It would also result in approximately 61-157 residents per net hectare and 121 jobs total (Appendix A).



KEY DESIGN FEATURES



Source: Centre for Architecture, 2021



Source: Leyland Alliance, 2016

1 Elongate parks to create “green fingers” and maximize access

Longer and slightly narrower parks are placed to maximize the number of households that have access and frontage to them.

2 Integrate the neighbourhood centre and park to create a unique promenade for the community

The neighbourhood centre is set beside a linear park and designed as a promenade and focal point for the community. The commercial and recreational uses are complementary and allow for a variety of activities to co-mingle.



Source: Google Streetview, 2018



Source: Perkins&Will, 2022



Source: Google Streetview, 2018

3 Maximize density around open spaces and neighbourhood centre

In general, the greatest density within the project area is organized around important destinations and amenities, like the neighbourhood centre and parks, to ease access.

4 Make the school a focal point of the community with a prominent location

Siting the school as the end of the promenade creates a unique view and landmark in the community and emphasizes its civic importance.

5 Engage RR17 and surrounding boundary roads

Buildings are oriented to front onto RR17 and surrounding boundary roads, in addition to local roads, to help animate and enliven these spaces and provide a welcoming impression of the community.

6.0 Evaluation of Alternatives

This evaluation framework allows for the performance of each alternative to be compared relative to one another. It is based around objectives that build upon the Guiding Principles, and indicators that provide a qualitative or quantitative measure for identifying the level to which the objective is achieved.

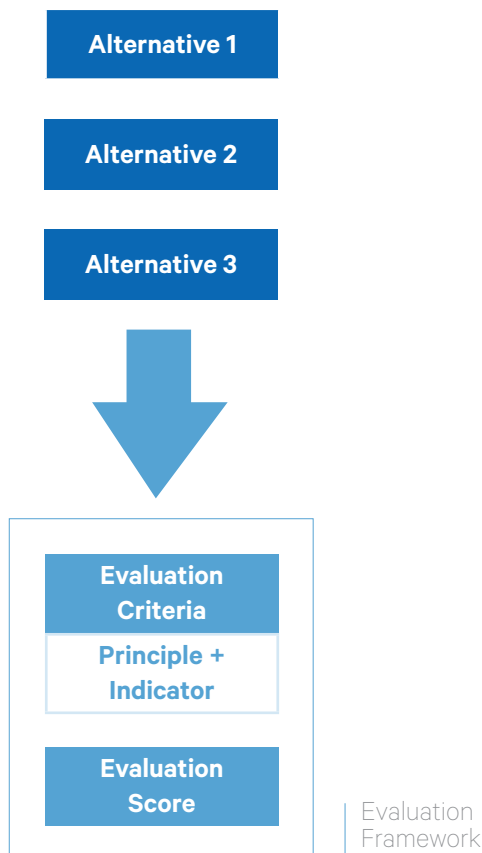
The alternative that best achieves the objective is assigned a score of 3, the second best performing alternative is assigned a score of 2, and the least well performing alternative is assigned a score of 1 for that objective. Where all three alternatives perform equally, a score of 0 is assigned to all three.

The scores for each objective are totaled by Guiding Principle, and then across all five principles to produce a total score. Neither for the individual objective score nor the aggregate Guiding Principle scores are weighted.

Based on the evaluation which is detailed on the following pages, Alternative 3 distinguished itself with the highest score. Alternative 3 scored highest on the following guiding principles: Liveable Neighbourhood, Beautiful and Inviting Neighbourhood, and Resilient Neighbourhood. Alternative 1 scored an equal number of points on the indicators related to a Unique Newcastle Neighbourhood, while Alternative 2 scored the highest on the indicators related to a Connected Neighbourhood.

TOTAL SCORES

	Alternative 1	Alternative 2	Alternative 3
Total Score Across All Four Principles	29	26	34



The Emerging Plan will not simply be selecting the one alternative with the higher score, but rather will draw the best from each alternative to develop an Emerging Plan, incorporating feedback received from the Steering Committee and the public. The following pages provide a summary evaluation that will help guide which elements should be drawn from each alternative to inform the Emerging Plan. The detailed evaluation is appended to this report (Appendix B) and includes the rationale for the individual objective scores.



GUIDING PRINCIPLE 1: A LIVEABLE NEIGHBOURHOOD

#	Objective	Indicator	Alternative 1	Alternative 2	Alternative 3
1	Meet Minimum residential densities	Meets or exceeds minimum residential densities (17 upnh) and allows for a broad density range that will enable flexibility as the Plan is implemented	Estimated: Min: 22 upnh Upper: 55 upnh	Estimated: Min: 24 upnh Upper: 61 upnh	Estimated: Min: 25 upnh Upper: 65 upnh
			1	2	3
2	Provide a variety of housing types	Meets or exceeds a minimum threshold of 70% low density to 30% medium density (net developable area) while also distributing medium density forms throughout the plan	68% low density, 32% medium density or mixed use Medium density distributed along RR17 and neighbourhood centre	62% low density, 38% medium density or mixed use Medium density concentrated around neighbourhood centre, and at core of neighbourhood along collectors	56% low density, 44% medium density or mixed use Medium density distributed in a radial pattern framing open spaces
			2	1	3
3	Complete community	Potential jobs within the Neighbourhood Centre	Estimated # of jobs: 121	Estimated # of jobs: 121	Estimated # of jobs: 121
			0	0	0
4	Mitigate potential conflicts with agricultural operations	Provides buffering in the form of window streets, trails, and/or green space along the perimeter of the plan area where facing agricultural uses	Predominantly a window street condition with some side yards Vegetated buffer/ boulevard	Predominantly a window street condition with some side yards Vegetated buffer/ boulevard	Predominantly a window street condition with some side yards, and additional green spaces Vegetated buffer/ boulevard
			1	1	2
Subtotal			4	4	8



GUIDING PRINCIPLE 2: A CONNECTED NEIGHBOURHOOD

#	Objective	Indicator	Alternative 1	Alternative 2	Alternative 3
5	Walkability	Percentage of residential dwellings within 400 metres to a minimum of three amenities	Min: 20% Upper: 22%	Min: 24% Upper: 28%	Min: 18% Upper: 18%
			2	3	1
6		Meets an average maximum block length of 250m or less	125 m	124 m	136 m
			2	3	1
7	Maximize the number of pedestrian connections to arterial roads	Number of through-streets and/or non motorized right-of-ways (trails) intersecting or terminating at arterial roads, providing permeability into the plan area	20	22	20
			1	2	1
8	Provide a variety of route options	Meets or exceeds a minimum intersection density of 0.5 intersections / hectare	1.32 intersections / ha	1.25 intersections / ha	1.46 intersections / ha
			2	1	3
9	Provide a connected cycling network	Percentage of residential dwellings within 200 metres of cycling routes that connect to the network	100%	100%	100%
			0	0	0
Subtotal			7	9	6



GUIDING PRINCIPLE 3: A BEAUTIFUL AND INVITING NEIGHBOURHOOD

#	Objective	Indicator	Alternative 1	Alternative 2	Alternative 3
10	Maintain views and vistas of visible landmarks, including Natural Heritage System features	Number of visual /spatial connections to surrounding agricultural areas	17	19	15
			2	3	1
11	Building frontages oriented to the street	Meets or exceeds a standard of 70% of arterial roads being addressed with building frontages (as opposed to back lotting or side lotting)	85%	82%	86%
			2	1	3
12	Distribute parks throughout the Plan Area for accessibility to residents	Meets or exceeds a standard of 80% of dwellings within 200 metres of a park	99%	100%	100%
			0	0	0
13	Provide an adequate amount of parkland and open space	Meets or exceeds a parkland dedication standard of 1 ha. of parkland per 300 units	Estimated parkland: Min.: 2.67ha/ 300units Upper: 1.06ha/ 300units	Estimated parkland: Min.: 2.32ha/ 300units Upper: 0.90ha/ 300units	Estimated parkland: Min.: 2.92ha/ 300units Upper: 1.10ha/ 300units
			2	1	3
Subtotal			6	5	7



GUIDING PRINCIPLE 4: A UNIQUE NEWCASTLE NEIGHBOURHOOD

#	Objective	Indicator	Alternative 1	Alternative 2	Alternative 3
14	Neighbourhood Centres are “gathering places” and shall incorporate public squares. Public squares will have the right of public access and will be designed as a high quality and interactive urban environment	Meets or exceeds a standard of 40% of residential dwellings within 200 m walking distance of the Neighbourhood Centre	49%	50%	59%
			1	1	2
15	Visual connections to destinations and amenities	Number of visual/spatial connections from boundary roads to neighbourhood destinations	14	9	8
			3	1	2
Subtotal			4	2	4



GUIDING PRINCIPLE 5: A RESILIENT NEIGHBOURHOOD

#	Objective	Indicator	Alternative 1	Alternative 2	Alternative 3
16	Promote the integration of transit and active transportation modes	Meets or exceeds a standard of 40% of People and Jobs within 200 metres of transit stops	Min: 71%, Upper: 69%	Min: 64%, Upper: 64%	Min: 69%, Upper: 68%
			3	1	2
17	Use of green infrastructure, lot level controls, and Low Impact Development techniques	Percentage of open spaces that overlay with natural low points and drainage areas (i.e. favourable candidate sites for LIDs)	10%	9%	11%
			2	1	3
18	Promote ecological diversity and limit the urban heat island effect through tree plantings	Proportion of post development tree cover based on estimated # of street trees / hectare and % of canopy	% canopy (streets) = 20% estimated # trees in parks = 273	% canopy (streets) = 22% estimated # trees in parks = 261	% canopy (streets) = 19% estimated # trees in parks = 325
			1	2	3
19	Maximize passive solar energy opportunities	Percentage of street length aligned within 25 degrees of geographic east-west to maximize solar gains	19%	19%	17%
			2	2	1
Subtotal			8	6	9
Total			29	26	34

7.0 Conclusion & Next Steps

The technical assessment and evaluation of the alternatives combined with the comments received from the Steering Committee and the public will inform the development of a draft Emerging Land Use Plan that will integrate the best features of the three Alternatives.

The Emerging Land Use Plan will be used as the basis for developing the ultimate land use schedule to the Secondary Plan, as well as the demonstration plan in Phase 3 of the project.

The Emerging Land Use Plan will also be informed by the conclusions of the technical studies being undertaken as part of the Environmental Assessment process for RR17.

After the Emerging Plan is presented to the Steering Committee and the Public for additional feedback, the Consultant Team will prepare the final planning instruments and supporting documents including:

- Secondary Plan policies and schedule
- Demonstration Plan
- Urban Design and Sustainability Guidelines
- Zoning By-law
- Master Servicing Report
- Transportation Master Plan
- EA Monitoring Report

These documents will be presented at a Statutory Open House and Public Meeting, currently anticipated to take place in early 2023.



Appendix A

Land Budgets





LAND USE ALTERNATIVE 1

Land Use	Area (sqm)	Area (ha)	Efficiency	Net Dev Area (ha)	Density Range (units/ha)		Residential				Commercial		Community / Institutional	
					Min	Upper	Units		Residents		GFA (sqm)	Jobs	Area (sqm)	Jobs
							Lower	Upper	Lower	Upper				
Arterial/Collector Roads	67,277	6.73	N/A	N/A										
Road Widening	13,439	1.34	N/A	N/A										
Parks	50,510	5.05	N/A	N/A										
Water Reservoir	23,668	2.37	N/A	N/A										
Elementary School	27,205	2.72	N/A	N/A										30
Low-Density Residential	145,626	14.56	75%	10.92	13	25	142	273	429	825				
Low-Density Residential +	92,182	9.22	75%	6.91	19	40	131	277	374	788				
Medium Density Residential	70,634	7.06	75%	5.30	40	120	212	636	496	1,487				
Highway Commercial	10,428	1.04	N/A	1.04								10		
Mixed Use	27,376	2.74	75%	2.05	40	120	82	246	117	351	3,251	81		
Totals	528,345	52.83		26.2			567	1,432	1,416	3,452	3,251	91		30
DENSITY (units/people per net ha)							22	55	54	132				

LAND USE ALTERNATIVE 2

Land Use	Area (sqm)	Area (ha)	Efficiency	Net Dev Area (ha)	Density Range (units/ha)		Residential				Commercial		Community / Institutional	
					Min	Upper	Units		Residents		GFA (sqm)	Jobs	Area (sqm)	Jobs
							Lower	Upper	Lower	Upper				
Arterial/Collector Roads	66,018	6.60	N/A	N/A										
Road Widening	13,439	1.34	N/A	N/A										
Parks	48,255	4.83	N/A	N/A										
Water Reservoir	23,668	2.37	N/A	N/A										
Elementary School	25,882	2.59	N/A	N/A										30
Low-Density Residential	104,337	10.43	75%	7.83	13	25	102	196	307	591				
Low-Density Residential +	117,700	11.77	75%	8.83	19	40	168	353	478	1007				
Medium Density Residential	99,452	9.95	75%	7.46	40	120	298	895	698	2094				
Highway Commercial	10,428	1.04	N/A	1.04								10		
Mixed Use	19,166	1.92	75%	1.44	40	120	57	172	82	246	3,251	81		
Totals	528,345			26.6			625	1,616	1,565	3,937	3,251	91		30
DENSITY (units/people per net ha)							24	61	59	148				

LAND USE ALTERNATIVE 3

Land Use	Area (sqm)	Area (ha)	Efficiency	Net Dev Area (ha)	Density Range (units/ha)		Residential				Commercial		Community / Institutional	
					Min	Upper	Units		Residents		GFA (sqm)	Jobs	Area (sqm)	Jobs
							Lower	Upper	Lower	Upper				
Arterial/Collector Roads	72,928	7.29	N/A	N/A										
Road Widening	13,439	1.34	N/A	N/A										
Parks	60,126	6.01	N/A	N/A										
Water Reservoir	23,668	2.37	N/A	N/A										
Elementary School	26,723	2.67	N/A	N/A										30
Low-Density Residential	106,349	10.63	75%	7.98	13	25	104	199	313	602				
Low-Density Residential +	82,555	8.26	75%	6.19	19	40	118	248	335	706				
Medium Density Residential	113,970	11.40	75%	8.55	40	120	342	1,026	800	2,400				
Highway Commercial	10,428	1.04	N/A	1.04										
Mixed Use	18,159	1.82	75%	1.36	40	120	54	163	78	233	3,251	81		
Totals	528,345			25.1			618	1,666	1,526	3,941	3,251	91		30
DENSITY (units/people per net ha)							25	66	61	157				



Clarington

SvN

BT ENGINEERING
BTE

AECOM

URBANism
by **DESIGN**
citybuilding & placemaking

footprint