



Newcastle North Village Secondary Plan

Engagement Feedback Report: Public Information Centre #2

November 18, 2021



Clarington

SvN

BT ENGINEERING
BTE

AECOM

URBANism
by **DESIGN**
citybuilding & placemaking

footprint

Acknowledgements

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Peterborough, Victoria, Northumberland and Clarington CDSB

- Kevin Hickey, Manager of Purchasing Planning and Facility Administration

Community Members

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 Centre.

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- A) Public Notice
- B) PIC#2 Presentation
- C) Survey Response Data
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1. Introduction

The purpose of the North Village Secondary Plan (NVSP, “the Project”) is to establish a planning framework that will guide the development of the Secondary Plan Area (Figure 1). The resulting Secondary Plan and Zoning By-law will conform to and implement the Clarington Official Plan, The Durham Regional Official Plan, and Provincial policies and plans. The guiding priorities of the Secondary Plan include sustainability, urban design, affordable housing, community engagement, and coordination of initiatives. Robust community engagement will be undertaken in order to uncover community priorities around each of these principles.

The Secondary Plan is being undertaken as an integrated Municipal Class Environmental Assessment for the planning of new roads and infrastructure within the project area. Concurrent with the Secondary Plan, the Municipality of Clarington and Region of Durham are also undertaking a Municipal Class Environmental Assessment to evaluate alternatives for the realignment of Regional Road 17, a Type B arterial road that bisects the Secondary Plan Area. These three parallel processes will result in a land use and infrastructure framework for future development.

Figure 1: Project Area Map



While there are currently only a small number of residents within the Secondary Plan Area, this area will be knit into the fabric of the existing Newcastle community. Current residents are important stakeholders in this process. The involvement of these stakeholders ensures that a multitude of interests are represented and balanced within the planning framework. The engagement process will take place in three phases that align with the planning and environmental assessment work (Figure 2). Engagement activities include eight Steering Committee Meetings, four open house events (three Public Information Centres and one statutory Open House), online engagement throughout the project, and one statutory Public Meeting before Clarington Council.

This summary report contains a review of the feedback received at the second Public Information Centre, held on November 18, 2021.

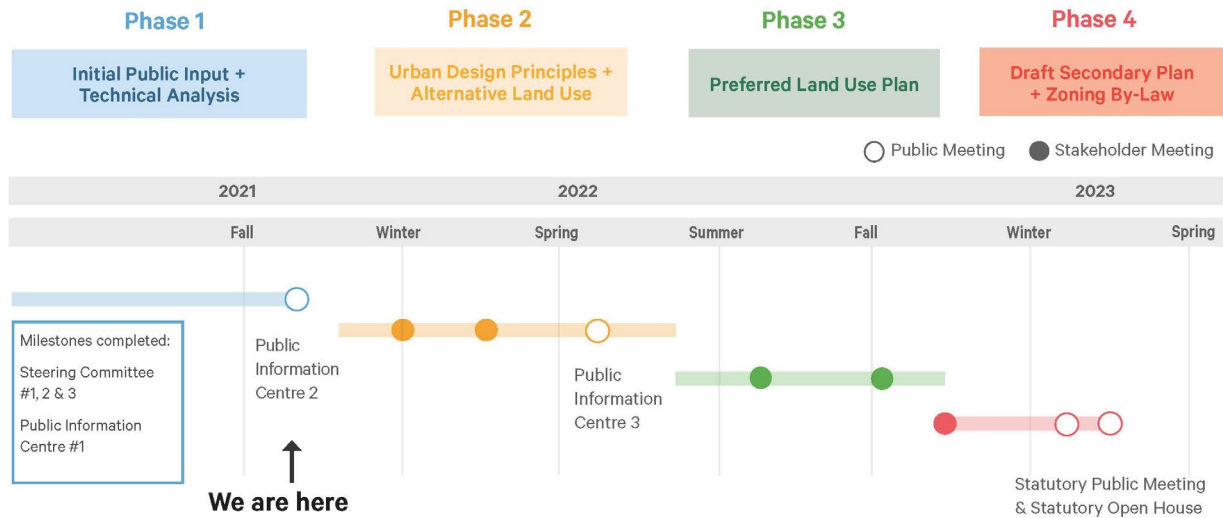


Figure 2: Project Timeline

2. Advertising Strategy

The webinar invitation was distributed widely in various formats, including an ad in the Orono Times (November 3, 2021) and Clarington This Week (November 4, 2021). The PIC was also advertised online on the project website (www.clarington.net/NorthVillage), through its social media channels, and in the Planning Services e-Update. and on the Municipality’s Facebook page, and by email to people who had previously signed up for project updates. Every household within the Project Area and within 120 metres of the Project Area received print notices in the mail, and email notices were provided to anyone who had previously signed up for project updates. Notice was also sent to commenting agencies and local Indigenous communities.

The public notice is included as Appendix A to this report. The advertising strategy fulfills the requirements of the *Planning Act* and the *Environmental Assessment Act*.

3. Meeting Overview

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

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

- Project overview and timeline
- Summary of background reports
- Challenges and Opportunities
- Draft Vision & Guiding Principles
- Introduction to the RR17 Environmental Assessment study, including preliminary alternatives and evaluation criteria

A copy of the presentation is included as **Appendix B** to this report. 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 November 19 to Dec 3.

4. What we heard: Key Themes

Some of the key messages from the live poll, web survey, and questions included:

- Participants value the “village” feel of Newcastle. It is important that North Village *residents are able to meet their needs locally*.
- More housing options of all types are needed in Newcastle, including detached housing, townhouses, and apartments.
- Participants like parks, trails, and walkable streets, and would like to see more of these. North Village should be a pedestrian-oriented neighbourhood that is inviting to all.
- Local commercial uses such as a grocery store or café and community services such as a seniors centre or Service Ontario are desired as part of a Neighbourhood Centre.
- Sustainability and climate resilience are important for Newcastle. Newcastle residents are experiencing the impacts of a changing climate, and would like to see green design features, such as rooftop solar panels, in North Village.

Additional details on the live poll, survey, and Q&A are provided below.

5. Live Poll and Web Survey

In total 31 people attended the PIC. The vast majority of participants were residents of Newcastle. Responses to the live poll questions and web survey were quite similar, although the web survey had a couple of additional questions. Response data is included as **Appendix C**. Although there were 31 webinar attendees, a varying number (13 to 18) people participated in the live poll questions. Of the 22 people who responded to the web survey, 4 people noted that they had also attended the webinar, so there is some duplication of responses. Overall the number of unique responses ranged from 31 to 36.

Feedback for each question was aggregated, and is summarized below.

Newcastle Today

What do you like most about Newcastle?

Residents of Newcastle love Newcastle, and we wanted to understand what the most popular features are. The most popular responses included: the main street (King Ave), the community feel, and the trails, parks, and waterfront, and proximity to local farms. These were consistent between the live poll responses and the web survey.

What is your favourite place in Newcastle? (web survey only)

The Secondary Plan Area is a small portion of Newcastle, and we want to make sure that it supports, and potentially enhances, existing destinations in Newcastle. This was an open answer question on the web survey. Some of the most frequent responses were the waterfront, the main street, and walking trails, specifically Samuel Wilmot Nature Area.

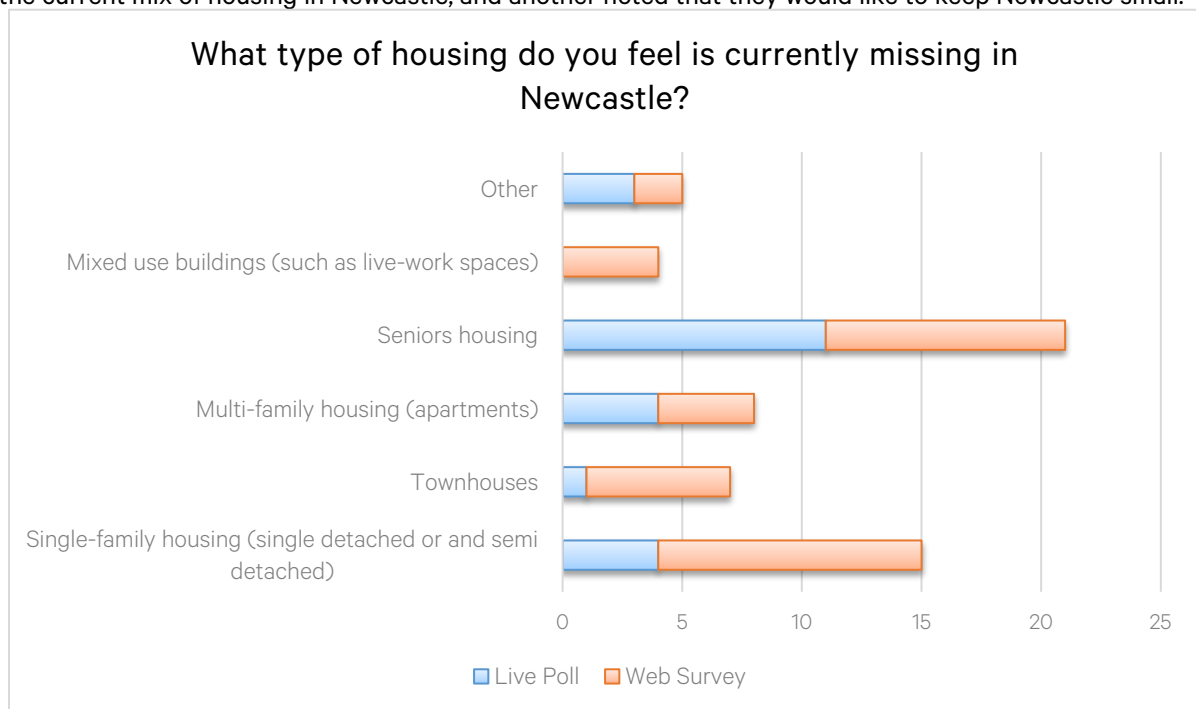
How do you usually travel around Newcastle?

One of the guiding principles for the North Village Secondary Plan is 'A Connected Neighbourhood'. In order to understand how to improve connectivity, we wanted to know how people usually travel. The vast majority of live poll respondents usually travel by car, but the responses to the web survey were evenly split between car and walk, with one respondent who said they usually travel by bicycle.

Challenges and Opportunities

What type of housing do you feel is currently missing in Newcastle?

Determining the preferred mix of housing types is one of the objectives of the Secondary Plan, and we wanted to understand how residents feel about the existing housing mix. There was a wide range of responses to this question, as respondents could choose more than one type of housing. Overall, seniors housing was noted to be missing by the most respondents. Many people, particularly respondents to the web survey, also feel that single family housing is currently missing in Newcastle. One respondent noted that they like the current mix of housing in Newcastle, and another noted that they would like to keep Newcastle small.



What types of services or amenities are currently missing in Newcastle? (Web survey only)

There is an opportunity through the Secondary Plan, particularly through the Neighbourhood Centre, to introduce uses that are currently lacking in the area. Although there were a number of options for this question, there appears to be consensus among the web survey respondents that the following services and amenities are currently missing in Newcastle:

- Parks;
- Restaurants;
- Grocery store;
- Bike lanes; and
- Public space.

In addition to the multiple choice options, many participants chose 'other', and entered their own suggestions. Some of these included:

- Services such as a community health centre, lab, and Service Ontario/Service Canada;

- Schools;
- Hockey arena; and
- A greater variety of commercial uses.

Have you experienced any of the following climate change impacts in Newcastle? (Web survey only)

Addressing climate change and creating a resilient neighbourhood is one of the Guiding Principles. The majority of web survey respondents had experienced the impacts of climate change, particularly extreme heat, severe weather events causing property damage, and damage to trees caused by invasive pests.

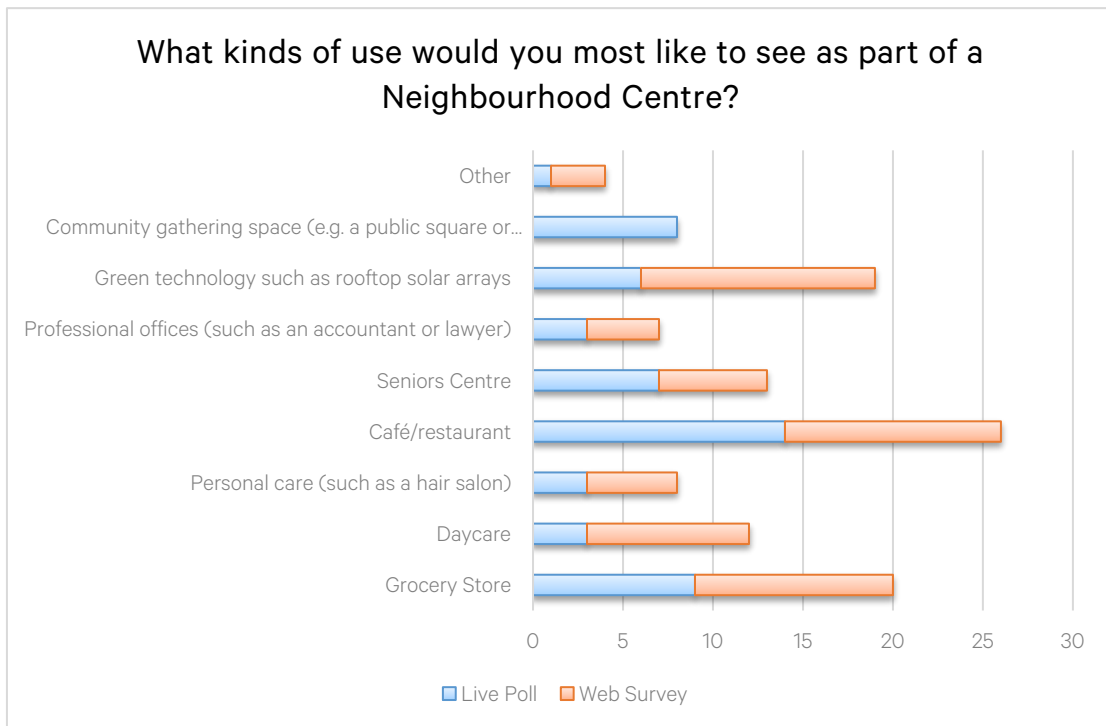
Where would you like to see the Neighbourhood Centre?

Through the next phase of work, we will be studying locations and uses for the Neighbourhood Centre. It could be on the edge of the neighbourhood and along a major street, where it is more accessible by car. Or it could be interior to the neighbourhood, in walking distance to the greatest number of homes. The responses to the live poll and web survey were evenly split between the two, though a small number of respondents were unsure.

What kinds of use would you most like to see as part of a Neighbourhood Centre?

North Village will have a Neighbourhood Centre, which will be a mixed use area with a variety of complementary non-residential uses. These uses have not been determined yet, and we wanted to get a sense of the community priorities. Webinar attendees and web survey respondents had many ideas for the Neighbourhood Centre. The most popular responses included:

- Café/restaurant;
- Grocery store;
- Green technology such as rooftop solar arrays;
- Seniors Centre; and,
- Daycare.



What elements would encourage you and your family to be active and outdoors?

Through this question, we wanted to find out what aspects of neighbourhood design would support physical activity. Most people responded that having destinations to walk to is important. Other popular responses included tree-lined streets and natural areas. Active recreational uses such as sports fields, playgrounds, and dog parks were also named as incentives to get outside and be active.

Do you prefer having several smaller parks, each with one or two amenities (e.g. a playground), or one larger park with numerous amenities and different things to do (e.g. playground, sports fields, splash pad)?

The North Village Secondary Plan will identify the location of public parks. The aggregated responses to this question were split down the middle, with half of respondents preferring one large park, and half preferring several smaller parks. Interestingly, more webinar attendees preferred several small parks, while more web survey respondents preferred one larger park.

Vision & Guiding Principles

How do you feel about the draft vision statement?

This question was only included in the web survey. 14 out of 21 respondents either somewhat or strongly liked the draft vision statement. 3 respondents somewhat or strongly disliked the statement, and 4 respondents did not feel strongly one way or the other.

The web survey provided the option of entering specific comments on the draft vision statement. One person mentioned a hockey arena. Another mentioned preserving the spirit of Newcastle and keeping it a small town. A third suggested “*Enabling residents to meet their needs locally and enjoy the beauty around us*”.

What do you think makes a neighbourhood a great place to live?

The most popular responses to this question were: proximity to work and play; access to services and amenities; and, connections to my neighbours, with more than half of respondents identifying these as a priority. Affordability was also important to a significant number of respondents.

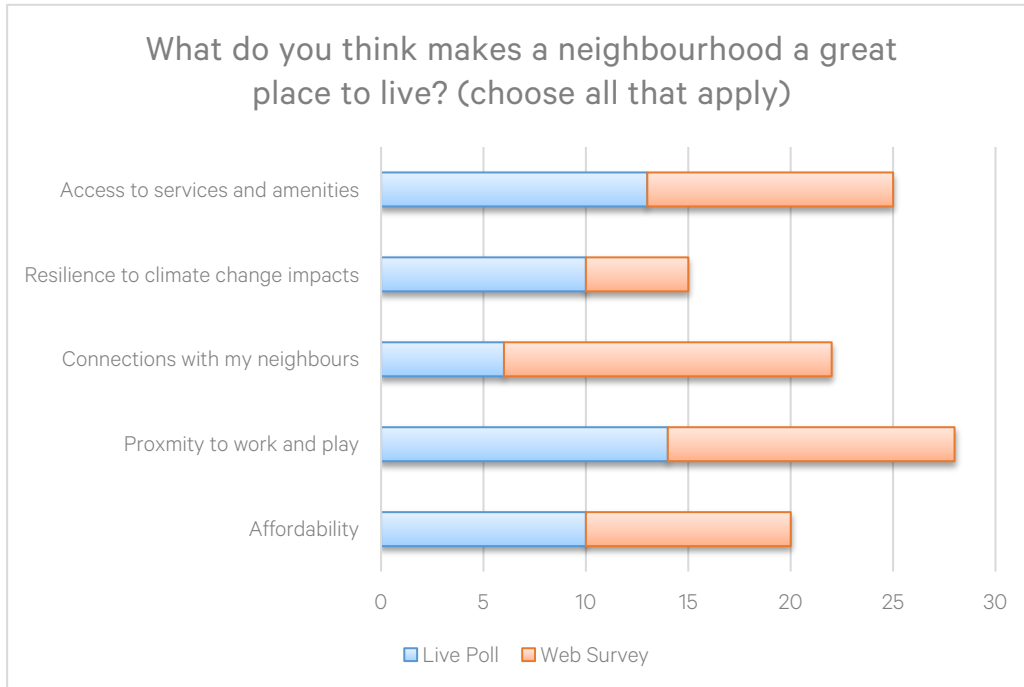
Which of the following elements do you think makes a neighbourhood vibrant? A vibrant neighbourhood is one that is animated at various times of day with people engaging in conversations, playing sports, or just going about their daily routines. Half of survey and live poll respondents both identified comfortable and safe streets as a key ingredient for a vibrant neighbourhood. Respondents felt that community events and activities contribute to vibrancy, as well as shops and services and gathering spaces.

If you were to go for a walk in the future North Village, what would you like to see?

The intent of this question was to tease out the experiential quality of North Village, having people imagine what this great neighbourhood feels and looks like.

More than half of respondents indicated that they would like to see community gardening in North Village. Children playing outside, and good quality landscaping were also identified as desirable characteristics of the future North Village.

Two people provided specific suggestions in their response to the web survey. One person would like to see garbage cans at all parks. Another would like to see native tree species planted as street trees.



Please share anything else that should inform how we design the new North Village neighbourhood.

The final question of the web survey was an open question to get other ideas and insight from the community. Responses included:

- A pedestrian zone, a main plaza like in European cities, bike paths, and a park with something for everyone;
- Incorporate and respect the look of the Newcastle village – look to Brooklin as an example;
- Support small businesses;
- A mix of uses, including essential services, amenities, and parks;
- A shopping plaza with different types of retail and service providers; and,
- Decrease reliance on personal vehicles.

6. Questions from the Public

Approximately 30 questions were received through the Q&A feature on the zoom webinar. The questions were answered by a panel, which included the Consultant Team and Clarington Staff. The following themes emerged in the questions:

- 1) Housing types and affordability
- 2) Sustainable design features
- 3) Planning for new community facilities, such as schools
- 4) Impacts on property taxes and infrastructure

There were a number of questions specific to the Regional Road 17 Realignment. Some of these included:

- 1) Intersection design considerations – roundabouts vs stop lights
- 2) Impacts on existing properties on RR17

- 3) Consideration of pedestrian and cyclist safety, including access to Clarke High School
- 4) Impact on 3554 Concession Rd 3, a heritage property
- 5) Consideration for agricultural operations & vehicles

The full set of questions and answers is included as **Appendix D**.

7. Conclusion

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

- Retain the small-town “feel”;
- Provide a great public realm that is safe and comfortable for pedestrians and cyclists, and that has destinations that people can walk to;
- Invest in high-quality landscaping, integrating native plant species, and provide opportunities for community gardening;
- Provide a mix of housing typologies, including suitable options for seniors;
- Provide a variety of uses as part of the Neighbourhood Centre that complements and does not compete with King Ave; and,
- Ensure that North Village is designed to be sustainable and resilient, and provide opportunities for investment in green design features on individual homes.

This feedback will inform the Phase 2 work plan, including the selection of precedent case studies, the development of an evaluation framework, and the preparation of three alternative land use plans for North Village. These will be presented to the public as part of the third Public Information Centre in Spring 2022.

Questions and Answers

These are the questions entered in the Q&A field on the zoom webinar, with responses provided by the Project Team and Clarington Staff.

Built Form and Housing

1. *How is planning going to maximize the density, and will there be townhouses and apartment housing?*

The Clarington Official Plan establishes density minimum targets for the interior of the neighbourhood (13 units per net hectare) and the edge of the neighbourhood (19 units per net hectare). The community will be planned for a variety of built forms, including townhouses and apartments.

2. *Has there been any discussion on how housing is going to be made affordable?*

The Clarington Official Plan requires that a minimum of 30% of all new housing be affordable. The price range for the housing units in North Village has not yet been established.

3. *What would be the life expectancy of the houses being built?*

This has not been determined but we expect the homes to be high quality and to last for at least 50 years.

4. *Will there be any thought for recycling grey water within a home?*

This is a detail that is beyond the scope of a secondary plan, however the Clarington Priority Green encourages measures to conserve and reuse water.

5. *If a home has solar panels on it will the roofs be reinforced?*

This is a detail that is beyond the scope of a secondary plan, however the Clarington Priority Green encourages development to be solar PV-ready.

6. *What is the time-line for this development?*

We are just in the early stage of planning, so it is difficult to provide a time estimate. Construction of North Village is currently anticipated for beyond 2025.

Infrastructure and Community Facilities

1. *Will the development of North Village significantly raise property taxes in Newcastle?*

Clarington uses a system of development charges to ensure that development “pays for itself” and does not create costs that are born by existing residents. Notwithstanding, property taxes are set at a rate relative to property values, so as property values increase, so do taxes.

2. *What will the development fees pay for? Will they help pay for schools, the water treatment plant, and parkland?*

Yes, within development charges there are amounts allocated to schools and hard infrastructure. As a condition of approval, the developers will also provide new parkland based on an established rate of 5% per net hectare. When it is not possible to meet this target, the Municipality accepts cash-in-lieu.

3. *There is mention of a secondary school, but what about an elementary school?*

Currently, it is anticipated that North Village will have a catholic elementary school. The Approved Area, just south of the Project Area, will have a public elementary school.

4. *This is just one of many new housing developments coming to Newcastle in the next few years (like the development west of the city and on the north side of King Street). What is being done in advance to plan for the increased need we will have from both a commercial offerings and infrastructure perspective?*

Clarington has a long-term capital investment plan to pay for infrastructure improvements as scheduled or as deemed necessary. North Village is planned to include a Neighbourhood Centre, which will have small scale commercial and service uses to support the community and Newcastle at large.

Transportation, Safety, and Access

1. *Will there be stop lights put in at Concession 3 and Highway 115?*

We are currently reviewing a number of options for this intersection, including signalization.

2. *How will planning ensure pedestrian safety for students in such close proximity to highway traffic?*

Pedestrian safety is one of the top priorities we will use to evaluate the different options.

3. *What is the long term plan for access to the McDonald's and Newcastle Pentecostal Church?*

This will be studied over the next few months, however, it is intended that these uses will retain their access from the current alignment of RR17.

4. *How will roundabouts accommodate agricultural vehicles?*

This is a priority for the evaluation. We will study roundabout designs that have sufficient size and curve to accommodate large farm vehicles.

5. *Is a link to Clarke High School, not via 115, being considered?*

No, not at this time.

6. *Cyclists use a lot of the secondary roads for movement through our municipality, i.e. Conc. 3 and other connecting roads east of the 115 etc. Will consideration be given to cycling lanes outside of the project area?*

This will not be studied as part of the Secondary Plan project; however, the Region of Durham may consider this in their Cycling Plan, which is currently under review.

7. *Based on the road realignment scenarios, it looks as though an existing home with heritage attributes (3554 Concession Rd. 3) would be adversely affected or demolished. Is the protection of this home being given consideration?*

None of the alignment options being carried forward will impact 3554 Concession Rd. 3.

8. *Will you check with our agriculture community for input on their needs for road transportation networks in and around the project.*

Yes, the Municipality has ongoing consultation with the agricultural community, including the Agricultural Advisory Committee.

9. *Is consideration being given to using brick paving instead of asphalt in street designs?*

This is a detail that is beyond the scope of a secondary plan, and would be subject to meeting standards from the Clarington Public Works department.

Appendix A

North Village Secondary Plan and Regional Road 17 Realignment Integrated EA Study

Public Information Centre #2

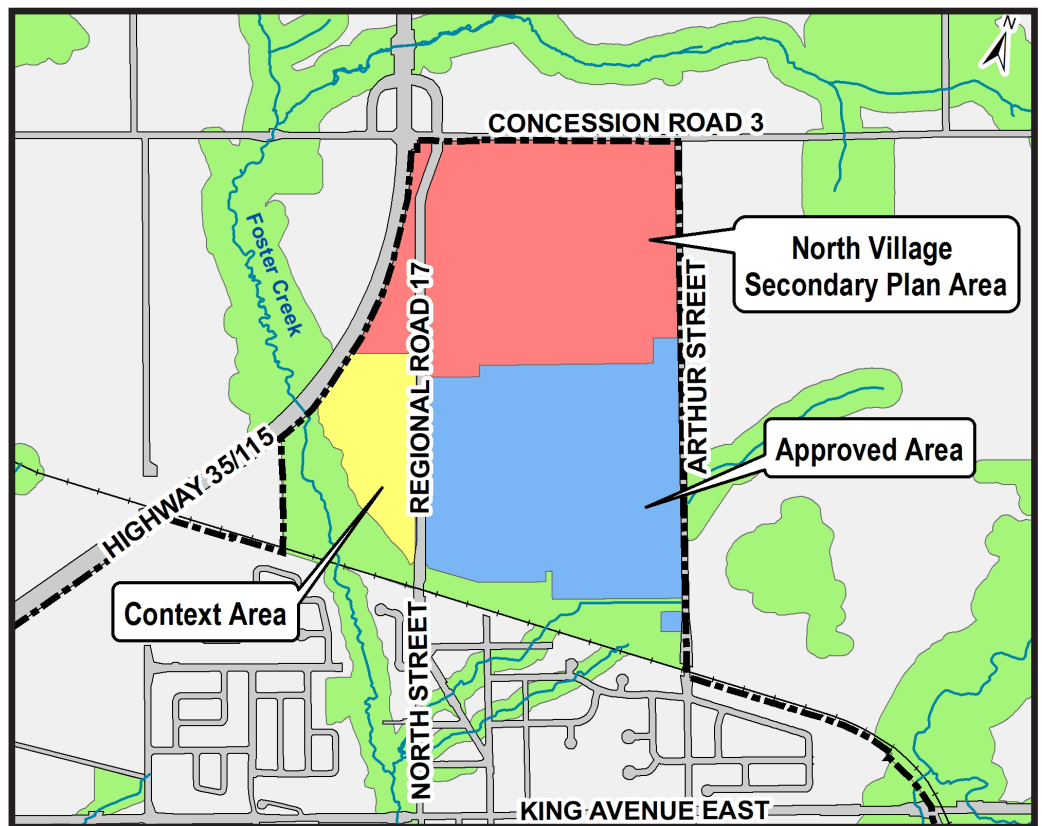


Thursday, November 18, 2021 at 7 p.m.
Join us online or by phone.

Join us at Public Information Centre #2 to learn about the future of north Newcastle and share your ideas.

Register in advance for this meeting at www.clarington.net/NorthVillageMeeting. For more information, contact Mark Jull or Carlos Salazar at 905-623-3379 or northvillage@clarington.net.

The North Village Secondary Plan will create a neighbourhood with a diverse mix of housing, access to shopping, services, schools and amenities.



Notice of Study Commencement

As part of the North Village Secondary Plan, an Environmental Assessment (EA) is being undertaken for new or modified major roads, including a proposed realignment

of Regional Road 17 to Concession Road 3. These road projects are subject to Schedule 'C' of the Municipal Class EA process. The EA will be completed using the "Integrated Approach" with the Planning Act, an approved process under the Environmental Assessment. This integrated approach will ensure that the North Village Secondary Plan and the Regional Road 17 Realignment are completed simultaneously, providing the necessary supporting documents, public consultation and alternative options for both projects. This notice was issued on November 3, 2021.

Draft EA Study Design

The Draft Study Design report can be found online at www.clarington.net/NorthVillage. It describes the integrated approach, background, proposed process, rationale, alternative proposals, and consultation process used to develop the plan.

Under the Municipal Freedom of Information and Protection of Privacy Act and the Environmental Assessment Act, any personal information such as name, address, and telephone number included in a submission may become part of public record for this matter. Therefore, if requested, it will be released to any person unless otherwise stated in the submission.

Appendix B



North Village Secondary Plan & Integrated Municipal Class Environmental Assessment



PUBLIC INFORMATION CENTRE #2
November 18, 2021 (virtual)

Land Acknowledgement

The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg (uh-NISH-in-NAH-bek) 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.

Agenda

- 1) Introductions
- 2) Overview
- 3) Background Reports
- 4) Challenges & Opportunities
- 5) Vision & Principles
- 6) Regional Road 17 Environmental Assessment
- 8) Next Steps
- 9) Questions & Answers

Introductions

The Municipality



Mark Jull
Planner II
Community Planning & Design



Carlos Salazar
Manager
Community Planning & Design



Karen Richardson
Manager
Development Engineering

The Consultant Team



SvN Architects + Planners

Urban Planning, Urban Design, Engagement
Consultant Team Lead



Shonda Wang
Principal
MSc, BSW, MCIP, RPP
Project Director



Michael Matthys
Associate
MSc.PI, B.A
Senior Planner



Kelly Graham
Planner
MPI, BA, MCIP, RPP
Project Manager



Kim Behrouzian
Planner
MLA, BURPI
Urban Designer

BT Engineering

RR 17 EA Study,
Transportation Engineering

AECOM

Transportation Planning,
Servicing, Integrated EA,
Archaeology, Heritage,
Agricultural Impact, Retail
Market Impact

Urbanism by Design

Urban Design

Footprint

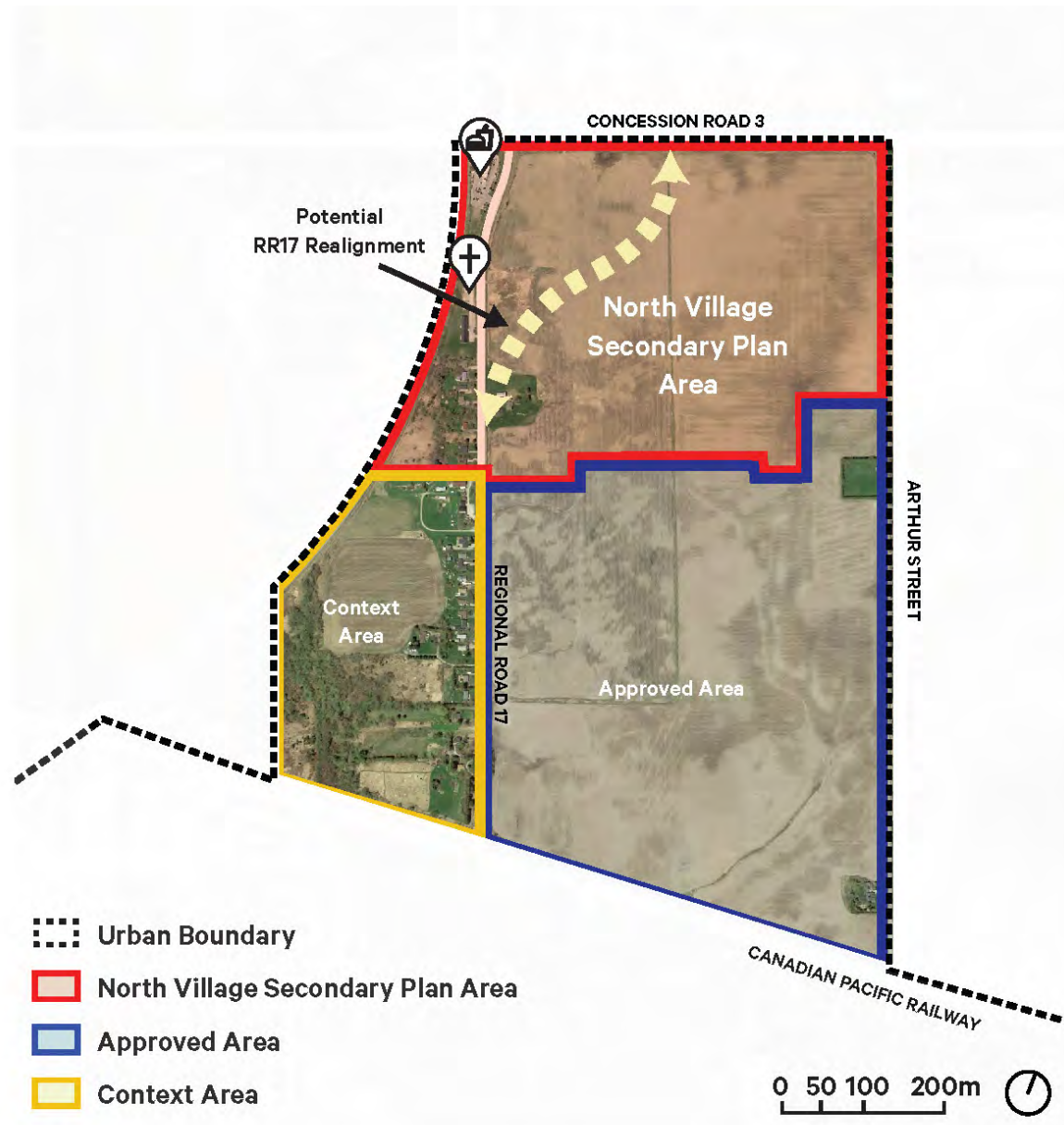
Sustainability

Who is in the “room”?



LIVE POLL QUESTIONS

About the Project



Background

▶ A Secondary Plan will guide the development of a new neighbourhood.

- The project is guided by the following Council priorities:
 - Sustainability and Climate Change
 - Affordable Housing
 - Urban Design
 - Community Engagement
- The project will be carried out in accordance with the *Planning Act* and Municipal Class Environmental Assessment Process (MCEA) under the *Environmental Assessment Act* for new infrastructure including roads, transit, water, and sewers.

What are we doing?

Secondary Plan

- » The Clarington Official Plan contains policies for managing municipal-wide growth.
- » A Secondary Plan contains policies for a specific area.
- » The framework may consist of the following elements:
 - » land use and built form, roads and infrastructure, parks, community facilities, cultural and natural heritage, sustainability.
- » The final Secondary Plan will also be accompanied by an implementing Zoning By-Law, as well as Urban Design and Sustainability Guidelines.



What are we doing?

Environmental Assessment

- » The Municipal Class Environmental Assessment (MCEA) is a process for evaluating options for new infrastructure, including roads, transit, water, and sewers to support the new residents in the Secondary Plan Area.
- » The re-alignment of Regional Road 17 (North Street) is a key consideration to increase the separation between Regional Road 17 intersection with Conc. 3 and Highway 35/115 and in order to accommodate the anticipated traffic volumes and improve safety.



Where are we now?

Phase 1

Initial Public Input +
Technical Analysis

Phase 2

Urban Design Principles +
Alternative Land Use

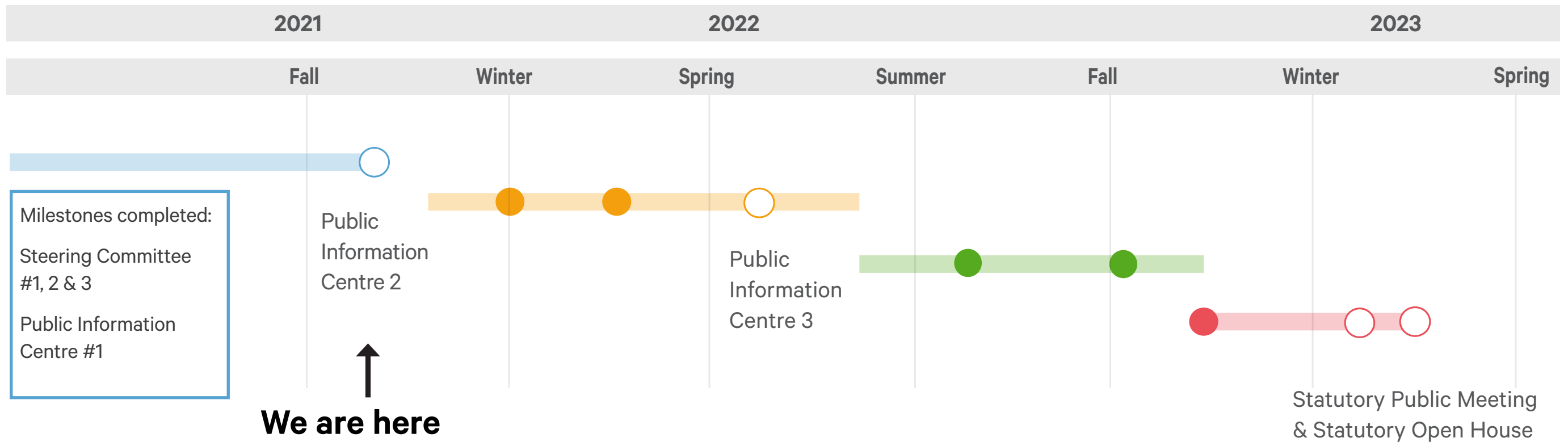
Phase 3

Preferred Land Use Plan

Phase 4

Draft Secondary Plan
+ Zoning By-Law

○ Public Meeting ● Stakeholder Meeting



What we heard (so far)

Key messages that emerged through the public and stakeholder engagement so far include:

- » We like to walk around the community and on nearby trails and are concerned about pedestrian safety on Regional Road 17.
- » We could use some seniors housing as well as starter homes for young families.
- » Newcastle needs more amenities and services for people at various stages of life - a daycare, or seniors drop-in centre would be great.
- » We like the rural character, it is what makes Newcastle special.



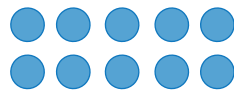
Public Information Centre #1

SUSTAINABILITY & CLIMATE CHANGE



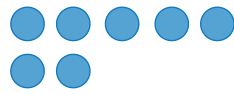
Landscaping with native plants

10 votes



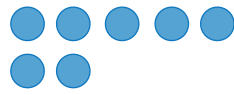
Reduced vehicle reliance

7 votes



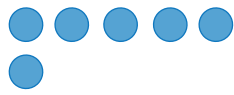
Green infrastructure

7 votes



Local food production

6 votes

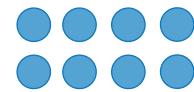


AFFORDABLE HOUSING



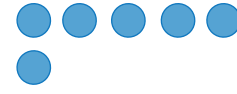
Seniors housing

8 votes



Supportive housing

6 votes



Rental housing

6 votes

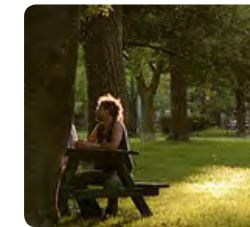


Family housing

5 votes



URBAN DESIGN



Parks and natural landscapes

7 votes



Complete streets

6 votes



Interactive spaces

6 votes



Daycare / childcare spaces

Several comments indicated the need for these spaces.



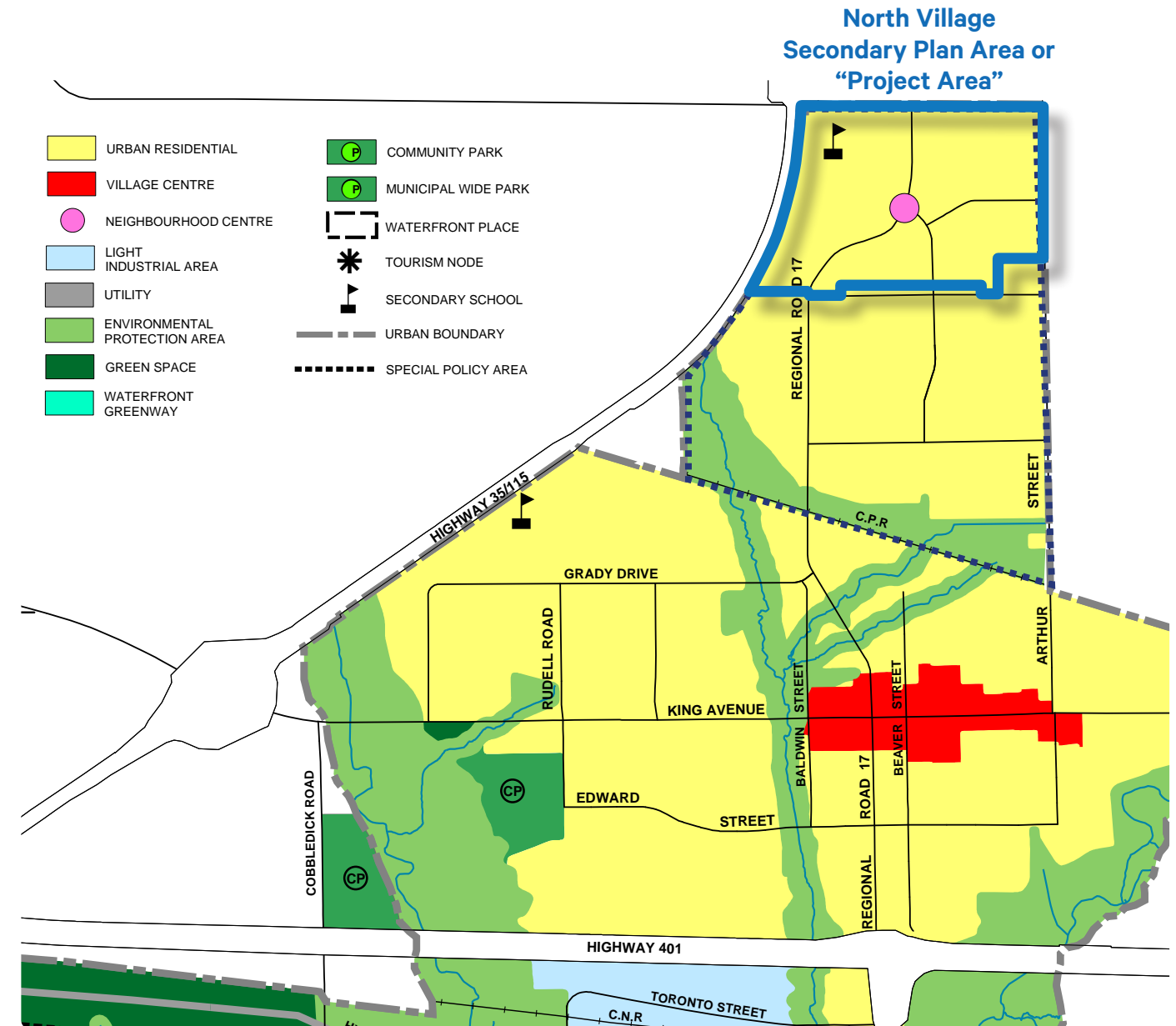
Background Reports



Land Use Policy Review

Key Takeaways (among others)

- The NVSP Area is **designated Urban Residential in the Clarington Official Plan** and is to be used primarily for housing; **specific uses and densities will be studied and introduced through this Secondary Plan.**
- The Secondary Plan should support the achievement of a density of **50 residents and jobs per hectare** within Greenfield Areas across the Municipality.
- Achieve a **mix of housing types and support the achievement of 30% affordable housing** across the Municipality.
- Prioritize sustainable design and a built environment that facilitates **walking, biking, and transit use.**
- The Neighbourhood Centre should feature **small-scale commercial uses** and a public square.



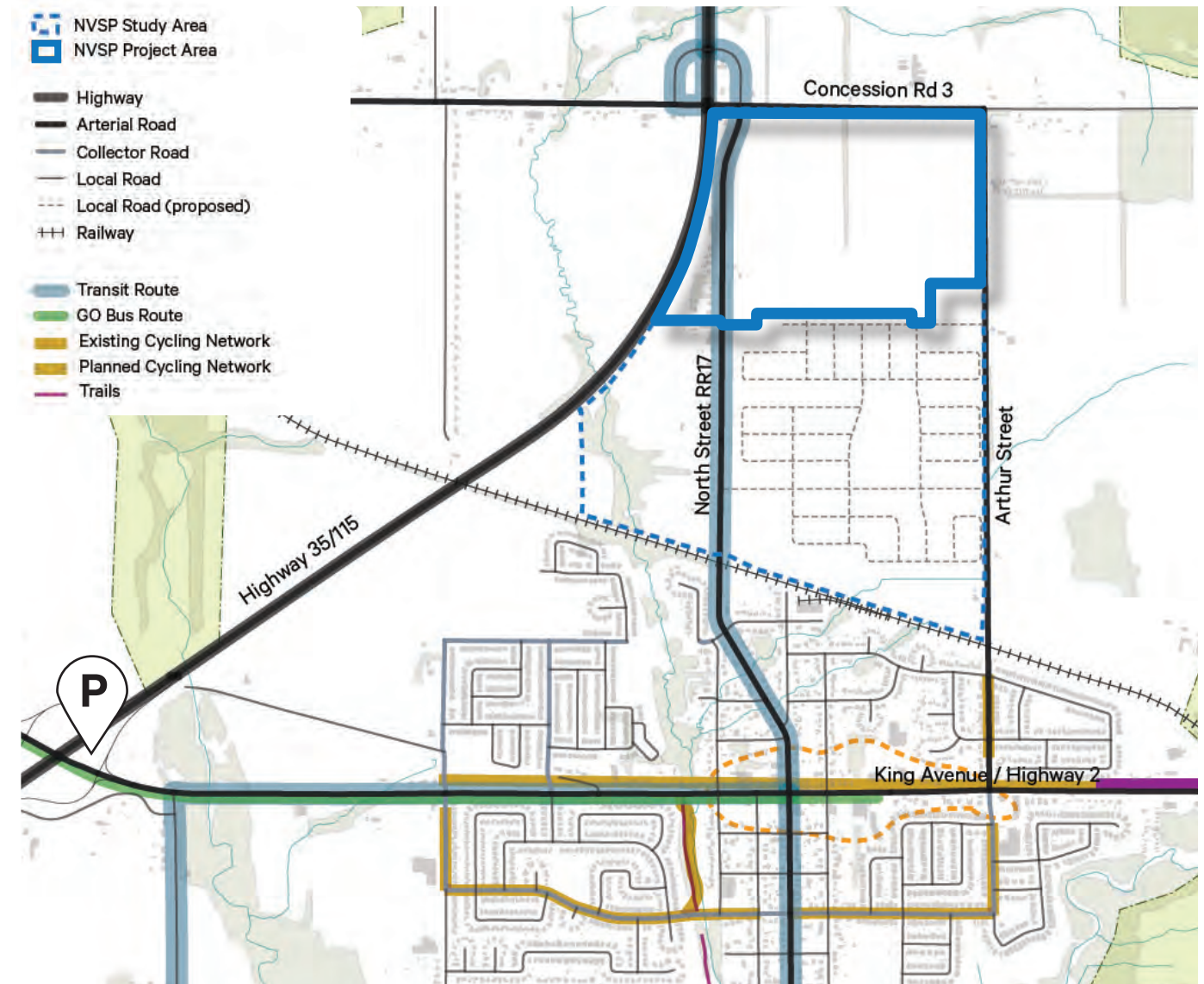
Clarington Official Plan - Map A4 Land Use

Source: Municipality of Clarington

Transportation Impact Study

Key Takeaways (among others)

- Reinforce **Arthur Street** as a north-south corridor from Highway 2 to Concession Road 3 for cars, transit, and active transportation.
- Provide **connections to the planned trail network** as set out in the 2021 Durham Cycling Plan.
- Provide an active transportation connection between the **Study Area** and the **GO Newcastle Carpool Lot**.



Existing and Planned Transportation

Master Servicing Report

Key Takeaways (among others)

- A **planned reservoir and pumping station** located in the Secondary Plan Area is **required to service new development**, and will be led and facilitated by the Region of Durham.
- Stormwater from the Secondary Plan Area is to be accommodated in approved stormwater ponds in the Approved Area to the south.
- Incorporate low-impact development features to **reduce volume of stormwater entering open storage and treatment ponds** (e.g., downspout disconnections, absorbent landscapes, permeable pavement, etc.).



Landscape Treatment and Public Path at Ajax Watering Treatment Plant

Sustainability Background Study

Key Takeaways (among others)

- Neighbourhood design strategies should promote fine-grained streets, multi-use trails, and generous open spaces to **ensure convenient cycling connections and walkable environments.**
- Building design and materials should aim to **minimize embodied carbon and energy use for heating and cooling.**
- Energy and resource conservation should aim to **incorporate passive design, explore low-carbon energy sources,** and manage energy demands.



Explore renewable energy sources
Source: Green Mountain Energy



Prioritize safe active transportation options
Source: Urban Splash



Enhance the natural ecosystem to support wildlife species
Source: Hendrick Farm by Landlab Inc.

Agricultural Impact Assessment

Key Takeaways (among others)

- The Secondary Plan Area **abuts Prime Agricultural Areas.**
- Development of the Secondary Plan Area will need to **accommodate increased vehicle traffic and the occasional large, slow-moving agricultural vehicle** on Concession Road 3.
- Maintain or enhance agricultural drainage system and avoid erosion.
- **Introduce planted buffers** to provide physical separation and a clear boundary **between agricultural and non-agricultural land uses.**
- Implement **local food education and awareness programs.**



Urban-rural interface

Natural Heritage Study



- **Retain mature trees** along Regional Road 17.
- Further investigation required for cultural meadow and woodlots in the Context Area if development is contemplated here.

Cultural Heritage Study



- **No site within the Secondary Plan Area was identified for further evaluation.**
- Docville (pictured) is a listed property located in the Context Area.

Archaeological Assessment



- Further assessment is only required west of RR17. All other lands **do not require further investigation.**

Challenges

Regional Road 17 (RR17) Re-alignment



REGIONAL ROAD 17 LOOKING SOUTH

RR 17 Re-alignment

Challenges

- Intersection must be minimum of **300 metres** from the existing intersection.
- RR17 to carry regional traffic from Newcastle and surrounding area to destinations in the **larger region**.
- Region of Durham arterial road requirements such as intersection spacing may **limit connections, especially for pedestrians**, between areas east and west of re-aligned RR 17.



Limited Connections



RR 17 LOOKING SOUTH, NORTH OF RAIL BRIDGE

Limited Connections

Challenges

- CP rail line **limits connections** to existing southerly community.
- Surrounding roads are planned as arterials, which can be **difficult to cross** for pedestrians and cyclists.
- Limited existing **transit** service.
- The site is relatively far (~1.5 km) from existing services and amenities on King Avenue, which is a **barrier to walking** to Newcastle Village for shops and services.



Connections to Existing Properties

EXISTING RESIDENTIAL DEVELOPMENT WEST OF SECONDARY PLAN AREA, FRONTING ON RR 17



22

30-35m

20m

Connections to Existing Properties

Challenges

- Need to balance the needs of surrounding agricultural uses and the residential neighbourhood (**sharing roads and interface**).
- There are **limited walkable connections** to surrounding features (lack of sidewalks, lack of trail connections) and the residential neighbourhood.
- **Align new streets** to connect to Approved Area and provide access to school, parks, and amenities.
- Along the south western edge there will be some **loss of existing trees** due to road widening.



Water Reservoir and Interface

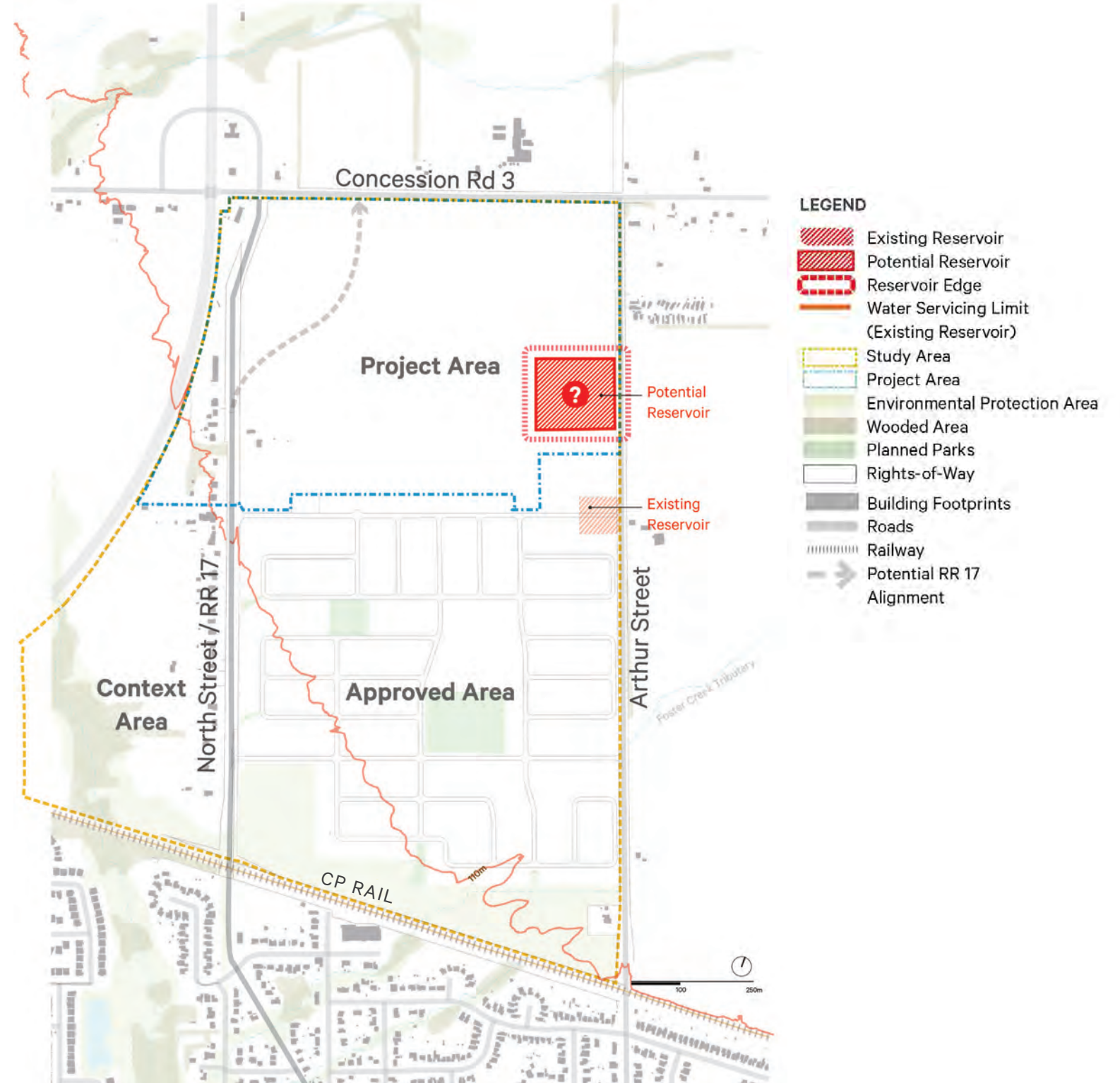


EXISTING WATER RESERVOIR, FENCED OFF FROM PUBLIC ACCESS

Water Reservoir and Interface

Challenges

- The existing water reservoir is **not large enough** to supply water to Project Area, Approved Area, and larger Newcastle community.
- The new water reservoir and pumping station must be located at a **point of high elevation** within the urban area - limited options.
- The reservoir's size and location occupies a significant proportion of the future North Village neighbourhood, and may need to be **fenced off** for public safety reasons.
- The study will explore the possibility, with the Region of Durham who is responsible for the utility, if it can be designed to include **publicly accessible open space**.



Opportunities

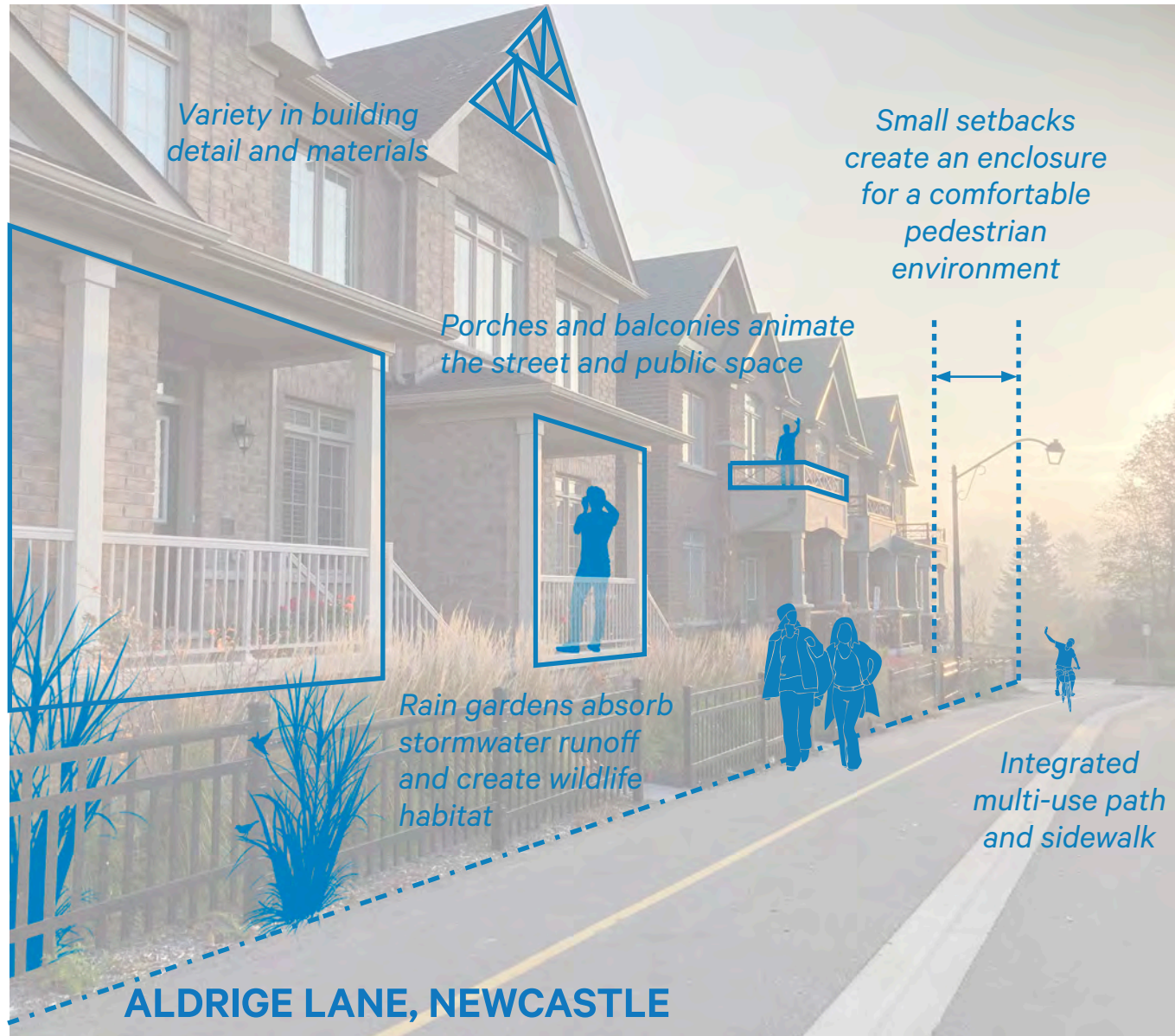
A Compact and Walkable Community

Opportunities

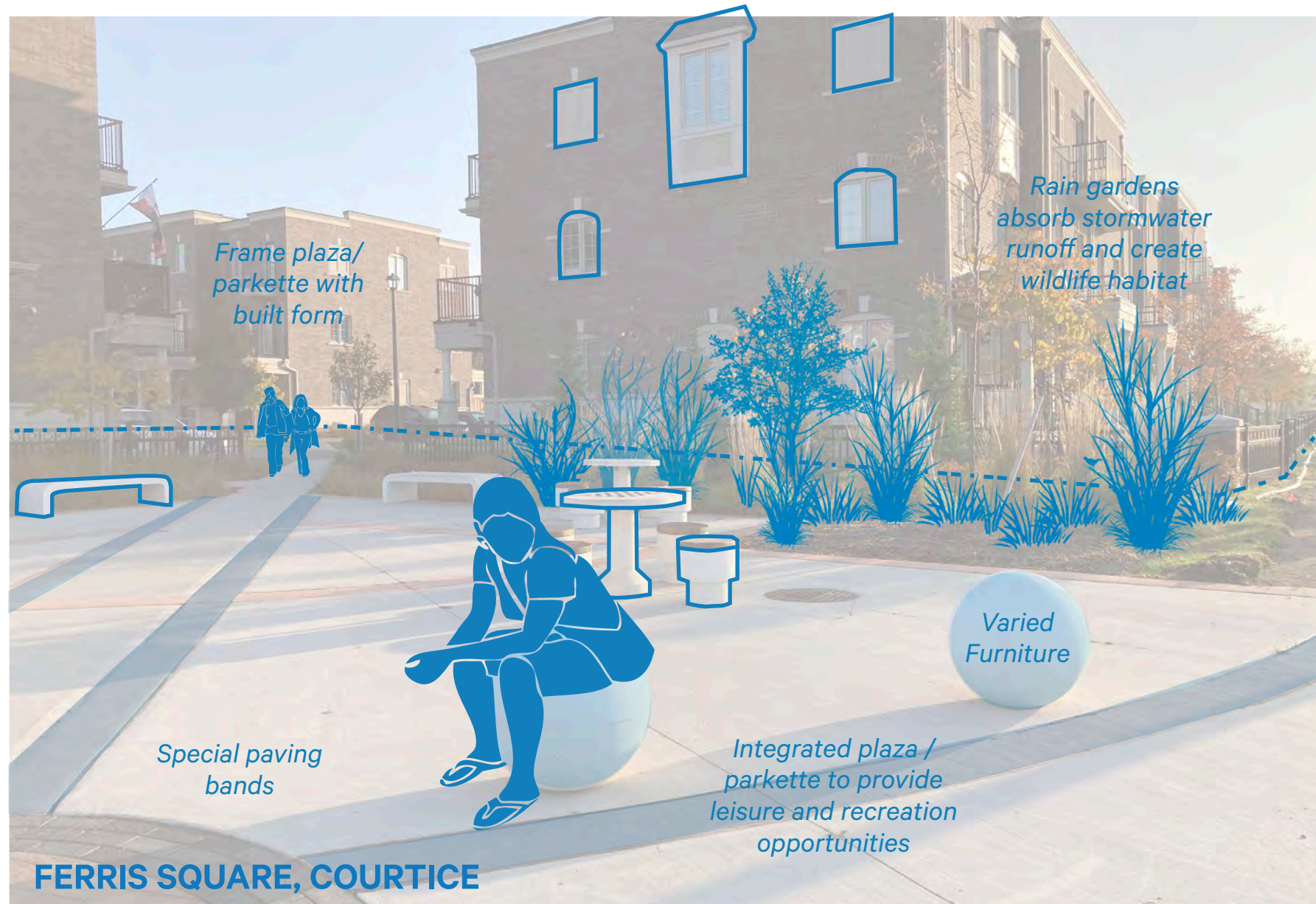
- Provide **destinations within walking distance**, such as the Neighbourhood Centre and new parks.
- **Design streets, paths, and trails to support a safe and convenient experience.**
- Introduce a variety of lot sizes to **create more density**, a visually interesting streetscape, and a range of housing options.
- **Increase density slightly around the Neighbourhood Centre** to support local businesses.



A Compact and Walkable Community



A Compact and Walkable Community



Major Roads for Vehicles, Pedestrians, and Cyclists

Opportunities

- Plan for a future major road (Range Road 17) that **also accommodates active transportation modes**, in consultation with Durham Region.
- Key considerations:
 - Space for **cars, pedestrians, and bicycles**.
 - Multi-use pathways and **clear pedestrian crossings**.
 - **Landscaping** and public realm beautification.
 - Buildings that **address the street**.

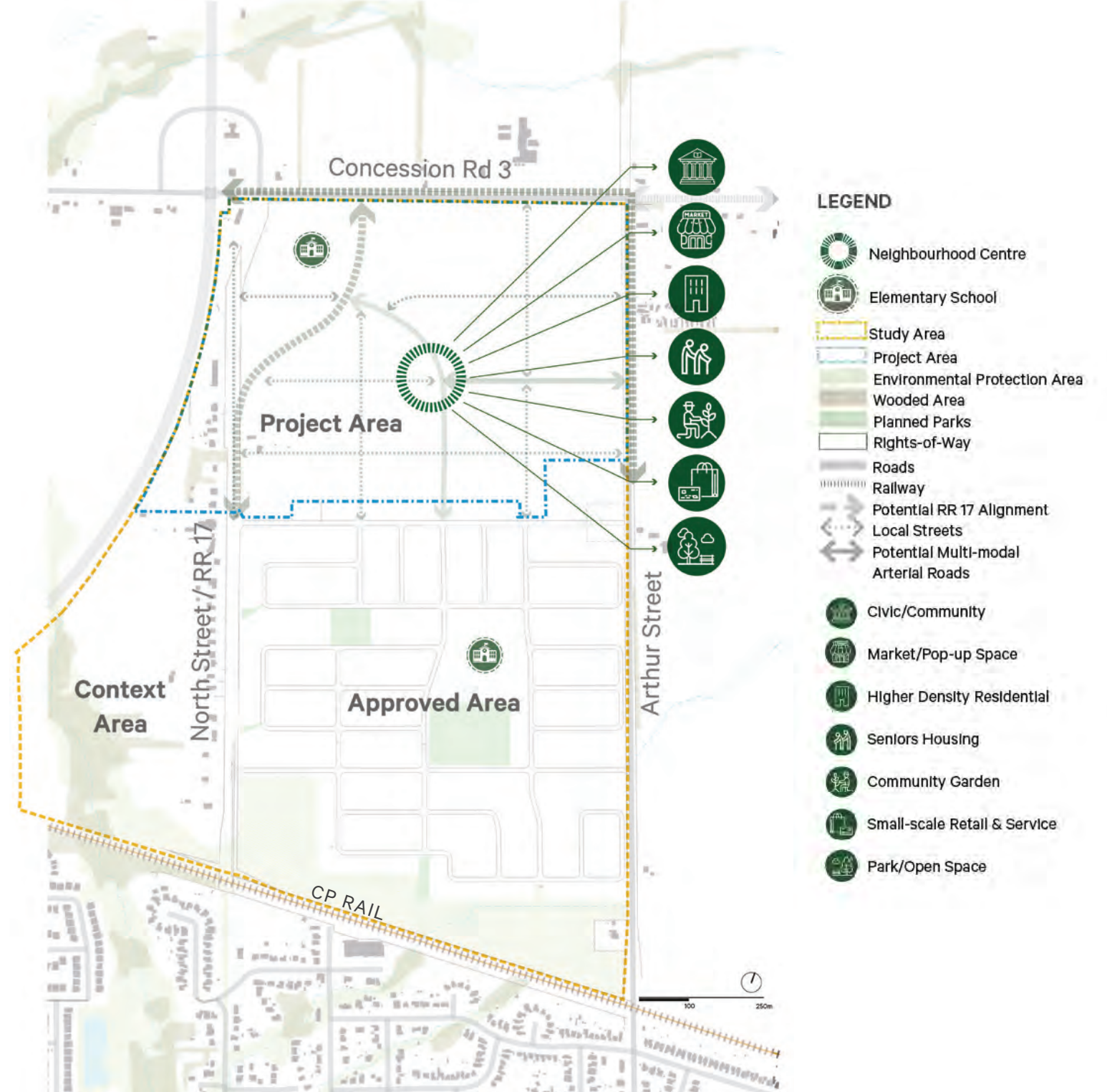


Accessible walking and cycling conditions, Indianapolis Cultural Trail

Neighbourhood Centre

Opportunities

- Create a **local hub of activity and community life**.
- Integrate a mix of uses including **services for the neighbourhood**.
- Design an **attractive and high-quality public realm** to support the Neighbourhood Centre's commercial success.
- **Create a public space** (such as a public square or plaza) that is a focal point and gathering place.



Neighbourhood Centre



Active frontages and pedestrian-oriented retail

Mix of grass and paving to accommodate different activities

Integrated trees to provide shade in summer and beautify the space

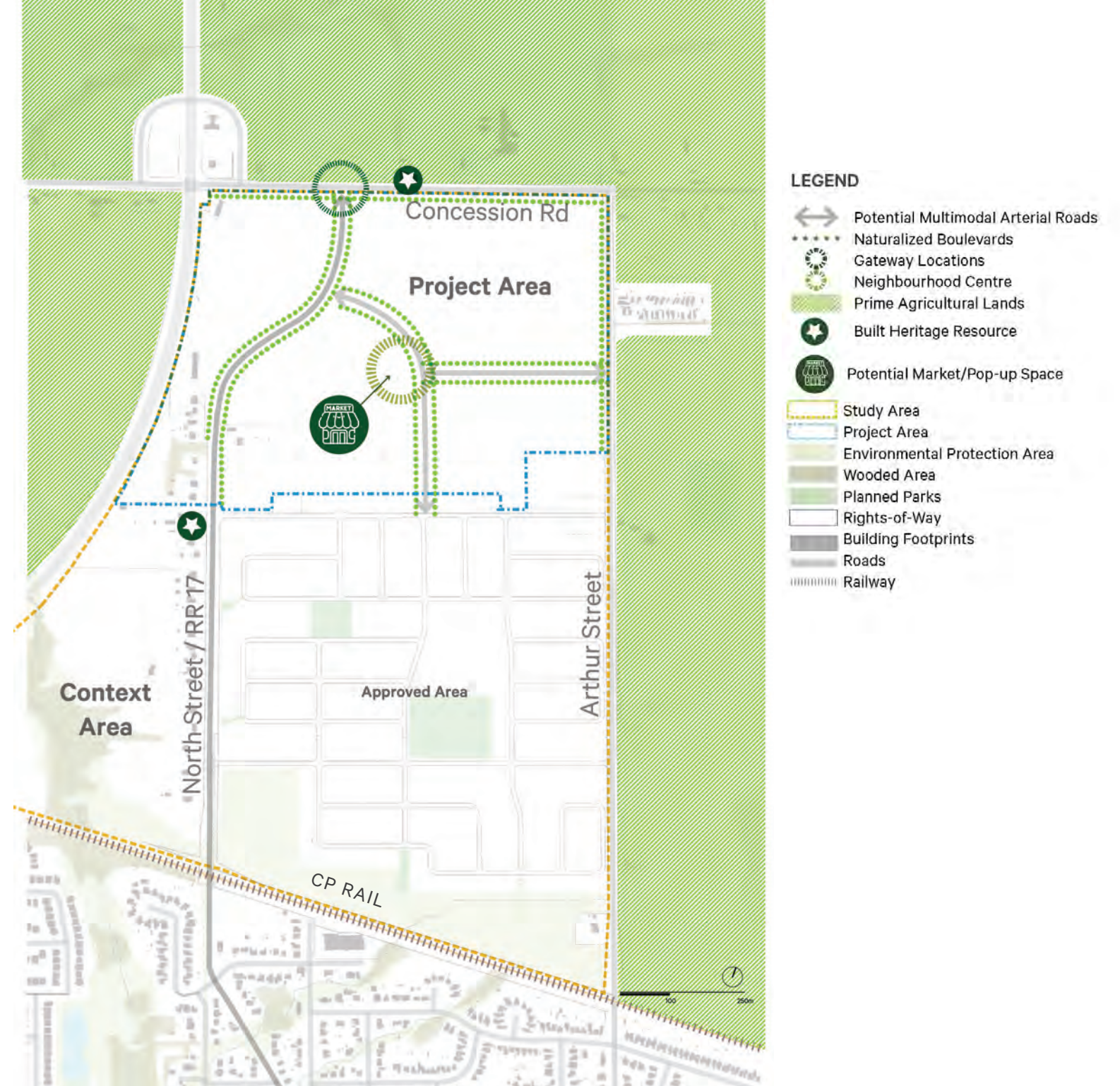
Generous plaza space to encourage social opportunities

Integrated furnishing and planting

Honouring our Agricultural Heritage

Opportunities

- **Celebrate the area's agricultural roots** through landscaping, design, and programming.
- Share information on the area's agricultural heritage to promote awareness. This could be part of a **design motif for future open spaces or a commemoration strategy** for heritage resources.



Honouring our Agricultural Heritage



COMMUNITY GARDENS



LOCAL MARKETS



LANDSCAPED PUBLIC SPACES

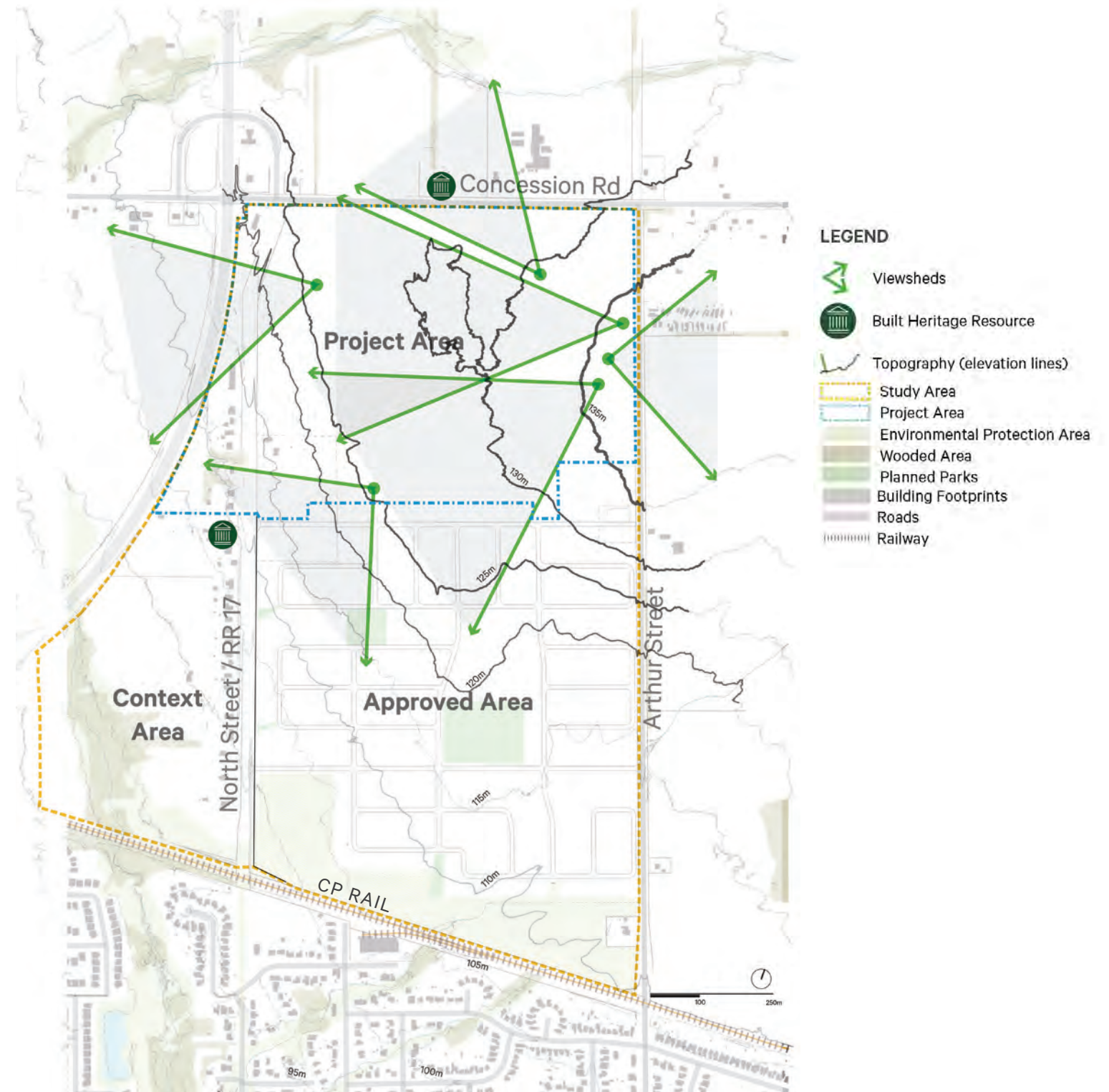


NATURALIZED OPEN SPACES

Taking Advantage of Great Views

Opportunities

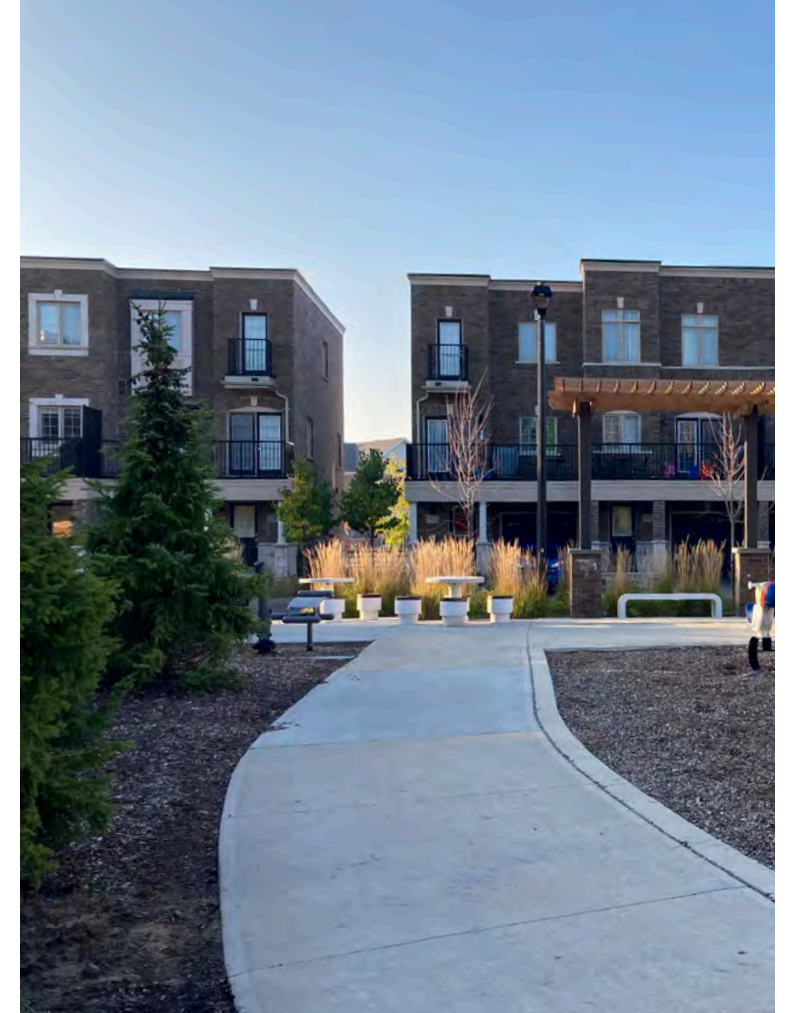
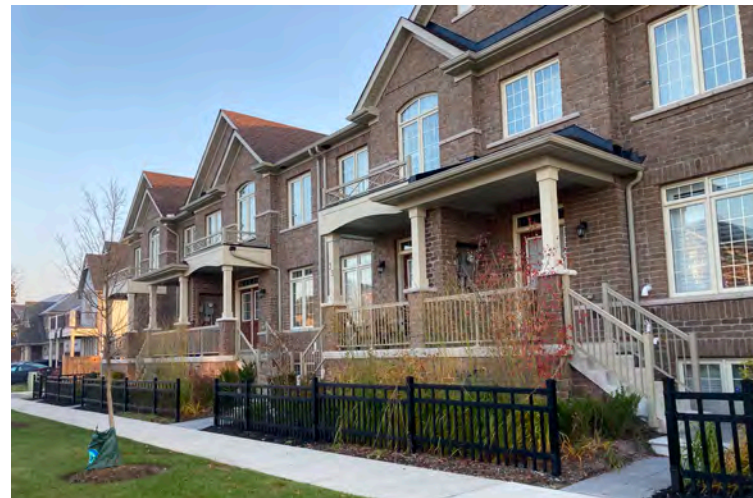
- North Village's high elevation is an **opportunity to set the neighbourhood apart** and make it unique.
- Explore where topography could guide subdivision layout to maximize views.
- Capitalize on long views into surrounding landscape to the south and west.



Diversity of Housing Types

Opportunities

- Opportunity to **address housing affordability by providing a range of options and types.**
- Plan for future evolution of the community, **enable the creation of additional dwelling units, such as basement suites.**
- **Add visual interest** through use of varied forms and designs.



Diversity of Housing Types



BOWMANVILLE



NEWCASTLE



NEWCASTLE

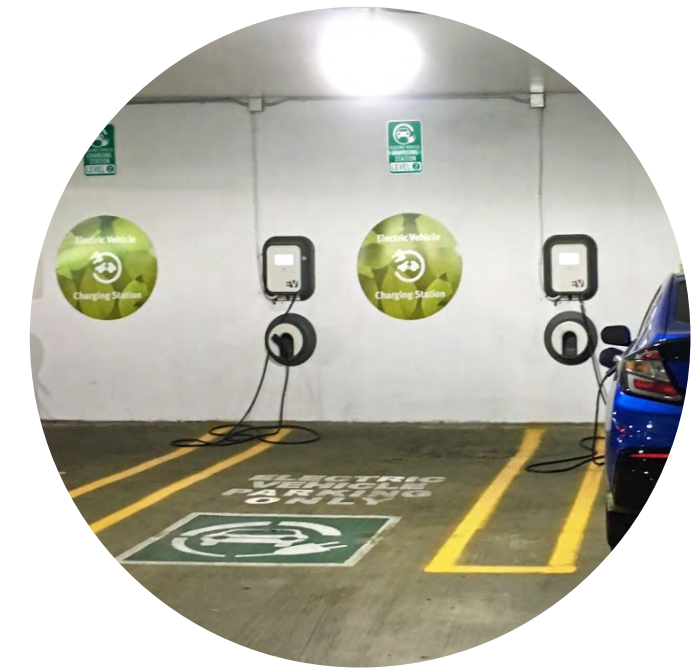
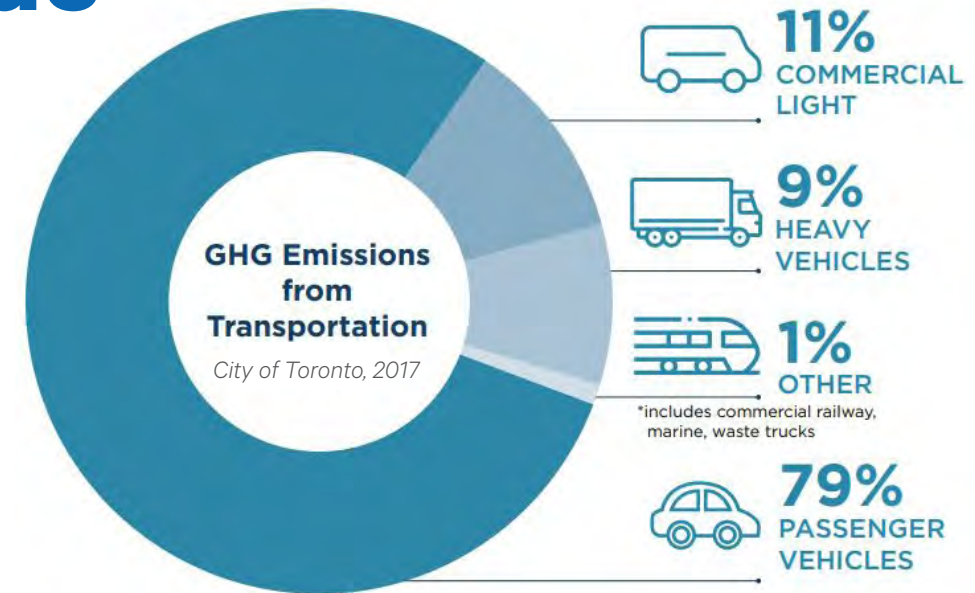


BOWMANVILLE

Green Development Standards

Opportunities

- Support low-carbon transportation options by **designing a multi-modal environment** and planning for electric vehicles.
- **Implement a compact lot pattern that efficiently uses land** and conserves resources.
- Accommodate multi-use trails and sidewalks to create **attractive walking and cycling routes**.
- **Reuse stormwater** for irrigating landscaped areas to maximize local benefits and support habitat.
- Plant pollinator-friendly landscapes.



Challenges & Opportunities



LIVE POLL QUESTIONS

Vision & Guiding Principles

Emerging Vision



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

Guiding Principles

As the North Village Secondary Plan is prepared and implemented the following principles will guide decision-making:



A LIVEABLE NEIGHBOURHOOD

- Provide a **range and mix of housing** 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 community
- Provide a range of **community facilities such as schools and recreational spaces and co-locate these facilities** where possible.



A CONNECTED NEIGHBOURHOOD

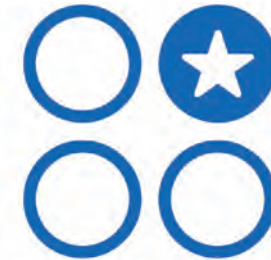
- Prioritize **pedestrian mobility and comfort** by designing a community that is well connected internally and provides safe and walkable links.
- Design the movement network to **safely accommodate all modes of travel** (pedestrians, cyclists, transit vehicles, loading and private vehicles).

Guiding Principles



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 UNIQUE NEWCASTLE NEIGHBOURHOOD

- Foster a **unique identity by celebrating the rural heritage** of the area.
- Conduct **engagement activities** with the Newcastle community in planning the future of North Village.

Guiding Principles



A RESILIENT NEIGHBOURHOOD

- Incorporate **green design principles** related to energy, water, and waste.
- Utilize materials from **sustainable sources** for construction and infrastructure projects.
- Integrate **native and pollinator-friendly** species into the development.
- Support **resilience and future adaptability** by designing to accommodate different uses and densities with diverse unit configurations.

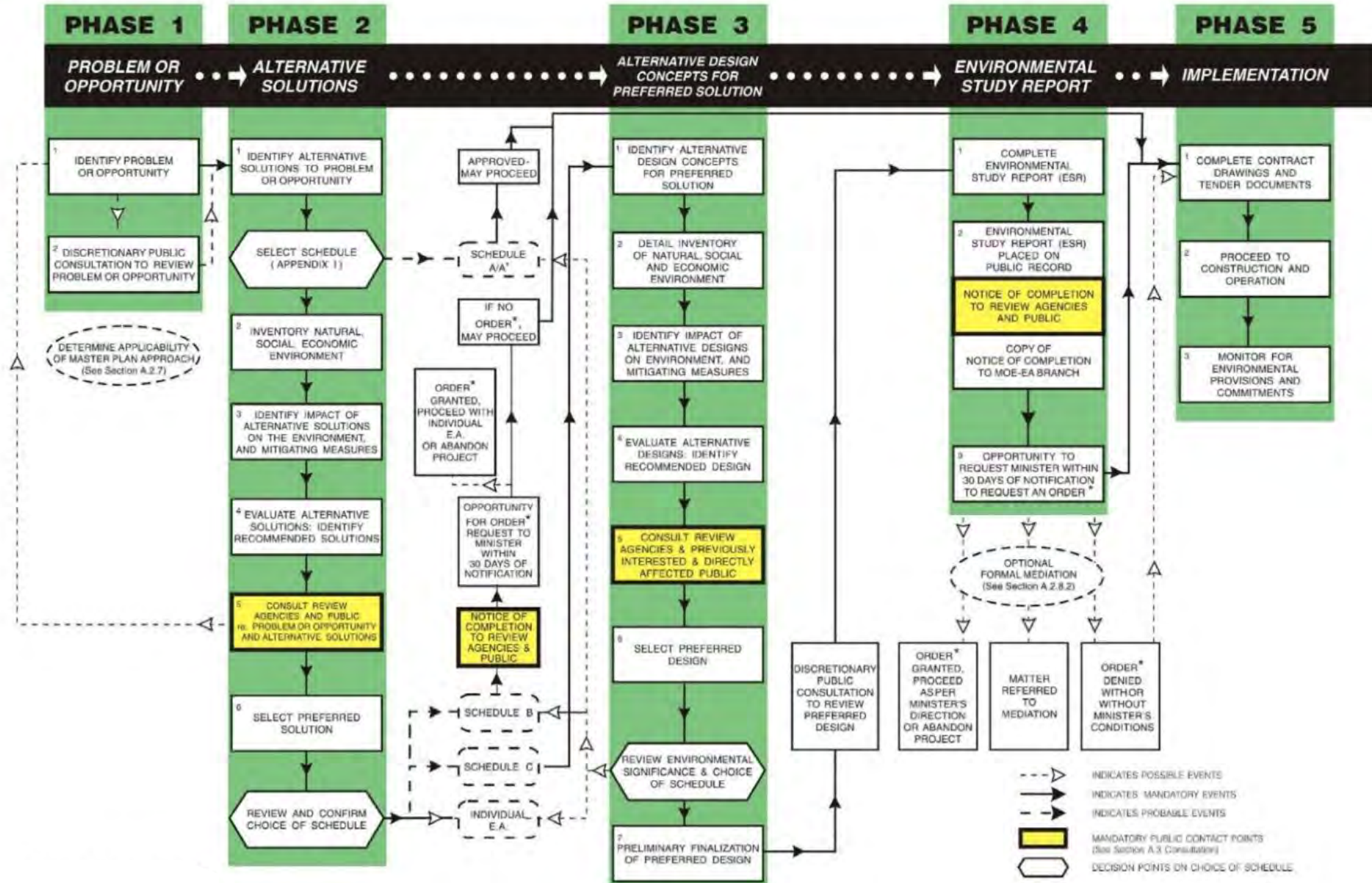
Vision & Guiding Principles



LIVE POLL QUESTIONS

Regional Road 17 Environmental Assessment

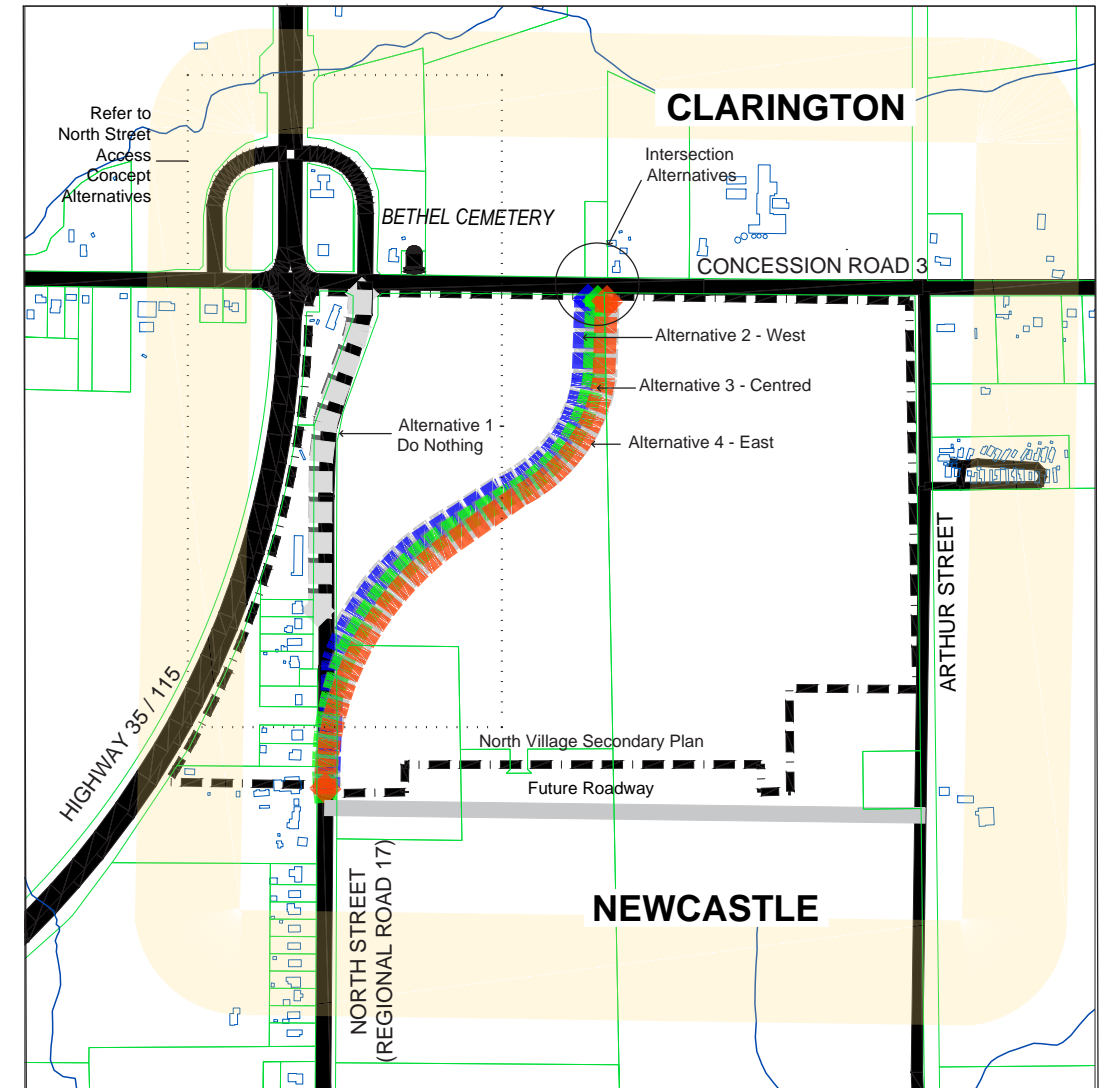
Regional Road 17 MCEA



Alignment Alternatives

- The following alignment alternatives are being considered:
 - Alternative 1: Do Nothing
 - Alternative 2: West Alignment
 - Alternative 3: Centre Alignment
 - Alternative 4: East Alignment
- The intersection of the realigned Regional Road 17 and Concession Road 3 will be offset 300 metres east of the existing Regional Road 17/North Street/Concession Road 2 intersection, as required by MTO.
- Concession Road 3 connectivity alternatives will also be studied.

For detailed illustrations of the 4 options please visit the project website at www.clarington.net/NorthVillage



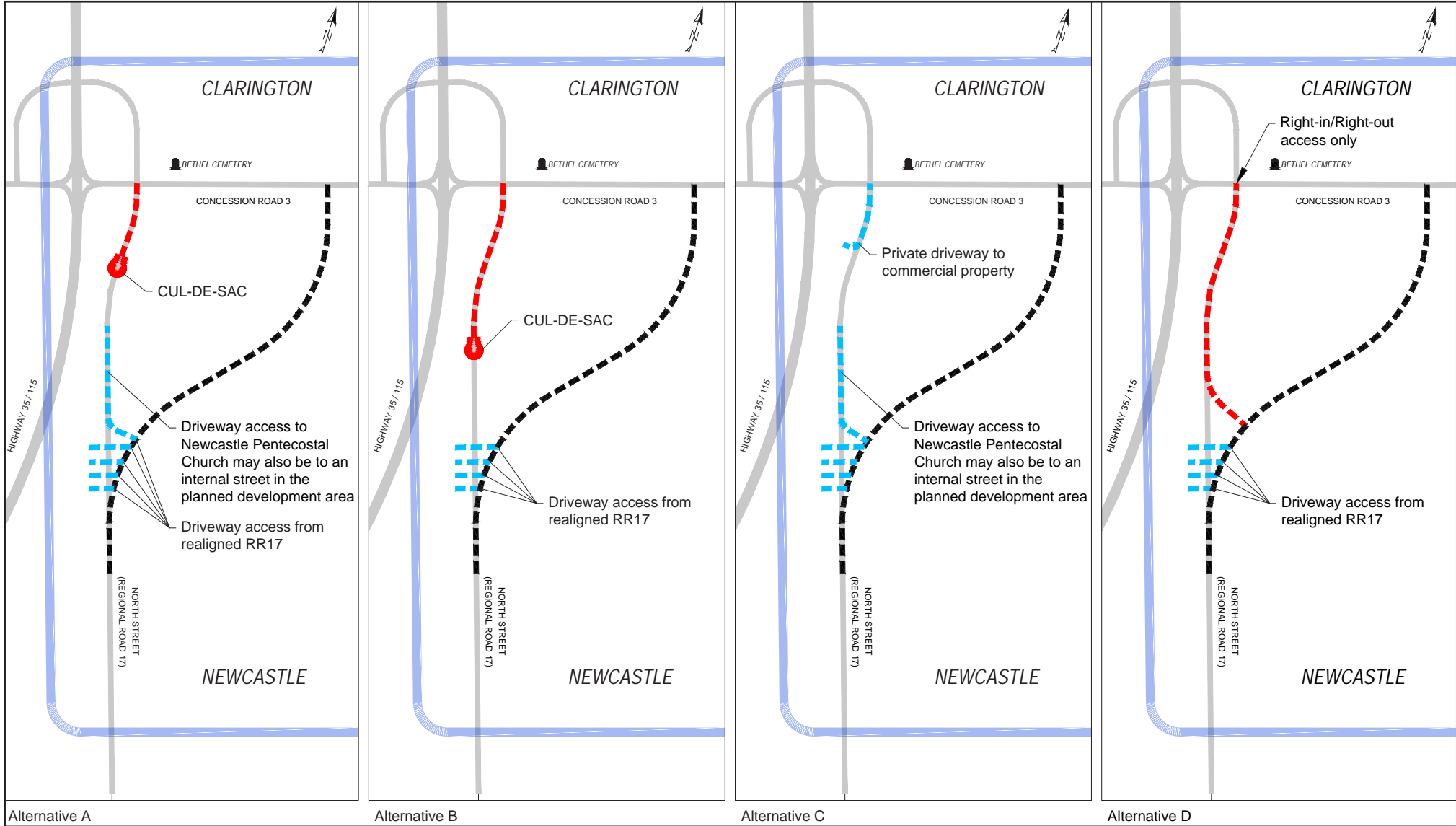
Municipality of Clarington
 Integrated Environmental Assessment Study
Regional Road 17 Broad Band Corridor Alternatives

- Study Area
- Building
- North Village Secondary Plan Area
- Lot Lines
- Watercourse



North Street Alternatives

- The study will also consider **four alternatives** for the remnant portions of Old North Street to ensure that existing residents, businesses, and community institutions will continue to have access to the surrounding road network.

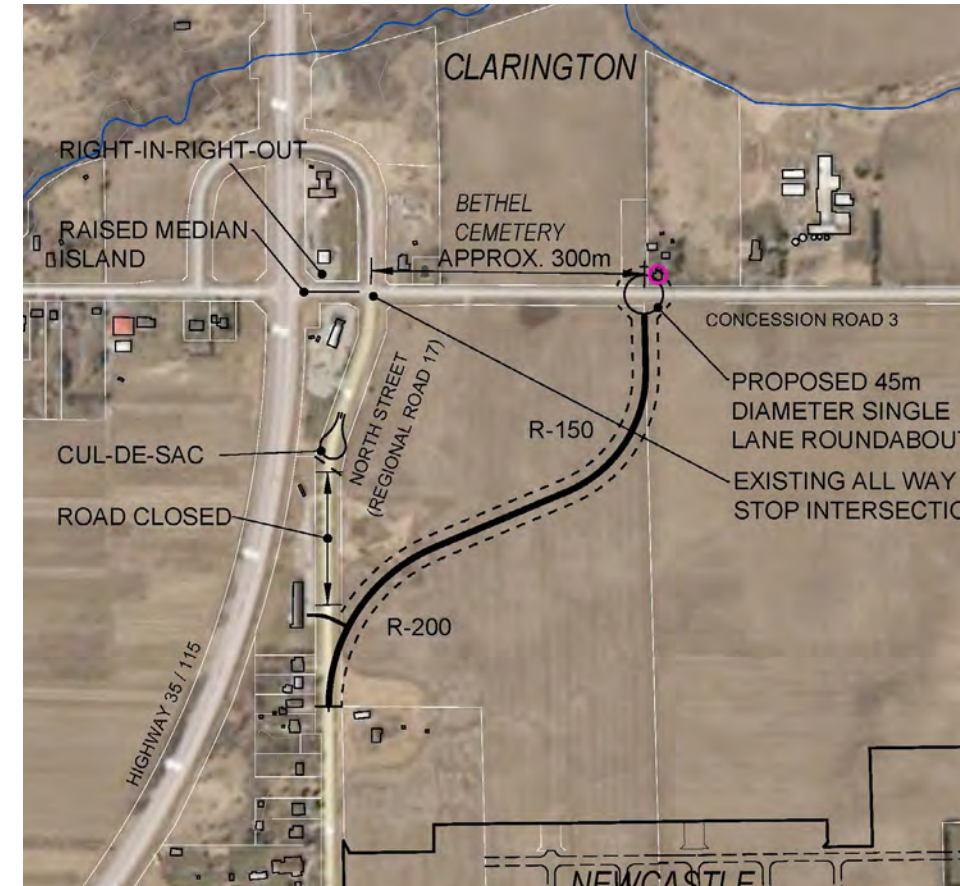


Alternative Details



Alternative 1A

Realigned North Street with Signals



Alternative 1B

Realigned North Street with Roundabout

These diagrams are available for review on the project website

Alternative Details



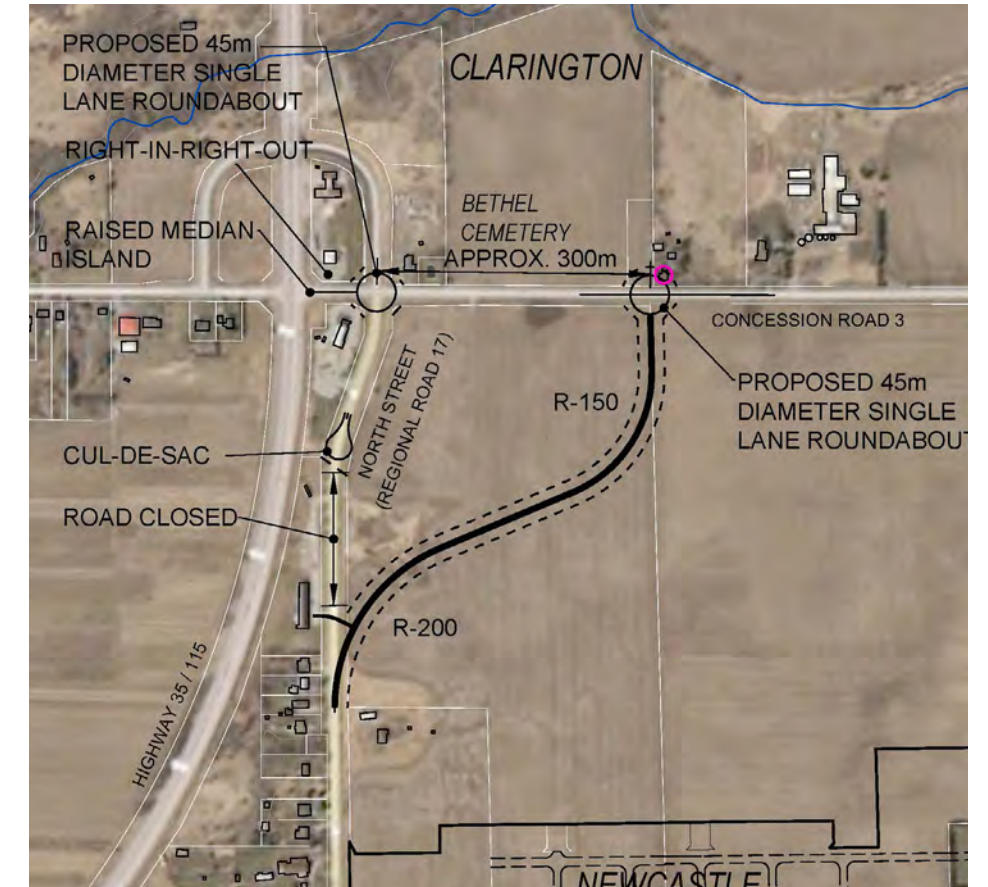
Alternative 2A

Realigned North Street with Signals



Alternative 2B

Realigned North Street with Signals

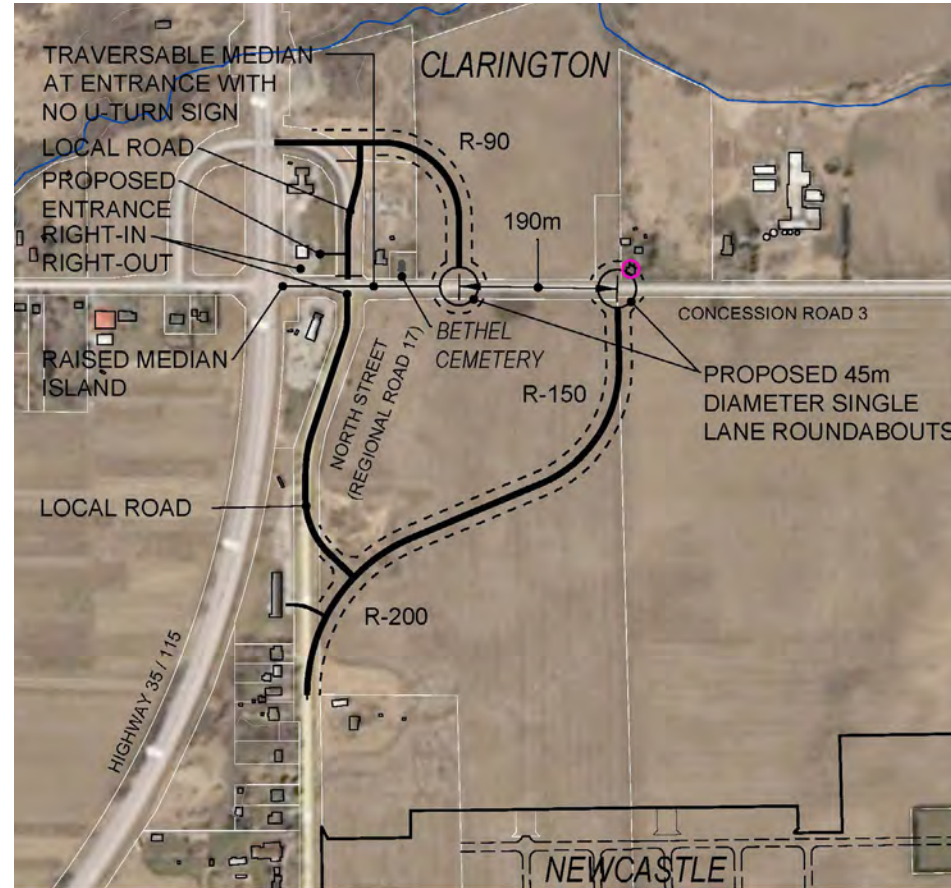


Alternative 2C

Realigned North Street with Roundabout

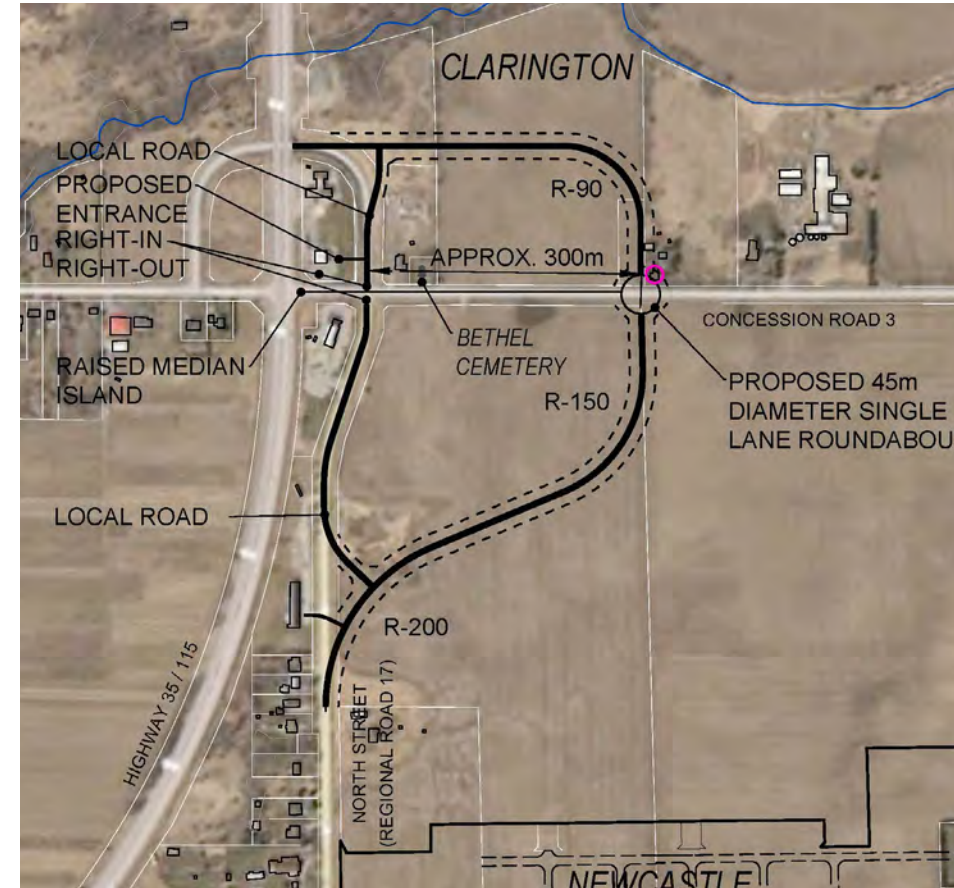
These diagrams are available for review on the project website

Alternative Details



Alternative 3

Realigned North Street and reconfiguration of on-ramp



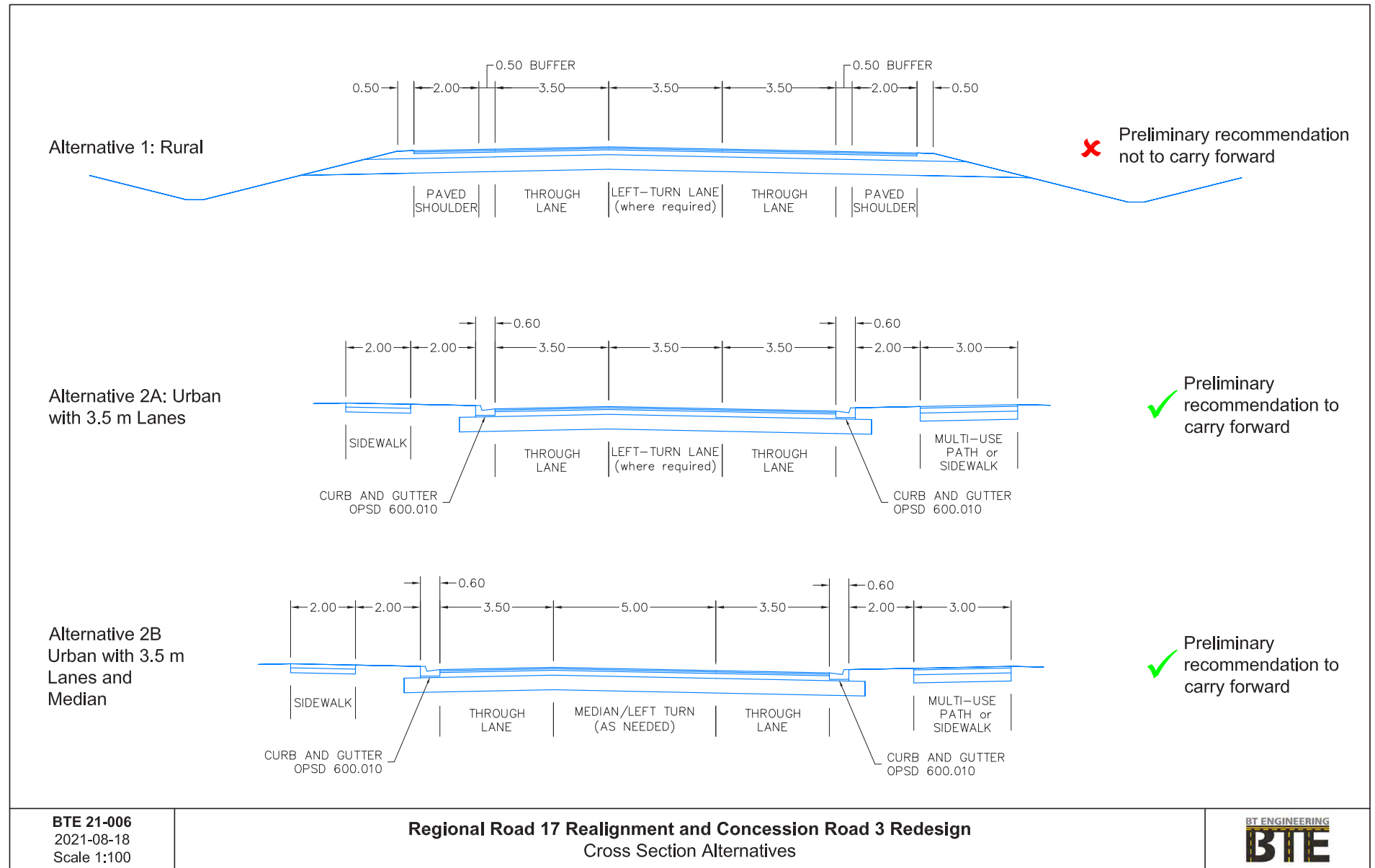
Alternative 4

Realigned North Street and reconfiguration of on-ramp

These diagrams are available for review on the project website

Cross Section Alternatives

- The study will consider **three cross section alternatives** which all include 3 lanes of traffic (two through lanes and one left-turn lane).
- Two alternatives include bicycle lanes, sidewalks, and a multi-use path.



Evaluation Criteria

Six factor groups are being considered in the evaluation of alternatives:

- The factor groups are used to identify **benefits and impacts**, which define the differences between alternatives.
- Data was collected from literature reviews of background documentation and environmental inventories completed for this project.
- The list of factors being considered can be viewed on the Project Website.



Next Steps



Next Steps

Secondary Plan

- » Review public input from PIC and web survey
- » Prepare Phase 1 Summary Report
- » Undertake a review of precedents for sustainable neighbourhood development
- » Prepare evaluation criteria
- » Prepare and evaluate 3 land use options
- » Present 3 options for feedback at the next Public Information Centre (Spring 2022)



Next Steps

Environmental Assessment

- » Complete traffic analysis and modelling.
- » Present the Technically Preferred Alternatives at the next Public Information Centre.



Questions & Answers

Thank You!

Thank you for participating in today's public meeting! There are a number of ways to stay involved, including a follow-up survey that will be emailed and posted to the Project Website.

Ways to be involved

1. Visit the North Village Secondary Plan website:

www.Clarington.net/NorthVillage

2. Sign up to be on the mailing list:

E-mail: NorthVillage@Clarington.net

3. Contact the North Village Secondary Plan Team:

Mark Jull
Planner II

E-mail: mjull@clarington.net
Phone: 905-623-3379 ext. 2426

Carlos Salazar
Manager of Community Planning & Design
E-mail: csalazar@clarington.net

Karen Richardson
Manager of Development Engineering
E-mail: krichardson@clarington.net

4. Upcoming Public Meetings:

Public Information Centre 3

Presentation of Alternate Land Use Plans

Statutory Open House

Presentation of Final NVSP and policy documents

Statutory Public Meeting

Presentation of Final NVSP and policy documents



Appendix C

Survey Responses

	Live Poll	Web Survey	Total
Total Responses	13-18	22	31-36

Did you attend the North Village Secondary Plan Virtual Public Information Session on November 18, 2021?

	Live Poll	Web Survey	Total
Yes	N/A	4	4
No	N/A	18	18

What is your relationship to Newcastle?

	Live Poll	Web Survey	Total
Resident	7	21	28
Visitor	1	0	1
Business Owner	1	0	1
Worker	3	0	3
Interested Citizen	1	1	2

What do you like most about Newcastle?

	Live Poll	Web Survey	Total
The main street (King Ave)	4	11	15
Proximity to local farms	1	9	10
Community feel	8	18	26
Trails, parks, and waterfront	7	11	18
Other	4	3	7

What type of housing do you feel is currently missing in Newcastle? (choose three)

	Live Poll	Web Survey	Total
Single-family housing (single detached or and semi detached)	4	11	15
Townhouses	1	6	7
Multi-family housing (apartments)	4	4	8
Seniors housing	11	10	21
Mixed use buildings (such as live-work spaces)	0	4	4
Other	3	2	5

What types of services or amenities are currently missing in Newcastle? (choose three)

	Live Poll	Web Survey	Total
Parks	N/A	6	6
Grocery Store	N/A	6	6
Bike Lanes	N/A	7	7
Public Space	N/A	7	7
Other	N/A	10	10

Have you experienced any of the following climate change impacts in Newcastle? (choose three)

	Live Poll	Web Survey	Total
Flooding	N/A	2	2
Drought	N/A	4	4
Extreme Heat	N/A	5	5
Dramatic Temperature Fluxuation	N/A	3	3
Wind, rain, or snowstorms cauing property damage	N/A	7	7
Damage to trees caused by invasive pests	N/A	9	9
Other	N/A	1	1

Where would you like to see the Neighbourhood Centre?

	Live Poll	Web Survey	Total
Interior to the neighbourhood, closest to the greatest number of homes	8	9	17
On the edge of the neighbourhood, along a major street	7	7	14
Not sure	2	5	7

What elements would encourage you and your family to be active and outdoors? (choose three)

	Live Poll	Web Survey	Total
Destinations to walk to (such as a Neighbourhood Centre, downtown Newcastle)	12	15	27
Tree-lined streets	10	12	22
Nature areas	15	18	33
Sports fields	3	7	10
Playgrounds	5	8	13
Dog parks	2	3	5
Hockey arena	0	1	1
Other	0	2	2

Do you prefer having several smaller parks, each with one or two amenities (e.g. a playground), or one larger park with numerous amenities and different things to do (e.g. playground, sports fields, splash pad)?

	Live Poll	Web Survey	Total
Several smaller parks	11	5	16
One larger park	6	10	16
I don't have a preference	0	4	4
I'm not sure	0	2	2

How do you feel about the draft vision statement?

	Live Poll	Web Survey	Total
Strongly dislike	N/A	1	1
Somewhat dislike	N/A	2	2
Neither like or dislike	N/A	4	4
Somewhat like	N/A	8	8
Strongly like	N/A	6	6

What do you think makes a neighbourhood a great place to live? (choose all that apply)

	Live Poll	Web Survey	Total
Affordability	10	10	20
Proximity to work and play	14	14	28
Connections with my neighbours	6	16	22
Resilience to climate change impacts Access to services and amenities Other	10	5	15
Strongly like	13	12	25

Which of the following elements do you think makes a neighbourhood vibrant (e.g. active and animated)? (choose three)

	Live Poll	Web Survey	Total
Shops and services streets	12	3	15
Comfortable and safe	12	9	21
Easy and convenient parking	4	0	4
Community events and activities	12	8	20
Space for neighbourhood gatherings	12	1	13

If you were to go for a walk in the future North Village, what would you like to see? (choose three)

	Live Poll	Web Survey	Total
Children playing outside	10	8	18
A bustling commercial hub	10	2	12
Public plaza	4	6	10
Unique parks	N/A	10	10
Sustainable design features	N/A	13	13
A neighbourhood that looks different than the rest of Newcastle	4	3	7
Good-quality landscaping (e.g. plantings, benches, lighting)	13	5	18
Other	N/A	2	2

Appendix D

Questions and Answers

These are the questions entered in the Q&A field on the zoom webinar, with responses provided by the Project Team and Clarington Staff.

Built Form and Housing

1. *How is planning going to maximize the density, and will there be townhouses and apartment housing?*

The Clarington Official Plan establishes density minimum targets for the interior of the neighbourhood (13 units per net hectare) and the edge of the neighbourhood (19 units per net hectare). The community will be planned for a variety of built forms, including townhouses and apartments.

2. *Has there been any discussion on how housing is going to be made affordable?*

The Clarington Official Plan requires that a minimum of 30% of all new housing be affordable. The price range for the housing units in North Village has not yet been established.

3. *What would be the life expectancy of the houses being built?*

This has not been determined but we expect the homes to be high quality and to last for at least 50 years.

4. *Will there be any thought for recycling grey water within a home?*

This is a detail that is beyond the scope of a secondary plan, however the Clarington Priority Green encourages measures to conserve and reuse water.

5. *If a home has solar panels on it will the roofs be reinforced?*

This is a detail that is beyond the scope of a secondary plan, however the Clarington Priority Green encourages development to be solar PV-ready.

6. *What is the time-line for this development?*

We are just in the early stage of planning, so it is difficult to provide a time estimate. Construction of North Village is currently anticipated for beyond 2025.

Infrastructure and Community Facilities

1. *Will the development of North Village significantly raise property taxes in Newcastle?*

Clarington uses a system of development charges to ensure that development “pays for itself” and does not create costs that are born by existing residents. Notwithstanding, property taxes are set at a rate relative to property values, so as property values increase, so do taxes.

2. *What will the development fees pay for? Will they help pay for schools, the water treatment plant, and parkland?*

Yes, within development charges there are amounts allocated to schools and hard infrastructure. As a condition of approval, the developers will also provide new parkland based on an established rate of 5% per net hectare. When it is not possible to meet this target, the Municipality accepts cash-in-lieu.

3. *There is mention of a secondary school, but what about an elementary school?*

Currently, it is anticipated that North Village will have a catholic elementary school. The Approved Area, just south of the Project Area, will have a public elementary school.

4. *This is just one of many new housing developments coming to Newcastle in the next few years (like the development west of the city and on the north side of King Street). What is being done in advance to plan for the increased need we will have from both a commercial offerings and infrastructure perspective?*

Clarington has a long-term capital investment plan to pay for infrastructure improvements as scheduled or as deemed necessary. North Village is planned to include a Neighbourhood Centre, which will have small scale commercial and service uses to support the community and Newcastle at large.

Transportation, Safety, and Access

1. *Will there be stop lights put in at Concession 3 and Highway 115?*

We are currently reviewing a number of options for this intersection, including signalization.

2. *How will planning ensure pedestrian safety for students in such close proximity to highway traffic?*

Pedestrian safety is one of the top priorities we will use to evaluate the different options.

3. *What is the long term plan for access to the McDonald's and Newcastle Pentecostal Church?*

This will be studied over the next few months, however, it is intended that these uses will retain their access from the current alignment of RR17.

4. *How will roundabouts accommodate agricultural vehicles?*

This is a priority for the evaluation. We will study roundabout designs that have sufficient size and curve to accommodate large farm vehicles.

5. *Is a link to Clarke High School, not via 115, being considered?*

No, not at this time.

6. *Cyclists use a lot of the secondary roads for movement through our municipality, i.e. Conc. 3 and other connecting roads east of the 115 etc. Will consideration be given to cycling lanes outside of the project area?*

This will not be studied as part of the Secondary Plan project; however, the Region of Durham may consider this in their Cycling Plan, which is currently under review.

7. *Based on the road realignment scenarios, it looks as though an existing home with heritage attributes (3554 Concession Rd. 3) would be adversely affected or demolished. Is the protection of this home being given consideration?*

None of the alignment options being carried forward will impact 3554 Concession Rd. 3.

8. *Will you check with our agriculture community for input on their needs for road transportation networks in and around the project.*

Yes, the Municipality has ongoing consultation with the agricultural community, including the Agricultural Advisory Committee.

9. *Is consideration being given to using brick paving instead of asphalt in street designs?*

This is a detail that is beyond the scope of a secondary plan, and would be subject to meeting standards from the Clarington Public Works department.