

*Clarington*

**WELCOME!**

**North Village Secondary Plan**

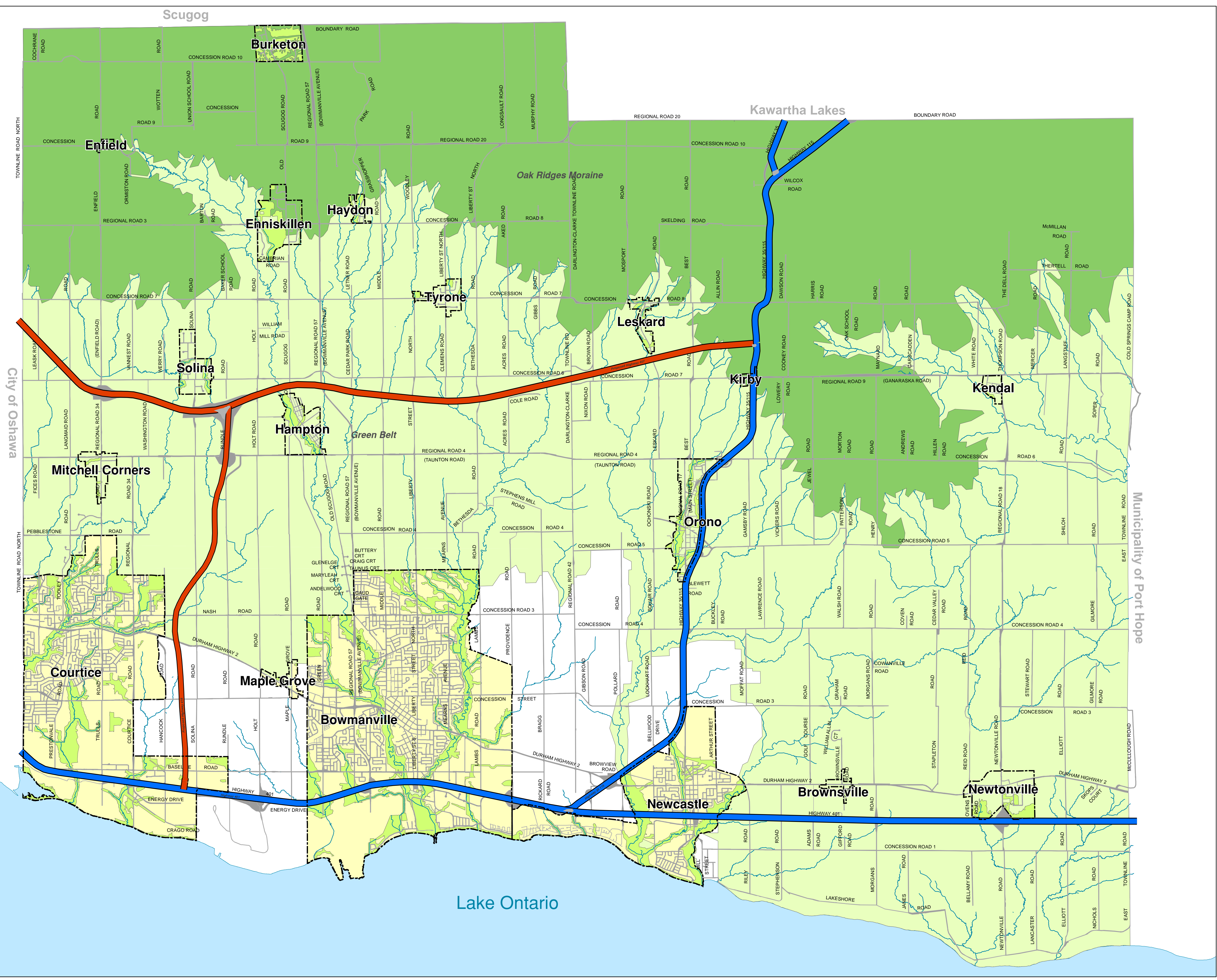
**PUBLIC INFORMATION CENTRE 1**

November 21<sup>st</sup>, 2019 | 6:00 pm - 8:00 pm

Newcastle Pentecostal Church (978 Regional Road 17)







# Clarington Key Facts

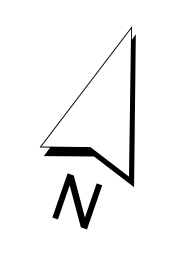
**AREA**

612 Square Kilometres

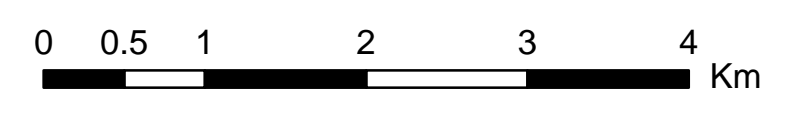
**POPULATION:**

2018: 100,000

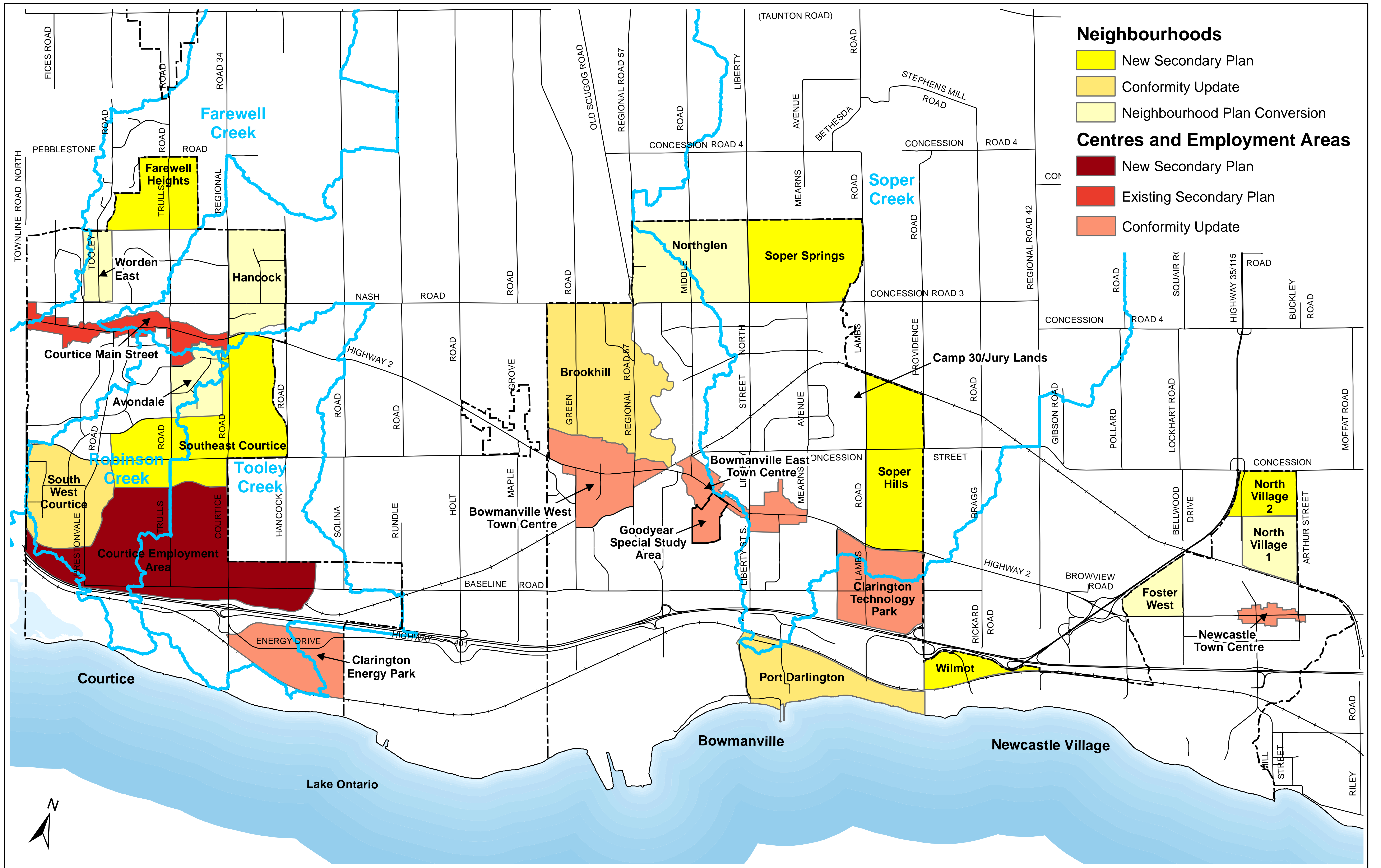
2031:140,300



# Municipality Of Clarington



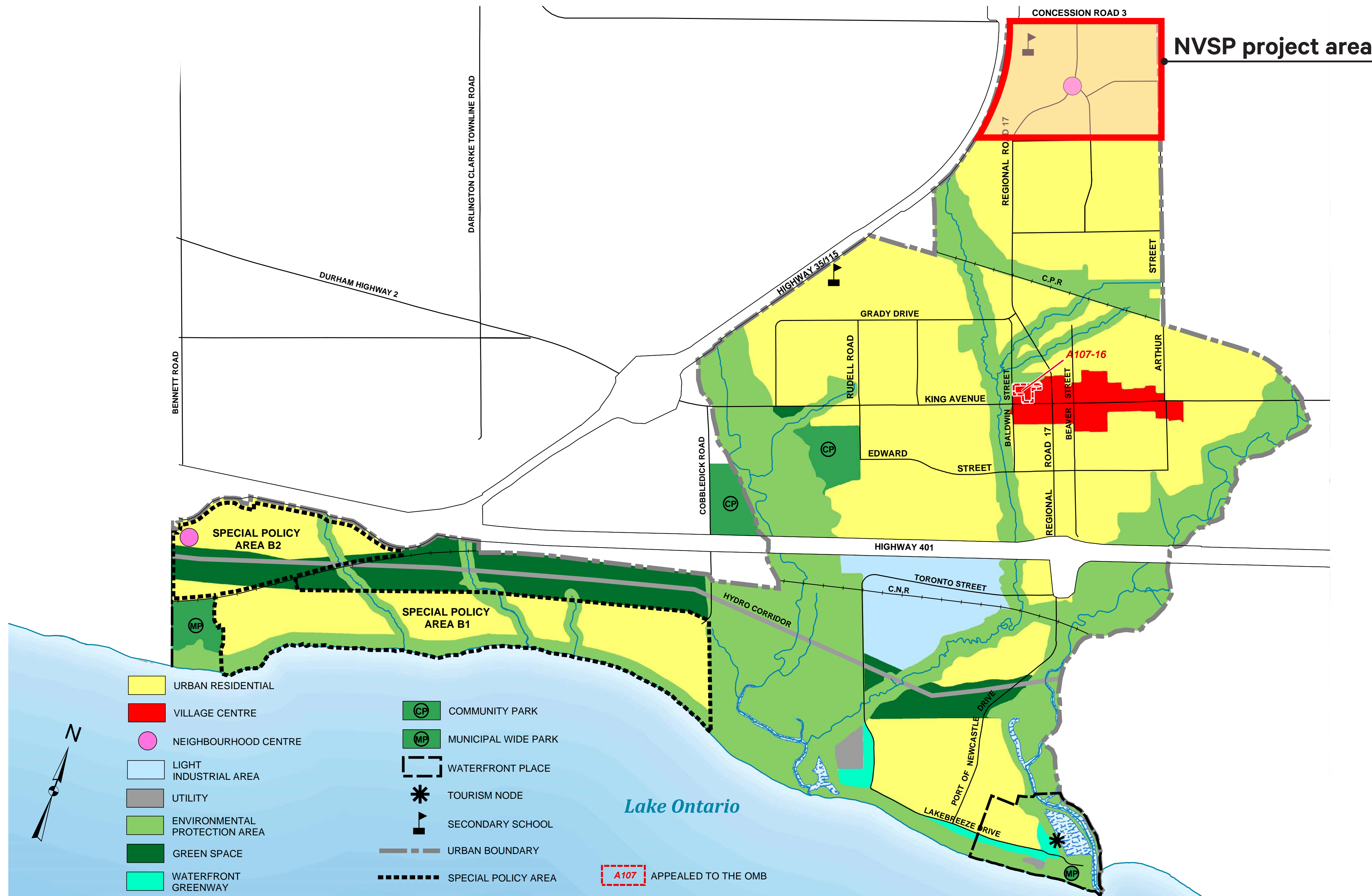






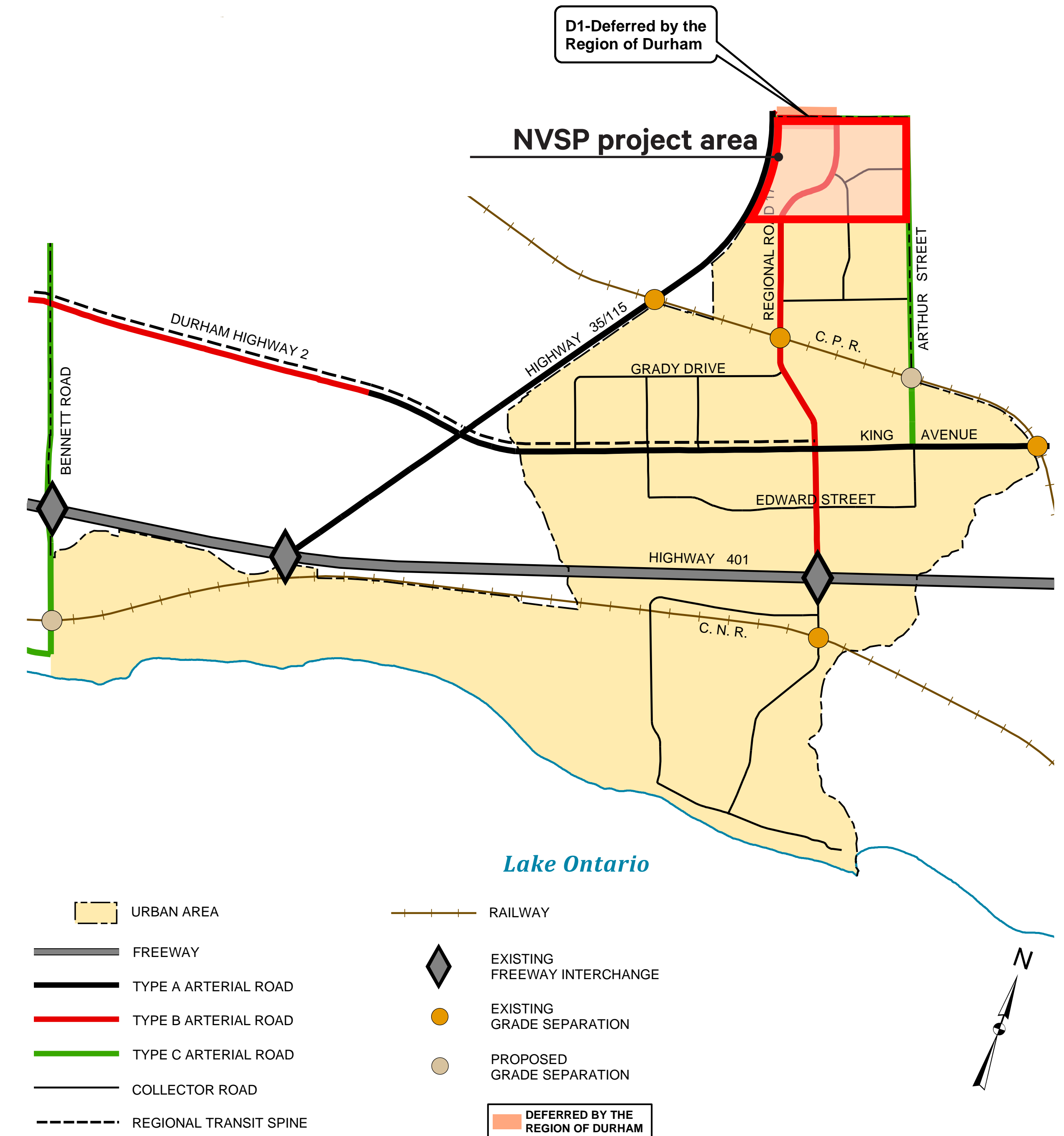


# Official Plan



## Land Use - MAP A4

The NVSP Study Area is within the designated *Urban Area* of the Municipality of Clarington's Official Plan. The lands within the NVSP currently hold an *Urban Residential* land use designation and contain a Secondary School and Neighbourhood Centre.



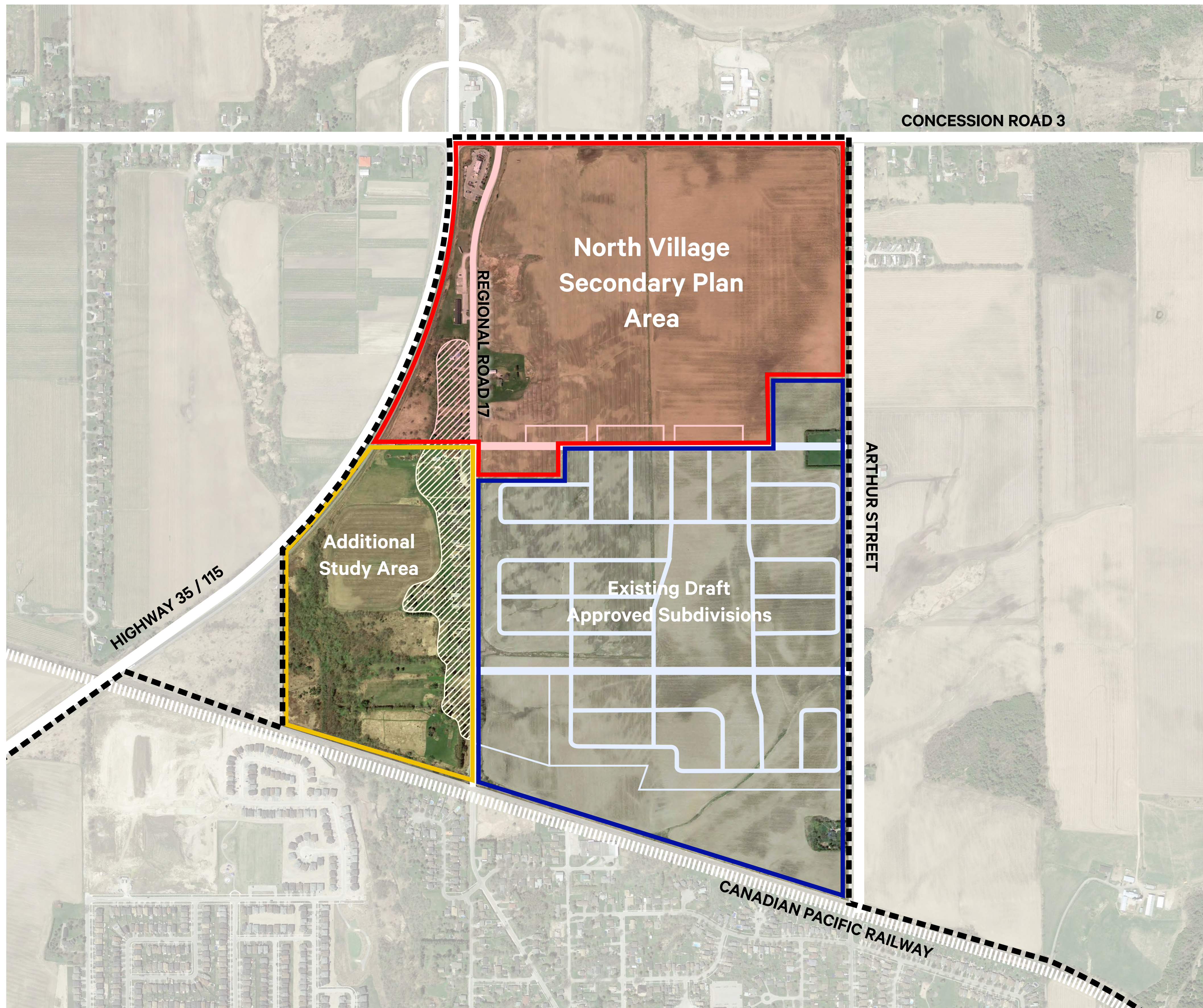
## Transportation Network - MAP J4

The NVSP project area includes two new municipal collector roads and a realignment of Regional Road 17 (a Type B Arterial) south of Concession Road 3. These roads, as well as potential modifications to intersections with Arthur Street and Concession Road 3, will be assessed through the MCEA process.





# About the Project



## Introduction

Thank you for joining us, and welcome to the first public meeting for the North Village Secondary Plan (NVSP) project prepared with an Integrated Environmental Assessment (EA). The purpose of tonight's meeting is to introduce the project and public engagement opportunities, as well as receive initial feedback.

## Background & Context

The Municipality of Clarington was requested by a group of landowners to prepare this Secondary Plan. With input from the public, the Municipality and the landowners prepared the Terms of Reference for the project, which was approved by Council in April 2019. The NVSP project area is located within Newcastle's designated Urban Area. It is bound by Highway 35/115 to the west, Concession Road 3 to the north, Arthur Street to the East, and the Canadian Pacific Railway to the south. It is predominantly composed of farmland, with some rural residential properties, a church, and a fast-food establishment. To the immediate south of the NVSP Area is the council-approved Neighbourhood Design Plan Area, which contains three approved subdivision plans. The additional study area is not being considered for development at this time, however, it will be considered through the background studies to be undertaken as part of this project.

## Project Scope

The final deliverables of this project are a Secondary Plan and Zoning By-law that conform to and implements the Clarington Official Plan, the Durham Regional Official Plan and Provincial policies and plans. This study will be carried out in accordance with the Planning Act and Municipal Class Environmental Assessment Process (MCEA) under the Environmental Assessment Act. Both processes will guide and manage growth within the NVSP area into a sustainable and vibrant neighbourhood.

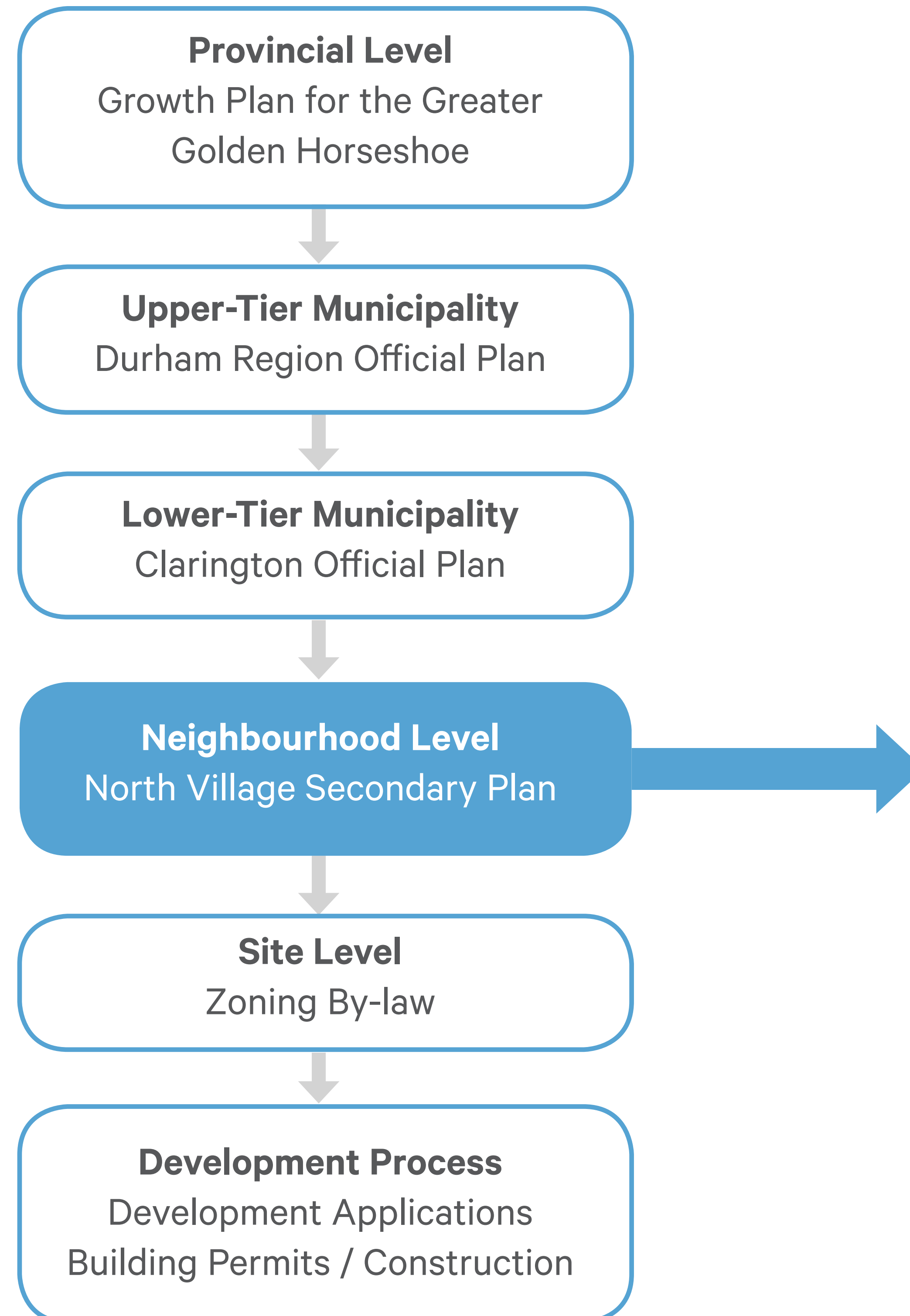
- Urban Boundary
- Rural Homes
- NVSP Area
- + Newcastle Pentecostal Church
- Existing Neighbourhood Design Plan
- Additional Study Area
- 🍔 Fast-food Establishment





# What are we doing?

## Planning Hierarchy



## What is a Secondary Plan?

A **Secondary Plan** is an in-depth policy document for managing new growth within a defined area. It implements the broader goals and objectives of the Municipality’s **Official Plan** to fit with local contexts and is regulated through the provincial *Planning Act*. Any new development must conform to the applicable policies and guidelines within this Secondary Plan, as well as any applicable planning documents higher-up in the planning hierarchy.

## This Project

The framework for a Secondary Plan may consist of the following elements:

- Permitted land use
- Road infrastructure
- Development density
- Parks & open space
- Community facilities
- Transportation networks
- Servicing
- Cultural & natural heritage
- Sustainability





# What are we doing?

## What is a Municipal Class Environmental Assessment (MCEA)?

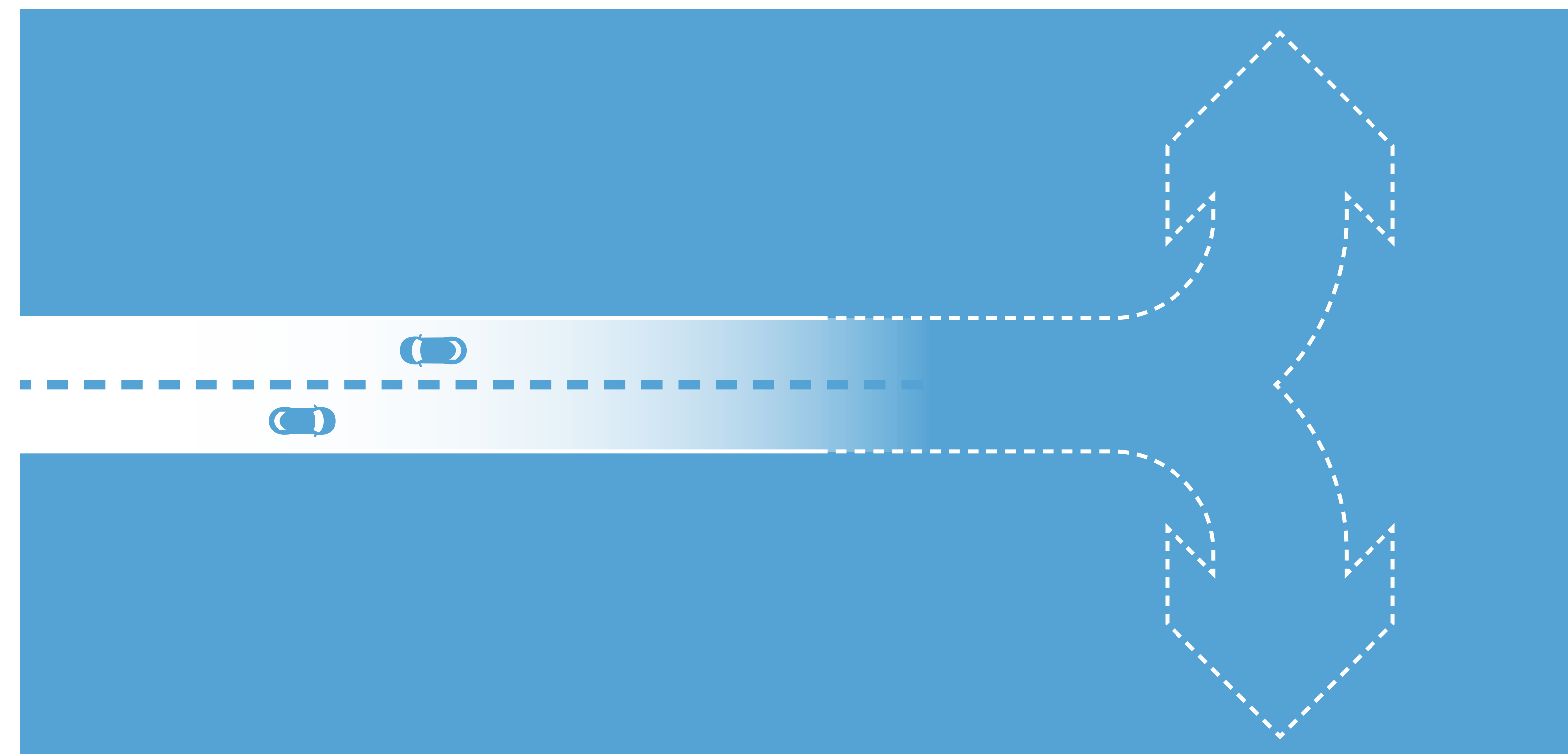
A Municipal Class Environmental Assessment (MCEA) is a process for evaluating options for new infrastructure, including roads, transit, water, and sewers. The MCEA is regulated under the provincial *Environmental Assessment Act* and contains five phases:

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
Problem or Opportunity	Alternative Options	Alternative Design Concepts for Preferred Solution	Environmental Study Report	Implementation

## What is an Integrated EA approach?

The North Village Secondary Plan process will be integrated with the MCEA process for roads and infrastructure required to service the NVSP area. This means that the development of the Secondary Plan will satisfy both the requirements of the provincial *Planning Act* and *Environmental Assessment Act* simultaneously. Some elements of the integrated approach may include:

- Extending public review periods to ensure the requirements of the *Planning Act* and the *Environmental Assessment Act* are covered
- Documenting how the requirements of the MCEA process have been satisfied
- Informing the public about the project status (via Public Notices, Reports, etc)
- Outlining opportunities for public engagement for both the Secondary Plan development and MCEA process



## Regional Road 17 Re-alignment

The re-alignment of Regional Road 17 is one key aspect of the NVSP's integrated EA approach. Options to increase the separation between Regional Road 17 and Highway 35/115 at the intersection with Concession Road 3 will be developed as part of the MCEA process.





# Timeline

## Phase 1

### Initial Public Input and Technical Analysis

- Develop Detailed Work Plan
- Coordinate MCEA Requirements
- Develop Stakeholder & Community Engagement Strategy
- Conduct Background Review
- Conduct Initial Technical Analysis
- Develop Illustrated Opportunities and Constraints Analysis
- Develop Illustrated Urban Design and Sustainability Development Principles Report
- Technical Analysis Reports and Public Input Summary Report

## Phase 2

### Urban Design Sustainability Principles, Evaluation Criteria, and Alternative Land Use Plans

- Develop Best Practices Report
- Finalize Urban Design and Sustainability Principles Report
- Develop Draft Illustrated Land Use Plans with Evaluation Criteria
- Update Technical Reports and Reports Required by the MCEA Process
- Prepare Phase 2 Summary Report

## Phase 3

### Preferred Land Use Plan for the North Village Secondary Plan

- Determine Preferred Land Use Plan and Finalize Evaluation Criteria
- Develop Draft Planning Rationale Report, NVSP policies, and Zoning By-law
- Develop Sustainability Plan
- Develop Sustainability and Urban Design Guidelines
- Develop Master Servicing Report
- Conduct Transportation Needs Analysis Study
- Develop 3D Demonstration Plan
- Finalize Technical Reports and MCEA Requirements

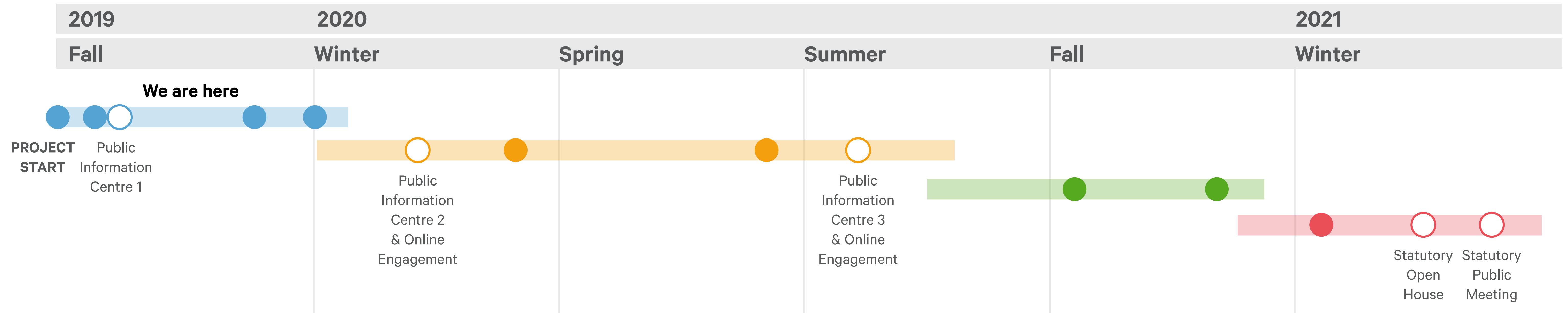
## Phase 4

### Final Draft Secondary Plan and Zoning By-law

- Finalize Planning Rationale Report
- Finalize NVSP, Official Plan Amendment, and Zoning By-law Amendment
- Finalize Sustainability and Urban Design Guidelines
- Finalize all MCEA Notices, Reports and Documentation

Phase Deliverables

○ Public Meeting ● Stakeholder Meeting







# Areas of Study

The following topics will be addressed through the North Village Secondary Plan process:



## Land Use Planning

A key element to the NVSP is the development of a preferred land use plan, which will establish the appropriate locations for different land uses, as well as community amenities such as parks.



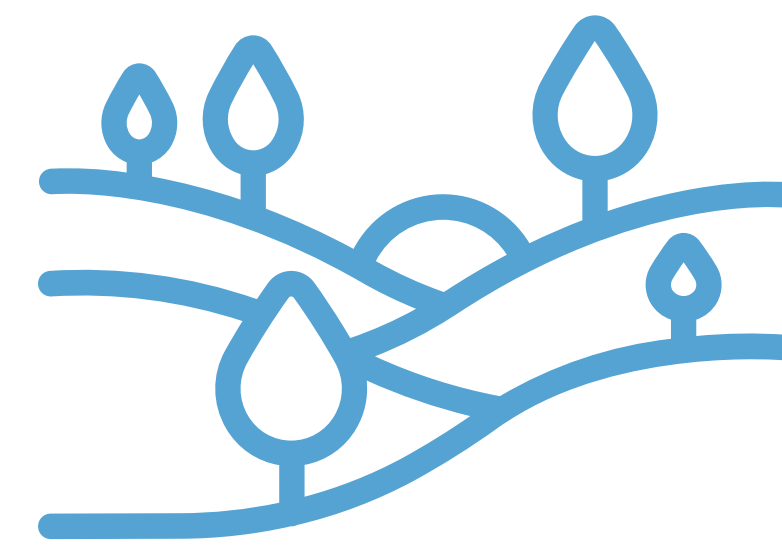
## Servicing & Infrastructure

The Secondary Plan process will be integrated with a Municipal Class Environmental Assessment (MCEA) for new or realigned major roads and infrastructure that will be required to support the development of the NVSP area.



## Urban Design

The relationship of the built form to surrounding open spaces, transportation networks, streetscape, infrastructure, and existing context plays a crucial role in defining the character of the NVSP.



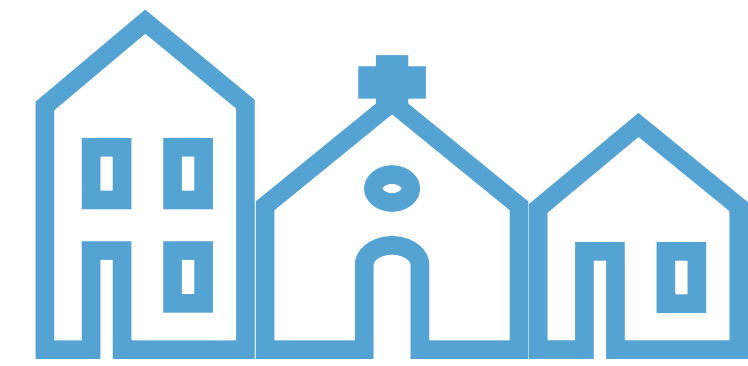
## Landscape & Natural Heritage

A Landscape / Natural Heritage Analysis will provide the framework for the level of change appropriate in a development area. It is crucial to understand the characteristics and function of the existing landscape prior to development.



## Sustainability & Green Development

The NVSP will include a set of principles relating to sustainable development that will guide new buildings, open spaces, parks, roads, and infrastructure.



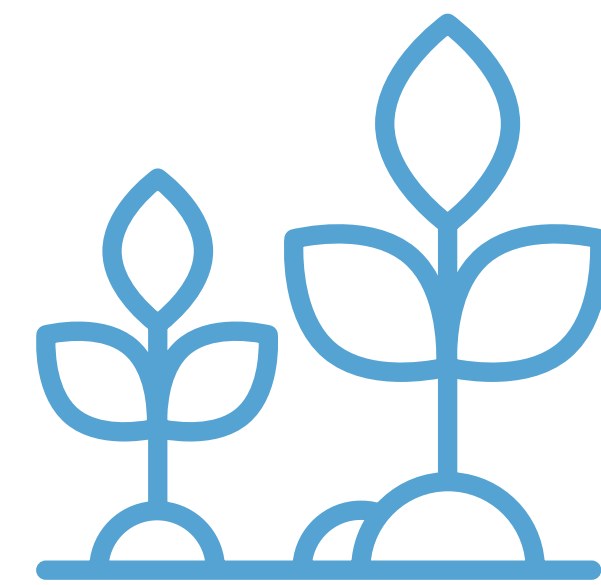
## Archaeology & Cultural Heritage

An Archaeological Assessment will be done to identify sites within the NVSP area that may have archaeological potential. Existing cultural heritage assets will also be studied to evaluate their significance.



## Transportation

A Transportation Needs Analysis Study (TNAS) will address the design and connectivity of transportation modes (cycling, walking, and transit). The TNAS will also evaluate future roadway and access requirements including the proposed realignment of Regional Road 17 south of Concession Road 3.



## Agricultural Impact Evaluation

A review of agricultural land uses surrounding the NVSP area will determine potential adverse physical and operational impacts of the proposed land uses on agriculturally-designated lands.





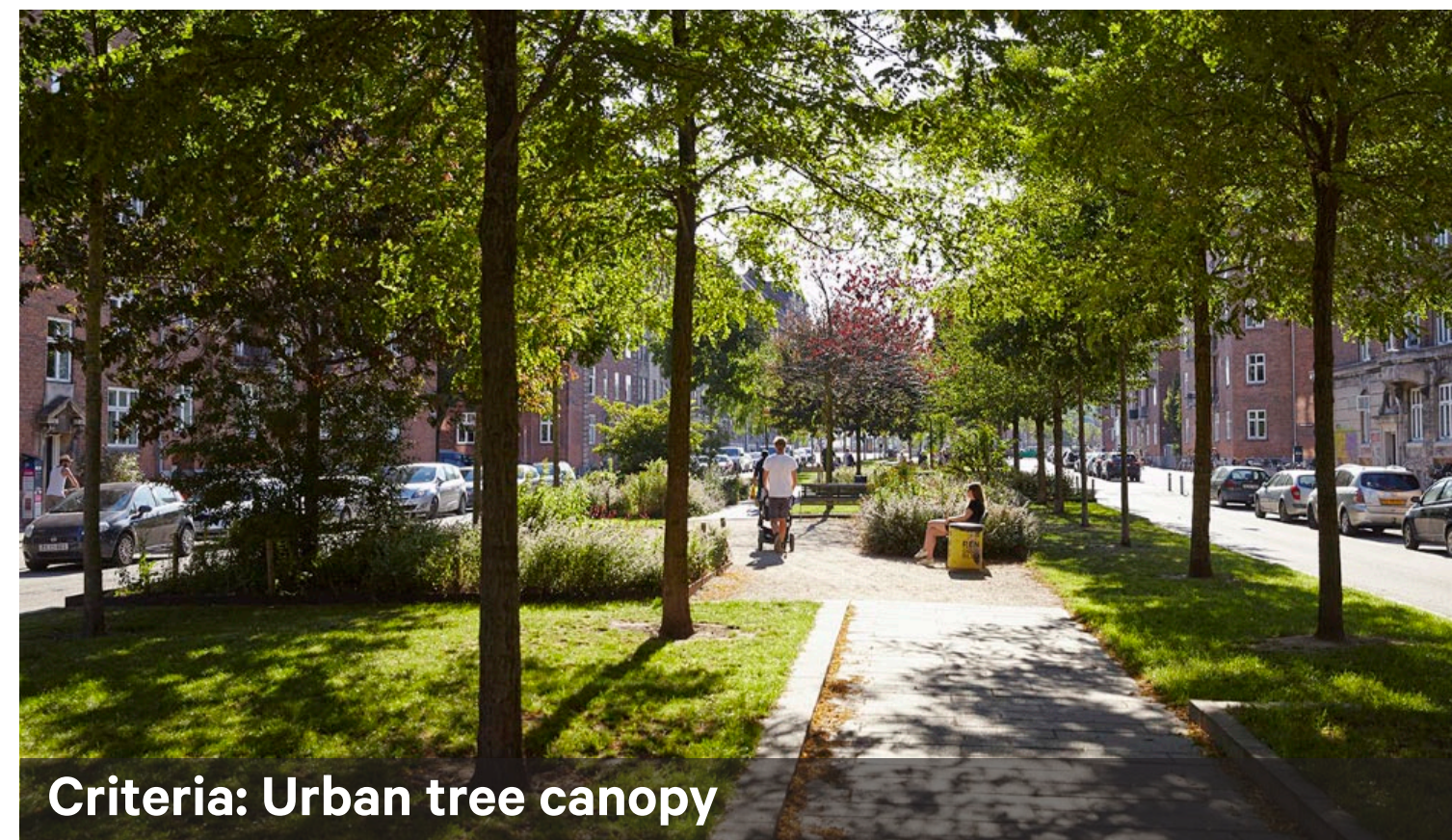
# Clarington Priority Green Strategy

The NVSP addresses criteria outlined in the **Priority Green Clarington Development Framework**. These criteria fall into four themes that represent the core elements of a sustainable community:

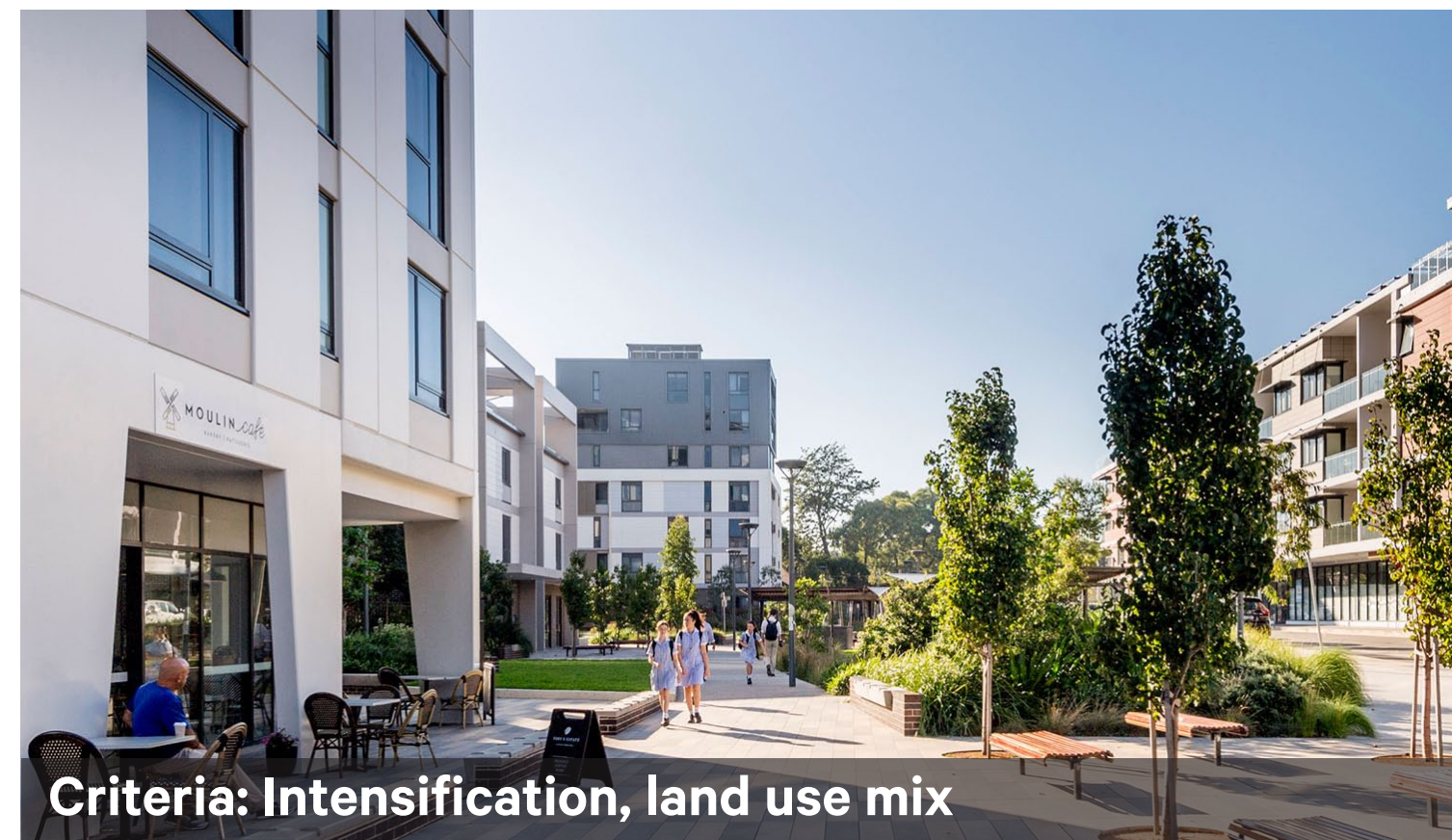


## Built Environment

This is the physical environment in which we experience our daily lives. It considers urban design elements, such as density, the land use mix, and diversity of built forms, as well as how these elements integrate with existing open spaces, parks, transportation networks and other infrastructure.



Criteria: Urban tree canopy



Criteria: Intensification, land use mix



## Mobility

Mobility focuses on reducing vehicle dependency and offering alternative travel choices for residents. Active transportation reduces pressure on Clarington's transportation network, reduces vehicle emissions, and promotes a healthier lifestyle.



Criteria: Active transportation network



Criteria: Walkability



## Natural Environment & Open Space

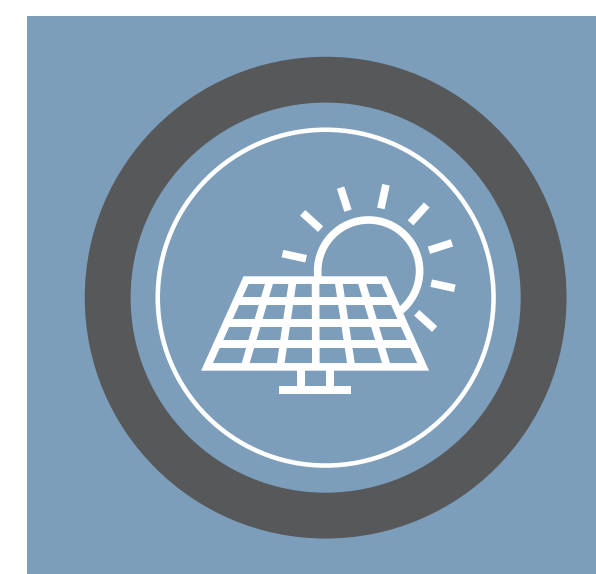
This theme seeks to protect and enhance ecologically significant components of Clarington's natural heritage system, including thoughtful design that works with existing natural conditions and linkages to open spaces, parks, and recreation facilities.



Criteria: Stormwater management / design

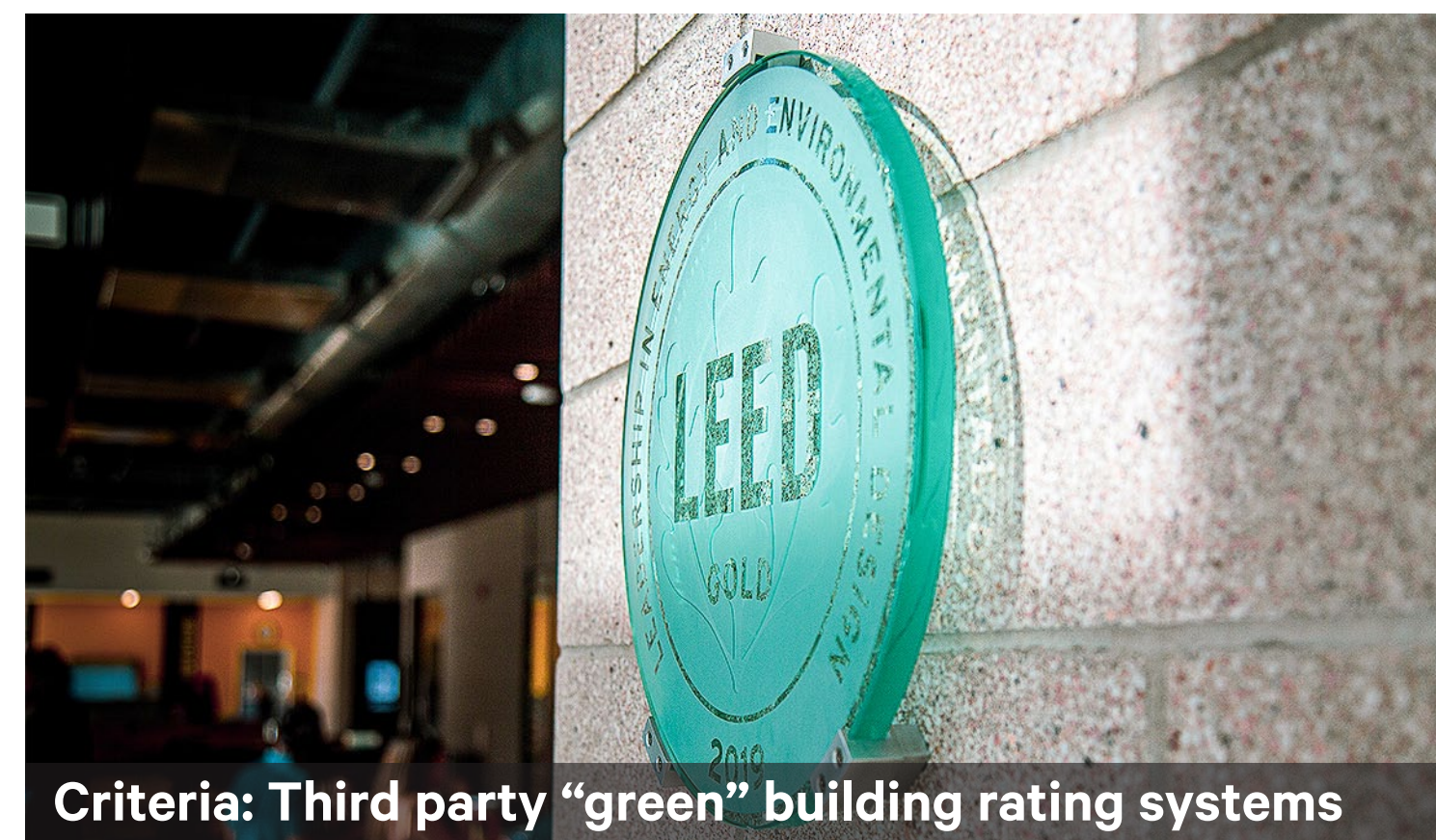


Criteria: Local food production



## Infrastructure & Buildings

This theme focuses on optimizing the efficient use of resources, which can lead to cost savings, maximize energy and water conservation, and minimize the consumption of renewable resources.



Criteria: Third party "green" building rating systems



Criteria: Reduced heat island - roof







# Project Team

## The Municipality


**Clarington**



**Paul Wirch**  
Senior Planner  
Planning Services Department



**Carlos Salazar**  
Manager  
Community Planning & Design




**Karen Richardson**  
Manager  
Development Engineering


## The Consultant Team

**SvN**  
SvN Architects + Planners


Urban Planning, Urban Design, Engagement  
Consultant Team Lead




**Lina Al-Dajani**  
Associate  
MLA, BES, MCIP, RPP  
Project Manager



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



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



**Kate Kelly**  
Urban Designer  
MUD, BLA  
Project Urban Designer

**AECOM**

**AECOM**

Transportation Planning, Servicing, Integrated EA, Landscape / Natural Heritage, Archaeology / Cultural Heritage, Agricultural Impact, Retail Market Impact

**URBANism by DESIGN**  
citybuilding & placemaking

**Urbanism by Design**

Urban Design

**footprint**

**Footprint**

Sustainability





# Feedback and Next Steps

Thank you for participating in today’s public meeting! There are a number of ways to stay involved with the planning process. Your feedback is important and play an integral part in shaping the vision for the North Village Secondary Plan.

## Ways to be involved

1. Speak to a member of the consultant team or municipal staff here today

2. Contact the North Village Secondary Plan Team:

**Paul Wirch**  
Project Manager

E-mail: [pwirch@clarington.net](mailto:pwirch@clarington.net)

Phone: 905-623-3379 ext. 2418

**Carlos Salazar**

Manager of Community Planning & Design

E-mail: [csalazar@clarington.net](mailto:csalazar@clarington.net)

Phone: 905-623-3379 ext. 2418

**Karen Richardson**

Manager of Development Engineering

E-mail: [krichardson@clarington.net](mailto:krichardson@clarington.net)

Phone: 905-623-3379 ext. 2418

3. Sign up to be on the mailing list

E-mail: [NorthVillage@Clarington.net](mailto:NorthVillage@Clarington.net)

4. Visit the North Village Secondary Plan website:

[www.Clarington.net/NorthVillage](http://www.Clarington.net/NorthVillage)

5. Attend upcoming Public Meetings:

<p><b>Public Information Centre 2</b> Presentation of Draft Illustrated Reports</p>	<p><b>Public Information Centre 3</b> Presentation of Alternative Land Use Plans</p>	<p><b>Statutory Open House</b> Presentation of Final NVSP and policy documents</p>	<p><b>Statutory Public Meeting</b> Presentation of Final NVSP and policy documents</p>
Winter 2020	Summer 2020	Winter 2021	Summer 2021

## Next Steps

Following this public meeting, our team will use your feedback to:

- Prepare a Summary Report of public input
- Undertake Draft Technical Reports
- Undertake an Opportunities and Constraints Analysis
- Prepare Draft Urban Design and Sustainability Development Principles

The next public meeting will be scheduled for winter of next year, and we encourage you to come!





# Tell us what you think about: Sustainability and Climate Change

Sustainability and climate change is one of the five guiding priorities of the North Village Secondary Plan. Which of the following elements would you like to see in the NVSP? Tell us by placing a sticker!

## Net Zero Carbon Buildings

Place sticker here:



Support the design of highly energy-efficient buildings where all energy needs are generated on-site or through renewable off-site energy sources.

## Reduced Vehicular Dependence

Place sticker here:



Encourage community design that prioritizes transit and active transportation over the private automobile.

## Protection of Biodiversity

Place sticker here:



Preserve lands with ecological significance to support local wildlife species, and enhance the natural ecosystem.

## Green Infrastructure

Place sticker here:



Use rain gardens, bioswales, green roofs, permeable pavements, and other natural elements to manage heavy rainfall.

## Eco-friendly Building Practices

Place sticker here:



Use locally-sourced materials, recycled materials or materials with third-party verification on sustainable product manufacturing.

## Landscaping with Native Plants


Place sticker here:



Plant native species resulting in passive maintenance efforts, increased water conservation, and the support of local wildlife.


## Local Food Production

Place sticker here:



Encourage community gardens that supply fresh, healthy fruits and vegetables and reduce carbon footprints.

## Other Ideas?



Have other ideas for sustainability and climate change? Let us know here with a sticky note.






# Tell us what you think about: Urban Design

Urban design is one of the five guiding priorities of the North Village Secondary Plan. The NVSP will support a high degree of design excellence that will enhance the history and character of Clarington. Which of the following elements do you consider important? Tell us by placing a sticker!

## Complete Streets


Place sticker here:



Design streets to be safe and accessible, supportive of a range of transportation modes, and that integrate place-making and sustainability.

## Animated Open Spaces


Place sticker here:



Strategically use street furniture, landscaping, and programming to create lively open spaces.

## Compatible Built Form


Place sticker here:



Support a style and scale of buildings that creates a comfortable experience and integrates seamlessly with adjacent neighbourhoods.

## Public Art


Place sticker here:



Use art to beautify and enhance the public realm.

## Expanded Mobility Networks

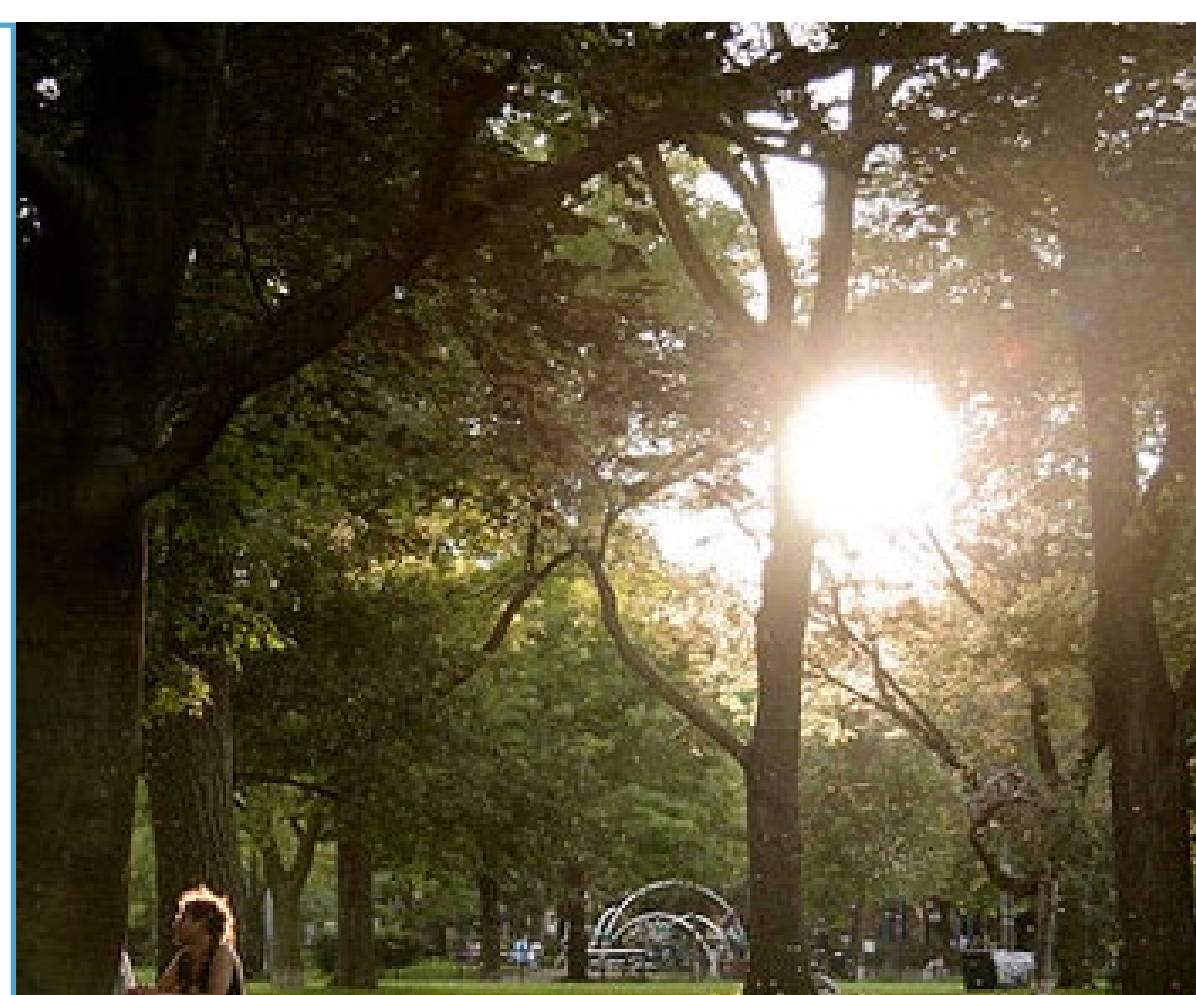
Place sticker here:



Create new pedestrian and cycling networks routes that link up with the surrounding networks.

## Parks and Natural Landscapes

Place sticker here:



Protect existing natural landscapes and support parks as an important community amenity.


## Interactive Spaces

Place sticker here:



Create places for activity and community engagement with elements such as playgrounds, installations, and street furniture.

## Other Ideas?



Have other ideas for urban design? Let us know here with a sticky note.





# Tell us what you think about: Affordable Housing

Affordable housing is one of the five guiding principles of the Secondary Plan. The NVSP will conform to existing Official Plan policies related to housing affordability. Which of the following affordable housing types would you like to see? Tell us by placing a sticker!

## Supportive Housing



Place sticker here:

## Seniors Housing



Place sticker here:

## Family Housing



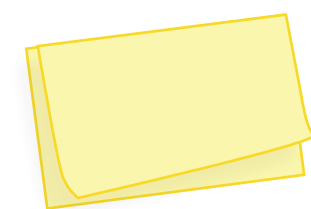
Place sticker here:

## Rental Housing



Place sticker here:

## Other Ideas?



Have other ideas on affordable housing?  
Let us know here with a sticky note:





# Tell us what you think about: Community Engagement

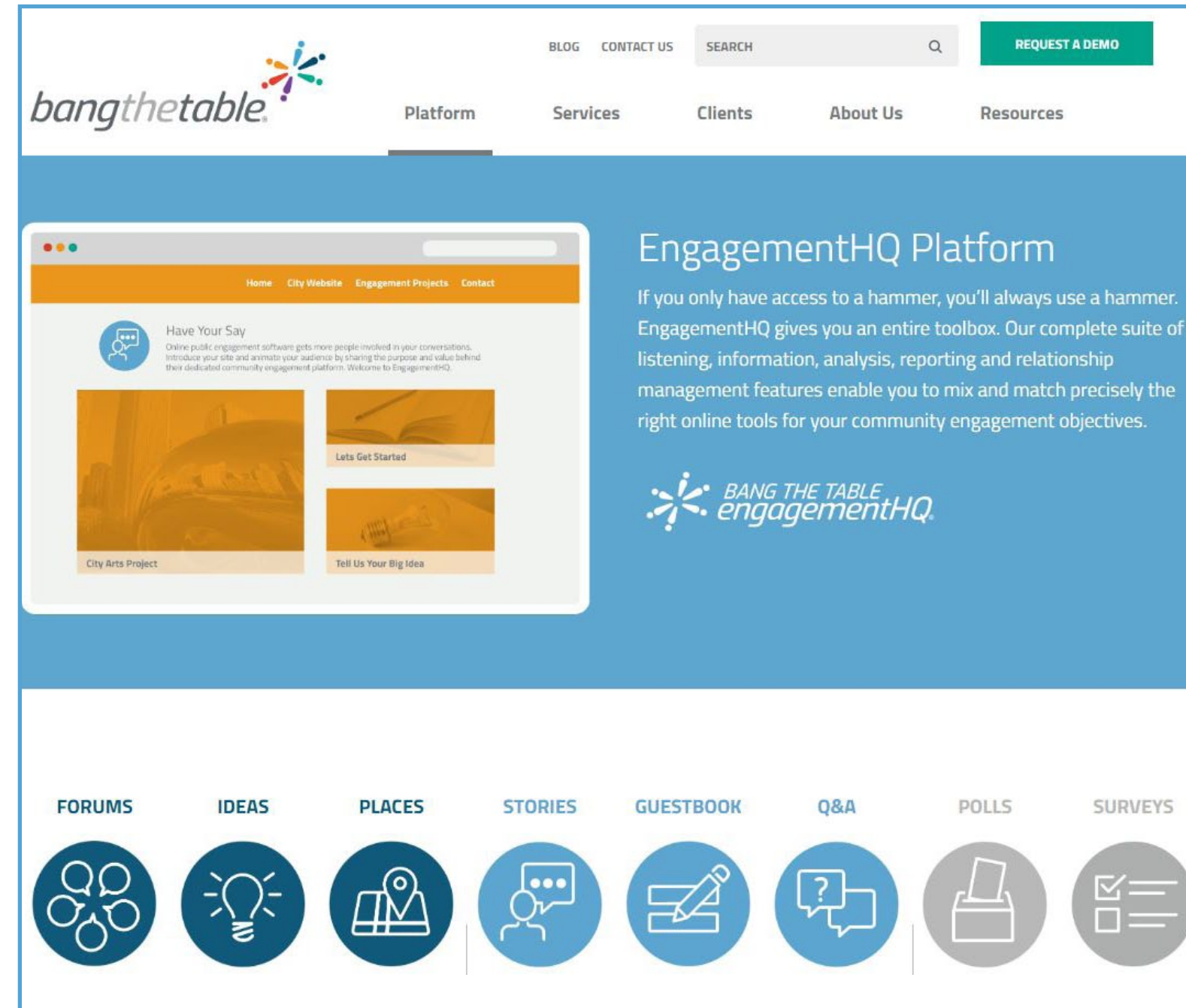
Your feedback is important to the development of the North Village Secondary Plan. We have a number of engagement platform methods for you stay up to date and to voice your thoughts. How do you like to receive information? Tell us by placing a sticker!

## Public Open House



Place sticker here:

## Online Platform (Bang the Table)



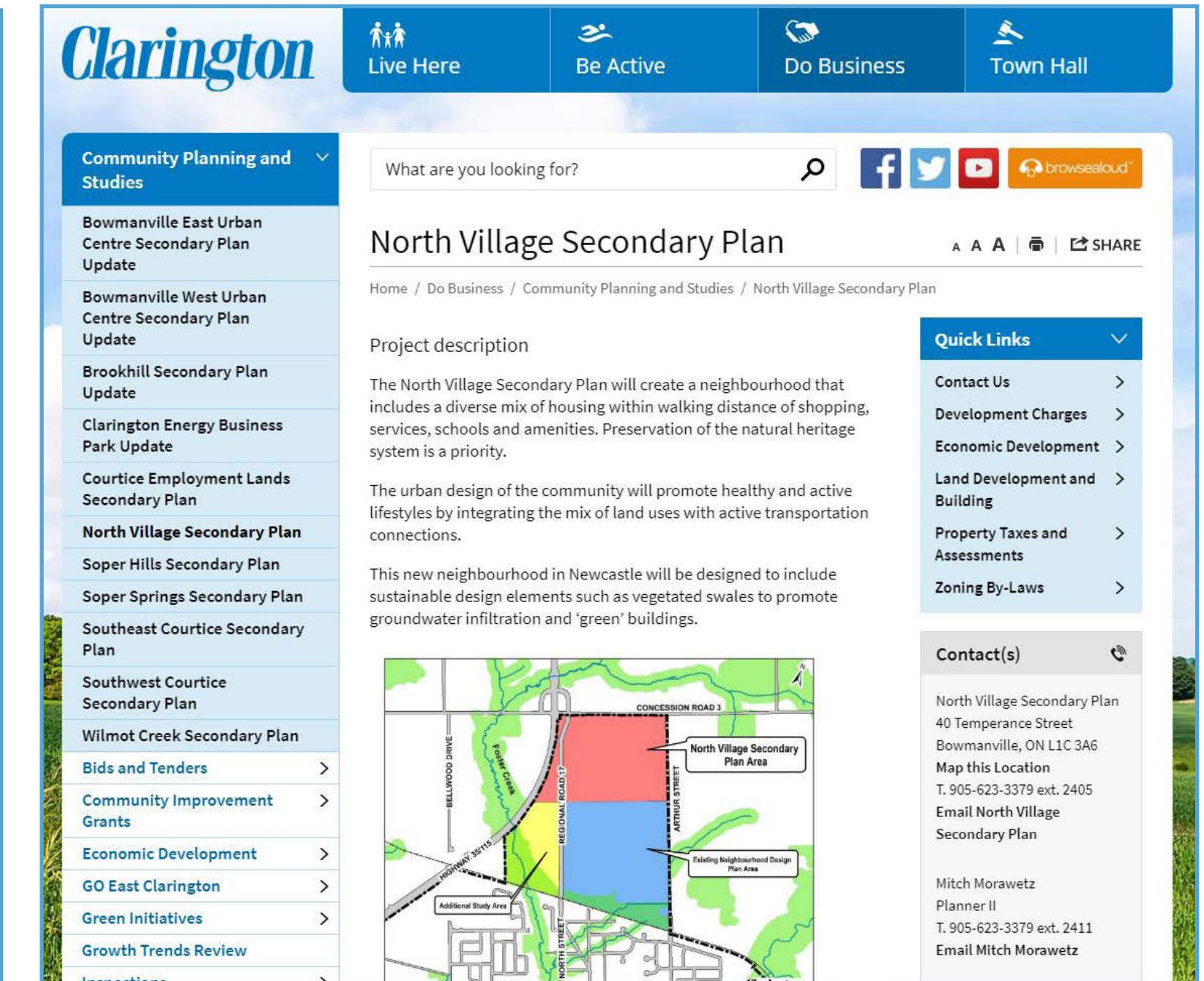
Place sticker here:

## Social Media



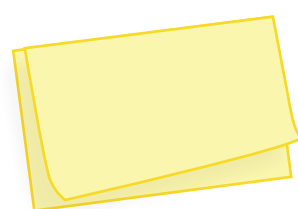
Place sticker here:

## Project Website



Place sticker here:

## Other Ideas?



Have other ideas for community engagement? Let us know here with a sticky note: