



Municipality of Clarington | Soper Springs Secondary Plan

Alternative Land Use Plan Report

Clarington

Draft

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SQD
Planning & Design Inc.

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1 Introduction



1.1 Purpose of this Study

The Study Area is a 186 hectare area located at the north end of Bowmanville. It is bound by Liberty Street North to the west, Concession Road 3 to the south, and Lambs Road to the east. The Study Area’s northern boundary runs 1 kilometre north and parallel to Concession Road 3.

Section 4.6 of the Clarington Official Plan requires preparation of a Secondary Plan for this area. Map C of the Official Plan identifies the Secondary Plan boundaries.

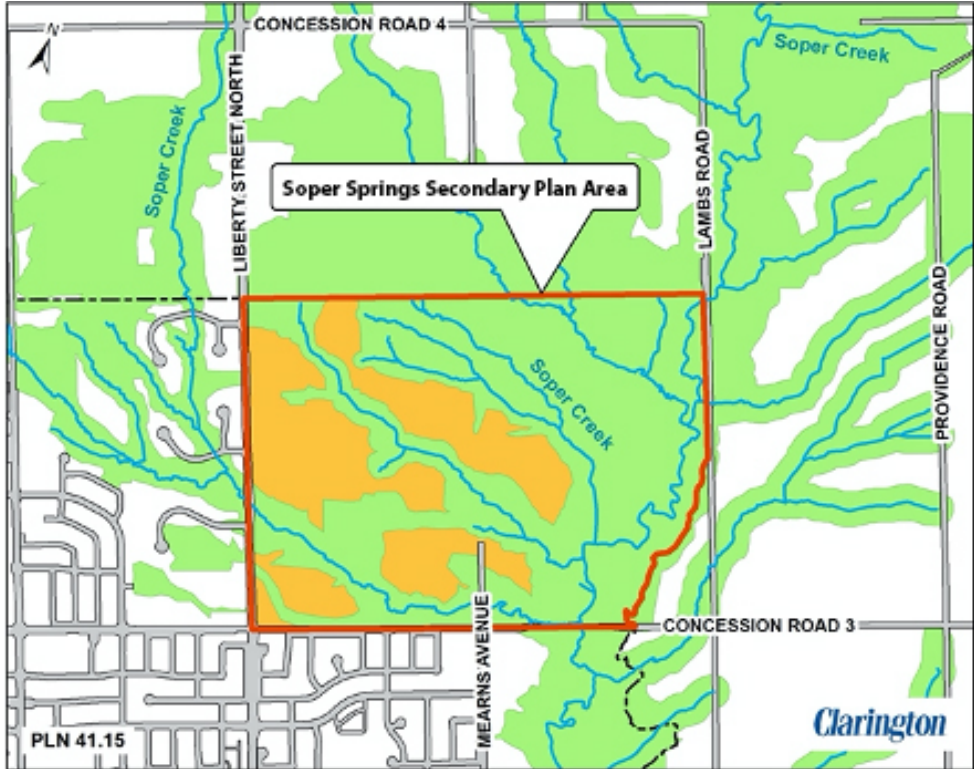


Figure 1: Soper Springs Secondary Plan Area
Source: Municipality of Clarington

1.2 Purpose of this Report

The purpose of this report is to describe three alternative land use concepts (the “land use alternatives”) that have been prepared for the Study Area. This report builds on the

work done in Phase 1 of the Soper Springs Secondary Plan Study. For further locational context and background analysis, including the policy review, please refer to the Phase 1 reports produced as part of this study.

In terms of the contents of this report, Chapter 2 of this report presents the vision and principles for the Soper Springs Secondary Plan.

Chapter 3 presents the three land use alternatives and the baseline assumptions that were used to create each land use alternative.

Chapter 4 presents the draft evaluation criteria that will be used to evaluate the land use alternatives.

Chapter 5 describes the next steps in the study.

1.3 What has been done to date?

Phase 1 of the Soper Springs Secondary Plan Study included the preparation of background reports on the following topics:

- Community Engagement
- Urban Design and Sustainability Principles;
- Functional Servicing;
- Transportation;
- Landscape Analysis;
- Agricultural Impact Evaluation;
- Archeology; and
- Cultural Heritage Resource Assessment.

The findings from these reports led to the development of an opportunities and constraints analysis. A Background Analysis and Summary Report summarized the eight background reports and included the opportunities and constraints analysis.

Phase 1 also included two public information centres. Both are summarized in a separate “What We Heard” Report. Both the study reports in phase 1 and the engagements informed the development of the land use alternatives and the evaluation criteria discussed in this report.

2 The Vision and Principles



2.1 The Vision for Soper Springs Secondary Plan

Informed by the background work and public input in Phase 1, a vision statement was developed to summarize how the Study Area should be planned and designed.

The following is the vision of the Soper Springs Secondary Plan:

“To create a community that celebrates and enhances the history, character and natural environment of Clarington. The built form, parks, trails and connection to nature will foster a sense of place for the residents and visitors.

The neighbourhoods of Soper Springs will promote a positive image of the Municipality demonstrating a high quality of sustainability both through site and architectural design. Soper Springs will enhance the well-being of residents both present and future.”

The draft vision statement helped to facilitate the development of the land use alternatives and will guide the development of the Secondary Plan policies in later phases of this study.

2.2 Principles for the Soper Springs Secondary Plan

The following outlines the principles developed for the Soper Springs Secondary Plan. These principles are based on the principles identified in the Sustainability and Green Principles Report. Some principles identified in the Sustainability Report are not used in the evaluation as they will be addressed through Secondary Plan policies developed in later stages of the Soper Springs Secondary Plan study. These principles are used to frame the criteria found in Section 4 of this Report that will be used to evaluate the land use alternatives found in Section 3 of this Report.

Principle 1: Provide for the efficient use of land through the creation of compact, complete, connected and walkable communities

Principle 2: Reduce dependence on personal vehicles and prioritize active transportation modes of travel by creating a network that encourages walking and cycling and improve overall health for the residents and community.

Principle 3: Protect, enhance and value significant natural features within and adjacent to Environmental Protection Areas (EPA).

Principle 4: Encourage parks and open spaces that are highly visible, accessible and usable.

Principle 5: Provide for adequate servicing (water and wastewater) to new developments

Principle 6: Respect cultural heritage through conservation and appropriate incorporation into the community.

3 Land Use Alternatives

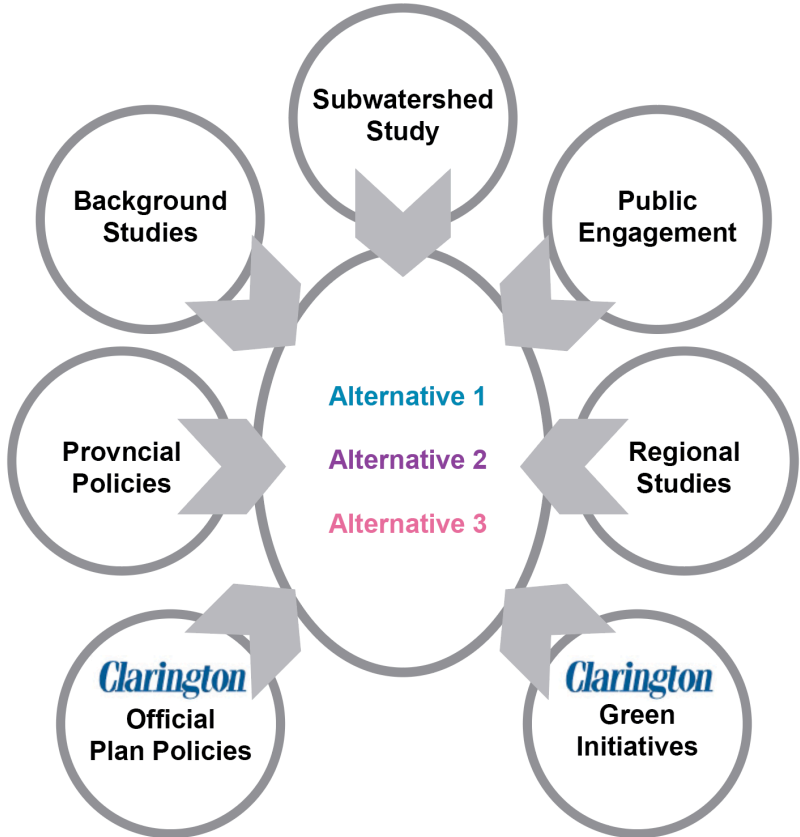


3.1 Development of the Land Use Alternatives

Three land use alternatives were developed based on the work done in Phase 1, with input from public and stakeholder engagement, background review, and consideration of the following policy documents and green initiatives:

- Provincial, Regional and Clarington Official Plan policies;
- Clarington Green Community Strategy
- Priority Green Clarington: Green Development Framework and Implementation Plan and;
- Clarington Green Development Standards.

The land use alternatives are prepared for discussion purposes and to help inform the development of a preliminary preferred land use plan.



3.2 Baseline Assumptions

The following outlines the baseline assumptions that were considered in the development of the land use alternatives described in the later portion of Section 3 of this report, as well as in the evaluation criteria described in Section 4 of this report. A number of policy requirements of the Clarington Official Plan and Durham Regional Official Plan are basic policy requirements that are applied across all three land use alternatives. All three land use alternatives presented have incorporated these assumptions as a starting point to ensure conformity with the policy requirements.

Designated Greenfield Area Density

All land use alternatives aim to provide for a minimum gross density of 50 residents and jobs per hectare as required by Clarington Official Plan policy (23.3.9.a) with very similar overall densities provided in each of the land use designations. Residents and jobs per hectare refer to the amount of density envisioned for the Study Area. In this instance, for every hectare of developable area a combination of 50 residents and/or employees should be accommodated.

Local Corridor

All three land use alternatives reflect the delineation of the Local Corridor in the Clarington Official Plan. Concession Road 3 is identified as the Local Corridor.

Local Corridors are intended to provide for residential and mixed-use development with a wide array of uses in order to achieve higher densities and transit-oriented development. They are also to provide for other uses that are complementary to the intended functions of the Corridor (policy 10.6.2).

The Corridors are approximately 100 metres deep in each of the land use alternatives (policy 10.6.5).

Land Use and Compatibility

As per the Clarington Official Plan, the Secondary Plan is planned to be a primarily residential community. As such, the land uses that will be depicted on the alternative land use plans are assumed to be compatible with one another and compatibility is not included in the evaluation. Secondary Plan policy however should address transitions in height and density between one residential land use and the other.

Transportation

Existing roads Concession Road 3, Lambs Road and Liberty Street are all identified as a Type B Arterial Road. The extension of Mearns Avenue is identified as Type C Arterial, although it is deferred by the Region (A107-22), and it is anticipated that the deferral will be recommended for removal shortly. New collector roads are illustrated in different

configurations in the Land Use Alternatives. Select local feeder roads have also been identified conceptually to illustrate connectivity within and to the lands abutting the Study Area.

The Transportation policies of the Clarington Official Plan put an emphasis on “complete streets” described as “the roadways and adjacent public areas that are designed to accommodate users of all ages and abilities including pedestrians, cyclists, transit users and motorists”. The development of complete streets in Secondary Plan areas shall be context based, designed to allow access to transit, contain short blocks and streets, be accessible and be designed for not only the car, but pedestrians and cyclists as well (policy 19.6.4). Collector roads are also to be designed in accordance with the road classification criteria in Appendix C, Table C-2 (policy 19.6.21).

Liberty Street North, Concession Road 3 and Lambs Road are classified as arterial roads in the Clarington Official Plan and are shown in the three land use alternatives. New collector roads are illustrated in different configurations in the land use alternatives. Select local feeder roads have also been identified conceptually to illustrate connectivity within the Study Area.

The Clarington Official Plan requires that local roads be designed based on a modified grid system and in accordance with the road classification criteria in Appendix C, Table C-2. Local roads are not shown except for a few local roads that indicate opportunities for access to the neighbourhoods. As a result, measures regarding local roads, block and street patterns will be addressed through policy and not through the evaluation.

Municipal Council has also required that private roads and lanes not be provided in low density residential blocks. Since local roads will not be delineated on the land use alternatives, this matter will be addressed in policy and not as part of the evaluation.

Future Regional capital projects include the construction of a roundabout at Liberty Street North and Concession Road 3. All land use alternative will reflect the required Right of ways for collector roads and show a roundabout at the Liberty Street North and Concession Road 3 intersection.

Environmental Protection Areas (EPA)

The Environmental Protection Areas (EPA), made up of the natural features, are the same in the three land use alternatives and are based on work conducted as part of the Soper Creek Subwatershed Study. The Subwatershed Study identified natural areas that merit protection from development and which create a natural heritage system. In total, 141.80 hectares of the Secondary Plan are within EPAs, though these areas will be subject to further refinement as the Subwatershed Study progresses. No development, with the exception of trails and required infrastructure, will occur in the EPAs in the three land use alternatives.

Stormwater Management

All land use alternatives will include stormwater management techniques and Low Impact Development (LID) features. The three land use alternatives show the same conceptual location for stormwater management ponds throughout the Study Area. Stormwater management for all alternatives will:

- Consider flood control to reduce the impact of new developments on peak flows and ensure post-development flows are less than or equal to pre-development flows;
- Improve water quality based on existing water quality conditions and ability to provide enhanced water quality as per the Ministry of Environment, Conservation and Parks requirements;
- Match pre-development annual infiltration volume in all stormwater catchments through infiltration-based LID Practices located on private property and municipal property;
- Maintain existing fluvial geomorphic regime or improve erosion conditions within Soper Creek, Robinson Creek and Tooley Creek and associated tributaries; and
- Use LIDS to cool runoff as appropriate for a coldwater receiver.

Servicing

All alternatives will be serviced to provide sufficient water operating pressures and fire flows, as well as sufficient sanitary network to accommodate future development. The land use alternatives will, however, be evaluated on how alternative servicing networks reduce impacts to the EPA.

A new water reservoir will be constructed at the north-west corner of the Study Area, east of Sydel Court. All land use alternatives will identify this area as a reservoir.

Trails

All alternatives will have a main off-road trail system within the EPA that will connect to other municipal trail as conceptualized on Map K of the Clarington Official Plan. These off-road trails will connect to multi-use paths within the Study Area, parks, and schools.

To realize trail system, the trail will need to cross various components of the EPA. Alternative locations will be evaluated as to how best they minimize impact on sensitive natural features and natural hazards. More detailed matters such as location of trail heads, signage, wayfinding, education on trail use and littering and implications for private landholdings will not be addressed in the evaluation but rather addressed through policies in the Secondary Plan.

Cultural Heritage and Archaeology

All three land use alternatives will identify the same locations of potential cultural heritage resources to be preserved in situ. Section 8.1.1 of the Clarington Official Plan outlines the municipality’s goal to promote a culture of conservation that supports cultural achievements, fosters civic pride and sense of place, strengthens the local economy, and enhances the quality of life for Clarington residents. New development is to support the conservation of cultural heritage resource, consider incorporation of buildings into new developments, and identify and preserve cultural heritage and archaeological resources identified by Indigenous communities through engagement and consultation (policy 8.3.1). These principles would apply equally across the three Land Use Alternatives and thus can be further supported through policies in the Secondary Plan.

3.3 Land Use Categories

All land use alternatives utilize a common set of land uses based on the designations in the Clarington Official Plan. The land use categories created are based on the densities, housing forms and built form set out in Tables 4-2 and 4-3.

Low Density

The majority of the Secondary Plan is comprised of the low density in all three land use alternatives. The low density is proposed to permit semi-detached dwellings and detached dwellings one to three storeys in height. The minimum density for these areas is 13 net units per hectare (uph) and the assumed density is 27 net uph.

The Official Plan permits limited townhouses within the interior of neighbourhoods. To reflect that permission, all three options illustrate the potential locations for townhouses within an additional land use category: the Low Density -Townhouses. Across the three land use alternatives, the Low Density-Townhouses represents approximately 10-12% of the low density area. The minimum density for these areas is 40 net uph and the assumed density is 50 net uph.

Local Corridor

Local corridors are areas that provide for intensification mixed-use development and pedestrian and transit supportive development. The permitted housing types includes mixed use buildings, apartments and townhouses. Along Local Corridors, non-residential uses are only permitted in mixed use buildings and are not to exceed 1,500 sq.m per site (policy 10.6.7). Development in Corridors shall be at least two storeys in height per policy 10.3.5.

The Local Corridors are also comprised of two land use categories:

- Medium Density Local Corridor - Mid Rise, which will permit development of 5-6 storeys with an assumed target density of 60 net uph; and

- Medium Density Local Corridor - Low Rise which will permit development of 3-4 storeys with an assumed target density of 50 net uph.

The Medium Density Local Corridor - Mid Rise is planned to occupy approximately 20% of the Corridor in line with table 4-3 of the Clarington Official Plan.

Neighbourhood Centre

A Neighbourhood Centre serves as a focal point to the community and permits a range of retail and service uses to accommodate daily needs of residents. It provides the opportunity for residents to walk or bike to the node for daily needs and helps to create a more sustainable plan. A maximum of 5,000 sq.m of gross leasable floorspace is permitted as per policy 10.5.1 of the Clarington Official Plan. Two land use alternatives include a Neighbourhood Centre of 2 hectares in different locations, each which is to accommodate mixed uses, including a maximum of 5,000 sq.m. of retail.

Table 1 summarizes the information provided above, by land use category.

Table 1: Summary of land use categories

	Height	Min. Density (uph)	Assumed Density (uph)	Built Forms	Notes
Medium Density Local Corridor-Mid Rise	5-6	40	60	Mixed use buildings, apartments	Approximately 20% of Local Corridor
Medium Density Local Corridor-Low Rise	3-4	40	50	Mixed use buildings, apartments, townhouses	Approximately 80% of Local Corridor
Low Density-Town House	1-3	40	50	Townhouses	Approximately 10-12% of overall Low Density
Low Density	1-3	13	27	Semi-detached dwellings, detached dwellings	Approximately 90% of developable area
Neighbourhood Centre	2-3			Retail and service uses, including mixed use buildings	2 ha. Area with max. 5000 sq.m of gross floorspace

Parks

All three Land Use Alternatives will show a total park provision of 4 hectares in Soper Springs. Each Alternative differs in the total sizing and placement of parks in the Study Area. The sizing and location are described in the following sections of this report.

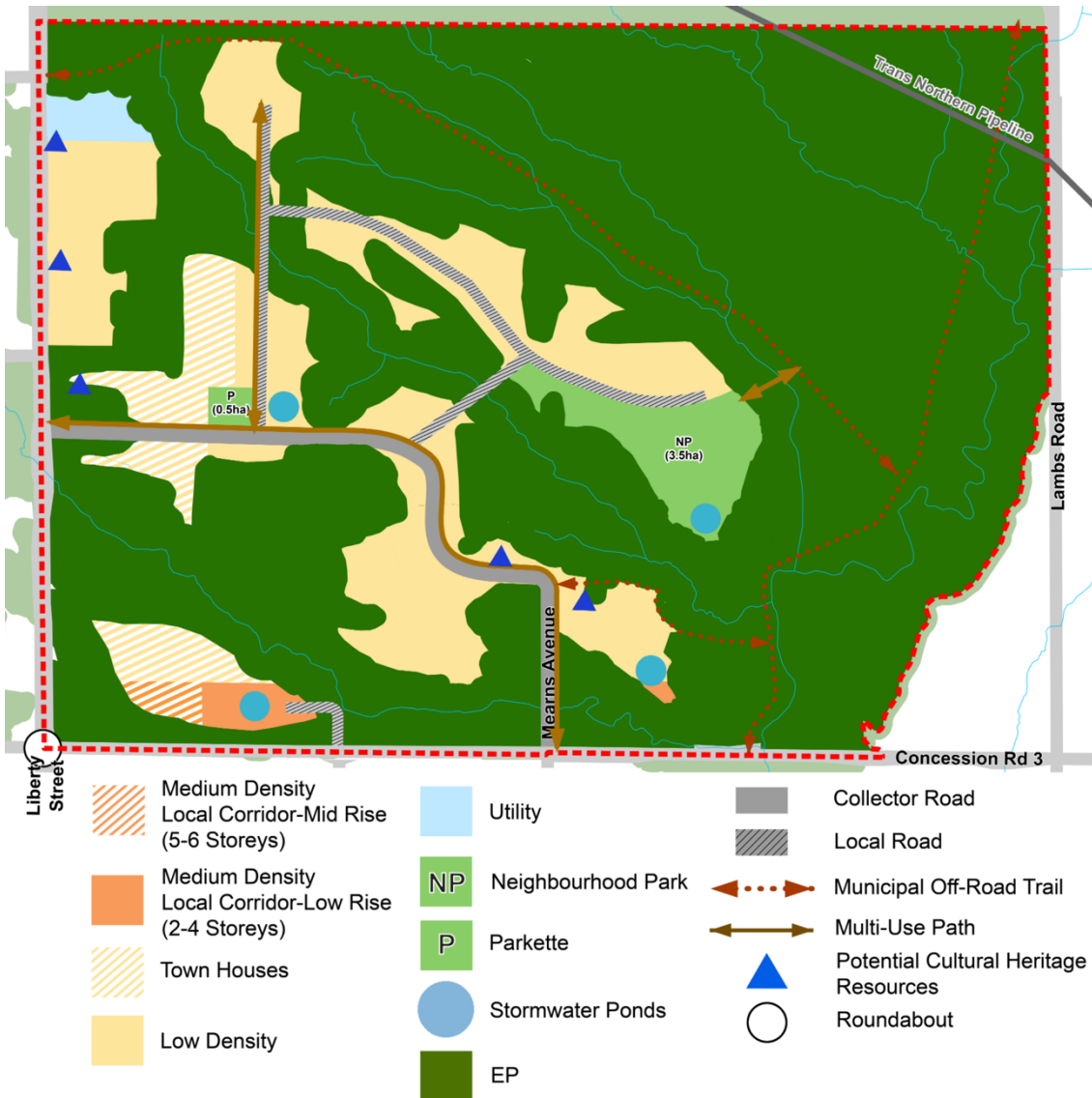
Neighbourhood parks are to serve the basic active and low intensity recreational needs of the surrounding residents. Neighbourhood parks are to be of a size between 1.5 to 3 hectares depending on the area served and the activities to be provided. In the land use alternatives, neighbourhood parks range in size from approximately 1.5 hectares to 3.5 hectares.

Parkettes are intended to augment the recreation, leisure and amenity needs of a neighbourhood but will not contain sports fields. They are to be between 0.5 ha and 1 ha in size. They are required wherever the Municipality deems it necessary to augment or adjust the park requirements of any neighbourhood (policy 18.3.7). In the land use alternatives, parkettes range in size from approximately 0.5 hectares to 1.35 hectares.

The land use alternatives provide the same overall quantum of park land to be developed as neighbourhood parks or parkettes totaling 4 hectares, while the location and breakdown of park types differs by land use alternative. Recreational amenities are required as part of the Outdoor Recreational Needs Assessment Study include:

- Community Garden (minimum size of 30m x 30m);
- 2 tennis courts;
- Pickleball courts;
- 1 basketball court;
- Off Leash Dog Park; and
- Off-Street Parking.

Park design requirements such as maximizing exposure to a public street, minimizing back lotting onto public parks, and enhancing the public realm are matters that will be addressed through the secondary plan policies and will not be addressed through the evaluation as there is not sufficient detail on the land use alternatives to evaluate these matters.



3.4 Land Use Alternative 1

The following will outline the different land use areas and the rationale for their location within the Study Area. This breakdown will identify the permitted uses and the rationale for the land use location.

Alternative 1 is designed with density focused along Concession Road 3 and the southern part of Liberty Street. This alternative extends Mearns Avenue north and then curves it towards Liberty Street in the west. This alternative shows a neighbourhood park and a parkette that can be accessed via proposed collector and local roads and a series of trail networks.

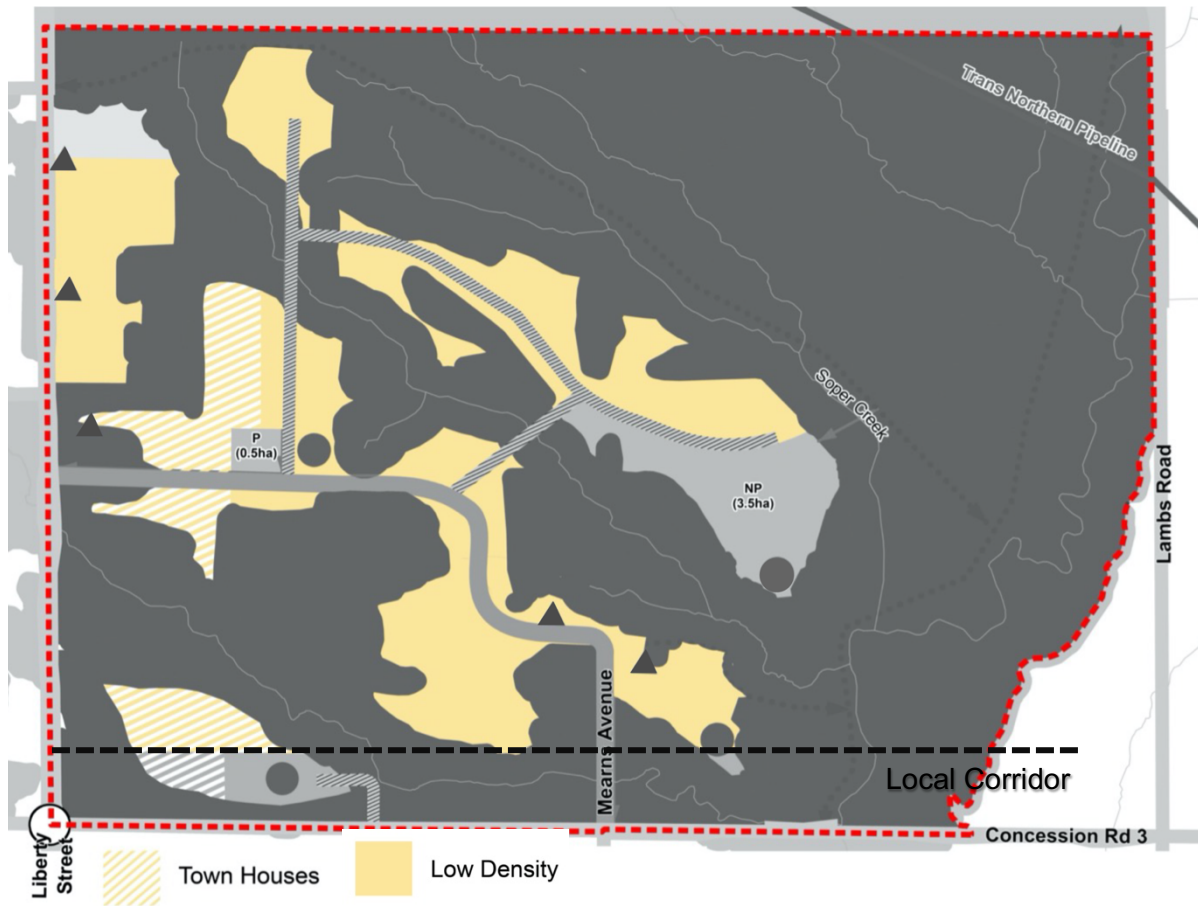


Local Corridor

The Medium Density Local Corridor – Mid Rise is located at intersection of Liberty Street and Concession Road 3.

The Medium Density Local Corridor – Low Rise is generally located on the north side of Concession Road 3 between Liberty Street and Mearns Avenue and Lambs Road and Mearns Avenue.

Dwelling types permitted along the Local Corridor include mixed use buildings, apartments and townhouses.



Low Density

Outside the Local Corridor, most lands are planned for Low Density land uses. Low Density land use areas permit semi-detached and detached houses. Low Density Townhouses are also proposed north of the Local Corridor and at the collector road intersection with Liberty Street.



Utility

Utility uses are proposed at the southeastern intersection of the northern Study Area boundary and Liberty Street. A Regional reservoir is also located at the northwest corner of the Study Area.

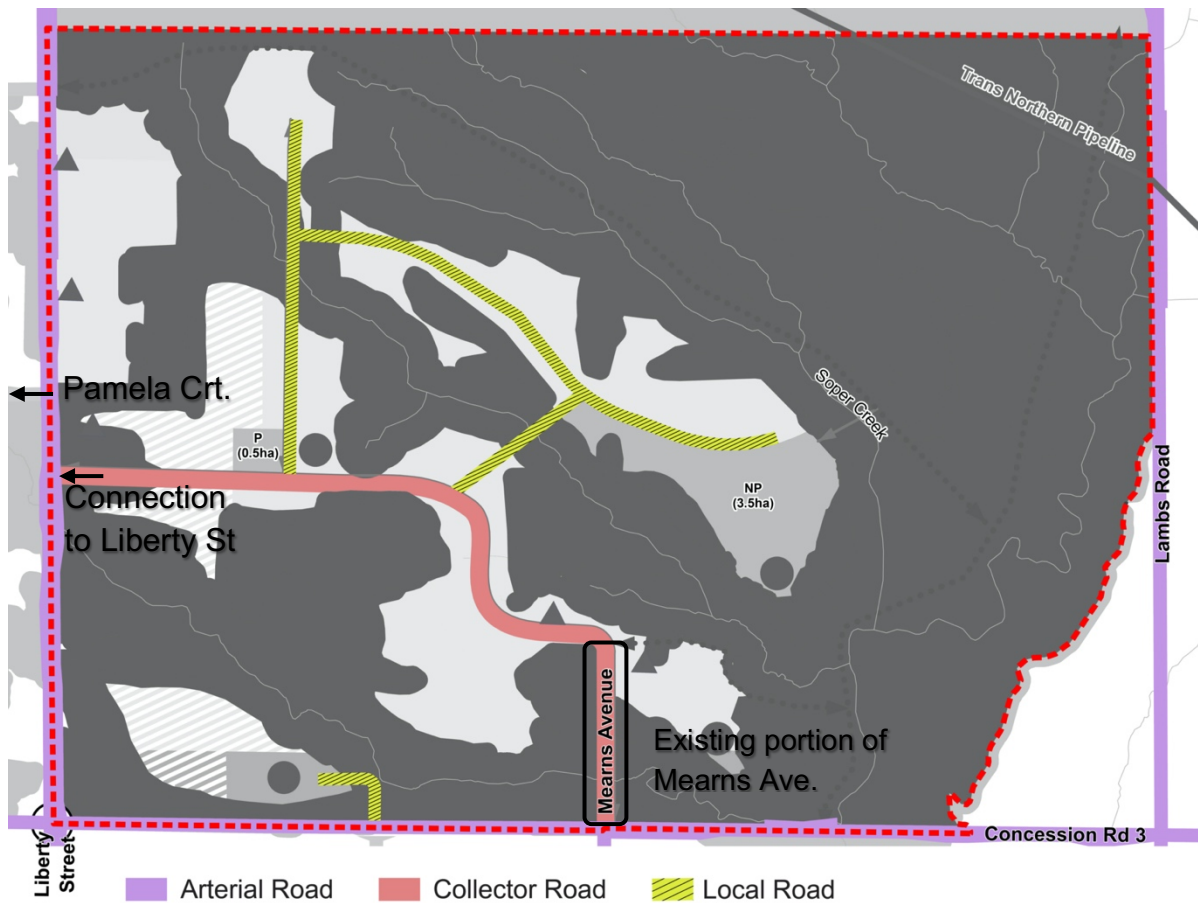


Parks and Open Space

One large neighbourhood park is located on the east side of the Study Area adjacent to the EPA. A parkette is located on the west side of the Study Area adjacent to the Low Density – Townhouses along a collector road and a multi-use path.

Walkability

Each 400m walking circle/ neighbourhood cluster includes access to parks and a series of on and off-road trail networks. A 400m walking circle represents a 5-minute walk to amenities and/or other land use areas.

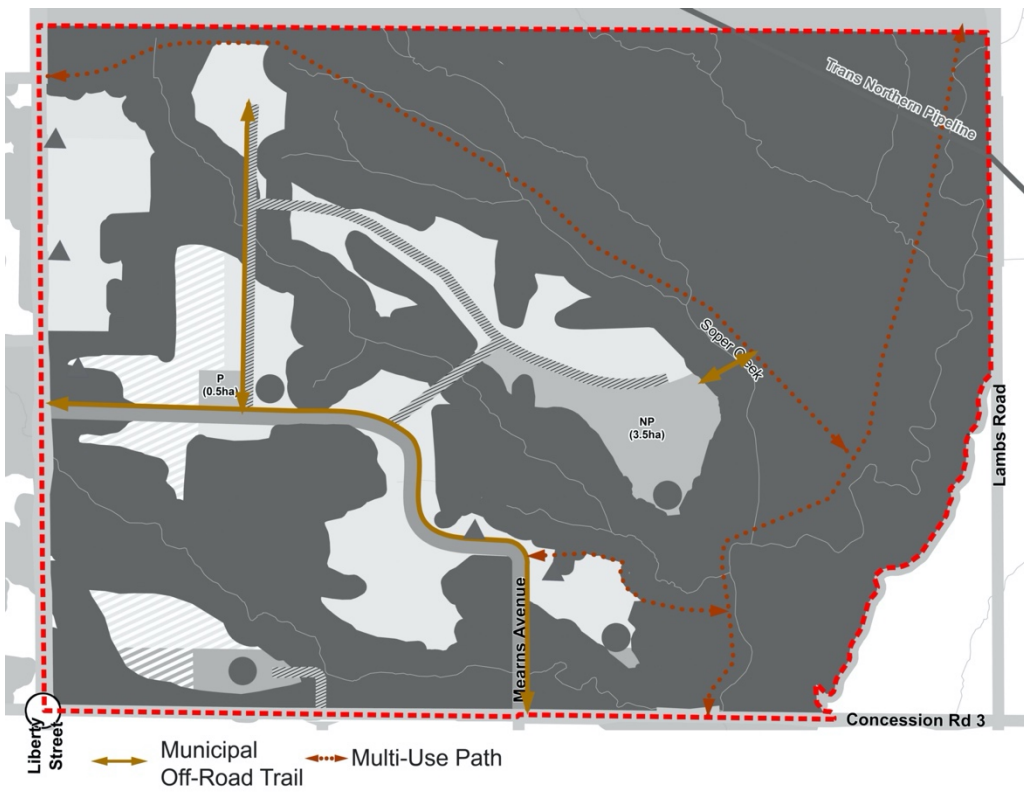


Collector Roads

Mearns Avenue will be extended approximately 500m north and will curve west to connect to Liberty Street North. The curved alignment is arranged to minimize impacts to EPA.

Local Roads

A few conceptual local roads are shown to illustrate connectivity within the Study Area through the natural environment. More local roads will be added through the development process.



Active Transportation

Two types of trails are identified in the Study Area: multi-use paths and municipal off-road trails. Multi-use paths are pathways separated from vehicular traffic that accommodate pedestrian and cycling routes. They are wider than typical sidewalks and usually indicate separate lanes for walking and cycling as shown on **Figure 2**. The municipal off-road trails are either paved or unpaved that provide access to environmental areas such as the EPA. They are intended to keep users on a designated path to minimize disruption to the surrounding landscape. These trails are narrower than multi-use paths and usually have a surface of crushed aggregate or woodchip.

A multi-use path is proposed to run adjacent to the Mearns Avenue extension and will connect Concession Road 3 to Liberty Street. It will also provide connection to an off-road trail in the east. A second multi-use path is proposed along the local road to the northwest quadrant of the Study Area.

The municipal off-road trails generally follow the trails identified in Schedule K of the Official Plan connecting parks, collector and local roads, and the natural heritage system.



Figure 2: Example of a Multi-Use Path, Brampton

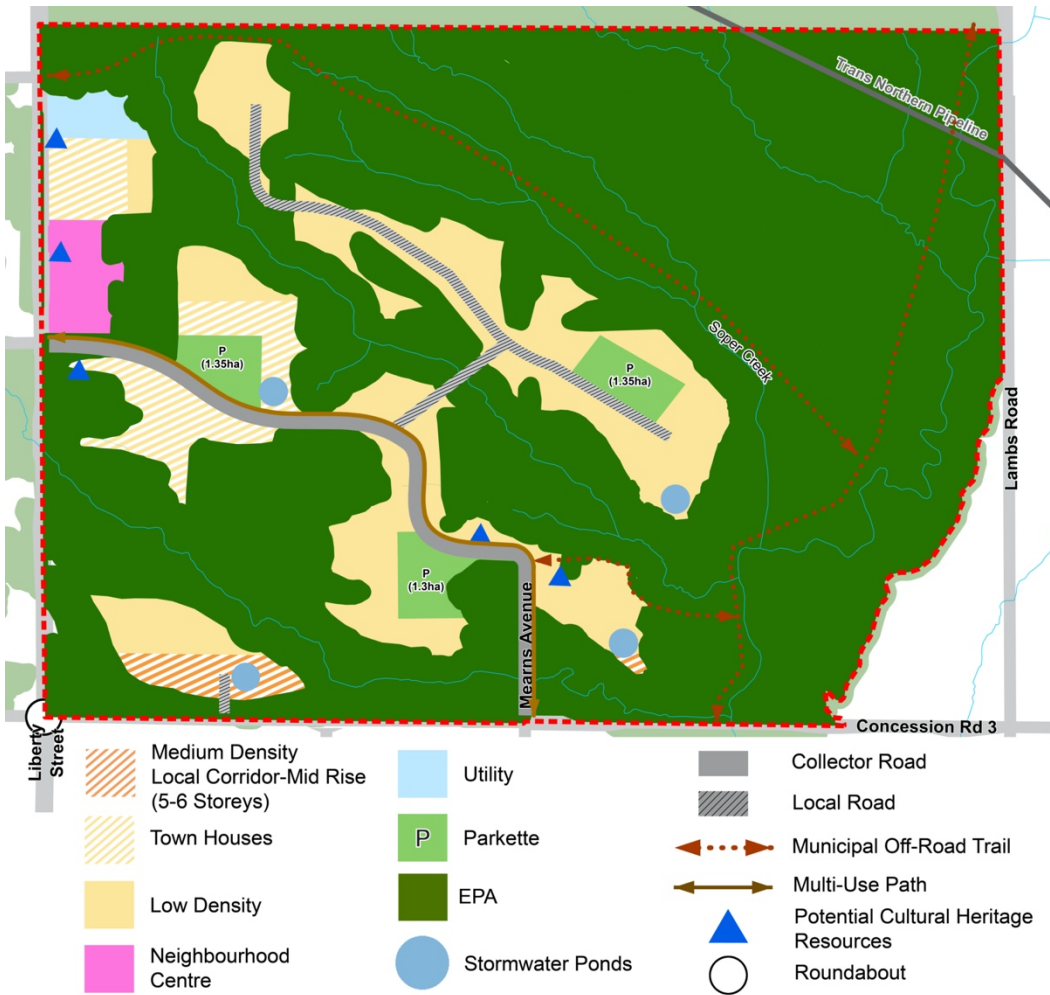
Table 2 describes the land areas and projected units, population and jobs that could arise from Alternative 1. Density is calculated by dividing the forecasted people per hectare with the total developable area.

The population is forecasted by multiplying density assumptions per land use type with people per unit (ppu) counts identified by the Municipality and the total area per land use. Multiplying these three factors results in the anticipated population count for the appropriate land use area.

This Alternative results in a density of 45.9 persons and jobs per hectare.

Table 2: Land Area, Units, People, Retail Floor Area and Jobs for Land Use Alternative 1

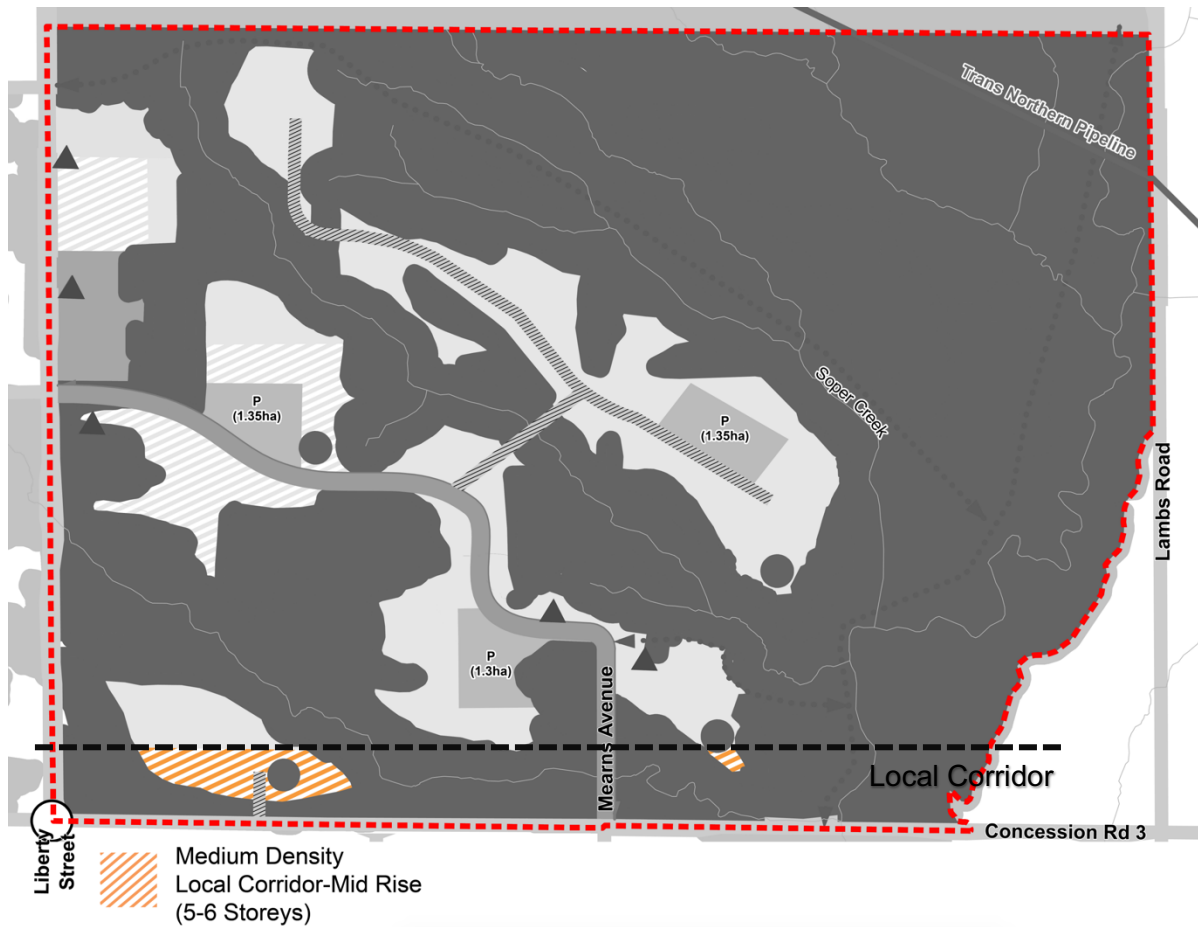
Land Use Alternative 1					
	Area (HA)	Units	People	Retail Floor Area (sq.m.)	Jobs
Medium Density Local Corridor-Mid Rise	0.7	25	38		
Medium Density Local Corridor-Low Rise	0.1	5	12		
Low Density-Town House	6.1	194	471		
Low Density	25.0	432	1,356		
Utility	1.1				
Parks	4.0				
Environmental Protection Areas	141.8				
Total	178.6	656	1,878	0	0



3.5 Land Use Alternative 2

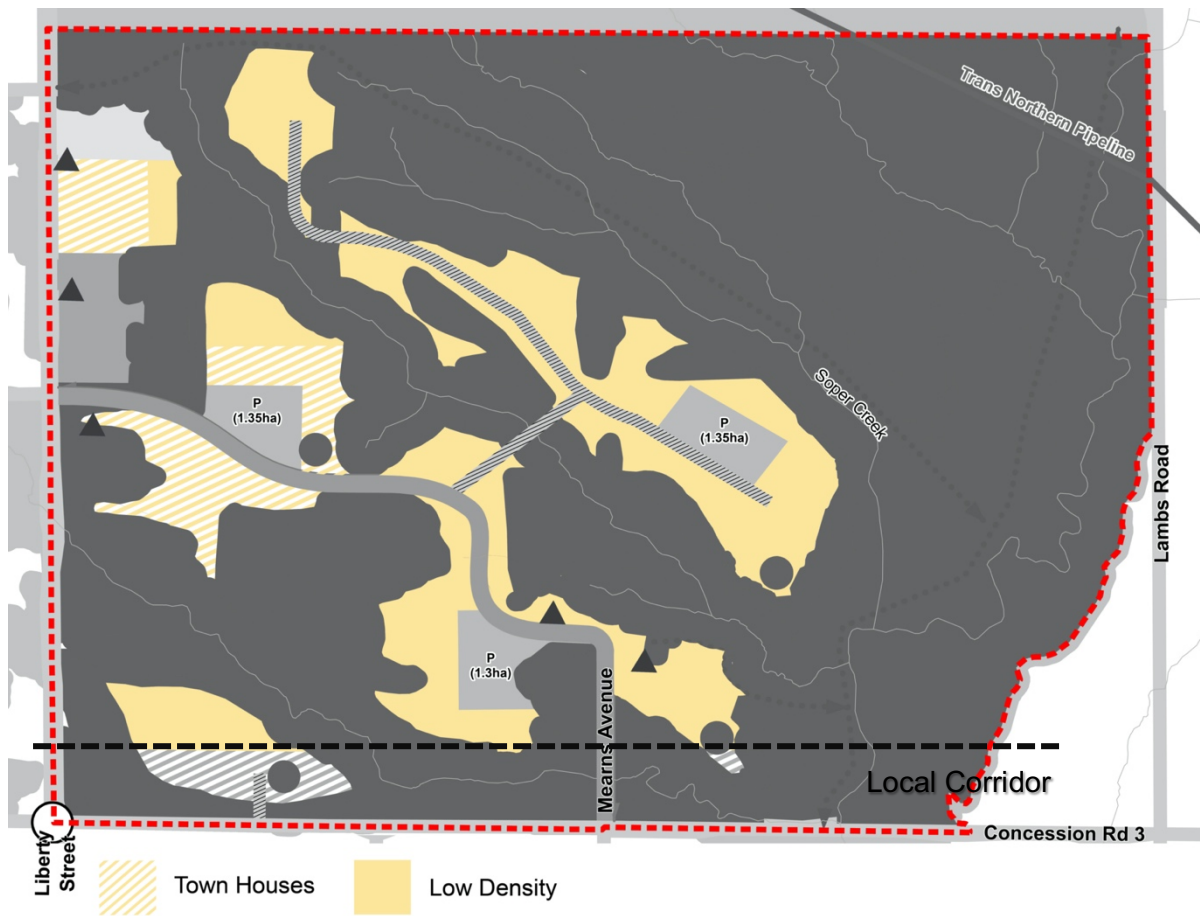
The following will outline the different land use areas and the rationale for their location within the Study Area. This breakdown will identify the permitted uses and the rationale for the land use location.

Alternative 2 is designed with density focused on the western edge of the Study Area along Liberty Street North. A Neighbourhood Centre is located along Liberty Street North, and the collector road with a cluster of townhouses to the north and east of the Neighbourhood Centre. This alternative extends Mearns Avenue north then curves towards the intersection of Liberty Street North and Pamela Court. Three parkettes are centrally located in the neighbourhood which can be accessed via proposed collector and local road networks.



Local Corridor

The Medium Density Local Corridor – Mid Rise is located adjacent to Concession Road 3 between Liberty Street and Mearns Avenue.



Low Density

Outside the Local Corridor, most lands are planned for Low Density land uses. Low Density land use areas permit semi-detached and detached houses.

Townhouses are located adjacent to Liberty Street as well as along the collector road extension of Mearns Avenue east of Liberty Street and east of the Neighbourhood Centre.



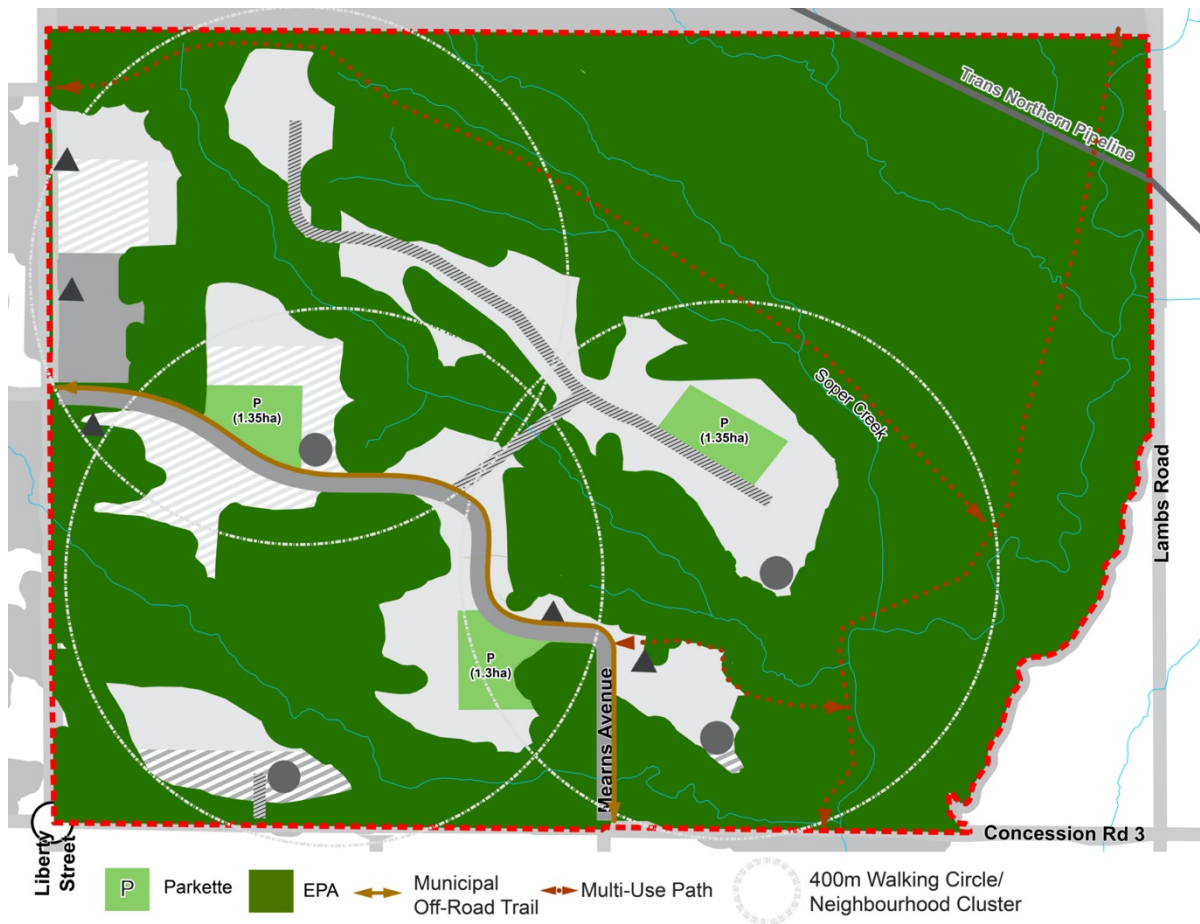
Neighbourhood Centre

The Neighbourhood Centre is located at the northeastern intersection of Liberty Street and the proposed extension of Mearns Avenue. The Neighbourhood Centre is situated with access to a proposed multi-use path.



Utility

Utility uses are proposed at the southeastern intersection of the northern Study Area boundary and Liberty Street. A Regional reservoir is also located at the northwest corner of the Study Area.

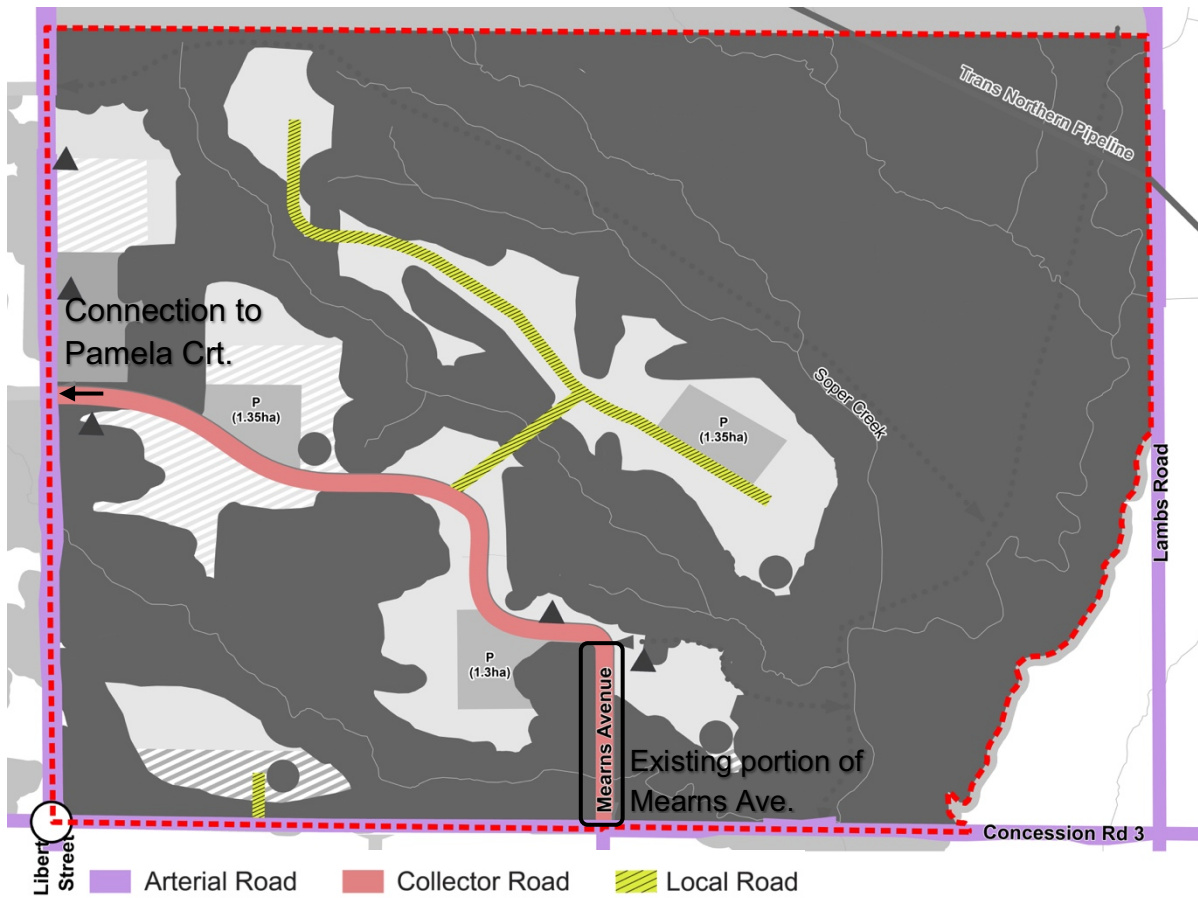


Parks and Open Space

Three parkettes are centrally located within each walking circle / neighbourhood cluster and are conveniently connected by collector and local roads. Two of the parkettes accessible via a multi-use trail.

Walkability

Each 400m walking circle/ neighbourhood cluster includes access to parks and a series of on and off-road trail networks. A 400m walking circle represents a 5-minute walk to amenities and/or other land use areas.

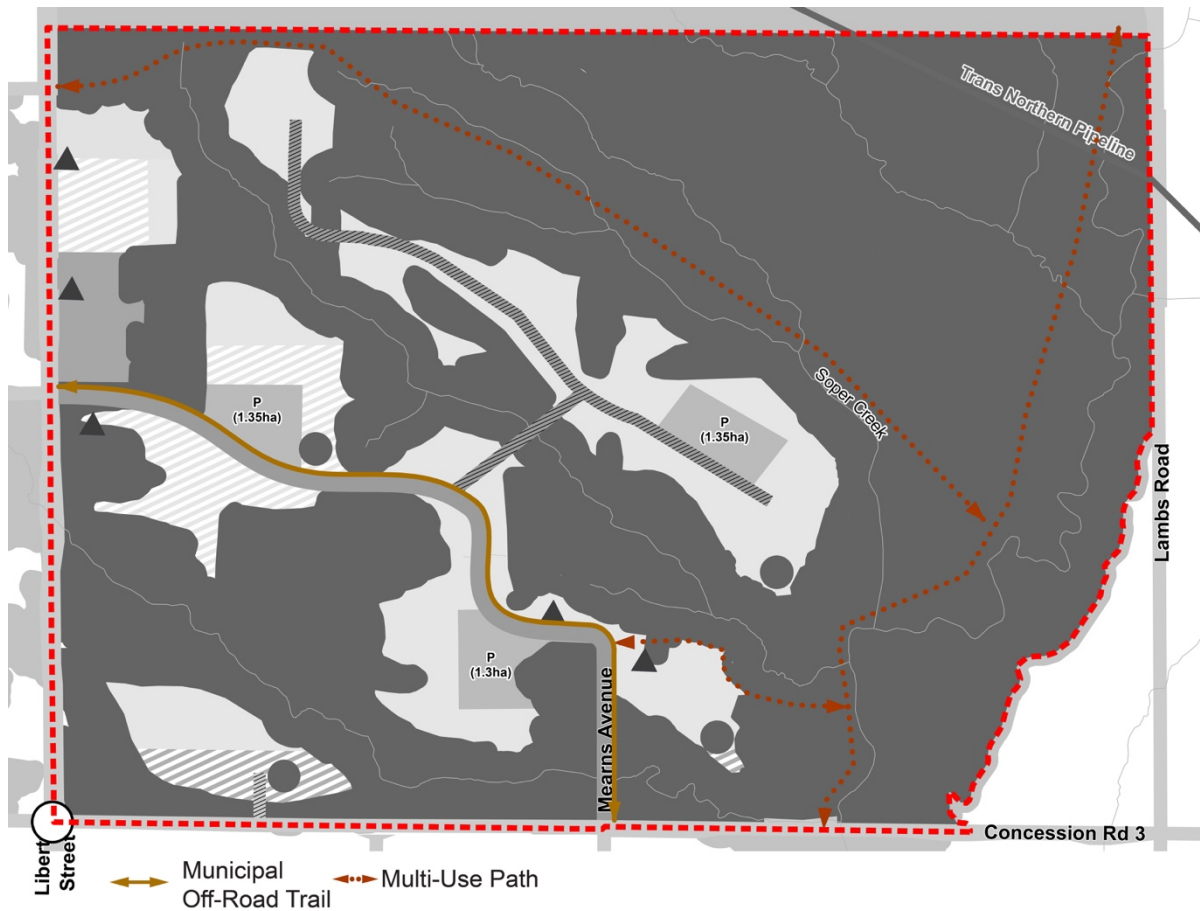


Collector Roads

Mearns Avenue will be extended approximately 500m north and will curve west to connect to Liberty Street North. The extension of Mearns Avenue will align with Pamela Court, west of the Study Area.

Local Roads

A few conceptual local roads are shown to illustrate connectivity within the Study Area through the natural environment. More local roads will be added through the development process.



Trails

Two types of trails are identified in the Study Area: multi-use paths and municipal off-road trails. Multi-use paths are pathways separated from vehicular traffic that accommodate pedestrian and cycling routes. They are wider than typical sidewalks and usually indicate separate lanes for walking and cycling as shown on **Figure 2**. The municipal off-road trails are either paved or unpaved that provide access to environmental areas such as the EPA. They are intended to keep users on a designated path to minimize disruption to the surrounding landscape. These trails are narrower than multi-use paths and usually have a surface of crushed aggregate or woodchip.

A multi-use path is proposed to run along Mearns Avenue. The multi-use path will also connect to the municipal off-road trail in the east. The municipal off-road trails generally follow the trails identified in Schedule K of the Official Plan connecting parks, collector and local roads, and the natural heritage system.

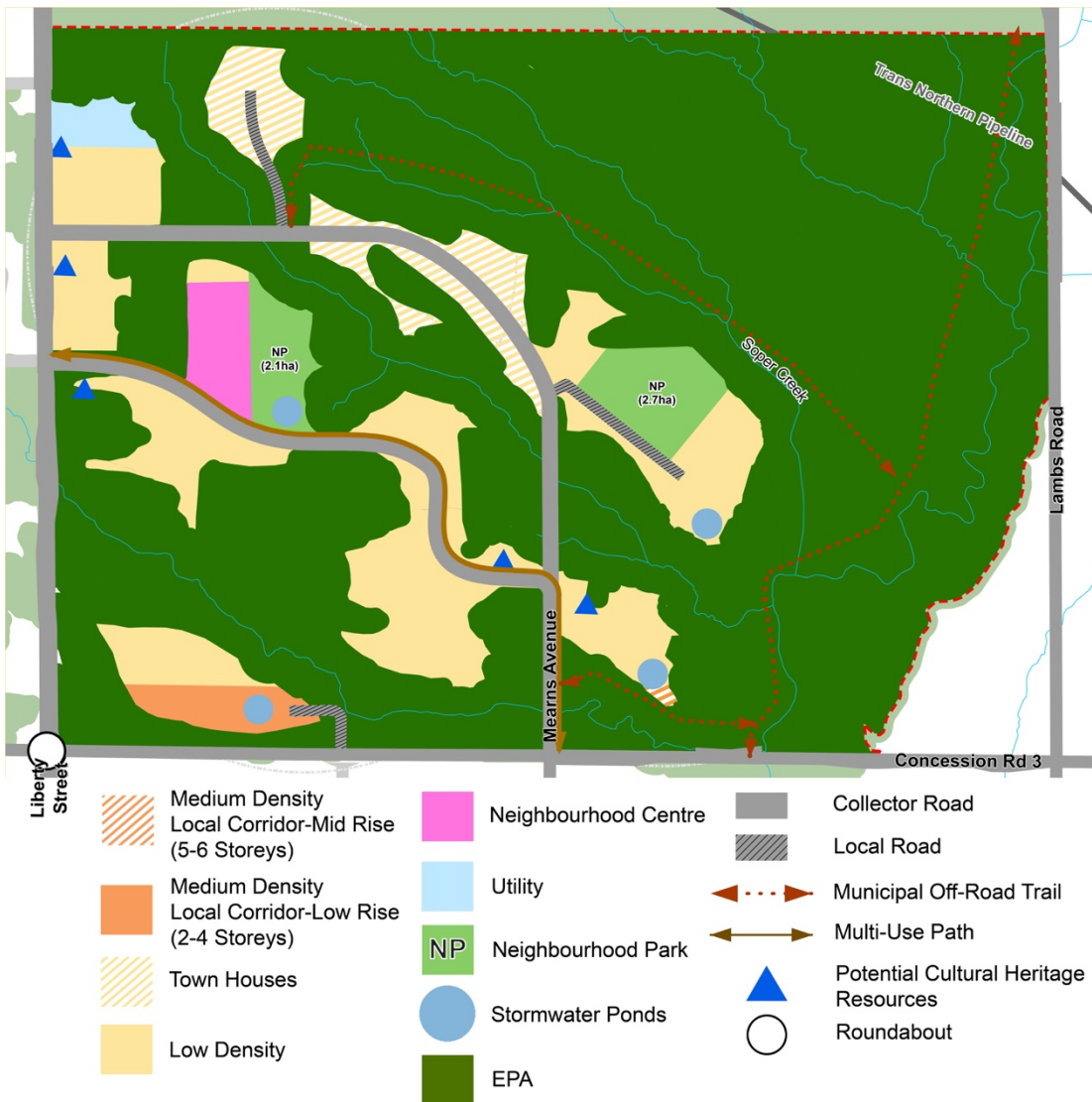
Table 3 describes the land areas and projected units, population and jobs that could arise from Alternative 2. Density is calculated by dividing the forecasted people and jobs per hectare with the total developable area.

The population is forecasted by multiplying density assumptions per land use type with people per unit (ppu) counts identified by the Municipality and the total area per land use. Multiplying these three factors results in the anticipated population count for the appropriate land use area. A similar process was used to determine the number of anticipated jobs, by multiplying the density assumption for Neighbourhood Centres with the ppu and total land use area. Adding the forecasted people and jobs together results in the forecasted people and jobs per hectare.

This Alternative results in a density of 47.6 persons and jobs per hectare.

Table 3: Land Area, Units, People, Retail Floor Area and Jobs for Land Use Alternative 2
Land Use Alternative 2

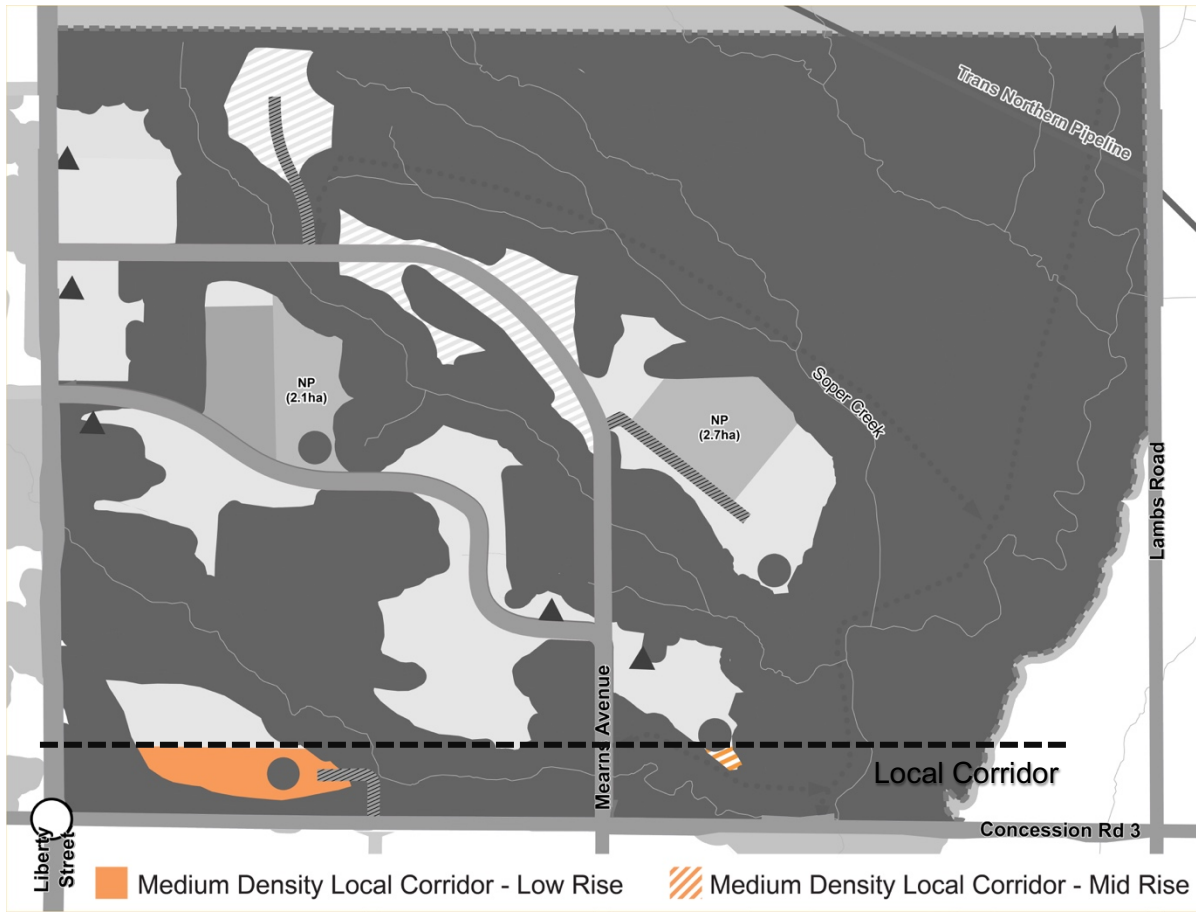
	Area (HA)	Units	People	Retail Floor Area (sq.m.)	Jobs
Medium Density Local Corridor-Mid Rise	0.8	31	47		
Medium Density Local Corridor-Low Rise					
Low Density-Town House	6.2	200	486		
Low Density	22.8	393	1,234		
Neighbourhood Centre	2.0	75	113	3,229	70
Utility	1.1				
Parks	4.0				
Environmental Protection Areas	141.8				
Total	178.6	699	1,879	3,229	70



3.6 Land Use Alternative 3

The following will outline the different land use areas and the rationale for their location within the Study Area. This breakdown will identify the permitted uses and the rationale for the land use location.

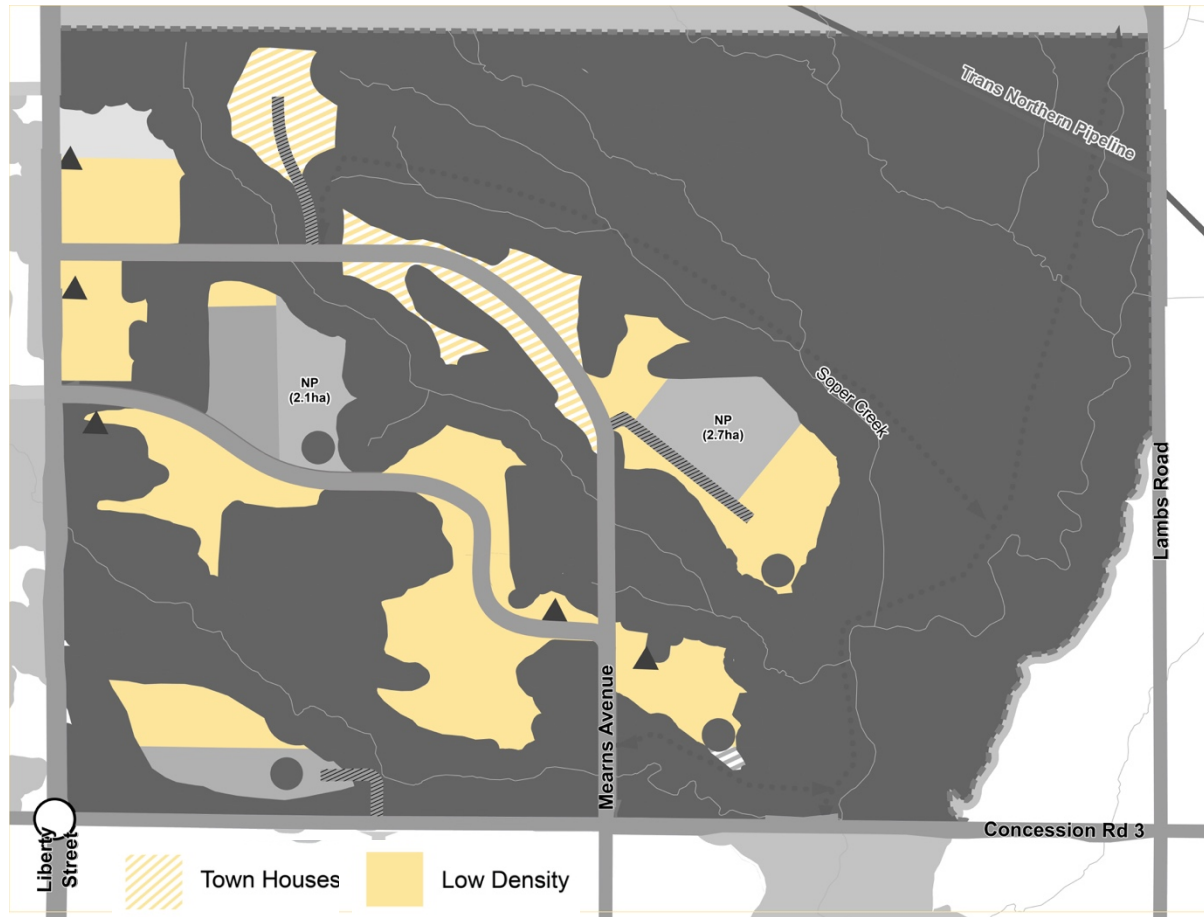
Alternative 3 is designed with two collector road extensions of Mearns Avenue. One collector road extension intersects with Pamela Court, and the other connects to Liberty Street North between Pamela Court and Sydel Court. Density in the form of townhouses is focused on the northern portion of the Study Area, north of the second collector road extension of Mearns Avenue. A Neighbourhood Centre is located on the north side of the southern-most collector road extension that intersects with Pamela Court. This Neighbourhood Centre is located centrally to the Study Area compared to **Alternative 2**. Two Neighbourhood Parks are proposed – one north of the southern-most collector road extension abutting the Neighbourhood Centre and another located along a local road, east of the Mearns Avenue extension.



Local Corridor

The Medium Density Local Corridor – Mid Rise is located east of the proposed Mearns Avenue extension.

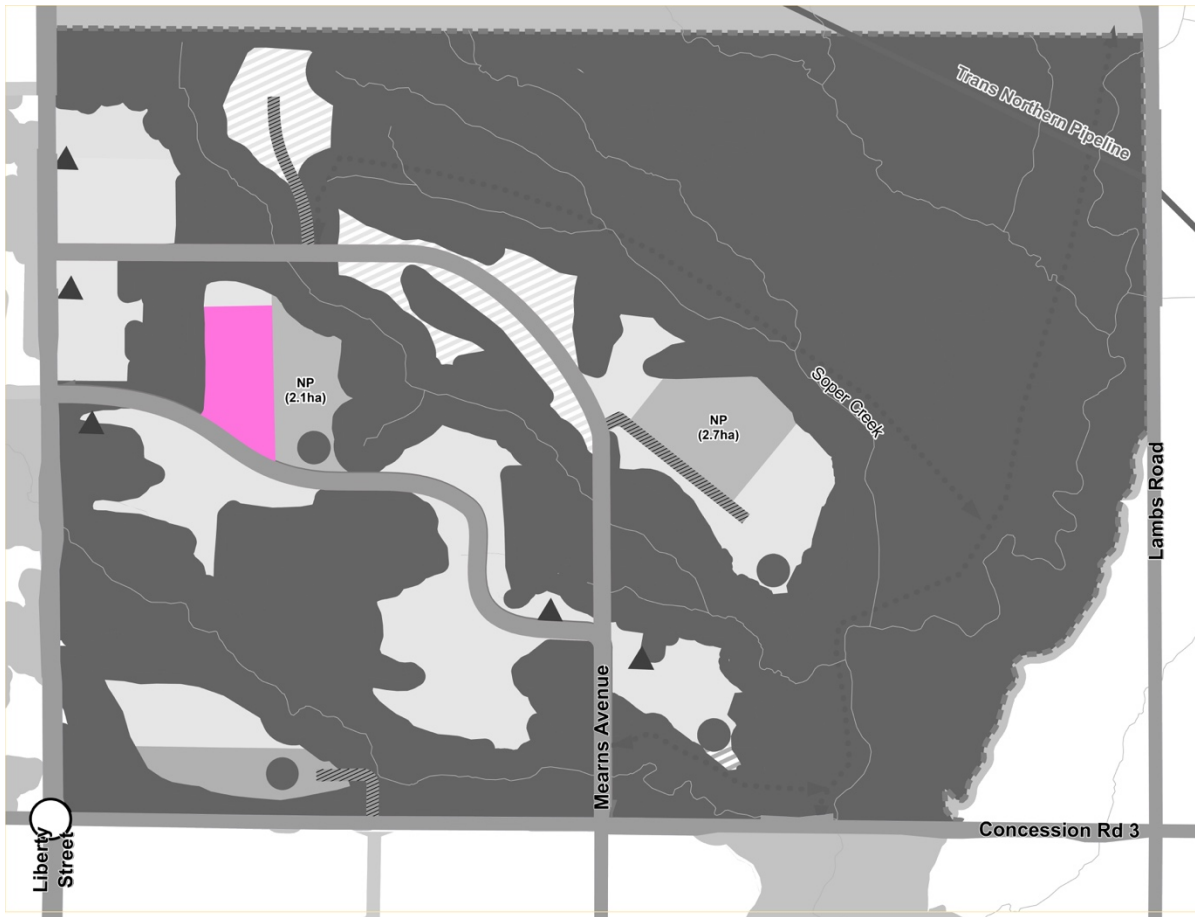
Medium Density Local Corridor – Low Rise is located at the northeastern intersection of Liberty Street at Concession Road 3.



Low Density

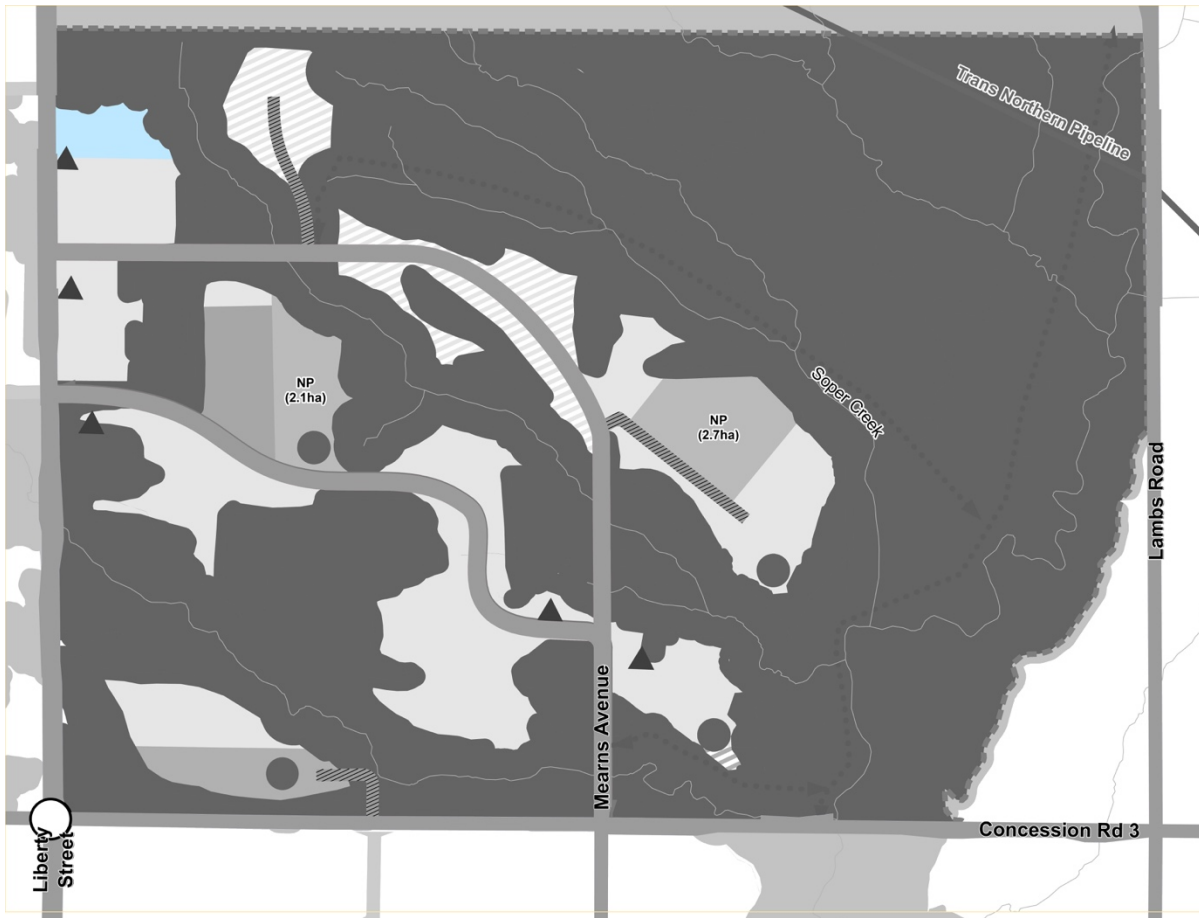
Outside the Local Corridor, most lands are planned for Low Density land uses. Low Density land use areas permit semi-detached and detached houses.

Townhouses are located in the northwestern quadrant of the Study Area.



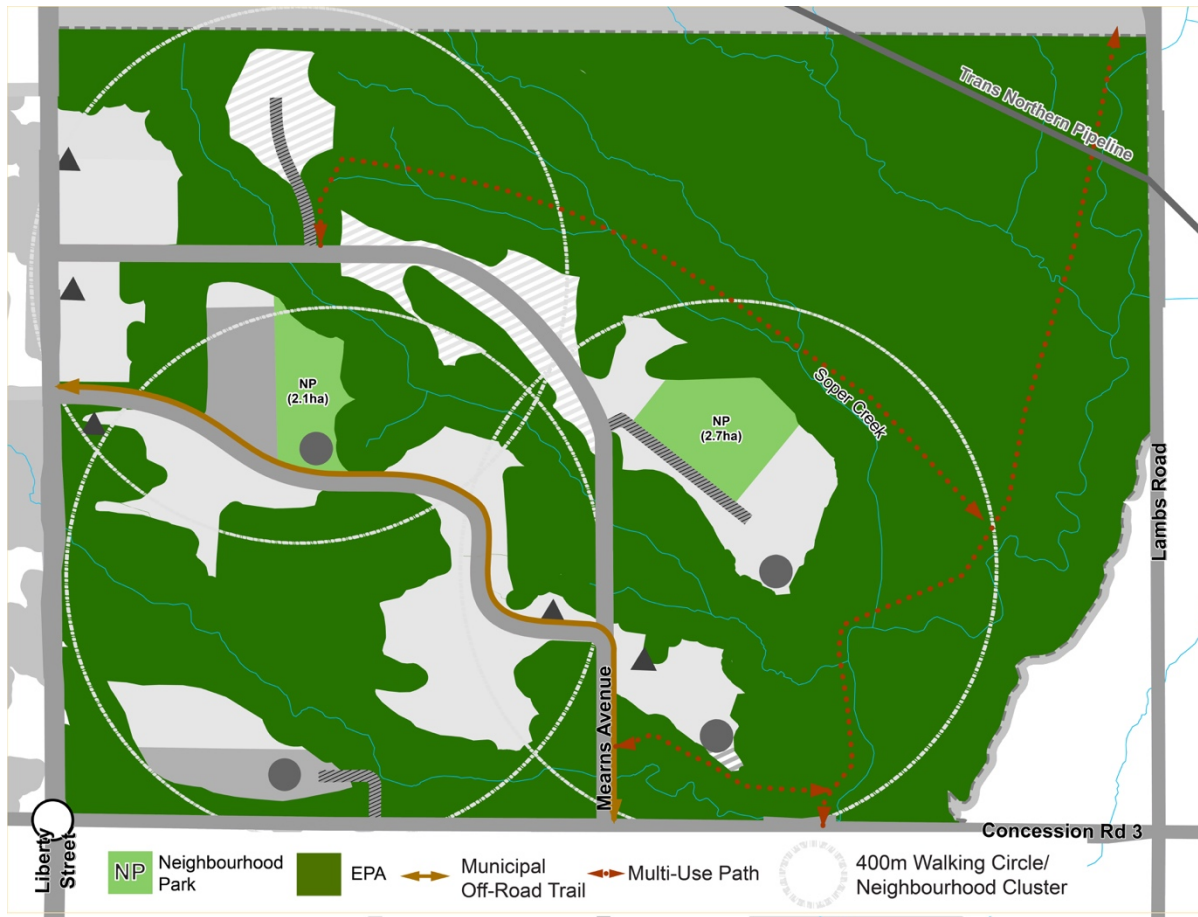
Neighbourhood Centre

The Neighbourhood Centre is located in the northwestern part of the Study Area, adjacent to the southerly collector road. The Neighbourhood Centre is adjacent to one of the proposed neighbourhood parks.



Utility

Utility uses are proposed at the southeastern intersection of the northern Study Area boundary and Liberty Street. A Regional reservoir is also located at the northwest corner of the Study Area.

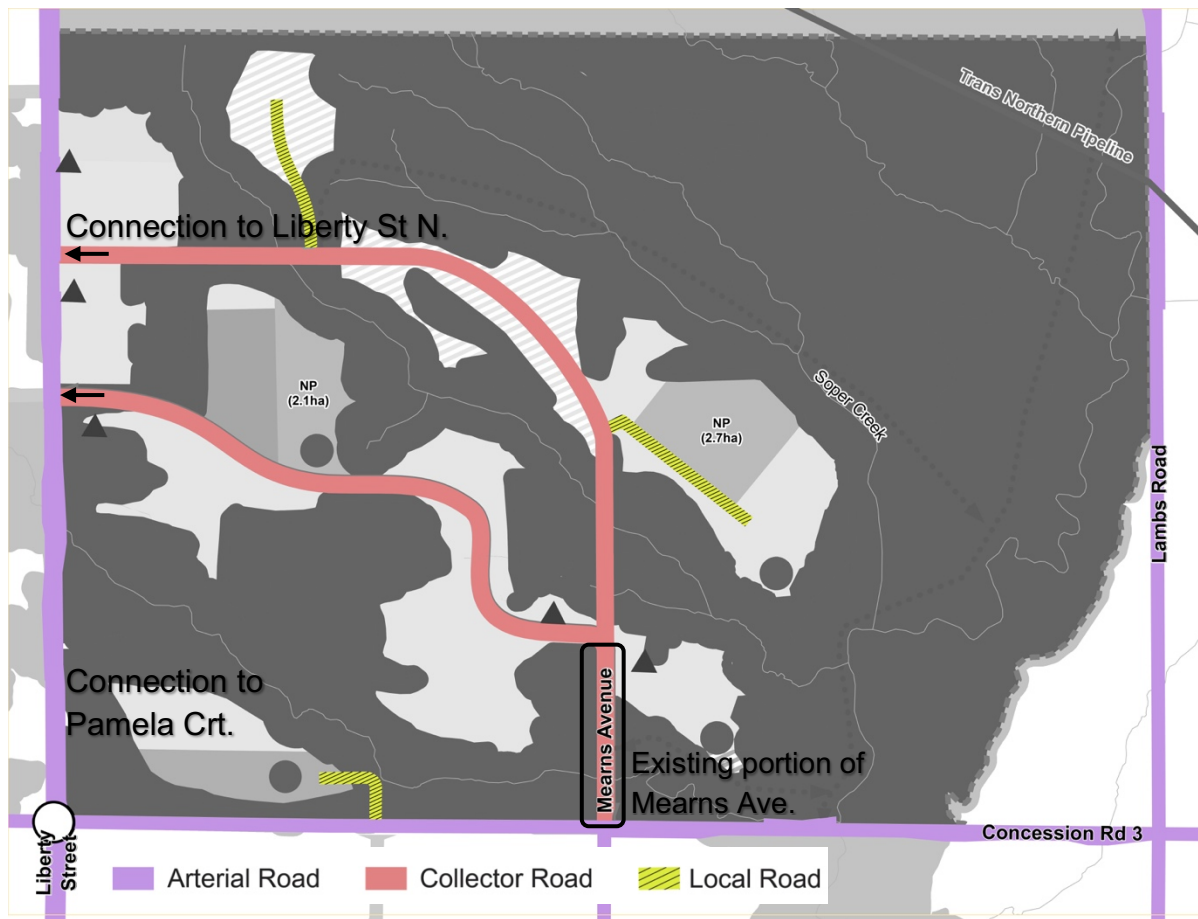


Parks and Open Space

Two neighbourhood parks are located in the Study Area. One park is adjacent to the Neighbourhood Centre and the other park is in the eastern part of the Study Area. The western park is located adjacent to the multi-use path.

Walkability

Each 400m walking circle/ neighbourhood cluster includes access to parks and a series of on and off-road trail networks. A 400m walking circle represents a 5-minute walk to amenities and/or other land use areas.

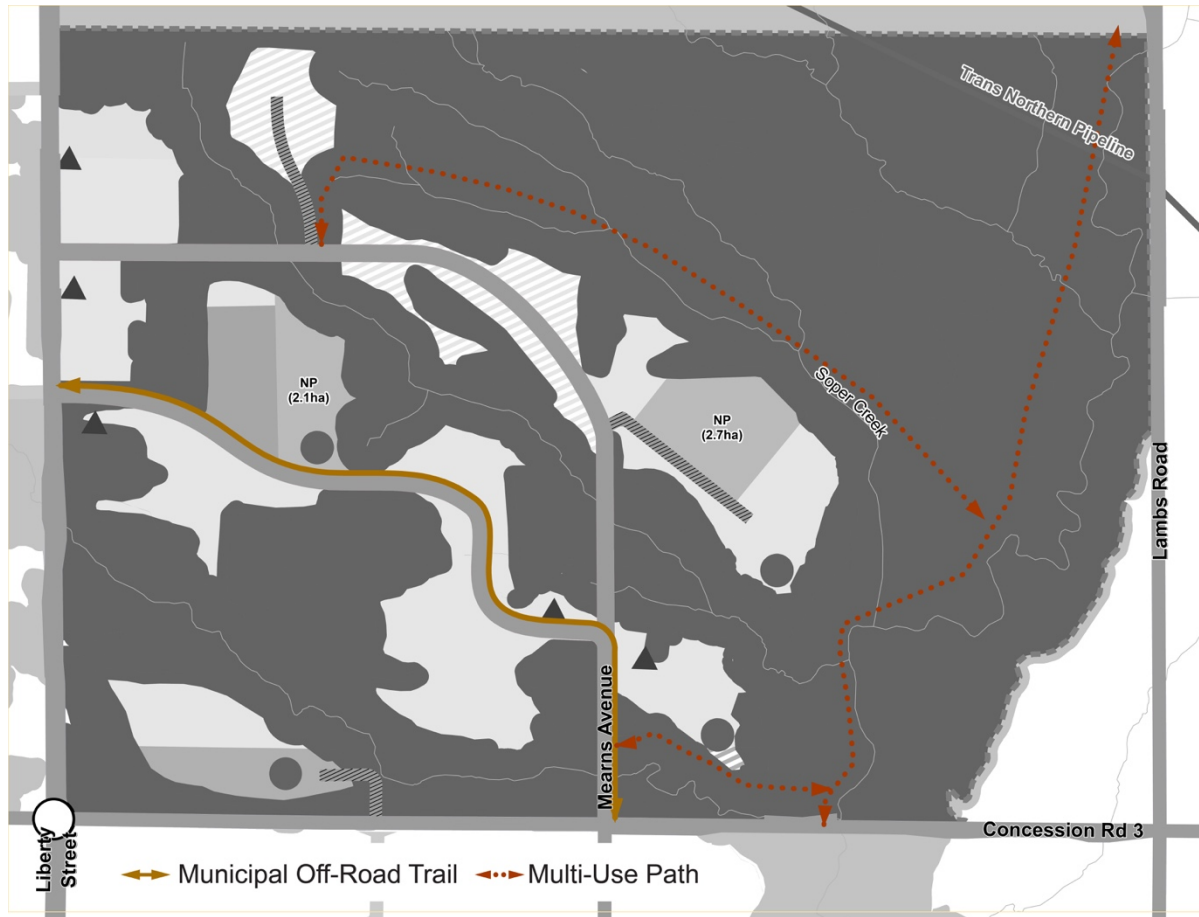


Collector Roads

There are two collector road extensions of Mearns Avenue. One collector road extension intersects with Pamela Court, and the other connects to Liberty Street North between Pamela Court and Sydel Court.

Local Roads

A few conceptual local roads are shown to illustrate connectivity within the Study Area through the natural environment. More local roads will be added through the development process.



Trails

Two types of trails are identified in the Study Area: multi-use paths and municipal off-road trails. Multi-use paths are pathways separated from vehicular traffic that accommodate pedestrian and cycling routes. They are wider than typical sidewalks and usually indicate separate lanes for walking and cycling as shown on **Figure 2**. The municipal off-road trails are either paved or unpaved that provide access to environmental areas such as the EPA. They are intended to keep users on a designated path to minimize disruption to the surrounding landscape. These trails are narrower than multi-use paths and usually have a surface of crushed aggregate or woodchip.

A multi-use path is proposed to run along the south-most extension of Mearns Avenue. The multi-use path will also connect to the municipal off-road trail in the east. The municipal off-road trails generally follow the trails identified in Schedule K of the Official Plan connecting parks, collector and local roads, and the natural heritage system.

Table 4 describes the land areas and projected units, population and jobs that could arise from Alternative 3. This Alternative results in a density of 48.4 persons and jobs per hectare.

Table 4: Land Area, Units, People, Retail Floor Area and Jobs for Land Use Alternative 3

Land Use Alternative 3					
	Area (HA)	Units	People	Retail Floor Area (sq.m.)	Jobs
Medium Density Local Corridor-Mid Rise					
Medium Density Local Corridor-Low Rise	0.8	26	63		
Low Density-Town House	6.3	202	491		
Low Density	22.8	393	1,234		
Neighbourhood Centre	2.1	79	119	3,393	74
Utility	1.1				
Parks	4.0				
Environmental Protection Areas	141.8				
Total	178.6	700	1,907	3,393	74

4 Criteria and Measures



The purpose of the evaluation criteria and measures is to guide the evaluation of three land use alternatives that have been prepared for the Study Area. Using a set of criteria and measures, the evaluation will identify the preferred elements of the land use alternatives. The criteria and measures reflect the findings of the background reports, requirements of official plan policies, and consideration of guidelines and best practices. They will be used to determine what elements of each alternative are preferred and should be included in the preferred land use plan and Secondary Plan.

The evaluation criteria are organized under key themes and principles (built form and massing, mobility, natural environment and open space, infrastructure and efficient buildings). These principles are based on the principles identified in the Sustainability and Green Principles Report. Some principles identified in the Sustainability Report are not used in the evaluation as they will be addressed through Secondary Plan policies developed in later stages of the Soper Springs Secondary Plan study.

An evaluation matrix will be prepared that summarizes the evaluation of the three land use alternatives against the criteria and measures. It will describe the detailed analysis and the rationale for which elements need to be included in the preferred plan. The matrix will communicate which land use alternative best achieves the measures through ranking which alternative is the Most Preferred, Moderately Preferred, or Least Preferred.

The preferred land use plan will not necessarily be one of the three land use alternatives, but rather a combination of the most preferred elements of each of the three alternatives and could include additional elements considered through the engagement process.

4.1 Criteria and Measures

Theme - Built Environment

Principle: Provide for the efficient use of land with the creation of a compact, complete, connected and walkable community.

Criteria: Provide higher density housing within the Local Corridor to support future transit and encourage active transportation.

Measure: Does the Local Corridor land use designation permit a higher density mixed use form to support future transit and active transportation?

Measure: What is the proportion of potential residential units within 400 metres (5 - minute) walking distance of a Local Corridor?

Criteria: Create a compact, walkable community.

Measure: What is the proportion of potential residential units within 400 metres walking distance of a park?

Measure: What is the proportion of potential residential units within 400 metres walking distance of a planned retail use?

Measure: What is the proportion of potential residential units within 400 metres walking distance of a planned community facility?

Measure: Do all neighbourhood clusters have access to a trail (Clarington Official Plan 18.4.1)?

Measure: Is the Neighbourhood Centre located in the most feasible and accessible location?

Criteria: Provide for a variety of housing types and arrangements such as townhouses, singles and semis, and multi-unit dwellings.

Measure: Does the alternative provide the ability to include a mix of land uses and housing types (Clarington Official Plan 5.2.2)?

Criteria: Land use mix is supportive for people of all ages and incomes.

Measure: Does the land use alternative provide a broad range of housing types, to meet the evolving housing needs for people of all ages, abilities and income groups (Clarington Official Plan 6.1.1, 6.3.1)?

Measure: Does the proposed housing mix provide opportunities to provide affordable housing options, especially along Corridors (Clarington Official Plan 6.3.2)?

Theme – Transportation and Mobility

Principle: Reduce dependence on personal vehicles and prioritize active transportation modes of travel by creating a network that encourages walking and cycling and improve overall health for the residents and community.

Criteria: Provide sufficient capacity and connectivity for all travel modes - vehicular, future transit, active transportation.

Measure: Does the proposed collector road network provide sufficient network capacity?

Measure: Does the proposed collector road network provide the opportunity for an efficient transit system through the secondary plan area?

Measure: Can the proposed collector road network create an active transportation spine for the community connecting all parts of the secondary plan area including the residential enclaves (Clarington Official Plan 19.5.4)?

Criteria: Minimize impact of the Road network on the Environmental Protection Areas (EPA).

Measure: Does the proposed collector road network limit crossings over watercourses and through the EPA (number of stream crossings and length of roads in EPA).

Measure: Are the EPA crossings located to minimize impact to the EPA, such as at the least sensitive areas?

Criteria: Ability to create a network of Collector Roads serving transportation and active transportation needs.

Measure: Do the proposed collector roads meet the minimum intersection spacing requirements (Clarington Official Plan Table C-2)?

Measure: Does the network of collector roads maximize connections to arterial roads?

Measure: Does the collector road network maximize the potential for an integrated active transportation network?

Theme – Natural Environment and Environmental Protection Areas

Principle: Protect, enhance and value significant natural features within and adjacent to Environmental Protection Areas (EPA).

Criteria: Provide trail connections outside areas prone to flooding or significant natural features and that connect to other planned or existing trails

Measure: Do the location of proposed trail locations link parkland to the EPA?

Measure: Does the location of a proposed trail avoid or have minimal impact on significant natural heritage features and natural hazards (Clarington Official Plan 14 3.4)?

Measure: Does the land use alternative provide the ability to connect new trails to existing and planned trails in the Municipality’s trail plans (Clarington Official Plan 18.4.2)?

Criteria: Provide compatible land uses adjacent to the EPA.

Measure: Are complementary and compatible land uses such as parks located adjacent to the EPA (Clarington Official Plan 3.2.2, 18.3.6)?

Measure: Does the adjacent land use protect and enhance the EPA?

Theme - Parks and Open Space

Principle: Encourage parks and open spaces that are highly visible, accessible and usable.

Criteria: Meet park provision requirements for Soper Springs.

Measure: Are parks and parkettes sized and distributed within the new community to be able to act as community gathering spaces?

Measure: Are Neighbourhood Parks or Parkettes located as central as possible to the areas which they serve (18.3.6.b)?

Criteria: Establish a sense of place by enhancing views, including landmark buildings, gateway features and public art, and providing opportunities for community gathering.

Measure: Is there an ability to create or enhance important views to natural features (23.3.9.i)?

Theme – Sustainable Servicing and Stormwater Management Infrastructure

Principle: provide for adequate servicing (water and wastewater) to new development's

Criteria: Minimize impact of trunk services on the Environmental Protection Areas (EPA).

Measure: Does the proposed development pattern limit crossings of watercourses and through the EPA (number of stream crossings and length of services in EPA)?

Measure: Where service crossings do not align with the proposed road network, are the service crossings located to minimize impact to the EPA, such as at the least sensitive areas?

Criteria: Ability for new development to be efficiently serviced for stormwater management.

Measure: Does the proposed development pattern limit the number of new stormwater management facilities?

Theme – Cultural Heritage and Archaeology

Principle: Respect cultural heritage through conservation and appropriate incorporation into the community.

Criteria: Conserve cultural heritage resources in proximity to the Soper Springs Study Area.

Measure: Can a compatible interface be provided to cultural heritage resources within the study area?

Measure: Can the cultural heritage resources be integrated into the new development?

5 Next Steps



A third public information centre was held on June 29, 2022 to present the Land Use Alternatives and evaluation criteria detailed in this Report. The results of the public engagement and evaluation of the three alternatives using the criteria and measures will direct the development of a preferred land use plan in Phase 3.

The preferred land use plan will be presented to the public and Steering Committee for review and refinement. Phase 3 will involve the preparation of a refined preferred plan, draft Secondary Plan policies, draft Sustainability Plan, and Urban Design and Sustainability Guidelines.