



Statutory Public Meeting Official Plan Amendment for the Wilmot Creek Neighbourhood Secondary Plan

October 25, 2021
PSD-052-021



Clarington



Lisa Backus



Carlos Salazar



Karen Richardson

Steering Committee

Municipal staff
Municipal consultants
Regional staff
CLOCA
LOG representatives
WCHA representatives

Swerhun



Nicole Swerhun



Matthew Wheatley

The Planning Partnership



Ron Palmer



Stacey McCulloch

PRESENTATION OUTLINE



Part I – Project Background

- Background
- Secondary Plan Process
- Early Community Engagement



Lisa Backus

Part II – Draft Secondary Plan Documents

- Vision + Principles
- Policies + Guidelines
- Current Engagement



Stacey McCulloch

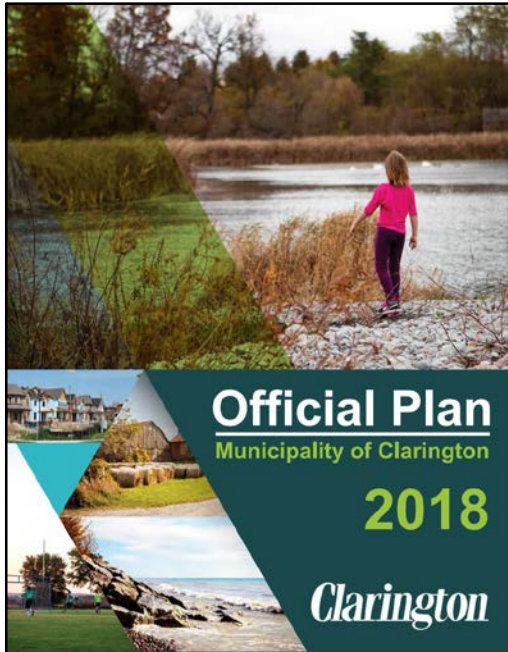
Part III – Next Steps

- Receive Comments
- Revise Document
- Recommendation Report
- Zoning By-law Amendment



Lisa Backus

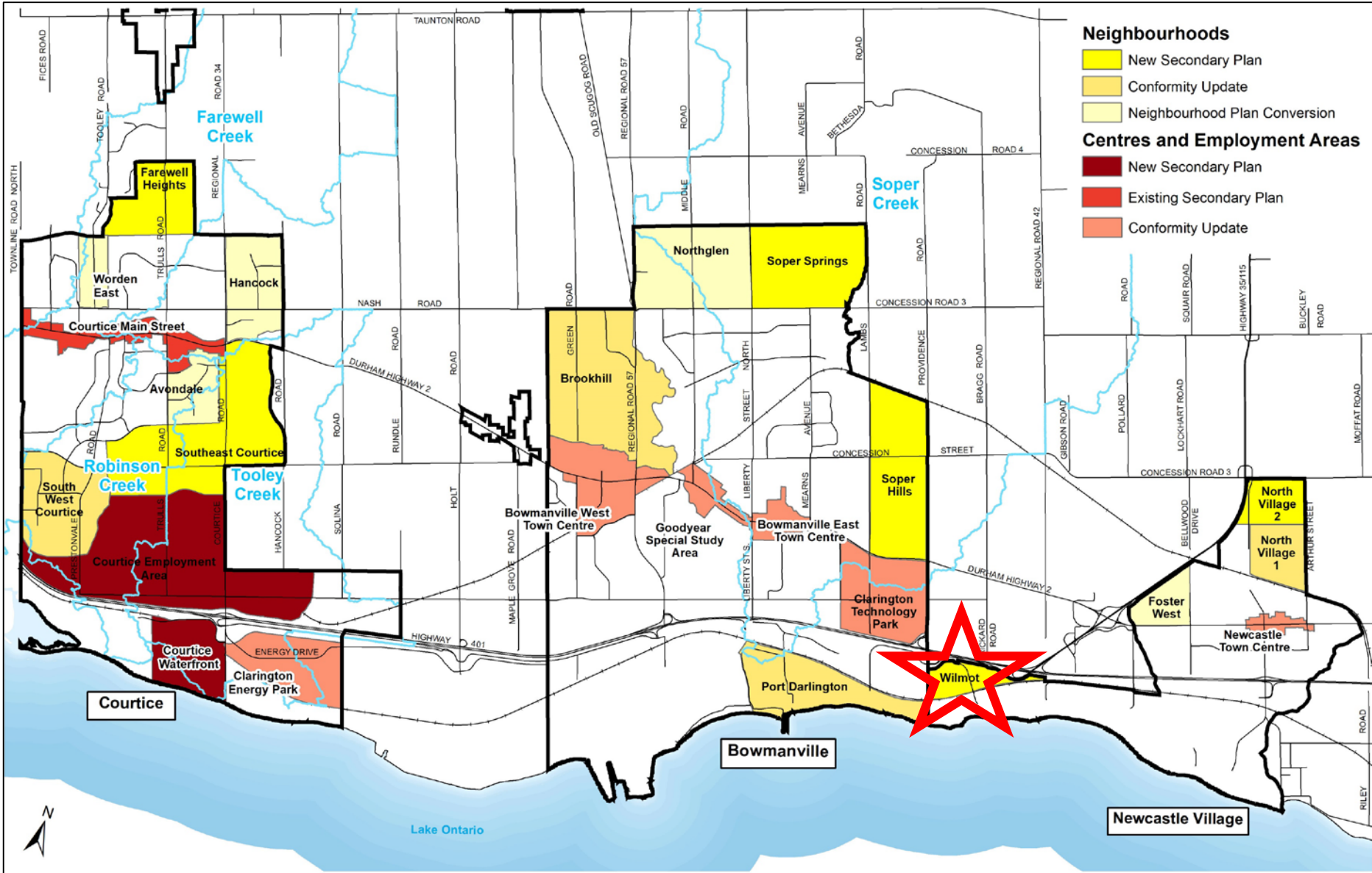
WHAT IS A SECONDARY PLAN?



- Adds detail to the objectives and policies of Clarington's Official Plan to fit the local context
- Establishes more focused development guidelines unique to an area to guide growth & change
- Promotes a desired type and form of physical development in a specific area
- Guides public and private investment around infrastructure and amenities



SECONDARY PLANS IN CLARINGTON



Part 1 – Project Background



WILMOT CREEK NEIGHBOURHOOD SECONDARY PLAN AREA



Secondary Plan Study Area

Wilmot Creek Community

Secondary Plan Study Area
Size: 42 hectares (104 acres)
Location:
South of Hwy. 401
East of Bennett Road
North of CN Rail line and existing
Wilmot Creek Community

INITIATION OF THE SECONDARY PLAN



www.clarington.net

905-623-3379

To obtain this information in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

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Wilmot Creek Secondary Plan Terms of Reference - Public Meeting

The Municipality of Clarington has been requested to prepare a Secondary Plan to facilitate the development of the final phases of the Wilmot Creek Neighbourhood. A secondary plan is a detailed development framework for a specific area that includes land use density and building types, environmental protection and sustainability features as well as active transportation.

At the public meeting, there are no development approvals requested.

You are invited to present your comments to the Committee at a public meeting held on **Monday, December 4, 2017 at 4 p.m.** at the Municipal Administrative Centre, 40 Temperance Street, Bowmanville.

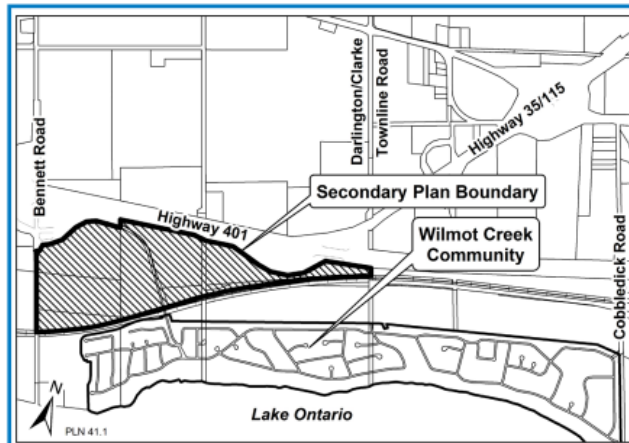
The Planning and Development Committee of Council will only be considering the Terms of Reference (TOR) for the project. The TOR outline the process and studies required for the development of the Secondary Plan. Once the TOR are finalized, the project will be subject to a Request for Proposals for a consulting team to lead in the formation of a Secondary Plan.

The staff report and other information will be available at www.clarington.net/developmentproposals.

For more information or to be added to the project mailing list, contact Carlos Salazar at 905-623-3379, ext. 2409 or csalazar@clarington.net or Lisa Backus, at 905-623-3379 ext. 2413 or lbackus@clarington.net.

Freedom of Information and Protection of Privacy Act

The personal information you submit will become part of the public record and may be released to the public. Questions about the information we collect can be directed to the Clerk's Department at 905-623-3379, ext. 2102.



Clarington

November 28, 2017

Mr. Douglas Humphrey
120 Port Darlington Road
Unit 23
Bowmanville, ON L1C 3K3

Dear Sir,

Subject: Privately Initiated Secondary Plan for Wilmot Creek Neighbourhood
File Number: PLN 41.1

The Municipality of Clarington has been requested by the Rice Development Group to prepare a Secondary Plan to facilitate the development of the final phases of the Wilmot Creek Neighbourhood. A secondary plan is a detailed development framework for a specific area that includes land uses, density and building types, environmental protection and sustainability features as well as active transportation.

At this public meeting, there are no development approvals requested.

You are invited to present your comments to the Committee at a public meeting held on:

Monday, December 4, 2017 at 4 p.m.
Municipal Administrative Centre
40 Temperance Street, Bowmanville

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Yours,

Lisa Backus
Lisa Backus, Principal Planner
Community Planning and Design Branch

CC: David Crome, Director of Planning Services
Carlos Salazar, Manager of Community Planning and Design

The Secondary Plan will address four priorities:



SUSTAINABILITY AND CLIMATE CHANGE

Sustainable “green lens” approach to development



URBAN DESIGN

Complete community, high quality aesthetic and design



AFFORDABLE HOUSING

Variety of housing types and tenures



COMMUNITY ENGAGEMENT

Range of engagement opportunities

Secondary Plan Process



Phase 1 Technical Analysis

New Studies

- Active Transportation Analysis
- Water and Wastewater Servicing Plan
- Floodplain Analysis and Stormwater Management Plan
- Landscape Analysis
- Sustainability Background Report
- Urban Design Analysis
- Hydrogeological Investigation and Water Balance Study

Phase 1 Technical Analysis

Update Studies

- Air Quality Assessment
- Archeological Assessment
- Geotechnical Investigation
- Traffic Impact Study – Existing Conditions Assessment
- Noise and Vibration Study
- Existing Environmental and Geomorphological Conditions Report

PUBLIC INPUT
Facilitator
Public Information
Centre #1

Phase 2 Development Concept

Alternative Development
Concepts
Technical Reports
Completed

PUBLIC INPUT
Facilitator
Public Information
Centre #2
Online Engagement

Phase 3 Council Decision

Secondary Plan
Sustainable
Development Guidelines
Technical Reports
Implementing Zoning By-
law

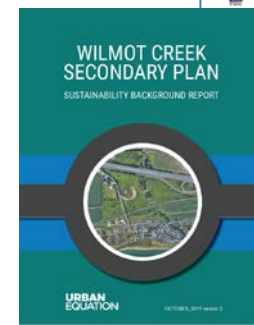
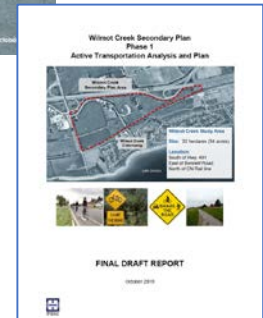
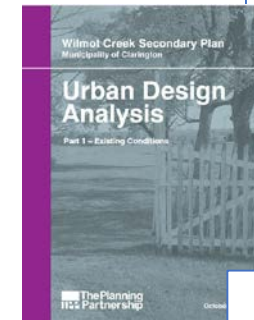
PUBLIC INPUT
Statutory Public
Meeting

PHASE ONE – TECHNICAL BACKGROUND



Detailed Background Studies that were completed during Phase 1

- Existing Environmental and Geomorphological Conditions Report
- Air Quality Assessment
- Archaeological Assessment
- Geotechnical Investigation
- Traffic Impact Study – Existing Conditions Assessment
- Noise and Vibration Study
- Active Transportation Analysis
- Water Wastewater Servicing Plan
- Floodplain Analysis/Stormwater Management Plan
- Landscape Analysis
- Urban Design Analysis
- Sustainability Background Report
- Hydrogeological Investigation and Water Balance Study

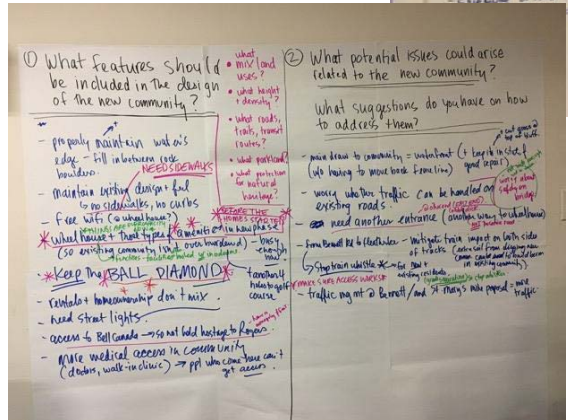
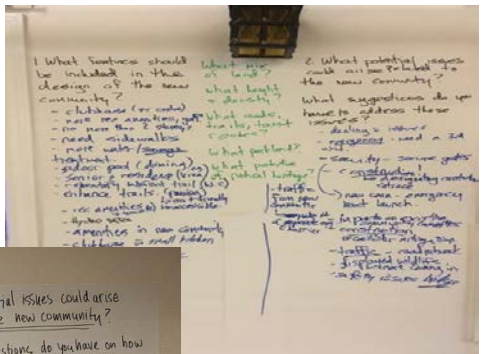


WILMOT CREEK secondary plan

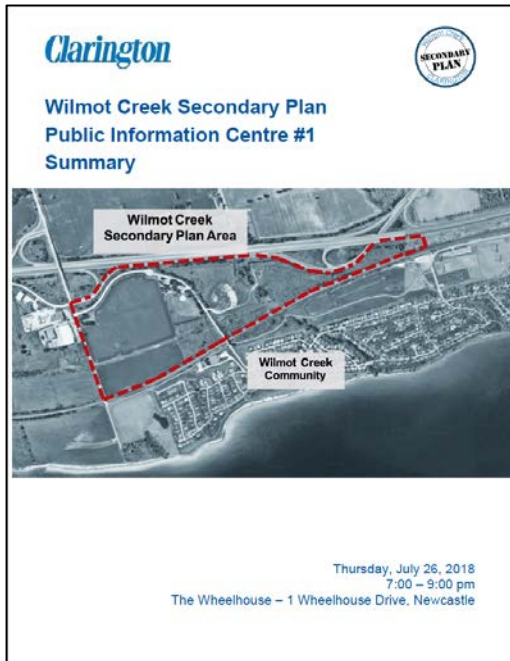


PUBLIC INFORMATION CENTRE PIC #1

July 26, 2018
The Wheelhouse



What we heard at PIC 1



**Context –
Proposal included
an expansion to
the existing
Wilmot Creek
Community**

- Programs and facilities in the existing Wilmot Creek community are very important and in many cases are near or at capacity.
- The security of residents in the existing community should be preserved and enhanced.
- The safety of existing and future residents needs to be given careful consideration, including the exploration of installing additional emergency exit routes.
- Existing infrastructure needs to be carefully studied to ensure there is adequate capacity for the new community as well as the existing community.
- Upgrades to the existing bridge should be considered to ensure it is safe for all users, including pedestrians, cyclists, and individuals using mobility devices and golf carts.

Change in Ownership and Separate Community

- During Phase One of the process Rice Development acquired the Phase 8 lands from CAPRIET.
- Proceeding with a **stand-alone community, separate from the existing** Wilmot Creek Community.
- The new community will ensure appropriate transitions between the two communities, retain the gate to the existing community, offer a variety of housing types, including special needs housing, and neighbourhood retail.



Secondary Plan

Join us!

Wilmot Creek Secondary Plan Public Information Centre #2



Join us online or by phone on **Thursday, April 15th from 6:30 p.m. – 8:30 p.m.** for the second Public Information Centre (PIC) on the *Wilmot Creek Secondary Plan*.

After reviewing feedback from PIC #1, and additional background work, an emerging land use plan has been prepared. The land uses in this Secondary Plan area may include assisted living facilities, affordable seniors housing, a range of housing types, parks, and some commercial uses. This Secondary Plan Area will be separate from the existing Wilmot Creek community.



Public Information Centre #2

Date: Thursday, April 15, 2021
Time: 6:30 p.m. – 8:30 p.m.

Join us online: Visit www.clarington.net/wilmotcreek before the meeting for the meeting link and instructions on how to join.

Join by phone: On April 15th at 6:30 p.m. dial 647-374-4685 and enter Meeting ID: 861 4178 6776 - Participant ID is not required

Please join the us at the Public Information Centre to learn more about the project and share your ideas on the draft emerging plan.

You can also follow the project and share your feedback online. The presentation and an online feedback form will be made available after the PIC at www.clarington.net/wilmotcreek

To get more information or join the project mailing list, email WilmotCreek@clarington.net or contact: Lisa Backus or Carlos Salazar at 905-623-3379.

File Number: PLN 41.1



Public Information Centre PIC #2

April 15, 2021

YouTube CA Search

Wilmot Creek Secondary Plan PIC #2
Unlisted
116 views • Apr 20, 2021

1:38:23 / 1:41:06

CC Settings Full Screen

SHARE SAVE ...

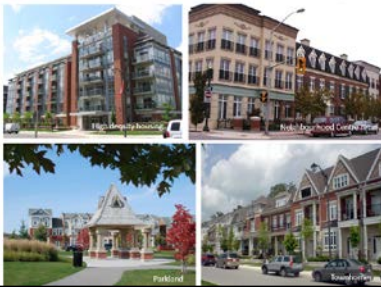
PIC #2 CONTENT



KEY DIRECTIONS **Built Environment**



- Support a healthy, connected, and complete community with opportunities for:
 - A mix and variety of housing forms to provide for life cycle housing and affordability
 - A pedestrian-scaled environment
 - Accessible and connected parks and active transportation network
- A Neighbourhood Centre will act as the gateway to the community.
- Maintain and introduce view corridors to Lake Ontario.
- Opportunities for community gardening.



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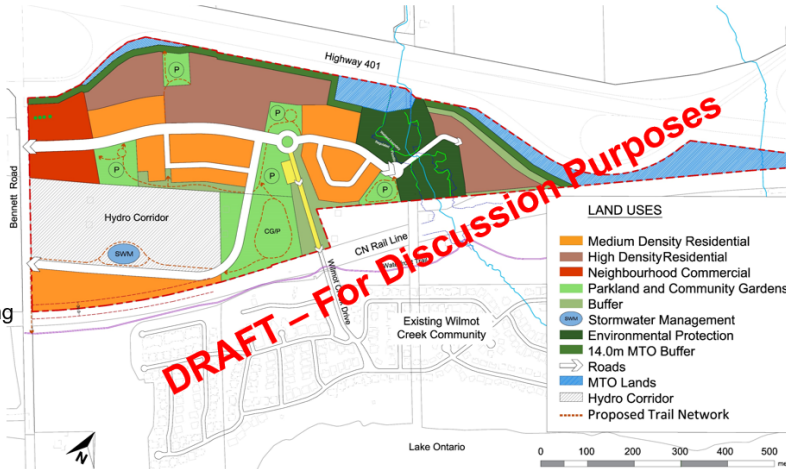
ALTERNATIVES EVALUATION

- Three **Development Options** were prepared based on the key findings from the Phase 1 background work and technical reports.
- A review was undertaken by the consulting team, the Municipality, and the Technical Steering Committee to identify the best elements or features from the three alternatives.
- The best elements were used to prepare a **Draft Emerging Plan**.



EMERGING PLAN

- Natural heritage system protected
- Main access road, connection to east, second access to Bennett Rd
- Parks along the main access road, linked park and trail system
- Apartments focused along Hwy 401, transitioning to townhouses
- Neighbourhood Centre located at the entrance to the community, walking distance of residents



700 to 1000 units - 1300 to 2000 population

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Overall Thoughts? Specific Likes? Suggested Refinements? Other?



What we heard at PIC 2



Clarington

Secondary Plan
Public Information Centre #2
Summary

Thursday, April 15, 2021
6:30 – 8:30 pm
Online and by phone via Zoom

Context: Secondary Plan is to be SEPARATE from the existing Wilmot Creek Community.

- Strong support for the proposed **parkland** including open green spaces and trails.
- **Mitigating the noise** from the CN Railway will be important.
- High-density development on the eastern edge should be carefully studied so as to not negatively impact the **Environmental Protection** area.
- Ensure development does not increase **stormwater runoff** or erosion in the surrounding area.
- The **privacy and security** of existing Wilmot Creek residents should be maintained.
- Ensure **adequate community services** and facilities are provided for the Secondary Plan area residents.

Notice of Statutory Public Meeting



Who Received Notice

- Landowners with the Study Area
- Landowners/occupants around the Study Area
- Interested Parties
- Agencies
- First Nations

How was Notice Given

- Newspaper
- Mail
- Email
- Website
- Twitter
- Facebook

Clarington

Notice of Public Meeting

The Municipality is seeking public comments on the draft **Wilmot Creek Neighbourhood Secondary Plan**.

Wilmot Creek Neighbourhood Secondary Plan

After extensive consultation, the Municipality is ready to present and receive input on the draft Wilmot Creek Neighbourhood Secondary Plan and Sustainable Development Guidelines at a Statutory Public Meeting. This Secondary Plan is a Municipality of Clarington project.

The draft Secondary Plan includes the lands south of Highway 401, east of Bennett Road, and north of the Canadian National Rail line. The Secondary Plan area is immediately north of the existing Wilmot Creek Adult Lifestyle Community. The Wilmot Creek Neighbourhood Secondary Plan and Sustainable Development Guidelines do not apply to the existing Wilmot Creek Adult Lifestyle Community.

The purpose of the Wilmot Creek Neighbourhood Secondary Plan (and the implementing Official Plan Amendment) is to provide land use planning policies and design guidelines that will balance population growth, a variety of housing types, while protecting the natural environment and providing for a built environment that creates a safe, healthy and active neighborhood. The Secondary Plan will allow for the development of assisted living units as well as housing for seniors. Approximately 700-1100 housing units can be accommodated in the Secondary Plan area.

Staff are also seeking your input on the Draft Sustainable Development Guidelines Framework that have been prepared to advance the vision of this Secondary Plan. The Framework will outline how the Guidelines will implement sustainability strategies that consider energy conservation, water use and management, mobility, buildings, open spaces and people to support a community that is resilient to the potential impacts of climate change.

Secondary Plan Area



How to be Informed

The proposed Official Plan Amendment, including additional information and background studies, will be available for review at Clarington.net/WilmotCreek beginning on October 5th, 2021.

Questions? Please contact Lisa Backus, Principal Planner at 905-623-3379, extension 2413, or by email at LBackus@clarington.net or Sarah Parish, Planner II at 905-623-3379 extension 2432 or by email at Sparish@clarington.net.

Part II – Draft Secondary Plan & Sustainability Guidelines



Key Themes



The policies of the Wilmot Creek Neighbourhood Secondary Plan reflect three key themes:

Environmental Sustainability – The Wilmot Creek Neighbourhood will be developed to minimize impacts on the environment.

Healthy, Complete Community – The Wilmot Creek Neighbourhood will be a healthy, connected, and complete community which supports human well-being and active lifestyles

Environmental Preservation – The Wilmot Creek Neighbourhood will preserve and enhance environmental features

Vision statement

“ The Wilmot Creek Neighbourhood is envisioned as an environmentally sustainable and healthy community with liveable neighbourhoods, integrated and connected green spaces, efficient transportation and trails systems, and a vibrant commercial area. It is intended that the Secondary Plan Area will be a safe and inclusive pedestrian-oriented community that supports walkability and active living with accessible amenities. ”

Guiding Principles

- The Secondary Plan is based on **nine guiding principles.**



Principle 1: Promote the Responsible Use of Resources.



Principle 2: Conserve and Protect the Health of the Natural Environment



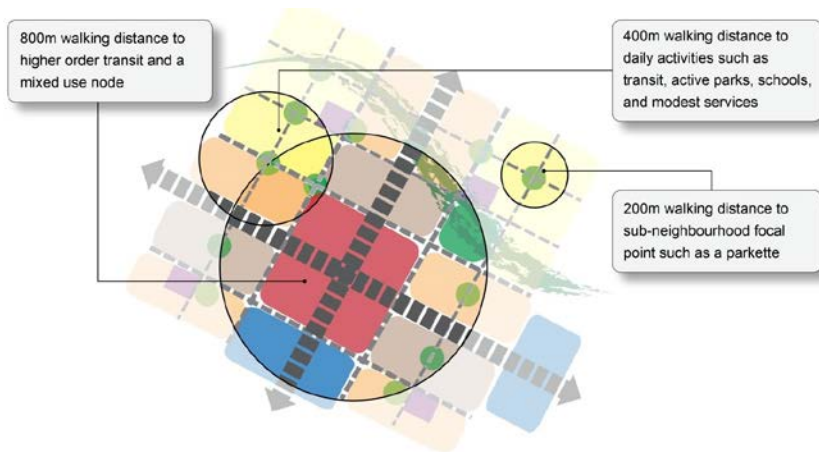
Principle 3: Create a Complete, Healthy, and Vibrant Community.



Principle 4: Ensure Mobility Choices.



Principle 5: Provide a Range of Housing Types and Opportunities for Affordable Housing.



Principle 6: Provide a mix of uses within walking distance.



Principle 7: Create a Linked Greenspace System.



Principle 8: Promote Efficient Development Patterns and Standards.



Principle 9: Promote Design Excellence.

Secondary Plan Policies



The Secondary Plan document includes policies under the following sections:

- 1 Sustainability and Climate Change
- 2 Natural Heritage
- 3 Creating Vibrant Urban Places
- 4 Encouraging Housing Diversity
- 5 Celebrating Our Cultural Heritage
- 6 Mobility and Roads
- 7 Parks and Community Amenities
- 8 Land Use Designations
- 9 Servicing

Sustainability and Climate Change



- Encourage **green infrastructure** to utilize the absorbing and filtering abilities of plants, trees, and soil.
- Increase **tree cover** with a variety of trees that are hardy, resilient, non-invasive, salt tolerant, drought resistant, and low maintenance.
- Mitigate **heat island effects** through green roofs, planting and preserving existing trees, and light coloured paving materials.
- Maximize potential for passive and active **solar energy**.
- Opportunities for local **food production**.



Natural Heritage



Environmental Protection

- The biodiversity, ecological function, and connectivity of the natural heritage system shall be **protected, restored, and improved**.
- One crossing of Rickard Creek to minimize impacts, location will be confirmed by an EIS.

Urban Forest and Native Plantings

- Plant a **diversity of tree species** in parks and along rights-of-way to provide a healthy and more robust tree inventory.
- Use native plant species wherever possible.



Creating Vibrant Urban Places



- Design a **welcoming community** that encourages and supports active living, social engagement, and the creation of a sense of place and well-being.
- Well-designed and **high quality public realm** that consists of public roads and parks and open spaces, and stormwater management facilities.
- Ensure development in the private realm is **compatible and sensitively integrated** into its context by considering the mix of uses, building massing, height, scale, and architectural style.



Encouraging Housing Diversity



- Provide a **range of housing forms, unit sizes, and tenure** to meet the needs of a diverse population and households of various sizes, incomes, and age compositions.
- Provide **appropriate transitions** in housing forms of various heights and densities.
- Includes live/work, accessory dwelling units, assisted and special needs, housing options for seniors.



Mobility and Roads



- Provide for a **balanced transportation system** that promotes active transportation facilities to encourage walking and cycling.
- Modified grid pattern of roads to support **direct routes and movement of people and vehicles.**
- Require a **highly walkable community** with an interconnected network of roads, sidewalks, and multi-use paths.
- Ensure ease of access, orientation, and safety for pedestrian, cyclists, and motor vehicles.
- Ensure existing residents have unimpeded **access to their community.**



Parks and Community Amenities



- Provide a **diverse range** of parks, open spaces, and community amenities to encourage residents to be physically active and socially engaged.
- Parks should be **visible, accessible and accommodate a range of age groups.**
- Parks system will include a Neighbourhood Park, Parkettes, and POP's.
- Located **within walking distance** of residents and along the major road system.



Community and Land Use Structure



Natural heritage system protected



Main access road, second access to Bennett Rd.



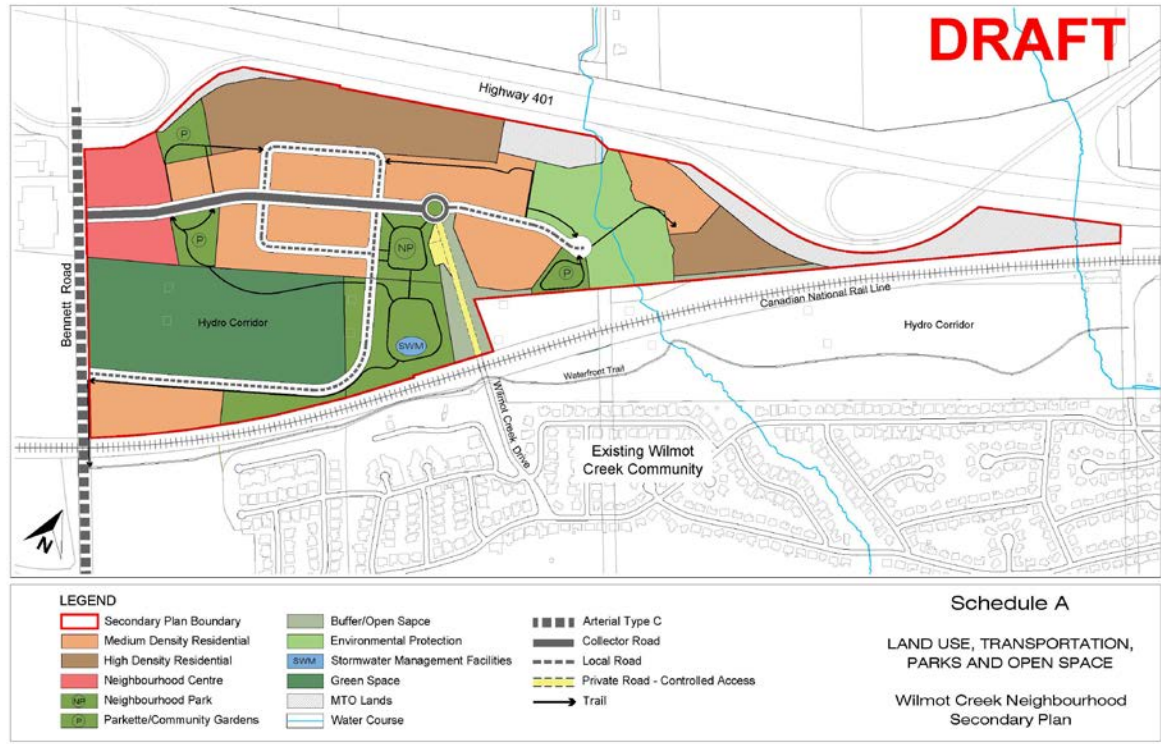
Parks along the main road, linked park and trail system



Mix of residential dwelling types and special needs housing



Neighbourhood Centre located at the entrance to the community, walking distance of residents



Land Use Designations



Medium Density Residential - Permits townhouses, stacked townhouses, special needs housing, and low rise apartment buildings. Min. 2 storeys; max. 6 storeys in height.



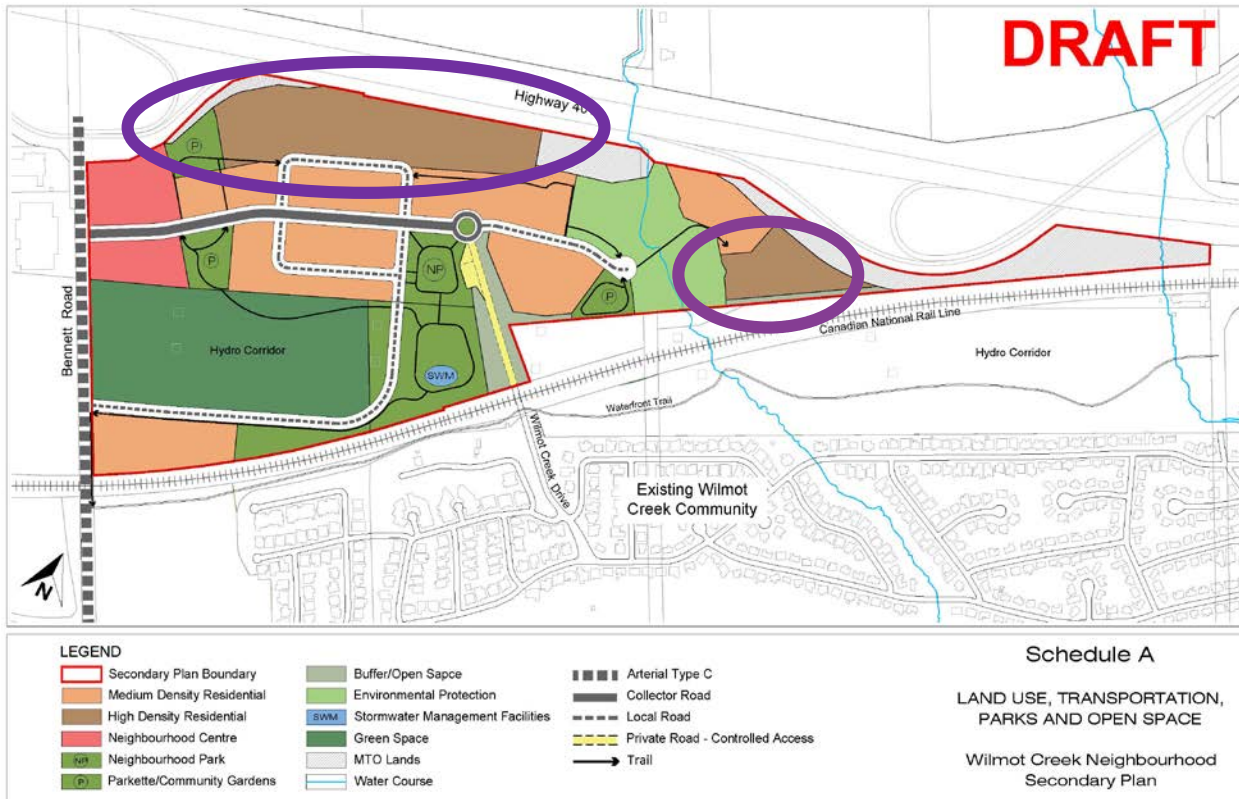
DRAFT

LEGEND			Schedule A	
Secondary Plan Boundary	Buffer/Open Sapce	Arterial Type C	LAND USE, TRANSPORTATION, PARKS AND OPEN SPACE Wilmot Creek Neighbourhood Secondary Plan	
Medium Density Residential	Environmental Protection	Collector Road		
High Density Residential	Stormwater Management Facilities	Local Road		
Neighbourhood Centre	Green Space	Private Road - Controlled Access		
Neighbourhood Park	MTO Lands	Trail		
Parkette/Community Gardens	Water Course			

Land Use Designations



High Density Residential – Permits apartment buildings and special needs housing. Min. 6 storeys; max. 8 storeys in height. Located adjacent to Hwy. 401 and Rickard Creek.



Land Use Designations



Neighbourhood Centre - Provides opportunities for commercial and residential uses that benefit from frontage along Bennett Road. Permits live/work, mixed use buildings, commercial retail and service use buildings, and grocery store. Min. 2 storeys; max. 6 storeys in height.



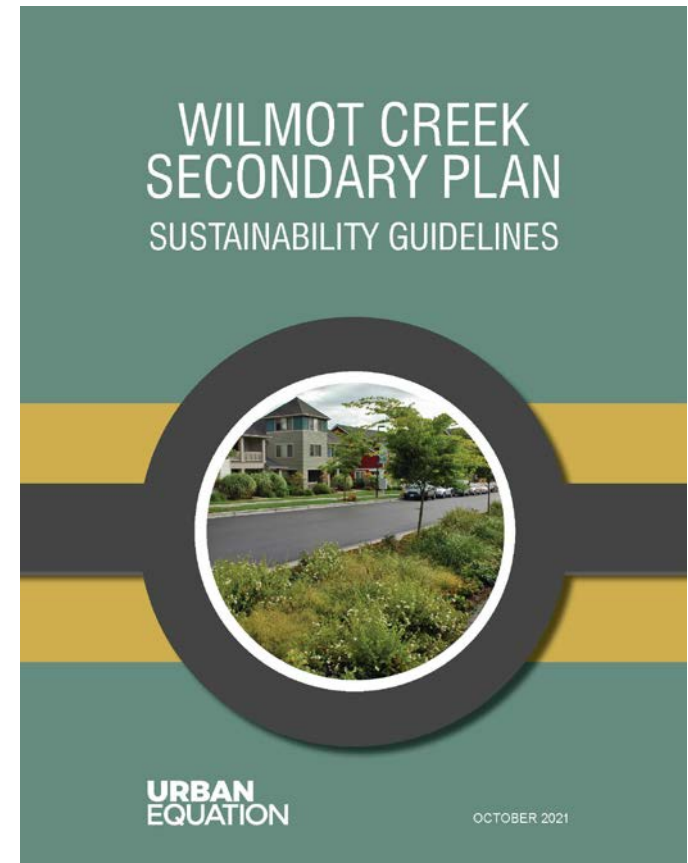
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Neighbourhood Centre	Green Space	Private Road - Controlled Access		
Neighbourhood Park	MTO Lands	Trail		
Parkette/Community Gardens	Water Course			



Sustainability Guidelines



- New guideline document that will be Appended to the Secondary Plan.
- The Municipality has committed to pursuing a **sustainable future**.
- Official Plan recognizes that sustainable design contributes to community and environmental health, a high quality of life, and climate change mitigation and preparedness.
- The purpose of the Sustainability Guidelines is to expand on Priority Green and define sustainability priorities specific to the Wilmot Creek Neighbourhood Development.



Sustainability Guidelines



One Planet Living (OPL)

- The Sustainability Guidelines will utilize the OPL framework as an outline to structure its sustainability principles and strategies.
- One Planet Living is a flexible tool without preassigned credits or prerequisites.
- Provides developers and community builders with a framework to reduce the negative environmental and social impacts associated with the way we design, build, and interact with our communities.



Sustainability Guidelines



Sustainable Priority - Water

This section will provide guidance on green infrastructure, stormwater management, building practices, etc.. Guidelines will be provided for:

- Water Quality
- Stormwater Runoff
- Irrigation
- Rainwater Management
- Native, Drought Tolerant Plants
- Building Water Efficiency
- Water Metering



Sustainability Guidelines



For each sustainability priority, the Sustainability Guidelines will outline both 'Mandatory' and 'Voluntary' performance measures.

Sustainable Water		
Sustainability Priority	Performance Measures	
	Mandatory	Voluntary
Rainwater Management	In a manner best replicating natural site hydrology processes, retain (i.e., infiltrate, evapotranspire, or collect and reuse) on-site the runoff from the developed site for, at minimum, the 80 th percentile of regional or local rainfall events using low-impact development (LID) and green infrastructure (GI) practices.	Achieve 85 th percentile
Native, Drought-Tolerant Plants	Native, drought-tolerant plants used for 50% of the landscaped area.	100% of the landscaped area

Comments/Questions on Draft Proposal



- Housing Type Percentage Split – will the SP specify the percentages for each housing type such as affordable housing, market value, seniors, assisted living.
- Rickard Creek Crossing – How will the feature be protected and could the lands could be retained as natural instead of development?
- Inappropriate location – development for seniors in this location was inappropriate given the proximity to the Highway 401, the railway tracks and the high voltage power lines. Development will result in endless noise complaints.
- Construction practices – dust and noise suppression is a must. Access to Wilmot Creek must be maintained. Utility interruptions should not occur.
- Recreation Facilities – new development area must have its own recreation facilities as the Wheelhouse is for Wilmot residents only.
- Train Whistle Cessation – frustration that the Municipality is spending so much money on the issue; policy should be included to require the builder pay for the whistle cessation.
- Bennett Road, South Service/Lake Road, 401 Ramps intersection – increased traffic with recent improvements to the area, need for traffic signals.

Landowner Support



7735 Kennedy Rd. S.
Brampton, ON L6W 0B9
Tel: 905.796.3630
Fax: 905.796.6360

September 29th, 2021

Planning & Development Committee
THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON
40 Temperance Street
Bowmanville, Ontario
L1C 3A6

Dear Members of the Committee:

RE: PROPOSED WILMOT CREEK NEIGHBOURHOOD SECONDARY PLAN

As the majority landowner in the above-referenced secondary plan area, we are writing to confirm our general acceptance of the draft secondary plan text and schedules to be presented at the public meeting scheduled for October 25th, 2021. Mr. Humphrey, the minority landowner, confirmed his acceptance of the plan to us this afternoon.

The upcoming public meeting and the plan being presented is the culmination of many years of study and work by your staff and we appreciate their time in getting the plan to this point. We recognize that modifications to the proposed plan may be undertaken following public input on October 25th, and we continue to hold discussions with staff on final details, however, we are very supportive of the upcoming public meeting being held so that this lengthy process can be finalized.

If there is anything further required at this time, please do not hesitate to contact the undersigned.

Yours truly,

RICE DEVELOPMENT CORP.

A handwritten signature in black ink, appearing to read "Roger Howard".

Roger Howard

- c. Lisa Backus, Municipality of Clarington
- Carlos Salazar, Municipality of Clarington
- Doug Humphrey
- Travis Askren, Rice Development Corp.

Part III – Next Steps



Next steps

- Consider public and agency comments
- Revise the Official Plan Amendment and Secondary Plan based on feedback received
- Complete the draft Sustainability Guidelines and post for public and agency comment
- Revise the supporting technical documents
- Prepare Recommendation Report
- Forward to Region of Durham for Approval
- Draft Zoning By-law to implement



Thank you!

