



Secondary Plan

An aerial photograph showing a residential and commercial area. A major road interchange is visible in the upper left. The area includes a mix of buildings, parking lots, and green spaces. The text "Public Information Centre" and "PIC #2" is overlaid on the image.

Public Information Centre
PIC #2

April 15, 2021

AGENDA

Public Information Centre PIC #2

- 6:30 Land Acknowledgement
- 6.35 Welcome and Presentation
- 7:10 Questions of Clarification
- 7:20 Discussion
- 8:25 Wrap-up and Next Steps

PROJECT TEAM

Clarington



Lisa Backus



Carlos Salazar



Karen Richardson

Steering Committee

- Municipal staff
- Municipal consultants
- Regional staff
- CLOCA
- LOG representatives
- WCHA representatives

Swerhun

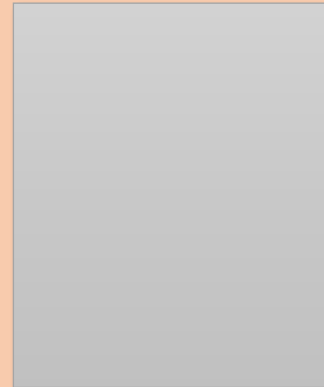


Nicole Swerhun



Matthew Wheatley

The Planning Partnership

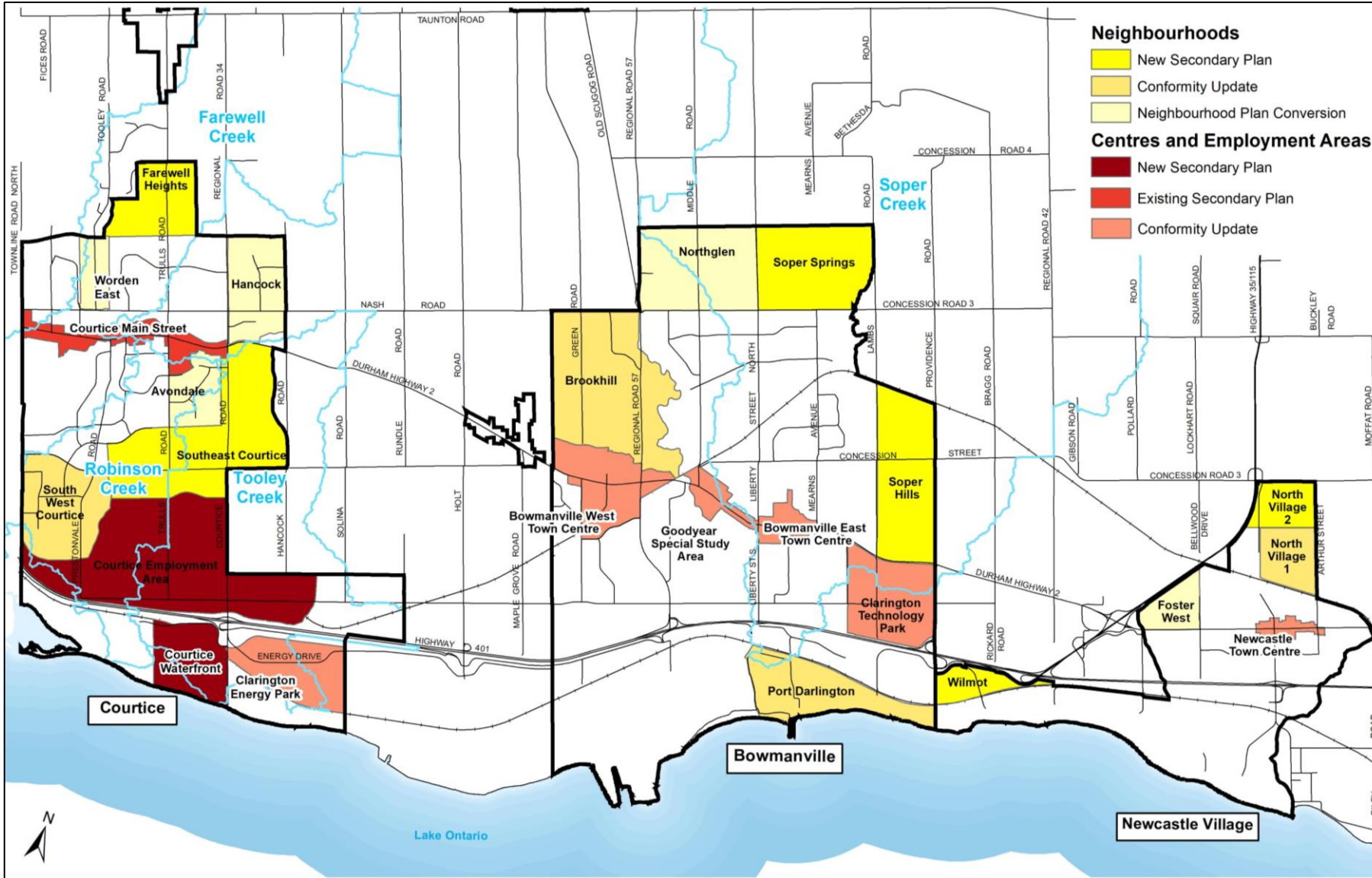


Ron Palmer



Stacey McCulloch

SECONDARY PLANS IN CLARINGTON



Official Plan
Municipality of Clarington
2018
Clarington

PURPOSE



- The **Secondary Plan** is an opportunity to establish a forward-thinking policy framework for a dynamic mixed use community.
- The Secondary Plan will provide **the land use planning framework** for the development of the study area.
- Our team will prepare/refine the **development concept** for the Secondary Plan Area.
- Update/revise **previous studies** and prepare **new technical studies** to support the Secondary Plan.

WHAT IS A SECONDARY PLAN?

- A policy document that is prepared under the Planning Act.
- A document that includes detailed local development policies that guide growth in a defined area.
- A **Secondary Plan** establishes:
 - > the appropriate mix of land uses;
 - > the height and density of development;
 - > the road network, as well as trails;
 - > the parkland system; and,
 - > protection for the natural heritage system.

LEGEND

COMMERCIAL / EMPLOYMENT

- COMMERCIAL / EMPLOYMENT
- MIXED USE

RESIDENTIAL

- HIGH / MEDIUM DENSITY
- MEDIUM DENSITY
- LOW DENSITY
- MEDIUM DENSITY CAP END
- LOW DENSITY CAP END

OPEN SPACE

- STORMWATER MANAGEMENT POND
- NEIGHBOURHOOD PARKS
- PARKETTES LINKAGES

NATURAL HERITAGE

- ENVIRONMENTAL PROTECTION ONE
- WATERCOURSES



SECONDARY PLAN COUNCIL PRIORITIES



The Secondary Plan will address four priorities:



1. **SUSTAINABILITY AND CLIMATE CHANGE**
Sustainable “green lens” approach to development



2. **URBAN DESIGN**
Complete community, high quality aesthetic and design



3. **AFFORDABLE HOUSING**
Variety of housing types and tenures

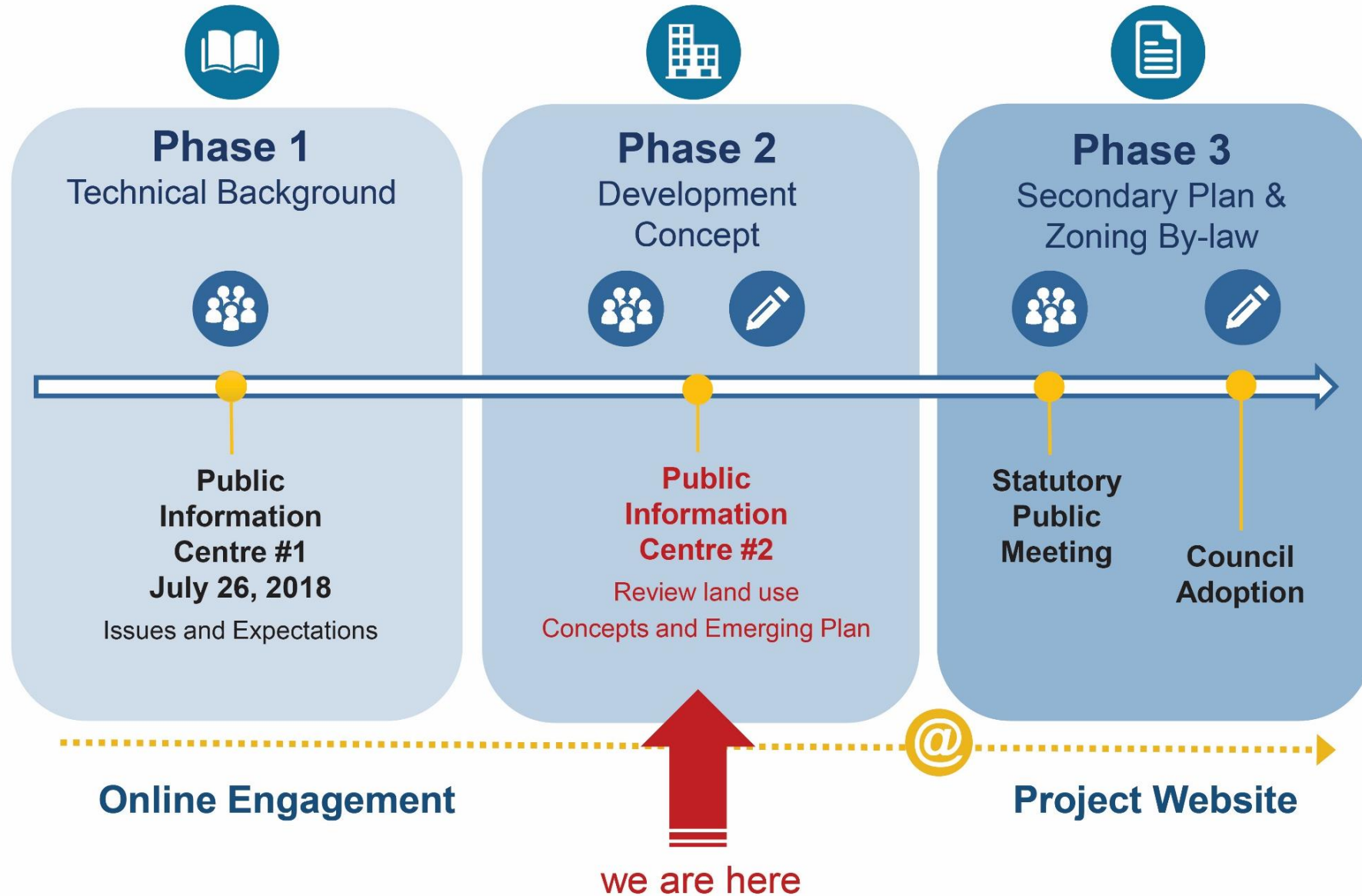


4. **COMMUNITY ENGAGEMENT**
Range of engagement opportunities

STUDY AREA CONTEXT



CONSULTATION EVENTS



KEY CHANGES SINCE PIC #1



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.

PHASE ONE – TECHNICAL BACKGROUND



- Environmental Impact Study
- Air Quality Assessment
- Archaeological Assessment
- Geotechnical Investigation
- Hydrogeological Investigation
- Traffic Impact Assessment
- Noise and Vibration Study
- Active Transportation
- Water Wastewater Servicing Plan
- Floodplain Analysis/Stormwater Management Plan
- Landscape Analysis
- Urban Design Analysis
- Green Development

STUDY AREA CHALLENGES



COMMUNITY STRUCTURE



Natural Heritage System

- Protected and maintained



Road Network

- Main access road, connection to existing community maintained



Residential

- Mix of residential dwelling types and special needs housing
- Apartments along Hwy. 401 to buffer noise



Parks and Open Space

- Range of parks and trail system
- Located throughout community to ensure residents are within walking distance



Retail/Commercial

- Neighbourhood Centre at Bennett Road
- Retail/service commercial to provide amenities and services within walking distance of residents

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**.

1



2



3



EMERGING PLAN



Natural heritage system protected



Main access road, connection to east, second access to Bennett Rd



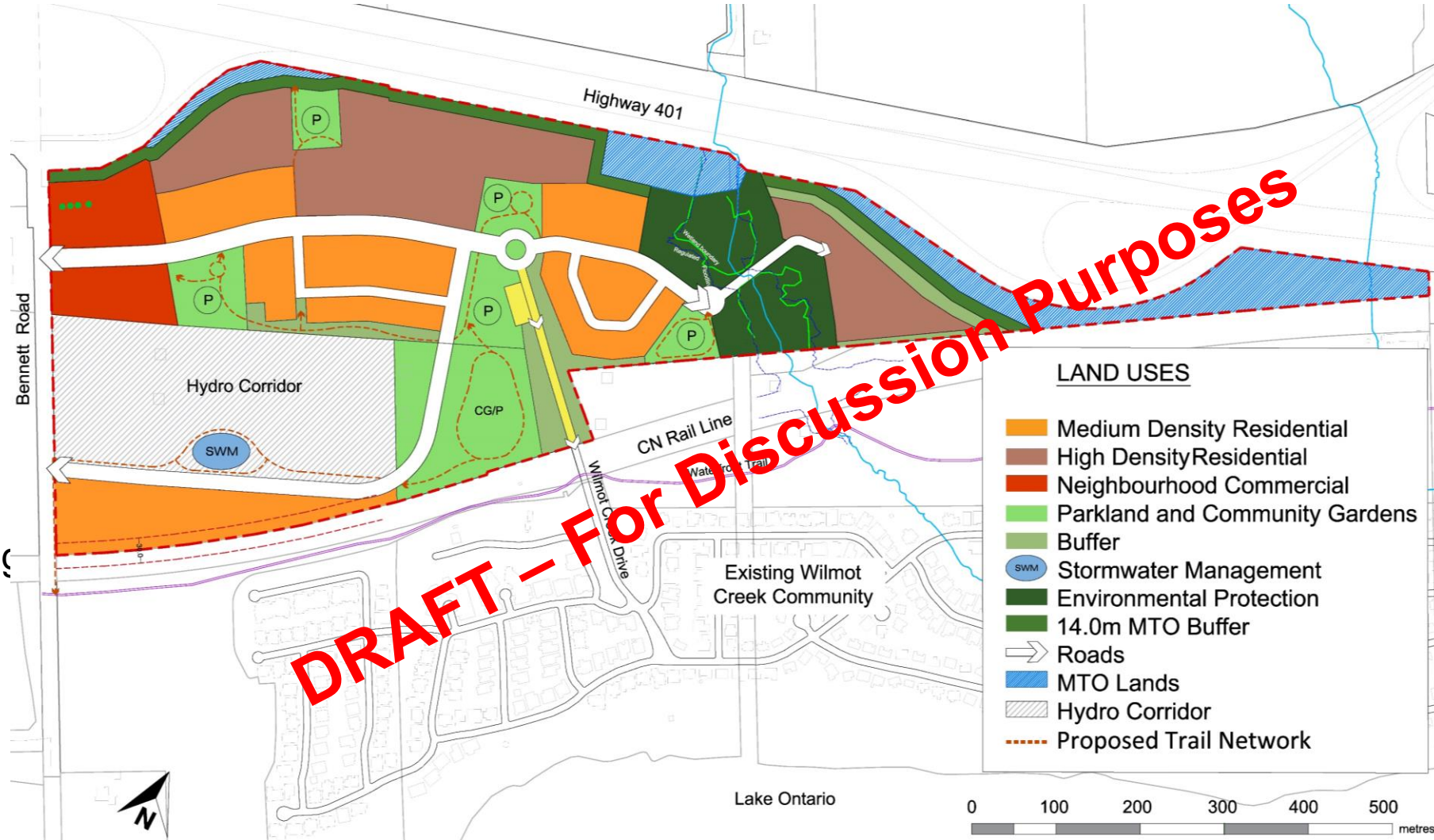
Parks along the main access road, linked park and trail system



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

KEY DIRECTIONS **Built Environment**



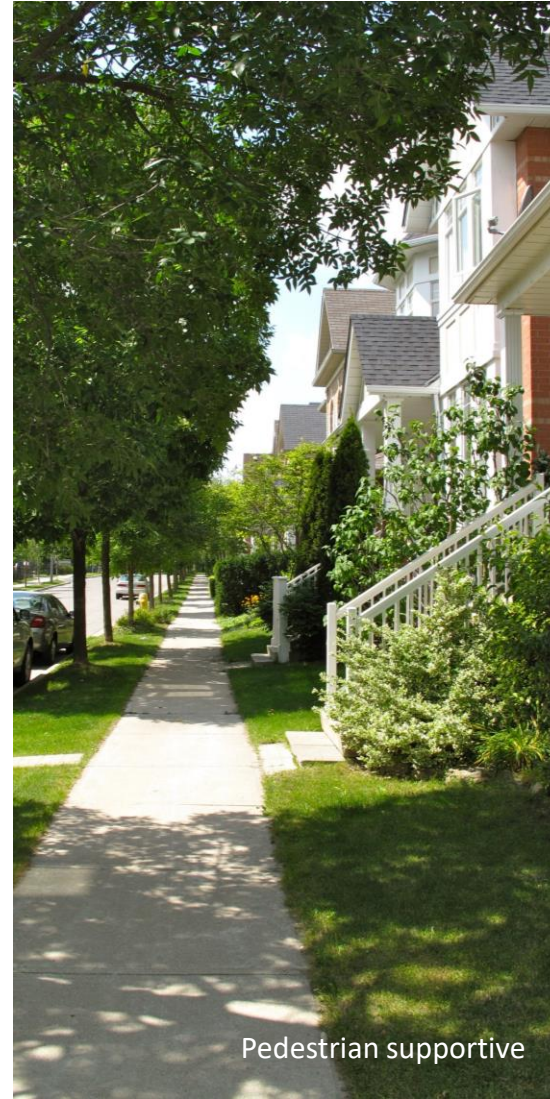
- Support a healthy, connected, and complete community with opportunities for:
 - A mix and variety of housing forms to provide for life cycle housing and affordability
 - A pedestrian-scaled environment
 - Accessible and connected parks and active transportation network
- A Neighbourhood Centre will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



KEY DIRECTIONS **Mobility**



- Design a complete street network that supports all modes of travel and promotes health and safety.
- Streets and blocks organized into compact, permeable, and walkable grids to support connectivity and active transportation.
- Provide 2-lane roadways with sidewalks, boulevards for street trees on both sides, and cycle lanes where warranted.
- Opportunity to shift the Bennett Road/Wilmot Creek Drive intersection south (approximately 50 to 100 metres) to improve traffic operations.
- Demonstrate regard for maximum passive solar gain through appropriate road design and orientation.



KEY DIRECTIONS **Natural Environment and Open Space**



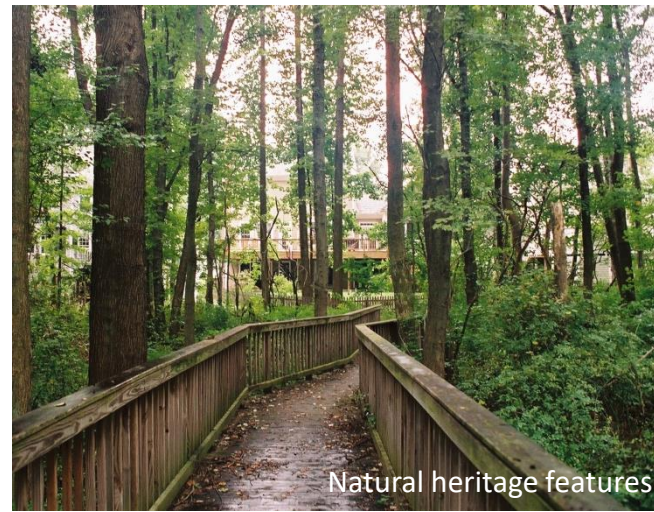
- Integrate the natural heritage system into the parks and open space system.
- A variety of parkland options should be considered.
- All development within the Secondary Plan area shall protect and enhance the Natural Heritage System, including Rickard Creek and its related ecosystems.
- The pedestrian and cycling network, comprised of sidewalks, trail systems, and pedestrian links, shall connect to all planned parks and open spaces, and provide connections to the existing trail system.



Community gardens



Integrating natural heritage and residential



Natural heritage features



Trails and natural heritage features

KEY DIRECTIONS **Infrastructure and Buildings**



- The study area can be serviced by connections to the existing sanitary sewers and water servicing to the west with an opportunity to connect to existing watermains.
- Stormwater management facilities should be designed as landscape amenities that are integrated into the open space system and trail network.
- Incorporate innovative and appropriate Low Impact Development (LID) opportunities and best practices to minimize the percentage of impervious surfaces.
- Investigate innovative residential building designs that contribute to energy reduction and natural resource conservation, green roofs, synergies between buildings, and site management practices.





DISCUSSION

Overall Thoughts? Specific Likes? Suggested Refinements? Other?



NEXT STEPS



- 1 Online feedback form available until April 30th
- 2 Team revises Emerging Plan based on feedback
- 3 Phase 2 Technical Reports
- 4 Prepare Draft Secondary Plan
- 5 Statutory Public Meeting

Clarington

Visit our website for updates
www.clarington.net/WilmotCreek

Submit your feedback at
www.clarington.net/WilmotCreek

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