



April 2019

The Municipality of Clarington has initiated the development of the **Wilmot Creek Secondary Plan**. The purpose of the project is to develop a secondary plan for the lands south of Highway 401 and north of the existing Adult Lifestyle Wilmot Creek Community. The project will occur over three phases with completion scheduled in the Fall of 2020.

What has been done so far?

Engagement

On July 26, 2018, the Municipality of Clarington hosted the first Public Information Centre (PIC) for the Wilmot Creek Secondary Plan. The purpose of the PIC was to introduce the process the Municipality is undertaking to develop a Secondary Plan for the final phases of the Wilmot Creek Community.

Approximately 400 people attended the meeting, the majority of whom are residents of the existing Adult Lifestyle Wilmot Creek Community.



The feedback received during PIC #1, verbally or in writing on feedback forms, and after the meeting by email was summarized in a Consultation Summary which can be found on the Municipality's website.

The full Consultation Summary can be found at:

www.clarington.net/WilmotCreek



Summary Report

Phase 1 of the project has involved a comprehensive review of policy documents and available data, an update of existing background reports, and the preparation of new studies. This information was reviewed, analyzed, and synthesized with the objective to gain an understanding of the planning and regulatory policy context, existing environmental, transportation, and servicing conditions, among others; and the potential of the study area; how it fits into, and is defined by the larger community.

A Summary Report has been prepared based on the findings of eleven (11) technical reports completed by various consultants and a review of Provincial, Regional, and Local policy frameworks. The Summary Report outlines the issues, opportunities, and key findings from the technical background analysis.

The Municipality of Clarington's Official Plan and Priority Green Development Framework both identify Secondary Plans as a key tool through which to implement evaluation criteria for new communities. The Priority Green Development Framework organizes the evaluation criteria under four themes: **Built Environment, Mobility, Natural Environment and Open Space, and Infrastructure and Buildings.**

The Policy Review highlighted a number of key issues and opportunities for the Secondary Plan



area which were identified and organized under the four themes:

Built Environment

1. New Development
2. Housing
3. Urban Design
4. Healthy Communities
5. Residential and Commercial Activity

Mobility

6. Roads, Transit & Active Transportation

Natural Environment and Open Space

7. Natural Heritage
8. Parks & Community Facilities

Infrastructure and Buildings

9. Servicing & Low Impact Development
10. Climate Change & Resiliency

Further, preliminary observations and approaches were provided to address the key issues and assist with achieving conformity with provincial and regional policies.

Existing studies completed in support of the previous 2015 application for the lands were re-initiated to allow for an update/addendum to the reports since their original submission. The existing studies include the following:

- Air Quality Feasibility Assessment
- Archaeological Assessment
- Hydrological Assessment/Geotechnical Investigation
- Traffic Assessment and Parking Needs
- Noise and Vibration Study
- Environmental Impact Study and hazard land assessment of Rickard Creek

New technical studies were also initiated to support the Secondary Plan and provide required

background information to proceed with the development of a land use plan. The new studies include the following:

- Water and Wastewater Servicing, Floodplain, and Stormwater Management
- Active Transportation
- Green Development Review
- Urban Design Analysis
- Landscape Analysis

The findings and recommendations set forth by the technical background work and policy review were coalesced to provide a set of criteria for development. Some of the findings include:

Constraints - limited crossings of the CN rail line and Hydro corridor; steep approach to CN bridge crossing with restricted sight lines and no pedestrian access; limited access to site; limited crossings of Rickard Creek

Opportunities - appropriate range and diversity of housing types, densities, tenures, and cost; seniors housing/assisted living; neighbourhood commercial uses; connected active transportation network; complete street design to support all users; centrally located parks

Setbacks - 30.0m setback from the rail corridor, as well as mitigation measures such as a berm and fence; 14.0m setback from Highway 401 with potential for noise berm; 30.0m setbacks from the two wetlands identified along Rickard Creek

Preservation - opportunity to maintain mature trees in the northwest corner of the site; Rickard Creek and wetland preservation

By defining the site conditions and potential opportunities for development a clear direction can be established for proceeding with Phase 2 of the process and the development of alternative concepts for the study area.