

Municipality of Clarington  
Soper Hills Secondary Plan  
CONSULTATION SUMMARY REPORT

**DRAFT**

PUBLIC OPEN HOUSE #1

March 28th, 2019



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## 1.0 Introduction

The 1<sup>st</sup> Public Information Centre (PIC) for the Soper Hills Secondary Plan Study was held at the Garnet B. Rickard Recreation Complex, at 2440 Highway 2, in Bowmanville, on Wednesday March 6<sup>th</sup>, 2019, between 6:00 and 8:00 p.m.

The purpose of the event was to introduce the study to the public and gain some initial feedback. The PIC introduced the Soper Hills Secondary Plan Study and provided an overview of the process, as well as provided an opportunity for residents and landowners to provide input on what they want to see in the Secondary Plan Area.



### 1.1 The Secondary Plan Process

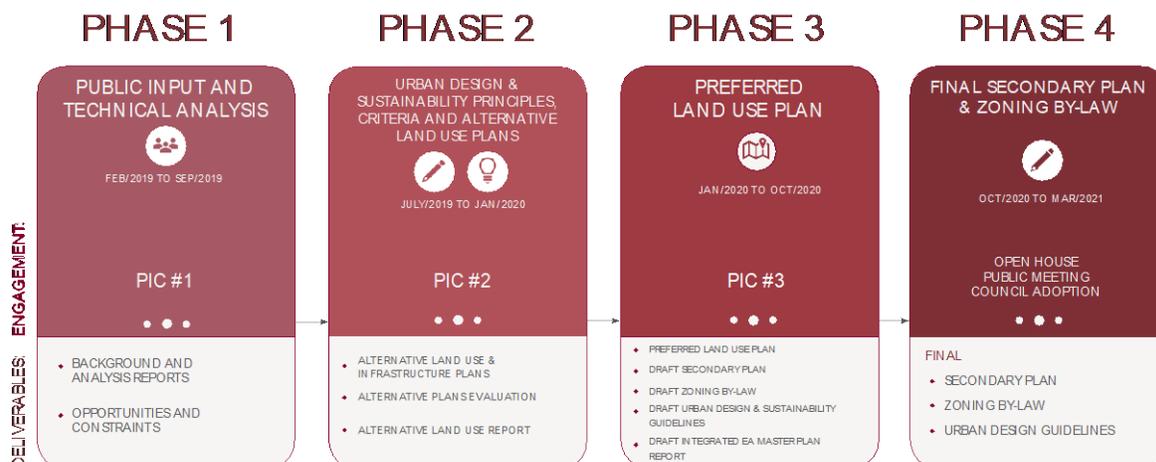
The secondary plan process will occur over a two year time period divided into four phases, as explained below.

In **Phase 1**, the Study Team will undertake background research and analysis and prepare the opportunities and constraints analysis that will lay the framework for Phase 2, as well as introduce the study to the public and initiate the EA process.

In **Phase 2**, the Study Team will: undertake a best practice review; develop urban design and sustainability principles; prepare and evaluate alternative land use concepts; host a design Charrette and Public Information Centre (PIC); and undertake online engagement to garner input on the process.

In **Phase 3**, the Study Team will select the Preferred Land use plan and get public input on the same. We will also prepare the Secondary Plan policies, urban design guidelines, and a zoning by-law, as well as finalize the Transportation Network Report and Functional Servicing Report.

In **Phase 4**, we will undertake the statutory process to bring the study deliverables to Council.



### 1.2 Study Guideline Principles

Set by the City, the guiding principles for the Soper Hills study area include the integration of:

- Sustainability;
- Urban Design;
- Community Engagement;
- Affordability; and
- Integration with the Subwatershed and EA process

The City of Clarington also plans to address climate change through their Priority Green initiatives to reduce adverse effects on the environment and design healthy, mixed-use, walkable communities.

## 2. Notice of Meeting

The Notice of Public Information Centre was posted on the Municipality’s website as of at least February 20th, 2019.

The Notice was mailed on February 28<sup>th</sup> to 37 property owners: all property owners inside the Secondary Plan area, all rural property owners within 300 meters and all urban property owners within 120 meters.

Notice of the Public Information Centre was placed in the *Clarington This Week* and the *Orono Times* newspapers on February 20th and again on February 27<sup>th</sup>.

## 3. Format of the event

The format of the PIC was a drop in open house with presentation boards available for review. The presentation boards, presented in **Appendix A**, addressed:

- an introduction of the study;
- the study area;
- the guiding principles of the study;
- the integration of the study with the ongoing Soper Creek Subwatershed Study;
- the integrated Environment Assessment process of the study;
- the workplan, milestones and public engagement opportunities; and
- the project team.

There was no formal presentation, however both Municipal staff and members of the consultant team were available to answer questions during the event. Interactive panels gave attendees the opportunity to provide specific comments based on a series of questions.

## 3. Participation Summary

The Public Open House was well attended by a mix of participants including:

- Area residents and property owners;
- Developers and real estate professionals; and
- Members of Council

In total, 27 individuals signed in at the registration desk. In addition, a few participants may have attended without signing in, though not in significant numbers.

## 4. Input Summary

Participants engaged in the interactive portion of the PIC where they had the opportunity to indicate a preference for various land use images, and connectivity and transportation in the area. Please see **Appendix B** for a copy of the advertisement.

Three stations were available where participants could indicate their preferences for components of the Secondary Plan.

Green and red dots and materials for writing were provided as an easy way to indicate their preferences and offer input.



#### 4.1 Land Use Options

Participants were asked to place green dot stickers on land uses that they would like to see and red dot stickers on land uses that should be avoided (See **Figure 1**).

They were then provided some room to leave any comments regarding other things they would like and wouldn't like to see in the area in which they felt was missing from the panel options.

Comments regarding what participants would like to see in Soper Hills included:

- “Green homes;”
- “Schools;”
- “Community facilities;”
- “Long term care facilities” (this was mentioned twice);
- “Child care facilities;”
- “Sports facilities;” and
- “Space for ecology and species at risk”

Comments on what would they **not** like to see in Soper Hills included:

- “Retail stores;”
- “High rises and apartments” (this was mentioned three times);
- “Lack of green spaces/trails;”
- “Limited to bicycle trails – no heavy traffic;” and
- “Too close to farms”

The board with input provided is shown in **Figure 1**.

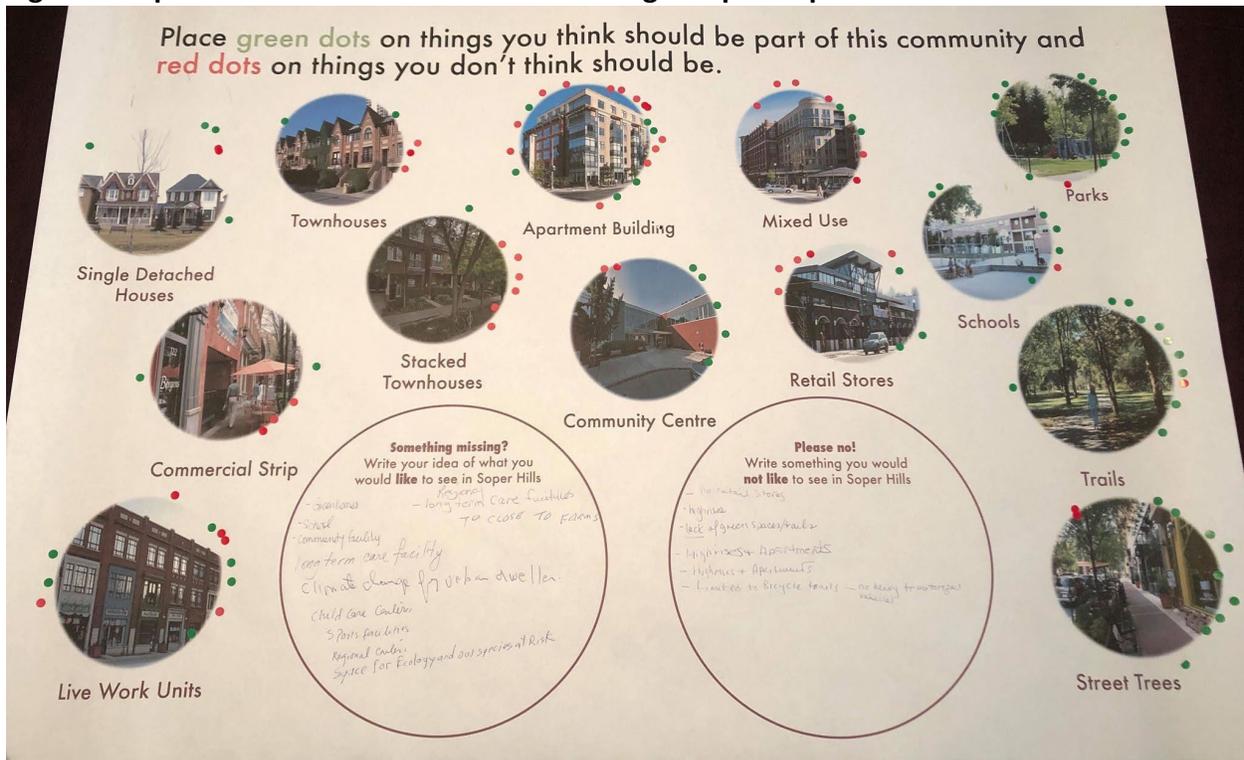
As shown in **Table 1**, responses identified parks, trails, street trees, apartments and live work units as the top land uses, they would like to see in Soper Hills. They also

identified apartment buildings, retail stores, live work units, mixed uses and stacked townhouses as the things they would not like to see.

**Table 1: Table Summary of Resident Responses**

	What I would like to see:	What I wouldn't like to see:
Single Detached Houses	4	2
Townhouses	2	3
Stacked Townhouses	1	6
Apartment Building	6	13
Mixed Use	3	6
Parks	13	1
Schools	6	1
Trails	10	2
Street Trees	9	2
Retail Stores	3	5
Community Centre	5	2
Commercial Strip	2	3
Live Work Unit	6	5

Figure 1: A photo of the interactive land use image response panel



#### 4.2 Connectivity and Transportation

In the next panel, residents were asked to place green dot stickers on the photos of the transportation they wanted to see in the Municipality. They were also asked what they wanted their streets to look like based on some photos of various road networks. While red dots were not planned as part of this exercise, some residents placed red dots on the panel.

As shown in **Table 2** the responses identified trails as the preferred way to get around the community. By bike and by sidewalk were also highly preferred. They also identified that getting around by bus was not preferred.

Participants were also given the option to respond to what they would like streets to look like. The responses shown in **Table 3** indicate a preference for naturalized and landscaped street.

A more detailed overview of the response is provided in **Tables 2** and **3** and the board itself showing input received is found in **Figure 2**.

**Table 2:** Table Summary of Responses to: *How would you like to get around in Soper Hills?*

	What should be part of this community:	What shouldn't be part of this community:
 <p><b>By sidewalk</b></p>	4	1
 <p><b>By trail</b></p>	19	1
 <p><b>By bikes</b></p>	6	0
 <p><b>By bus</b></p>	3	3
 <p><b>By car</b></p>	2	1

# SGL

**Table 3:** Table Summary of Responses to: *What should your streets look like?*

	What should be part of this community:	What shouldn't be part of this community:
	3	0
	5	0
	4	0
	3	0
	8	0



Figure 2: A photo of the connectivity and transportation image response panel

## 4.3 Land Use Placement

For the last panel, the public was given the opportunity to indicate where they wanted certain land uses to be placed on a map of Soper Hills (**Figure 3**).

One comment indicated the desire for a shopping mall at the corner of Concession Street and Lambs Road. Another commented about the need for a long term care facility and one for a child care facility. There was also a comment for a school to be located between the two streams in the south east end of Soper Hills.

Vertically, along the middle of the boundary there are several comments indicating the need for a park. Along the creek on the south-east end of the study area, the need for ponds to protect Species at Risk as well as for the area to be left as open space was indicated. There was also an additional note for a bike trail close to the eastern boundary of the Study Area.

There were some arrows that indicated the location of nearby farms outside of the Study Area, indicating the presence of a dairy farm with liquid manure, young stock barn with liquid/dry manure and a 24 hour corn drying setup.

## Do you want to tell us something about the project area?

Write on our map anything you would like us to know such as:

- Where you would like to see certain things, like a park or school...
- Where are there great views...

Where should shops be?

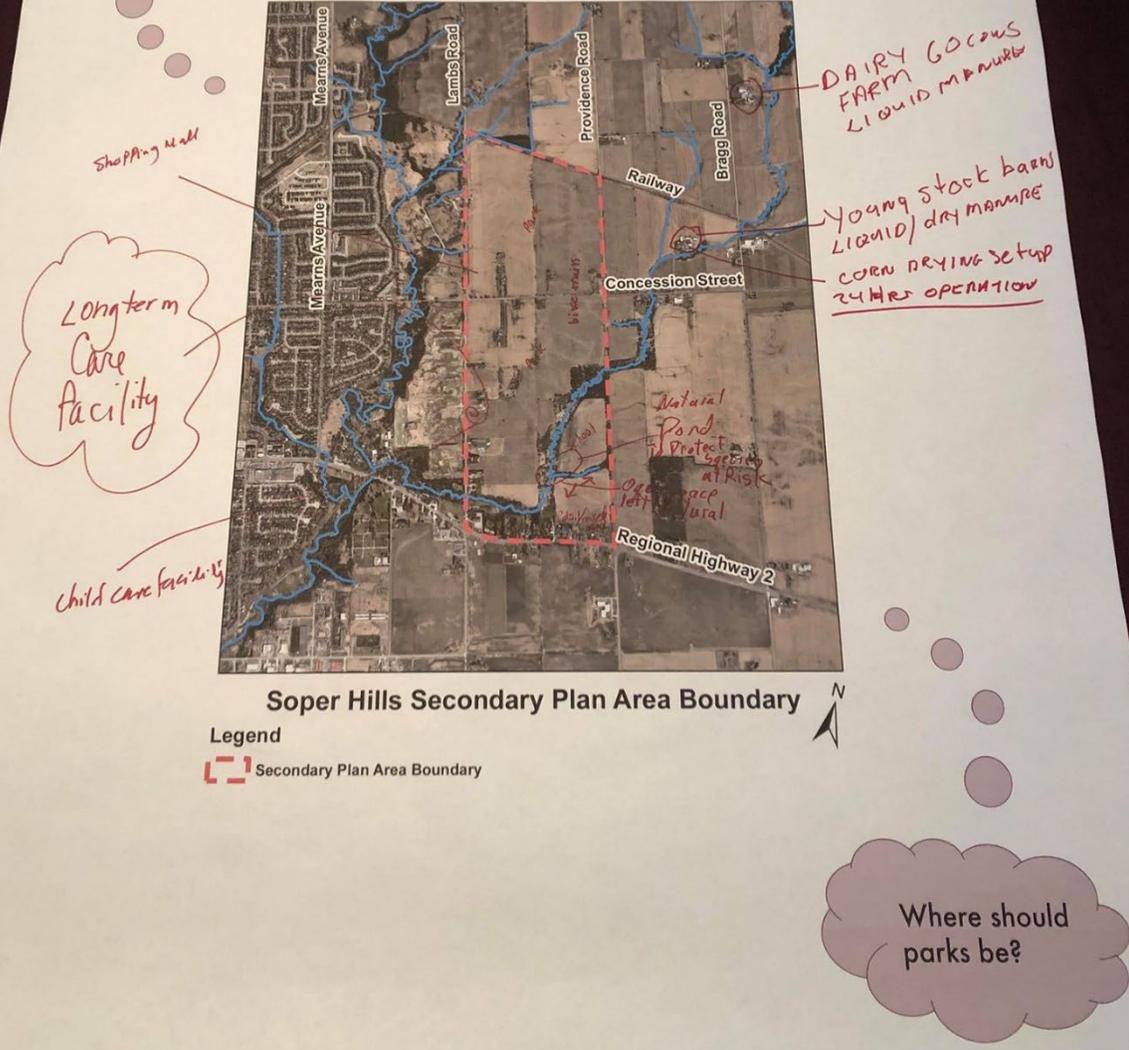


Figure 3: A photo of the land use placement in relation to Soper Hills Boundary panel

## 5.0 Next Steps

Input from Public Information Center #1 will inform the background stages of the Study, including the summary of opportunities and constraints. The next PIC will present Alternative Land Use Plans for the Study Area to the public.

# Welcome

The Municipality of Clarington is preparing a new Secondary Plan with an Integrated Environmental Assessment (EA) to guide and manage growth in Soper Hills.



**SOPER HILLS SECONDARY PLAN**

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Soper Hills Secondary Plan and Environmental Assessment

# Secondary Plan Area

The Soper Hills Secondary Plan area is a 193 hectare area located on the east side of Bowmarville.



**Soper Hills Secondary Plan Area Boundary**

Legend  
Secondary Plan Area Boundary

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Soper Hills Secondary Plan and Environmental Assessment

# Project Area Location




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# What is a Secondary Plan?

- A Secondary Plan is a policy and land use framework for managing new growth.
- The Secondary Plan determines where land use designations, such as residential and commercial uses, will be located in the plan.
- The Secondary Plan Study process includes an in-depth examination of elements including:
  - Sustainability
  - Natural Environment
  - Urban Design
  - Servicing
  - Transportation
  - Archeology and Cultural Heritage
  - Recreation

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Soper Hills Secondary Plan and Environmental Assessment

# What is the Integrated EA process?

- An Environmental Assessment (EA) determines the best location for roads and infrastructure.
- The EA process includes 4 phases.
- An integrated approach combines Planning Act and Environmental Assessment Act requirements to undertake both processes together.
- This study will satisfy Phases 1 and 2 of the Municipal Class EA process.

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Soper Hills Secondary Plan and Environmental Assessment

# Official Plan



The Official Plan provides high level direction across the municipality. Map C of the Clarington Official Plan identifies areas for which Secondary Plans will be prepared, including the Soper Hills area.

**Soper Hills Secondary Plan Project Area**

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Soper Hills Secondary Plan and Environmental Assessment

## Attachment B: Presentation Materials

## Guiding Priorities

The Municipality set out the following guiding priorities for the project: Sustainability, Affordability, Urban Design, Community Engagement

- Sustainability:** "People's needs for a city living and working without compromising the ability of future generations to meet their needs by providing convenient access to an appropriate mix of jobs, local services, affordable housing, schools, recreation, open space, the community infrastructure and alternative transportation options through transit supportive development." (Region of Durham CP)
- Affordability:** "Cities that housing prices that don't exceed 30 percent of gross annual household income or are 50 percent less than the average price of real estate units within the Region. The current Official Plan encourages 30% of new units to be affordable."
- Urban Design:** "New neighbourhoods are to be created with a sense of place and result in quality design."
- Community Engagement:** "The project will be supported by a thorough public engagement strategy including a range of public consultation initiatives."

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## Guiding Priorities

The Clarington Official Plan directs the Municipality to address climate change and become a more sustainable community. The Priority Green initiative provides a framework to guide development in minimizing the consumption of energy, water, and other resources and reducing impacts on the natural environment.

- Promote renewable energy
- Reduce the heat island effect
- Increase building efficiency
- Divert construction waste
- Recover rainwater and greywater
- Provide bicycle parking
- Create electric vehicle parking
- Design mixed-use, walkable communities

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## Soper Creek Subwatershed Study

The ongoing Soper Creek Subwatershed Study will provide input on the Natural Heritage component of the Soper Hills Study.

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## Timeline/ Project Schedule

PHASE 1	PHASE 2	PHASE 3	PHASE 4
<b>PUBLIC INPUT AND TECHNICAL ANALYSIS</b> FEB 2019 TO SEP 2019 *WE ARE HERE* PIC#1	<b>URBAN DESIGN &amp; SUSTAINABILITY PRINCIPLES, OPTIONS AND ALTERNATIVE LAND USE PLANS</b> OCT 2019 TO JAN 2020 PIC#2	<b>PREFERRED LAND USE PLAN</b> FEB 2020 TO OCT 2020 PIC#3	<b>FINAL SECONDARY PLAN &amp; ZONING BYLAW</b> NOV 2020 TO MAY 2021 OPEN HOUSE, PUBLIC MEETING, COUNCIL ADOPTION FINAL • SECONDARY PLAN • ZONING BYLAW • URBAN DESIGN GUIDELINES
• BACKGROUND AND ANALYSIS REPORTS • CONSULTATION AND COMMENTARY	• ALTERNATIVE LAND USE & INFRASTRUCTURE PLANS • ALTERNATIVE PLANS EVALUATION • ALTERNATIVE LAND USE REPORT	• PREFERRED ALTERNATIVES • BEST MANAGEMENT PRACTICES • SMART ZONING BYLAW • URBAN DESIGN GUIDELINES & SUSTAINABILITY GUIDELINES • URBAN DESIGN GUIDELINES REPORT	• SECONDARY PLAN • ZONING BYLAW • URBAN DESIGN GUIDELINES

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## Public Consultation

Phase 1: PIC#1 Introduction to Project  
 Phase 2: PIC#2 Alternative Land Use Plan  
 Phase 3: PIC#3 Preferred Land Use Plan  
 Phase 4: Public Open House  
 Phase 5: Statutory Public Meeting

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## Who is the team?

Visit our website for updates: [www.clarington.ca/soper-hills](http://www.clarington.ca/soper-hills)

**Clarington**

- Michael Bennett, Director of Planning
- Chris Siskin, Manager, Community Planning and Design
- Michelle Marzetti, Manager, Environmental Services
- Karen Henderson, Manager, Community Development

**Consultants**

- SGS, Project Manager
- Clarington City Urban Designer
- SGS, Senior Urban and Land Use Planner
- SGS, Senior Planning Lead

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Soper Hills Secondary Plan Environmental Assessment

Place **green dots** on things you think should be part of this community and **red dots** on things you don't think should be.

Single Detached Houses, Townhouses, Apartment Building, Mixed Use, Parks, Stacked Townhouses, Retail Stores, Schools, Community Centre, Live Work Units, Commercial Strip, Street Trees.

Something missing? Write your idea of what you would like to see in Soper Hills.

Please tell us something you would not like to see in Soper Hills.

## How can I be involved?

- Visit Soper Hills Website: [www.Clarington.net/SoperHills](http://www.Clarington.net/SoperHills)
- Sign up to receive e-mail updates from [soperhills@clarington.net](mailto:soperhills@clarington.net)
- Provide comments today.
- Watch for future engagement opportunities and online engagement opportunities.

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## Getting Around— Connectivity and Transportation

Place **green dots** on things you think should be part of this community.

How would you like to get around in Soper Hills?

What should your streets look like?

## Do you want to tell us something about the project area?

Write on our map anything you would like us to know such as

- Where you would like to see certain things, like a park or school...
- Where are there great views...

Where should shops be?

Where should parks be?

Soper Hills Secondary Plan Area Boundary

Legend  
Secondary Plan Area Boundary

# Soper Hills



An environment-first approach will guide the creation of new neighbourhoods in Bowmanville, and we would like you to participate. The Soper Hills Secondary Plan will create complete neighbourhoods including a diverse housing mix, walking distance to shopping, services, schools and amenities. The design will promote healthy lifestyles by integrating a mix of land uses with active transportation connections.

**Notice of Study Commencement:** This Secondary Plan will include an Environmental Assessment (EA) for new major infrastructure subject to Schedule 'C' of the Municipal Class EA process. The study will proceed using the 'integrated approach' with the Planning Act which is an approved process under the Environmental Assessment Act.

**Wednesday, March 6, 2019**

Drop in between 6 and 8 p.m.

Garnet B. Rickard Recreation Complex  
2440 Highway 2, Bowmanville

For more information, contact Mitch Morawetz or Carlos Salazar at 905-623-3379 or [SoperHills@clarington.net](mailto:SoperHills@clarington.net). To follow the project online, visit [www.clarington.net/SoperHills](http://www.clarington.net/SoperHills)



To obtain this information in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131, TTY: 1-844-790-1599.

## Attachment B: Advertisements on Town Page