

Public Information Centre #2

Soper Hills Secondary Plan

June 22, 2022



Land Acknowledgement

The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg known today as the Williams Treaties First Nations.

Our work on these lands acknowledges their resilience and their longstanding contributions to the area now known as the Municipality of Clarington.

Our Team



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Development (Acting)
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Mark Jull

Senior Planner, Community Planning &
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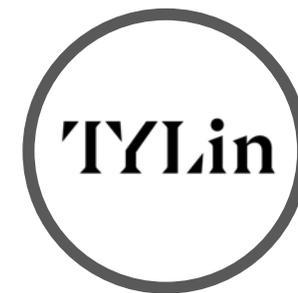
Paul Lowes

Project Director
SGL



Susanne MacDonald

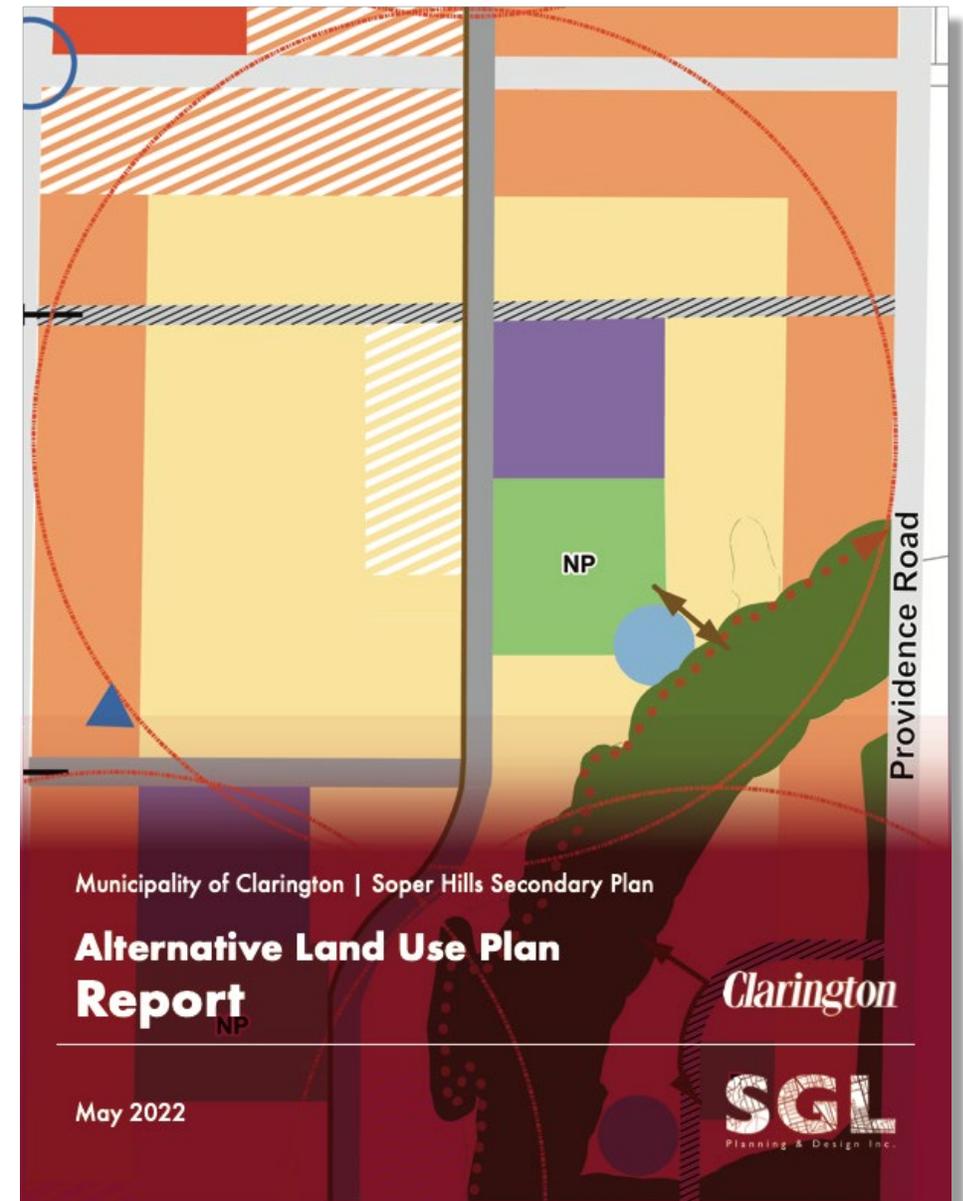
Senior Land Use Planner
SGL



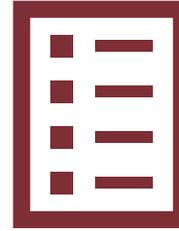
Amar Lad
Cassandra Leal

What is the purpose of the Meeting?

- Describe three land use alternatives
- Present evaluation criteria
- Answer questions and receive comments

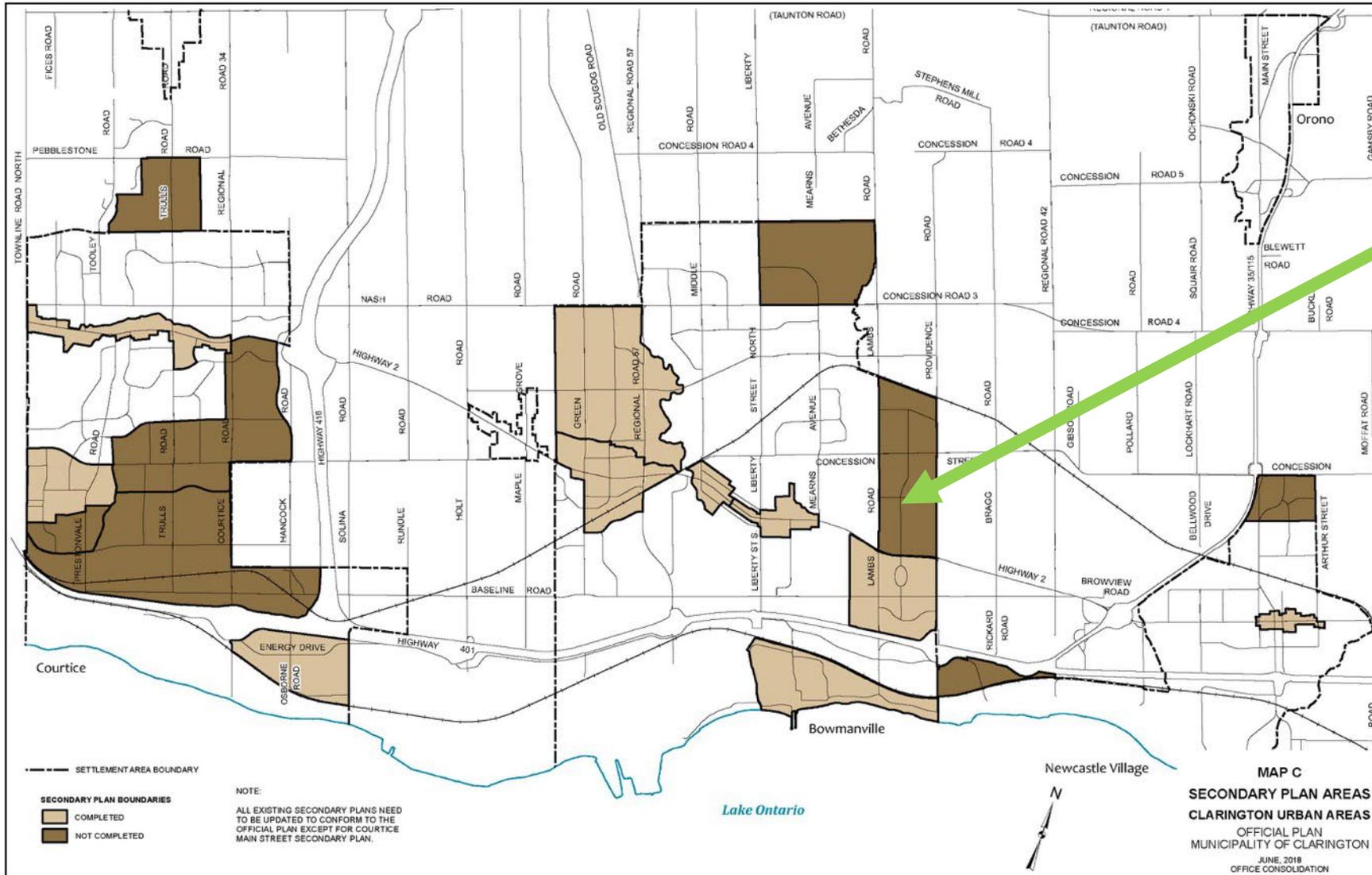


Presentation Outline



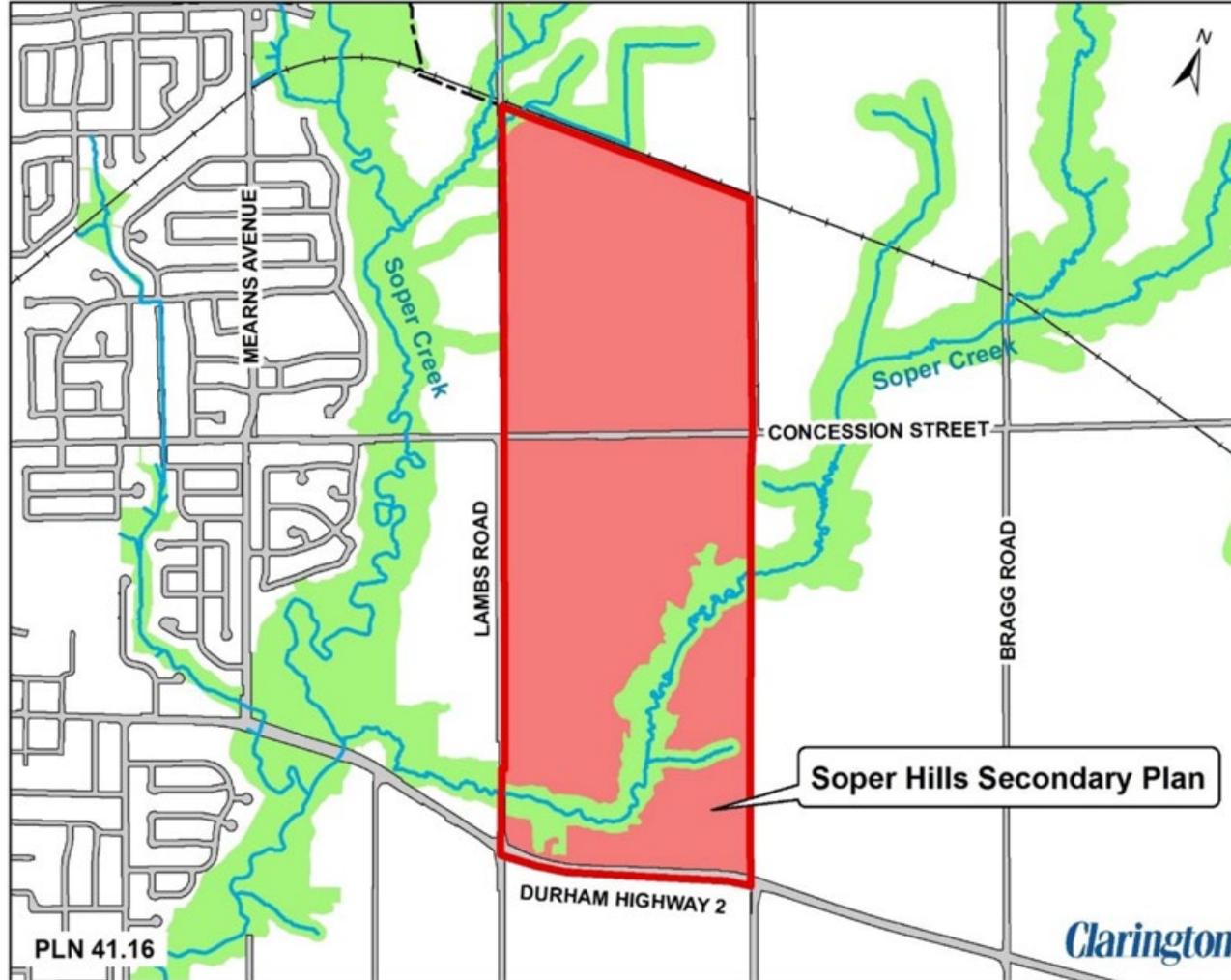
1. Context in Clarington
2. Study Area
3. Vision
4. Study Process
5. Land Use Alternatives
6. Evaluation Criteria
7. Next Steps
8. Questions & Answers

Secondary Plan Context in Clarington



Soper Hills
 Secondary Plan
 Area

Study Area



Share your Ideas: How to Participate

- **Interactive Presentation**
 - During this live presentation, visit www.menti.com
 - Enter in code: **7137 8694**
 - Provide your feedback in real time!

OR



Scan QR Code

LIVE Q&A

Question: We would like to know about you – Please select any statements that apply (you can choose more than one):

Possible Responses:

- I am a Clarington resident
- I work in Clarington
- I have a professional interest in this Study (e.g. planner, real estate, architect, engineer)
- I own land in the Study Area
- I own a business in Clarington
- None of the above

Vision & Principles

The Vision

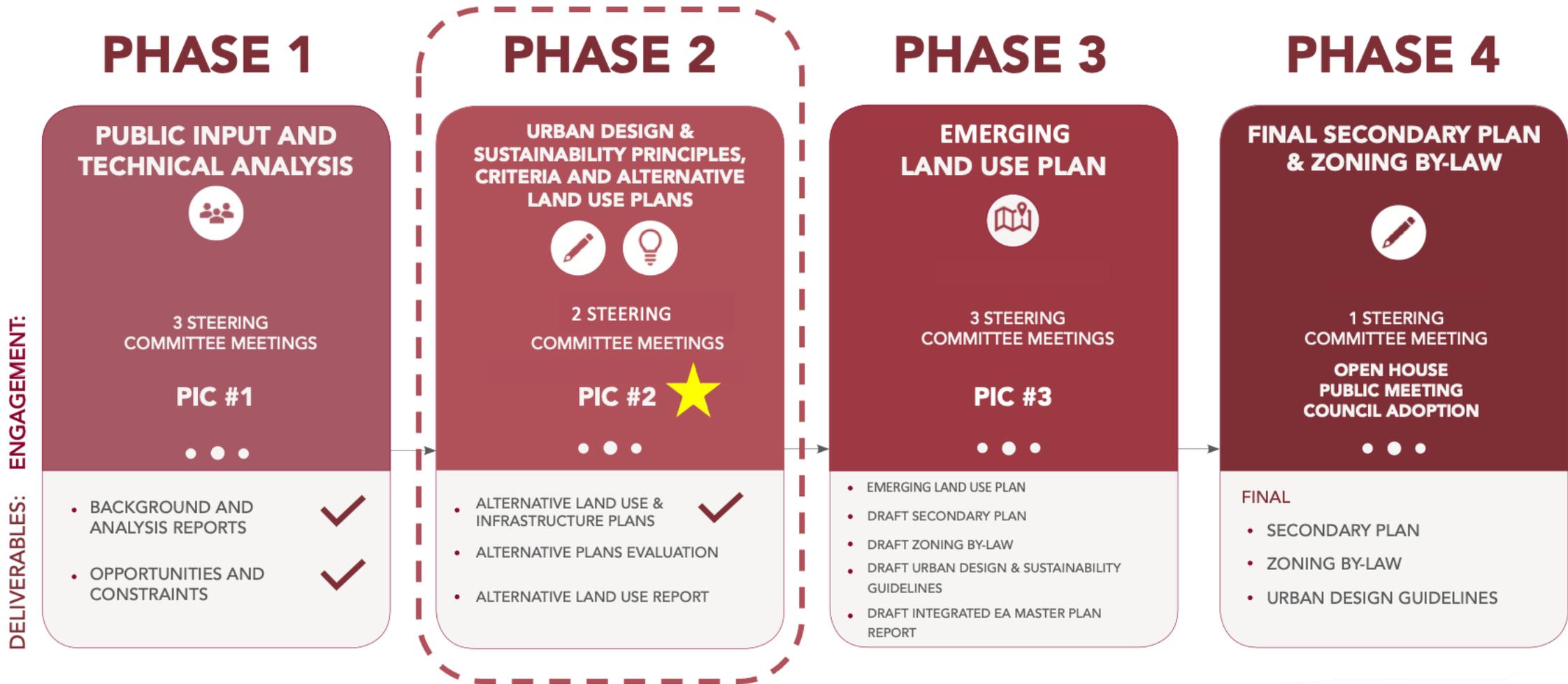
“To develop a community that reflects and enriches the history and character of both the Municipality of Clarington and the Study Area; to create a sense of place for residents and visitors; and to design a sustainable built form that protects the natural environment, promotes alternative modes of transportation and supports a healthy lifestyle for current and future generations.”

LIVE Q&A

Question: Is there a specific word or words in the vision that you feel are important or are there any other keywords or concepts that should be added?

Possible Responses: **open-ended question**

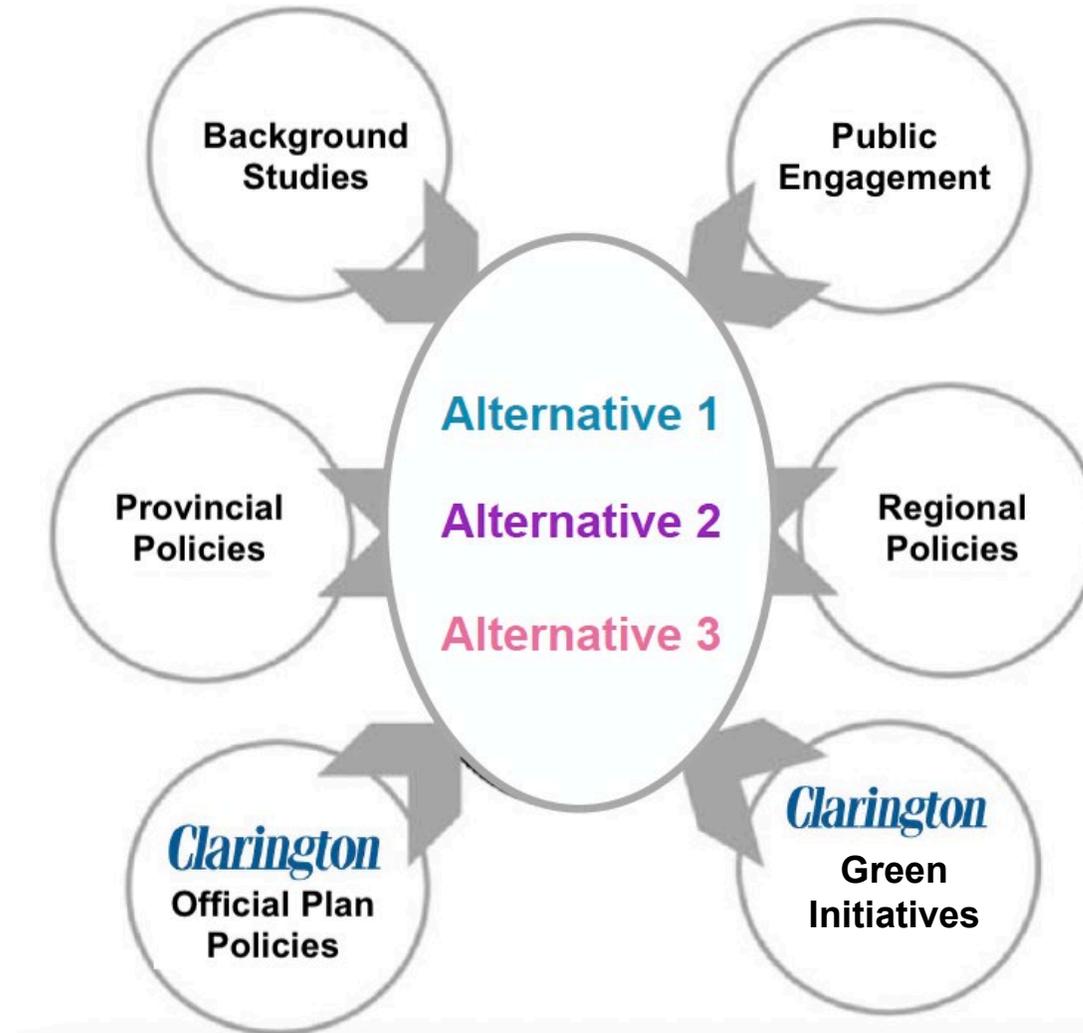
Study Process



We are here

The Alternatives

How were they developed?

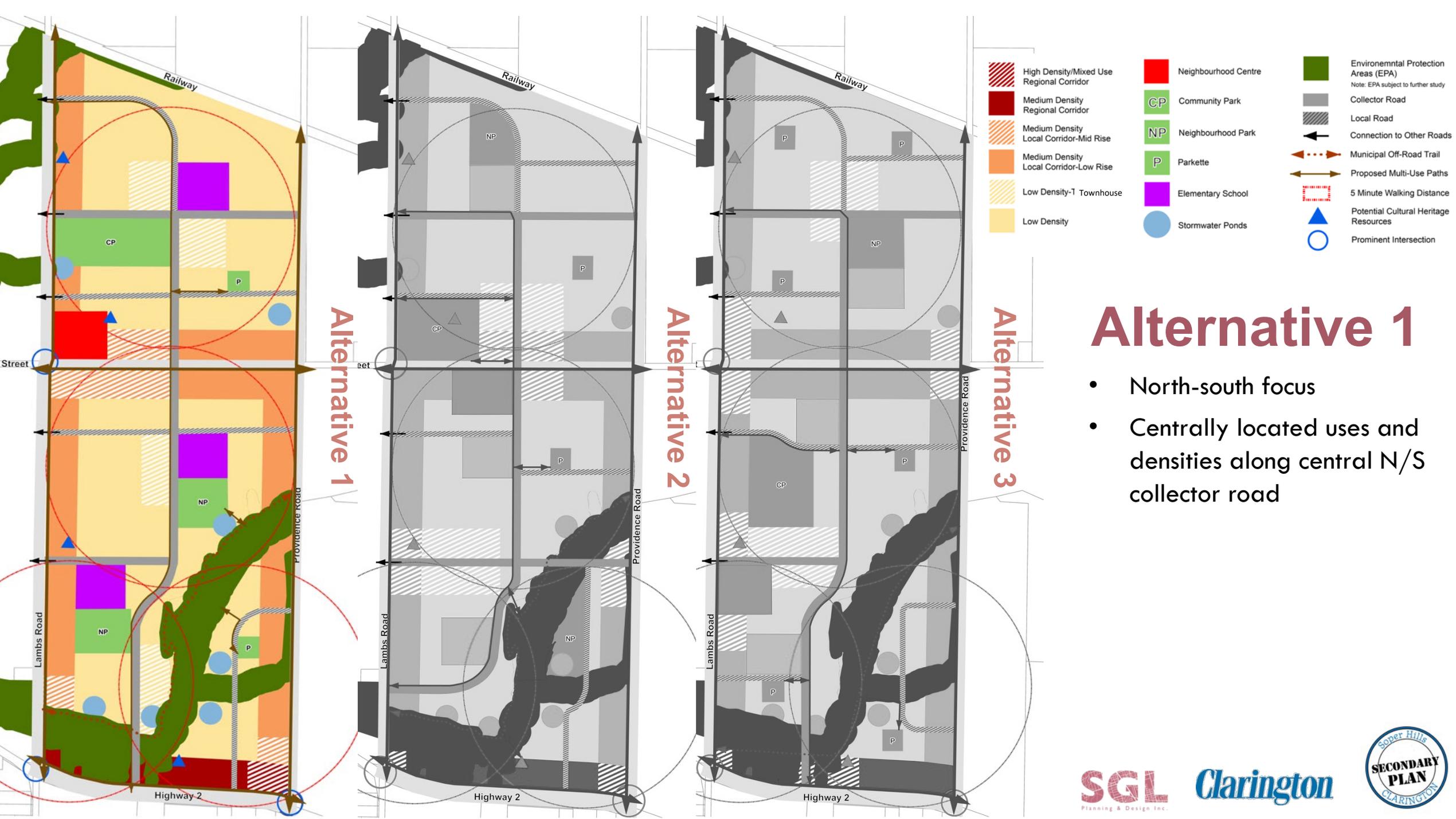


Land Use Alternatives

Common Elements

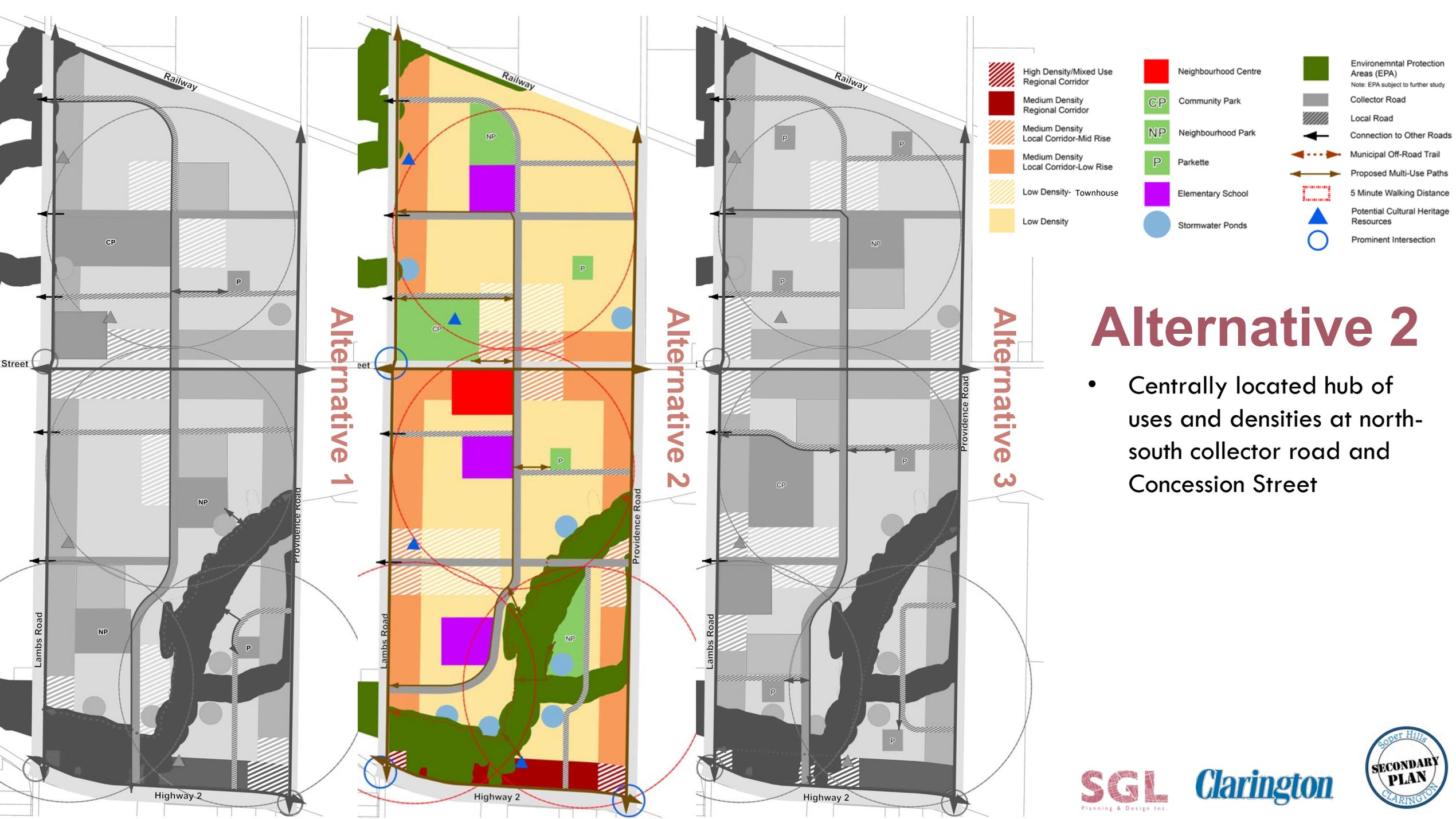
- Minimum gross density **50** people and jobs per hectare
- Highway 2 as a **Regional Corridor** 
- **Local Corridor:** 
 - Lambs Road from Highway 2 to the railway
 - Concession Street
 - Extension of Providence Road between Highway 2 and Concession Street
- Conceptual SMW pond locations 
- Environmental Protection Areas 





Alternative 1

- North-south focus
- Centrally located uses and densities along central N/S collector road



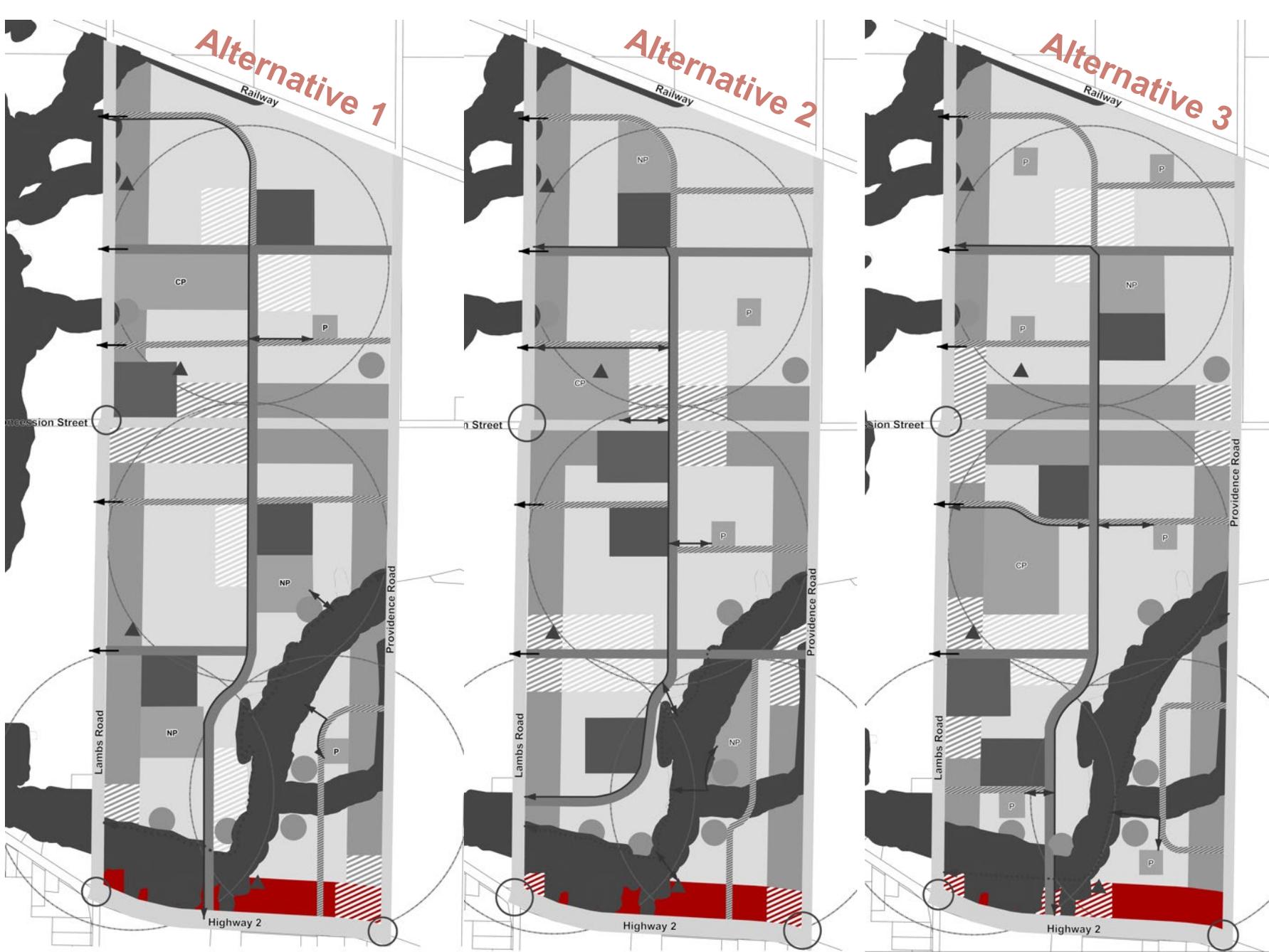
Alternative 2

- Centrally located hub of uses and densities at north-south collector road and Concession Street



Alternative 3

- Southern focus
- Commercial and higher density along Lambs Road, east-west collector and on edges along Concession Street



Alternatives Regional Corridor

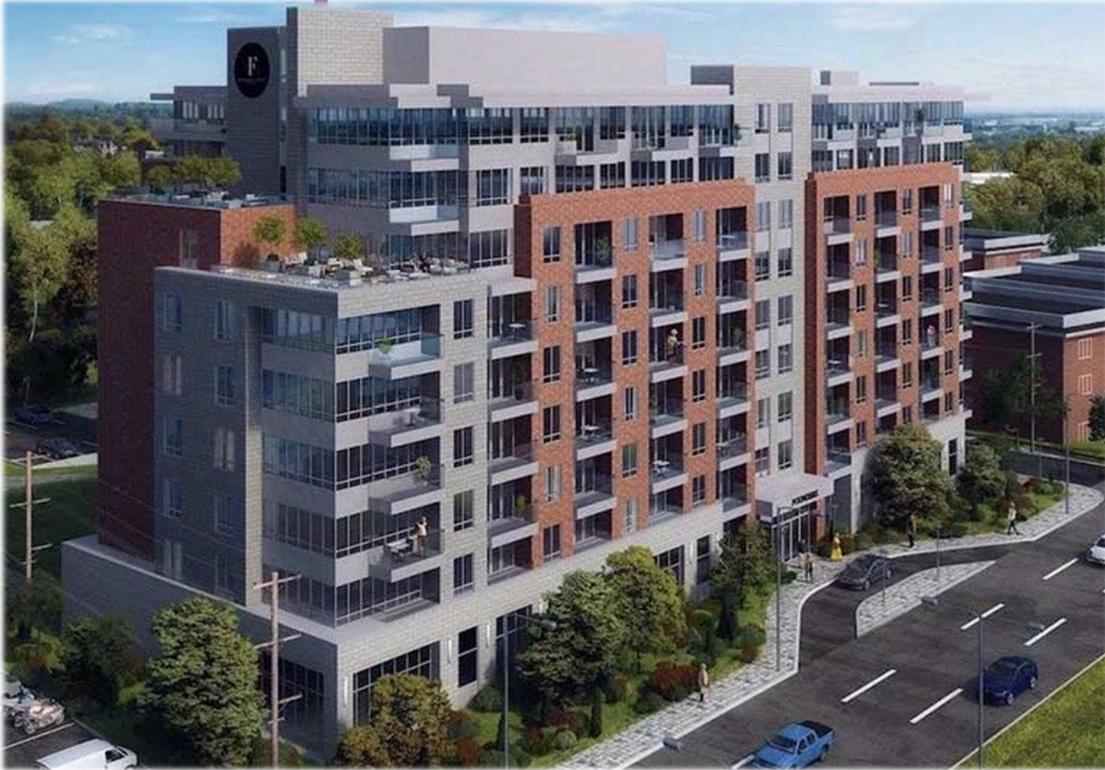
 **High Density/ Mixed Use Regional Corridor**

- 7- 12 storeys
- Apartments and mixed use buildings

 **Medium Density Regional Corridor**

- 5-6 storeys
- Apartments and mixed use buildings

Alternatives Regional Corridor Concepts



Source: The Founders Residences

High Density/ Mixed Use Regional Corridor



Source: Lector 85

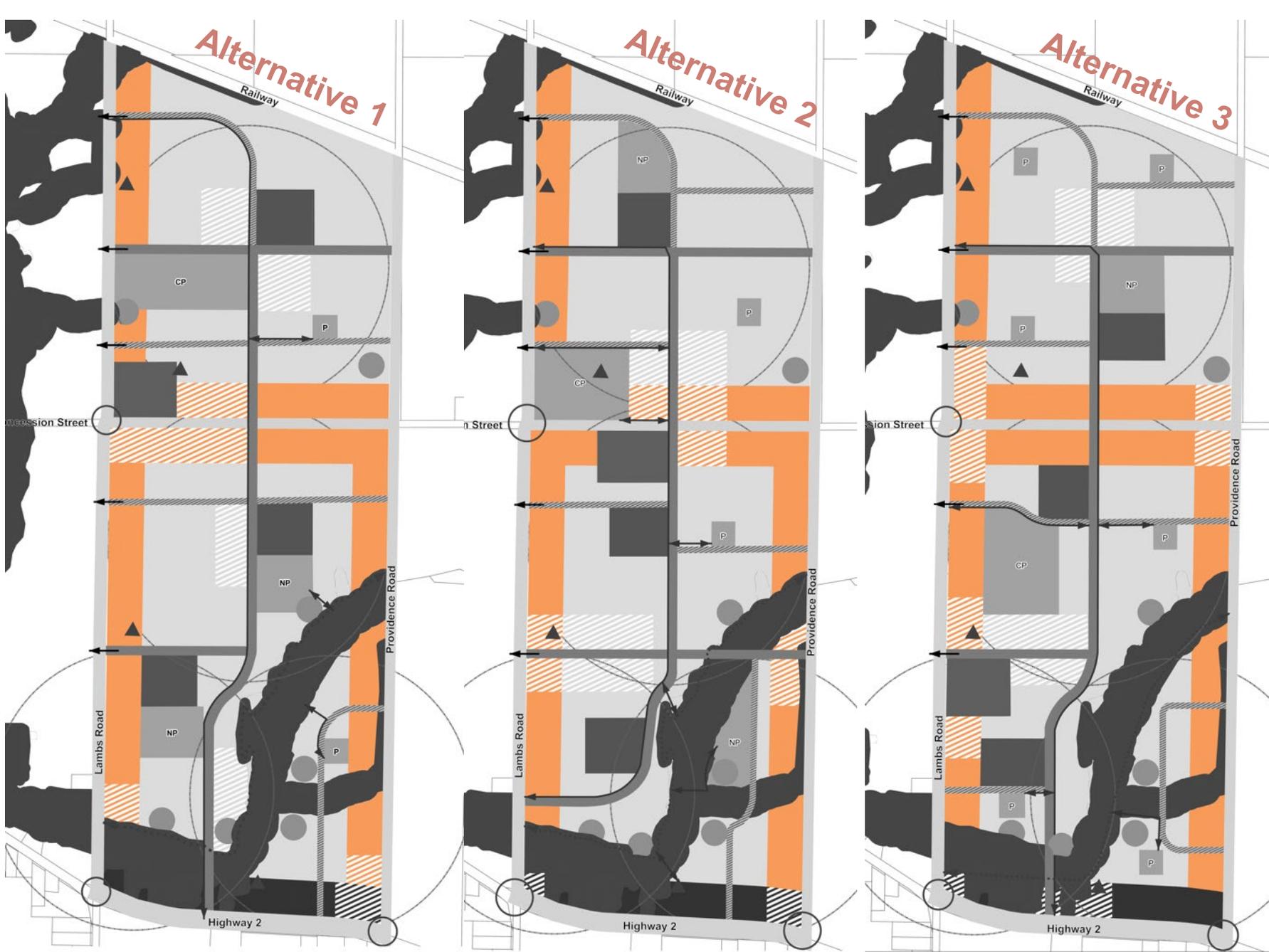
Medium Density Regional Corridor

LIVE Q&A

Question: Would you like to see the Regional Corridor higher density in the southeast corner (#1), both corners (#2), or more centrally (#3)?

Possible Responses (multiple choice):

- Southeast corner
- Both corners
- More centrally



Alternatives Local Corridor

 **Medium Density Local Corridor - Mid Rise**

- 5-6 storeys
- Mixed use and apartments

 **Medium Density Local Corridor - Low Rise**

- 2-4 storeys
- Townhouses, mixed use, and apartments

Alternatives Local Corridor Concepts



Source: Fifth Avenue

Medium Density Local Corridor - Mid Rise



Source: Norstar Group

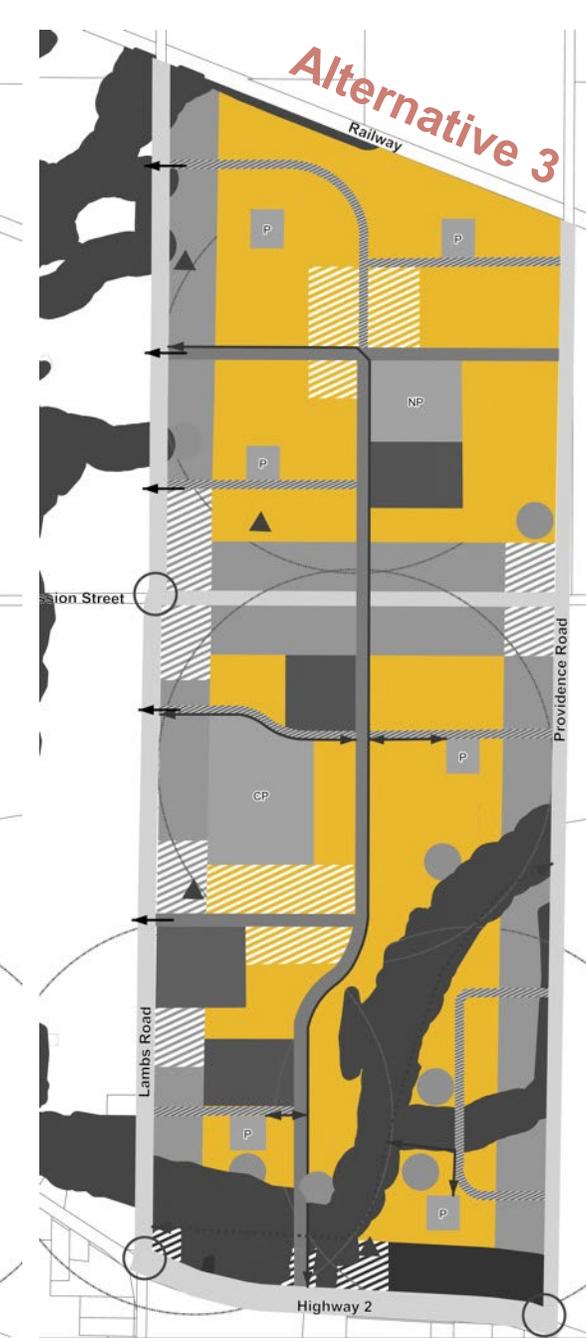
Medium Density Local Corridor - Low Rise

LIVE Q&A

Question: For the different local corridor options, which alternative do you prefer?

Possible Responses (multiple choice):

- Alternative 1
- Alternative 2
- Alternative 3



Alternatives Low Density



Low Density

- Covers a majority of the Secondary Plan area
- Semi-detached dwellings, detached dwellings



Low Density – Townhouse

- Represents approx. 10-12% of the low density area
- Identifies where townhouses could be located



Source: rlpmax



Source: Zolo

Alternatives Low Density Concepts

Low Density



Source: Paradise Developments

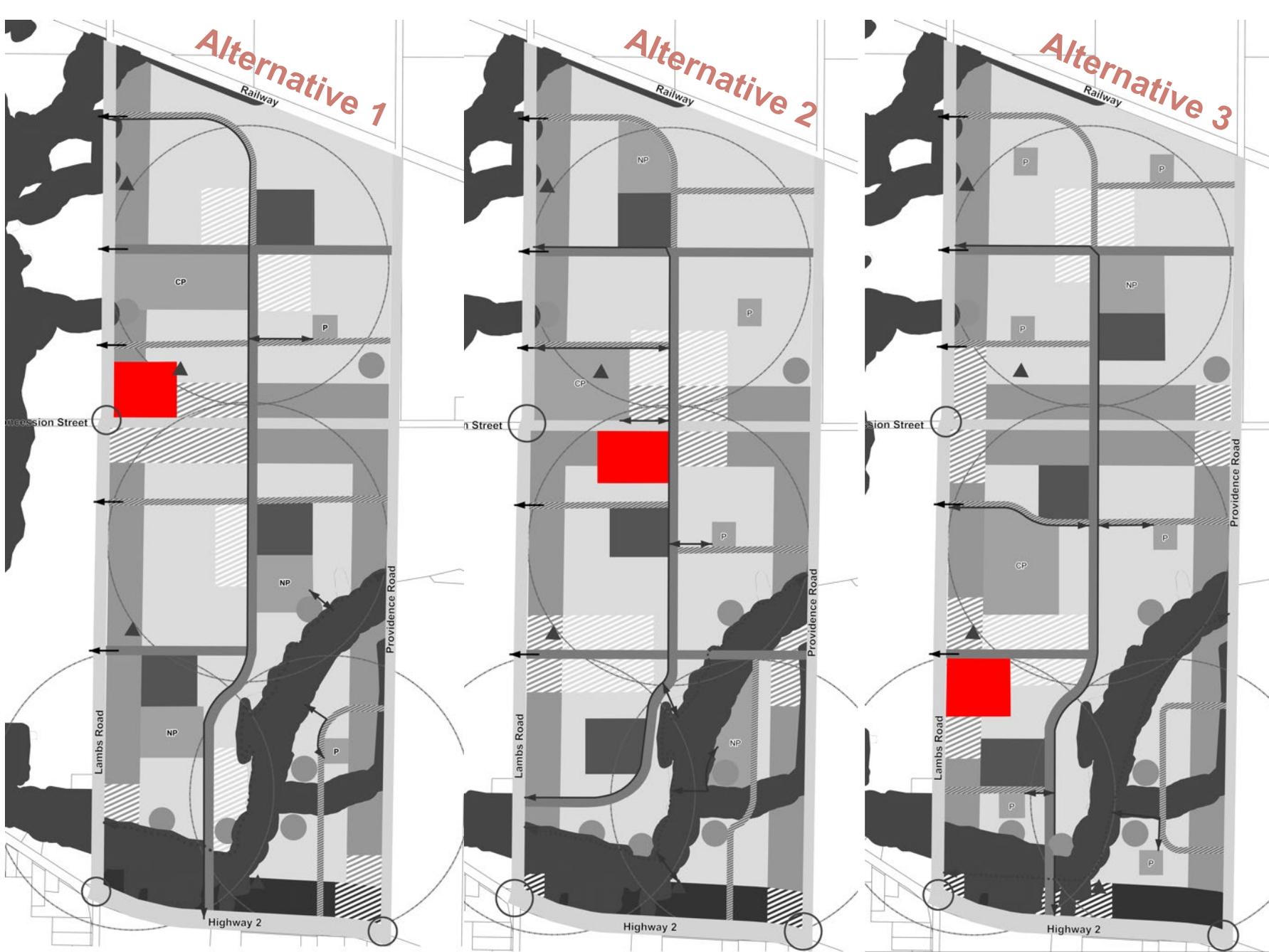
Low Density – Townhouse

LIVE Q&A

Question: Do you want to see townhouses grouped together or spread out throughout the low density area of the Study Area?

Possible Responses (multiple choice):

- Grouped
- Spread out
- A bit of both
- I don't know



Alternatives Neighbourhood Centre

- 3 hectares in all three alternatives
- Accommodate mixed uses, including a maximum of 5,000 sq.m. of retail

 Neighbourhood Centre

Alternatives Neighbourhood Centre



Source: Cranshaw Construction



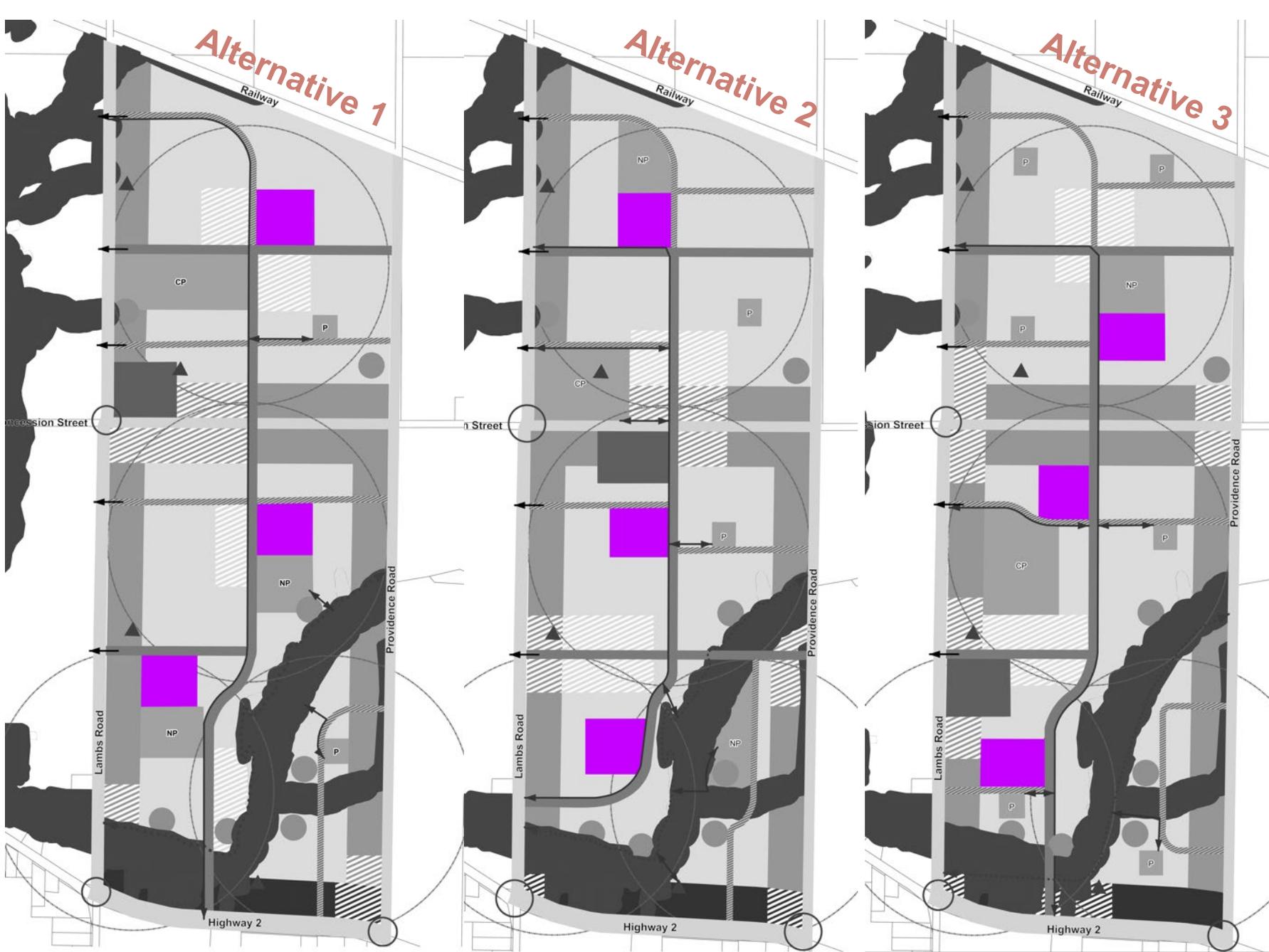
Source: Soil and Structure Consulting Inc.

LIVE Q&A

Question: Which location of the Neighbourhood Centre do you think would best serve the new community?

Possible Responses (multiple choice):

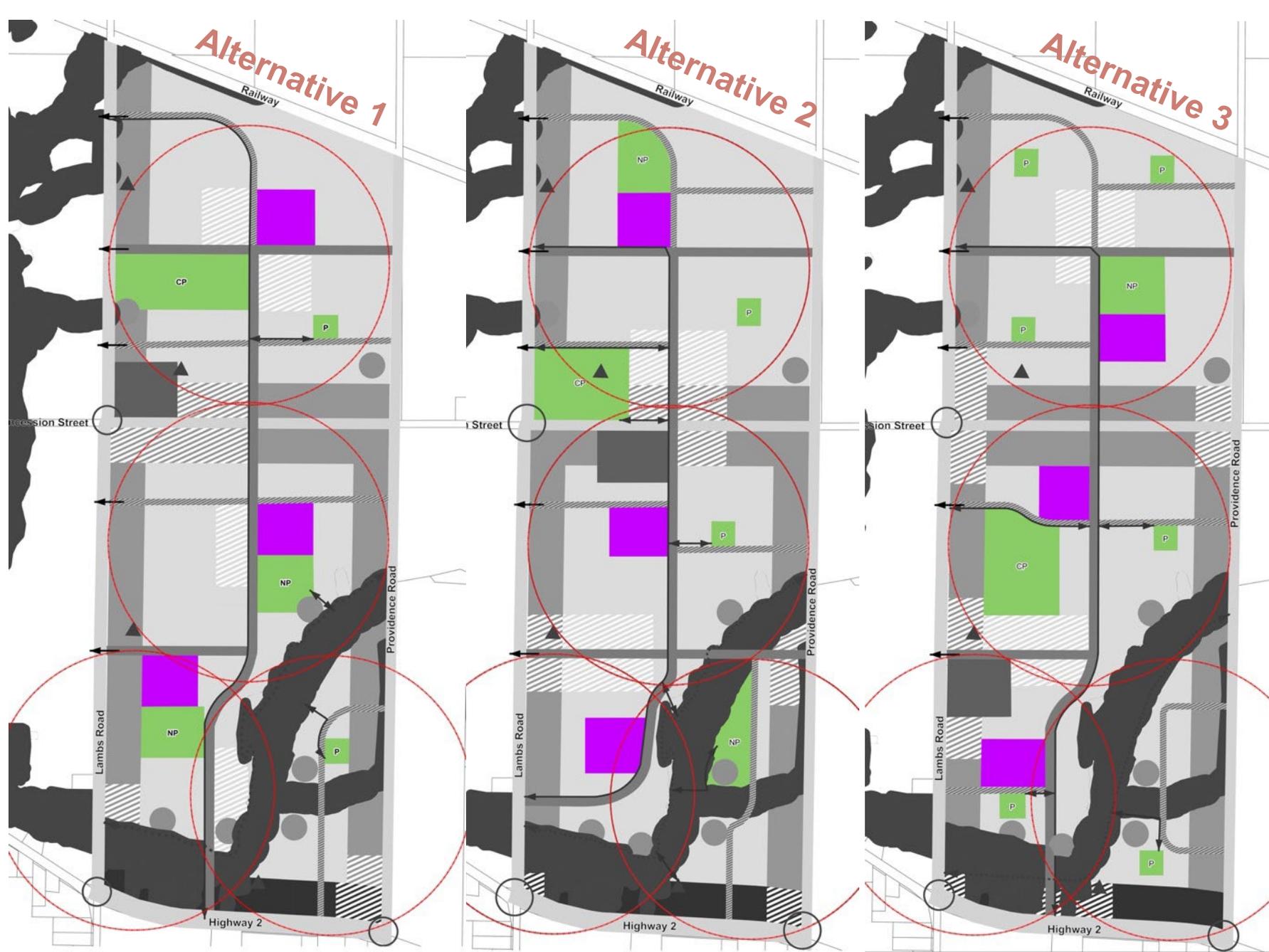
- Alternative 1
- Alternative 2
- Alternative 3



Alternatives Schools

- 3 elementary schools in all three alternatives
- Each school is approx. 2.43 hectares





Alternatives Parks and Open Space

- **Total area:** 12 hectares
- Number of Neighbourhood Parks and Parkettes differ among alternatives

- **Park Sizes:**

CP

Community Park: 6
hectares

NP

Neighbourhood Park: 3
hectares each

P

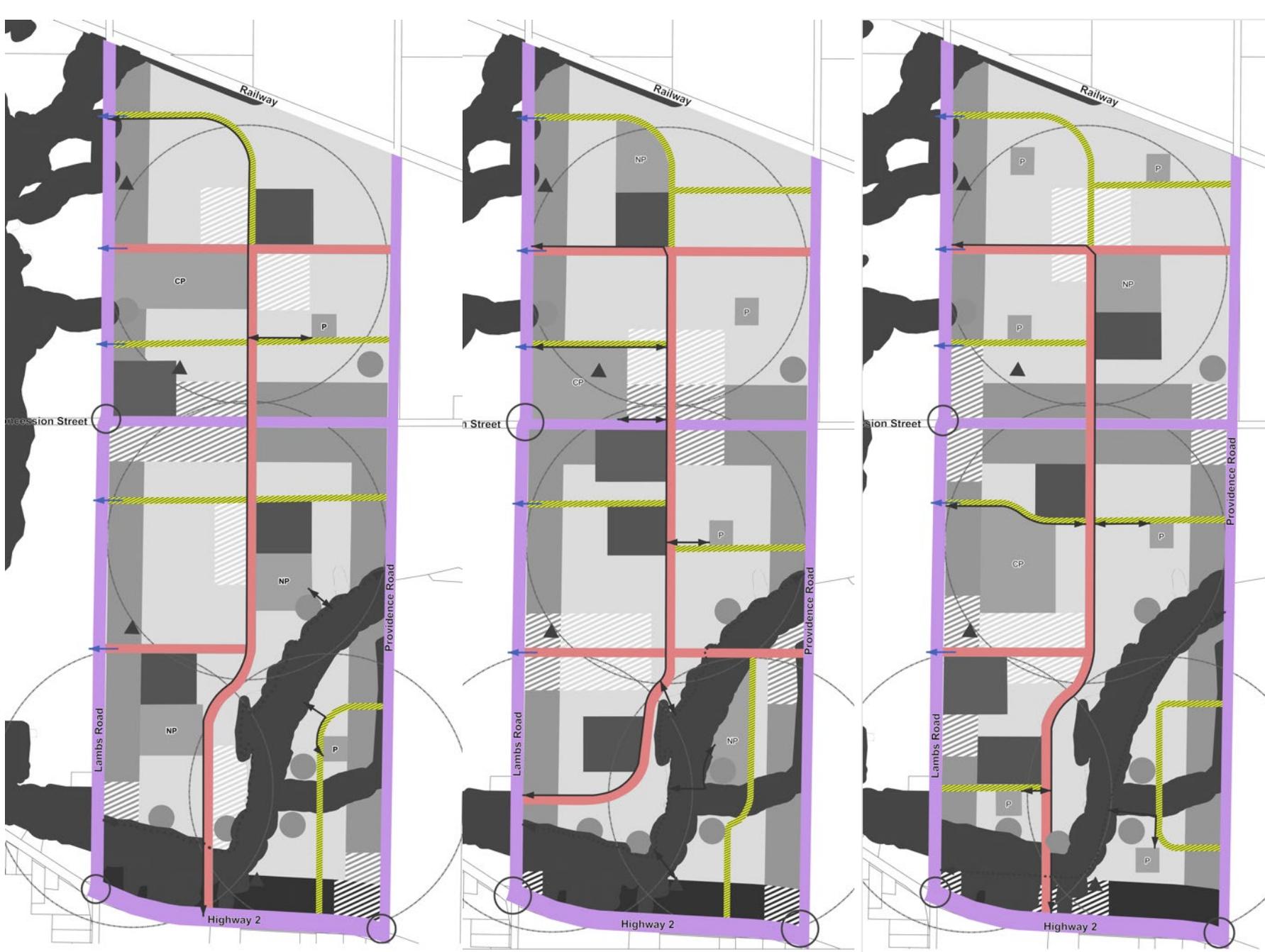
Parkettes: 0.5 hectares
each

LIVE Q&A

Question: Which alternative do you prefer for the park locations

Possible Responses (multiple choice):

- Alternative 1
- Alternative 2
- Alternative 3



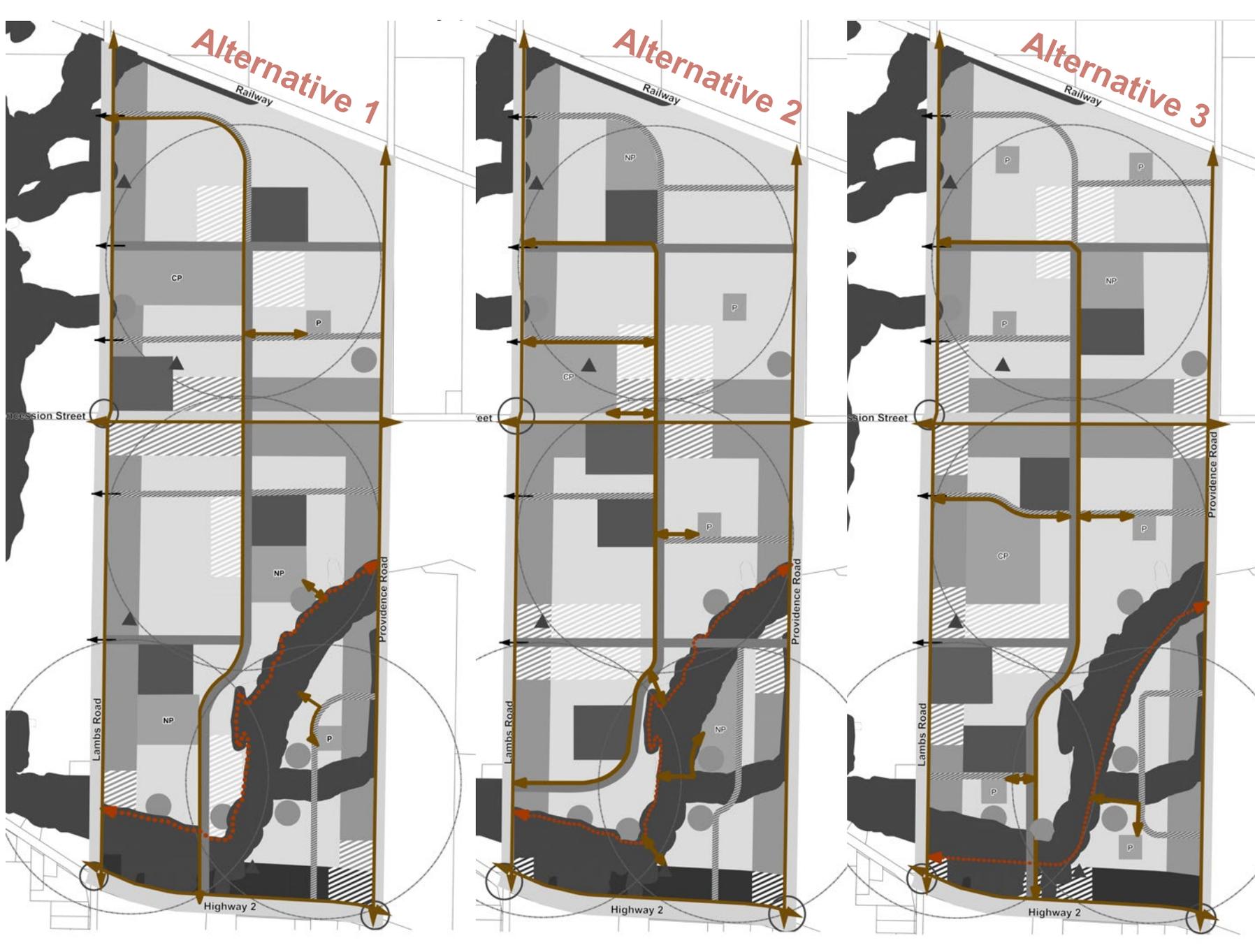
Alternatives Roads

- Arterial Roads**
 - Existing + extension of Providence Road

- Collector Roads**
 - Different iterations by Alternative

- Local Roads**
 - Conceptual connection points

- Connection to Other Road**



Alternatives Trails

 Off-road trails connecting Lambs Road and Providence Road in all three alternatives

 Multi-Use Paths beside the road connecting parkland with nearby trail systems



Source: Municipality of Clarington

Evaluation Criteria

Built Environment

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



Evaluation Criteria

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 improves overall health for the residents and community.



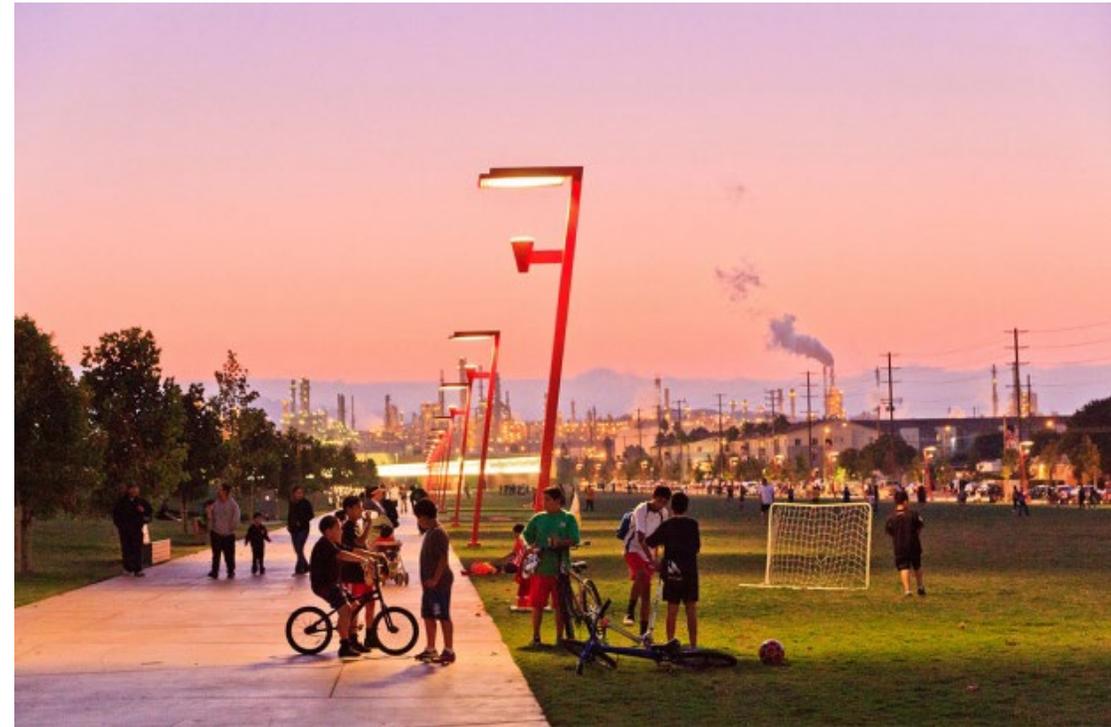
Evaluation Criteria

Natural Environment and Environmental Protection Area (EPA)

Principle: Protect, enhance and value significant natural features within and adjacent to EPAs.

Parks and Open Space

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



Evaluation Criteria

Sustainable Servicing and Stormwater Management Infrastructure

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

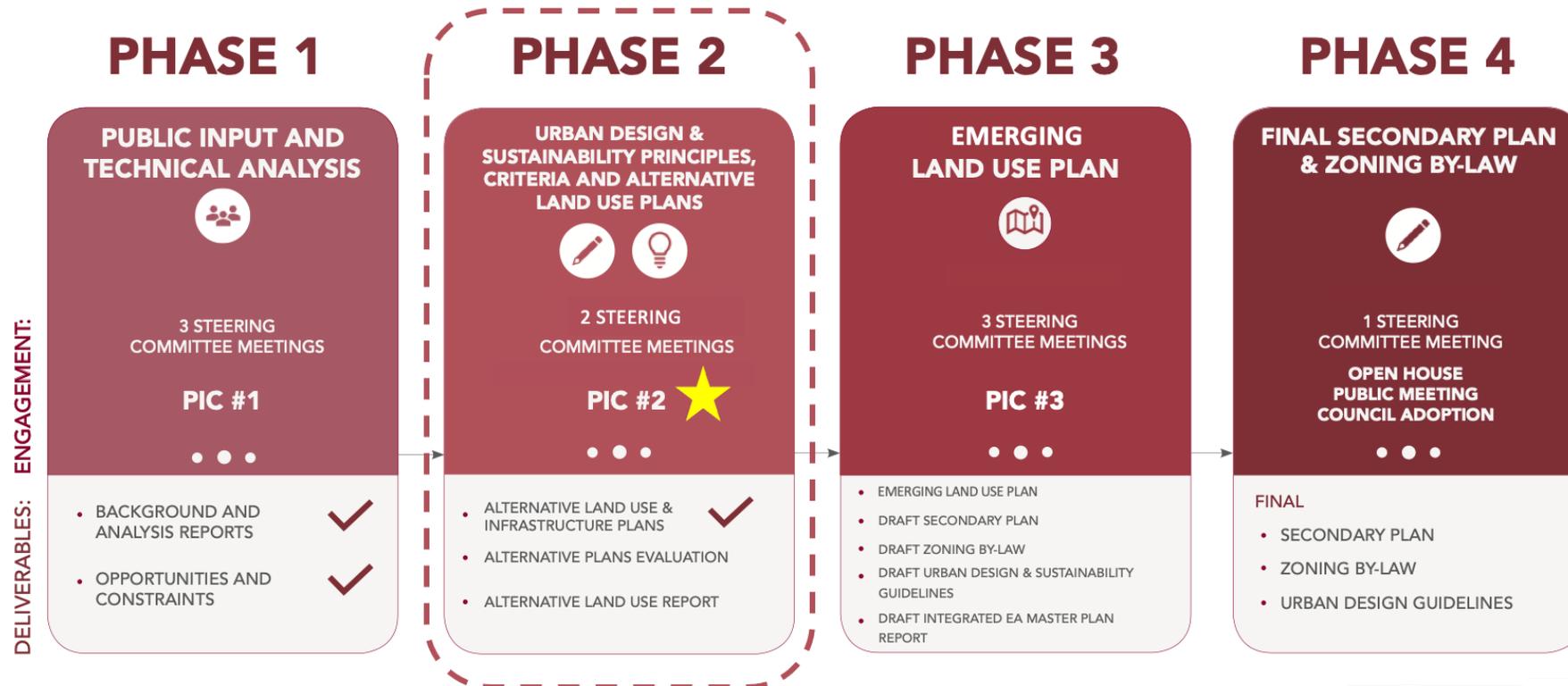


Cultural Heritage and Archaeology

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

Next Steps

- Evaluation of the 3 alternatives
- Preparation of emerging plan



We are here



Questions and Answers

Tell us more!

- Participate in our online survey
- Provide comments to the Study team at SoperHills@clarington.net
- Check out: www.Clarington.net/soperhills

Thank You

Email us: SoperHills@clarington.net

Check out: www.Clarington.net/soperhills

