

Municipality of Clarington

Soper Springs

Secondary Plan

Public Information Centre (PIC) #3

Prepared By: SGL Planning & Design Inc.

June 29, 2022



Soper Springs

Secondary Plan

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 Presenting Tonight

Clarington Staff



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Catherine Jay

Project Manager | **SGL**



Shikha Jagwani

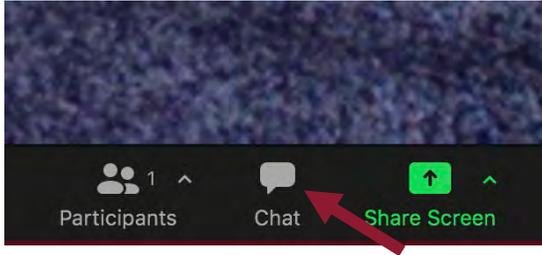
Urban Designer | **SGL**



Steve Hollingworth

Functional Servicing Lead | **TMIG**

How to Participate



Type your question or comment in the Q&A window.

If participating over the phone:

Press *9 if joining over the phone, and *6 to unmute/mute your microphone

Note: This meeting is being recorded.

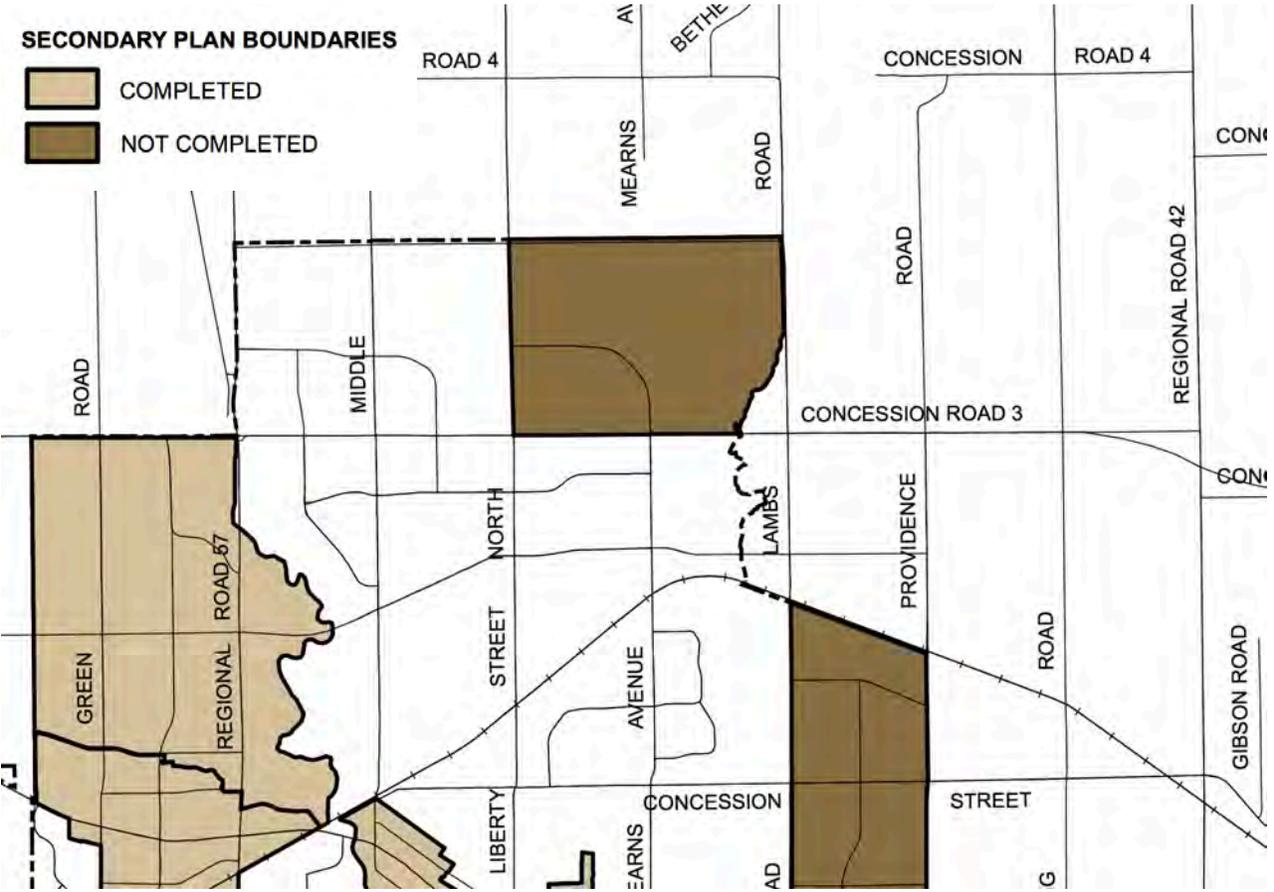


Presentation Outline



1. Context in Clarington
2. Study Area
3. Vision
4. Study Process
5. What We Heard
6. Land Use Alternatives
7. Evaluation Criteria
8. Next Steps

Secondary Plan Context in Clarington



Soper Springs
Secondary Plan Area

Source: Municipality of Clarington



Study Area



Source: Municipality of Clarington



Share your Ideas: How to Participate

- **Interactive Presentation**
 - During this live presentation, visit www.menti.com
 - Enter in code: **4254 2433**
 - Provide your feedback in real time!

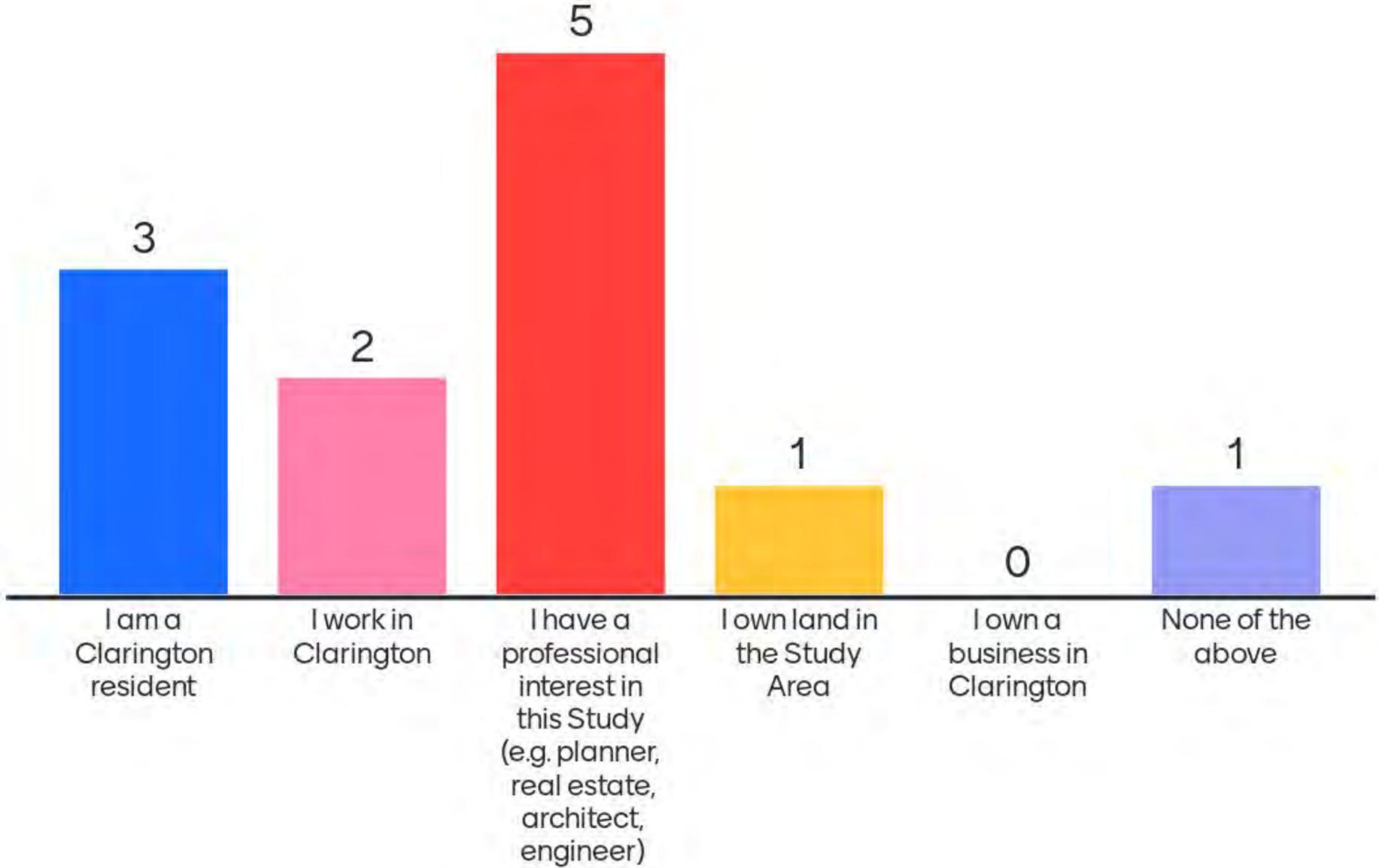
OR



Scan QR Code

Note: This slide will appear if it works

We would like to know about you – Please select any statements that apply:



The Vision

“To create a community that celebrates and enhances the history, character and natural environment of Clarington. The built form, parks, trails and connection to nature will foster a sense of place for the residents and visitors.

The neighbourhoods of Soper Springs will promote a positive image of the Municipality demonstrating a high quality of sustainability both through site and architectural design. Soper Springs will enhance the well-being of residents both present and future.”

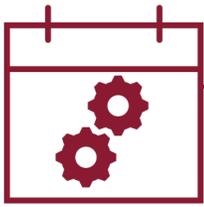


Is there a specific word or words in the vision that you feel are key or are there other key words of concepts that should be added?

"To create a community that celebrates and enhances the history, character and natural environment of Clarington. The built form, parks, trails and connection to nature will foster a sense of place for the residents and visitors.

The neighbourhoods of Soper Springs will promote a positive image of the Municipality demonstrating a high quality of sustainability both through site and architectural design. Soper Springs will enhance the well-being of residents both present and future."

connection to nature
connections
wellbeing
built form
access to nature
history
trails
parks
environment
walkable
mix of housing



Where are we in the Study Process?



Phase 1

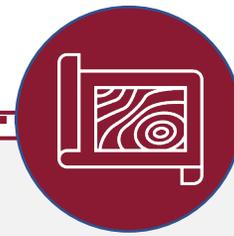
Initial Public Input + Technical Analysis

Engagement

- Steering Committee Presentation
- Public Information Centre

Deliverables

- Background and Analysis Report
- Opportunities and Constraints



Phase 2

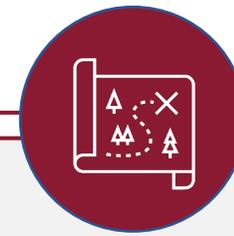
Urban Design + Sustainability Principles and Alternative Land Uses

Engagement

- Steering Committee Presentation
- Public Information Centre

Deliverables

- Land Use Alternatives and Infrastructure Plans Paper + Concept Plans
- Evaluation Criteria + Measures



Phase 3

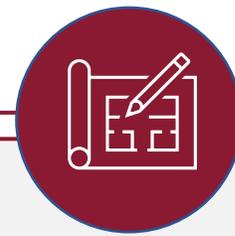
Preferred Land Use Plan

Engagement

- Steering Committee Presentation
- Council Update Presentation
- Public Information Centre

Deliverables

- Draft Secondary Plan
- Draft Planning Rational Report
- Preferred Land Use Plan



Phase 4

Final Draft Secondary Plan + Zoning By-Law

Engagement

- Steering Committee Presentation
- Statutory Open House
- Council Presentation + Adoption

Deliverables

- Final Planning Rational Report
- Final Draft Secondary Plan

We Are Here



Phase 1

What we heard

- Secondary Plan to be consistent with the Subwatershed Study
- Innovative Stormwater and Low Impact Development should be considered
- Questions regarding future roads and roundabouts

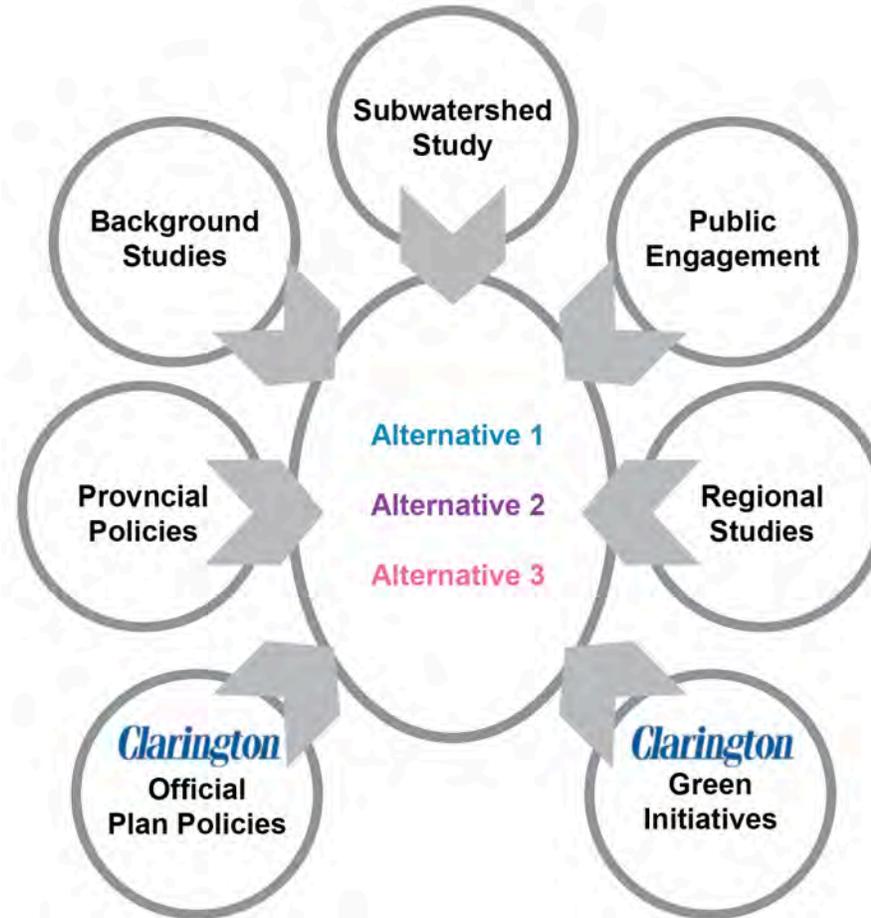
Public Engagement



- How will trails be provided
- Priority on sidewalks, trails, multi-use paths and parks
- Provide some commercial for daily use

The Alternatives

How were they developed?



Land Use Alternatives

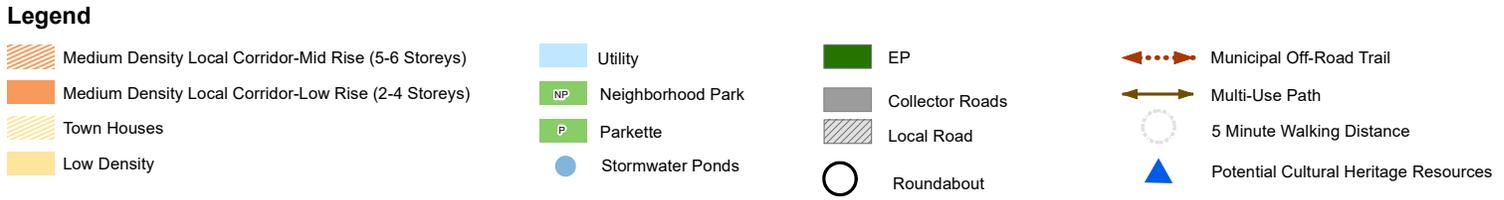
Common Elements

- Minimum gross density 50 people and jobs per hectare
- Local Corridor: 
 - Concession Road 3
- Conceptual SMW pond locations 
- Environmental Protection Areas 
 - Based on Soper Springs SWS Study
- Potential Cultural Heritage Resources 
- Roundabout at Liberty Street N and Concession Road 3 



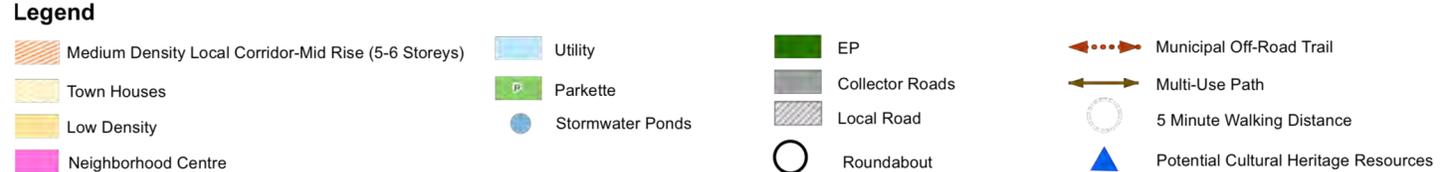
Alternative 1

- One larger central park as a focus
- Density at Liberty and Concession Road



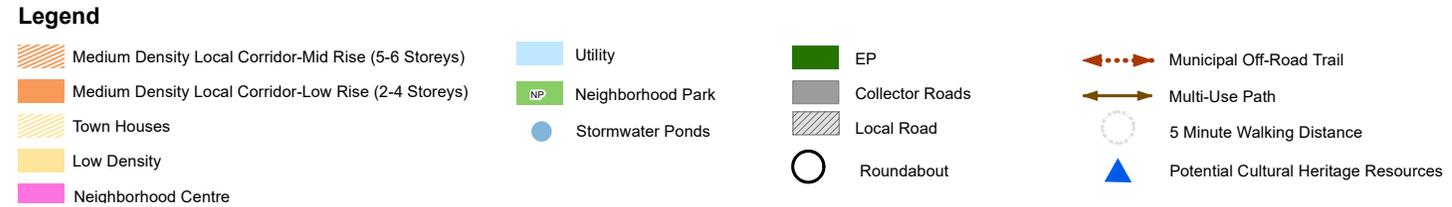
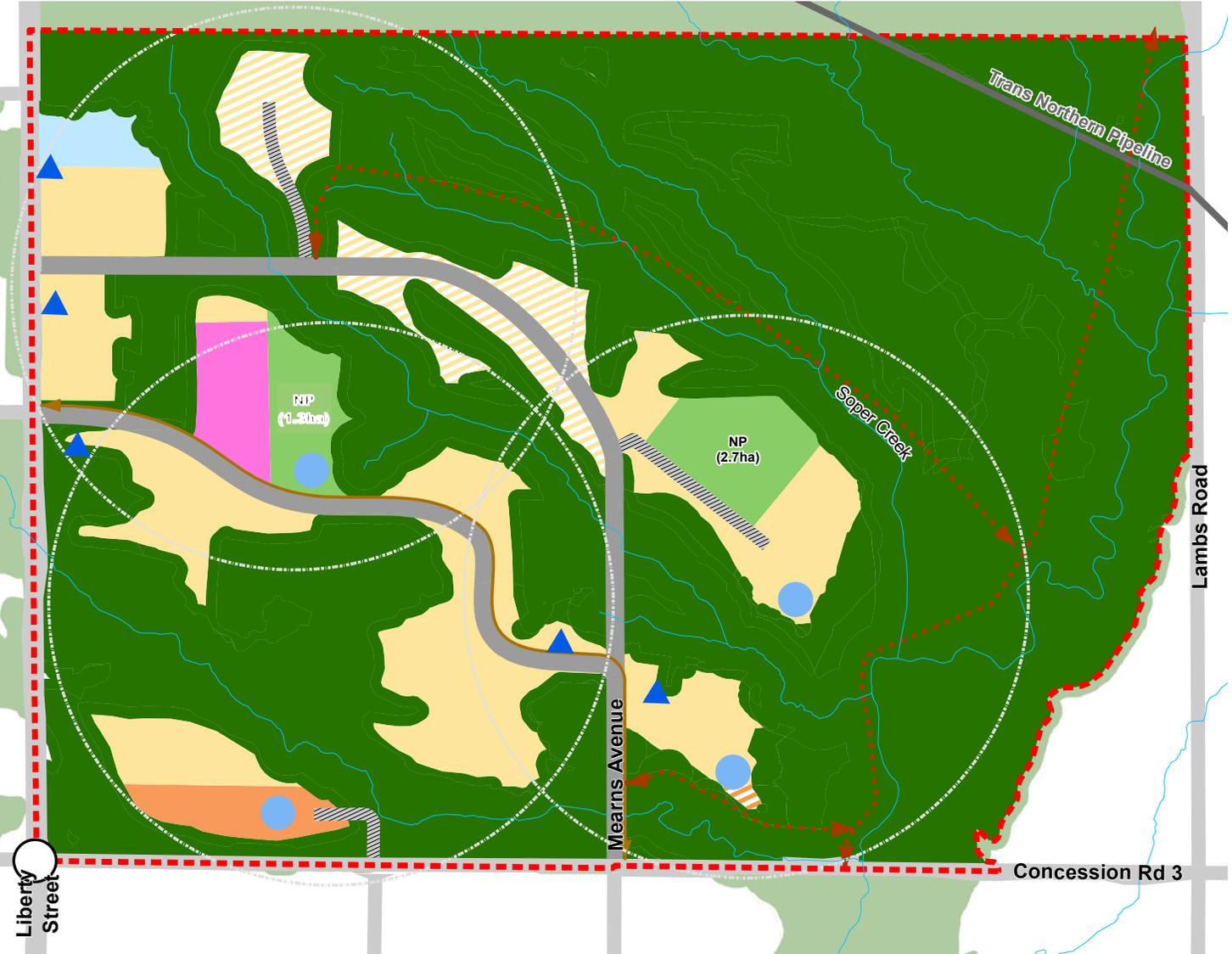
Alternative 2

- Neighbourhood Centre on Liberty
- Higher density surrounding Neighbourhood Centre
- Parks distributed throughout



Alternative 3

- Centralized Neighbourhood Centre and two Neighbourhood Parks



Neighbourhood Centre

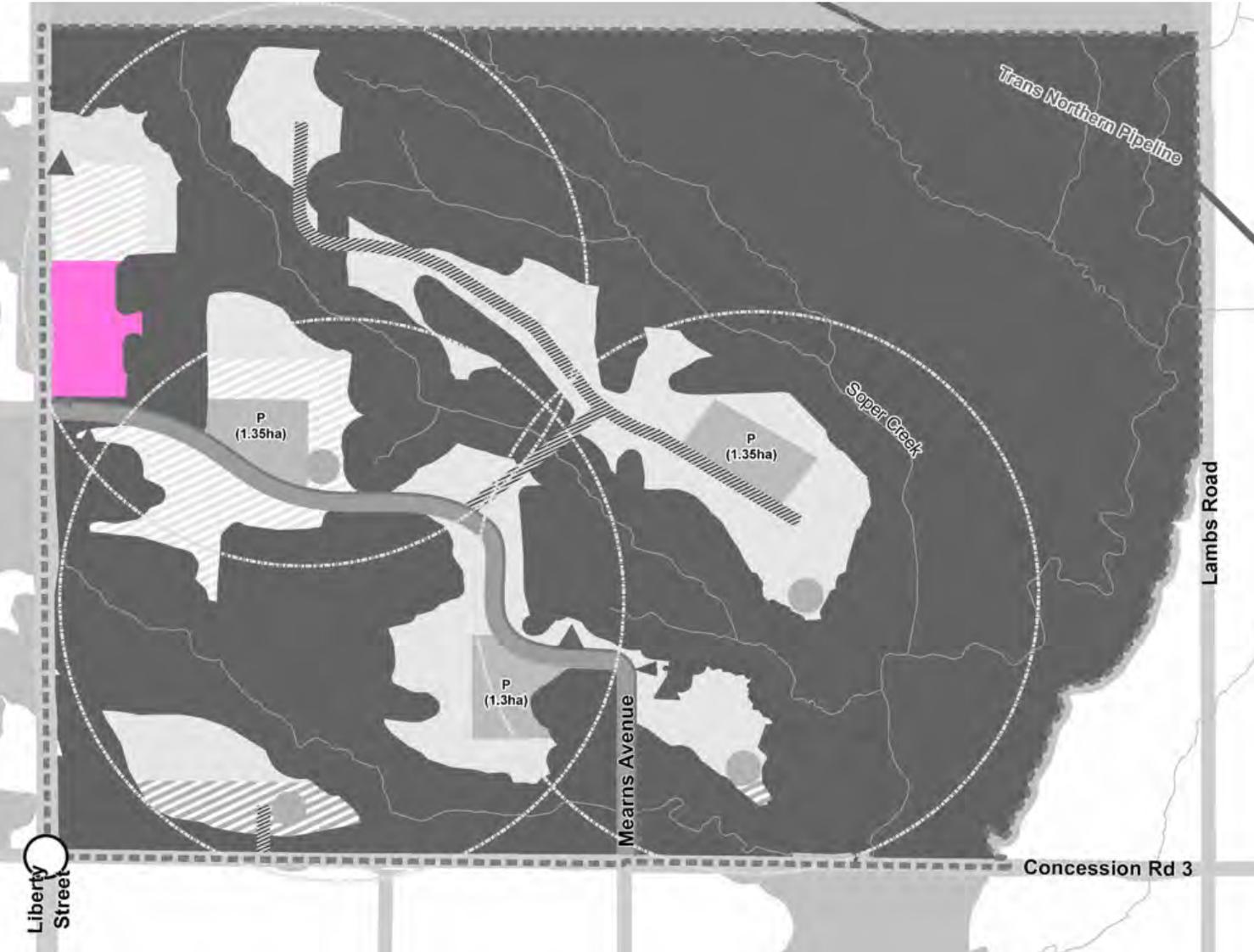
- 2 hectares in Alternatives 2 and 3
- Accommodate mixed uses including up to 5,000 sq.m. of retail



Source: Cranshaw Construction



Source: Soil and Structure Consulting Inc.



Alternative 2

Neighbourhood Centre

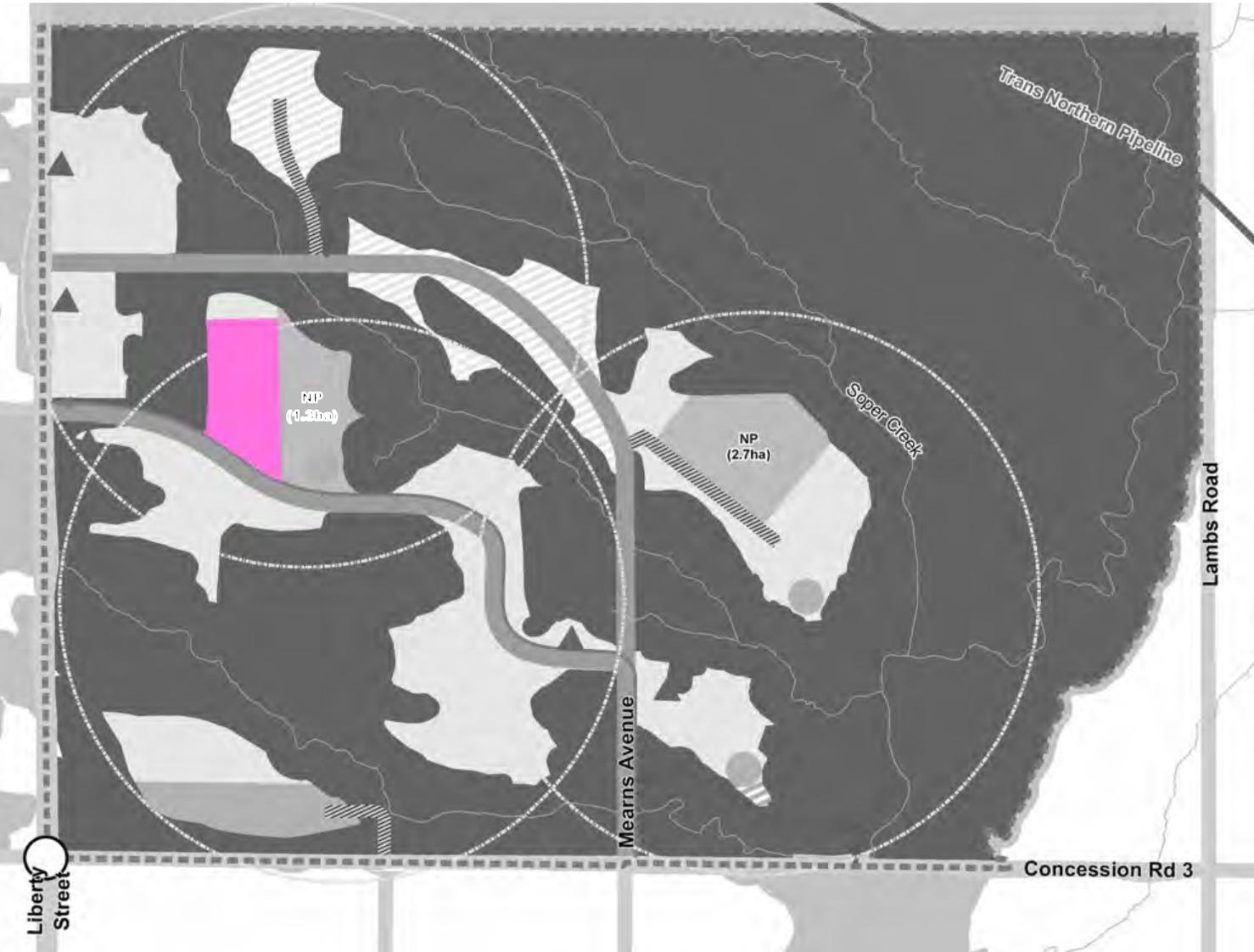
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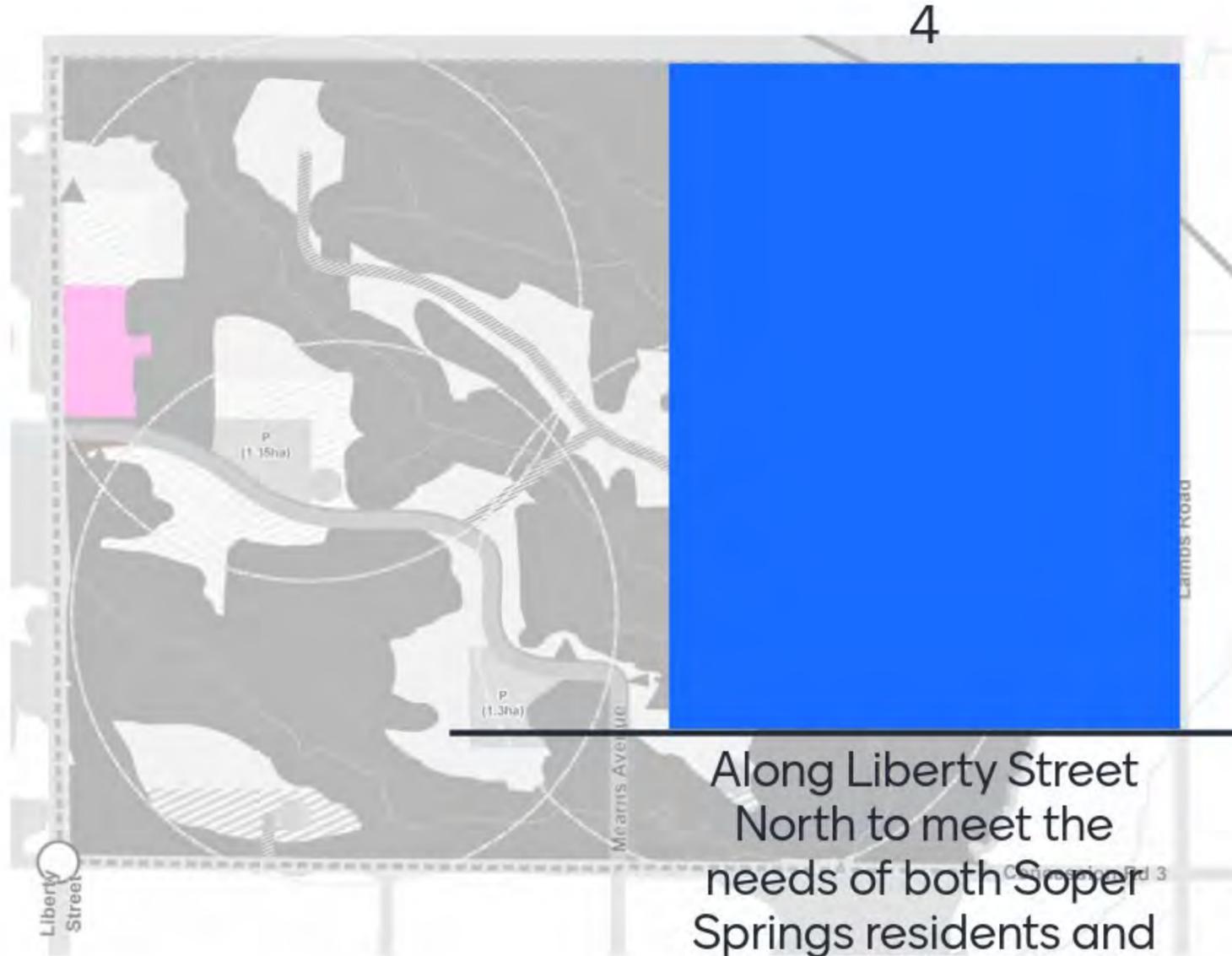


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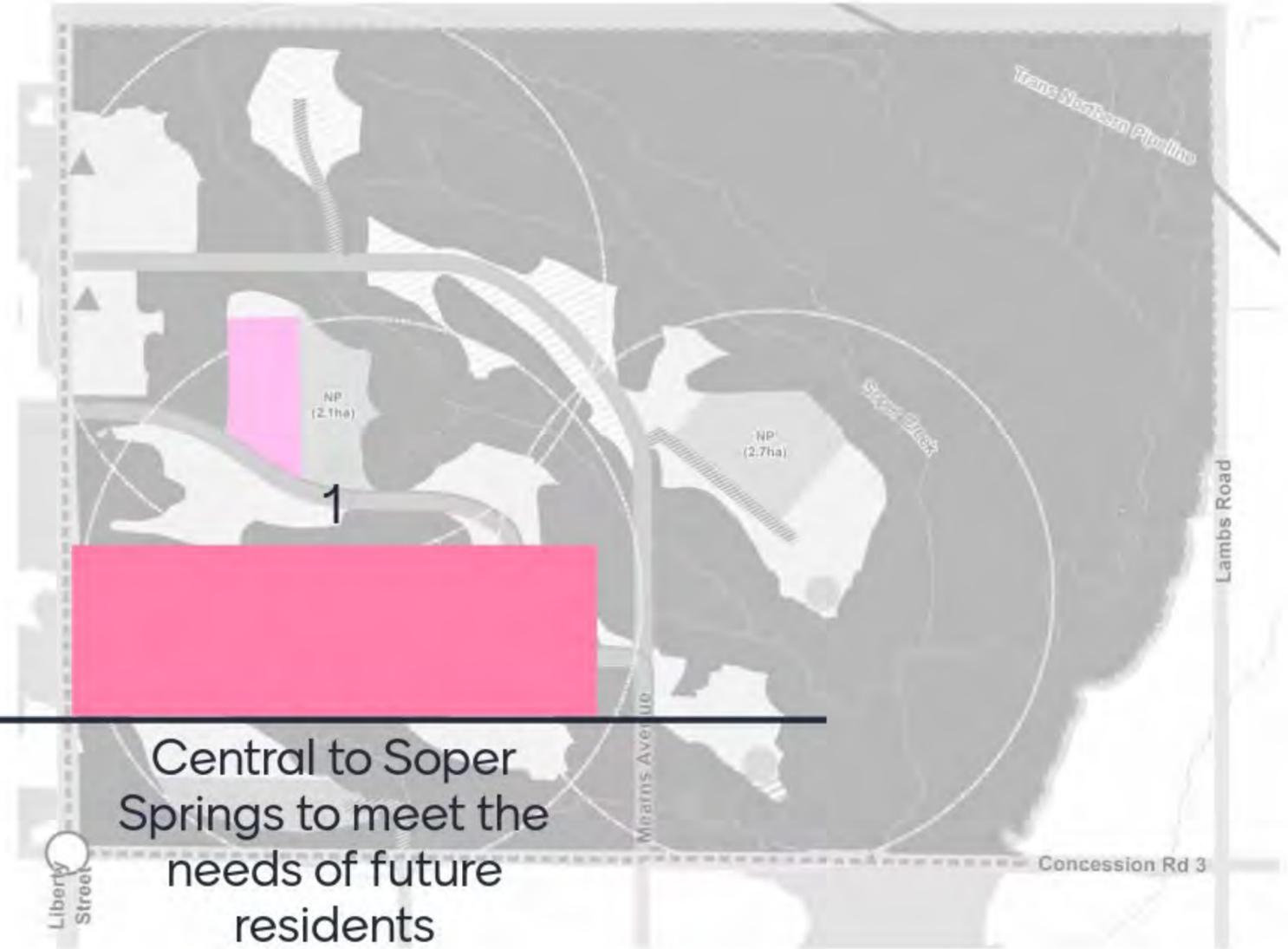


Alternative 3

Which location is more appropriate?



Along Liberty Street North to meet the needs of both Soper Springs residents and the surrounding community



Central to Soper Springs to meet the needs of future residents

Local Corridor

- Medium Density Low Rise
 - 2 – 4 Storeys
 - Assumed density of 50 uph
- Medium Density Mid Rise
 - 5 – 6 Storeys
 - Assumed density of 60 uph

Medium Density Local Corridor - Low Rise

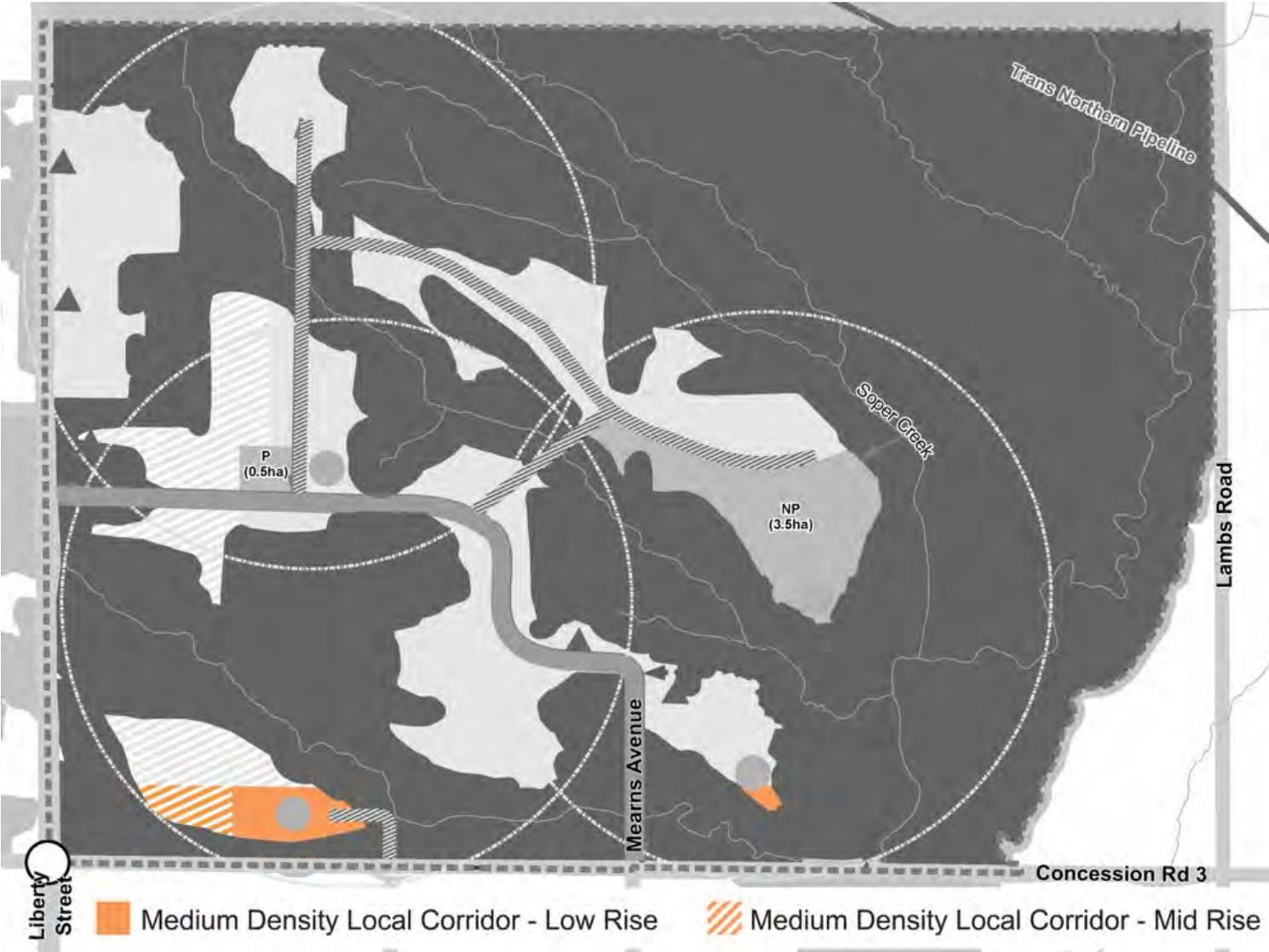


Source: Fifth Avenue

Medium Density Local Corridor - Mid Rise



Source: Norstar Group



Alternative 1

Local Corridor

- Medium Density Low Rise
 - 2 – 4 Storeys
 - Assumed density of 50 uph
- Medium Density Mid Rise
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Medium Density Local
Corridor - Low Rise

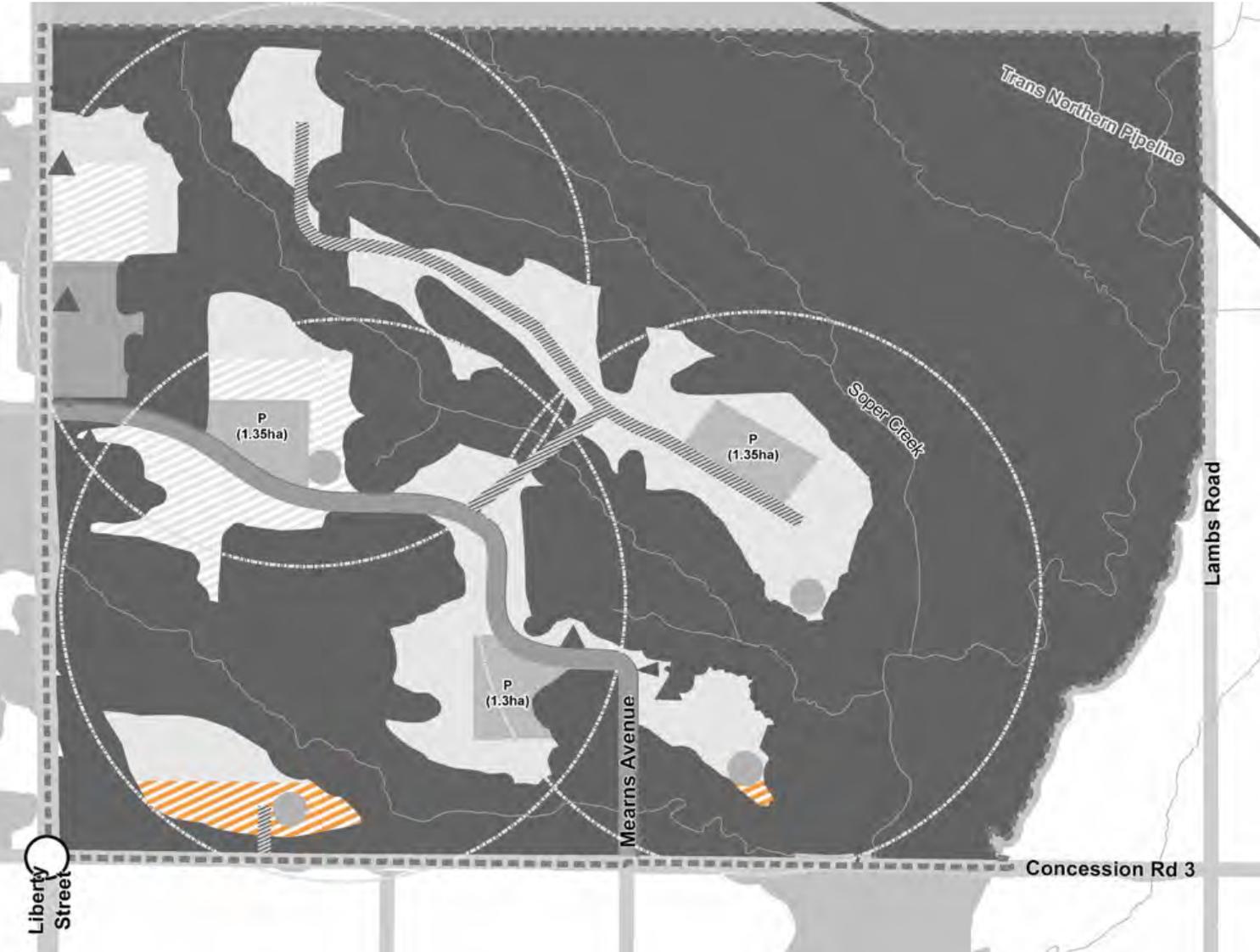


Source: Fifth Avenue

Medium Density Local
Corridor - Mid Rise



Source: Norstar Group



Alternative 2

Local Corridor

- Medium Density Low Rise
 - 2 – 4 Storeys
 - Assumed density of 50 uph
- Medium Density Mid Rise
 - 5 – 6 Storeys
 - Assumed density of 60 uph

Medium Density Local Corridor - Low Rise

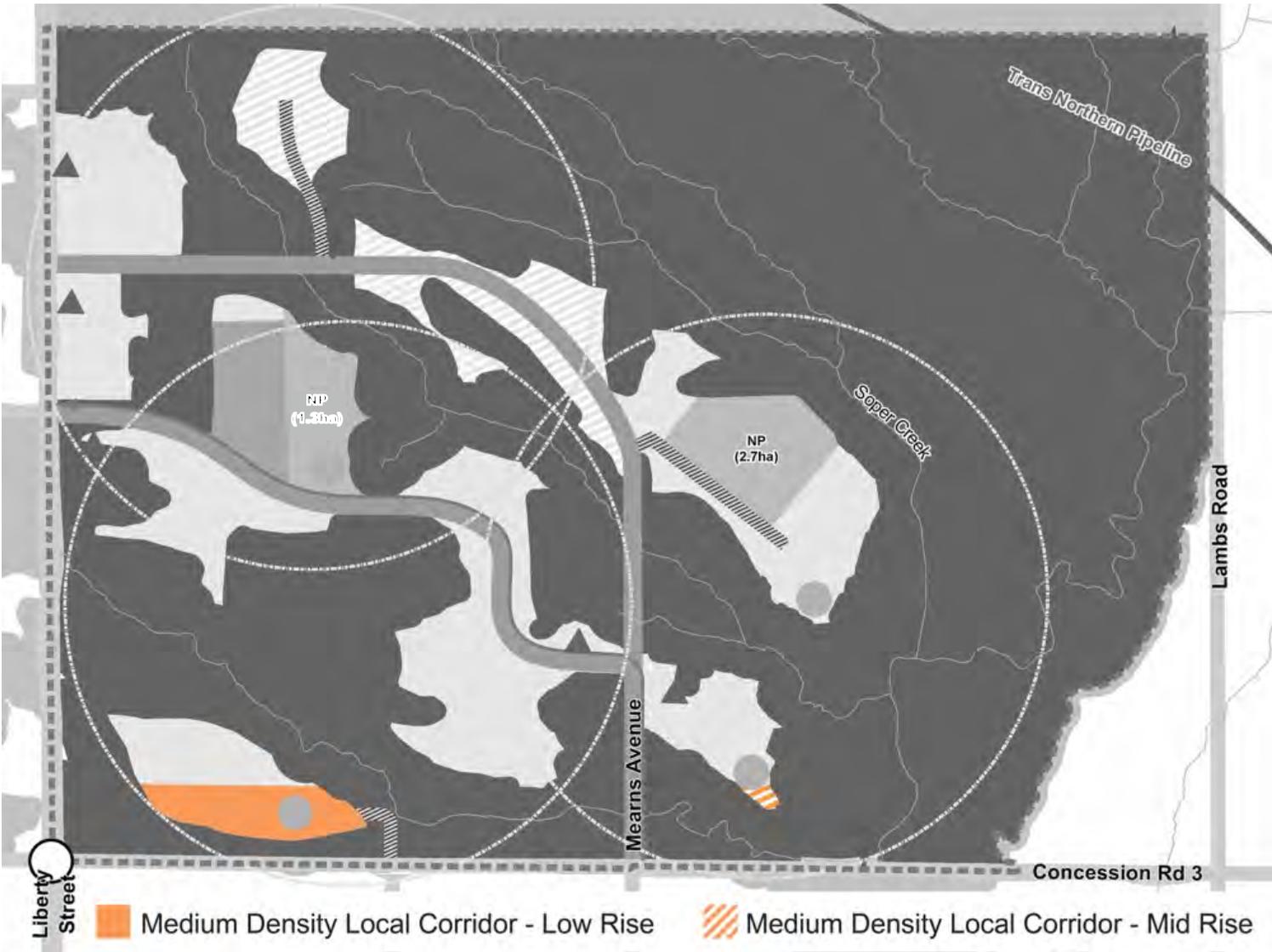


Source: Fifth Avenue

Medium Density Local Corridor - Mid Rise

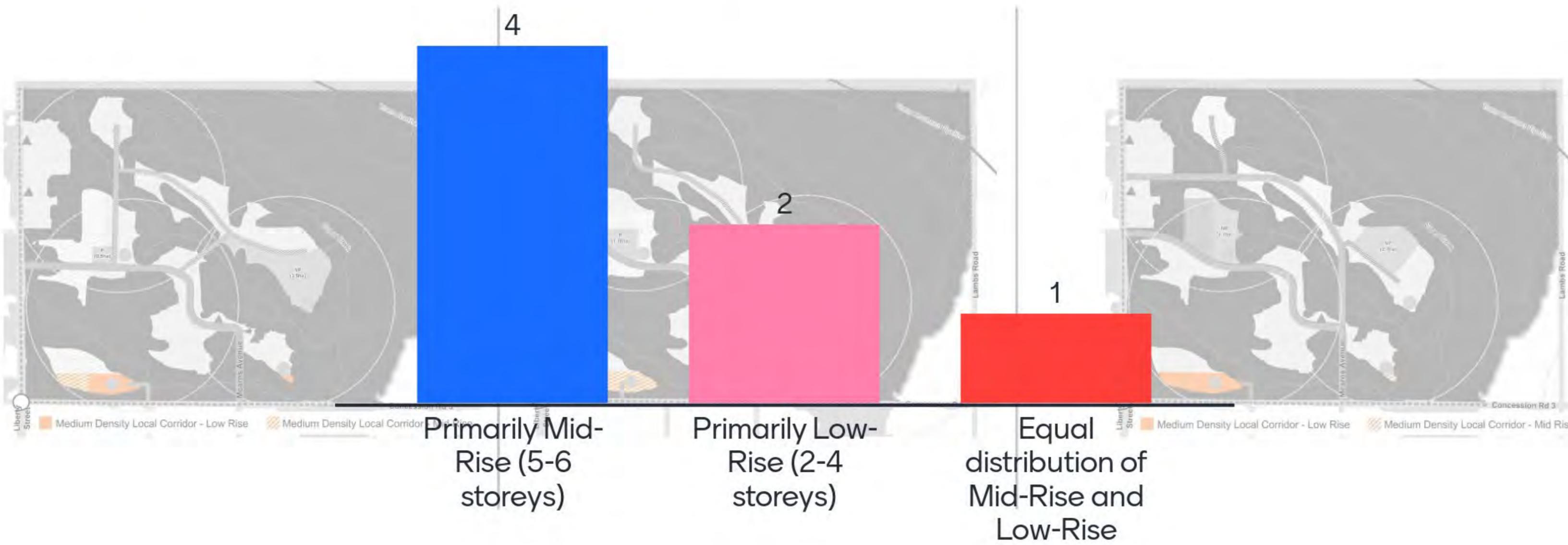


Source: Norstar Group



Alternative 3

What distribution of medium density land uses is more appropriate in the Local Corridor?



Low Density

- Covers most of Soper Springs
- Single detached and semi-detached dwellings
- Townhouses comprise 10-12% of area

Sustainable Low Density Dwellings



Source: CHBA



Source: Zolo

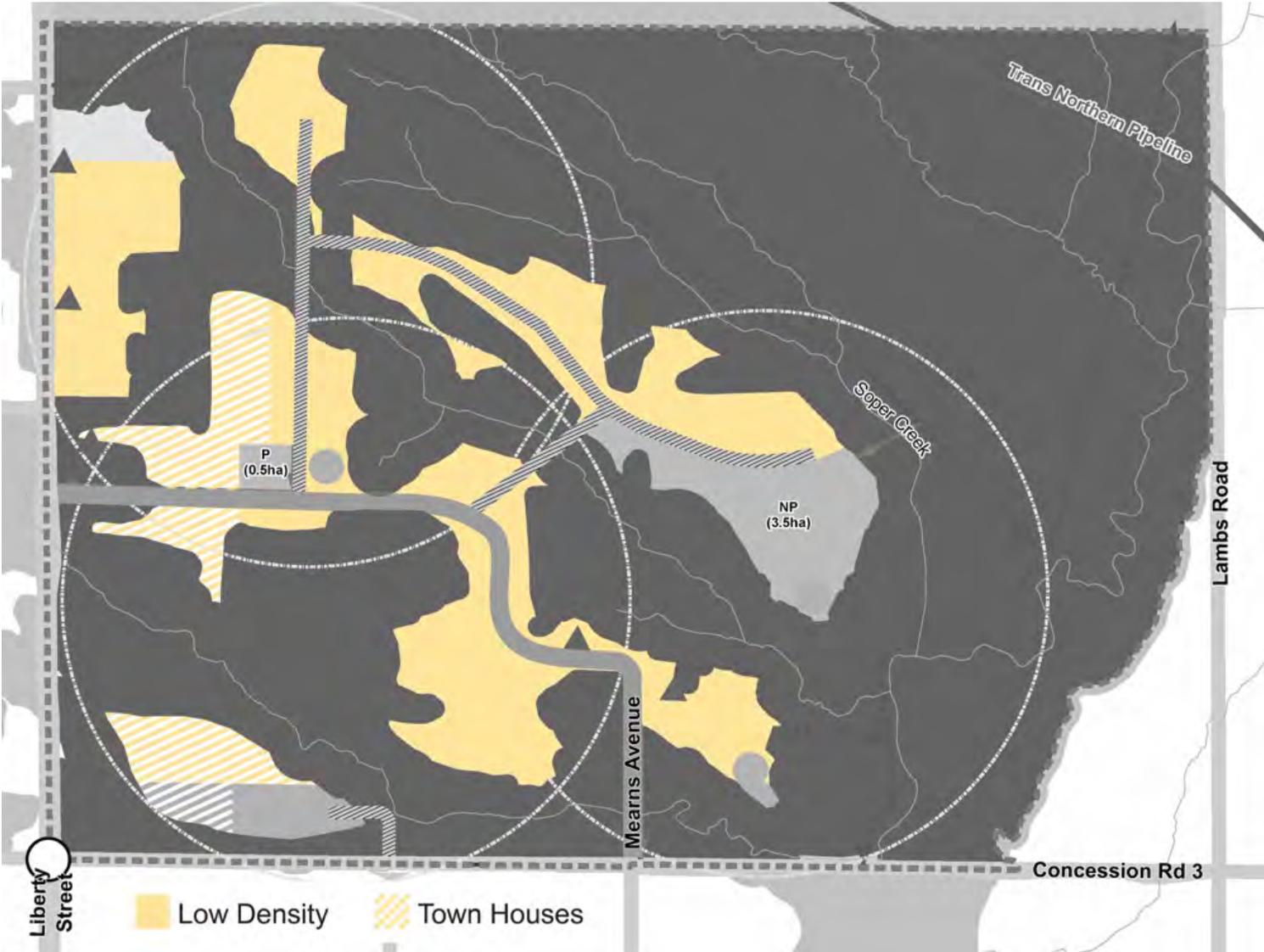
Net Zero Low Density - Townhouses



Source: CHBA



Source: Green Energy Futures



Alternative 1

Low Density

- Covers most of Soper Springs
- Single detached and semi-detached dwellings
- Townhouses comprise 10-12% of area

Sustainable Low Density Dwellings



Source: CHBA



Source: Zolo

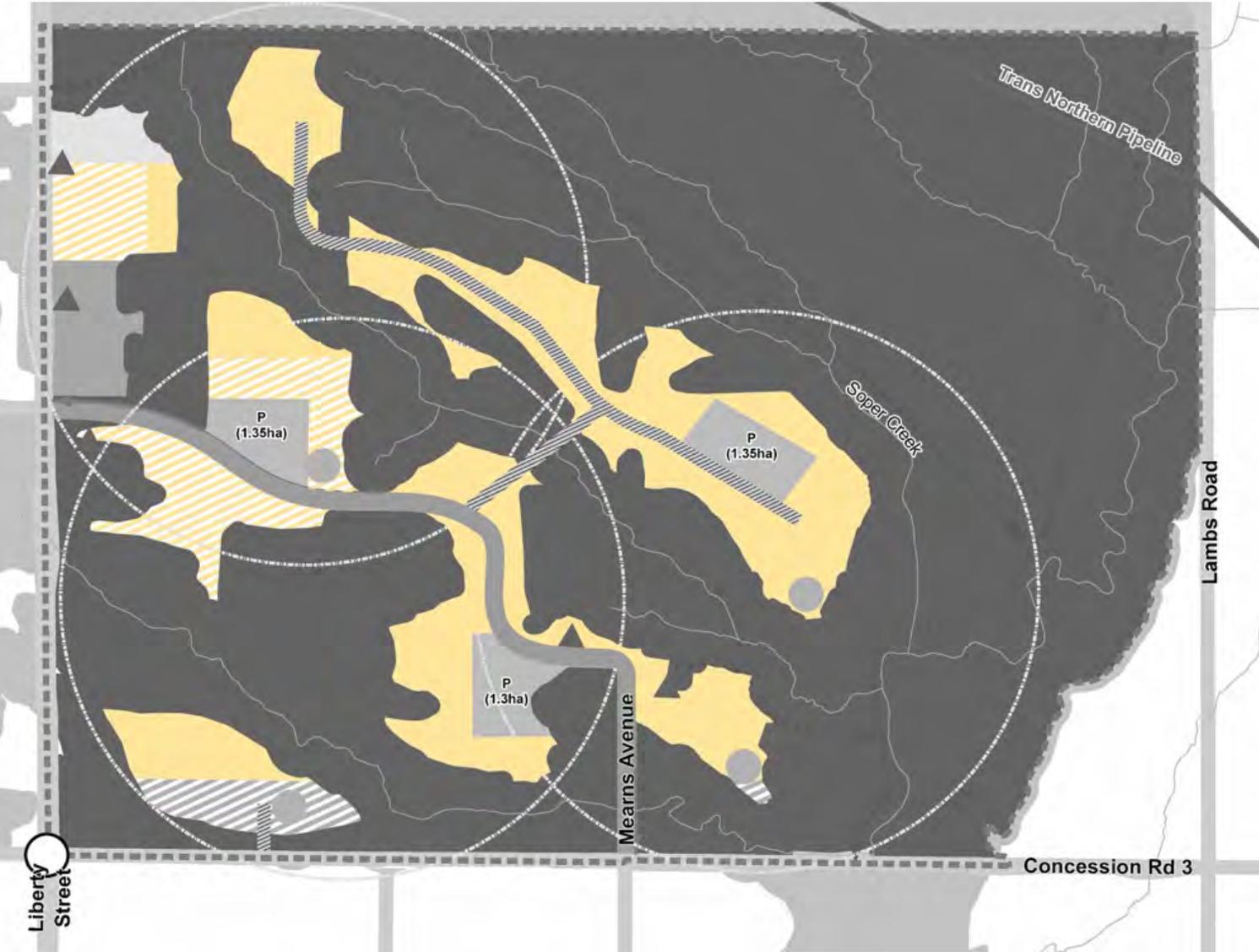
Net Zero Low Density - Townhouses



Source: CHBA



Source: Green Energy Futures



Alternative 2

Low Density

- Covers most of Soper Springs
- Single detached and semi-detached dwellings
- Townhouses comprise 10-12% of area

Low Density Sustainable Low Density Dwellings



Source: CHBA



Source: Zolo

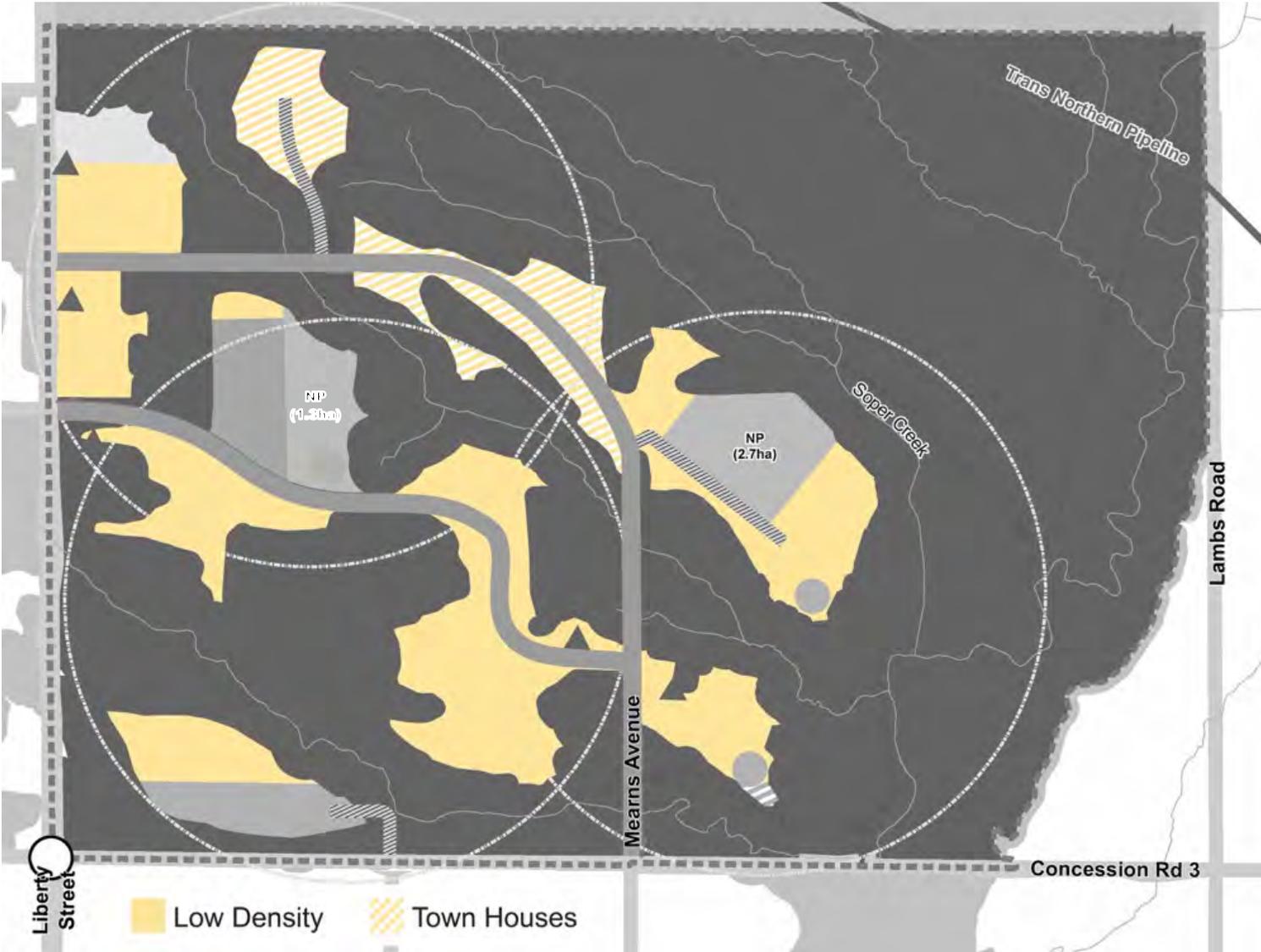
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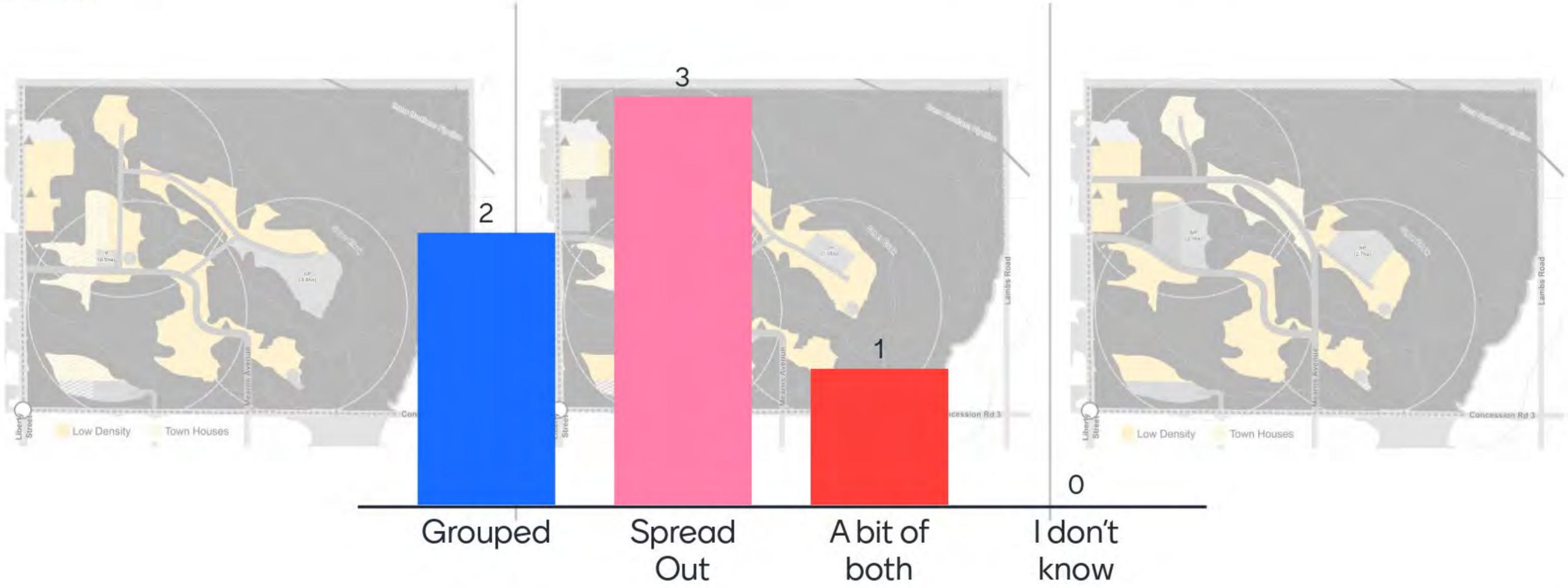


Source: Green Energy Futures



Alternative 3

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



Parks

- Approximately 4 hectares required for Soper Springs



Basketball Court



Playground



Dog Park

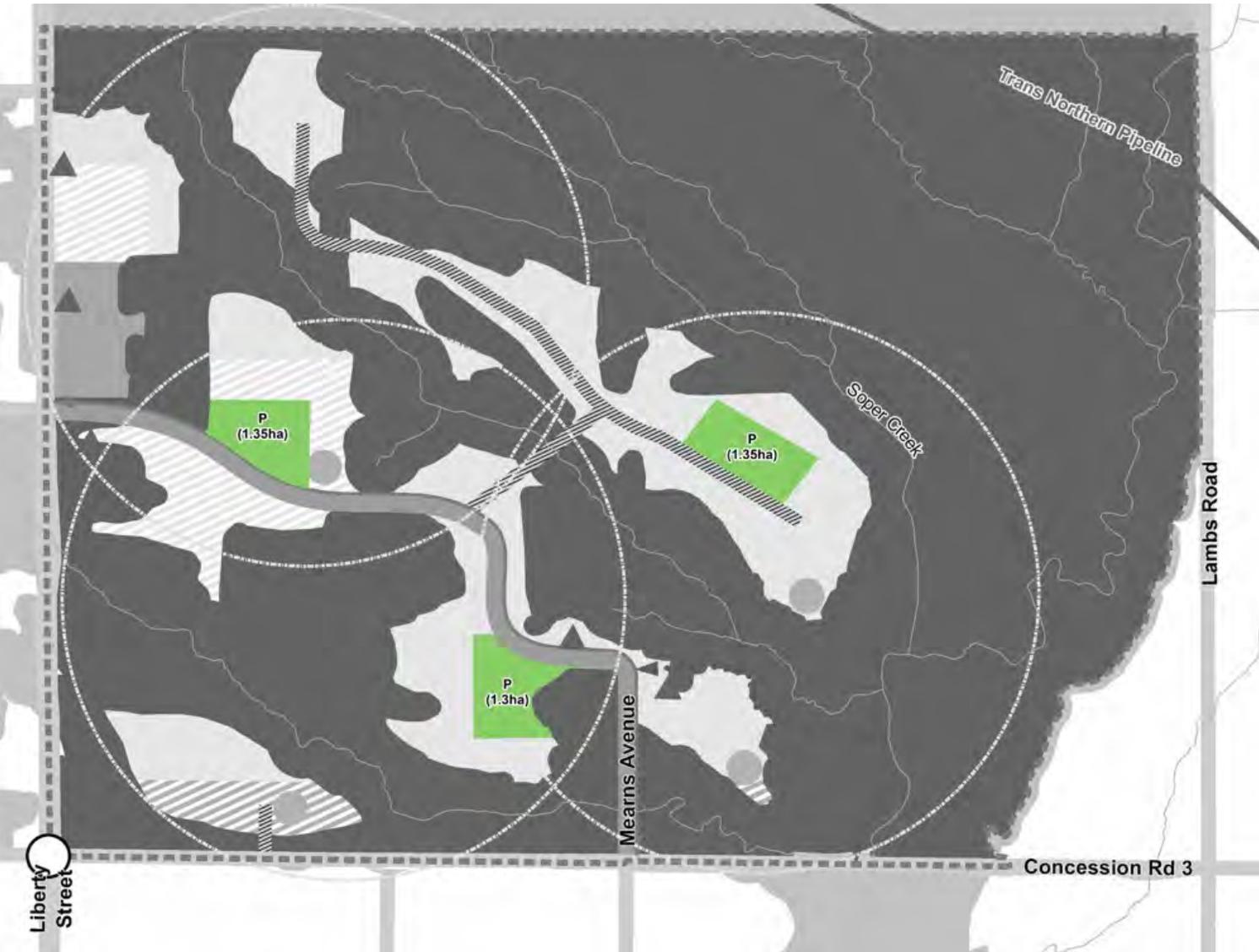


Community Garden

Alternative 1

Parks

- Approximately 4 hectares required for Soper Springs



Basketball Court



Playground



Dog Park

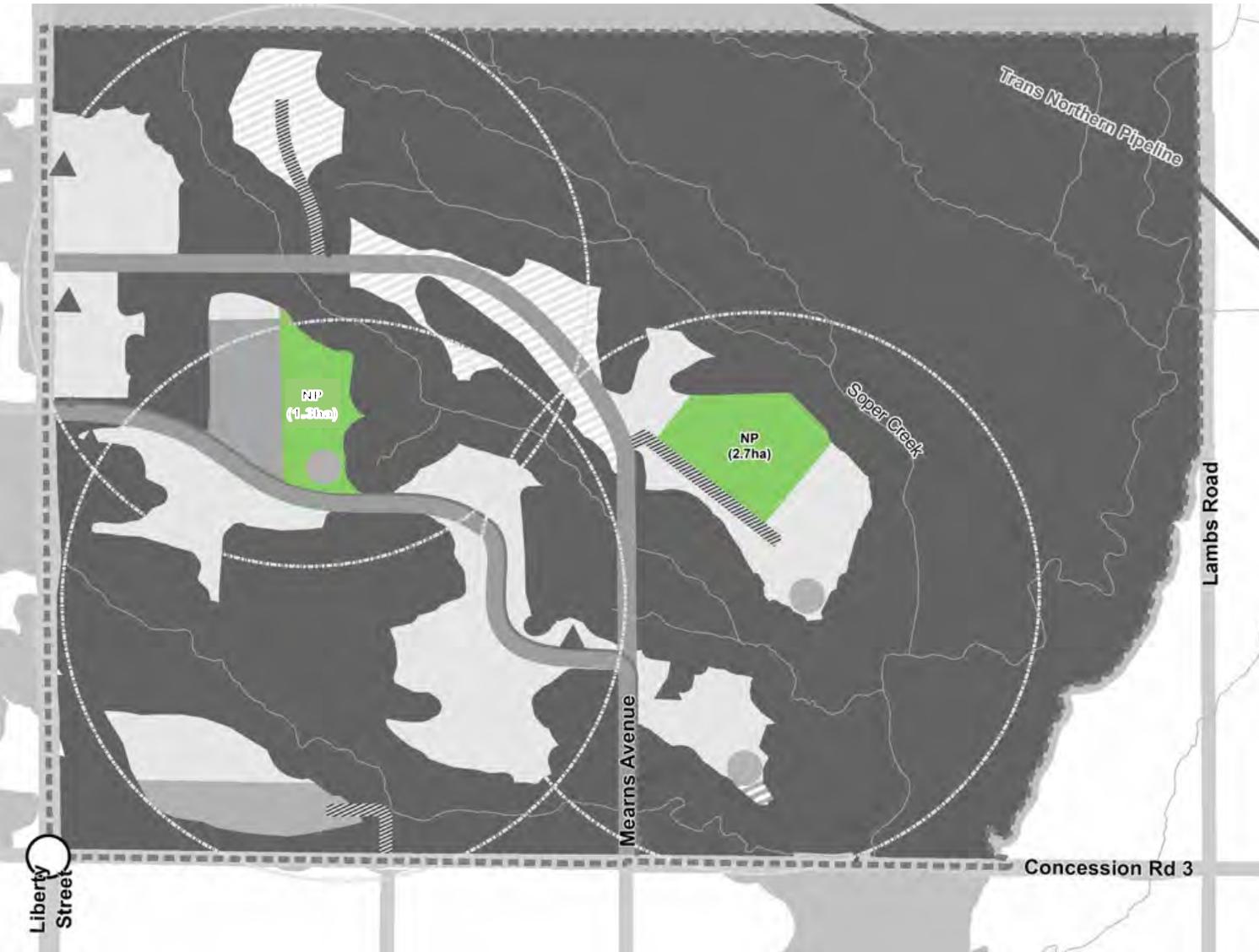


Community Garden

Alternative 2

Parks

- Approximately 4 hectares required for Soper Springs



Basketball Court



Playground



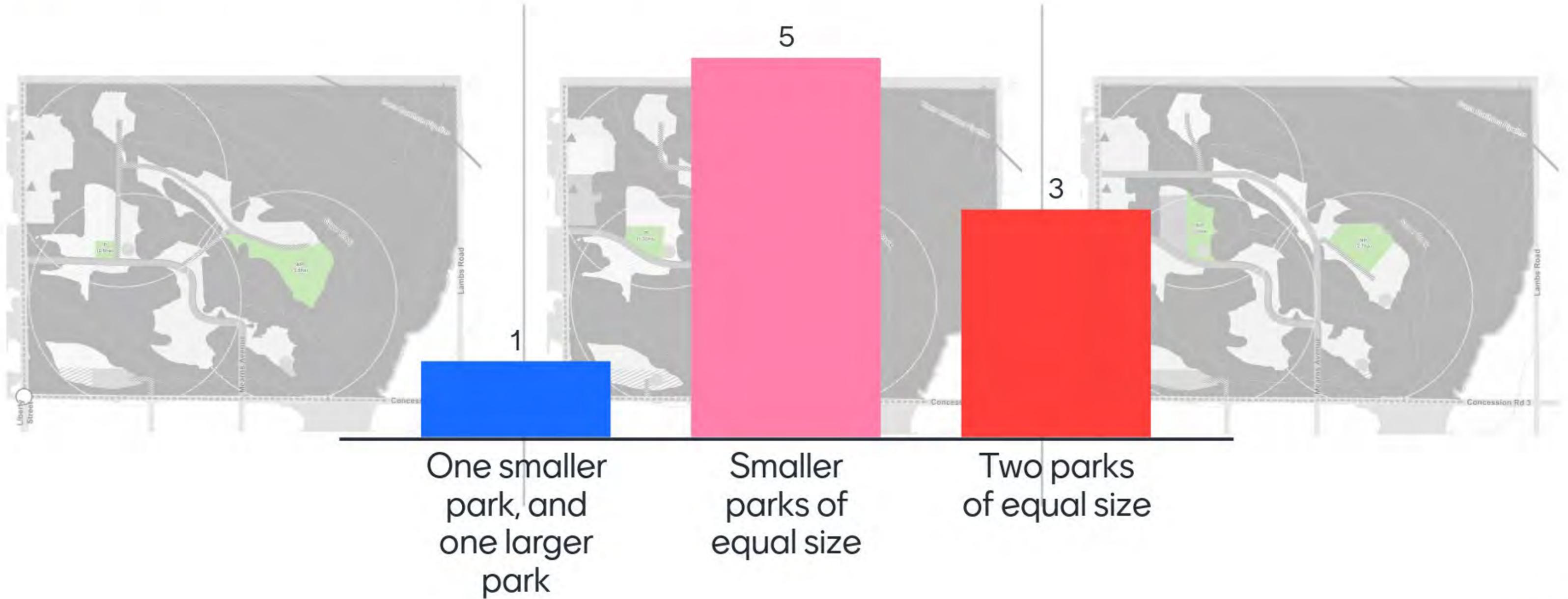
Dog Park



Community Garden

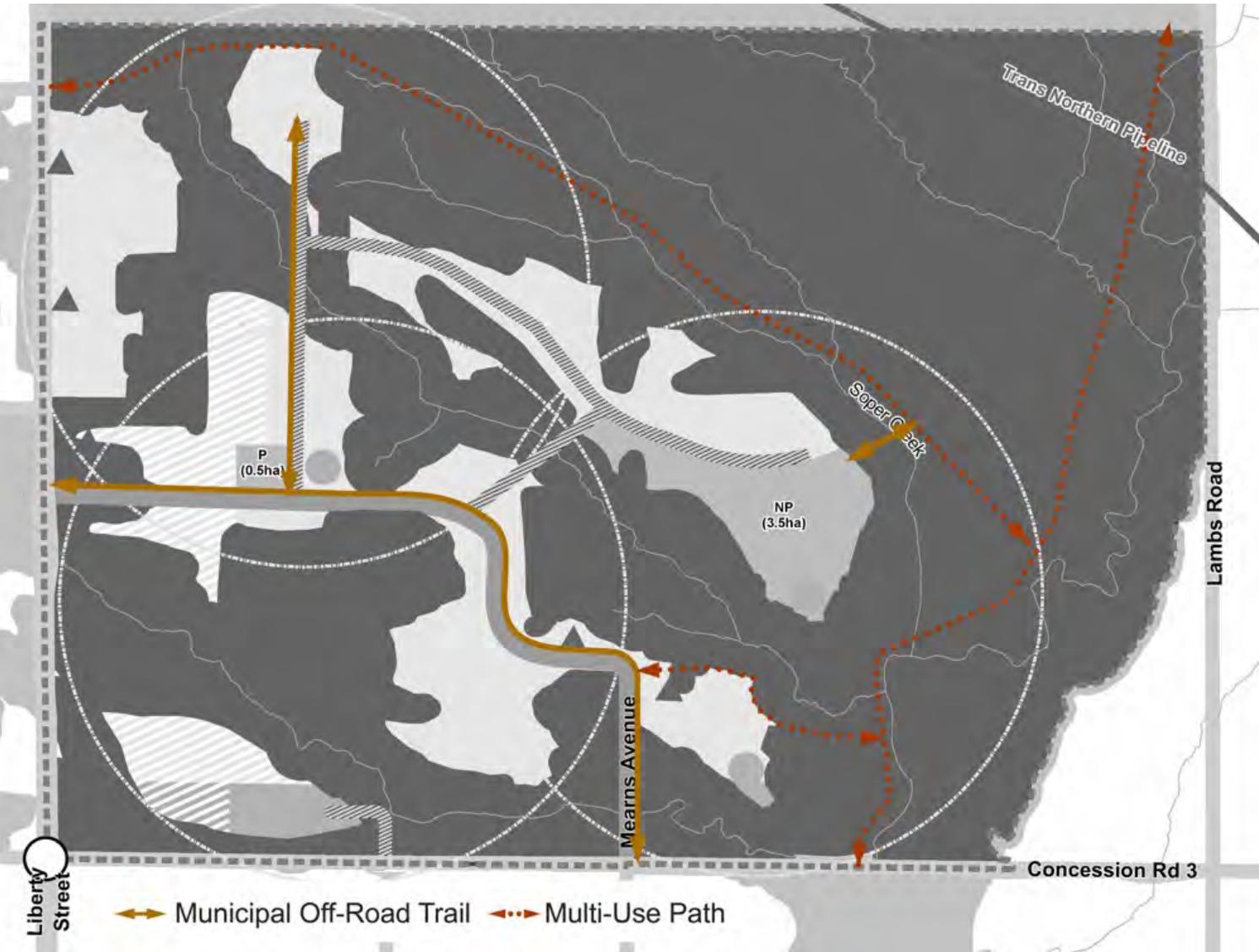
Alternative 3

What size and distribution of parks is more appropriate for Soper Springs?



Active Transportation

- Multi-Use Paths along collector roads and connecting to Municipal Trail



Alternative 1

Active Transportation

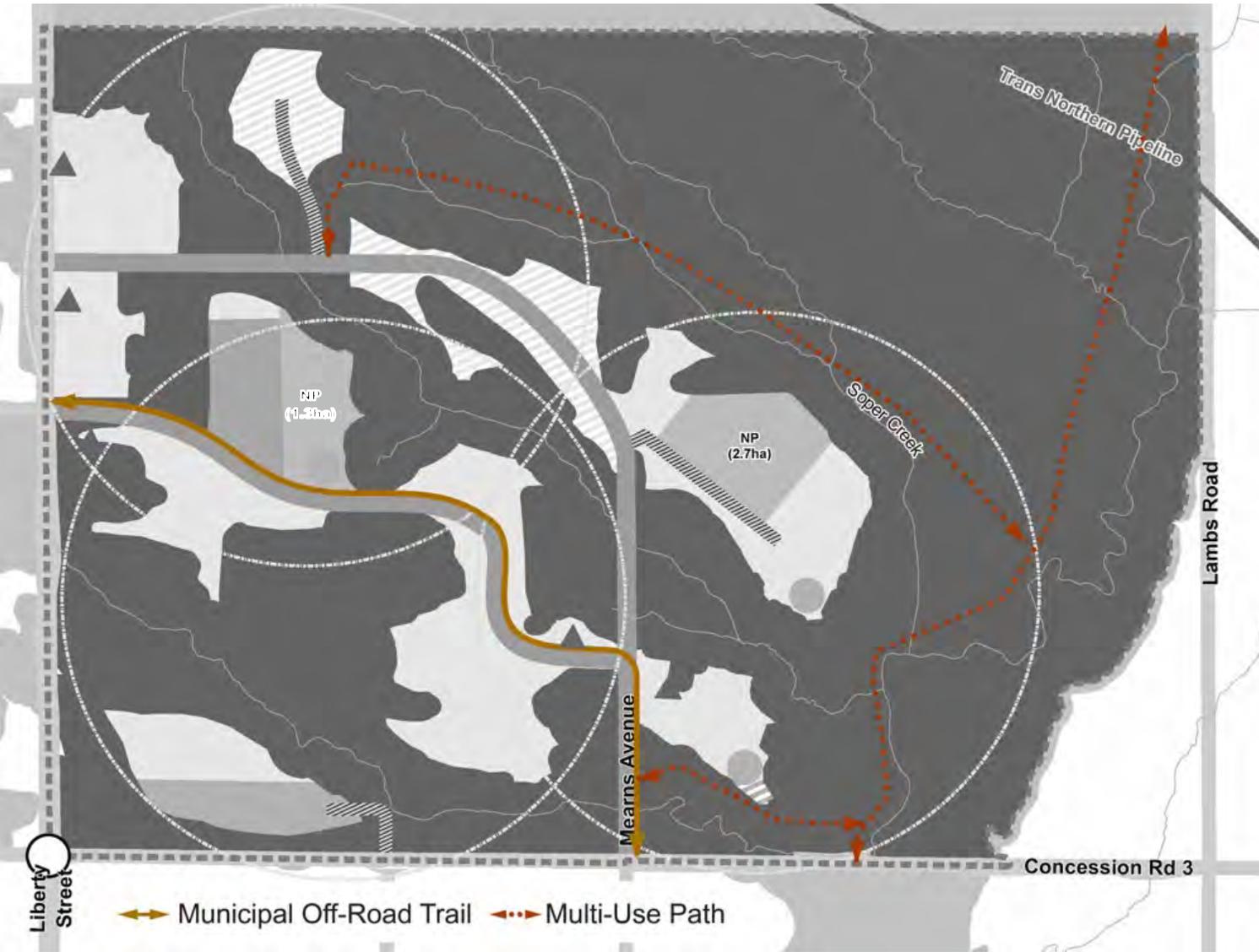
- Multi-Use Paths along collector roads and connecting to Municipal Trail



Alternative 2

Active Transportation

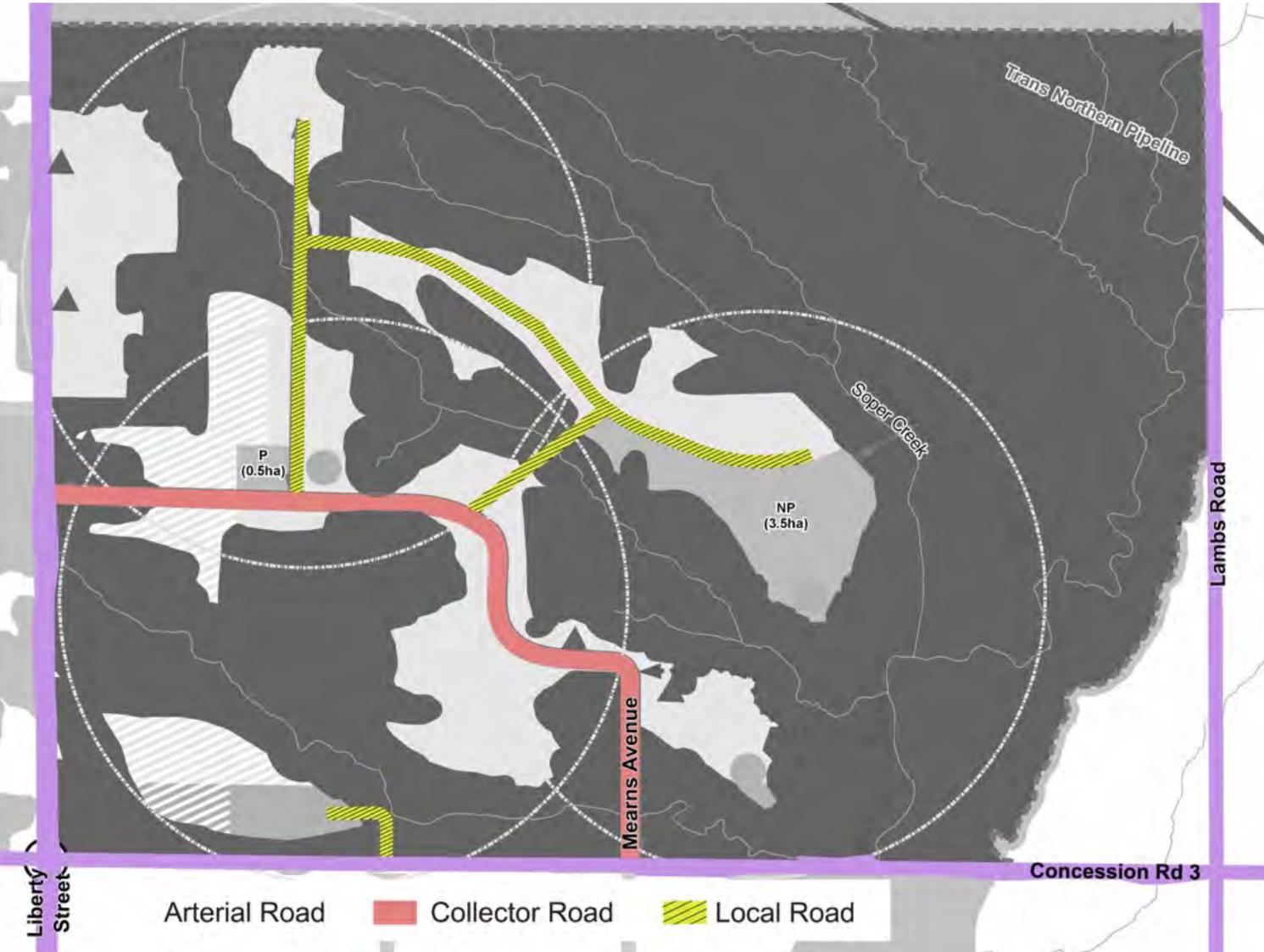
- Multi-Use Paths along collector roads and connecting to Municipal Trail



Alternative 3

Roads

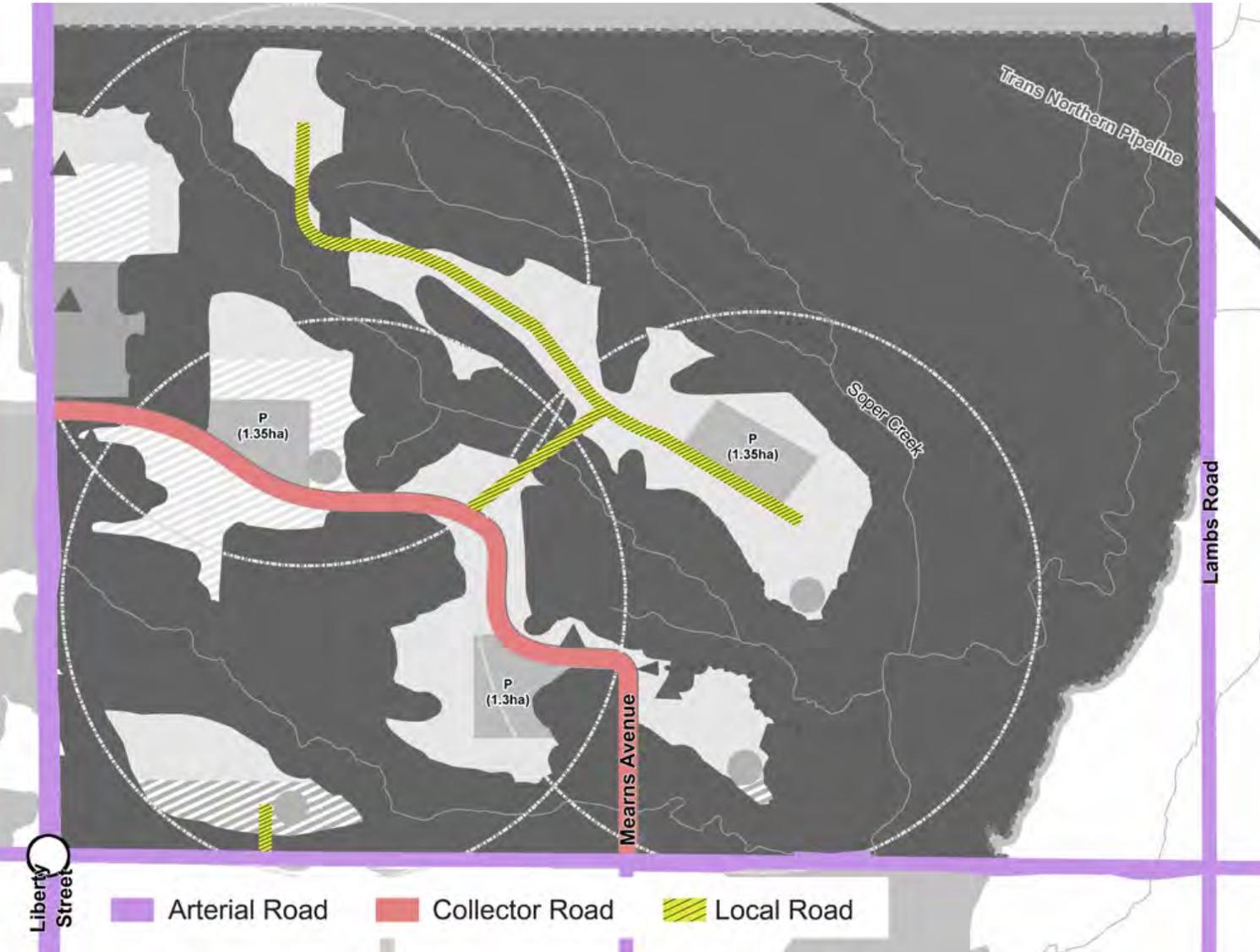
- Existing Arterial Roads
- Collector Roads
 - Different configurations in each Alternative
 - Extension of Mearns Ave
- Local Roads
 - Conceptual connection points
- Road crossing with EPA will be evaluated
- Environmental impact of roads will be key criteria or evaluation



Alternative 1

Roads

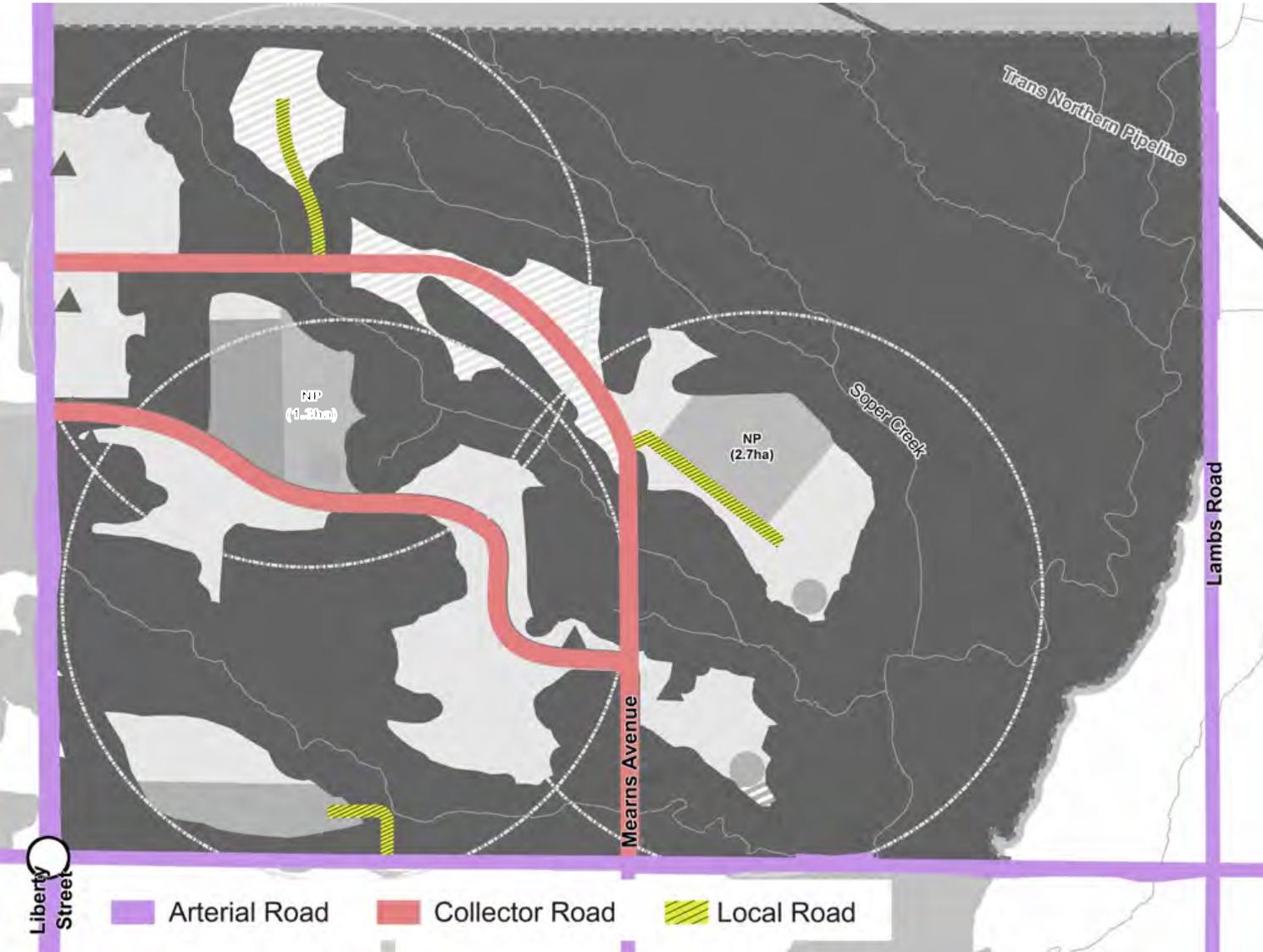
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Alternative 2

Roads

- Existing Arterial Roads
- Collector Roads
 - Different configurations in each Alternative
 - Extension of Mearns Ave
- Local Roads
 - Conceptual connection points
- Road crossing with EPA will be evaluated
- Environmental impact of roads will be key criteria or evaluation



Alternative 3

Purpose of Evaluation Criteria + Measures



Built Environment



Transportation + Mobility



Natural Environment + EPAs



Parks + Open Space



Sustainable Servicing + SWM



Cultural Heritage + Archaeology



Agriculture

- Guides the evaluation of three Land Use Alternatives
- Will identify preferred elements of each alternative to prepare Preferred Plan
- Based on:
 - Key themes + principles;
 - Background Summary Report ; and
 - Sustainability and Green Principles Report.

Built Environment



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

- Create transit supportive development with higher density housing
- Create a walkable community
- Provide for a variety of housing types and arrangements such as townhouses, singles and semis, and multi-unit dwellings
- Land use mix is supportive for people of all ages and incomes



Transportation + Mobility

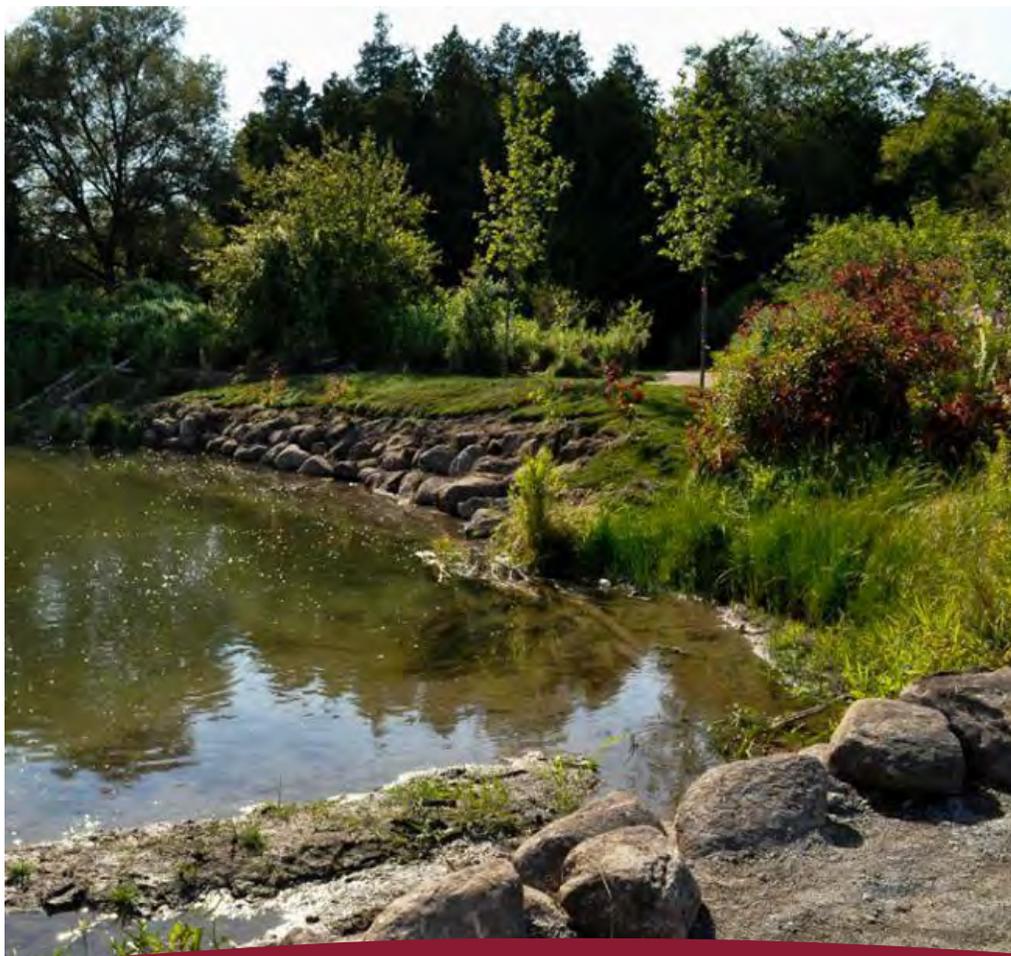
Principal: Reduce dependence on personal vehicles and prioritize active transportation modes of travel by creating a network that encourages walking and cycling and improve overall health for the residents and community

- Provide sufficient capacity and connectivity for all travel modes - vehicular, future transit, active transportation
- Create a transportation system that prioritizes active transportation modes of travel that is accessible for all users.
- Minimize impact of Road network on the Environmental Protection Areas (EPA).
- Ability to build a street and block pattern that creates a walkable and pedestrian friendly environment.
- Ability to meet required intersection spacing along arterial roads.





Natural Environment + Environmental Protection Areas (EPA)



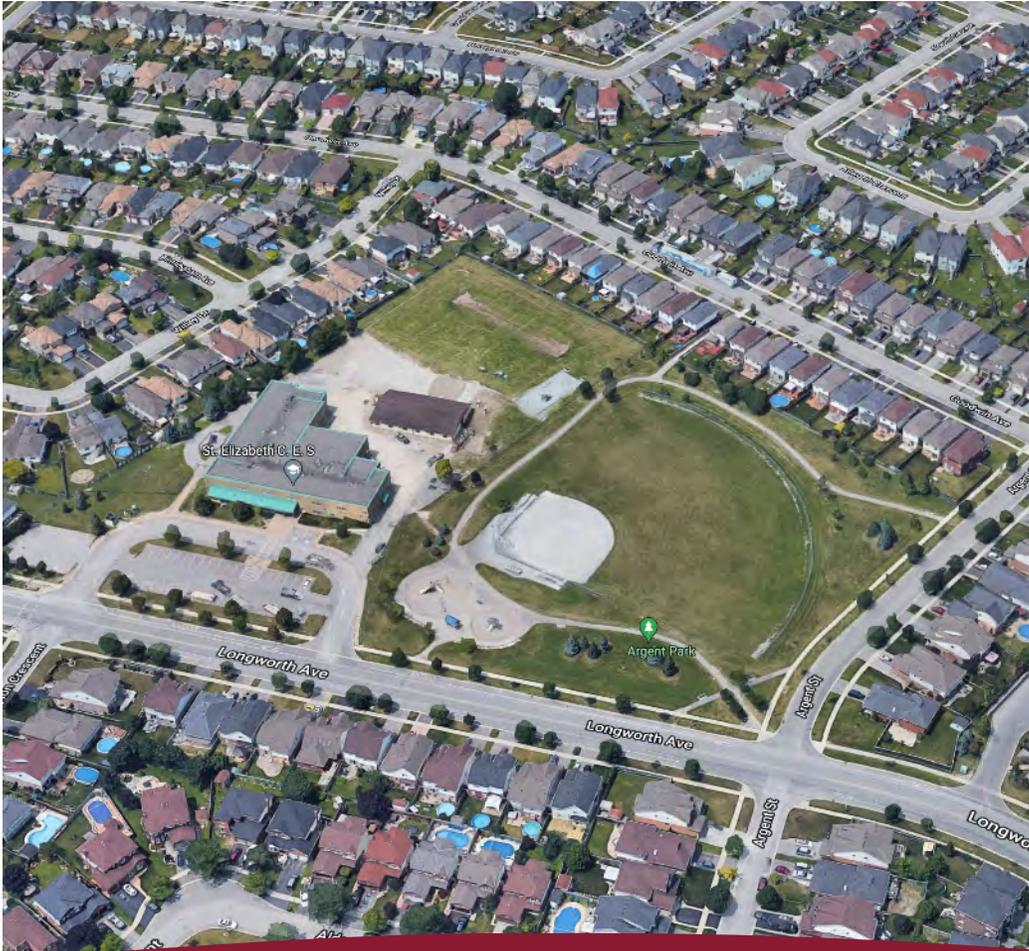
Principal: Protect, enhance and value significant natural features within and adjacent to Environmental Protection Areas (EPAs)

- Provide trail connections around the EPA, outside areas prone to flooding that connection to other planned or existing trails
- Provide compatible land uses adjacent to the EPA



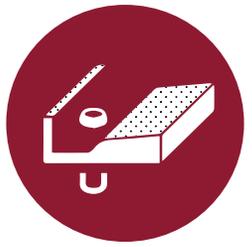


Parks + Open Space

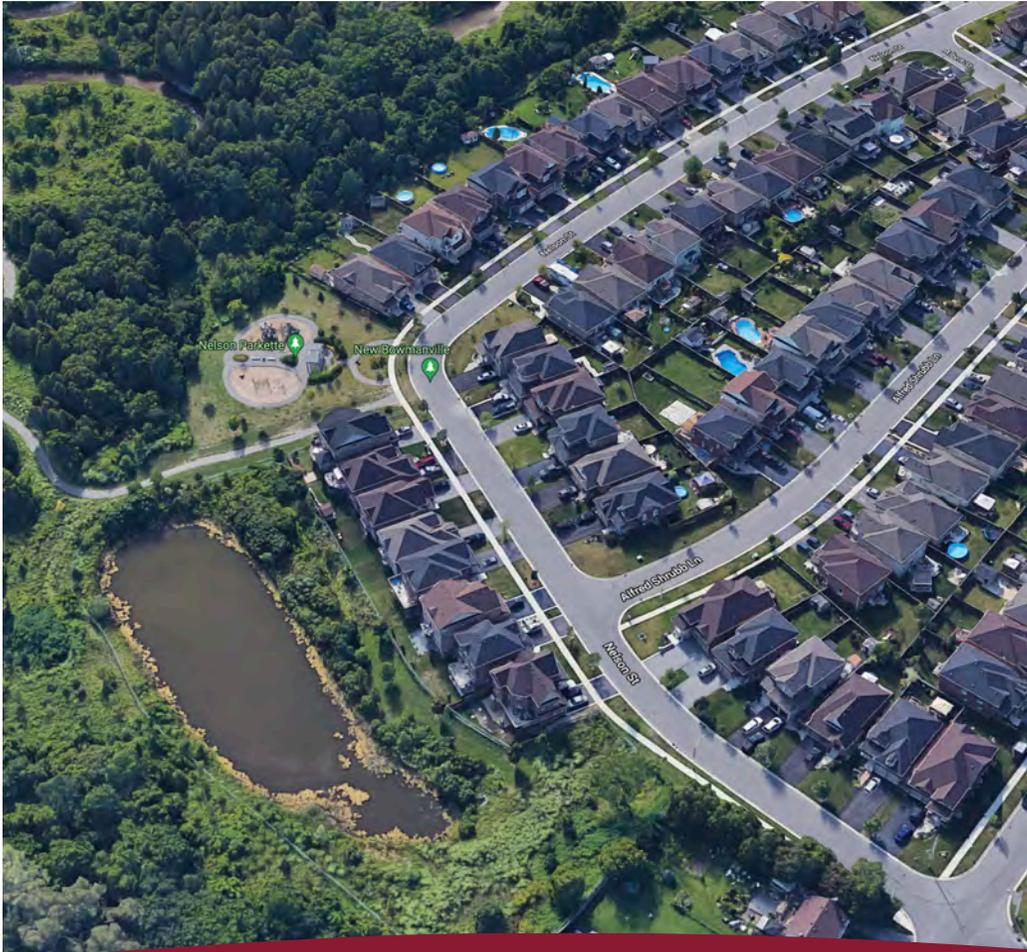


Principal: Encourage parks and open spaces that are highly visible, accessible and usable

- Meet park provision requirements for Soper Springs
- Establish a sense of place by enhancing views, including landmark buildings, gateway features and public art, and providing opportunities for community gathering



Sustainable Servicing + SWM



Principle: provide for adequate servicing (water and wastewater) to new development

- Minimize impact of trunk services on the Environmental Protection Areas (EPA)
- Ability for new development to be efficiently serviced for stormwater management.



Cultural Heritage + Archaeology



Principal: Respect both the natural and cultural heritage through conservation and appropriate incorporation into the community

- Conserve cultural heritage resources in proximity to the Soper Springs Study Area



Next Steps



- Land Use Alternatives and Infrastructure Plans Paper
- Phase 2 Summary Report
- Preparation of Preferred Land Use Plan



Questions + Answers



Thank You

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