Southeast Courtice Secondary Plan & Environmental Assessment

Public Information Center #2
November 05, 2019

Your opportunity to guide the future of your community!

Landuse Alternatives informed by Background Studies, to create a compact, walkable, friendly and accessible neighbourhood!
Disclaimer

Some of the maps contained within this document are part of an original submission and were not made accessible. If you require any clarification or assistance with these said images, please contact the Municipality’s Accessibility Coordinator at 905-623-3379 ext. 2131, TTY: 1-844-790-1599.
Project Objective

To develop a Secondary Plan that delivers a new compact, walkable, friendly and accessible neighbourhood within Courtice!

As part of the Southeast Courtice Secondary Plan, the Municipality of Clarington is undertaking an Environmental Assessment (EA) for new major roads that are subject to Schedule ‘C’ of the Municipal Class EA process. The EA will proceed using the “Integrated Approach” with the Planning Act, which is an approved process under the Environmental Assessment Act.
What is a Secondary Plan?

- Adds detail to the objectives and policies of Clarington’s Official Plan to fit the local context
- Establishes more focused development guidelines unique to an area to guide growth & change
- Promotes a desired type and form of physical development in a specific area
- Guides public and private investment around infrastructure and amenities

What are the outcomes of this process:

- **SE Courtice Secondary Plan Document** – land use plan and policies to implement the vision developed through this process
- **Amendments to the Official Plan** – ensure that changes from the new plan are integrated into the larger plan for the community
- **Urban Design and Sustainability Guidelines** – building and landscape provisions that guide the look and feel of new development
- **Zoning By-Law** – aligns area zoning with the Secondary Plan
- **Environmental Assessment** – works to assess impacts of major new infrastructure (roads, bridges etc.) and mitigate those impacts on the environment
Project Phases

The project has **4 phases** including:

**Phase 1** involving Background Studies and Analysis

**Phase 2** involving the development of Land use Alternatives

**Phase 3** involving the development of a Preferred Land use Plan & Draft Secondary Plan, and

**Phase 4** involving the finalisation of the Draft Secondary Plan

A summary of the initial background analysis and the key principles that will inform the design and development of the Landuse Plan for the Southeast Courtice Secondary Plan is provided in this document.
Project Schedule

NOTE: Project schedule is dependant on concurrent studies including the Robinson Creek & Tooley Creek Subwatershed Study under preparation by Aquafor Beech Ltd. and maybe impacted by changes in their schedule.
Southeast Courtice Secondary Plan Area Context

The Study Area is located at the eastern edge of the Courtice Urban Area between Durham Highway 2 to the north, Hancock Road to the east, Prestonvale Road to the west and about 500 meters south of Bloor Street to the south. The area anticipates enhanced access to public transit, with the proposed GO station to the south.
Existing Community Amenities

The analysis began with a study of the existing facilities and amenities in the area.
Planning Context: *Corridor Density with Neighbourhood Character*

Land uses within the secondary plan area as designated by Clarington’s Official Plan include high density ‘Regional Corridor’, lower density ‘Urban Residential’ and Environmentally sensitive ‘Environment Protection Area’. A portion of the study area is within the built boundary, subject to intensification. The community town center intended to address majority of the community’s retail needs is located to the north west of the study area along Durham Highway 2. Potential gateways and prominent intersections have been identified and will be further determined through the Secondary Plan process.
Planning Context: Bill 108
Transportation Context: **Walkable, bikeable, and transit focused community**

Existing policy encourages a multi-modal transportation system for the development with a strong emphasis on active transportation. The Secondary Plan process will determine the potential to extend the existing public transit routes in the area and create a robust and complete network of roads, bike paths, walkways and trails.
Environmental Context: *Balancing Environmental Protection and Growth*

Below is a map from the concurrent Subwatershed Study under preparation by Aquafor Beech Limited. All secondary plans within the Robinson and Tooley watersheds will be impacted by the findings of the study. Proposed development areas will respect the identified environmental constraints areas and implement mitigation strategies as suggested by the subwatershed study.

For more details attend the R/T Subwatershed Study’s next COMMUNITY ENGAGEMENT SESSION to be held on November 12, 2019!
The Secondary Plan will seek to implement the following **Key Principles** determined through analysis completed in Phase 1

**Environmental Protection**
- Protect & Enhance NHS
- Maintain Ecological integrity
- Maximise natural cover
- Recreation & Community Benefit

**Efficient & Compact Urban Form**
- Complete Community
- Strategic growth areas
- Manage Regional corridors

**Create a Multimodal Community**
- Complete Streets
- Transportation options, including public transit &active transportation
- Permeability

**Sustainability & Climate Change**
- Low Impact Development
- Energy Conservation
- Water Conservation
- Urban Tree Cover
- Phasing to avoid leapfrogging

**Landscape and Urban Design**
- Attractive and vibrant public realm
- Relationship of built form
- Connected open space networks

**Create a Heart for Southeast Courtice**
- Sense of place
- Improve walkability
- Mix of uses

**Build for Everyone**
- Range and mix of housing options
- Access to amenities

**Archeology/Heritage**
- Protection of archeological, cultural and built heritage sites / structures
- Contribute to place making
How do we apply these principles to achieve the best results?
Build for Everyone

Mix of suburban densities – single family, townhouse to mid-rise towers to add diversity, affordability. Housing types (apartment, stacked town, lock off suite) and tenures (condo, rental, share equity). Market development with some limited non-market housing.

Housing Mix
UniverCity at SFU, Burnaby, BC

“In-Law Flats”
East Clayton Development, Surrey, BC

Inclusive Public Space
UniverCity at SFU, Burnaby, BC
Efficient and Compact Urban Form

**Direct Relationship of the Built Form to the Regional Road**
Orient buildings of various scales toward the regional road with vehicular access via rear driveways.

<table>
<thead>
<tr>
<th>Single Family Homes</th>
<th>Townhouses</th>
<th>Condos</th>
</tr>
</thead>
<tbody>
<tr>
<td>16th Line, Cornell, Markham</td>
<td>Eglinton Avenue West, Toronto</td>
<td>Central Erin Mills, Mississauga</td>
</tr>
</tbody>
</table>

![Images of Single Family Homes](image1.jpg) ![Images of Townhouses](image2.jpg) ![Images of Condos](image3.jpg)
Efficient and Compact Urban Form

Direct Relationship of Mixed Use to the Regional Road
Orient buildings toward the regional road with vehicular access via rear driveways.

Mid / High Rise with Retail
- Dundas Street East near Carlaw Avenue, Toronto

Live / Work
- Garrison Woods, Calgary, AB

Ground Floor Retail
Efficient and Compact Urban Form

Integration of Low Density and Higher Density Housing Forms
Typical mixed density development configurations can lead to isolated circulation routes for vehicular and pedestrian traffic, in effect segregating neighbourhoods by building form.

Internal Circulation
Dundas Street East at Prince Michael Drive, Mississauga

Modular and Gridded Development
Creditview Road, Mount Pleasant, Brampton
Winston Churchill Boulevard, Meadowvale, Mississauga
Efficient and Compact Urban Form

Defining the Edge Condition between Employment and Residential Areas is critical and can be done by means of a road or a vegetated buffer.

**Road Separation**
Kipling Avenue, near Promenade Mall, Vaughan

**Backyard and Road**
Monogram Place, Toronto

**Backyard Separation**
Rexdale Boulevard, Toronto

Residential and employment properties **front onto the road.**

Residential properties **back onto a road.** A planting strip is used for **noise attenuation** or **visual separation.**

Properties **back on to one another,** separated by a functional and accessible landscape buffer.
**High-quality mixed-use core** at a local-serving scale of floor space can be augmented by a number of active public spaces.

**Mixed Use Core**
- University Town, UBC, Vancouver

**Farmer’s / Flea Market**
- Wesbrook Village UBC, BC

**Locally-focused Commercial Plaza**
- Stapleton Community, Denver, Colorado
- Garrison Woods, Calgary, AB

**Osprey Village, Pitt Meadows, BC**
Attractive and vibrant public realm and its relationship to built form
Optimise opportunities for mid block connections improving permeability within the neighbourhood.

Active Public Realm

University Town, UBC, Vancouver
Stapleton Community, Denver, Colorado

Pedestrian / Bike Connections

Village at Griesbach, Edmonton, AB
Garrison Woods, Calgary, AB
Stapleton Community, Denver, Colorado
Placemaking through Landscape
Create a sense of place and ownership among the residents.

<table>
<thead>
<tr>
<th>Urban Plaza</th>
<th>Integrated Open Space</th>
<th>Community Greens</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square</td>
<td>Community Park</td>
<td>Arboretum</td>
</tr>
<tr>
<td>McBurney Lane, City of Langley, BC</td>
<td>Village at Griesbach, Edmonton, AB</td>
<td></td>
</tr>
<tr>
<td>Festival Grounds</td>
<td>Buffer Lake</td>
<td>Wetland Park</td>
</tr>
<tr>
<td>Port Coquitlam, BC</td>
<td>Stapleton Community, Denver, Colorado</td>
<td></td>
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</tbody>
</table>

Landscape and Urban Design
Maintain Ecological integrity and enhance natural cover over time
Create a connected network of Open Space maximising opportunities for Recreation & Community Benefit.

Natural Landscapes
Liupanshui Minghu Wetland Park

Recreation
Liupanshui Minghu Wetland Park, Guizhou Province, China
Create a Multimodal Community

Relationship of the Built Form to the Regional Arterials
Frontage Streets provide an opportunity for interaction along the otherwise vehicular dominated regional road and window streets help to avoid rear lotting.

Frontage Streets / Service Road
Boulevard de Lagny, Bussy Saint George

Window Street, Avoid Rear Lotting
Courtice
Wismer, Markham
Plan defined by open space program, Integration of heritage features for placemaking
Park, stormwater storage and water channels are integrated with community facilities to serve as spaces of entertainment and recreation for the community.
Preparation of a Secondary Plan with measurable targets to move towards a more sustainable community.
All Land Use options, grounded in existing policy and guidelines, advocate for the preparation of a Secondary Plan with **measurable targets** to make concrete progress towards a more sustainable form of urban development.
Set Goals and clearly define topics for assessment.

1. BUILT ENVIRONMENT
   - Manage Growth
   - Mix of Land Use Patterns
   - Affordable Housing Concentration
   - Access to Community Amenities

2. NATURAL ENVIRONMENT & OPEN SPACE
   - Preserve the Natural Heritage System
   - Maximize Access Across Community

3. MOBILITY
   - Walkable Streets
   - Complete Streets
   - Maximize Accessibility

4. INFRASTRUCTURE & BUILDINGS
   - Low Impact Development
   - Sense of Place
   - Safe Neighborhoods
Study Area Context

Study Area 288.9ha

- Highway
- Arterial A
- Arterial B
- Arterial C
- Collector
- Local
- Key Entry Point
Environmental Constraints to Development

1/5th of SECSP
Environmental Protection

Total Area 288.9 Ha

Source: R/T SWS Study 2019, Aquafor Beech

High Constraints Area - No Development -
+ area subject to further environmental study....

High Constraints Area
- No Development -

Moderate Constraints Area

Low Constraints Area

Enhancement Restoration

Special Study Area

* Area subject to further environmental study

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
The SECSP Development Program.....

Total SECSP Study Area = 288.9 Ha

Non Developable Area = 65.3 Ha

Environmental Protection Area = 62 Ha

Existing Development = 3.3 Ha

Total Developable Area = 223.13 Ha

Population & Housing Units will be determined through the Secondary Plan Process
## SECSP Development Framework - Residential

### Typology

<table>
<thead>
<tr>
<th>Storeys (no.)</th>
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</thead>
<tbody>
<tr>
<td>Urban Residential</td>
</tr>
<tr>
<td>Residential - Mid rise</td>
</tr>
<tr>
<td>Residential - Low Rise</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Storeys (no.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Corridor</td>
</tr>
<tr>
<td>Residential - High Rise</td>
</tr>
<tr>
<td>Residential - Mid rise</td>
</tr>
<tr>
<td>Residential - Low Rise</td>
</tr>
<tr>
<td>Commercial / Mixed Use</td>
</tr>
</tbody>
</table>
## Exploring Alternatives

<table>
<thead>
<tr>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
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<tbody>
<tr>
<td>Courtice, Traditional Neighbourhood</td>
<td>Courtice, Priority Green!</td>
<td>Courtice, Community Focus!</td>
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</tbody>
</table>
Landuse Alternative – Option 1

Traditional Neighbourhood Development
Landuse Alternative – Option 1

Traditional Neighbourhood Development

- Looks to maximize developable land area – assumes that medium and low constraint lands are developable
- Form continues the existing development style of the surrounding areas
- Lower-density development is framed by higher-density regional corridor
- Commercial activity focused on the major intersections
Environmental Constraints to Development

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
+ area subject to further environmental study...
Option 1 – Transportation Network

11 water crossings

Highway
Arterial A
Arterial B
Arterial C
Collector
Local

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech

*Area subject to further environmental study
Option 1 – Parks and Ponds

Southeast Courtice Secondary Plan

High Constraints Area
Moderate Constraints Area*
Low Constraints Area*
Enhancement Restoration Area*

* Area subject to further environmental study

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech

Parks
Ponds, locations to be confirmed by SWS

Highway
Arterial A
Arterial B
Arterial C
Collector
Local
Option 1 – Density within the Regional Corridor

Southeast Courtice Secondary Plan

High Density Residential
Medium Density Residential
Low Density Residential
Mixed Use

Highway
Arterial A
Arterial B
Arterial C
Collector
Local

Parks
Ponds, locations to be confirmed by SWS

High Constraints Area
Moderate Constraints Area*
Low Constraints Area*
Enhancement Restoration Area*

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech

* Area subject to further environmental study
Land Use Option 1: Traditional Neighbourhood Development

This land use option looks to maximize developable land area and assumes that lands with medium and low environmental constraints are developable. This option is a continuation of the existing development style. This new community is predominantly characterized by lower-density development framed by the higher-density housing forms within the regional corridor. Commercial activity is focused on the major intersections.

Bob’s day in Courtice, the Traditional Neighbourhood

1. Bob has a refreshing breakfast with his family in their suburban home.
2. Leaving to drive to work, Bob drops his son Ben at one of the nearby elementary schools.
3. Along the way he drops his parents Ted and Nancy at the Courtice Retirement Residence where they will visit with some long-time friends who recently moved in there.
4. Finally arriving at work, Bob parks in front of the restaurant he owns and operates at a nearby retail plaza and starts an exciting day of work.
5. Meanwhile, Bob’s wife Charlotte, drives to the community park where she attends a morning session of yoga and pilates with several of her friends.
6. Full of energy, Charlotte is off, driving two of her friends home – one to a townhouse she owns by the creek and to other to her condo near Highway 2.
7. Since she is close to the retail centre, Charlotte decides to grab a bite to eat at Molly’s Country Kitchen and then takes some time to window shop.
8. A day well spent, Charlotte takes the direct route home along Courtice Road - the community’s main street - to pick up Ted, Nancy and Ben in time to meet Bob at home for dinner.
Landuse Alternative – Option 2

Courtice, Priority Green!
Landuse Alternative – Option 2

Courtice, **Priority Green!**

Places a great emphasis on natural areas by limiting impact on sensitive areas and maximising habitat linkages

Development clustered into smaller districts that draw sense of place from adjacent water courses and forested areas

Density is focused along the local and regional corridors

Decreased major roadway extensions and watercourses where possible

Commercial focus shifted north along Courtice Road to align with future park feature
Environmental Constraints to Development

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
+ area subject to further environmental study....
Option 2 – Roads

6 water crossings

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
Option 2 – Parks and Ponds

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
Option 2 – Density within the Regional Corridor

High Constraints Area
Moderate Constraints Area*
Low Constraints Area*
Enhancement Restoration Area*

* Area subject to further environmental study

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech

High Density Residential
Medium Density Residential
Low Density Residential
Mixed Use

Parks
Ponds, locations to be confirmed by SWS

Highway
Arterial A
Arterial B
Arterial C
Collector
Local
Land Use Option 2: Courtice, Priority Green!

This land use option places a great emphasis on environmental protection, by limiting development within environmental sensitive areas, minimizing major roadway extensions and watercourse crossings, while enhancing and restoring disturbed habitat linkages. With density predominantly focused along the local and regional corridors, the development is divided into smaller areas that each celebrates adjacent water courses and forested areas. Tree lined boulevards along the retail and community nodes create walkable, friendly and accessible spaces that encourage social interaction.

After a refreshing morning walk in the woods, Tom heads to his townhouse to get ready for the day.

Penny, Tom’s oldest daughter, has the day off. She walks her brother Nathan to Courtice Eco-School where he learns utilizing outdoor classrooms, bird watching towers, pollinator gardens, butterfly meadows, fish pools and more!

With the increased opportunities for interconnectivity (e.g., bike paths and trails), Penny heads across the creek for brunch with her friends in Picnic Park. They enjoy strolling through the park while chatting.

Tom and Abigail decide to walk to work at the community hub.

Since Abigail has the afternoon off, she decides to visit her friend, Sadie, who lives in a large detached home in Parkway Forest.

Across the boulevard is a community hub where Abigail meets up with Tom after his workday. Enjoying a romantic evening walk along the tree lined avenue with recognizable low impact development features including swales, permeable paving and planting beds, they stop by the patisserie to pick up a cake for Nathan’s birthday celebration that evening.

Having spent the afternoon catching up, Sadie and Abigail head out to pick up Sadie’s mom from Courtice Gateway, a landmark park located on Bloor Street, and drop her off for her evening prayer service at Hope Fellowship Church.
Landuse Alternative – Option 3

A community focus!
Landuse Alternative – Option 3

Courtice, Community Focus!

Maintains additional natural areas and integrates with community facilities such as stormwater ponds, trails and parks.

Development is distributed to provide local amenities (parks, schools, commercial activities, etc.) within close proximity to the majority of residents.

Road network is augmented by strong trail and path network to support walking and cycling.

Commercial focus is split to offer amenities closer to residents.
Environmental Constraints to Development

High Constraints Area
Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
+ area subject to further environmental study....

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
Option 3 – Roads

7 water crossings

Highway
Arterial A
Arterial B
Arterial C
Collector
Local

High Constraints Area
Moderate Constraints Area*
Low Constraints Area*
Enhancement Restoration Area*

* Area subject to further environmental study

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
Option 3 – Parks and Ponds

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
Option 3 – Density within the Regional Corridor

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed Use
- Parks
- Ponds, locations to be confirmed by SWS
- High Constraints Area
- Moderate Constraints Area*
- Low Constraints Area*
- Enhancement Restoration Area*

* Area subject to further environmental study

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech
Land Use Option 3: Courtice, Community Focus

This land use option aims at balancing natural areas and development to create a unique identity for the community. Naturalized landscape serves as the landmark, with denser development along Courtice Road and Bloor Street, and single family homes spreading towards the edge to match existing context. With a distribution of small retail nodes and integrated community facilities such as storm water ponds and park space, the development maximizes local amenities (e.g., parks, schools, commercial activities) that are close to the majority of residents. The road network is completed by strong trail and path networks to support walking and cycling.

Charlie’s day in Courtice, Community Focus!

1. Charlie returns after taking his dog for a morning run by the trail behind his quiet suburban home.

2. On Saturdays, Charlie’s wife, Sharon, walks their daughter, Emily, to her elementary school for karate classes. Afterward, Emily will participate in a fun community walk through the arboretum and protected natural reserve before Charlie picks her up.

3. Sharon then heads to her salon in the Courtice Community Core. A bright sunny day, the central lawns are bustling with activity.

4. After Sharon’s morning shift, she and her colleagues decide to explore the farmers market in the urban square before heading to the landmark Italian restaurant at Courtice and Meadowglade.

5. When Sharon is finished, Charlie and Emily pick her up and head north along Courtice Road, the community’s main thoroughfare, to the plaza at Courtice and Highway 2 to shop for a new shirt for Emily.

6. Realizing they were missing a key ingredient for the week, Charlie stopped at Macy’s Convenience Store located by the wetland park. They then dropped Grandma off at her apartment before heading back home for the evening.

7. On their way back, they stop to say hello to Grandma who is spending her evening at a fair in Buffer Green Park.

8. Emily and Charlie spend the afternoon at the drop in play group at the ponds with their friends.

9. After Sharon’s 5* Area subject to further environmental study

High Constraints Area

Moderate Constraints Area

Special Study Area

High Density Residential

Medium Density Residential

Low Density Residential

Mixed Use

Schools

Parks

Ponds, locations to be confirmed by SWS

Naturalised Landscape Amenities

High Constraints Area

Moderate Constraints Area

Special Study Area

Area subject to further environmental study

Source: R/T SWS (Subwatershed Study) 2019, Aquafor Beech Ltd.
Feedback Questions

1. What aspects of each option do you like?

2. What aspects of each option do you have concerns with?

3. Are there any elements of any of the options that you feel are show stoppers and are not appropriate for SE Courtice?

4. Are there any elements that are just missing from all of the plans that you think should be included?
Summary & Wrap Up...

Again, this is your opportunity to make a difference in your community!

In addition to your Feedback Forms, we invite you to participate in our interactive online community building exercises at https://engageclarington.ca/southeast-courtice-secondary-plan

For more information on the Southeast Courtice Secondary Plan please visit the project site on the Municipality of Clarington’s website at https://www.clarington.net/en/do-business/southeast-courtice-secondary-plan.asp

Discussion....

Floor is open to Questions

Followed by an Open House